

To: Mayor Avis & Members of Council
FROM: Laurie Witherspoon, Treasurer
DATE: December 6, 2016
SUBJECT: Request for Reconsideration M.O.S.
RE: 335 Scott Street (2016) Roll# 5912-020-002-04200-0000

BACKGROUND

Attached are the Minutes of Settlement for the 2016 taxation years under Section 39.1 of the *Assessment Act* from MPAC with regard to the following properties:

1. **335 Scott Street – Commercial (CT) CVA of 187,000 reduced to Commercial (CT) CVA of 174,000 for 2016 taxation year resulting from updated commercial/industrial building value.**

The Municipality may object to the *Request for Consideration Minutes of Settlement* applications within 90 days after receiving the notice for the above referenced properties filed under Section 39.1 of the *Assessment Act* as listed on the M.O.S. applications. Last date for a municipal appeal is as listed on the individual Requests for Reconsiderations.

That total financial impact of the Minutes of Settlement is \$579.21 consisting of a reduction of municipal revenue of \$425.81 and education revenue of \$153.40 as listed in the attached Write-offs/Tax Account Adjustment worksheet.

2016 WRITE-OFFS/TAX ACCOUNT ADJUSTMENTS

Batch #	Year Affected	Roll #	Assessment Change	RTC/RTQ	Municipal Rate	School Rate	Municipal Amount	English Public	English Separate	French Public	French Separate	No Sup School	Capping Adjust	Penalty/ Interest	BIA	TOTAL
	2016	2.2.042	-13,000	CT	0.03275463	0.01180	-425.81 -425.81	0.00 0.00	0.00 0.00	0.00 0.00		-153.40 -153.40	0.00 0.00	0.00 0.00		-579.21 -579.21
Minutes of Settlement																



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

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

777714 ONTARIO LIMITED
335 SCOTT ST
FORT FRANCES ON P9A 1H1

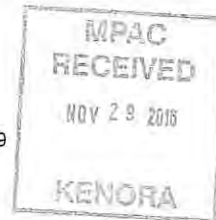
Questions?

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
Fax 1 866 297-6703
Write P.O. Box 9808 Toronto, ON M1S 5T9

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

The Municipal Property Assessment Corporation (MPAC) received a Request for Reconsideration (RfR) for the property identified below. As a result of MPAC's review, we recommend your property assessment be revised according to the settlement shown below.

Owner name(s) 777714 ONTARIO LIMITED
Roll number 59-12-020-002-04200-0000
Property location and description 335 SCOTT ST
PLAN ALB E1/2 LOT 358 PCL 8509
Municipality Town of Fort Frances



Current Property Assessment

Property Classification	Effective Date	2008 Assessed value	2012 Assessed value	Phase-In Assessment for Taxation Years 2016
Commercial (CT)	January 01, 2016	\$158,000	\$187,000	\$187,000
Total		\$158,000	\$187,000	\$187,000

Revised Property Assessment

Property Classification	Effective Date	2008 Assessed value	2012 Assessed value	Phase-In Assessment for Taxation Years 2016
Commercial (CT)	January 01, 2016	\$158,000	\$174,000	\$174,000
Total		\$158,000	\$174,000	\$174,000

Reason(s) why your property assessment changed

- Updated commercial/industrial building value

Please see reverse

Please check the appropriate box and sign below

I ☒ accept my revised assessment

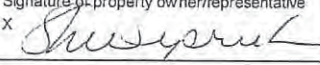
or

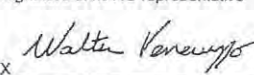
I ☐ reject my revised assessment.

By signing, I agree the Request for Reconsideration (RfR) process is completed.

- I understand that if I accept the recommendation;
 - the revised phased-in assessments will be used by my municipality to adjust my property taxes; and
 - if I have already filed an Appeal to the Assessment Review Board (ARB), my Appeal is withdrawn.
- I understand that if I reject the recommendation;
 - my property assessment will remain unchanged for the current year; and
 - I have the option of appealing to the Assessment Review Board by February 24, 2017.
- I understand that a supplementary or omitted assessment may be made for any changes to the property not yet assessed.

You must sign and return this form for the change to take effect this year.

Signature of property owner/representative X 	Print Name X SHELLEY WEPPIK	Date (yyyy/mm/dd) 23/11/2016
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Signature of MPAC representative X 	Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2016/11/16
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Objection by Municipality

Municipal Signature X	Print Name X	Date (yyyy/mm/dd)
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To finalize your RfR, your signed Minutes can be mailed in the prepaid envelope provided or faxed to 1 866 297-6703.

Last date for a Municipal Appeal: March 4, 2017

PLEASE NOTE: If there is any change in the law that affects the determination of the adjusted 2008 CVA used as the starting point to determine the phased-in assessments in these Minutes of Settlement, MPAC reserves the right to re-state the phase-in amounts included in the Settlement to comply with the statutory or regulatory change.

Tax Year: 2016 Roll Number: 59-12-020-002-04200-0000