

**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	BIA	TOTAL
	2016	1.6.140	165,960	CT	0.03275463	0.0118	5,435.96					1,958.33		7,394.29
	2016	1.6.140	-6,840	IT	0.04692781	0.0118	-320.99					-80.71		-401.70
	2016	1.6.140	-120	IU	0.03050307	0.00767	-3.66					-0.92		-4.58
							5,111.31	0.00	0.00	0.00	0.00	1,876.70	0.00	6,988.01
	2016	1.6.14050	-203,000	CT	0.03275463	0.0118	-6,649.19					-2,395.40		-9,044.59
			-44,000											
	2017	1.6.140	-34,325	CT	0.03265332	0.01132	-1,120.83					-382.10		-1,502.93
	2017	1.6.140	-40,925	IT	0.04785291	0.0114	-1,958.38					-466.55		-2,424.93
	2017	1.6.140	-3,750	IU	0.03110439	0.00741	-116.64					-27.79		-144.43
			-79,000					-3,195.85	0.00	0.00	0.00	0.00	-876.44	0.00
Amended Property Assessment & M.O.S.														
							-4,733.73	0.00	0.00	0.00	0.00	-1,395.14	0.00	-6,128.87

# **AMENDED PROPERTY ASSESSMENT/MINUTES OF SETTLEMENT**

## Roll # 5912-010-006-14000-00000

## 2016 Assessment Adjustment

	2016 - Roll	Amended 2016 Roll	
CT	30,000	195,960	165,960
IT	240,500	233,660	( 6,840)
IU	21,500	21,380	( 120)
<u>Roll# 5912-010-006-14050-0000</u>			0
CT - M.O.S.	203,000	-	( 203,000)
	<u>495,000</u>	<u>451,000</u>	<u>( 44,000)</u>

## Roll # 5912-010-006-14000-00000

## 2017 Assessment Adjustment

	2017 - Roll	Amended 2017 Roll	
CT	231,695	197,370	( 34,325)
IT	276,295	235,370	( 40,925)
IU	25,260	21,510	( 3,750)
	<u>533,250</u>	<u>454,250</u>	<u>( 79,000)</u>



MUNICIPAL PROPERTY  
ASSESSMENT CORPORATION  
SOCIÉTÉ D'ÉVALUATION  
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## Amended Property Assessment Notice for the 2016 property tax year

### Questions?

**Please include your roll number with your enquiry.**

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](http://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.

DG10000138 32 1/2 12/16 PRAN

GEORGE ARMSTRONG CO LIMITED  
PO BOX 818 STN MAIN  
FORT FRANCES ON P9A 3N1

### This Amended Property Assessment Notice is not a property tax bill.

### Why you are receiving this Amended Property Assessment Notice

You are receiving this Notice because the correction of factual information regarding this property has resulted in a change to the assessment and/or classification. This change is effective for taxation beginning January 1, 2016.

The assessed value of your property is used as the basis for calculating your property taxes. MPAC's role is to accurately value and classify properties in Ontario. Your municipality/local taxing authority is responsible for setting property tax rates. For questions about your property taxes, contact your municipality/local taxing authority. To learn how MPAC assesses properties or for details about the Reconsideration and Appeal processes, see the enclosed insert. Please keep a copy of this Notice for your records.

### Property summary

Roll number	59 12 010 006 14000 0000
Property location and description	PIT NO 2 RD MCIRVINE RIVER RANGE PT LOTS 45 TO 47 PL SM56 LOT 1 PT LOT 2 PL PSM111 PT BLK B AND RR20 PARTS 1 TO 7 RP 48R3548 PARTS 1 AND 2 PCL5 6913 7715 9970 11227 12591 13635 16957 17826 AND PCL BLK B-8
Municipality/Local taxing authority	FORT FRANCES TOWN
Property type	Industrial
Property information	Lot area: 85.83 acres

Please login to  
[www.aboutmyproperty.ca](http://www.aboutmyproperty.ca)  
to see a profile of your property and  
compare your property with similar  
properties in your area free-of-charge.

If you don't have an account, please  
register by entering:

**Roll number:** 59 12 010 006 14000  
**Access key:** 5A140 9E468 9C234

Or call MPAC at  
1 866 296-MPAC (6722)

### Previous assessment information

PROPERTY CLASSIFICATION	VALUE AS OF JAN 1, 2008	VALUE AS OF JAN 1, 2012	ASSESSED VALUE FOR TAX YEAR 2016
Commercial	\$279,607	\$233,000	\$233,000
Industrial	\$226,000	\$240,500	\$240,500
Industrial: Excess Land	\$49,000	\$21,500	\$21,500
<b>Total</b>	<b>\$554,607</b>	<b>\$495,000</b>	<b>\$495,000</b>

### Amended assessment information

Under the *Assessment Act*, an increase in the assessed value of each separately classified portion of your property between January 1, 2008 and January 1, 2012 was phased in over four years, from 2013 to 2016. If there was no change, or a decrease in the assessed value of any portion of the property, the assessed value of that portion remained the same and is effective for the 2016 property tax year. The assessed values for each separately classified portion of your property are shown in the table below.

PROPERTY CLASSIFICATION	VALUE AS OF JAN 1, 2008	VALUE AS OF JAN 1, 2012	ASSESSED VALUE FOR TAX YEAR 2016
Commercial	\$235,158	\$195,960	\$195,960
Industrial	\$219,572	\$233,660	\$233,660
Industrial: Excess Land	\$48,727	\$21,380	\$21,380
<b>Total</b>	<b>\$503,457</b>	<b>\$451,000</b>	<b>\$451,000</b>



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## Amended Property Assessment Notice for the 2016 property tax year

Roll number: 59 12 010 006 14000 0000

DG10000138 32 2/2 12/16 PRAN

### School support

PROPERTY CLASSIFICATION	SCHOOL SUPPORT	2016 ASSESSMENT
Commercial	Not Applicable	\$195,960
Industrial	Not Applicable	\$233,660
Industrial: Excess Land	Not Applicable	\$21,380
<b>Total</b>		<b>\$451,000</b>

### Have a question about this Notice?

MPAC will consider any new factual information that may affect your assessment. A Request for Reconsideration (RfR) may be filed with MPAC, at no charge, to review the information on this Notice. If your property, or a portion of it, is in the residential, farm or managed forests property class, you must file a RfR with MPAC before you are eligible to file an Appeal with the Assessment Review Board (ARB). The deadline for filing a RfR with MPAC is March 30, 2017. For any other property types, you can choose to either file a RfR with MPAC or file an Appeal with the ARB. If you choose to file with the ARB, the deadline to file your Appeal is March 30, 2017. For more information about the RfR and Appeal processes, see the enclosed insert. This Notice was mailed on or before December 30, 2016.



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

SHANE ARMSTRONG  
PO BOX 818  
FORT FRANCES ON P9A 3N1

### 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](http://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.

**Owner name(s)** GEORGE ARMSTRONG CO LIMITED

**Roll number** 59-12-010-006-14050-0000

**Property location and description** 1533 KINGS HIGHWAY  
MCIRVINE LOT 46 RIV RGE PLAN 48R3548 PT 1 & 2 PCL 25849  
PSM111 BLK B PCL BLK B-10

**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
Commercial (CT)	January 01, 2016	\$250,000	\$203,000	\$203,000
Total		\$250,000	\$203,000	\$203,000

### Revised Property Assessment

Property Classification	Effective Date	2008 Assessed value	2012 Assessed value	Phase-In Assessment for Taxation Years
				2016
Commercial (CT)	January 01, 2016	\$0	\$0	\$0
Total		\$0	\$0	\$0

Reason(s) why your property assessment changed

- Adjustment due to a consolidation

Please see reverse



Please check the appropriate box and sign below

I ☒ accept my revised assessment

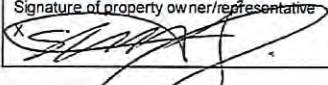
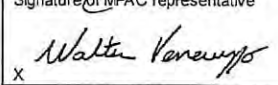
or

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 March 02, 2017.
- 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 	Print Name X SHANE ARMSIBONG	Date (yyyy/mm/dd) 2016/11/29
Signature of MPAC representative X 	Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2016/11/22
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: September 28, 2017

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: 59-12-010-006-14050-0000



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## Amended Property Assessment Notice for the 2017-2020 property tax years



DG10000883 32 1/2 1/17 PRAN

GEORGE ARMSTRONG CO LIMITED  
PO BOX 818 STN MAIN  
FORT FRANCES ON P9A 3N1

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### Previous assessment information

PROPERTY CLASSIFICATION	VALUE AS OF JAN 1, 2012	VALUE AS OF JAN 1, 2016	PHASED-IN ASSESSMENT FOR TAX YEAR 2017
Commercial	\$195,960	\$338,900	\$231,695
Industrial	\$233,660	\$404,200	\$276,295
Industrial: Excess Land	\$21,380	\$36,900	\$25,260
<b>Total</b>	<b>\$451,000</b>	<b>\$780,000</b>	<b>\$533,250</b>

### Amended assessment information

Under the *Assessment Act*, an increase in the assessed value of each separately classified portion of your property between January 1, 2012 and January 1, 2016 is phased in over four years, from 2017 to 2020. If there is no change, or a decrease in the assessed value of any portion of the property, the assessed value of that portion remains the same and is effective for the remaining property tax years. The assessed values for each separately classified portion of your property are shown in the table below. The information in the table assumes your property characteristics stay the same for the remainder of the property tax years.

PROPERTY CLASSIFICATION	VALUE AS OF JAN 1, 2012	VALUE AS OF JAN 1, 2016	PHASED-IN ASSESSMENT FOR TAX YEARS			
			2017	2018	2019	2020
Commercial	\$195,960	\$201,600	\$197,370	\$198,780	\$200,190	\$201,600
Industrial	\$233,660	\$240,500	\$235,370	\$237,080	\$238,790	\$240,500
Industrial: Excess Land	\$21,380	\$21,900	\$21,510	\$21,640	\$21,770	\$21,900
<b>Total</b>	<b>\$451,000</b>	<b>\$464,000</b>	<b>\$454,250</b>	<b>\$457,500</b>	<b>\$460,750</b>	<b>\$464,000</b>



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DG10000883 32 2/2 1/17 PRAN

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