

MOS

# Days	Year Affected	Roll #	Assessment Change	RTC/RTQ	Municipal Rate	School Rate	Municipal Amount	English Public	English Separate	French Public	French Separate	No Sup School	BIA	TOTAL
MOS														
	2021	1.6.11000	-103,000	IT	0.04679353	0.00880000	-4,819.73					-906.40		-5,726.13
	2021	1.6.11000	56,700	IU	0.04679353	0.00880000	2,653.19					498.96		3,152.15
	2021	1.6.11000	27,300	CT	0.03366352	0.00848241	919.01					231.57		1,150.58
							-1,247.53					-175.87		-1,423.40

**Minutes of Settlement
2021 Tax Year
Results of Request for Reconsideration
Property Assessment Notice**



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

KATARZYNA GAGNON
770 SILVER ST
AGAWAM MA 01001
USA

Contact Us



Call: 1 866 296-MPAC (6722)
TTY 1 877 889-MPAC (6722)
Monday to Friday 8 a.m. to 5 p.m.



Email: enquiry@mpacca



Write: MPAC, 1340 Pickering Parkway
Suite 101, Pickering ON L1V 0C4

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

This Minutes of Settlement document contains the results of the Municipal Property Assessment Corporation's (MPAC) review of your Request for Reconsideration for the following property. You have a choice to accept or reject the revised property assessment below.

Owner name(s)	SUN GRO HORTICULTURE CANADA LTD
Roll number	59-12-010-006-11000-0000
Property location and description	951 MCIRVINE RD N MCIRVINE LOT 41 & 42 RIV RGE RP48R3647 PTS 1,3,&5 PCL 20417 & PTS 2,4&6 PCL 25919
Municipality/Local taxing Authority	Town of Fort Frances

CURRENT Property Assessment

**Property
Classification**

Industrial (IT)
Industrial: Excess Land (IU)
Total

Current Value Assessed

	2012	2016
Industrial (IT)	\$269,000	\$315,300
Industrial: Excess Land (IU)	\$74,000	\$86,700
Total	\$343,000	\$402,000

**Property
Classification**

**Effective date: January 01, 2021
Phase-in Assessment for Taxation Years**

Industrial (IT)
Industrial: Excess Land (IU)
Total

2021
\$315,300
\$86,700
\$402,000

RECOMMENDED Property Assessment

**Property
Classification**

Industrial (IT)
Industrial: Excess Land (IU)
Commercial (CT)
Total

Current Value Assessed

	2012	2016
Industrial (IT)	\$269,000	\$212,300
Industrial: Excess Land (IU)	\$74,000	\$143,400
Commercial (CT)	\$26,918	\$27,300
Total	\$369,918	\$383,000

**Property
Classification**

**Effective date: January 01, 2021
Phase-in Assessment for Taxation Years**

Industrial (IT)
Industrial: Excess Land (IU)
Commercial (CT)
Total

2021
\$212,300
\$143,400
\$27,300
\$383,000

Why your property assessment changed

- Adjustment for obsolescence
- Adjustment based on similar properties
- Tax class change

What this change means to you

Under Ontario's *Assessment Act*, the January 1, 2016 assessed value and classification of your property will be used to calculate your 2021 property taxes.



Please check (✓) one of the following:

- ☒ I accept my recommended assessment
I understand that if I **accept** the recommended assessment on page one of this form, my municipality or local taxing authority will use it to adjust my property taxes. It also has the option to object to the recommended assessment and appeal it to the Assessment Review Board (ARB).

OR

- ☐ I reject my recommended assessment
I understand that if I **reject** the recommended assessment on page one of this form, the assessed value of my property will stay the same as it appears on my 2016 Property Assessment Notice. I also understand that I may appeal MPAC's decision to the Assessment Review Board by July 19, 2021.

To complete your Request for Reconsideration, please check one of the above boxes, sign and send a copy of the entire document to MPAC in one of the following ways:



Email: enquiry@mpac.ca



Write: MPAC, 1340 Pickering Parkway,
Suite 101, Pickering ON L1V 0C4

We must receive your response no later than June 04, 2021. If you do not provide a response by checking one of the above boxes, the 2016 assessment of your property will not change.

Signature of property owner/representative <i>Katarzyna Gagnon</i>	Print name KATARZYNA GAGNON	Date (yyyy/mm/dd) 2021/04/28
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Signature of MPAC representative <i>Walter Veneruzzo</i>	Print name Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2021/04/20
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Objection by Municipality or Local Taxing Authority

Signature of municipal representative	Print name and title	Date (yyyy/mm/dd)
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Last date for a municipal appeal: July 29, 2021

PLEASE NOTE: MPAC reserves the right to revise the phased-in assessment amounts included in this Minutes of Settlement if there are any changes in the law that affect the 2016 Current Value Assessment (CVA).

Tax Year: 2021

Roll Number: 59-12-010-006-11000-0000

Date: 2021-07-09 9:12:51 AM
User: hhatch

Town of Fort Frances
Distribution Summary
Property Taxes

Page: 1

Batch: HH07092021SUNGR

Account Number	Account Description	Amount
001-0000-0040-10241	Taxes Receivable- Current	-\$1,423.40
10-010-0150-0122-50014	Commercial Tax Full - T (Including D	-\$919.01
10-010-0150-0123-50014	Industrial Tax Full - T	\$4,819.73
10-010-0150-0123-50015	Industrial Excess Land - IU	-\$2,653.19
10-010-0151-0122-50014	Commercial Tax Full - T (Including D	-\$231.57
10-010-0151-0123-50014	Industrial Tax Full - T	\$906.40
10-010-0151-0123-50015	Industrial Excess Land - IU	-\$498.96
	Report Total:	\$0.00

*** E N D O F R E P O R T ***

Batch: HH07092021SUNGR

Code	Description	Exempt Land	Improvements	Other	Total	Levy

General						
CTN	Com Tx:Full - NoSup	\$0	\$0	\$27,300	\$27,300	\$1,150.58
		\$0	\$0	\$0		
ITN	Industrial Tx:Full - No	\$0	\$0	-\$103,000	-\$103,000	-\$5,726.13
		\$0	\$0	\$0		
IUN	Industrial Tx:V/U E/L -	\$0	\$0	\$56,700	\$56,700	\$3,152.15
		\$0	\$0	\$0		
Total General		\$0	\$0	-\$19,000	-\$19,000	-\$1,423.40
		\$0	\$0	\$0		

Report Total:						-\$1,423.40
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