

ADMINISTRATIVE REPORT

Subject: Minutes of Settlement for 838 Huffman Court (2021)

Date: September 12, 2022

To: Mayor and Council

From: Dawn Galusha, Treasurer



ISSUE:

The attached request for reconsideration Minutes of Settlement for 838 Huffman Court has been returned from MPAC.

ADMINISTRATIVE RECOMMENDATION:

THAT Council approve Report # AR-22-0035 thereby processing the request for reconsideration minutes of settlement for the property located at 838 Huffman Court for the period January 1, 2021 to December 31, 2021 with a total impact of \$1,339.57.

STRATEGIC IMPACT:

N/A

OPTIONS & ALTERNATIVES:

1. Authorize the adjustment of taxes for January 1, 2021 to December 31, 2021.
2. Object to the application.

HISTORY:

Attached are the Minutes of Settlement for the 2020 taxation year for January 1, 2021 to December 31, 2021 under Section 39.1 of the *Assessment Act* from MPAC with regard to the following property:

838 Huffman Court- Residential (RT) CVA of 449,500 decreased to CVA of 380,500 resulting from an adjustment based on similar properties.

ANALYSIS:

The Municipality may object to the *Request for Reconsideration Minutes of Settlement* applications within 90 days after receiving the notice for the above referenced property filed under Section 39.1 of the *Assessment Act* as listed on the M.O.S. application being September 28, 2022.

That total financial impact of the Minutes of Settlement is \$1,339.57 consisting of a reduction of municipal revenue of \$1,234.00 and education revenue of \$105.57 as listed in the attached Tax Account Adjustment worksheet.

SUPPORTING DOCUMENTS:

[AR-22-0035- MOS 838 Huffman Court- info](#)

**Minutes of Settlement
2021 Tax Year
Results of Request for Reconsideration
Property Assessment Change Notice**



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

ADAM JOSEPH MITCHELL
DANIELLE NICOLE GUSTAFSON-MITCHELL
RMB 2012
1425 HIGHWAY 11 East
Rural Route 2
FORT FRANCES ON P9A 3M3

Contact Us



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



Email: enquiry@mpac.ca



Write: MPAC, 1340 Pickering Parkway
Suite 101, Pickering ON L1V 0C4

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

This Minutes of Settlement document contains the results of the Municipal Property Assessment Corporation's (MPAC) review of your Request for Reconsideration for the following property. You have a choice to accept or reject the recommended property assessment below.

Owner name(s) MITCHELL, ADAM JOSEPH
GUSTAFSON-MITCHELL, DANIELLE NICOLE
Roll number 59-12-030-007-22427-0000
Property location and description 838 HUFFMAN CRT
PLAN 48M382 LOT 15
Municipality/Local taxing Authority FORT FRANCES TOWN

INFORMATION from your Property Assessment Change Notice

Adjustment Type*	Property Class / Qualifier**	Current Value Assessed	
		2012	2016
R	RT	\$453,626	\$449,500
Total		\$453,626	\$449,500

Adjustment Type*	Property Class / Qualifier**	Effective date: January 01, 2021 Phase-In Assessment for Taxation Years	
		2021	
R	RT	\$449,500	
Total		\$449,500	

RECOMMENDED change to your Property Assessment Change Notice

Adjustment Type*	Property Class / Qualifier**	Current Value Assessed	
		2012	2016
IM	RT	\$385,796	\$380,500
Total		\$385,796	\$380,500

Adjustment Type*	Property Class / Qualifier**	Effective date: January 01, 2021 Phase-In Assessment for Taxation Years	
		2021	
IM	RT	\$380,500	
Total		\$380,500	

Explanation of recommended change and other important information

- Adjustment based on similar properties

***Adjustment type**

IM Improvement to property
R Previously Omitted Realty Assessment

****Property class / qualifier**

RT Residential

What this change means to you

Under Ontario's *Assessment Act*, the January 1, 2016 assessed value and classification of your property will be used to calculate your 2021 property taxes.

Please check (✓) one of the following:



I accept my recommended assessment

I understand that if I accept the recommended assessment on page one of this form, my municipality or local taxing authority will use it to adjust my property taxes. It also has the option to object to the recommended assessment and appeal it to the Assessment Review Board (ARB).

OR



I reject my recommended assessment

I understand that if I reject the recommended assessment on page one of this form, the supplementary/omitted assessment of my property will stay the same as it appears on my 2016 Property Assessment Change Notice. I also understand that I may appeal MPAC's decision to the Assessment Review Board by March 28, 2022.

To complete your Request for Reconsideration, please check one of the above boxes, sign and send a copy of the entire document to MPAC in one of the following ways:



Email: enquiry@mpac.ca



Write: MPAC, 1340 Pickering Parkway,
Suite 101, Pickering ON L1V 0C4

We must receive your response no later than January 30, 2022. If you do not provide a response by checking one of the above boxes, the 2016 assessment of your property will not change.

Signature of property owner/representative <i>adam mitchell</i>	Print name Adam Mitchell	Date (yyyy/mm/dd) 06/29/2022
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Signature of MPAC representative <i>Walter Veneruzzo</i>	Print name Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2021/12/28
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Objection by Municipality or Local Taxing Authority

Signature of municipal representative	Print name and title	Date (yyyy/mm/dd)
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Last date for a municipal appeal: September 28, 2022

PLEASE NOTE: MPAC reserves the right to revise the phased-in assessment amounts included in this Minutes of Settlement if there are any changes in the law that affect the 2016 Current Value Assessment (CVA).

Tax Year: 2021

Roll Number: 59-12-030-007-22427-0000

# 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
MOS	2021	3.7.22427	RTEP	-69,000	0.01788408	0.00153000	-1,234.00	-105.57						-1,339.57

Batch: HH08292022MITC

Access Code	Description	Land Exempt Land	Improvements pt Improvements	Other Exempt Other	Total	Levy

General						
RTEP	Res/Farm Tx:Full - EPub	\$0	\$0	-\$69,000	-\$69,000	-\$1,339.57
		\$0	\$0	\$0		

	Total General	\$0	\$0	-\$69,000	-\$69,000	-\$1,339.57
		\$0	\$0	\$0		

	Report Total:					-\$1,339.57
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Date: 8/29/2022 11:58:05 AM
User: hhatch

Town of Fort Frances
Distribution Summary
Property Taxes

Page: 1

Batch: HH08292022MITC

Account Number	Account Description	Amount
10-001-0000-0040-10241	Taxes Receivable- Current	-\$1,339.57
10-010-0150-0121-50018	Residential - EP	\$1,234.00
10-010-0151-0121-50018	Residential - EP	\$105.57
Report Total:		\$0.00

*** E N D O F R E P O R T ***