

Payment Methods

1. Pre-authorized payment plans:

- **Monthly on the 1st or 15th of each month:** annual taxes are withdrawn over 12 months, from January to December.
- **Bi-Monthly on the 1st and 15th of each month:** annual taxes are withdrawn twice per month over 12 months, from January to December.
- **Due date:** tax payments are withdrawn on the installment dates as per tax bill.

Note: The above plans are available to those ratepayers with no outstanding tax arrears.

- **Arrears:** 12 monthly withdrawals on the 15th of each month – subject to penalty and interest on any balance outstanding.

2. By mail:

Please attach your cheque to the payment stub provided when mailing your payment.

3. At the municipal office (390 Hwy 94, Corbeil):

Payments may be made by cheque, interac and cash. **We do not accept credit cards.** Also, there is an outside payment slot located to the right of the front door at the Municipal Office for overnight drop off. **Please do not drop off cash in the payment slot.**

4. Internet/telephone banking:

Payments can be made using personal online internet/telephone banking. Six (6) digits of your nineteen (19) digit roll number are required to process your payment (i.e. 4834-0000-01-**23456**-0000). Service charges may apply.

Other Tax Information

Late charges:

Penalty and interest is charged on overdue taxes as authorized by Section 345 of the Municipal Act. A penalty of 1.25% is added to overdue accounts on the

1st day of default and interest at 1.25% per month is added on the 1st of each month thereafter. To avoid penalty/interest charges, please ensure that your payment is received by the due date. **Please note that staff is not authorized to reverse interest charges that have been applied to tax accounts.**

Name/mailing address changes to accounts:

The Municipality of East Ferris does not have the legal authority to amend the assessment roll without authorization from the Municipal Property Assessment Corporation (MPAC). Legal documentation for changes/additions/deletions of names is required. Mailing address change forms are available at the Municipal Office or on our website. We will forward all changes to MPAC on your behalf.

Tax cancellation/refunds/reductions:

Section 357/358/359 of the Municipal Act provides Council with the authority to cancel, reduce or refund taxes under very specific circumstances upon application by the ratepayer. Application forms and additional information are available at the Municipal Office.

Omitted or supplementary assessment:

Tax bills are issued following receipt of omitted and supplementary assessment rolls from the Municipal Property Assessment Corporation primarily for new construction, additions or renovations and assessments that were omitted from the assessment roll. These bills are in addition to your regular tax bills.

Assessment reconsiderations/appeals:

The deadline for filing a 2014 Request for Reconsideration with MPAC was March 31st, 2014 for the 2014 taxation year. The deadline for filing a 2015 Request for Reconsideration is March 31st, 2015 for the 2015 taxation year. For further information related to assessment appeals, please visit www.mpac.ca. In the event that you have filed an assessment appeal or a request for reconsideration, the Municipality of East Ferris must await notification from the Assessment Review Board or the Municipal Property Assessment Corporation before any approved changes in assessment can be processed.



The Corporation of the
Municipality of East Ferris

390 Highway 94
Corbeil, ON POH 1K0

2014 PROPERTY TAX INFORMATION

MAYOR

Bill Vrebosch

COUNCILLORS

Robert Point (Deputy Mayor)
Dan Corbeil
Rick Champagne
Terry Kelly

Municipal Office Hours
8:30 a.m. to 4:30 p.m.
Monday to Friday

Tel: (705) 752-2740
Fax: (705) 752-2452
www.eastferris.ca

Your Property's Current Value Assessment

The Municipal Property Assessment Corporation (MPAC) is responsible for accurately valuing and classifying properties in Ontario. The assessed value of your property is used as the basis for calculating your property taxes.

2012 was a re-assessment year. Property Assessment Notices were issued by MPAC showing the assessed value of your property based on a valuation date of January 1, 2012. This assessed value will be used to calculate your property taxes for the years 2013 to 2016, with assessment increases being phased in equally over these 4 years.

The Municipality is not responsible for assessing property values and is not authorized to make changes to any property assessments. Should you have any questions regarding your property's assessed value, please contact MPAC toll free at 1-866-296-6722, the North Bay office at (705) 474-4553 or on-line at www.mpac.ca.

How to calculate your 2014 property taxes:

On residential property with a phased-in current value assessment (CVA) of \$100,000, property taxes would be calculated as follows:

(phased-in cva x total tax rate) = property taxes due for the year

(i.e. \$100,000 x 0.00908096) = \$908.10

or

\$908.10 per \$100,000 of assessment

Fees and Charges – Treasury Services (By-law 2013-23):

Tax Certificates	\$50.00
Official Receipts	\$20.00
Tax Bill Reprints	\$20.00
Tax Status Inquiry	\$5.00
Tax Account Research (per 15 mins.)	\$10.00
Water to Tax Transfer Admin. Fee	\$50.00
Returned Item Charge (ie: NSF)	\$40.00
Invoicing Fee – Vendor Accounts	\$15.00
Tax Sale Registration – 1 st Notice	\$150.00*
Tax Sale Registration – Final Notice	\$200.00*
Tax Sale Registration – Tender Process	\$500.00*

* Plus actual costs incurred.

- ❖ The taxes on the median/typical single family residential property valued at \$205,500 are \$1,866.14 for 2014.
- ❖ 79.5% of properties will see an increase in taxes while 20.5% will see a decrease.
- ❖ 95.1% of the properties facing a tax increase will have an average tax increase of \$43/year.
- ❖ 98.1% of the properties facing a tax decrease will have an average tax decrease of \$29/year.

2014 Municipal, Education & Hospital Tax Rates

Class	Municipal	Education	Hospital	Total
Residential/ Multi Res.	0.00695379	0.00203000	0.00009717	0.00908096
Commercial Occ.	0.00695379	0.00816444	0.00009717	0.01521540
Commercial Vac./Excess	0.00486765	0.00571511	0.00006802	0.01065078
Industrial Occ.	0.00695379	0.01036673	0.00009717	0.01741769
Industrial Vac./Excess	0.00451996	0.00673837	0.00006316	0.01132149
Pipelines	0.01056697	0.01220000	0.00014766	0.02291464
Farmlands	0.00173845	0.00050750	0.00002429	0.00227024
Managed Forest	0.00173845	0.00050750	0.00002429	0.00227024

Education tax rate: This rate is set by the Province of Ontario. The Municipality collects and remits these funds to the various school boards.

Hospital tax rate: This rate is set by the Municipality. These funds are used to cover the Municipality's contribution to the North Bay Regional Health Centre.

Where do my tax dollars go?

(2014 Budgeted tax levies for municipal & educational purposes total \$5,033,452)

