



TOWN OF FORT FRANCES
ADMINISTRATION & FINANCE DIVISION
TREASURY REPORT 2013/76

To: Mayor Avis & Members of Council

FROM: Laurie Witherspoon, Treasurer

DATE: August 6, 2013

SUBJECT: MOS – Requests for Reconsideration

Re: 209 McIrvine Road	(2013) Roll # 5912-010-005-02501-0000
538 Church Street	(2013) Roll # 5912-020-002-03100-0000

BACKGROUND

Attached are the Minutes of Settlement for the 2013 taxation years under Section 39.1 of the *Assessment Act* from MPAC with regard to the following properties:

1. 209 McIrvine Road - Residential CVA reduction from 249,000 to 179,802 resulting from updated structure data/unfinished structure allowance
2. 538 Church Street – Residential CVA reduction from 78,500 to 66,000 resulting from adjustment for obsolescence.

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.

That total financial impact of the Minutes of Settlement is \$1,538.01 consisting of a reduction of municipal revenue of \$1,364.81 and education revenue of \$173.20 as listed in the attached Write-offs/Tax Account Adjustment worksheet.

RECOMMENDATION

The Administration & Finance Executive Committee recommends that Council receive the Minutes of Settlement (M.O.S.) for properties located at 209 McIrvine Road and 538 Church Street for the 2013 taxation year and that the M.O.S. be processed.

Council Approval of This Report Will Agree to the recommendation of the Administration and Finance Executive Committee to receive the Minutes of Settlement for properties located at 209 McIrvine Road and 538 Church Street for the 2013 taxation year and that the M.O.S. be processed.

2013 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
TX	2013	1.5.02501	-69,198	RTEP	0.01670548	0.00212	-1,155.99	-146.70								-1,302.69
	2013	2.2.03100	-12,500	RTEP	0.01670548	0.00212	-208.82	-26.50								-235.32
							-1,364.81	-173.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,538.01
Minutes of Settlement																



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

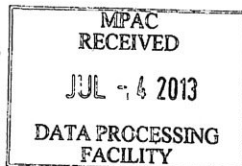
Request for Reconsideration
Minutes of Settlement 2013 Tax Year

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.

WILLIAMSON CHRISTOPHER ROY
GREEN ELISSA ANNE
209 MCIRVINE RD
FORT FRANCES ON P9A 3N3



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.

Roll number	59-12-010-005-02501-0000	
Property location and description	209 MCIRVINE RD PLAN SM59 PT LOTS 25 AND 26 RP 48R1136 PARTS 1 AND 2 RP 48R1048 PARTS 3 AND 4 RP 48R1229 PART 1 AND 2 PCL 21642 21875 22439	
Municipality	FORT FRANCES TOWN	
Property Assessment	Current	Revised
2012 Current Value	\$297,000	\$202,000
2008 Current Value	\$233,000	\$172,403
Property Classification	Residential (RT)	Residential (RT)
Tax Year	Phased-in Assessment	Phased-in Assessment
2013	\$249,000	\$179,802
2014	\$265,000	\$187,202
2015	\$281,000	\$194,601
2016	\$297,000	\$202,000

Reason(s) why your property assessment changed

- Updated structure data
- Unfinished structure allowance

Please see reverse

Please check the appropriate box and sign below

I ☒ accept my revised assessment

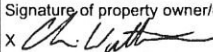
or


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 September 18, 2013.
- 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 Chris Williamson	Date (yyyy/mm/dd) 2013/06/28
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Signature of MPAC representative X 	Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2013/06/10
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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: October 15, 2013

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.

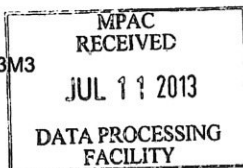
Tax Year: 2013 Roll Number: 59-12-010-005-02501-0000



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

MOS: 2013-00019
Request for Reconsideration
Minutes of Settlement 2013 Tax Year

DUPUIS RHONDA MAUREEN
BEKESI SHANE KENNETH
SITE 216-62
RR 2 STN MAIN
FORT FRANCES ON P9A 3M3

**Questions?**

Call 1 866 296-MPAC (6722)
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Web www.mpac.ca
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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.

Roll number	59-12-020-002-03100-0000	
Property location and description	538 CHURCH ST PALB PT LOT 310 PCL 310-1	
Municipality	FORT FRANCES TOWN	
Property Assessment	Current	Revised
2012 Current Value	\$80,000	\$66,000
2008 Current Value	\$78,000	\$75,706
Property Classification	Residential (RT)	Residential (RT)
Tax Year	Phased-in Assessment	Phased-in Assessment
2013	\$78,500	\$66,000
2014	\$79,000	\$66,000
2015	\$79,500	\$66,000
2016	\$80,000	\$66,000

Reason(s) why your property assessment changed

- Adjustment for Obsolescence

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 October 02, 2013.
- 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 <i>R. Dupuis</i>	Print Name X Rhonda Dupuis	Date (yyyy/mm/dd) 2013/07/04
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Signature of MPAC representative X <i>Walter Veneruzzo</i>	Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2013/06/24
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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: October 22, 2013

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: 2013 Roll Number: 59-12-020-002-03100-0000