

# 2020 WRITE-OFFS/TAX ACCOUNT ADJUSTMENTS

PRANS

# 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
	2020	2.6.00800	-11,400	FTEP	0.00437592	0.00038250	-49.89	-4.36						-54.25
	2020	2.6.00800	-600	CT	0.03294645	0.00947194	-19.77					-5.68		-25.45
							-69.66	-4.36				-5.68		-79.70



MUNICIPAL  
PROPERTY  
ASSESSMENT  
CORPORATION

Issue Date:  
June 30, 2020

HAMMOND ARTHUR EDWIN  
HAMMOND NIOMA LOUISE  
600 VICTORIA AVE  
FORT FRANCES ON P9A 2C6



**THIS IS NOT A TAX BILL.**

The Municipal Property Assessment Corporation (MPAC) is responsible for assessing and classifying more than five million properties in Ontario in compliance with the *Assessment Act* and regulations set by the Government of Ontario.

**Why am I receiving this Notice?**

This Amended Property Assessment Notice replaces the Notice we previously sent. We have corrected factual information about your property which has changed the assessment and/or classification. This change is effective for taxation beginning January 1, 2020.

**Account Information:**

Roll Number	59 12 020 006 00800 0000
AboutMyProperty™ Access Key	6F936 AB85F C888D
Your property's location and description	400 EIGHTH ST E PT SE1/4 SEC 28 RP 48R2439 PARTS 1 TO 3 PCL 8443 AND RP 48R4046 PART 1 PCL 24838
Lot area	4.25 acres
Municipality	FORT FRANCES TOWN

**Amended assessment information:**

MPAC's assessed value of your property as of <b>January 1, 2016</b>	\$312,000
MPAC's assessed value of your property as of <b>January 1, 2012</b>	\$197,784
Between <b>2012</b> and <b>2016</b> , your property's assessed value changed by	\$114,216

Under the phase-in provision in the *Assessment Act*, an increase in assessed value is introduced gradually. A decrease in assessed value will be introduced immediately. The January 1, 2016 assessed value and classification of your property will be used as the basis for calculating your 2020 property taxes.

**Please see Attachment (1) for an itemized list of the assessment changes and the assessment for each property classification related to your property.**

# Amended Property Assessment Notice

For the 2020 property  
taxation year

**This Amended  
Property Assessment  
Notice has important  
information for you as  
a property owner.**

Please review it and file it  
away for your records.

**No action is required**

unless you disagree  
with your assessment.

**CONTACT US**

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

If you have accessibility  
needs, please call us  
for assistance.

[www.aboutmyproperty.ca](http://www.aboutmyproperty.ca)

About My  
Property.ca

## Property summary

Roll Number: 59 12 020 006 00800 0000

Property type: Farm with residence with com/Ind

Property information: Frontage: 287.18 feet  
Depth: 646.00 feet

## Understanding your Amended Property Assessment Notice

Why am I receiving this notice?

MPAC previously sent a Notice on the assessed value and/or classification of your property. Since then, we have made corrections in the factual information about your property.

This may include the property's:

- buildings or other structures
- use
- lot size
- legal description, or
- other factual information that affects its assessed value and/or classification

## Have questions about your property assessment?

About My Property.ca

Register and log in to [www.aboutmyproperty.ca](http://www.aboutmyproperty.ca) to learn more about how your property was assessed, see the information we have on file, as well as to compare it to others in your area. You can register using the **Roll Number** and **Access Key** in the Account Information section on page 1 of this Notice.

### Have questions?

We're here to help. Contact us at 1 866 296-6722 and one of our property assessment experts will help guide you through your Notice. Have a question about your property taxes? Contact your municipality for assistance.

### Still not sure about your property's assessed value?

You can file a Request for Reconsideration at [www.aboutmyproperty.ca](http://www.aboutmyproperty.ca) and MPAC will review your assessment, free of charge. You also have the option to file an appeal with the ARB. Your Request for Reconsideration and appeal deadlines are on page 3 of this Notice.



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## Attachment (1)

Roll Number: 59 12 020 006 00800 0000

### Change(s) to your property assessment

#### Previous assessment information

Property class/ qualifier	Value as of Jan. 1, 2012	Value as of Jan. 1, 2016	Assessed value 2020
Commercial Taxable	\$3,352	\$3,400	\$3,400
Farm Taxable	\$82,425	\$94,200	\$94,200
Residential Taxable	\$127,987	\$226,400	\$226,400
Total	\$213,764	\$324,000	\$324,000

#### Amended for the 2020 tax year

Property class/ qualifier	Value as of Jan. 1, 2012	Value as of Jan. 1, 2016	Assessed value for tax year 2020
Commercial Taxable	\$2,761	\$2,800	\$2,800
Farm Taxable	\$72,450	\$82,800	\$82,800
Residential Taxable	\$122,573	\$226,400	\$226,400
Total	\$197,784	\$312,000	\$312,000

#### School support:

Property class		2020 Assessment
Commercial	Not Applicable	\$2,800
Farm	English-Public	\$82,800
Residential	English-Public	\$226,400

### Deadlines for a Request for Reconsideration (RfR) and/or appeal of the assessment change(s)

If you do not agree with the change(s) in the value and/or the classification, you may file an RfR or appeal.

#### Owners of a property with a residential, farm or managed forests classification:

If you want a review of your property assessment change(s), the first step is to ask MPAC for a free-of-charge RfR. You must do this before you can appeal to the Assessment Review Board (ARB).

**Your deadline for requesting an RfR is October 28, 2020.** To file an RfR, visit [www.aboutmyproperty.ca](http://www.aboutmyproperty.ca).

#### Owners of other property classifications:

You may (but do not have to) ask for a free-of-charge RfR before considering an appeal to the ARB.

**Your ARB filing deadline is October 28, 2020.** To file an appeal, visit the ARB's website at [www.elto.gov.on.ca](http://www.elto.gov.on.ca).

#### For all properties:

If you submit an RfR, you must wait for MPAC's decision before you may appeal to the ARB.



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## Attachment (1) continued

Roll Number: 59 12 020 006 00800 0000

### Occupants directing school taxes

The following information outlines the units on your property directing school taxes. This is not necessarily associated with the classification of your property.

Please see the "**Change(s) to your property assessment**" section of this Notice for information regarding the property classification for taxation purposes.

Sub. No.	Unit Class	Name & Location of Occupant	School Board Supported	School Board Taxes
0001	FRU	HAMMOND ARTHUR EDWIN HAMMOND NIOMA LOUISE 400 EIGHTH ST E	English-Public English-Public	English-Public
0002	FL	HAMMOND ARTHUR EDWIN 400 EIGHTH ST E	English-Public	English-Public

### Legend for occupants directing school taxes

RU: Residential unit  
RDU: Recreational dwelling unit  
FRU: Farm residential unit  
MF: Managed forests  
CL: Conservation land  
FL: Farm land



Batch: HH07312020HAM

Account Number	Account Description	Amount
1001-0000-0040-10241	Taxes Receivable- Current	-\$79.70
1001-0150-0121-50014	Farmland Tax	\$49.89
10-010-0150-0122-50014	Commercial Tax Full - T (Including D	\$19.77
10-010-0151-0121-50014	Farmland Tax	\$4.36
10-010-0151-0122-50014	Commercial Tax Full - T (Including D	\$5.68
Report Total:		\$0.00
*** E N D O F R E P O R T ***		