

2022 WRITE-OFFS/TAX ACCOUNT ADJUSTMENTS[illegible]

TR2022-34



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

Issue Date:
January 24, 2022

MITCHELL ADAM JOSEPH
GUSTAFSON-MITCHELL DANIELLE NICOLE
RMB 2012
1425 HIGHWAY 11 E
RR 2
FORT FRANCES ON P9A 3M3

THIS IS NOT A TAX BILL.

The Municipal Property Assessment Corporation (MPAC) is responsible for assessing and classifying all properties in Ontario. Your municipality will use your assessment to calculate your 2022 property taxes.

Why am I receiving this notice?

This Amended Property Assessment Notice replaces the Notice we previously sent. We have corrected factual information about your property which has changed the assessed value, classification and/or tax liability. This change is effective for taxation beginning January 1, 2022.

PROPERTY OVERVIEW:

Roll number: 59 12 030 007 22427 0000
Location and description: 838 HUFFMAN CRT
PLAN 48M382 LOT 15
Municipality: FORT FRANCES TOWN

AMENDED ASSESSMENT OVERVIEW:

Your property's assessed value as of **January 1, 2016:** **\$425,000**

Your property's assessed value as of **January 1, 2012:** **\$417,796**

Between **2012** and **2016**, your property's assessed value changed by: **\$7,204**

What happens if my assessed value has changed?

Your updated assessed value will be used to calculate your property taxes for the 2022 tax year.

Amended Property Assessment Notice

For the 2022 property
tax year

This notice contains important information about an update made to your property during the year.

Please visit mpac.ca/notice or scan the QR code below with your mobile device to learn more about why you are receiving this notice.



Please review and keep for your records.

MPAC assesses and classifies all properties in Ontario in compliance with the *Assessment Act* and regulations set by the Government of Ontario.

Property assessments for the 2022 tax year will continue to be based on the fully phased-in January 1, 2016 assessed values.



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PROPERTY SUMMARY:

Property type: Single Family Detached

Property information: Frontage: 74.64 feet
Depth: 114.83 feet
Lot area: 0.20 acres

Building - exterior square footage: 2,839 square feet

Year of construction: 2020

UNDERSTANDING YOUR AMENDED PROPERTY ASSESSMENT NOTICE:

Why am I receiving this notice ? ■

MPAC previously sent a Notice on the assessment of your property. Since then, we have made corrections in the factual information about your property. This may include:

- buildings or other structures
- use
- lot size
- legal description, or
- other factual information that affects its assessed value, classification and/or tax liability.



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Attachment

Roll number:

59 12 030 007 22427 0000

CHANGE(S) TO YOUR PROPERTY ASSESSMENT:

Previous assessment information:

Tax class	Value as of Jan. 1, 2012	Value as of Jan. 1, 2016	Assessed value 2022
Residential Taxable	\$485,626	\$494,000	\$494,000

Amended for the 2022 tax year:

Tax class	Value as of Jan. 1, 2012	Value as of Jan. 1, 2016	Assessed value 2022
Residential Taxable	\$417,796	\$425,000	\$425,000

SCHOOL SUPPORT:

Property class	School support type	2022 assessment
Residential	English-Public	\$425,000



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Attachment

CONTINUED

Roll number:

59 12 030 007 22427 0000

HOW CAN I LEARN MORE ABOUT MY ASSESSMENT?

Visit **mpac.ca** and log onto **AboutMyProperty** to learn more about how your property was assessed, see the information we have on file and compare it to others in your area.

To register, enter in your roll number and access key as noted below.

Roll number:

59 12 030 007 22427 0000

Access key:

74548 5A513 6C9FE

If you do not agree with the change(s) in the assessed value and/or the classification, you may file an RfR or appeal.

Owners of a property with a residential, farm or managed forests classification:

If you want a review of your property assessment change(s), the first step is to ask MPAC for a free-of-charge RfR. You must do this before you can appeal to the Assessment Review Board (ARB).

Your deadline for requesting an RfR is May 24, 2022. To file an RfR, visit **mpac.ca**.

Owners of other property classifications:

You may (but do not have to) ask for a free-of-charge RfR before considering an appeal to the ARB.

Your ARB filing deadline is May 24, 2022. To file an appeal, visit the ARB's website at **tribunalsontario.ca/arb/**.

For all properties:

If you submit an RfR, you must wait for MPAC's decision before you may appeal to the ARB.

WE'RE HERE TO HELP

Visit **mpac.ca** or contact us at **1 866 296-6722** or TTY **1 877 889-6722** and one of our assessment experts will assist you.

Please have your roll number available when you contact us.
Monday to Friday 8 a.m. to 5 p.m.

If you have any accessibility needs, please let our representatives know how we can best accommodate you.

Pour changer votre préférence en matière de langue, veuillez vous connecter à **AboutMyProperty** sur **mpac.ca/fr**.

System: 6/29/2022 11:35:03 AM
User: hhatch

Town of Fort Frances
Levy By Assessment Code

Page: 1

Batch: HH06292022MITCH

#	Name	Assessment Code	Description	Assessment	Levy Amount	General
030007224270000	MITCHELL ADAM JOSEPH					
General	RTEP		Res/Farm Tx:Full - EPubSup	-\$69,000	-\$1,382.58	
			Roll Total:	-\$69,000	-\$1,382.58	
				-\$69,000	-\$1,382.58	-\$69,000

*** END OF REPORT ***

Date: 6/29/2022 11:34:46 AM
User: hhatch

Town of Fort Frances
Distribution Summary
Property Taxes

Page: 1

Batch: HH06292022MITCH

Account Number	Account Description	Amount
10-001-0000-0040-10241	Taxes Receivable- Current	-\$1,382.58
10-010-0150-0121-50018	Residential - EP	\$1,277.01
10-010-0151-0121-50018	Residential - EP	\$105.57
Report Total:		\$0.00
		=====

*** E N D O F R E P O R T ***