

TO: Administration & Finance Executive Committee
FROM: Dawn Galusha, Treasurer
DATE: July 26, 2019
SUBJECT: Request for Reconsideration M.O.S.
RE: 306 Kerr Place (2019) Roll # 5912-010-006-00504-0000

BACKGROUND

Attached are the Minutes of Settlement for the 2019 taxation year under Section 39.1 of the *Assessment Act* from MPAC with regard to the following property:

- 306 Kerr Place – Residential (RT) CVA of 175,250 reduced to CVA of 146,000 effective January 1, 2019 for the 2019 taxation year resulting from condition of structures.

In discussion with MPAC, the local assessor inspected the property and indicated the reduction is due to the condition of structure, being the structural condition.

The Municipality may object to the *Request for Consideration Minutes of Settlement* applications within 90 days after receiving the notice for the above referenced property filed under Section 39.1 of the *Assessment Act* as listed on the M.O.S. application being August 30, 2019.

That total financial impact of the Minutes of Settlement is \$539.26 consisting of a reduction of municipal revenue of \$492.17 and education revenue of \$47.09 as listed in the attached Write-offs/Tax Account Adjustment worksheet.

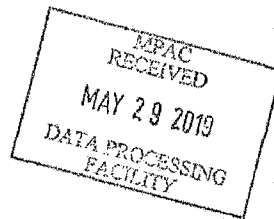
In asking questions to Steven DeRocco, Account Manager, Municipal & Stakeholder Relations, MPAC, he also made note of the fact that any sales from 2016 will be represented in the next assessment update (2021-2024). Therefore, it is important not to confuse the value of property selling today, to the assessment of that property for 2019 as the assessment value is from 2016.

**Minutes of Settlement
2019 Tax Year
Results of Request for Reconsideration
Property Assessment Notice**



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

KAREN ADAMSON
1220 STRACHAN PL
FORT FRANCES ON P9A 3S9



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, 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 revised property assessment below.

Owner name(s) KRUGER MARGARET ALICE ESTATE
Roll number KRUGER KARL PETER ESTATE
Property location and description 59-12-010-006-00504-0000
306 KERR PLACE
PSM318 LOT 4 PCL 22327
Municipality/Local taxing Authority Town of Fort Frances

**CURRENT Property Assessment
Property
Classification**

Residential (RT)
Total

Current Value Assessed	
2012	2016
\$164,000	\$179,000
\$164,000	\$179,000

**Property
Classification**

Residential (RT)
Total

Effective date: January 01, 2019 Phase-in Assessment for Taxation Years	
2019	2020
\$175,250	\$179,000
\$175,250	\$179,000

**RECOMMENDED Property Assessment
Property
Classification**

Residential (RT)
Total

Current Value Assessed	
2012	2016
\$164,000	\$146,000
\$164,000	\$146,000

**Property
Classification**

Residential (RT)
Total

Effective date: January 01, 2019 Phase-in Assessment for Taxation Years	
2019	2020
\$146,000	\$146,000
\$146,000	\$146,000

Why your property assessment changed

- Changed value due to condition of structure(s)

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 2019 - 2020 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 assessed value of my property will stay the same as it appears on my 2016 Property Assessment Notice. I also understand that I may appeal MPAC's decision to the Assessment Review Board by August 19, 2019.

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

We must receive your response no later than July 05, 2019. 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>Karen Adamson</i>	Print name <i>KAREN ADAMSON</i>	Date (yyyy/mm/dd) <i>2019 06 01</i>
--	------------------------------------	--

Signature of MPAC representative <i>Walter Veneruzzo</i>	Print name Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2019/05/21
---	---	---------------------------------

Objection by Municipality or Local Taxing Authority

Signature of municipal representative	Print name and title	Date (yyyy/mm/dd)
---------------------------------------	----------------------	-------------------

Last date for a municipal appeal: August 30, 2019

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: 2019

Roll Number: 59-12-010-006-00504-0000

2019 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	BIA	TOTAL
	2019	1.6.00504	-29,250	RTEP	0.01682625	0.00161000	-492.17	-47.09						-539.26