

2017 WRITE-OFFS/TAX ACCOUNT ADJUSTMENTS

Batch #	Year Affected	Roll #	Assessment Change	RTC/RTQ	Municipal Rate	School Rate	Municipal Amount	English Public	English Separate	French Public	French Separate	No Sup School	Capping Adjust	Penalty/Interest	BIA	TOTAL
259 Days	2015	2.6.03300	-10,464	RTEP	0.01675018	0.00195	-124.37	-14.48								-138.85
	2016	2.6.03300	-11,000	RTEP	0.01654275	0.00188	-181.97	-20.68								-202.65
							-306.34	-35.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-341.50

Administration & Finance Division
Planning & Development Division
Phone: 807-274-5323
Fax: 807-274-8479

Mailing Address for All Divisions:
Civic Centre
320 Portage Avenue
Fort Frances, ON
P9A 3P9



Operations & Facilities Division
Phone: 807-274-9893
Fax: 807-274-7360

Community Services Division
Phone 807-274-4561
Fax: 807-274-3799

email: town@fortfrances.com
www.fort-frances.com

December 22, 2016

Douglas C. Baird
Leslie A. Baird
927 McKenzie Ave.
Fort Frances, Ontario
P9A 2B5

Dear Doug & Leslie:

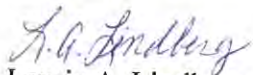
Re: Hearing to Consider Section 357/358 Applications

Please be advised that a public hearing has been scheduled for immediately following the Committee of the Whole Meeting of Council on Monday, January 9, 2017 in the Council Chambers located at the Civic Centre, 320 Portage Avenue, Fort Frances. The Committee of the Whole begins at 5:30 p.m.

The Council of the Town of Fort Frances will be conducting the hearing to consider Section 357/358 Applications, including the application with regard to property located at 927 McKenzie Ave in Fort Frances.

The hearing will give you the opportunity to speak to the application (copy of applications enclosed) if you should so desire.

Sincerely,


Laurie A. Lindberg, CMO
Treasurer

Enc.

SECTION 357/358 APPLICATION

Application/Appeal #

TO THE COUNCIL OR THE ASSESSMENT REVIEW BOARD

Taxation Year:

2015 + 2016

Municipality: TOWN OF FORT FRANK
 Property Address: 987 MCKENZIE AVENUE
 Owner Name: LESLIE & LUIS BAIRD
 Mailing Address: 987 MCKENZIE AVENUE
FF ON P9A 2015

Roll Number: 59-12-080-006-033-00
 Applicant Name: LOUIS BAIRD
 Contact Number: 874-3951
 Alternative Num: _____

Reason for Application: (Check one box only)

- ☐ Ceases to be liable for tax at rate it was taxed - 357(1)(a) ☐ Sickness or extreme poverty - 357(1)(d.1)
☐ Became exempt - 357(1)(c) ☐ Mobile unit removed - 357(1)(e)
☒ Razed by fire, demolition or otherwise - 357(1)(d)(i) ☐ Gross or manifest clerical/factual error - 357(1)(f)
☐ Damaged and substantially unusable - 357(1)(d)(ii) ☐ Repairs/Reno's preventing normal use (min. 3 months) - 357(1)(g)

Details of Reason: GARAGE RAZED BY FIRE - REBUILD STARTED

Effective from: 04/17/15 to 01/10/15 Applicant Signature: [Signature] Date: 09/09/16
 (MM/DD/YY) 01/10/16 12/31/16 (MM/DD/YY)

ASSESSMENT REPORT:

MUNICIPALITY

ASSESSOR

Assessment Roll
As ReturnedRevised Since
Roll Return ☐

Enter Revisions Below

Assessment Report

School Bd: ☐ Eng ☐ Fr ☐ Other
☐ No Change In Assessment ☐ S357 Required for Next Year

RTC/RTQ	2005 Base-year CVA	2008 Base-year CVA	Current Phased Assessment	Revised RTC/RTQ	Revised 2005 Base-year CVA	Revised 2008 Base-year CVA	Revised Current Phased Assessment	Change to Current Phased Assessment
2015 RTP			175,500	RTP			175,036	
2016 RTP			195,000	RTP			184,000	

Revised:

Reason for Change (Assessor Comments):

Reason Original Assessment Revised:

Assessor Name: _____ Signature: _____ Date: ____/____/____

TREASURER'S REPORT ON TAX LIABILITY

RTC/RTQ	Taxable Assessment Reduction	Tax Rate	Days	Months	Tax Adjustment	Original Levy
2015 RTP	- 10,464		259		138.85	3,468.89
2016 RTP	- 11,000		366		202.65	3,592.44

Recommended: ☐ No Adjustment ☒ Adjustment ☐ Cancellation ☐ Refund Total Amount: \$341.50

Comments:

Treasury Position: Treasurer Signature: [Signature] Date: 12/22/16

COUNCIL OR ASSESSMENT REVIEW BOARD DECISION:

Hearing Date (MM/DD/YY): 01/09/17

☐ Approved ☐ Amended & Approved ☐ Not Approved ☐ Applicant Did Not Appear ☐ Application Abandoned

Reason:

Appeared for Applicant: _____ Appeared for Municipality: _____

Signature of Council/ARB Member: _____ Name/Title: _____

2016-00003

Application made under Sec 357/358/359 of the Municipal Act, 2001
MPAC'S RESPONSE

Taxing Authority: Town of Fort Frances Roll #: 5912 020 006 033 00 Address: 927 MacKenzie Ave N	Application #: 9349640 Application Reason: Razed by fire Tax Year: 2016 Claimed Relief Period: From Jan.1 To Dec. 31
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(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)
Property Class	2012 CVA as returned or most recently revised for taxation year noted in application	2016 Tax Year Assessment as returned or most recently revised	CVA as revised (Sec 40 or Sec 39.1) if applicable OR after the correction of a factual error. (CVA)	Notional Value of Structure damaged, demolished, razed or removed OR undergoing repairs or renovations (CVA)	Notional Value of Property (land and any remaining bldgs.) after damage, demolition, razing or removal OR undergoing repairs or renovations (CVA)	Assessment			
						2008 CVA	2012 CVA	2016 Assessment Attributed to Value in (H)	2015 Phased-In Value Attributed to Value in (H)
FROM:								0	0
RT	195,000	195,000		11,000	184,000	148,144	184,000	184,000	175,036
TO:								0	0
RT	184,000	184,000				148,144	184,000	184,000	175,036
								0	0
								0	0
								0	0

MPAC's Remarks:

MPAC has learned that the garage was destroyed by fire on or about April 17, 2015.

Factor Methodology

Shown below is the CVA and classification that would have been returned for the taxation year of the application in order to reflect the physical circumstances and use set out in the application provided that those circumstances had existed at roll return.

Property Class	2008 CVA	2012 CVA	2016 Assessment (same as 2012 CVA)	2015 Phased-In Value	Factor Methodology Applied
RT	\$148,144	\$184,000	184,000	175,036	PSDF
			0	0	
			0	0	
			0	0	
			0	0	
			0	0	

MPAC Representative Name:

Monte Ross

Date:

2-Dec-16

2015-00014

**Application made under Sec 357/358/359 of the Municipal Act, 2001
MPAC'S RESPONSE**

Taxing Authority: Fort Frances Town Roll #: 5912 020 006 033 00 Address: 927 MacKenzie Ave N	Application #: 9307067 Application Reason: Razed by fire Tax Year: 2015 Claimed Relief Period: From Apr.17 To Dec.31
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(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)
Property Class	2012 CVA as returned or most recently revised for taxation year noted in application	2015 Phased-In Amount as returned or most recently revised	CVA as revised (Sec 40 or Sec 39.1) if applicable OR after the correction of a factual error. (CVA)	Notional Value of Structure damaged, demolished, razed or removed OR undergoing repairs or renovations (CVA)	Notional Value of Property (land and any remaining bldgs.) after damage, demolition, razing or removal OR undergoing repairs or renovations (CVA)	Assessment			
						2008 CVA	2012 CVA	2015 Phased-In Value Attributed to Value in (H)	2014 Phased-In Value Attributed to Value in (H)
RT	195,000	185,500		11,000	184,000	157,000	195,000	185,500	176,000
								0	0
								0	0
TO:								0	0
RT	184,000	175,036				148,144	184,000	175,036	166,072
								0	0
								0	0
								0	0

MPAC's Remarks:

MPAC has learned that the garage was destroyed by fire on or about April 17, 2015.

Factor Methodology

Shown below is the CVA and classification that would have been returned for the taxation year of the application in order to reflect the physical circumstances and use set out in the application provided that those circumstances had existed at roll return.

Property Class	2008 CVA	2012 CVA	2015 Phased-In Value	2014 Phased-In Value	Factor Methodology Applied
RT	\$148,144	\$184,000	175,036	166,072	PSDF
			0	0	
			0	0	
			0	0	
			0	0	
			0	0	

MPAC Representative Name:
MPAC Representative Signature:
Date:

Monte Ross
<i>Monte Ross</i>
12/05.2016