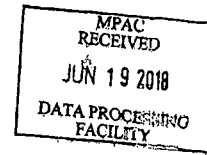


**2018 WRITE-OFFS/TAX ACCOUNT ADJUSTMENTS**

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
	2018	1.6.1400	-237,080	IT	0.0466686	0.01090000	-11,064.18					-2,584.17		-13,648.35
	2018	1.6.1400	237,136	CT	0.03154300	0.0105553	7,479.98					2,503.03		9,983.01
							-3,584.20	0.00	0.00	0.00	0.00	-81.14	0.00	-3,665.34
							-925.65	-95.20						-1,020.85
							-4,509.86	-95.20	0.00	0.00	0.00	-81.14	0.00	-4,686.20
	2018	1.6.005	-56,000	RTEP	0.0165296	0.00170000								

Minutes of Settlement - M.O.S.



DG00344 2/2 0518 RIR-MoS

**Minutes of Settlement  
2018 Tax Year  
Results of Request for Reconsideration  
Property Assessment Notice**



MUNICIPAL PROPERTY  
ASSESSMENT CORPORATION  
SOCIÉTÉ D'ÉVALUATION  
FONCIÈRE DES MUNICIPALITÉS

ROBERT WILLIAM BECK  
BARBARA ELLEN BECK  
302 KERR PL  
FORT FRANCES ON P9A 3R4

**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](mailto: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)	ROBERT WILLIAM BECK BARBARA ELLEN BECK
Roll number	59-12-010-006-00500-0000
Property location and description	302 KERR PL PLAN SM 318 LOTS 1 & 2 PCLS 1-1 & 2-1
Municipality/Local taxing Authority	Town of Fort Frances

**CURRENT Property Assessment**

Property Classification	Current Value Assessed	
	2012	2016
Residential (RT)	\$331,000	\$371,000
Total	\$331,000	\$371,000

Property Classification	Effective date: January 01, 2018 Phase-in Assessment for Taxation Years		
	2018	2019	2020
Residential (RT)	\$351,000	\$361,000	\$371,000
Total	\$351,000	\$361,000	\$371,000

**RECOMMENDED Property Assessment**

Property Classification	Current Value Assessed	
	2012	2016
Residential (RT)	\$331,000	\$295,000
Total	\$331,000	\$295,000

Property Classification	Effective date: January 01, 2018 Phase-in Assessment for Taxation Years		
	2018	2019	2020
Residential (RT)	\$295,000	\$295,000	\$295,000
Total	\$295,000	\$295,000	\$295,000

Why your property assessment changed

- Changed value due to condition of structure(s)
- Updated site data
- Updated bathroom data

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 2017 to 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 September 03, 2018.

To complete your Request for Reconsideration, please check one of the above boxes, and sign and send a copy of the entire document to MPAC in one of the following ways:

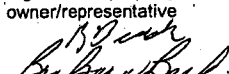


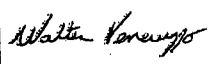
Email: [enquiry@mpac.ca](mailto:enquiry@mpac.ca)



Write: MPAC, P.O. Box 9808  
Toronto, ON M1S 5T9

We must receive your response no later than July 20, 2018. 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 	Print name ROBERT BECK BARBARA BECK	Date (yyyy/mm/dd) 2018/06/13/ <del>14</del> 2018/06/13/
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Signature of MPAC representative 	Print name Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2018/06/05
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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: October 9, 2018

**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: 2018 Roll Number: 59-12-010-006-00500-0000

**Minutes of Settlement  
2018 Tax Year  
Results of Request for Reconsideration  
Property Assessment Notice**



MUNICIPAL PROPERTY  
ASSESSMENT CORPORATION  
SOCIÉTÉ D'ÉVALUATION  
FONCIÈRE DES MUNICIPALITÉS

GEORGE ARMSTRONG CO LIMITED  
PO BOX 818 STN MAIN  
FORT FRANCES ON P9A 3N1

**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  
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for assistance.

**MPAC  
RECEIVED**

JUL 10 2018

**FORT FRANCES**

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)** GEORGE ARMSTRONG CO LIMITED

**Roll number** 59-12-010-006-14000-0000

**Property location and description** PIT NO 2 RD  
MCIRVINE RIVER RANGE PT LOTS 45 TO 47 PL SM56 LOT  
1 PT LOT 2 PL PSM111 PT BLK B AND RR20 PARTS 1 TO 7  
RP 48R3548 PARTS 1 AND 2 PCLS 6913 7715 9970 11227  
12591 13635 16957 17826 AND PCL BLK B-8

**Municipality/Local taxing Authority** Town of Fort Frances

**CURRENT Property Assessment**

**Property  
Classification**

**Current Value Assessed**

	2012	2016
Industrial: Excess	\$21,380	\$21,900
Land (IU)		
Commercial (CT)	\$195,960	\$201,600
Industrial (IT)	\$233,660	\$240,500
<b>Total</b>	<b>\$451,000</b>	<b>\$464,000</b>

**Property  
Classification**

Effective date: January 01, 2018

**Phase-in Assessment for Taxation Years**

	2018	2019	2020
Industrial: Excess	\$21,640	\$21,770	\$21,900
Land (IU)			
Commercial (CT)	\$198,780	\$200,190	\$201,600
Industrial (IT)	\$237,080	\$238,790	\$240,500
<b>Total</b>	<b>\$457,500</b>	<b>\$460,750</b>	<b>\$464,000</b>

# RECOMMENDED Property Assessment

## Property

### Classification

### Current Value Assessed

	2012	2016
Industrial: Excess	\$21,380	\$21,900
Land (IU)		
Commercial (CT)	\$429,732	\$442,100
Total	\$451,112	\$464,000

## Property

### Classification

Effective date: January 01, 2018

### Phase-in Assessment for Taxation Years

	2018	2019	2020
Industrial: Excess	\$21,640	\$21,770	\$21,900
Land (IU)			
Commercial (CT)	\$435,916	\$439,008	\$442,100
Total	\$457,556	\$460,778	\$464,000

## Why your property assessment changed

### • Tax class change

## 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 2017 to 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 September 17, 2018.

To complete your Request for Reconsideration, please check one of the above boxes, and sign and send a copy of the entire document to MPAC in one of the following ways:

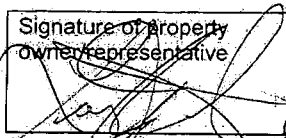


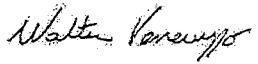
Email: enquiry@mpac.ca



Write: MPAC, P.O. Box 9808  
Toronto, ON M1S 5T9

We must receive your response no later than August 03, 2018. 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 	Print name LARRY ARMSTRONG	Date (yyyy/mm/dd) July 10 - 2018
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Signature of MPAC representative 	Print name Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2018/06/19
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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: October 16, 2018

**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: 2018 Roll Number: 59-12-010-006-14000-0000

**MPAC  
RECEIVED**

JUL 10 2018

**FORT FRANCES**