

Application made under Sec 357/358/359 of the Municipal Act, 2001

MPAC's RESPONSE

Owner name(s) ROSENGARTEN HOLDINGS INC
Roll number 5912-020-002-09000-0000
Property location 520 SCOTT ST
Property description PLAN SM 105 PT LOTS 3,4,& 5 PCL 3-2 & 3-3
Municipality/Local taxing authority FORT FRANCES TOWN

Application number
Application reason Classification Change
Received date April 03, 2020
Claim relief period From: January 01, 2020 - To: December 31, 2020
Taxation year 2020

Current Property Assessment

Property Classification	2012	2016	Phase-In Assessment for Taxation Years			
	Assessed Value	Assessed Value	2017	2018	2019	2020
OWNR COM C T	182,419	207,000	188,564	194,710	200,855	207,000
Total	182,419	207,000	188,564	194,710	200,855	207,000

Change to the Property Assessment

Property Classification	2012	2016	Phase-In Assessment for Taxation Years			
	Assessed Value	Assessed Value	2017	2018	2019	2020
OWNR RU R T	203,491	207,000	204,368	205,246	206,123	207,000
Total	203,491	207,000	204,368	205,246	206,123	207,000

MPAC Remarks

MPAC has updated the tax class from COM CT to RU RT as per zoning change for the conversion work in progress and will re-value the property as a 4 plex upon the completion of the conversion/permit.

MPAC Representative:

Mark Cawston

Date:

April 21, 2020

SECTION ☒ 357 / ☐ 358 / ☐ 359 APPLICATION
TO THE COUNCIL OR THE ASSESSMENT REVIEW BOARD

Application/Appeal #:
Taxation Year: 2020

Municipality: TOWN OF FORT FRANCES Roll Number: 59-12-020-002-090-00
 Property Address: 300 SCOTT ST Applicant Name: KIM METKE
 Owner Name: ROSEKARTEN HOLDINGS INC Contact Number: 807-274-6888
 Mailing Address: RR#8 SITE 004-8 Alternative Number: 807-276-7107
FE ON PQA 3M3 Email Address: METKE KIM@GMAIL.COM

Reason for s357 application: (Check one box – applicable to s357 only)

<input checked="" type="checkbox"/> Ceases to be liable for tax at rate it was taxed – 357(1)(a)	<input type="checkbox"/> Became vacant or excess land – 357(1)(b)
<input type="checkbox"/> Became exempt – 357(1)(c)	<input type="checkbox"/> Sickness or extreme poverty – 357(1)(d.1)
<input type="checkbox"/> Razed by fire, demolition or otherwise – 357(1)(d)(i)	<input type="checkbox"/> Mobile unit removed – 357(1)(e)
<input type="checkbox"/> Damaged and substantially unusable – 357(1)(d)(ii)	<input type="checkbox"/> Gross or manifest clerical/factual error – 357(1)(f)
<input type="checkbox"/> Repairs/Reno's preventing normal use (min. 3 months) – 357(1)(g)	

Details of Reason for s357, s358 or s359 application: PROPERTY REZONED TO RESIDENTIAL. CURRENTLY CONSTRUCTING 4 RESIDENTIAL UNITS
 Effective from: 01/01/20 to 12/31/20 Applicant Signature: Kim J Metke Date: 04/02/20
 (MM/DD/YY) (MM/DD/YY)

ASSESSMENT REPORT: MUNICIPALITY				TREASURER'S RECOMMENDATION TO COUNCIL				
Assessment Roll As Returned	Revised Since Roll Return <input type="checkbox"/>	Enter Revisions Below			Assessment Report	School Bd: <input type="checkbox"/> Eng <input type="checkbox"/> Fr <input type="checkbox"/> Other	<input type="checkbox"/> No Change in Assessment <input type="checkbox"/> S357 Required for Next Year	
RTC/RTQ	2005 Base-year CVA	2008 Base-year CVA	Current Phased Assessment	Revised RTC/RTQ	Revised 2005 Base-year CVA	Revised 2008 Base-year CVA	Revised Current Phased Assessment	Change to Current Phased Assessment
<u>CT</u>			<u>807,000</u>					
Revised:				Reason for Change:				
Reason Original Assessment Revised:								

TREASURER'S REPORT ON TAX LIABILITY						
RTC/RTQ	Taxable Assessment Reduction	Tax Rate	Days / Months	Tax Adjustment	Original Levy	

Recommended: ☐ No Adjustment ☐ Adjustment ☐ Cancellation ☐ Refund Total Amount _____

Comments: _____

Treasury Position: _____ Signature: _____ Date: ____/____/____

COUNCIL OR ASSESSMENT REVIEW BOARD DECISION: Hearing Date (MM/DD/YY): ____/____/____

☐ Approved ☐ Amended & Approved ☐ Not Approved ☐ Applicant Did Not Appear ☐ Application Abandoned

Reason: _____

Appeared for Applicant: _____ Appeared for Municipality: _____

Signature of Council/ARB Member: _____ Name/Title: _____

357 Applications

# 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
	2020	2.2.09000	-207,000	CT	0.03294645	0.00947194	-6,819.92					-1,960.69		-8,780.61
	2020	2.2.09000	207,000	RTEP	0.01750367	0.00153000	3,623.26	316.71						3,939.97
						Totals	-3,196.66	316.71				-1,960.69		-4,840.64

Batch: HH0724202209000

Account Number	Account Description	Amount
10-01-0000-0040-10241	Taxes Receivable- Current	-\$4,840.64
10-01-0150-0121-50018	Residential - EP	-\$3,623.26
10-01-0150-0122-50014	Commercial Tax Full - T (Including D	\$6,819.92
10-01-0151-0121-50018	Residential - EP	-\$316.71
10-01-0151-0122-50014	Commercial Tax Full - T (Including D	\$1,960.69
Report Total:		\$0.00
*** E N D O F R E P O R T ***		