

2017 WRITE-OFF/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	1.6.081	1,650	CT	0.03265332	0.011132	53.88							72.25
	2017	1.6.081	-1,650	CU	0.02285733	0.007922	-37.71					18.37		-50.79
			0				16.16	0.00	0.00	0.00	0.00	5.30	0.00	21.46
	2017	1.6.108	17,575	CT	0.03265332	0.011132	573.88					195.64		769.52
	2017	1.6.108	-32,575	RTEP	0.01686886	0.00179	-549.50	-58.31						-607.81
			-15,000				24.38	-58.31	0.00	0.00	0.00	195.64	0.00	161.71
	2017	2.2.042	-10,000	CT	0.03265332	0.011132	-326.53					-111.32		-437.85
							-3,481.84	-58.31	0.00	0.00	0.00	-786.82	0.00	-4,326.97

Amended Property Assessment



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

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

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

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

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



DG10001693 32 1/2 5/17 PRAN

NORTHWOODS BROADCASTING
LIMITED
1721 KINGS HWY
FORT FRANCES NB P9A 2Y1

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, 2017.

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 08100 0000
Property location and description	1721 KINGS HIGHWAY PT RIV R LOT 47 TO 48 PCL 14317
Municipality/Local taxing authority	FORT FRANCES TOWN
Property type	Communication buildings
Property information	Frontage: 884.68 feet Lot area: 22.50 acres

Please login to
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 08100
Access key: C8A31 147F0 8E3BF

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

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	\$123,000	\$156,600	\$131,400
Commercial: Excess Land	\$53,000	\$67,400	\$56,600
Total	\$176,000	\$224,000	\$188,000

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	\$123,000	\$163,200	\$133,050	\$143,100	\$153,150	\$163,200
Commercial: Excess Land	\$53,000	\$60,800	\$54,950	\$56,900	\$58,850	\$60,800
Total	\$176,000	\$224,000	\$188,000	\$200,000	\$212,000	\$224,000

School support

PROPERTY CLASSIFICATION	SCHOOL SUPPORT	2017 ASSESSMENT
Commercial	Not Applicable	\$133,050
Commercial: Excess Land	Not Applicable	\$54,950
Total		\$188,000



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

Roll number: 59 12 010 006 08100 0000

DG10001693 32 2/2 5/17 PRAN

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 October 3, 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 October 3, 2017. For more information about the RfR and Appeal processes, see the enclosed insert. This Notice was issued on June 5, 2017.



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DG10001694 32 1/2 5/17 PRAN

SHOEMAKER SANDRA JOAN
385 DANIEL AVE
FORT FRANCES ON P9A 3L5

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Property summary

Roll number	59 12 010 006 10800 0000
Property location and description	1700 KINGS HIGHWAY RIVER RANGE PT LOTS 47 & 48 48R-2877 PARTS 1 & 2 PLAN 48R3131 PART 6 PCL 12317, 20284,25501
Municipality/Local taxing authority	FORT FRANCES TOWN
Property type	Mini-warehousing
Property information	Frontage: 911.57 feet Lot area: 6.94 acres

Please login to
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 10800
Access key: 30DD1 9B503 3D8F2

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	\$42,000	\$76,700	\$50,675
Residential	\$27,000	\$49,300	\$32,575
Total	\$69,000	\$126,000	\$83,250

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

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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	\$42,000	\$147,000	\$68,250	\$94,500	\$120,750	\$147,000
Total	\$42,000	\$147,000	\$68,250	\$94,500	\$120,750	\$147,000

School support

PROPERTY CLASSIFICATION	SCHOOL SUPPORT	2017 ASSESSMENT
Commercial	Not Applicable	\$68,250
Total		\$68,250



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



DG10001093 32 1/2 3/17 PRAN

777714 ONTARIO LIMITED
335 SCOTT ST
FORT FRANCES ON P9A 1H1

Questions?

Please include your roll number with your enquiry.

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

Web www.mpac.ca

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

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Property summary

Roll number	59 12 020 002 04200 0000
Property location and description	335 SCOTT ST PLAN ALB E1/2 LOT 358 PCL 8509
Municipality/Local taxing authority	FORT FRANCES TOWN
Property type	Small Retail
Property information	Frontage: 33.00 feet Depth: 155.00 feet Lot area: 5,115.00 square feet

Please login to
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 12 020 002 04200
Access key: C4ED4 85159 60D87

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

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	\$187,000	\$165,000	\$165,000
Total	\$187,000	\$165,000	\$165,000

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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	\$174,000	\$155,000	\$155,000	\$155,000	\$155,000	\$155,000
Total	\$174,000	\$155,000	\$155,000	\$155,000	\$155,000	\$155,000

School support

PROPERTY CLASSIFICATION	SCHOOL SUPPORT	2017 ASSESSMENT
Commercial	Not Applicable	\$155,000
Total		\$155,000



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