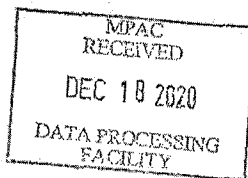


**Minutes of Settlement
2020 Tax Year
Results of Request for Reconsideration
Property Assessment Change Notice**



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

HEATHER LESLEY GAVIN
BRIAN CLIFFORD GAVIN
201 MINNIE AVE UNIT 6
FORT FRANCES ON P9A 2P6
CANADA



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) HEATHER LESLEY GAVIN
BRIAN CLIFFORD GAVIN
Roll number 59-12-030-001-00457-0000
Property location and description 201 MINNIE AVE UNIT 6
RRSCP 4 LEVEL 1 UNIT 6
Municipality/Local taxing Authority Town of Fort Frances

INFORMATION from your Property Assessment Change Notice

Adjustment Type*	Property Class / Qualifier**	Current Value Assessed	
		2012	2016
NR	RT	\$332,129	\$337,856
Total		\$332,129	\$337,856

Adjustment Type*	Property Class / Qualifier**	Effective date: March 01, 2020 Phase-in Assessment for Taxation Years	
		2020	
NR	RT	\$337,856	
Total		\$337,856	

RECOMMENDED change to your Property Assessment Change Notice

Adjustment Type*	Property Class / Qualifier**	Current Value Assessed	
		2012	2016
IM	RT	\$252,502	\$256,856
Total		\$252,502	\$256,856

Adjustment Type*	Property Class / Qualifier**	Effective date: March 01, 2020 Phase-in Assessment for Taxation Years	
		2020	
IM	RT	\$256,856	
Total		\$256,856	

Explanation of recommended change and other important information

- Adjustment based on similar properties

***Adjustment type**

IM Improvement to property
NR New Residential Building

****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 2020 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 February 15, 2021.

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 01, 2021. 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>Heather Gavin</i>	Print name Heather Gavin Brian Gavin	Date (yyyy/mm/dd) 2020/12/8
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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) 2020/11/17
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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: March 24, 2021

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: 2020

Roll Number: 59-12-030-001-00457-0000

# 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														
306	2020	3.1.00457	-81,000	RTEP	0.01750367	0.00153000	-1,185.37	-103.61						1,288.98

Batch: HH01292021MOS2

Tax Rate Code	Description	Levy Amount
RT	Ed - English Public Res/Farm	-\$103.61
EP	Mun-English Public Res/Farm	-\$1,185.37
	Levy Total	-\$1,288.98

*** END OF REPORT ***