



TOWN OF FORT FRANCES
ADMINISTRATION & FINANCE DIVISION
TREASURY REPORT 2013/87

To: Mayor Avis & Members of Council

FROM: Laurie Witherspoon, Treasurer

DATE: September 18, 2013

SUBJECT: MOS – Requests for Reconsideration

Re: 115 Sixth Street E.	(2013) Roll #5912-010-007-04700-0000
1029 Frenette Ave.	(2013) Roll #5912-030-003-14607-0000
720 Fifth Street W.	(2013) Roll #5912-010-004-11300-0000
527 Third Street W.	(2013) Roll #5912-010-003-05500-0000
412 Scott Street	(2013) Roll #5912-020-002-08001-0000

BACKGROUND

Attached are the Minutes of Settlement for the 2013 taxation years under Section 39.1 of the *Assessment Act* from MPAC with regard to the following properties:

1. 115 Sixth Street E. – Residential CVA reduction from 145,000 to 138,250 resulting from updated structure data;
2. 1029 Frenette Ave. – Residential CVA reduction from 341,250 to 336,250 resulting from adjustment based on similar properties;
3. 720 Fifth Street W. – Commercial CVA reduction from 43,000 to 20,580 resulting from structure(s) demolished.
4. 527 Third Street W. - Residential CVA reduction from 233,500 to 224,129 resulting from updated structure data; and
5. 412 Scott Street - Commercial CVA reduction from 20,875 to 18,125 resulting from adjustment based on similar properties;

The Municipality may object to the *Request for Consideration Minutes of Settlement* applications within 90 days after receiving the notice for the above referenced properties filed under Section 39.1 of the *Assessment Act* as listed on the M.O.S. applications.

That total financial impact of the Minutes of Settlement is \$1,519.03 consisting of a reduction of municipal revenue of \$1,166.44 and education revenue of \$352.59 as listed in the attached Write-offs/Tax Account Adjustment worksheet.

RECOMMENDATION

The Administration & Finance Executive Committee recommends that Council receive the Minutes of Settlement for properties located at 115 Sixth Street E., 1029 Frenette Ave., 720 Fifth Street W., 527 Third Street W., and 412 Scott Street for the 2013 taxation year.

Council Approval of This Report Will Agree to the recommendation of the Administration and Finance Executive Committee to receive the Minutes of Settlement for properties located at 115 Sixth Street E., 1029 Frenette Ave. 720 Fifth Street W., 527 Third Street W., and 412 Scott Street in Fort Frances for the 2013 taxation year.

2013 WRITE-OFFS/TAX ACCOUNT ADJUSTMENTS

[illegible]

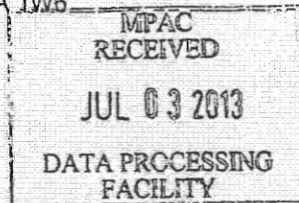


MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

MoS: 2013-00020

Request for Reconsideration Minutes of Settlement 2013 Tax Year

BELLUZ DANIEL JOSEPH
BELLUZ VUOKKO HELENA
115 SIXTH ST E
FORT FRANCES ON P9A 1W6



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
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.

Roll number	59-12-010-007-04700-0000	
Property location and description	115 SIXTH ST E RP 48R989 LOT 1 PCL 21353	
Municipality	FORT FRANCES TOWN	
Property Assessment	Current	Revised
2012 Current Value	\$174,000	\$145,000
2008 Current Value	\$136,000	\$136,000
Property Classification	Residential (RT)	Residential (RT)
Tax Year	Phased-in Assessment	Phased-in Assessment
2013	\$145,500	\$138,250
2014	\$155,000	\$140,500
2015	\$164,500	\$142,750
2016	\$174,000	\$145,000

Reason(s) why your property assessment changed

- Updated structure data

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 September 18, 2013.
- 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 <i>D. Belluz</i>	Print Name X DANIEL BELLUZ	Date (yyyy/mm/dd) JUNE 27/13
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Signature of MPAC representative X <i>Walter Veneruzzo</i>	Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2013/06/10
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Objection by Municipality

Municipal Signature X	Print Name X	Date (yyyy/mm/dd)
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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: November 26, 2013

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: 2013 Roll Number: 59-12-010-007-04700-0000



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

MoS: 2013 - 00021

Request for Reconsideration Minutes of Settlement 2013 Tax Year

GODBOUT VINCENT WILLIAM G
GODBOUT BARBARA JOANNE
1029 FRENETTE AVE
FORT FRANCES ON P9A 3V5

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
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.

Roll number	59-12-030-003-14607-0000	
Property location and description	1029 FRENETTE AVE PLAN SM33 PT BLK 32 PT 1 RP 48R3566 PCL BLK 32-7	
Municipality	FORT FRANCES TOWN	
Property Assessment	Current	Revised
2012 Current Value	\$402,000	\$382,000
2008 Current Value	\$321,000	\$321,000
Property Classification	Residential (RT)	Residential (RT)
Tax Year	Phased-In Assessment	Phased-In Assessment
2013	\$341,250	\$336,250
2014	\$361,500	\$351,500
2015	\$381,750	\$366,750
2016	\$402,000	\$382,000

Reason(s) why your property assessment changed

- Adjustment based on similar properties

Please see reverse

Please check the appropriate box and sign below

☒ accept my revised assessment

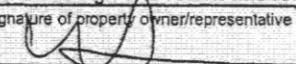
or

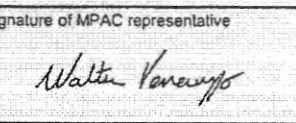
☐ reject my revised assessment.

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 September 18, 2013.
- 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 Vince Godbolt	Date (yyyy/mm/dd)
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Signature of MPAC representative X 	Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2013/06/10
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Objection by Municipality

Municipal Signature X	Print Name X	Date (yyyy/mm/dd)
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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: November 27, 2013

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: 2013 Roll Number: 59-12-030-003-14607-0000



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

Mos: 2013-0022
**Request for Reconsideration
Minutes of Settlement 2013 Tax Year**

Questions?

Call 1 866 296-MPAC (6722)

1 877 889-MPAC (6722) TTY

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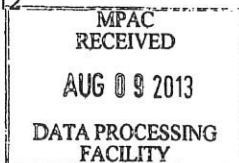
Web www.mpac.ca

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.

172965 CANADA LIMITED
C/O IMPERIAL OIL LIMITED
PO BOX 422 STN DON MILLS
NORTH YORK ON M3C 2T2



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.

Roll number	59-12-010-004-11300-0000	
Property location and description	720 FIFTH ST W RP RR1 PART 1 PCL 17183	
Municipality	FORT FRANCES TOWN	
Property Assessment	Current	Revised
2012 Current Value	\$43,000	\$21,000
2008 Current Value	\$46,000	\$20,440
Property Classification	Commercial (CT)	Industrial: Vacant land (IX)
Tax Year	Phased-in Assessment	Phased-in Assessment
2013	\$43,000	\$20,580
2014	\$43,000	\$20,720
2015	\$43,000	\$20,860
2016	\$43,000	\$21,000

Reason(s) why your property assessment changed

- Structure(s) demolished

Please see reverse

Please check the appropriate box and sign below

I ☒ accept my revised assessment

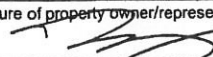
or


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 October 16, 2013.
- 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 Robert A PIGEAU	Date (yyyy/mm/dd) 2013/08/08
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Signature of MPAC representative X 	Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2013/07/08
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Objection by Municipality

Municipal Signature X	Print Name X	Date (yyyy/mm/dd)
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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: November 28, 2013

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.

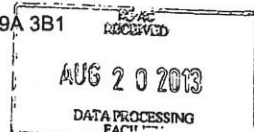
Tax Year: 2013 Roll Number: 59-12-010-004-11300-0000



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

MOS: 2013-00023
Request for Reconsideration
Minutes of Settlement 2013 Tax Year

GOUIN VINCENT PAUL
GOUIN DAPHNE JANE
527 THIRD ST W
FORT FRANCES ON P9A 3B1

**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
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.

Roll number	59-12-010-003-05500-0000	
Property location and description	527 THIRD ST W PLAN SM16 LOT 57 PCL 57-1	
Municipality	FORT FRANCES TOWN	
Property Assessment	Current	Revised
2012 Current Value	\$295,000	\$255,000
2008 Current Value	\$213,000	\$213,839
Property Classification	Residential (RT)	Residential (RT)
Tax Year	Phased-in Assessment	Phased-in Assessment
2013	\$233,500	\$224,129
2014	\$254,000	\$234,420
2015	\$274,500	\$244,710
2016	\$295,000	\$255,000

Reason(s) why your property assessment changed

- Updated structure data

Please see reverse

Please check the appropriate box and sign below

☒ accept my revised assessment

or

☐ 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 October 30, 2013.
- 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 <i>Vince Gouin</i>	Print Name X VINCE Gouin	Date (yyyy/mm/dd) 2013/08/08
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Signature of MPAC representative X <i>Walter Veneruzzo</i>	Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2013/07/22
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Objection by Municipality

Municipal Signature X	Print Name X	Date (yyyy/mm/dd)
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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: December 11, 2013

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: 2013 Roll Number: 59-12-010-003-05500-0000



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

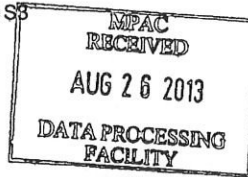
MOS: 2013-00024
**Request for Reconsideration
Minutes of Settlement 2013 Tax Year**

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
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.

TAYLOR DALTON LYLE
TAYLOR ANITA LEA
1021 THIRD ST E
FORT FRANCES ON P9A 1S5



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.

Roll number	59-12-020-002-08001-0000	
Property location and description	412 SCOTT ST PLAN SM126 PT LOT 4 RP 48R2139 PART 1 PCL 4-1	
Municipality	FORT FRANCES TOWN	
Property Assessment	Current	Revised
2012 Current Value	\$32,500	\$21,500
2008 Current Value	\$17,000	\$17,000
Property Classification	Commercial: Vacant land (CX)	Commercial: Vacant land (CX)
Tax Year	Phased-in Assessment	Phased-in Assessment
2013	\$20,875	\$18,125
2014	\$24,750	\$19,250
2015	\$28,625	\$20,375
2016	\$32,500	\$21,500

Reason(s) why your property assessment changed

- Adjustment based on similar properties

Please see reverse

Please check the appropriate box and sign below

I ☒ accept my revised assessment

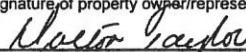
or


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 October 02, 2013.
- 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 DALTON TAYLOR	Date (yyyy/mm/dd) 2013-08-20
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Signature of MPAC representative X 	Greg Baxter, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2013/06/24
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Objection by Municipality

Municipal Signature X	Print Name X	Date (yyyy/mm/dd)
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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: December 11, 2013

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Tax Year: 2013 Roll Number: 59-12-020-002-08001-0000