



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](http://www.mpac.ca)

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

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



DG10000574 32 1/2 12/17 PRAN

PEARSON MARY JANE  
1218 OLDE SHAMBLES RD  
FORT FRANCES ON P9A 3S9

## 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 12 010 005 02400 0000
Property location and description	1167 RIVER RD W PSM59 LOT 1 PT RIV R LOT 43 PCL 1-2
Municipality/Local taxing authority	FORT FRANCES TOWN
Property type	Waterfront Dwelling
Property information	Frontage: 90.00 feet Lot area: 0.34 acres
Building - exterior square footage	1,367 square feet
Year of construction	1956

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 12 010 005 02400 0000  
**Access key:** EB024 5F25F CF1CA

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
Residential	\$212,000	\$315,000	\$237,750
<b>Total</b>	<b>\$212,000</b>	<b>\$315,000</b>	<b>\$237,750</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
Residential	\$212,000	\$260,000	\$224,000	\$236,000	\$248,000	\$260,000
<b>Total</b>	<b>\$212,000</b>	<b>\$260,000</b>	<b>\$224,000</b>	<b>\$236,000</b>	<b>\$248,000</b>	<b>\$260,000</b>

### School support

PROPERTY CLASSIFICATION	SCHOOL SUPPORT	2017 ASSESSMENT
Residential	English-Public	\$224,000
<b>Total</b>		<b>\$224,000</b>

**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	1.54.024	-13,750	RTEP	0.0168689	0.00179	-231.95 <del>-231.95</del>	-24.61 <del>-24.61</del>		0.00 0.00			0.00 0.00	-256.56 <del>-256.56</del>
<b>Amended Property Assessment Notice</b>														