

2017 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
	2017	2.2.08001	-24,125	CX	0.02285733	0.0077922	-551.43					-187.99		-739.42
	2017	2.2.133	-7,250	RTEP	0.01686886	0.0017900	-122.30	-12.98						-135.28
	2017	2.8.015	-44,250	CT	0.03265332	0.01113172	-1,444.91					-492.58		-1,937.49
	2017	2.8.015	9,316	CX	0.02285733	0.00779220	212.94					72.59		285.53
							-1,231.97	0.00	0.00	0.00	0.00	-419.99	0.00	-1,651.96
	2017	3.5.012	-5,000	RTES	0.01686886	0.0017900	-84.34		-8.95					-93.29
Minutes of Settlement							-1,990.04	-12.98	-8.95	0.00	0.00	-607.98	0.00	-2,619.95

**Minutes of Settlement
2017 Tax Year
Results of Request for Reconsideration
Property Assessment Notice**



MUNICIPAL PROPERTY
ASSESSMENT CORPORATION
SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

DALTON LYLE TAYLOR
1021 THIRD ST E
FORT FRANCES ON P9A 1S3

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)	DALTON LYLE TAYLOR
Roll number	59-12-020-002-08001-0000
Property location and description	412 SCOTT ST PLAN SM126 PT LOT 4 RP 48R2139 PART 1 PCL 4-1
Municipality/Local taxing Authority	Town of Fort Frances

CURRENT Property Assessment

Effective date: January 01, 2017

Property Classification	2012	2016	Phase-In Assessment for Taxation Years			
	Assessed value	Assessed value	2017	2018	2019	2020
Commercial: Vacant land (CX)	\$21,500	\$32,000	\$24,125	\$26,750	\$29,375	\$32,000
Total	\$21,500	\$32,000	\$24,125	\$26,750	\$29,375	\$32,000

RECOMMENDED Property Assessment

Effective date: January 01, 2017

Property Classification	2012	2016	Phase-In Assessment for Taxation Years			
	Assessed value	Assessed value	2017	2018	2019	2020
Commercial: Vacant land (CX)	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0

Why your property assessment changed

- Adjustment due to a consolidation

To complete your Request for Reconsideration, please complete the back of this form.

**MPAC
RECEIVED
OCT 03 2017
FORT FRANCES**

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 2016 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 October 02, 2017.

To complete your Request for Reconsideration, please check one of the above boxes, and sign and send a copy of both sides of this form 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 18, 2017. 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>Dalton Taylor</i>	Print name DALTON TAYLOR	Date (yyyy/mm/dd) OCT 3-2017
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Signature of MPAC representative <i>Walter Veneruzzo</i>	Print name Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2017/07/04
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Objection by Municipality or Local Taxing Authority

Signature of municipal representative	Print name and title	Date (yyyy/mm/dd)
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Last date for a municipal appeal: January 3, 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: 2017 Roll Number: 59-12-020-002-08001-0000

**MPAC
RECEIVED
OCT 03 2017
FORT FRANCES**

**Minutes of Settlement
2017 Tax Year
Results of Request for Reconsideration
Property Assessment Notice**



MUNICIPAL PROPERTY
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SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

HEATHER ROBIN GUSTAFSON
509 VICTORIA AVE UNIT B
FORT FRANCES ON P9A 2C5

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

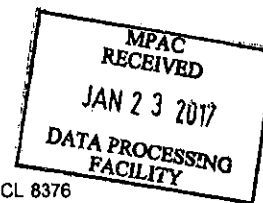


Write: MPAC, P.O. Box 9808
Toronto, ON M1S 5T9

If you have any accessibility
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for assistance.

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) HEATHER ROBIN GUSTAFSON
Roll number 59-12-020-002-13300-0000
Property location and description 509 VICTORIA AVE
PLAN M70 BLK 3 LOT 3 S PT LOT 2 PCL 8376
Municipality/Local taxing Authority Town of Fort Frances



CURRENT Property Assessment

Effective date: January 01, 2017

Property Classification	2012 Assessed value	2016 Assessed value	Phase-In Assessment for Taxation Years			
			2017	2018	2019	2020
Residential (RT)	\$158,000	\$200,000	\$168,500	\$179,000	\$189,500	\$200,000
Total	\$158,000	\$200,000	\$168,500	\$179,000	\$189,500	\$200,000

RECOMMENDED change to your Property Assessment

Effective date: January 01, 2017

Property Classification	2012 Assessed value	2016 Assessed value	Phase-In Assessment for Taxation Years			
			2017	2018	2019	2020
Residential (RT)	\$158,000	\$171,000	\$161,250	\$164,500	\$167,750	\$171,000
Total	\$158,000	\$171,000	\$161,250	\$164,500	\$167,750	\$171,000

Why your property assessment changed

- Adjustment based on similar properties
- Updated structure data

To complete your Request for Reconsideration, please complete the back of this form.

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 April 12, 2017.

To complete your Request for Reconsideration, please check one of the above boxes, and sign and send a copy of both sides of this form 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 February 26, 2017. 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>Heather R Gustafson</i>	Print name <i>Heather R Gustafson</i>	Date (yyyy/mm/dd) <i>2017/01/16</i>
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Signature of MPAC representative <i>Walter Veneruzzo</i>	Print name Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2017/01/12
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Objection by Municipality or Local Taxing Authority May 3, 2017

Signature of municipal representative	Print name and title	Date (yyyy/mm/dd)
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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: 2017 Roll Number: 59-12-020-002-13300-0000

**Minutes of Settlement
2017 Tax Year
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MUNICIPAL PROPERTY
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SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

1578289 ONTARIO LTD
RMB 3
RR 1
FORT FRANCES ON P9A 3M2

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

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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) 1578289 ONTARIO LTD

Roll number 59-12-020-008-01500-0000

Property location and description 213 SECOND ST E
PLAN M68 BLK 2 E25FT LOT 3 PCL 2-3-2

Municipality/Local taxing Authority Town of Fort Frances

CURRENT Property Assessment

**Property
Classification**

Current Value Assessed

	2012	2016
Commercial (CT)	\$40,000	\$57,000
Total	\$40,000	\$57,000

**Property
Classification**

Effective date: January 01, 2017
Phase-in Assessment for Taxation Years

	2017	2018	2019	2020
Commercial (CT)	\$44,250	\$48,500	\$52,750	\$57,000
Total	\$44,250	\$48,500	\$52,750	\$57,000

RECOMMENDED Property Assessment

**Property
Classification**

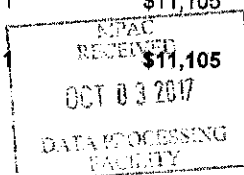
Current Value Assessed

	2012	2016
Commercial: Vacant land (CX)	\$8,421	\$12,000
Total	\$8,421	\$12,000

**Property
Classification**

Effective date: January 01, 2017
Phase-in Assessment for Taxation Years

	2017	2018	2019	2020
Commercial: Vacant land (CX)	\$9,316	\$10,211	\$11,105	\$12,000
Total	\$9,316	\$10,211	\$11,105	\$12,000



Why your property assessment changed

- Structure(s) demolished
- Adjustment to lot size

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 December 18, 2017.

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

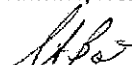


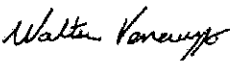
Email: enquiry@mpac.ca



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

We must receive your response no later than November 03, 2017. 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 STEVE BUEL	Date (yyyy/mm/dd) 2017/09/22
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Signature of MPAC representative 	Print Name Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2017/09/19
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Objection by Municipality or Local Taxing Authority

Signature of municipal representative	Print name and title	Date (yyyy/mm/dd)
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Last date for a municipal appeal: January 4, 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: 2017 Roll Number: 59-12-020-008-01500-0000

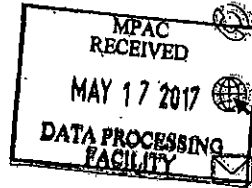
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MUNICIPAL PROPERTY
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SOCIÉTÉ D'ÉVALUATION
FONCIÈRE DES MUNICIPALITÉS

KATHERINE DEBRA BURNS
1014 SCOTT ST
FORT FRANCES ON P9A 1J5

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

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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) KATHERINE DEBRA BURNS

Roll number 59-12-030-005-01200-0000

Property location and description 1014 SCOTT ST
PLAN SM48 LOT 118 TO 119 PCL 118-1, 119-1 SEC SM 48

Municipality/Local taxing Authority Town of Fort Frances

CURRENT Property Assessment

Effective date: January 01, 2017

Property Classification	2012 Assessed value	2016 Assessed value	Phase-In Assessment for Taxation Years			
			2017	2018	2019	2020
Residential (RT)	\$64,000	\$93,000	\$71,250	\$78,500	\$85,750	\$93,000
Total	\$64,000	\$93,000	\$71,250	\$78,500	\$85,750	\$93,000

RECOMMENDED Property Assessment

Effective date: January 01, 2017

Property Classification	2012 Assessed value	2016 Assessed value	Phase-In Assessment for Taxation Years			
			2017	2018	2019	2020
Residential (RT)	\$64,000	\$73,000	\$66,250	\$68,500	\$70,750	\$73,000
Total	\$64,000	\$73,000	\$66,250	\$68,500	\$70,750	\$73,000

Why your property assessment changed

- Adjustment based on similar properties
- Updated structure data

K Burns K Burns K Burns K Burns K Burns

To complete your Request for Reconsideration, please complete the back of this form.

What this change means to you

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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 July 24, 2017.

To complete your Request for Reconsideration, please check one of the above boxes, and sign and send a copy of both sides of this form 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 June 09, 2017. 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>Katherine Burns</i>	Print name KATHERINE BURNS	Date (yyyy/mm/dd) May 04/17
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Signature of MPAC representative <i>Walter Veneruzzo</i>	Print name Walter Veneruzzo, Director, Valuation and Customer Relations	Date (yyyy/mm/dd) 2017/04/25
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Objection by Municipality or Local Taxing Authority

Signature of municipal representative	Print name and title	Date (yyyy/mm/dd)
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Last date for a municipal appeal: January 4, 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: 2017 Roll Number: 59-12-030-005-01200-0000