



ADMINISTRATION & FINANCE DIVISION
TREASURY REPORT 2016/90

TO: Mayor Avis & Members of Council
FROM: Laurie Lindberg, Treasurer
DATE: October 4, 2016
SUBJECT: Request for Reconsideration M.O.S.
RE: Williams Ave. (2016) Roll # 5912-030-007-23300-0000
1054 Williams Ave (2016) # 5912-030-007-23650-0000

BACKGROUND

Attached are the Minutes of Settlement for the 2016 taxation year under Section 39.1 of the *Assessment Act* from MPAC with regard to the following properties:

1. Williams Ave – Residential (RT) CVA of 47,000 reduced to CVA of 23,500 for 2016 taxation year resulting from restricted or limited access to lot.
2. 1054 Williams Ave – Residential (RT) CVA of 252,000 reduced to CVA of 242,000 for 2016 taxation year resulting from updated structure value.

The Municipality may object to the *Request for Consideration Minutes of Settlement* applications within 90 days after receiving the notice for the above referenced properties filed under Section 39.1 of the *Assessment Act* as listed on the M.O.S. applications. Last date for a municipal appeal is December 27, 2016.

That total financial impact of the Minutes of Settlement is \$617.16 consisting of a reduction of municipal revenue of \$554.18 and education revenue of \$62.98 as listed in the attached Write-offs/Tax Account Adjustment worksheet.

The Chief Building Official has no concerns with the assessment reduction.

RECOMMENDATION

The Administration & Finance Executive Committee recommends that Council receive the Minutes of Settlement for property located at Williams Ave (RPRR22 Pt Part 8 Parcel 14648) and 1054 Williams Ave for the 2016 taxation year.

Council Approval of This Report Will Agree to the recommendation of the Administration and Finance Executive Committee to receive the Minutes of Settlement for properties located Williams Ave (RPRR22 Pt Part 8 Parcel 14648) and 1054 Williams Ave at in Fort Frances for the 2016 taxation year.

2016 WRITE-OFFS/TAX ACCOUNT ADJUSTMENTS

[illegible]



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

MOS 2016-00006

**Request for Reconsideration
Property Assessment Notice
Minutes of Settlement 2016 Tax Year**

ERIC ROSS PEARSON
1167 RIVER RD W
FORT FRANCES ON P9A 2V3

Questions?

Call 1 866 296-MPAC (6722)
1 877 889-MPAC (6722) TTY
Monday to Friday - 8 a.m. to 5 p.m.
Web www.mpac.ca
Fax 1 866 297-6703
Write P.O. Box 9808 Toronto, ON M1S 5T9

If you have any accessibility needs,
please contact MPAC for assistance.

The Municipal Property Assessment Corporation (MPAC) received a Request for Reconsideration (RfR) for the property identified below. As a result of MPAC's review, we recommend your property assessment be revised according to the settlement shown below

Roll number 59-12-030-007-23300-0000
Property location and description WILLIAMS AVE
RPRR22 PT PART 8 PCL 14648
Municipality Town of Fort Frances

Current Property Assessment

Property Classification	Effective Date	2008 Assessed value	2012 Assessed value	Phase-In Assessment for Taxation Years 2016
Residential (RT)	January 01, 2016	\$46,500	\$47,000	\$47,000
Total		\$46,500	\$47,000	\$47,000

Revised Property Assessment

Property Classification	Effective Date	2008 Assessed value	2012 Assessed value	Phase-In Assessment for Taxation Years 2016
Residential (RT)	January 01, 2016	\$46,500	\$23,500	\$23,500
Total		\$46,500	\$23,500	\$23,500

Reason(s) why your property assessment changed

- Restricted or limited access to lot

Please see reverse

Please check the appropriate box and sign below

I ☒ accept my revised assessment

or

I ☐ reject my revised assessment.

By signing, I agree the Request for Reconsideration (RfR) process is completed.

- I understand that if I accept the recommendation;
 - the revised phased-in assessments will be used by my municipality to adjust my property taxes; and
 - if I have already filed an Appeal to the Assessment Review Board (ARB), my Appeal is withdrawn.
- I understand that if I reject the recommendation;
 - my property assessment will remain unchanged for the current year; and
 - I have the option of appealing to the Assessment Review Board by August 17, 2016.
- I understand that a supplementary or omitted assessment may be made for any changes to the property not yet assessed.

You must sign and return this form for the change to take effect this year.

Signature of property owner/representative X <i>[Signature]</i>	Print Name X <i>ROSS PARSONS</i>	Date (yyyy/mm/dd) <i>July 22/16</i>
Signature of MPAC representative X <i>[Signature]</i>	Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2016/05/09
Objection by Municipality		
Municipal Signature X	Print Name X	Date (yyyy/mm/dd)

To finalize your RfR, your signed Minutes can be mailed in the prepaid envelope provided or faxed to 1 866 297-6703.

Last date for a Municipal Appeal: December 27, 2016

PLEASE NOTE: If there is any change in the law that affects the determination of the adjusted 2008 CVA used as the starting point to determine the phased-in assessments in these Minutes of Settlement, MPAC reserves the right to re-state the phase-in amounts included in the Settlement to comply with the statutory or regulatory change.

Tax Year: 2016 Roll Number: 59-12-030-007-23300-0000



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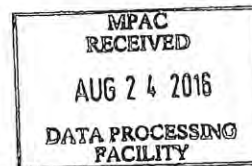
Roll number 59-12-030-007-23650-0000

Property location and description 1054 WILLIAMS AVE
PLAN 48M341 LOT 2 PCL 2-1 SEC 48M341 & PT 2 48R2619

Municipality Town of Fort Frances

Current Property Assessment

Property Classification	Effective Date	2008 Assessed value	2012 Assessed value	Phase-In Assessment for Taxation Years
Residential (RT)	January 01, 2016	\$214,000	\$252,000	2016 \$252,000
Total		\$214,000	\$252,000	\$252,000



Revised Property Assessment

Property Classification	Effective Date	2008 Assessed value	2012 Assessed value	Phase-In Assessment for Taxation Years
Residential (RT)	January 01, 2016	\$214,000	\$242,000	2016 \$242,000
Total		\$214,000	\$242,000	\$242,000

Reason(s) why your property assessment changed

- Updated structure data

Please see reverse

Please check the appropriate box and sign below

☒ accept my revised assessment

or

☐ reject my revised assessment.

By signing, I agree the Request for Reconsideration (RfR) process is completed.

- I understand that if I accept the recommendation;
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 - if I have already filed an Appeal to the Assessment Review Board (ARB), my Appeal is withdrawn.
- I understand that if I reject the recommendation;
 - my property assessment will remain unchanged for the current year; and
 - I have the option of appealing to the Assessment Review Board by November 09, 2016.
- I understand that a supplementary or omitted assessment may be made for any changes to the property not yet assessed.

You must sign and return this form for the change to take effect this year.

Signature of property owner/representative X <i>Dave Beach</i>	Print Name DAVE BEACH	Date (yyyy/mm/dd) 2016/08/16
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Signature of MPAC representative X <i>Walter Veneruzzo</i>	Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2016/08/01
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Objection by Municipality

Municipal Signature X	Print Name X	Date (yyyy/mm/dd)
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Tax Year: 2016 Roll Number: 59-12-030-007-23650-0000