

Minutes of Settlement
2017 Tax Year
Results of Request for Reconsideration
Property Assessment Notice



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

RYAN ULC
KATA EWA
6775 FINANCIAL DR SUITE 102
MISSISSAUGA ON L5N 0A4



Contact Us



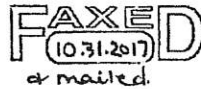
Call: 1 866 296-MPAC (6722)
TTY 1 877 889-MPAC (6722)
Monday to Friday 8 a.m. to 5 p.m.



Email: enquiry@mpac.ca



Write: MPAC, P.O. Box 9808
Toronto, ON M1S 5T9



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) RESOLUTE FP CANADA INC

Roll number 59-12-020-007-00800-0000

Property location and description 210 NELSON ST
PLAN ALBTP LOT 214 TO 218 RP 48R2355 PARTS 2,3,5
AND 6 PCL 211-3

Municipality/Local taxing Authority Town of Fort Frances

CURRENT Property Assessment

Property Classification	Current Value Assessed	
	2012	2016
Industrial (IT)	\$48,500	\$56,000
Total	\$48,500	\$56,000

Property Classification	Effective date: January 01, 2017 Phase-in Assessment for Taxation Years			
	2017	2018	2019	2020
Industrial (IT)	\$50,375	\$52,250	\$54,125	\$56,000
Total	\$50,375	\$52,250	\$54,125	\$56,000

RECOMMENDED Property Assessment

Property Classification	Current Value Assessed	
	2012	2016
Industrial: Vacant land (IX)	\$48,500	\$56,000
Total	\$48,500	\$56,000

Property Classification	Effective date: January 01, 2017 Phase-in Assessment for Taxation Years			
	2017	2018	2019	2020
Industrial: Vacant land (IX)	\$50,375	\$52,250	\$54,125	\$56,000
Total	\$50,375	\$52,250	\$54,125	\$56,000

Re: Resolute ST 1



MUNICIPAL PROPERTY ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION FONDÈRE DES MUNICIPALITÉS

October 24, 2017

RYAN ULC
KATA EWA
6775 FINANCIAL DR SUITE 102
MISSISSAUGA ON L5N 0A4

Re: Roll# 59-12-020-007-00800-0000

Dear Property Owner:

This letter provides the results of the Request for Reconsideration you filed on February 15, 2017 with the Municipal Property Assessment Corporation (MPAC), for the 2017 property tax year, for your property located at 210 NELSON ST.

We have recommended a change to your assessment, which is reflective of the current value for this property as of the legislated valuation date of January 1, 2016.

In our review we considered:

- the concerns you outlined in your Request for Reconsideration
- the property information we have on file
- the assessed values of comparable properties in the area
- any sales information for comparable properties in the vicinity

How to accept or reject the change:

1. On the reverse side of the enclosed Minutes of Settlement, check either the "I accept my revised assessment" box or "I reject my revised assessment" box.
2. Sign and return a copy to us within 45 days as of the date of this letter. If you have received Minutes of Settlement for multiple tax years, please sign for each taxation year.

If you choose to accept the revised assessment, we will notify your municipality/local taxing authority. They have the option to appeal this change to the Assessment Review Board (ARB). If you disagree with the outcome of MPAC's review, you may file an Appeal with the ARB. Your Appeal deadline is January 22, 2018, which is 90 days from the date of this letter. Should you decide not to file an Appeal, the assessed value of your property will remain as shown on your Property Assessment Notice. For information on how to file an Appeal, visit elto.gov.on.ca/arb or call 1 866 448-2248.

If you have any questions or concerns, or for more information on how we value your property, you can visit aboutmyproperty.ca to learn more about how your property was assessed, review comparable property information, and access market trends in your area. If you have accessibility needs, please let our representatives know how we can best accommodate you.

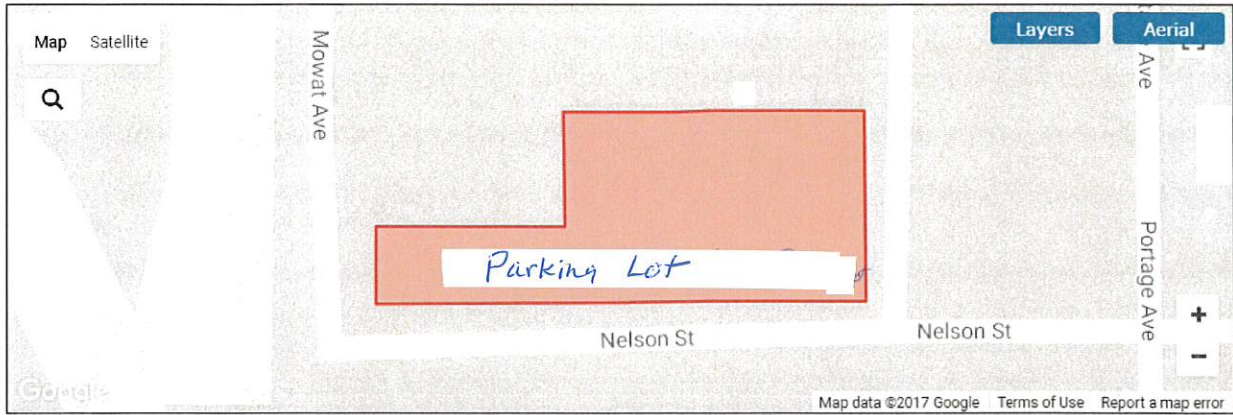
Sincerely,

A handwritten signature in black ink, appearing to read "Greg Martino", is written over a horizontal line.

Greg Martino, Director, Centralized Properties, Office of the Chief Assessor

Enclosures

P.O. Box 9808, Toronto, Ontario, M1S 5T9
Toll Free: 1 866 296-6722 or 1 877 889-6722 TTY
www.mpac.ca www.aboutmyproperty.ca



2018 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	BIA	TOTAL
	2017	2.7.008	-50,375	IT	0.0478529	0.011400	-2,410.59					-574.28		-2,984.87
	2017	2.7.008	50,375	IX	0.0311044	0.007410	1,566.88					373.28		1,940.16
Minutes of Settlement							-843.71	0.00	0.00	0.00	0.00	-201.00	0.00	-1,044.71

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2017 Property Tracking System: 59-12-020-007-008-00

 Roll Number:
[2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#) | [2007](#) | [2008](#) | [2009](#) | [2010](#) | [2011](#) | [2012](#) | [2013](#) | [2014](#) | [2015](#) | [2016](#) | [2017](#) | [Next Roll](#) | [Done](#)
[See Phase-in Summary](#)
Fort Frances Town, 59-12-020-007-008-00, 210 NELSON ST, RESOLUTE FP CANADA INC

2017 Tracking History:

Posted	Reason	Effective Date	Billable Taxes	Tax Adj. Summary	Municipal Flag	Details Show All
Jun 14, 2017	Complete 2017 Billing Details	Jan 1, 2017	IT = 2,984.87	<input checked="" type="checkbox"/>	Processed <input type="button" value="v"/>	Show
Dec 15, 2017	Recon	Jan 1, 2017	IT = 0.00 IX = 1,940.16	<input checked="" type="checkbox"/>	Not Processed <input type="button" value="v"/>	Below

Note: Some values have been rounded for display purposes.

Posted: Dec 15, 2017 | Reason: Recon Effective Date: Jan 1, 2017

2016						2017								
ID	RTC/Q	CVA	CVA Change	Tax Rate	CVA Tax	Annualized Tax	CVA	CVA Change	Tax Rate	CVA Tax	Annualized Tax	Tax Level	Billable Tax	Tax Adjustment
STARTING VALUE														
Effective Date: Jan 1, 2017 Billable Days: 365														
0	IT	48,500		0.05872781	2,848.30	2,848.30	50,375		0.05925291	2,984.87				
Recon														
Effective Date: Jan 1, 2017 Billable Days: 365														
New 2017 Tax Level Generated View the capping calculation														
1	IT	0	-48,500	0.05872781	0.00	0.00	0	-50,375	0.05925291	0.00	*0.00	1.000000	0.00	-2,984.87
1	IX	48,500	48,500	0.03817307	1,851.40	1,851.40	50,375	50,375	0.03851439	1,940.16	*1,940.16	1.000000	1,940.16	1,940.16
Total	48,500				1,851.40	1,851.40	50,375			1,940.16	1,940.16		1,940.16	-1,044.71

ID	RTC/Q	CVA	CVA Change	Tax Rate	CVA Tax	Annualized Tax	CVA	CVA Change	Tax Rate	CVA Tax	Annualized Tax	Tax Level	Billable Tax	Tax Adjustment
Tax														

* Current 2017 Annualized Taxes

2016 Rates	IT	IX	2017 Rates	IT	IX
Education	0.01180000	0.00767000	Education	0.01140000	0.00741000
General	0.04692781	0.03050307	General	0.04785291	0.03110439
Total	0.05872781	0.03817307	Total	0.05925291	0.03851439

Class	Ann Tax Limit	CVA Tax Limit	+ Threshold	- Threshold	Decr Retained	Exclude Reassessment Increase	Exclude properties when			Capping phase-out	Exit capping immediately	Levy Change	Category
							Previously CVA Tax	Capped to Clawed Back	Clawed Back to Capped				
I	10.0000%	10.0000%	0	0	85.8209157578521%	Yes	Yes	Yes	Yes	Year 1 (1/4)	Not Eligible	It: 0.3387%	I: CVA Tax Excluded, CVA Tax

Class	Minimum Tax Level
Multi-Residential	100.00%
Commercial	100.00%
Industrial	100.00%

[See Phase-in Summary](#)