

Minutes of Settlement  
2016 Tax Year  
Results of Request for Reconsideration  
Property Assessment Change Notice



MUNICIPAL PROPERTY  
ASSESSMENT CORPORATION  
SOCIÉTÉ D'ÉVALUATION  
FONCIÈRE DES MUNICIPALITÉS

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

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](mailto:enquiry@mpac.ca)



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

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) DAPHNE JANE GOUIN  
VINCENT PAUL GOUIN  
Roll number 59-12-010-003-05500-0000  
Property location and description 527 THIRD ST W  
PLAN SM16 LOT 57 PCL 57-1  
Municipality/Local taxing Authority Town of Fort Frances

INFORMATION from your Property Assessment Change Notice

Effective date: January 01, 2016

Adjustment Type*	Property Class / Qualifier**	2008 Assessed value	2012 Assessed value	Phase-In Assessment for Taxation Years
				2016
IM	RT	\$38,574	\$46,000	\$46,000
Total		\$38,574	\$46,000	\$46,000

INFORMATION from your Property Assessment Change Notice

Effective date: January 01, 2016

Adjustment Type*	Property Class / Qualifier**	2008 Assessed value	2012 Assessed value	Phase-In Assessment for Taxation Years
				2016
IM	RT	\$27,673	\$33,000	\$33,000
Total		\$27,673	\$33,000	\$33,000

Explanation of recommended change and other important information

- Unfinished structure allowance

\*Adjustment type

IM Improvement to property

\*\*Property class / qualifier

RT Residential

To complete your Request for Reconsideration, please complete the back of this form.

MPAC  
RECEIVED  
FEB 28 2017

FORT FRANCES

**What this change means to you**

Under Ontario's *Assessment Act*, the January 1, 2012 assessed value and classification of your property will be used to calculate your 2012 to 2016 property taxes. MPAC will introduce any increase in the assessed value of your property gradually, over a four-year period. This helps ensure property tax stability and predictability. MPAC will make any decrease in the assessed value of your property right away.

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 2012 Property Assessment Change Notice. I also understand that I may appeal MPAC's decision to the Assessment Review Board by May 11, 2017.

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



Email: enquiry@mpac.ca



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

We must receive your response no later than March 27, 2017. If you do not provide a response by checking one of the above boxes, the 2012 assessment of your property will not change.

Signature of property owner/representative <i>Vincent P. Gouin</i>	Print name Vincent P Gouin	Date (yyyy/mm/dd) 2017/02/20
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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) 2017/02/10
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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: June 16, 2017

**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 2012 Current Value Assessment (CVA).

Tax Year: 2016 Roll Number: 59-12-010-003-05500-0000

**MPAC  
RECEIVED  
FEB 28 2017  
FORT FRANCES**

**2017 WRITE-OFFS/TAX ACCOUNT ADJUSTMENTS**

[illegible]