

## 2016 WRITE-OFFS/TAX ACCOUNT ADJUSTMENTS

[illegible]



MUNICIPAL PROPERTY  
ASSESSMENT CORPORATION  
SOCIÉTÉ D'ÉVALUATION  
FONCIÈRE DES MUNICIPALITÉS

## Amended Property Assessment Notice for the 2016 property tax year

### 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)

Fax 1 866 297-6703

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

Visit Senic River Mall, 130 Second St E, Fort  
Frances

Monday to Friday - 8 a.m. to 4:30 p.m.

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



DG30000086 32 1/4 7/16 PRAN

METIS NATION OF ONTARIO

SECRETARIAT

500 OLD ST. PATRICK ST UNIT D

OTTAWA ON K1N 9G4

### 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, 2016.

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 12 020 002 13700 0000
Property location and description	426 VICTORIA AVE PLAN ALB S PT LOT 366 RP 48R3724 PART 4 PCL 366-1
Municipality/Local taxing authority	FORT FRANCES TOWN
Property type	Office use converted from house
Property information	Frontage: 33.00 feet Depth: 165.00 feet Lot area: 5,445.00 square feet

### Previous assessment information

PROPERTY CLASSIFICATION	VALUE AS OF JAN 1, 2008	VALUE AS OF JAN 1, 2012	ASSESSED VALUE FOR TAX YEAR 2016
Commercial	\$80,000	\$81,000	\$81,000
<b>Total</b>	<b>\$80,000</b>	<b>\$81,000</b>	<b>\$81,000</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, 2008 and January 1, 2012 was phased in over four years, from 2013 to 2016. If there was no change, or a decrease in the assessed value of any portion of the property, the assessed value of that portion remained the same and is effective for the 2016 property tax year. The assessed values for each separately classified portion of your property are shown in the table below.

PROPERTY CLASSIFICATION	VALUE AS OF JAN 1, 2008	VALUE AS OF JAN 1, 2012	ASSESSED VALUE FOR TAX YEAR 2016
Residential	\$71,906	\$81,000	\$81,000
<b>Total</b>	<b>\$71,906</b>	<b>\$81,000</b>	<b>\$81,000</b>

### School support

PROPERTY CLASSIFICATION	SCHOOL SUPPORT	2016 ASSESSMENT
Residential	English-Public	\$81,000
<b>Total</b>		<b>\$81,000</b>



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### Property summary

Roll number	59 12 020 005 03300 0000
Property location and description	714 ARMIT AVE PLAN SM2 BLK 3 LOT 1 TO 2 PLAN SM124 LOT 13 PCL 13-1
Municipality/Local taxing authority	FORT FRANCES TOWN
Property type	Clubs - private, fraternal
Property information	Frontage: 88.20 feet Depth: 120.00 feet Lot area: 10,584.00 square feet

### Previous assessment information

PROPERTY CLASSIFICATION	VALUE AS OF JAN 1, 2008	VALUE AS OF JAN 1, 2012	ASSESSED VALUE FOR TAX YEAR 2016
Commercial	\$130,000	\$120,000	\$120,000
<b>Total</b>	<b>\$130,000</b>	<b>\$120,000</b>	<b>\$120,000</b>

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PROPERTY CLASSIFICATION	VALUE AS OF JAN 1, 2008	VALUE AS OF JAN 1, 2012	ASSESSED VALUE FOR TAX YEAR 2016
Residential	\$106,527	\$120,000	\$120,000
<b>Total</b>	<b>\$106,527</b>	<b>\$120,000</b>	<b>\$120,000</b>

### School support

PROPERTY CLASSIFICATION	SCHOOL SUPPORT	2016 ASSESSMENT
Residential	English-Public	\$120,000
<b>Total</b>		<b>\$120,000</b>





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## Amended Property Assessment Notice for the 2016 property tax year



DG10000530 32 1/2 7/16 PRAN

HOWARTH LESLIE MARK  
HOWARTH TWYLA RUBY  
525 PORTAGE AVE  
FORT FRANCES ON P9A 2A2

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### Property summary

Roll number	59 12 020 007 10800 0000
Property location and description	525 PORTAGE AVE PSM61 LOT 43 TO 47 PCL 43-1
Municipality/Local taxing authority	FORT FRANCES TOWN
Property type	Small retail or office with res. unit(s)
Property information	Frontage: 122.00 feet Depth: 152.34 feet Lot area: 18,585.00 square feet

### Previous assessment information

PROPERTY CLASSIFICATION	VALUE AS OF JAN 1, 2008	VALUE AS OF JAN 1, 2012	ASSESSED VALUE FOR TAX YEAR 2016
Commercial	\$301,000	\$311,000	\$311,000
Residential	\$52,000	\$22,000	\$22,000
<b>Total</b>	<b>\$353,000</b>	<b>\$333,000</b>	<b>\$333,000</b>

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PROPERTY CLASSIFICATION	VALUE AS OF JAN 1, 2008	VALUE AS OF JAN 1, 2012	ASSESSED VALUE FOR TAX YEAR 2016
Commercial	\$159,985	\$165,300	\$165,300
Residential	\$27,655	\$11,700	\$11,700
<b>Total</b>	<b>\$187,640</b>	<b>\$177,000</b>	<b>\$177,000</b>

### School support

PROPERTY CLASSIFICATION	SCHOOL SUPPORT	2016 ASSESSMENT
Commercial	Not Applicable	\$165,300
Residential	English-Public	\$11,700
<b>Total</b>		<b>\$177,000</b>