

---

**IMPACT OF  
REASSESSMENT 2023  
MUNICIPALITY OF HARRISON  
PARK**

---

## 1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$22 million (9%) to \$266 million (from \$245 million).

#### Changes in Your Municipality's Taxable Assessment

##### 2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	148,173,410	161,960,410	13,787,000	9.3
Condo / Co-op	23,191,380	25,928,870	2,737,490	11.8
<b>Total Residential</b>	<b>\$171,364,790</b>	<b>\$187,889,280</b>	<b>\$16,524,490</b>	<b>9.6%</b>
Farm	58,562,170	63,193,550	4,631,380	7.9
Commercial / Industrial	12,430,860	12,677,420	246,560	2.0
Institutional	1,742,050	1,796,070	54,020	3.1
Railway	448,060	480,710	32,650	7.3
Designated Recreational	242,540	245,800	3,260	1.3
<b>Total</b>	<b>\$244,790,470</b>	<b>\$266,282,830</b>	<b>\$21,492,360</b>	<b>8.8%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

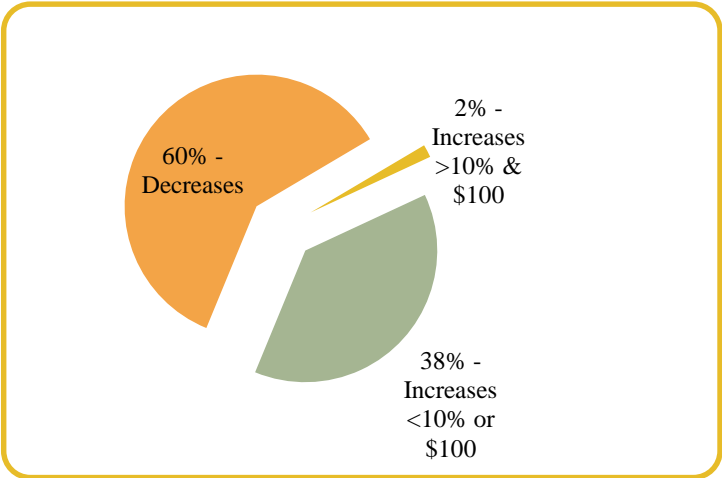
**Total Tax Change – Municipal & School  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	3,812,437	3,834,509	22,072	0.6
Condo / Co-op	560,049	576,917	16,868	3.0
<b>Total Residential</b>	<b>\$4,372,485</b>	<b>\$4,411,427</b>	<b>\$38,942</b>	<b>0.9%</b>
Farm	1,496,706	1,477,607	(19,099)	(1.3)
Commercial / Industrial	422,091	395,312	(26,779)	(6.3)
Institutional	34,605	32,952	(1,653)	(4.8)
Railway	15,537	15,040	(497)	(3.2)
Designated Recreational	8,057	7,490	(567)	(7.0)
<b>Total</b>	<b>\$6,349,482</b>	<b>\$6,339,827</b>	<b>(\$9,655)</b>	<b>(0.2%)</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2023.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	1,589
With Tax Decreases:	2,410
<b>Total Properties:</b>	<b>3,999</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2023.

**Tax Change – Municipal Levy  
2022 to 2023 – By Property Class**

<b>Property Class</b>	<b>2022 (\$)</b>	<b>2023 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	2,139,615	2,149,477	9,862	0.5
Condo / Co-op	296,618	304,820	8,202	2.8
<b>Total Residential</b>	<b>\$2,436,233</b>	<b>\$2,454,296</b>	<b>\$18,063</b>	<b>0.7%</b>
Farm	857,860	852,058	(5,802)	(0.7)
Commercial / Industrial	173,226	163,043	(10,183)	(5.9)
Institutional	34,327	32,688	(1,639)	(4.8)
Railway	7,131	7,025	(106)	(1.5)
Designated Recreational	3,188	2,970	(218)	(6.8)
<b>Total</b>	<b>\$3,511,965</b>	<b>\$3,511,965*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 8.8% should see a municipal tax decrease.
- Properties with an assessment increase greater than 8.8% should see a municipal tax increase.

## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Other Municipal Tax Tools.** *The Municipal Act* also provides municipalities with other tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Education Property Tax Rebate.** For 2022, owners of residential and farm properties will receive a 37.5 per cent rebate of the school division special levy payable. This will increase to 50 per cent in 2023. Residential properties include single dwelling units, condos and multiple unit dwellings. For 2022 and 2023, owners of other properties (such as commercial, industrial, railway, institutional, pipelines and designated recreational) will receive a 10 per cent rebate of the total of both the school division special levy and the education support levy payable. For more information, visit <https://www.gov.mb.ca/edupropertytax/index.html>

- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$109.38 in 2022 (\$87.50 in 2023).
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment).
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at <https://manitoba.ca/myproperty>
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.



- 
- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

---

# **IMPACT OF REASSESSMENT 2023 RM OF HEADINGLEY**

---

## 1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$38 million (7%) to \$608 million (from \$570 million).

#### Changes in Your Municipality's Taxable Assessment

##### 2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	329,235,340	349,685,800	20,450,460	6.2
Apartment	14,753,050	15,285,940	532,890	3.6
Condo / Co-op	6,441,480	6,727,780	286,300	4.4
<b>Total Residential</b>	<b>\$350,429,870</b>	<b>\$371,699,520</b>	<b>\$21,269,650</b>	<b>6.1%</b>
Farm	25,474,380	27,431,110	1,956,730	7.7
Commercial / Industrial	156,473,150	169,479,250	13,006,100	8.3
Institutional	34,027,390	36,010,740	1,983,350	5.8
Pipeline	509,100	544,700	35,600	7.0
Railway	2,377,740	2,512,490	134,750	5.7
Designated Recreational	190,870	197,690	6,820	3.6
<b>Total</b>	<b>\$569,482,500</b>	<b>\$607,875,500</b>	<b>\$38,393,000</b>	<b>6.7%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

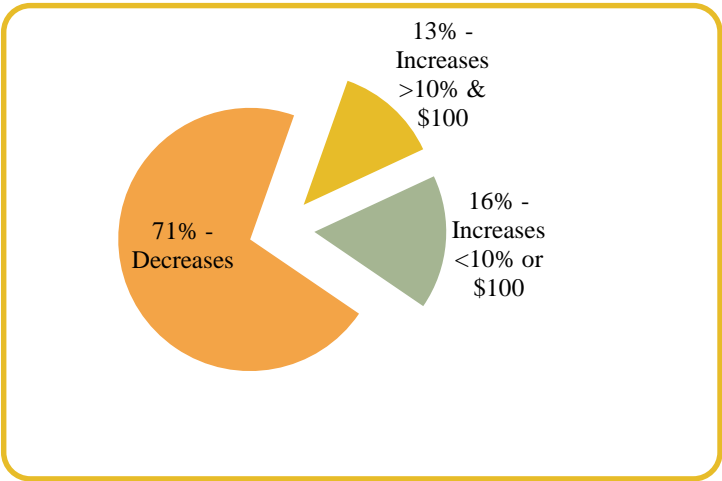
**Total Tax Change – Municipal & School  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	6,437,201	6,280,949	(156,252)	(2.4)
Apartment	289,765	275,804	(13,961)	(4.8)
Condo / Co-op	126,517	121,389	(5,128)	(4.1)
<b>Total Residential</b>	<b>\$6,853,483</b>	<b>\$6,678,143</b>	<b>(\$175,340)</b>	<b>(2.6%)</b>
Farm	497,523	492,105	(5,418)	(1.1)
Commercial / Industrial	4,356,667	4,309,619	(47,048)	(1.1)
Institutional	964,375	933,211	(31,164)	(3.2)
Pipeline	14,125	13,823	(302)	(2.1)
Railway	67,418	65,169	(2,249)	(3.3)
Designated Recreational	5,412	5,128	(284)	(5.3)
<b>Total</b>	<b>\$12,759,003</b>	<b>\$12,497,197</b>	<b>(\$261,806)</b>	<b>(2.1%)</b>

- Changes in Total Tax reflect changes in your municipality’s revised share of the divisions’/province’s new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2023.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	585
With Tax Decreases:	1,423
<b>Total Properties:</b>	<b>2,008</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2023.

**Tax Change – Municipal Levy  
2022 to 2023 – By Property Class**

<b>Property Class</b>	<b>2022 (\$)</b>	<b>2023 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	2,107,106	2,096,716	(10,390)	(0.5)
Apartment	94,420	91,655	(2,765)	(2.9)
Condo / Co-op	41,225	40,340	(885)	(2.2)
<b>Total Residential</b>	<b>\$2,242,751</b>	<b>\$2,228,710</b>	<b>(\$14,041)</b>	<b>(0.6%)</b>
Farm	163,036	164,477	1,441	0.9
Commercial / Industrial	1,001,428	1,016,198	14,770	1.5
Institutional	217,775	215,920	(1,855)	(0.9)
Pipeline	3,258	3,266	8	0.3
Railway	15,218	15,065	(153)	(1.0)
Designated Recreational	1,222	1,185	(37)	(3.0)
<b>Total</b>	<b>\$3,644,688</b>	<b>\$3,644,688*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 6.7% should see a municipal tax decrease.
- Properties with an assessment increase greater than 6.7% should see a municipal tax increase.

## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Other Municipal Tax Tools.** *The Municipal Act* also provides municipalities with other tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Education Property Tax Rebate.** For 2022, owners of residential and farm properties will receive a 37.5 per cent rebate of the school division special levy payable. This will increase to 50 per cent in 2023. Residential properties include single dwelling units, condos and multiple unit dwellings. For 2022 and 2023, owners of other properties (such as commercial, industrial, railway, institutional, pipelines and designated recreational) will receive a 10 per cent rebate of the total of both the school division special levy and the education support levy payable. For more information, visit <https://www.gov.mb.ca/edupropertytax/index.html>



- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$109.38 in 2022 (\$87.50 in 2023).
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment).
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at <https://manitoba.ca/myproperty>
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.

- 
- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

---

# **IMPACT OF REASSESSMENT 2023 RM OF KELSEY**

---

## 1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$7 million (7%) to \$107 million (from \$100 million).

#### Changes in Your Municipality's Taxable Assessment 2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	66,730,250	69,487,080	2,756,830	4.1
Apartment	330,170	357,120	26,950	8.2
<b>Total Residential</b>	<b>\$67,060,420</b>	<b>\$69,844,200</b>	<b>\$2,783,780</b>	<b>4.2%</b>
Farm	25,362,170	28,648,350	3,286,180	13.0
Commercial / Industrial	6,902,640	7,810,100	907,460	13.2
Institutional	33,290	34,200	910	2.7
Railway	326,570	388,880	62,310	19.1
Designated Recreational	32,040	33,070	1,030	3.2
<b>Total</b>	<b>\$99,717,130</b>	<b>\$106,758,800</b>	<b>\$7,041,670</b>	<b>7.1%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

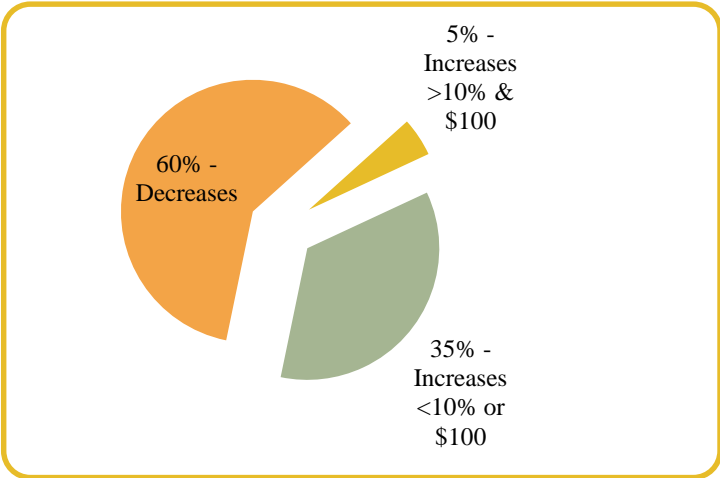
**Total Tax Change – Municipal & School  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,958,636	1,935,188	(23,448)	(1.2)
Apartment	9,760	9,927	167	1.7
<b>Total Residential</b>	<b>\$1,968,395</b>	<b>\$1,945,115</b>	<b>(\$23,280)</b>	<b>(1.2%)</b>
Farm	742,185	798,512	56,327	7.6
Commercial / Industrial	262,847	279,133	16,286	6.2
Institutional	536	515	(21)	(3.9)
Railway	12,348	13,843	1,495	12.1
Designated Recreational	1,217	1,183	(34)	(2.8)
<b>Total</b>	<b>\$2,987,528</b>	<b>\$3,038,301</b>	<b>\$50,773</b>	<b>1.7%</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions' / province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2023.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	1,046
With Tax Decreases:	1,574
<b>Total Properties:</b>	<b>2,620</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2023.

**Tax Change – Municipal Levy  
2022 to 2023 – By Property Class**

<b>Property Class</b>	<b>2022 (\$)</b>	<b>2023 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	979,227	953,642	(25,585)	(2.6)
Apartment	5,320	5,378	58	1.1
<b>Total Residential</b>	<b>\$984,548</b>	<b>\$959,020</b>	<b>(\$25,528)</b>	<b>(2.6%)</b>
Farm	356,675	376,231	19,556	5.5
Commercial / Industrial	102,116	107,553	5,437	5.3
Institutional	536	515	(21)	(3.9)
Railway	4,592	5,106	514	11.2
Designated Recreational	450	434	(16)	(3.6)
<b>Total</b>	<b>\$1,448,917</b>	<b>\$1,448,917*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 7.1% should see a municipal tax decrease.
- Properties with an assessment increase greater than 7.1% should see a municipal tax increase.



## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Other Municipal Tax Tools.** *The Municipal Act* also provides municipalities with other tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Education Property Tax Rebate.** For 2022, owners of residential and farm properties will receive a 37.5 per cent rebate of the school division special levy payable. This will increase to 50 per cent in 2023. Residential properties include single dwelling units, condos and multiple unit dwellings. For 2022 and 2023, owners of other properties (such as commercial, industrial, railway, institutional, pipelines and designated recreational) will receive a 10 per cent rebate of the total of both the school division special levy and the education support levy payable. For more information, visit <https://www.gov.mb.ca/edupropertytax/index.html>

- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$109.38 in 2022 (\$87.50 in 2023).
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment).
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at <https://manitoba.ca/myproperty>
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.

- 
- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

---

**IMPACT OF  
REASSESSMENT 2023  
MUNICIPALITY OF KILLARNEY-  
TURTLE MOUNTAIN**

---

## 1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$7 million (2%) to \$300 million (from \$293 million).

#### Changes in Your Municipality's Taxable Assessment 2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	121,850,680	119,590,000	(2,260,680)	(1.9)
Apartment	3,122,110	3,306,620	184,510	5.9
Condo / Co-op	2,285,530	2,476,470	190,940	8.4
<b>Total Residential</b>	<b>\$127,258,320</b>	<b>\$125,373,090</b>	<b>(\$1,885,230)</b>	<b>(1.5%)</b>
Farm	122,158,110	129,781,120	7,623,010	6.2
Commercial / Industrial	38,101,000	39,058,410	957,410	2.5
Institutional	4,436,230	4,917,350	481,120	10.9
Pipeline	489,150	528,600	39,450	8.1
Railway	286,360	306,340	19,980	7.0
Designated Recreational	150,140	150,140	0	0.0
<b>Total</b>	<b>\$292,879,310</b>	<b>\$300,115,050</b>	<b>\$7,235,740</b>	<b>2.5%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

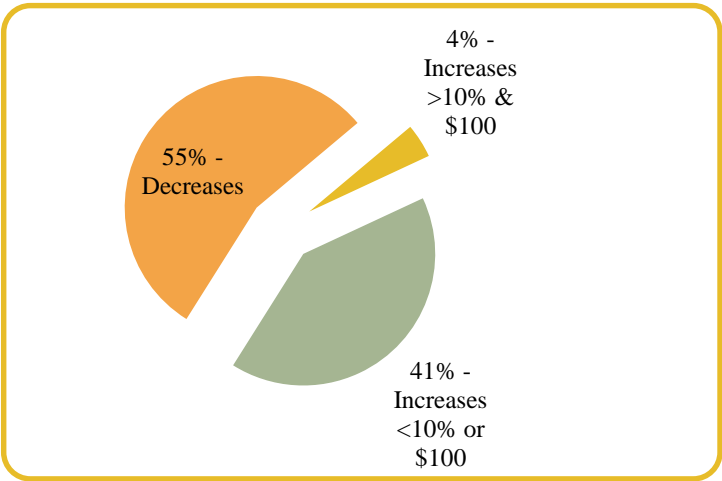
**Total Tax Change – Municipal & School  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	2,891,508	2,737,874	(153,634)	(5.3)
Apartment	73,935	75,540	1,605	2.2
Condo / Co-op	54,124	56,575	2,451	4.5
<b>Total Residential</b>	<b>\$3,019,566</b>	<b>\$2,869,989</b>	<b>(\$149,577)</b>	<b>(5.0%)</b>
Farm	2,893,527	2,965,566	72,039	2.5
Commercial / Industrial	1,234,982	1,201,448	(33,534)	(2.7)
Institutional	54,839	59,184	4,345	7.9
Pipeline	15,846	16,249	403	2.5
Railway	10,407	10,623	216	2.1
Designated Recreational	4,864	4,615	(249)	(5.1)
<b>Total</b>	<b>\$7,234,031</b>	<b>\$7,127,673</b>	<b>(\$106,358)</b>	<b>(1.5%)</b>

- Changes in Total Tax reflect changes in your municipality’s revised share of the divisions’/province’s new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2023.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	1,573
With Tax Decreases:	1,918
<b>Total Properties:</b>	<b>3,491</b>



- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2023.

**Tax Change – Municipal Levy  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,487,666	1,424,895	(62,771)	(4.2)
Apartment	37,965	39,236	1,271	3.4
Condo / Co-op	27,792	29,386	1,594	5.7
<b>Total Residential</b>	<b>\$1,553,423</b>	<b>\$1,493,518</b>	<b>(\$59,905)</b>	<b>(3.9%)</b>
Farm	1,486,144	1,540,699	54,555	3.7
Commercial / Industrial	464,047	464,259	212	0.1
Institutional	53,945	58,349	4,404	8.2
Pipeline	5,948	6,272	324	5.5
Railway	4,613	4,841	228	4.9
Designated Recreational	1,826	1,782	(44)	(2.4)
<b>Total</b>	<b>\$3,569,944</b>	<b>\$3,569,944*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 2.5% should see a municipal tax decrease.
- Properties with an assessment increase greater than 2.5% should see a municipal tax increase.

## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Other Municipal Tax Tools.** *The Municipal Act* also provides municipalities with other tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Education Property Tax Rebate.** For 2022, owners of residential and farm properties will receive a 37.5 per cent rebate of the school division special levy payable. This will increase to 50 per cent in 2023. Residential properties include single dwelling units, condos and multiple unit dwellings. For 2022 and 2023, owners of other properties (such as commercial, industrial, railway, institutional, pipelines and designated recreational) will receive a 10 per cent rebate of the total of both the school division special levy and the education support levy payable. For more information, visit <https://www.gov.mb.ca/edupropertytax/index.html>

- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$109.38 in 2022 (\$87.50 in 2023).
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment).
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at <https://manitoba.ca/myproperty>
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.

- 
- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

---

# **IMPACT OF REASSESSMENT 2023 RM OF LA BROQUERIE**

---

## 1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$42 million (14%) to \$329 million (from \$288 million).

#### Changes in Your Municipality's Taxable Assessment 2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	220,078,970	244,914,530	24,835,560	11.3
Apartment	6,264,810	6,563,890	299,080	4.8
Condo / Co-op	1,236,900	1,324,150	87,250	7.1
<b>Total Residential</b>	<b>\$227,580,680</b>	<b>\$252,802,570</b>	<b>\$25,221,890</b>	<b>11.1%</b>
Farm	41,107,320	55,868,560	14,761,240	35.9
Commercial / Industrial	16,050,790	17,344,980	1,294,190	8.1
Institutional	709,810	774,960	65,150	9.2
Pipeline	374,300	404,600	30,300	8.1
Railway	1,865,360	1,956,390	91,030	4.9
Designated Recreational	123,520	127,450	3,930	3.2
<b>Total</b>	<b>\$287,811,780</b>	<b>\$329,279,510</b>	<b>\$41,467,730</b>	<b>14.4%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.



- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

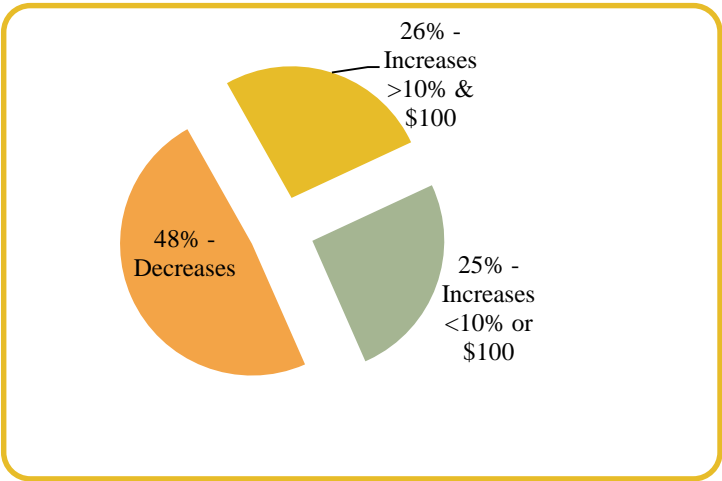
**Total Tax Change – Municipal & School  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	6,399,798	6,324,368	(75,430)	(1.2)
Apartment	150,869	141,977	(8,892)	(5.9)
Condo / Co-op	29,787	28,641	(1,146)	(3.9)
<b>Total Residential</b>	<b>\$6,580,454</b>	<b>\$6,494,987</b>	<b>(\$85,467)</b>	<b>(1.3%)</b>
Farm	1,242,788	1,491,971	249,183	20.1
Commercial / Industrial	586,977	566,738	(20,239)	(3.5)
Institutional	8,894	8,574	(320)	(3.6)
Pipeline	14,628	14,045	(583)	(4.0)
Railway	71,459	66,872	(4,587)	(6.4)
Designated Recreational	4,808	4,426	(382)	(8.0)
<b>Total</b>	<b>\$8,510,008</b>	<b>\$8,647,612</b>	<b>\$137,604</b>	<b>1.6%</b>

- Changes in Total Tax reflect changes in your municipality’s revised share of the divisions’/province’s new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2023.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	1,702
With Tax Decreases:	1,599
<b>Total Properties:</b>	<b>3,301</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2023.

**Tax Change – Municipal Levy  
2022 to 2023 – By Property Class**

<b>Property Class</b>	<b>2022 (\$)</b>	<b>2023 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	3,347,932	3,248,970	(98,962)	(3.0)
Apartment	64,540	59,423	(5,117)	(7.9)
Condo / Co-op	12,743	11,988	(755)	(5.9)
<b>Total Residential</b>	<b>\$3,425,215</b>	<b>\$3,320,380</b>	<b>(\$104,835)</b>	<b>(3.1%)</b>
Farm	672,233	793,360	121,127	18.0
Commercial / Industrial	224,895	211,987	(12,908)	(5.7)
Institutional	7,373	7,078	(295)	(4.0)
Pipeline	6,152	5,768	(384)	(6.2)
Railway	29,502	26,821	(2,681)	(9.1)
Designated Recreational	2,030	1,817	(213)	(10.5)
<b>Total</b>	<b>\$4,367,398</b>	<b>\$4,367,398*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 14.4% should see a municipal tax decrease.
- Properties with an assessment increase greater than 14.4% should see a municipal tax increase.

## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Other Municipal Tax Tools.** *The Municipal Act* also provides municipalities with other tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Education Property Tax Rebate.** For 2022, owners of residential and farm properties will receive a 37.5 per cent rebate of the school division special levy payable. This will increase to 50 per cent in 2023. Residential properties include single dwelling units, condos and multiple unit dwellings. For 2022 and 2023, owners of other properties (such as commercial, industrial, railway, institutional, pipelines and designated recreational) will receive a 10 per cent rebate of the total of both the school division special levy and the education support levy payable. For more information, visit <https://www.gov.mb.ca/edupropertytax/index.html>

- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$109.38 in 2022 (\$87.50 in 2023).
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment).
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at <https://manitoba.ca/myproperty>
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.

- 
- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

---

# **IMPACT OF REASSESSMENT 2023 RM OF LAC DU BONNET**

---

## 1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$41 million (10%) to \$452 million (from \$411 million).

#### Changes in Your Municipality's Taxable Assessment

##### 2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	313,274,310	342,835,560	29,561,250	9.4
Condo / Co-op	12,732,180	13,811,050	1,078,870	8.5
<b>Total Residential</b>	<b>\$326,006,490</b>	<b>\$356,646,610</b>	<b>\$30,640,120</b>	<b>9.4%</b>
Farm	43,553,600	52,693,230	9,139,630	21.0
Commercial / Industrial	21,825,060	22,232,610	407,550	1.9
Institutional	19,100,870	20,095,620	994,750	5.2
Designated Recreational	340,330	343,100	2,770	0.8
<b>Total</b>	<b>\$410,826,350</b>	<b>\$452,011,170</b>	<b>\$41,184,820</b>	<b>10.0%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.



## 4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

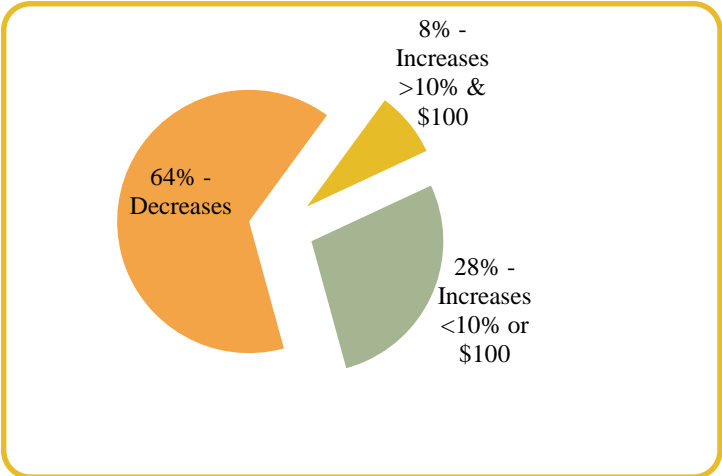
**Total Tax Change – Municipal & School  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	7,491,015	7,323,996	(167,019)	(2.2)
Condo / Co-op	304,452	295,045	(9,407)	(3.1)
<b>Total Residential</b>	<b>\$7,795,467</b>	<b>\$7,619,042</b>	<b>(\$176,425)</b>	<b>(2.3%)</b>
Farm	1,041,454	1,125,685	84,231	8.1
Commercial / Industrial	712,043	650,482	(61,561)	(8.7)
Institutional	623,166	587,958	(35,208)	(5.7)
Designated Recreational	11,103	10,038	(1,065)	(9.6)
<b>Total</b>	<b>\$10,183,233</b>	<b>\$9,993,205</b>	<b>(\$190,028)</b>	<b>(1.9%)</b>

- Changes in Total Tax reflect changes in your municipality’s revised share of the divisions’/province’s new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2023.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	1,761
With Tax Decreases:	3,173
<b>Total Properties:</b>	<b>4,934</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2023.

**Tax Change – Municipal Levy  
2022 to 2023 – By Property Class**

<b>Property Class</b>	<b>2022 (\$)</b>	<b>2023 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	3,225,472	3,208,255	(17,217)	(0.5)
Condo / Co-op	131,091	129,244	(1,847)	(1.4)
<b>Total Residential</b>	<b>\$3,356,563</b>	<b>\$3,337,499</b>	<b>(\$19,064)</b>	<b>(0.6%)</b>
Farm	448,428	493,103	44,675	10.0
Commercial / Industrial	224,711	208,053	(16,658)	(7.4)
Institutional	196,663	188,055	(8,608)	(4.4)
Designated Recreational	3,504	3,211	(293)	(8.4)
<b>Total</b>	<b>\$4,229,868</b>	<b>\$4,229,868*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 10.0% should see a municipal tax decrease.
- Properties with an assessment increase greater than 10.0% should see a municipal tax increase.

## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Other Municipal Tax Tools.** *The Municipal Act* also provides municipalities with other tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Education Property Tax Rebate.** For 2022, owners of residential and farm properties will receive a 37.5 per cent rebate of the school division special levy payable. This will increase to 50 per cent in 2023. Residential properties include single dwelling units, condos and multiple unit dwellings. For 2022 and 2023, owners of other properties (such as commercial, industrial, railway, institutional, pipelines and designated recreational) will receive a 10 per cent rebate of the total of both the school division special levy and the education support levy payable. For more information, visit <https://www.gov.mb.ca/edupropertytax/index.html>

- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$109.38 in 2022 (\$87.50 in 2023).
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment).
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at <https://manitoba.ca/myproperty>
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.

- 
- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

---

# **IMPACT OF REASSESSMENT 2023 TOWN OF LAC DU BONNET**

---

## 1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.



### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$1 million (2%) to \$65 million (from \$64 million).

#### Changes in Your Municipality's Taxable Assessment 2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	39,191,590	39,676,370	484,780	1.2
Apartment	1,376,320	1,517,120	140,800	10.2
Condo / Co-op	6,044,800	6,163,990	119,190	2.0
<b>Total Residential</b>	<b>\$46,612,710</b>	<b>\$47,357,480</b>	<b>\$744,770</b>	<b>1.6%</b>
Farm	79,270	94,960	15,690	19.8
Commercial / Industrial	13,848,660	14,238,170	389,510	2.8
Institutional	3,411,420	3,409,790	(1,630)	(0.1)
<b>Total</b>	<b>\$63,952,060</b>	<b>\$65,100,400</b>	<b>\$1,148,340</b>	<b>1.8%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

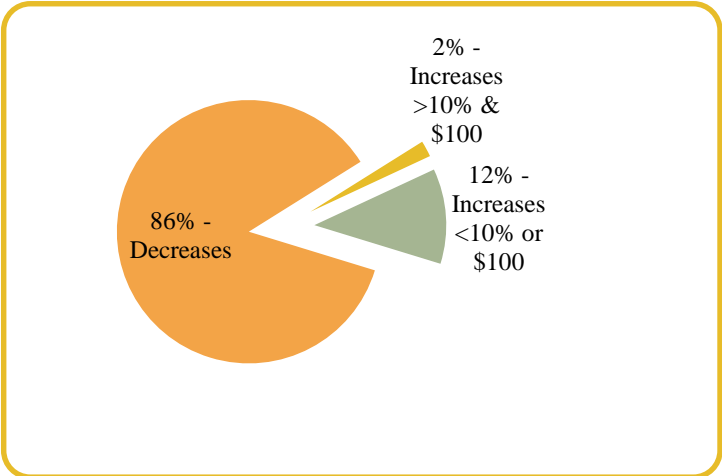
**Total Tax Change – Municipal & School  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,218,898	1,157,836	(61,062)	(5.0)
Apartment	42,805	44,273	1,468	3.4
Condo / Co-op	187,999	179,878	(8,121)	(4.3)
<b>Total Residential</b>	<b>\$1,449,702</b>	<b>\$1,381,986</b>	<b>(\$67,716)</b>	<b>(4.7%)</b>
Farm	2,465	2,771	306	12.4
Commercial / Industrial	551,371	527,909	(23,462)	(4.3)
Institutional	59,649	58,570	(1,079)	(1.8)
<b>Total</b>	<b>\$2,063,187</b>	<b>\$1,971,236</b>	<b>(\$91,951)</b>	<b>(4.5%)</b>

- Changes in Total Tax reflect changes in your municipality’s revised share of the divisions’/province’s new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2023.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	90
With Tax Decreases:	569
<b>Total Properties:</b>	<b>659</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2023.

**Tax Change – Municipal Levy  
2022 to 2023 – By Property Class**

<b>Property Class</b>	<b>2022 (\$)</b>	<b>2023 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	685,265	681,521	(3,744)	(0.6)
Apartment	24,065	26,060	1,995	8.3
Condo / Co-op	105,693	105,879	186	0.2
<b>Total Residential</b>	<b>\$815,023</b>	<b>\$813,459</b>	<b>(\$1,564)</b>	<b>(0.2%)</b>
Farm	1,386	1,631	245	17.7
Commercial / Industrial	242,144	244,569	2,425	1.0
Institutional	59,649	58,570	(1,079)	(1.8)
<b>Total</b>	<b>\$1,118,202</b>	<b>\$1,118,202*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 1.8% should see a municipal tax decrease.
- Properties with an assessment increase greater than 1.8% should see a municipal tax increase.

## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Other Municipal Tax Tools.** *The Municipal Act* also provides municipalities with other tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Education Property Tax Rebate.** For 2022, owners of residential and farm properties will receive a 37.5 per cent rebate of the school division special levy payable. This will increase to 50 per cent in 2023. Residential properties include single dwelling units, condos and multiple unit dwellings. For 2022 and 2023, owners of other properties (such as commercial, industrial, railway, institutional, pipelines and designated recreational) will receive a 10 per cent rebate of the total of both the school division special levy and the education support levy payable. For more information, visit <https://www.gov.mb.ca/edupropertytax/index.html>

- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$109.38 in 2022 (\$87.50 in 2023).
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment).
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at <https://manitoba.ca/myproperty>
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.

- 
- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

---

# **IMPACT OF REASSESSMENT 2023 RM OF LAKESHORE**



---

## 1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$17 million (19%) to \$108 million (from \$91 million).

#### Changes in Your Municipality's Taxable Assessment 2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	50,226,590	52,221,660	1,995,070	4.0
Apartment	91,710	97,380	5,670	6.2
<b>Total Residential</b>	<b>\$50,318,300</b>	<b>\$52,319,040</b>	<b>\$2,000,740</b>	<b>4.0%</b>
Farm	38,877,450	53,927,450	15,050,000	38.7
Commercial / Industrial	1,196,810	1,291,780	94,970	7.9
Institutional	18,090	22,710	4,620	25.5
Railway	290,600	330,280	39,680	13.7
Designated Recreational	118,820	128,360	9,540	8.0
<b>Total</b>	<b>\$90,820,070</b>	<b>\$108,019,620</b>	<b>\$17,199,550</b>	<b>18.9%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

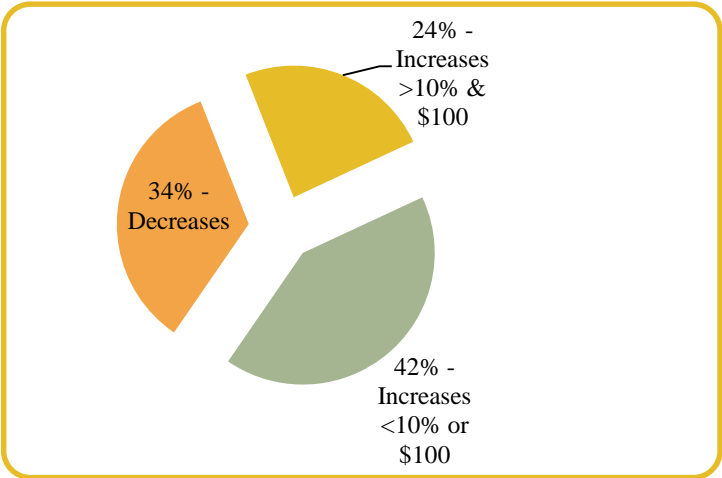
**Total Tax Change – Municipal & School  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,846,491	1,659,909	(186,582)	(10.1)
Apartment	4,447	4,220	(227)	(5.1)
<b>Total Residential</b>	<b>\$1,850,937</b>	<b>\$1,664,130</b>	<b>(\$186,807)</b>	<b>(10.1%)</b>
Farm	1,396,180	1,675,165	278,985	20.0
Commercial / Industrial	54,405	51,377	(3,028)	(5.6)
Institutional	800	886	86	10.8
Railway	13,174	13,035	(139)	(1.1)
Designated Recreational	5,387	5,066	(321)	(6.0)
<b>Total</b>	<b>\$3,320,883</b>	<b>\$3,409,658</b>	<b>\$88,775</b>	<b>2.7%</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions' / province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2023.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	2,070
With Tax Decreases:	1,089
<b>Total Properties:</b>	<b>3,159</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2023.

**Tax Change – Municipal Levy  
2022 to 2023 – By Property Class**

<b>Property Class</b>	<b>2022 (\$)</b>	<b>2023 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	1,112,829	975,216	(137,613)	(12.4)
Apartment	3,084	2,929	(155)	(5.0)
<b>Total Residential</b>	<b>\$1,115,913</b>	<b>\$978,146</b>	<b>(\$137,767)</b>	<b>(12.4%)</b>
Farm	846,631	987,274	140,643	16.6
Commercial / Industrial	26,833	24,467	(2,366)	(8.8)
Institutional	394	415	21	5.3
Railway	6,326	6,048	(278)	(4.4)
Designated Recreational	2,587	2,351	(236)	(9.1)
<b>Total</b>	<b>\$1,998,683</b>	<b>\$1,998,683*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 18.9% should see a municipal tax decrease.
- Properties with an assessment increase greater than 18.9% should see a municipal tax increase.

## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Other Municipal Tax Tools.** *The Municipal Act* also provides municipalities with other tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Education Property Tax Rebate.** For 2022, owners of residential and farm properties will receive a 37.5 per cent rebate of the school division special levy payable. This will increase to 50 per cent in 2023. Residential properties include single dwelling units, condos and multiple unit dwellings. For 2022 and 2023, owners of other properties (such as commercial, industrial, railway, institutional, pipelines and designated recreational) will receive a 10 per cent rebate of the total of both the school division special levy and the education support levy payable. For more information, visit <https://www.gov.mb.ca/edupropertytax/index.html>

- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$109.38 in 2022 (\$87.50 in 2023).
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment).
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at <https://manitoba.ca/myproperty>
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.

- 
- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.



---

# **IMPACT OF REASSESSMENT 2023 TOWN OF LEAF RAPIDS**

---

## 1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has decreased by \$-1 million (-13%) to \$3 million (from \$4 million).

#### Changes in Your Municipality's Taxable Assessment

##### 2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,387,630	1,001,350	(386,280)	(27.8)
Apartment	170,440	161,040	(9,400)	(5.5)
<b>Total Residential</b>	<b>\$1,558,070</b>	<b>\$1,162,390</b>	<b>(\$395,680)</b>	<b>(25.4%)</b>
Commercial / Industrial	1,572,100	1,520,680	(51,420)	(3.3)
Institutional	289,000	283,540	(5,460)	(1.9)
<b>Total</b>	<b>\$3,419,170</b>	<b>\$2,966,610</b>	<b>(\$452,560)</b>	<b>(13.2%)</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

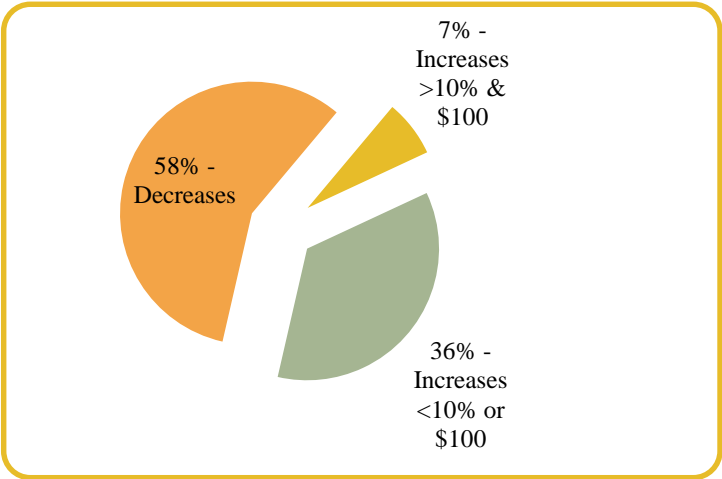
**Total Tax Change – Municipal & School  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	244,643	200,710	(43,933)	(18.0)
Apartment	30,049	32,279	2,230	7.4
<b>Total Residential</b>	<b>\$274,692</b>	<b>\$232,988</b>	<b>(\$41,704)</b>	<b>(15.2%)</b>
Commercial / Industrial	290,864	316,809	25,945	8.9
Institutional	47,066	53,221	6,155	13.1
<b>Total</b>	<b>\$612,622</b>	<b>\$603,019</b>	<b>(\$9,603)</b>	<b>(1.6%)</b>

- Changes in Total Tax reflect changes in your municipality’s revised share of the divisions’/province’s new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2023.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	116
With Tax Decreases:	157
<b>Total Properties:</b>	<b>273</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2023.

**Tax Change – Municipal Levy  
2022 to 2023 – By Property Class**

<b>Property Class</b>	<b>2022 (\$)</b>	<b>2023 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	225,987	187,955	(38,032)	(16.8)
Apartment	27,758	30,228	2,470	8.9
<b>Total Residential</b>	<b>\$253,744</b>	<b>\$218,183</b>	<b>(\$35,561)</b>	<b>(14.0%)</b>
Commercial / Industrial	256,029	285,435	29,406	11.5
Institutional	47,066	53,221	6,155	13.1
<b>Total</b>	<b>\$556,839</b>	<b>\$556,839*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than -13.2% should see a municipal tax decrease.
- Properties with an assessment increase greater than -13.2% should see a municipal tax increase.

## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Other Municipal Tax Tools.** *The Municipal Act* also provides municipalities with other tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Education Property Tax Rebate.** For 2022, owners of residential and farm properties will receive a 37.5 per cent rebate of the school division special levy payable. This will increase to 50 per cent in 2023. Residential properties include single dwelling units, condos and multiple unit dwellings. For 2022 and 2023, owners of other properties (such as commercial, industrial, railway, institutional, pipelines and designated recreational) will receive a 10 per cent rebate of the total of both the school division special levy and the education support levy payable. For more information, visit <https://www.gov.mb.ca/edupropertytax/index.html>

- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$109.38 in 2022 (\$87.50 in 2023).
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment).
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at <https://manitoba.ca/myproperty>
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.



- 
- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

---

# **IMPACT OF REASSESSMENT 2023 MUNICIPALITY OF LORNE**

---

## 1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$57 million (16%) to \$423 million (from \$365 million).

#### Changes in Your Municipality's Taxable Assessment

##### 2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	62,828,070	68,886,540	6,058,470	9.6
Apartment	570,580	603,370	32,790	5.8
<b>Total Residential</b>	<b>\$63,398,650</b>	<b>\$69,489,910</b>	<b>\$6,091,260</b>	<b>9.6%</b>
Farm	224,145,030	269,885,800	45,740,770	20.4
Commercial / Industrial	38,025,250	41,181,350	3,156,100	8.3
Institutional	2,521,440	2,674,270	152,830	6.1
Pipeline	36,936,650	39,230,450	2,293,800	6.2
<b>Total</b>	<b>\$365,027,020</b>	<b>\$422,461,780</b>	<b>\$57,434,760</b>	<b>15.7%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

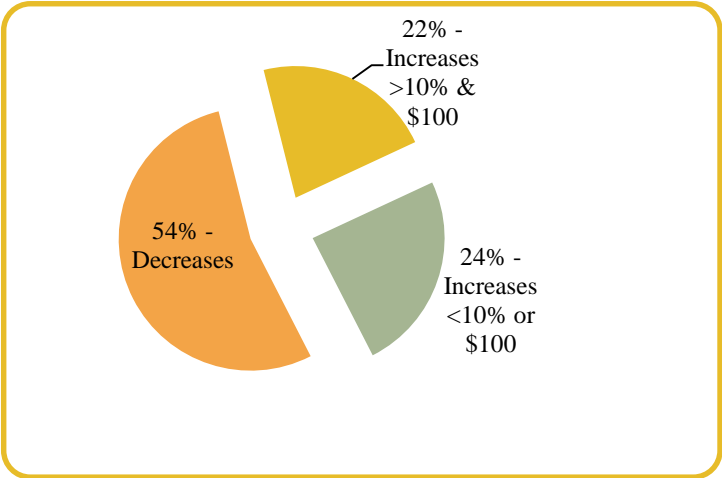
**Total Tax Change – Municipal & School  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,621,486	1,591,226	(30,260)	(1.9)
Apartment	14,275	13,569	(706)	(5.0)
<b>Total Residential</b>	<b>\$1,635,761</b>	<b>\$1,604,795</b>	<b>(\$30,966)</b>	<b>(1.9%)</b>
Farm	3,886,254	4,109,371	223,117	5.7
Commercial / Industrial	1,156,435	1,118,628	(37,807)	(3.3)
Institutional	53,879	52,542	(1,337)	(2.5)
Pipeline	952,264	895,513	(56,751)	(6.0)
<b>Total</b>	<b>\$7,684,593</b>	<b>\$7,780,849</b>	<b>\$96,256</b>	<b>1.3%</b>

- Changes in Total Tax reflect changes in your municipality’s revised share of the divisions’/province’s new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2023.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	1,301
With Tax Decreases:	1,504
<b>Total Properties:</b>	<b>2,805</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2023.

**Tax Change – Municipal Levy  
2022 to 2023 – By Property Class**

<b>Property Class</b>	<b>2022 (\$)</b>	<b>2023 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	1,032,413	1,015,887	(16,526)	(1.6)
Apartment	8,972	8,587	(385)	(4.3)
<b>Total Residential</b>	<b>\$1,041,385</b>	<b>\$1,024,474</b>	<b>(\$16,911)</b>	<b>(1.6%)</b>
Farm	1,772,447	1,835,603	63,156	3.6
Commercial / Industrial	465,879	446,052	(19,827)	(4.3)
Institutional	53,823	52,473	(1,350)	(2.5)
Pipeline	287,182	261,863	(25,319)	(8.8)
<b>Total</b>	<b>\$3,620,717</b>	<b>\$3,620,717*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 15.7% should see a municipal tax decrease.
- Properties with an assessment increase greater than 15.7% should see a municipal tax increase.

## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Other Municipal Tax Tools.** *The Municipal Act* also provides municipalities with other tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Education Property Tax Rebate.** For 2022, owners of residential and farm properties will receive a 37.5 per cent rebate of the school division special levy payable. This will increase to 50 per cent in 2023. Residential properties include single dwelling units, condos and multiple unit dwellings. For 2022 and 2023, owners of other properties (such as commercial, industrial, railway, institutional, pipelines and designated recreational) will receive a 10 per cent rebate of the total of both the school division special levy and the education support levy payable. For more information, visit <https://www.gov.mb.ca/edupropertytax/index.html>



- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$109.38 in 2022 (\$87.50 in 2023).
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment).
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at <https://manitoba.ca/myproperty>
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.

- 
- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

---

# **IMPACT OF REASSESSMENT 2023 MUNICIPALITY OF LOUISE**

---

## 1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$40 million (17%) to \$274 million (from \$235 million).

#### Changes in Your Municipality's Taxable Assessment

##### 2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	41,055,020	41,692,950	637,930	1.6
Apartment	515,130	549,520	34,390	6.7
<b>Total Residential</b>	<b>\$41,570,150</b>	<b>\$42,242,470</b>	<b>\$672,320</b>	<b>1.6%</b>
Farm	182,561,720	220,879,410	38,317,690	21.0
Commercial / Industrial	7,963,670	8,462,580	498,910	6.3
Institutional	2,295,090	2,316,650	21,560	0.9
Designated Recreational	70,270	74,690	4,420	6.3
<b>Total</b>	<b>\$234,460,900</b>	<b>\$273,975,800</b>	<b>\$39,514,900</b>	<b>16.9%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

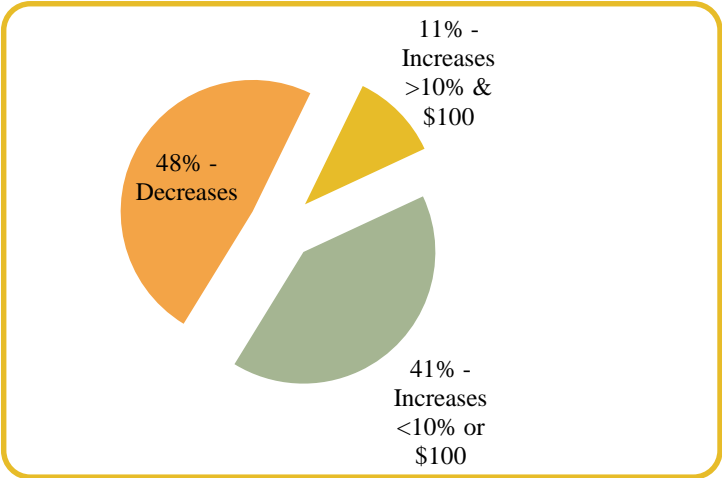
**Total Tax Change – Municipal & School  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,411,581	1,333,946	(77,635)	(5.5)
Apartment	24,092	25,232	1,140	4.7
<b>Total Residential</b>	<b>\$1,435,673</b>	<b>\$1,359,178</b>	<b>(\$76,495)</b>	<b>(5.3%)</b>
Farm	3,495,672	3,649,040	153,368	4.4
Commercial / Industrial	387,506	392,883	5,377	1.4
Institutional	85,495	86,369	874	1.0
Designated Recreational	1,950	1,816	(134)	(6.9)
<b>Total</b>	<b>\$5,406,297</b>	<b>\$5,489,286</b>	<b>\$82,989</b>	<b>1.5%</b>

- Changes in Total Tax reflect changes in your municipality’s revised share of the divisions’/province’s new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2023.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	1,303
With Tax Decreases:	1,225
<b>Total Properties:</b>	<b>2,528</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2023.

**Tax Change – Municipal Levy  
2022 to 2023 – By Property Class**

<b>Property Class</b>	<b>2022 (\$)</b>	<b>2023 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	1,030,056	989,687	(40,369)	(3.9)
Apartment	19,305	20,694	1,389	7.2
<b>Total Residential</b>	<b>\$1,049,361</b>	<b>\$1,010,382</b>	<b>(\$38,979)</b>	<b>(3.7%)</b>
Farm	1,799,126	1,825,238	26,112	1.5
Commercial / Industrial	244,113	256,196	12,083	5.0
Institutional	85,356	86,238	882	1.0
Designated Recreational	685	609	(76)	(11.1)
<b>Total</b>	<b>\$3,178,641</b>	<b>\$3,178,641*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 16.9% should see a municipal tax decrease.
- Properties with an assessment increase greater than 16.9% should see a municipal tax increase.



## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Other Municipal Tax Tools.** *The Municipal Act* also provides municipalities with other tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Education Property Tax Rebate.** For 2022, owners of residential and farm properties will receive a 37.5 per cent rebate of the school division special levy payable. This will increase to 50 per cent in 2023. Residential properties include single dwelling units, condos and multiple unit dwellings. For 2022 and 2023, owners of other properties (such as commercial, industrial, railway, institutional, pipelines and designated recreational) will receive a 10 per cent rebate of the total of both the school division special levy and the education support levy payable. For more information, visit <https://www.gov.mb.ca/edupropertytax/index.html>

- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$109.38 in 2022 (\$87.50 in 2023).
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment).
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at <https://manitoba.ca/myproperty>
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.

- 
- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

---

# **IMPACT OF REASSESSMENT 2023 TOWN OF LYNN LAKE**

---

## 1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has decreased by \$0 million (-4%) to \$5 million (from \$5 million).

#### Changes in Your Municipality's Taxable Assessment

##### 2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	2,575,300	2,217,020	(358,280)	(13.9)
Apartment	97,310	94,970	(2,340)	(2.4)
<b>Total Residential</b>	<b>\$2,672,610</b>	<b>\$2,311,990</b>	<b>(\$360,620)</b>	<b>(13.5%)</b>
Commercial / Industrial	2,189,460	2,266,070	76,610	3.5
Institutional	38,880	43,560	4,680	12.0
Railway	262,580	327,980	65,400	24.9
<b>Total</b>	<b>\$5,163,530</b>	<b>\$4,949,600</b>	<b>(\$213,930)</b>	<b>(4.1%)</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council ⇒ Municipal Levy
  - School Division ⇒ Special Levy
  - Province ⇒ Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

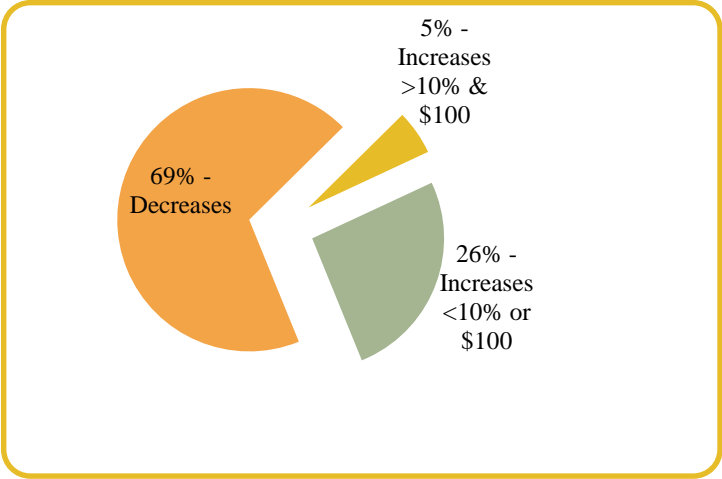
**Total Tax Change – Municipal & School  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	468,533	418,293	(50,240)	(10.7)
Apartment	17,855	18,057	202	1.1
<b>Total Residential</b>	<b>\$486,388</b>	<b>\$436,350</b>	<b>(\$50,038)</b>	<b>(10.3%)</b>
Commercial / Industrial	419,784	447,691	27,907	6.7
Institutional	6,611	7,727	1,116	16.9
Railway	50,468	64,948	14,480	28.7
<b>Total</b>	<b>\$963,252</b>	<b>\$956,716</b>	<b>(\$6,536)</b>	<b>(0.7%)</b>

- Changes in Total Tax reflect changes in your municipality’s revised share of the divisions’/province’s new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2023.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	137
With Tax Decreases:	301
<b>Total Properties:</b>	<b>438</b>



- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2023.

**Tax Change – Municipal Levy  
2022 to 2023 – By Property Class**

<b>Property Class</b>	<b>2022 (\$)</b>	<b>2023 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	437,912	393,284	(44,628)	(10.2)
Apartment	16,547	16,847	300	1.8
<b>Total Residential</b>	<b>\$454,459</b>	<b>\$410,131</b>	<b>(\$44,328)</b>	<b>(9.8%)</b>
Commercial / Industrial	372,302	401,985	29,683	8.0
Institutional	6,611	7,727	1,116	16.9
Railway	44,650	58,181	13,531	30.3
<b>Total</b>	<b>\$878,022</b>	<b>\$878,022*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than -4.1% should see a municipal tax decrease.
- Properties with an assessment increase greater than -4.1% should see a municipal tax increase.

## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Other Municipal Tax Tools.** *The Municipal Act* also provides municipalities with other tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Education Property Tax Rebate.** For 2022, owners of residential and farm properties will receive a 37.5 per cent rebate of the school division special levy payable. This will increase to 50 per cent in 2023. Residential properties include single dwelling units, condos and multiple unit dwellings. For 2022 and 2023, owners of other properties (such as commercial, industrial, railway, institutional, pipelines and designated recreational) will receive a 10 per cent rebate of the total of both the school division special levy and the education support levy payable. For more information, visit <https://www.gov.mb.ca/edupropertytax/index.html>

- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$109.38 in 2022 (\$87.50 in 2023).
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment).
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at <https://manitoba.ca/myproperty>
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.

- 
- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

---

# **IMPACT OF REASSESSMENT 2023 RM OF MACDONALD**

---

## 1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$72 million (7%) to \$1,145 million (from \$1,073 million).

#### Changes in Your Municipality's Taxable Assessment 2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	487,177,270	529,051,900	41,874,630	8.6
Apartment	3,542,070	3,630,230	88,160	2.5
Condo / Co-op	29,939,600	33,623,660	3,684,060	12.3
<b>Total Residential</b>	<b>\$520,658,940</b>	<b>\$566,305,790</b>	<b>\$45,646,850</b>	<b>8.8%</b>
Farm	305,596,360	322,973,270	17,376,910	5.7
Commercial / Industrial	198,018,160	204,287,970	6,269,810	3.2
Institutional	713,540	758,840	45,300	6.4
Pipeline	45,425,650	48,228,100	2,802,450	6.2
Railway	1,622,580	1,786,640	164,060	10.1
Designated Recreational	407,960	409,940	1,980	0.5
<b>Total</b>	<b>\$1,072,443,190</b>	<b>\$1,144,750,550</b>	<b>\$72,307,360</b>	<b>6.7%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council ⇒ Municipal Levy
  - School Division ⇒ Special Levy
  - Province ⇒ Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.



- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

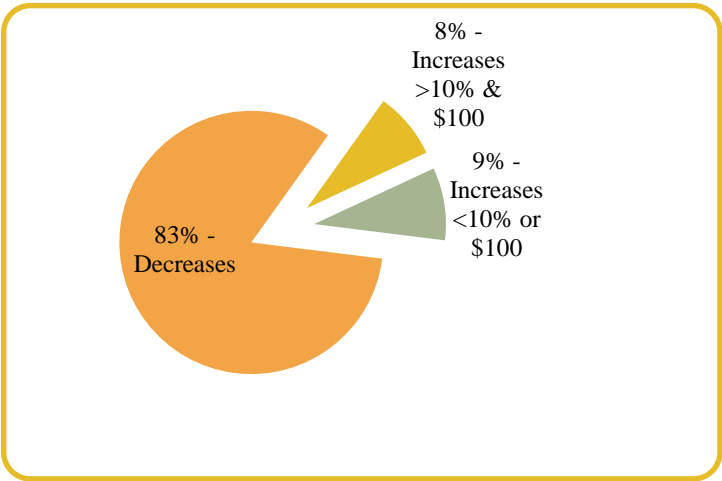
**Total Tax Change – Municipal & School  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	9,533,643	9,537,536	3,893	0.0
Apartment	70,312	66,453	(3,859)	(5.5)
Condo / Co-op	584,849	607,622	22,773	3.9
<b>Total Residential</b>	<b>\$10,188,804</b>	<b>\$10,211,611</b>	<b>\$22,807</b>	<b>0.2%</b>
Farm	5,803,703	5,659,777	(143,926)	(2.5)
Commercial / Industrial	5,478,907	5,186,169	(292,738)	(5.3)
Institutional	20,133	19,613	(520)	(2.6)
Pipeline	1,257,386	1,224,766	(32,620)	(2.6)
Railway	44,979	45,441	462	1.0
Designated Recreational	11,577	10,663	(914)	(7.9)
<b>Total</b>	<b>\$22,805,489</b>	<b>\$22,358,040</b>	<b>(\$447,449)</b>	<b>(2.0%)</b>

- Changes in Total Tax reflect changes in your municipality’s revised share of the divisions’/province’s new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2023.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	994
With Tax Decreases:	4,819
<b>Total Properties:</b>	<b>5,813</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2023.

**Tax Change – Municipal Levy  
2022 to 2023 – By Property Class**

<b>Property Class</b>	<b>2022 (\$)</b>	<b>2023 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	3,184,678	3,239,914	55,236	1.7
Apartment	23,155	22,232	(923)	(4.0)
Condo / Co-op	195,715	205,911	10,196	5.2
<b>Total Residential</b>	<b>\$3,403,548</b>	<b>\$3,468,057</b>	<b>\$64,509</b>	<b>1.9%</b>
Farm	1,997,683	1,977,888	(19,795)	(1.0)
Commercial / Industrial	1,294,445	1,251,060	(43,385)	(3.4)
Institutional	4,664	4,647	(17)	(0.4)
Pipeline	296,947	295,349	(1,598)	(0.5)
Railway	10,607	10,941	334	3.2
Designated Recreational	2,667	2,510	(157)	(5.9)
<b>Total</b>	<b>\$7,010,561</b>	<b>\$7,010,561*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 6.7% should see a municipal tax decrease.
- Properties with an assessment increase greater than 6.7% should see a municipal tax increase.

## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Other Municipal Tax Tools.** *The Municipal Act* also provides municipalities with other tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Education Property Tax Rebate.** For 2022, owners of residential and farm properties will receive a 37.5 per cent rebate of the school division special levy payable. This will increase to 50 per cent in 2023. Residential properties include single dwelling units, condos and multiple unit dwellings. For 2022 and 2023, owners of other properties (such as commercial, industrial, railway, institutional, pipelines and designated recreational) will receive a 10 per cent rebate of the total of both the school division special levy and the education support levy payable. For more information, visit <https://www.gov.mb.ca/edupropertytax/index.html>

- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$109.38 in 2022 (\$87.50 in 2023).
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment).
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at <https://manitoba.ca/myproperty>
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.

- 
- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

---

# **IMPACT OF REASSESSMENT 2023 MUNICIPALITY OF MCCREARY**

---

## 1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$7 million (16%) to \$55 million (from \$48 million).

#### Changes in Your Municipality's Taxable Assessment

##### 2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	19,124,330	21,000,110	1,875,780	9.8
Apartment	672,440	730,980	58,540	8.7
<b>Total Residential</b>	<b>\$19,796,770</b>	<b>\$21,731,090</b>	<b>\$1,934,320</b>	<b>9.8%</b>
Farm	24,819,620	30,151,360	5,331,740	21.5
Commercial / Industrial	2,024,060	2,122,960	98,900	4.9
Institutional	574,080	562,770	(11,310)	(2.0)
Railway	330,380	364,010	33,630	10.2
<b>Total</b>	<b>\$47,544,910</b>	<b>\$54,932,190</b>	<b>\$7,387,280</b>	<b>15.5%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.



## 4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

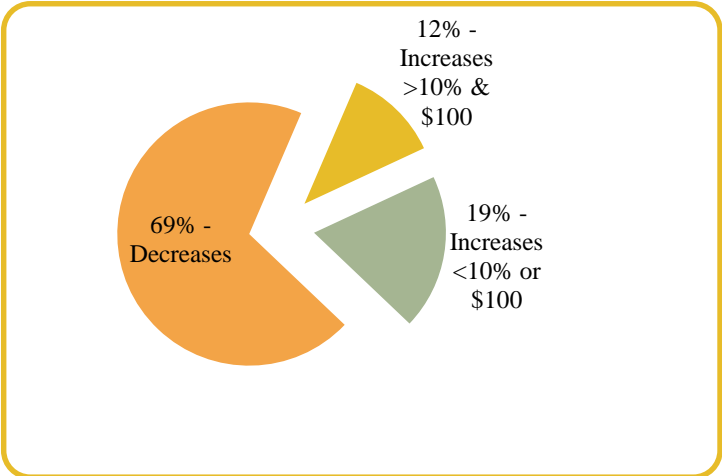
**Total Tax Change – Municipal & School  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	649,173	619,806	(29,367)	(4.5)
Apartment	26,814	25,494	(1,320)	(4.9)
<b>Total Residential</b>	<b>\$675,987</b>	<b>\$645,299</b>	<b>(\$30,688)</b>	<b>(4.5%)</b>
Farm	740,061	770,892	30,831	4.2
Commercial / Industrial	94,921	87,441	(7,480)	(7.9)
Institutional	14,450	12,573	(1,877)	(13.0)
Railway	12,911	12,362	(549)	(4.3)
<b>Total</b>	<b>\$1,538,330</b>	<b>\$1,528,567</b>	<b>(\$9,763)</b>	<b>(0.6%)</b>

- Changes in Total Tax reflect changes in your municipality’s revised share of the divisions’/province’s new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2023.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	378
With Tax Decreases:	855
<b>Total Properties:</b>	<b>1,233</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2023.

**Tax Change – Municipal Levy  
2022 to 2023 – By Property Class**

<b>Property Class</b>	<b>2022 (\$)</b>	<b>2023 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	367,939	356,533	(11,406)	(3.1)
Apartment	16,926	16,332	(594)	(3.5)
<b>Total Residential</b>	<b>\$384,865</b>	<b>\$372,865</b>	<b>(\$12,000)</b>	<b>(3.1%)</b>
Farm	375,032	392,651	17,619	4.7
Commercial / Industrial	47,514	44,030	(3,484)	(7.3)
Institutional	14,450	12,573	(1,877)	(13.0)
Railway	5,174	4,925	(249)	(4.8)
<b>Total</b>	<b>\$827,035</b>	<b>\$827,035*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 15.5% should see a municipal tax decrease.
- Properties with an assessment increase greater than 15.5% should see a municipal tax increase.

## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Other Municipal Tax Tools.** *The Municipal Act* also provides municipalities with other tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Education Property Tax Rebate.** For 2022, owners of residential and farm properties will receive a 37.5 per cent rebate of the school division special levy payable. This will increase to 50 per cent in 2023. Residential properties include single dwelling units, condos and multiple unit dwellings. For 2022 and 2023, owners of other properties (such as commercial, industrial, railway, institutional, pipelines and designated recreational) will receive a 10 per cent rebate of the total of both the school division special levy and the education support levy payable. For more information, visit <https://www.gov.mb.ca/edupropertytax/index.html>

- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$109.38 in 2022 (\$87.50 in 2023).
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment).
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at <https://manitoba.ca/myproperty>
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.

- 
- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

---

# **IMPACT OF REASSESSMENT 2023 TOWN OF MELITA**

---

## 1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.



### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has decreased by \$-4 million (-10%) to \$37 million (from \$41 million).

#### Changes in Your Municipality's Taxable Assessment

##### 2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	26,438,240	21,419,630	(5,018,610)	(19.0)
Apartment	493,390	508,370	14,980	3.0
Condo / Co-op	262,280	275,040	12,760	4.9
<b>Total Residential</b>	<b>\$27,193,910</b>	<b>\$22,203,040</b>	<b>(\$4,990,870)</b>	<b>(18.4%)</b>
Farm	93,470	101,840	8,370	9.0
Commercial / Industrial	12,554,470	13,379,350	824,880	6.6
Institutional	1,022,790	1,065,490	42,700	4.2
Railway	87,030	101,280	14,250	16.4
Designated Recreational	45,190	46,850	1,660	3.7
<b>Total</b>	<b>\$40,996,860</b>	<b>\$36,897,850</b>	<b>(\$4,099,010)</b>	<b>(10.0%)</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

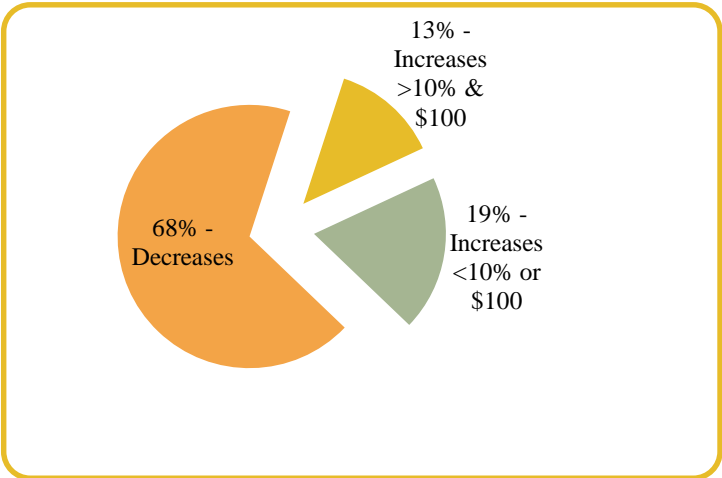
**Total Tax Change – Municipal & School  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	945,643	832,538	(113,105)	(12.0)
Apartment	17,648	19,759	2,111	12.0
Condo / Co-op	9,381	10,690	1,309	14.0
<b>Total Residential</b>	<b>\$972,672</b>	<b>\$862,988</b>	<b>(\$109,684)</b>	<b>(11.3%)</b>
Farm	3,343	3,958	615	18.4
Commercial / Industrial	558,435	625,659	67,224	12.0
Institutional	26,403	30,523	4,120	15.6
Railway	3,871	4,736	865	22.4
Designated Recreational	2,010	2,191	181	9.0
<b>Total</b>	<b>\$1,566,735</b>	<b>\$1,530,055</b>	<b>(\$36,680)</b>	<b>(2.3%)</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2023.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	202
With Tax Decreases:	426
<b>Total Properties:</b>	<b>628</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2023.

**Tax Change – Municipal Levy  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	677,242	609,646	(67,596)	(10.0)
Apartment	12,639	14,469	1,830	14.5
Condo / Co-op	6,719	7,828	1,109	16.5
<b>Total Residential</b>	<b>\$696,599</b>	<b>\$631,943</b>	<b>(\$64,656)</b>	<b>(9.3%)</b>
Farm	2,394	2,899	505	21.1
Commercial / Industrial	321,595	380,803	59,208	18.4
Institutional	26,200	30,326	4,126	15.8
Railway	2,229	2,883	654	29.3
Designated Recreational	1,158	1,333	175	15.1
<b>Total</b>	<b>\$1,050,176</b>	<b>\$1,050,176*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than -10.0% should see a municipal tax decrease.
- Properties with an assessment increase greater than -10.0% should see a municipal tax increase.

## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Other Municipal Tax Tools.** *The Municipal Act* also provides municipalities with other tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Education Property Tax Rebate.** For 2022, owners of residential and farm properties will receive a 37.5 per cent rebate of the school division special levy payable. This will increase to 50 per cent in 2023. Residential properties include single dwelling units, condos and multiple unit dwellings. For 2022 and 2023, owners of other properties (such as commercial, industrial, railway, institutional, pipelines and designated recreational) will receive a 10 per cent rebate of the total of both the school division special levy and the education support levy payable. For more information, visit <https://www.gov.mb.ca/edupropertytax/index.html>

- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$109.38 in 2022 (\$87.50 in 2023).
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment).
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at <https://manitoba.ca/myproperty>
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.

- 
- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

---

**IMPACT OF  
REASSESSMENT 2023  
MUNICIPALITY OF  
MINITONAS-BOWSMAN**



---

## 1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$18 million (11%) to \$179 million (from \$161 million).

#### Changes in Your Municipality's Taxable Assessment

##### 2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	42,183,880	43,909,450	1,725,570	4.1
Apartment	215,200	235,180	19,980	9.3
<b>Total Residential</b>	<b>\$42,399,080</b>	<b>\$44,144,630</b>	<b>\$1,745,550</b>	<b>4.1%</b>
Farm	100,835,980	116,462,060	15,626,080	15.5
Commercial / Industrial	16,929,500	17,021,470	91,970	0.5
Institutional	811,480	821,550	10,070	1.2
Pipeline	249,000	269,350	20,350	8.2
Railway	173,910	185,940	12,030	6.9
<b>Total</b>	<b>\$161,398,950</b>	<b>\$178,905,000</b>	<b>\$17,506,050</b>	<b>10.9%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

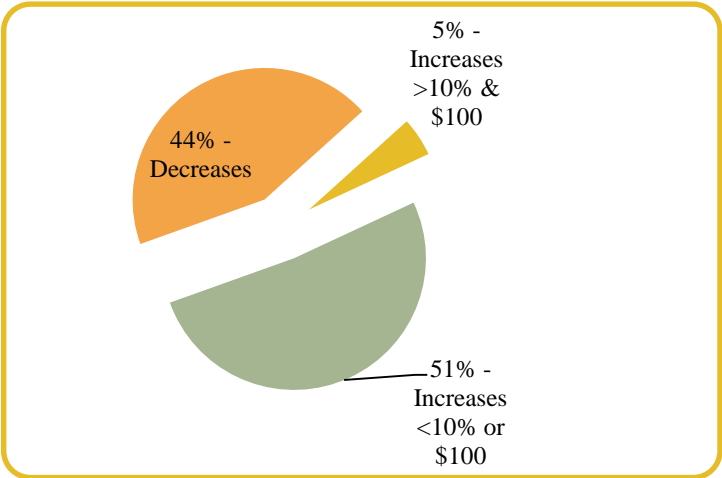
**Total Tax Change – Municipal & School  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,402,597	1,354,816	(47,781)	(3.4)
Apartment	9,177	9,572	395	4.3
<b>Total Residential</b>	<b>\$1,411,774</b>	<b>\$1,364,388</b>	<b>(\$47,386)</b>	<b>(3.4%)</b>
Farm	2,721,563	2,855,087	133,524	4.9
Commercial / Industrial	615,399	563,543	(51,856)	(8.4)
Institutional	26,571	25,332	(1,239)	(4.7)
Pipeline	8,879	8,719	(160)	(1.8)
Railway	6,472	6,345	(127)	(2.0)
<b>Total</b>	<b>\$4,790,658</b>	<b>\$4,823,413</b>	<b>\$32,755</b>	<b>0.7%</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions' / province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2023.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	1,322
With Tax Decreases:	1,029
<b>Total Properties:</b>	<b>2,351</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2023.

**Tax Change – Municipal Levy  
2022 to 2023 – By Property Class**

<b>Property Class</b>	<b>2022 (\$)</b>	<b>2023 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	852,056	826,717	(25,339)	(3.0)
Apartment	6,368	6,743	375	5.9
<b>Total Residential</b>	<b>\$858,424</b>	<b>\$833,460</b>	<b>(\$24,964)</b>	<b>(2.9%)</b>
Farm	1,405,553	1,454,398	48,845	3.5
Commercial / Industrial	246,945	224,441	(22,504)	(9.1)
Institutional	26,571	25,332	(1,239)	(4.7)
Pipeline	3,459	3,353	(106)	(3.1)
Railway	2,687	2,641	(46)	(1.7)
<b>Total</b>	<b>\$2,543,640</b>	<b>\$2,543,640*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 10.9% should see a municipal tax decrease.
- Properties with an assessment increase greater than 10.9% should see a municipal tax increase.

## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Other Municipal Tax Tools.** *The Municipal Act* also provides municipalities with other tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Education Property Tax Rebate.** For 2022, owners of residential and farm properties will receive a 37.5 per cent rebate of the school division special levy payable. This will increase to 50 per cent in 2023. Residential properties include single dwelling units, condos and multiple unit dwellings. For 2022 and 2023, owners of other properties (such as commercial, industrial, railway, institutional, pipelines and designated recreational) will receive a 10 per cent rebate of the total of both the school division special levy and the education support levy payable. For more information, visit <https://www.gov.mb.ca/edupropertytax/index.html>

- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$109.38 in 2022 (\$87.50 in 2023).
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment).
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at <https://manitoba.ca/myproperty>
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.

- 
- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.



---

# **IMPACT OF REASSESSMENT 2023 TOWN OF MINNEDOSA**

---

## 1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$5 million (4%) to \$143 million (from \$138 million).

#### Changes in Your Municipality's Taxable Assessment

##### 2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	93,775,980	97,905,290	4,129,310	4.4
Apartment	2,901,900	3,063,810	161,910	5.6
Condo / Co-op	2,028,350	2,147,990	119,640	5.9
<b>Total Residential</b>	<b>\$98,706,230</b>	<b>\$103,117,090</b>	<b>\$4,410,860</b>	<b>4.5%</b>
Farm	818,730	899,250	80,520	9.8
Commercial / Industrial	35,648,180	36,289,410	641,230	1.8
Institutional	2,237,150	2,347,240	110,090	4.9
Pipeline	116,750	126,150	9,400	8.1
Railway	456,710	531,280	74,570	16.3
<b>Total</b>	<b>\$137,983,750</b>	<b>\$143,310,420</b>	<b>\$5,326,670</b>	<b>3.9%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

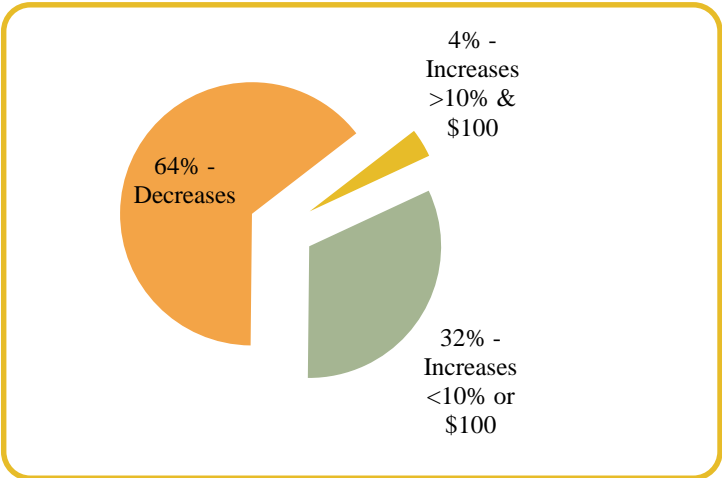
**Total Tax Change – Municipal & School  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	3,162,126	3,135,319	(26,807)	(0.9)
Apartment	97,852	98,115	263	0.3
Condo / Co-op	68,396	68,787	391	0.6
<b>Total Residential</b>	<b>\$3,328,374</b>	<b>\$3,302,222</b>	<b>(\$26,152)</b>	<b>(0.8%)</b>
Farm	27,608	28,798	1,190	4.3
Commercial / Industrial	1,512,659	1,448,637	(64,022)	(4.2)
Institutional	50,025	50,536	511	1.0
Pipeline	4,954	5,036	82	1.7
Railway	19,380	21,208	1,828	9.4
<b>Total</b>	<b>\$4,942,999</b>	<b>\$4,856,436</b>	<b>(\$86,563)</b>	<b>(1.8%)</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2023.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	495
With Tax Decreases:	894
<b>Total Properties:</b>	<b>1,389</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2023.

**Tax Change – Municipal Levy  
2022 to 2023 – By Property Class**

<b>Property Class</b>	<b>2022 (\$)</b>	<b>2023 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	2,096,925	2,107,901	10,976	0.5
Apartment	64,889	65,964	1,075	1.7
Condo / Co-op	45,356	46,246	890	2.0
<b>Total Residential</b>	<b>\$2,207,170</b>	<b>\$2,220,111</b>	<b>\$12,941</b>	<b>0.6%</b>
Farm	18,308	19,361	1,053	5.8
Commercial / Industrial	797,129	781,311	(15,818)	(2.0)
Institutional	50,025	50,536	511	1.0
Pipeline	2,611	2,716	105	4.0
Railway	10,212	11,438	1,226	12.0
<b>Total</b>	<b>\$3,085,455</b>	<b>\$3,085,455*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 3.9% should see a municipal tax decrease.
- Properties with an assessment increase greater than 3.9% should see a municipal tax increase.

## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Other Municipal Tax Tools.** *The Municipal Act* also provides municipalities with other tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Education Property Tax Rebate.** For 2022, owners of residential and farm properties will receive a 37.5 per cent rebate of the school division special levy payable. This will increase to 50 per cent in 2023. Residential properties include single dwelling units, condos and multiple unit dwellings. For 2022 and 2023, owners of other properties (such as commercial, industrial, railway, institutional, pipelines and designated recreational) will receive a 10 per cent rebate of the total of both the school division special levy and the education support levy payable. For more information, visit <https://www.gov.mb.ca/edupropertytax/index.html>

- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$109.38 in 2022 (\$87.50 in 2023).
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment).
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at <https://manitoba.ca/myproperty>
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.



- 
- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

---

# **IMPACT OF REASSESSMENT 2023 RM OF MINTO-ODANAH**

---

## 1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$16 million (10%) to \$167 million (from \$151 million).

#### Changes in Your Municipality's Taxable Assessment 2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	47,317,540	50,860,630	3,543,090	7.5
Farm	82,517,190	93,588,620	11,071,430	13.4
Commercial / Industrial	4,487,800	4,680,380	192,580	4.3
Institutional	74,260	76,340	2,080	2.8
Pipeline	15,905,000	16,892,550	987,550	6.2
Railway	881,440	948,110	66,670	7.6
<b>Total</b>	<b>\$151,183,230</b>	<b>\$167,046,630</b>	<b>\$15,863,400</b>	<b>10.5%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

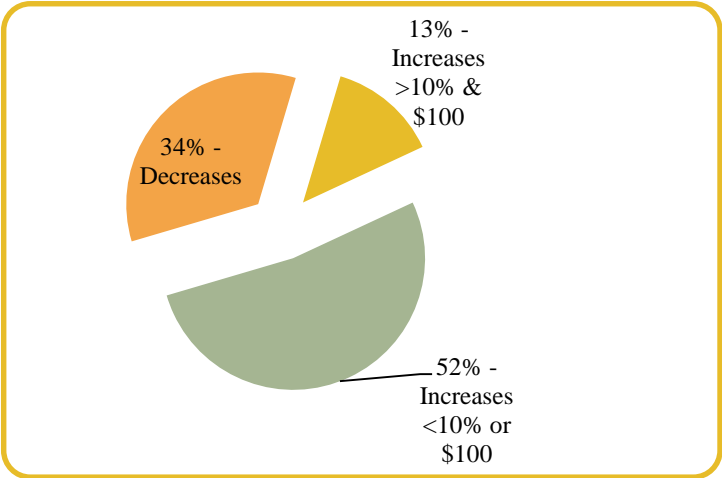
**Total Tax Change – Municipal & School  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,056,121	1,038,256	(17,865)	(1.7)
Farm	1,841,478	1,910,155	68,677	3.7
Commercial / Industrial	139,272	132,498	(6,774)	(4.9)
Institutional	1,034	958	(76)	(7.4)
Pipeline	493,612	478,245	(15,367)	(3.1)
Railway	27,340	26,824	(516)	(1.9)
<b>Total</b>	<b>\$3,558,856</b>	<b>\$3,586,937</b>	<b>\$28,081</b>	<b>0.8%</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2023.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	1,081
With Tax Decreases:	561
<b>Total Properties:</b>	<b>1,642</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2023.

**Tax Change – Municipal Levy  
2022 to 2023 – By Property Class**

<b>Property Class</b>	<b>2022 (\$)</b>	<b>2023 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	518,742	504,639	(14,103)	(2.7)
Farm	904,636	928,586	23,950	2.7
Commercial / Industrial	49,200	46,439	(2,761)	(5.6)
Institutional	814	757	(57)	(7.0)
Pipeline	174,367	167,608	(6,759)	(3.9)
Railway	9,663	9,407	(256)	(2.7)
<b>Total</b>	<b>\$1,657,422</b>	<b>\$1,657,422*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 10.5% should see a municipal tax decrease.
- Properties with an assessment increase greater than 10.5% should see a municipal tax increase.

## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Other Municipal Tax Tools.** *The Municipal Act* also provides municipalities with other tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Education Property Tax Rebate.** For 2022, owners of residential and farm properties will receive a 37.5 per cent rebate of the school division special levy payable. This will increase to 50 per cent in 2023. Residential properties include single dwelling units, condos and multiple unit dwellings. For 2022 and 2023, owners of other properties (such as commercial, industrial, railway, institutional, pipelines and designated recreational) will receive a 10 per cent rebate of the total of both the school division special levy and the education support levy payable. For more information, visit <https://www.gov.mb.ca/edupropertytax/index.html>



- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$109.38 in 2022 (\$87.50 in 2023).
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment).
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at <https://manitoba.ca/myproperty>
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.

- 
- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

---

# **IMPACT OF REASSESSMENT 2023 RM OF MONTCALM**

---

## 1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$19 million (8%) to \$240 million (from \$221 million).

#### Changes in Your Municipality's Taxable Assessment

##### 2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	36,625,890	39,132,760	2,506,870	6.8
Apartment	84,690	149,580	64,890	76.6
Condo / Co-op	107,330	115,300	7,970	7.4
<b>Total Residential</b>	<b>\$36,817,910</b>	<b>\$39,397,640</b>	<b>\$2,579,730</b>	<b>7.0%</b>
Farm	130,344,720	142,098,040	11,753,320	9.0
Commercial / Industrial	50,876,340	54,868,300	3,991,960	7.9
Institutional	2,730	780	(1,950)	(71.4)
Pipeline	2,379,800	2,571,700	191,900	8.1
Railway	555,000	618,540	63,540	11.5
<b>Total</b>	<b>\$220,976,500</b>	<b>\$239,555,000</b>	<b>\$18,578,500</b>	<b>8.4%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

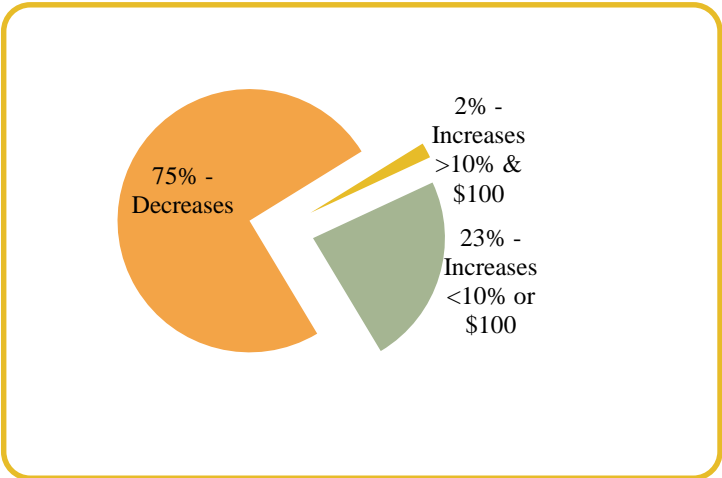
**Total Tax Change – Municipal & School  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	929,285	910,012	(19,273)	(2.1)
Apartment	2,432	4,002	1,570	64.6
Condo / Co-op	2,509	2,432	(77)	(3.1)
<b>Total Residential</b>	<b>\$934,226</b>	<b>\$916,446</b>	<b>(\$17,780)</b>	<b>(1.9%)</b>
Farm	2,976,317	2,946,821	(29,496)	(1.0)
Commercial / Industrial	1,644,331	1,606,001	(38,330)	(2.3)
Institutional	88	23	(65)	(73.9)
Pipeline	76,105	74,366	(1,739)	(2.3)
Railway	17,594	17,828	234	1.3
<b>Total</b>	<b>\$5,648,661</b>	<b>\$5,561,485</b>	<b>(\$87,176)</b>	<b>(1.5%)</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2023.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	430
With Tax Decreases:	1,274
<b>Total Properties:</b>	<b>1,704</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2023.

**Tax Change – Municipal Levy  
2022 to 2023 – By Property Class**

<b>Property Class</b>	<b>2022 (\$)</b>	<b>2023 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	456,352	452,271	(4,081)	(0.9)
Apartment	1,380	2,302	922	66.8
Condo / Co-op	1,029	1,018	(11)	(1.1)
<b>Total Residential</b>	<b>\$458,761</b>	<b>\$455,592</b>	<b>(\$3,169)</b>	<b>(0.7%)</b>
Farm	1,250,415	1,255,408	4,993	0.4
Commercial / Industrial	506,760	504,921	(1,839)	(0.4)
Institutional	26	7	(19)	(73.1)
Pipeline	22,820	22,710	(110)	(0.5)
Railway	5,482	5,635	153	2.8
<b>Total</b>	<b>\$2,244,265</b>	<b>\$2,244,265*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 8.4% should see a municipal tax decrease.
- Properties with an assessment increase greater than 8.4% should see a municipal tax increase.



## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Other Municipal Tax Tools.** *The Municipal Act* also provides municipalities with other tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Education Property Tax Rebate.** For 2022, owners of residential and farm properties will receive a 37.5 per cent rebate of the school division special levy payable. This will increase to 50 per cent in 2023. Residential properties include single dwelling units, condos and multiple unit dwellings. For 2022 and 2023, owners of other properties (such as commercial, industrial, railway, institutional, pipelines and designated recreational) will receive a 10 per cent rebate of the total of both the school division special levy and the education support levy payable. For more information, visit <https://www.gov.mb.ca/edupropertytax/index.html>

- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$109.38 in 2022 (\$87.50 in 2023).
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment).
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at <https://manitoba.ca/myproperty>
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.

- 
- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

---

# **IMPACT OF REASSESSMENT 2023 CITY OF MORDEN**

---

## 1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$56 million (11%) to \$558 million (from \$502 million).

#### Changes in Your Municipality's Taxable Assessment

##### 2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	318,024,200	358,792,870	40,768,670	12.8
Apartment	24,759,840	26,196,380	1,436,540	5.8
Condo / Co-op	27,429,330	30,511,310	3,081,980	11.2
<b>Total Residential</b>	<b>\$370,213,370</b>	<b>\$415,500,560</b>	<b>\$45,287,190</b>	<b>12.2%</b>
Farm	4,998,150	5,614,370	616,220	12.3
Commercial / Industrial	105,595,300	114,889,600	9,294,300	8.8
Institutional	16,250,540	17,018,240	767,700	4.7
Pipeline	3,595,400	3,821,350	225,950	6.3
Railway	769,160	741,810	(27,350)	(3.6)
Designated Recreational	248,670	257,860	9,190	3.7
<b>Total</b>	<b>\$501,670,590</b>	<b>\$557,843,790</b>	<b>\$56,173,200</b>	<b>11.2%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

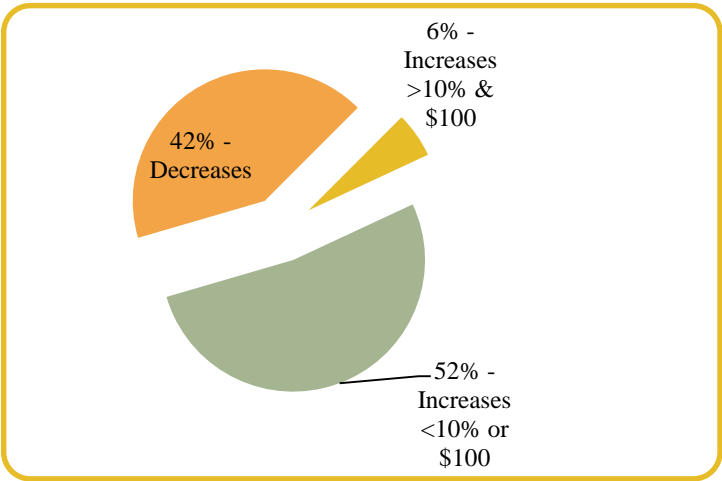
**Total Tax Change – Municipal & School  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	7,629,719	7,767,866	138,147	1.8
Apartment	594,013	567,152	(26,861)	(4.5)
Condo / Co-op	658,057	660,570	2,513	0.4
<b>Total Residential</b>	<b>\$8,881,789</b>	<b>\$8,995,587</b>	<b>\$113,798</b>	<b>1.3%</b>
Farm	119,911	121,551	1,640	1.4
Commercial / Industrial	3,453,389	3,394,413	(58,976)	(1.7)
Institutional	171,238	161,315	(9,923)	(5.8)
Pipeline	117,584	112,902	(4,682)	(4.0)
Railway	25,155	21,917	(3,238)	(12.9)
Designated Recreational	8,133	7,618	(515)	(6.3)
<b>Total</b>	<b>\$12,777,198</b>	<b>\$12,815,303</b>	<b>\$38,105</b>	<b>0.3%</b>

- Changes in Total Tax reflect changes in your municipality’s revised share of the divisions’/province’s new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2023.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	2,360
With Tax Decreases:	1,709
<b>Total Properties:</b>	<b>4,069</b>



- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2023.

**Tax Change – Municipal Levy  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	3,311,586	3,359,736	48,150	1.5
Apartment	257,824	245,303	(12,521)	(4.9)
Condo / Co-op	285,622	285,708	86	0.0
<b>Total Residential</b>	<b>\$3,855,032</b>	<b>\$3,890,747</b>	<b>\$35,715</b>	<b>0.9%</b>
Farm	52,046	52,573	527	1.0
Commercial / Industrial	1,099,564	1,075,826	(23,738)	(2.2)
Institutional	169,217	159,359	(9,858)	(5.8)
Pipeline	37,439	35,783	(1,656)	(4.4)
Railway	8,009	6,946	(1,063)	(13.3)
Designated Recreational	2,589	2,415	(174)	(6.7)
<b>Total</b>	<b>\$5,223,896</b>	<b>\$5,223,896*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 11.2% should see a municipal tax decrease.
- Properties with an assessment increase greater than 11.2% should see a municipal tax increase.

## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Other Municipal Tax Tools.** *The Municipal Act* also provides municipalities with other tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Education Property Tax Rebate.** For 2022, owners of residential and farm properties will receive a 37.5 per cent rebate of the school division special levy payable. This will increase to 50 per cent in 2023. Residential properties include single dwelling units, condos and multiple unit dwellings. For 2022 and 2023, owners of other properties (such as commercial, industrial, railway, institutional, pipelines and designated recreational) will receive a 10 per cent rebate of the total of both the school division special levy and the education support levy payable. For more information, visit <https://www.gov.mb.ca/edupropertytax/index.html>

- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$109.38 in 2022 (\$87.50 in 2023).
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment).
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at <https://manitoba.ca/myproperty>
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.

- 
- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

---

# **IMPACT OF REASSESSMENT 2023 RM OF MORRIS**

---

## 1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$42 million (10%) to \$477 million (from \$435 million).

#### Changes in Your Municipality's Taxable Assessment

##### 2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	101,813,200	106,907,370	5,094,170	5.0
Apartment	1,662,740	1,806,650	143,910	8.7
<b>Total Residential</b>	<b>\$103,475,940</b>	<b>\$108,714,020</b>	<b>\$5,238,080</b>	<b>5.1%</b>
Farm	292,877,480	324,246,130	31,368,650	10.7
Commercial / Industrial	32,072,000	36,776,110	4,704,110	14.7
Institutional	2,269,790	2,431,440	161,650	7.1
Pipeline	3,430,800	3,705,750	274,950	8.0
Railway	1,029,740	1,155,610	125,870	12.2
<b>Total</b>	<b>\$435,155,750</b>	<b>\$477,029,060</b>	<b>\$41,873,310</b>	<b>9.6%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council ⇒ Municipal Levy
  - School Division ⇒ Special Levy
  - Province ⇒ Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.



- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

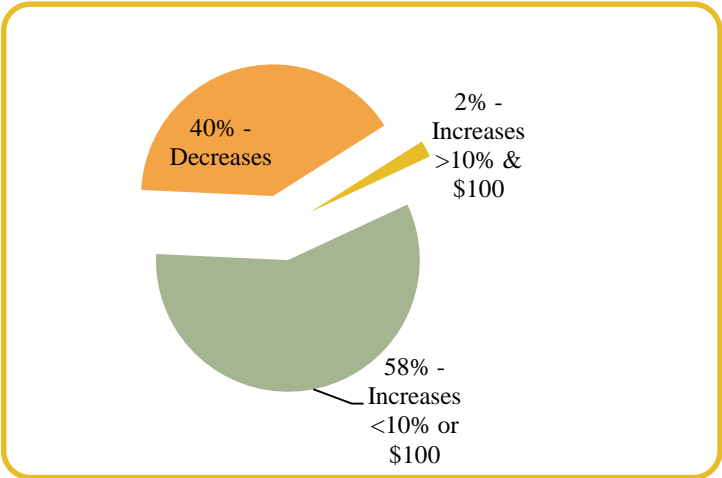
**Total Tax Change – Municipal & School  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	2,112,180	2,028,349	(83,831)	(4.0)
Apartment	35,512	35,340	(172)	(0.5)
<b>Total Residential</b>	<b>\$2,147,693</b>	<b>\$2,063,688</b>	<b>(\$84,005)</b>	<b>(3.9%)</b>
Farm	5,960,995	6,033,345	72,350	1.2
Commercial / Industrial	947,696	993,124	45,428	4.8
Institutional	20,975	20,877	(98)	(0.5)
Pipeline	100,382	98,832	(1,550)	(1.5)
Railway	29,953	30,649	696	2.3
<b>Total</b>	<b>\$9,207,694</b>	<b>\$9,240,515</b>	<b>\$32,821</b>	<b>0.4%</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2023.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	2,100
With Tax Decreases:	1,416
<b>Total Properties:</b>	<b>3,516</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2023.

**Tax Change – Municipal Levy  
2022 to 2023 – By Property Class**

<b>Property Class</b>	<b>2022 (\$)</b>	<b>2023 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	860,555	825,043	(35,512)	(4.1)
Apartment	14,876	14,818	(58)	(0.4)
<b>Total Residential</b>	<b>\$875,431</b>	<b>\$839,861</b>	<b>(\$35,570)</b>	<b>(4.1%)</b>
Farm	2,383,089	2,405,121	22,032	0.9
Commercial / Industrial	277,045	291,300	14,255	5.2
Institutional	20,191	19,819	(372)	(1.8)
Pipeline	27,910	27,482	(428)	(1.5)
Railway	8,377	8,570	193	2.3
<b>Total</b>	<b>\$3,592,043</b>	<b>\$3,592,043*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 9.6% should see a municipal tax decrease.
- Properties with an assessment increase greater than 9.6% should see a municipal tax increase.

## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Other Municipal Tax Tools.** *The Municipal Act* also provides municipalities with other tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Education Property Tax Rebate.** For 2022, owners of residential and farm properties will receive a 37.5 per cent rebate of the school division special levy payable. This will increase to 50 per cent in 2023. Residential properties include single dwelling units, condos and multiple unit dwellings. For 2022 and 2023, owners of other properties (such as commercial, industrial, railway, institutional, pipelines and designated recreational) will receive a 10 per cent rebate of the total of both the school division special levy and the education support levy payable. For more information, visit <https://www.gov.mb.ca/edupropertytax/index.html>

- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$109.38 in 2022 (\$87.50 in 2023).
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment).
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at <https://manitoba.ca/myproperty>
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.

- 
- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

---

# **IMPACT OF REASSESSMENT 2023 TOWN OF MORRIS**

---

## 1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$6 million (6%) to \$100 million (from \$94 million).

#### Changes in Your Municipality's Taxable Assessment 2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	54,835,600	59,251,270	4,415,670	8.1
Apartment	3,323,900	3,543,790	219,890	6.6
Condo / Co-op	430,630	475,530	44,900	10.4
<b>Total Residential</b>	<b>\$58,590,130</b>	<b>\$63,270,590</b>	<b>\$4,680,460</b>	<b>8.0%</b>
Farm	456,180	520,720	64,540	14.2
Commercial / Industrial	32,708,450	33,746,750	1,038,300	3.2
Institutional	1,950,990	1,958,210	7,220	0.4
Pipeline	24,600	26,700	2,100	8.5
Railway	353,280	478,490	125,210	35.4
<b>Total</b>	<b>\$94,083,630</b>	<b>\$100,001,460</b>	<b>\$5,917,830</b>	<b>6.3%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.



## 4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

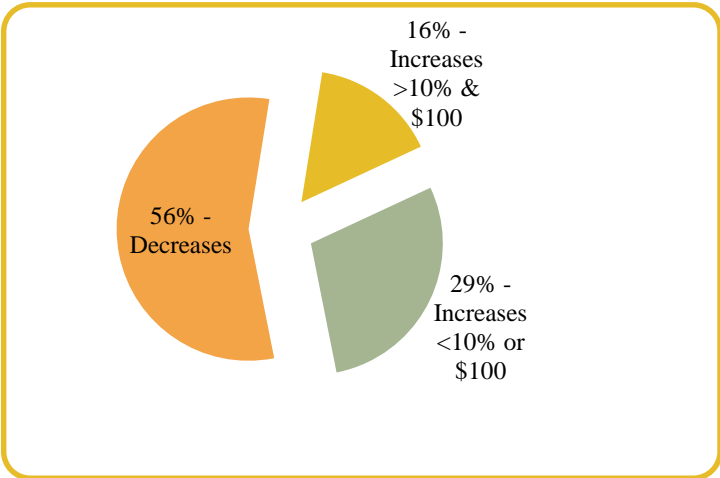
**Total Tax Change – Municipal & School  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,858,982	1,870,977	11,995	0.7
Apartment	112,684	111,902	(782)	(0.7)
Condo / Co-op	14,599	15,016	417	2.9
<b>Total Residential</b>	<b>\$1,986,264</b>	<b>\$1,997,895</b>	<b>\$11,631</b>	<b>0.6%</b>
Farm	15,465	16,443	978	6.3
Commercial / Industrial	1,393,838	1,332,052	(61,786)	(4.4)
Institutional	41,927	39,591	(2,336)	(5.6)
Pipeline	1,048	1,054	6	0.6
Railway	15,055	18,887	3,832	25.5
<b>Total</b>	<b>\$3,453,597</b>	<b>\$3,405,922</b>	<b>(\$47,675)</b>	<b>(1.4%)</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2023.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	400
With Tax Decreases:	502
<b>Total Properties:</b>	<b>902</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2023.

**Tax Change – Municipal Levy  
2022 to 2023 – By Property Class**

<b>Property Class</b>	<b>2022 (\$)</b>	<b>2023 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	1,178,417	1,197,942	19,525	1.7
Apartment	71,431	71,648	217	0.3
Condo / Co-op	9,254	9,614	360	3.9
<b>Total Residential</b>	<b>\$1,259,102</b>	<b>\$1,279,205</b>	<b>\$20,103</b>	<b>1.6%</b>
Farm	9,803	10,528	725	7.4
Commercial / Industrial	702,905	682,292	(20,613)	(2.9)
Institutional	41,927	39,591	(2,336)	(5.6)
Pipeline	529	540	11	2.1
Railway	7,592	9,674	2,082	27.4
<b>Total</b>	<b>\$2,021,857</b>	<b>\$2,021,857*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 6.3% should see a municipal tax decrease.
- Properties with an assessment increase greater than 6.3% should see a municipal tax increase.

## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Other Municipal Tax Tools.** *The Municipal Act* also provides municipalities with other tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Education Property Tax Rebate.** For 2022, owners of residential and farm properties will receive a 37.5 per cent rebate of the school division special levy payable. This will increase to 50 per cent in 2023. Residential properties include single dwelling units, condos and multiple unit dwellings. For 2022 and 2023, owners of other properties (such as commercial, industrial, railway, institutional, pipelines and designated recreational) will receive a 10 per cent rebate of the total of both the school division special levy and the education support levy payable. For more information, visit <https://www.gov.mb.ca/edupropertytax/index.html>

- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$109.38 in 2022 (\$87.50 in 2023).
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment).
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at <https://manitoba.ca/myproperty>
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.

- 
- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

---

# **IMPACT OF REASSESSMENT 2023 MOSSEY RIVER MUNICIPALITY**

---

## 1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.



### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$7 million (14%) to \$55 million (from \$49 million).

#### Changes in Your Municipality's Taxable Assessment

##### 2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	17,355,530	17,462,070	106,540	0.6
Apartment	177,760	185,680	7,920	4.5
<b>Total Residential</b>	<b>\$17,533,290</b>	<b>\$17,647,750</b>	<b>\$114,460</b>	<b>0.7%</b>
Farm	27,496,100	34,025,480	6,529,380	23.8
Commercial / Industrial	2,490,310	2,658,760	168,450	6.8
Institutional	1,025,490	1,091,650	66,160	6.5
<b>Total</b>	<b>\$48,545,190</b>	<b>\$55,423,640</b>	<b>\$6,878,450</b>	<b>14.2%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

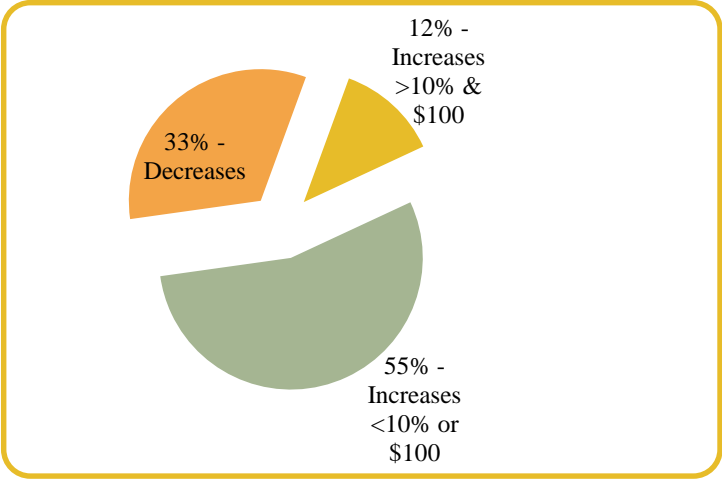
**Total Tax Change – Municipal & School  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	649,375	576,615	(72,760)	(11.2)
Apartment	6,651	6,131	(520)	(7.8)
<b>Total Residential</b>	<b>\$656,026</b>	<b>\$582,746</b>	<b>(\$73,280)</b>	<b>(11.2%)</b>
Farm	1,028,691	1,123,447	94,756	9.2
Commercial / Industrial	114,876	108,786	(6,090)	(5.3)
Institutional	23,287	21,679	(1,608)	(6.9)
<b>Total</b>	<b>\$1,822,879</b>	<b>\$1,836,658</b>	<b>\$13,779</b>	<b>0.8%</b>

- Changes in Total Tax reflect changes in your municipality’s revised share of the divisions’/province’s new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2023.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	1,609
With Tax Decreases:	785
<b>Total Properties:</b>	<b>2,394</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2023.

**Tax Change – Municipal Levy  
2022 to 2023 – By Property Class**

<b>Property Class</b>	<b>2022 (\$)</b>	<b>2023 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	391,593	345,103	(46,490)	(11.9)
Apartment	4,011	3,670	(341)	(8.5)
<b>Total Residential</b>	<b>\$395,604</b>	<b>\$348,772</b>	<b>(\$46,832)</b>	<b>(11.8%)</b>
Farm	620,395	672,446	52,051	8.4
Commercial / Industrial	56,189	52,545	(3,644)	(6.5)
Institutional	23,138	21,574	(1,564)	(6.8)
<b>Total</b>	<b>\$1,095,325</b>	<b>\$1,095,325*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 14.2% should see a municipal tax decrease.
- Properties with an assessment increase greater than 14.2% should see a municipal tax increase.

## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Other Municipal Tax Tools.** *The Municipal Act* also provides municipalities with other tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Education Property Tax Rebate.** For 2022, owners of residential and farm properties will receive a 37.5 per cent rebate of the school division special levy payable. This will increase to 50 per cent in 2023. Residential properties include single dwelling units, condos and multiple unit dwellings. For 2022 and 2023, owners of other properties (such as commercial, industrial, railway, institutional, pipelines and designated recreational) will receive a 10 per cent rebate of the total of both the school division special levy and the education support levy payable. For more information, visit <https://www.gov.mb.ca/edupropertytax/index.html>

- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$109.38 in 2022 (\$87.50 in 2023).
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment).
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at <https://manitoba.ca/myproperty>
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.

- 
- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

---

# **IMPACT OF REASSESSMENT 2023 RM OF MOUNTAIN**



---

## 1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$10 million (20%) to \$60 million (from \$50 million).

#### Changes in Your Municipality's Taxable Assessment

##### 2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	11,889,570	12,756,660	867,090	7.3
Apartment	332,510	366,300	33,790	10.2
<b>Total Residential</b>	<b>\$12,222,080</b>	<b>\$13,122,960</b>	<b>\$900,880</b>	<b>7.4%</b>
Farm	35,882,490	44,770,220	8,887,730	24.8
Commercial / Industrial	1,867,520	1,992,470	124,950	6.7
Institutional	2,020	2,150	130	6.4
<b>Total</b>	<b>\$49,974,110</b>	<b>\$59,887,800</b>	<b>\$9,913,690</b>	<b>19.8%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

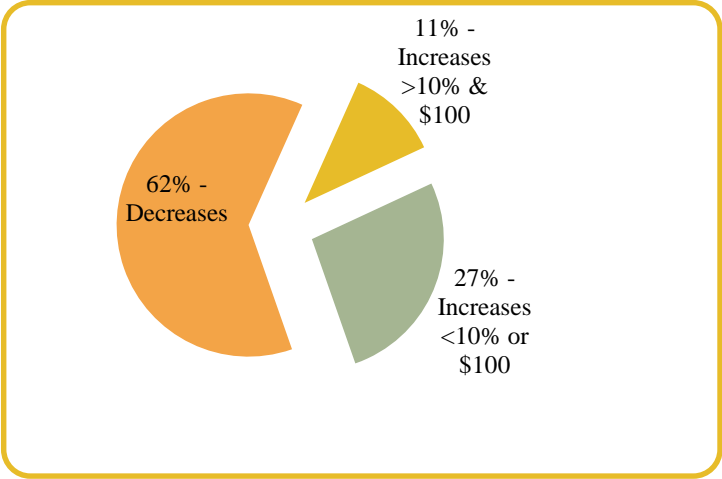
**Total Tax Change – Municipal & School  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	588,179	548,793	(39,386)	(6.7)
Apartment	22,875	22,718	(157)	(0.7)
<b>Total Residential</b>	<b>\$611,054</b>	<b>\$571,511</b>	<b>(\$39,543)</b>	<b>(6.5%)</b>
Farm	1,588,782	1,693,944	105,162	6.6
Commercial / Industrial	111,859	105,519	(6,340)	(5.7)
Institutional	97	91	(6)	(6.2)
<b>Total</b>	<b>\$2,311,791</b>	<b>\$2,371,065</b>	<b>\$59,274</b>	<b>2.6%</b>

- Changes in Total Tax reflect changes in your municipality’s revised share of the divisions’/province’s new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2023.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	1,259
With Tax Decreases:	2,057
<b>Total Properties:</b>	<b>3,316</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2023.

**Tax Change – Municipal Levy  
2022 to 2023 – By Property Class**

<b>Property Class</b>	<b>2022 (\$)</b>	<b>2023 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	430,642	394,412	(36,230)	(8.4)
Apartment	18,269	18,105	(164)	(0.9)
<b>Total Residential</b>	<b>\$448,911</b>	<b>\$412,517</b>	<b>(\$36,394)</b>	<b>(8.1%)</b>
Farm	1,132,327	1,174,004	41,677	3.7
Commercial / Industrial	72,410	67,109	(5,301)	(7.3)
Institutional	74	67	(7)	(9.5)
<b>Total</b>	<b>\$1,653,723</b>	<b>\$1,653,723*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 19.8% should see a municipal tax decrease.
- Properties with an assessment increase greater than 19.8% should see a municipal tax increase.

## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Other Municipal Tax Tools.** *The Municipal Act* also provides municipalities with other tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Education Property Tax Rebate.** For 2022, owners of residential and farm properties will receive a 37.5 per cent rebate of the school division special levy payable. This will increase to 50 per cent in 2023. Residential properties include single dwelling units, condos and multiple unit dwellings. For 2022 and 2023, owners of other properties (such as commercial, industrial, railway, institutional, pipelines and designated recreational) will receive a 10 per cent rebate of the total of both the school division special levy and the education support levy payable. For more information, visit <https://www.gov.mb.ca/edupropertytax/index.html>

- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$109.38 in 2022 (\$87.50 in 2023).
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment).
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at <https://manitoba.ca/myproperty>
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.

- 
- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.



---

# **IMPACT OF REASSESSMENT 2023 LGD OF MYSTERY LAKE**

---

## 1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has decreased by \$0 million (0%) to \$15 million (from \$15 million).

#### Changes in Your Municipality's Taxable Assessment

##### 2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	252,390	248,920	(3,470)	(1.4)
Farm	15,230	15,230	0	0.0
Commercial / Industrial	13,823,520	13,702,650	(120,870)	(0.9)
Railway	464,220	530,510	66,290	14.3
<b>Total</b>	<b>\$14,555,360</b>	<b>\$14,497,310</b>	<b>(\$58,050)</b>	<b>(0.4%)</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

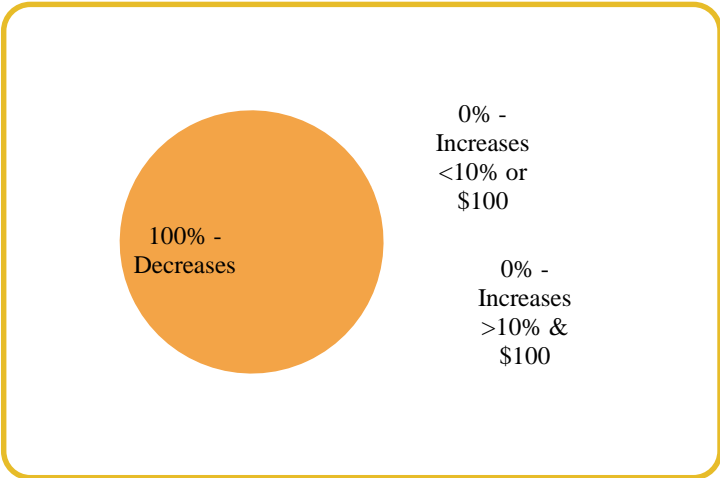
**Total Tax Change – Municipal & School  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	0	0	0	0.0
Farm	0	0	0	0.0
Commercial / Industrial	120,444	108,182	(12,262)	(10.2)
Railway	4,045	4,188	143	3.5
<b>Total</b>	<b>\$124,489</b>	<b>\$112,371</b>	<b>(\$12,118)</b>	<b>(9.7%)</b>

- Changes in Total Tax reflect changes in your municipality’s revised share of the divisions’/province’s new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2023.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	0
With Tax Decreases:	108
<b>Total Properties:</b>	<b>108</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2023.

**Tax Change – Municipal Levy  
2022 to 2023 – By Property Class**

<b>Property Class</b>	<b>2022 (\$)</b>	<b>2023 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	0	0	0	0.0
Farm	0	0	0	0.0
Commercial / Industrial	0	0	0	0.0
Railway	0	0	0	0.0
<b>Total</b>	<b>\$0</b>	<b>\$0*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than -0.4% should see a municipal tax decrease.
- Properties with an assessment increase greater than -0.4% should see a municipal tax increase.

## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Other Municipal Tax Tools.** *The Municipal Act* also provides municipalities with other tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Education Property Tax Rebate.** For 2022, owners of residential and farm properties will receive a 37.5 per cent rebate of the school division special levy payable. This will increase to 50 per cent in 2023. Residential properties include single dwelling units, condos and multiple unit dwellings. For 2022 and 2023, owners of other properties (such as commercial, industrial, railway, institutional, pipelines and designated recreational) will receive a 10 per cent rebate of the total of both the school division special levy and the education support levy payable. For more information, visit <https://www.gov.mb.ca/edupropertytax/index.html>

- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$109.38 in 2022 (\$87.50 in 2023).
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment).
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at <https://manitoba.ca/myproperty>
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.



- 
- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

---

# **IMPACT OF REASSESSMENT 2023 TOWN OF NEEPAWA**

---

## 1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$16 million (8%) to \$219 million (from \$202 million).

#### Changes in Your Municipality's Taxable Assessment 2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	113,549,870	125,803,960	12,254,090	10.8
Apartment	6,813,320	7,745,230	931,910	13.7
Condo / Co-op	4,212,840	4,421,410	208,570	5.0
<b>Total Residential</b>	<b>\$124,576,030</b>	<b>\$137,970,600</b>	<b>\$13,394,570</b>	<b>10.8%</b>
Farm	1,007,380	1,158,350	150,970	15.0
Commercial / Industrial	59,204,190	60,812,560	1,608,370	2.7
Institutional	17,136,560	18,018,620	882,060	5.2
Pipeline	55,300	59,750	4,450	8.1
Railway	282,030	321,430	39,400	14.0
Designated Recreational	138,810	138,810	0	0.0
<b>Total</b>	<b>\$202,400,300</b>	<b>\$218,480,120</b>	<b>\$16,079,820</b>	<b>7.9%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

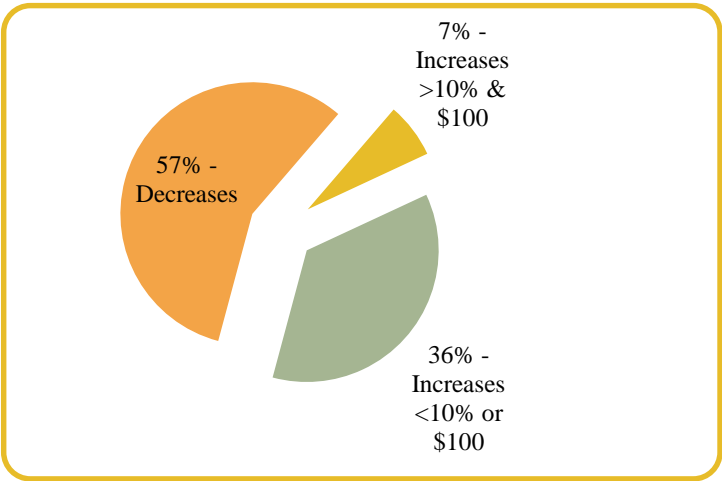
**Total Tax Change – Municipal & School  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	3,535,943	3,624,035	88,092	2.5
Apartment	212,167	223,117	10,950	5.2
Condo / Co-op	131,188	127,368	(3,820)	(2.9)
<b>Total Residential</b>	<b>\$3,879,298</b>	<b>\$3,974,519</b>	<b>\$95,221</b>	<b>2.5%</b>
Farm	31,370	33,369	1,999	6.4
Commercial / Industrial	2,359,465	2,231,943	(127,522)	(5.4)
Institutional	340,797	331,961	(8,836)	(2.6)
Pipeline	2,204	2,193	(11)	(0.5)
Railway	11,240	11,797	557	5.0
Designated Recreational	5,532	5,095	(437)	(7.9)
<b>Total</b>	<b>\$6,629,904</b>	<b>\$6,590,876</b>	<b>(\$39,028)</b>	<b>(0.6%)</b>

- Changes in Total Tax reflect changes in your municipality’s revised share of the divisions’/province’s new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2023.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	710
With Tax Decreases:	946
<b>Total Properties:</b>	<b>1,656</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2023.

**Tax Change – Municipal Levy  
2022 to 2023 – By Property Class**

<b>Property Class</b>	<b>2022 (\$)</b>	<b>2023 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	2,257,371	2,316,932	59,561	2.6
Apartment	135,449	142,644	7,195	5.3
Condo / Co-op	83,751	81,429	(2,322)	(2.8)
<b>Total Residential</b>	<b>\$2,476,571</b>	<b>\$2,541,005</b>	<b>\$64,434</b>	<b>2.6%</b>
Farm	20,027	21,333	1,306	6.5
Commercial / Industrial	1,176,979	1,119,985	(56,994)	(4.8)
Institutional	340,675	331,849	(8,826)	(2.6)
Pipeline	1,099	1,100	1	0.1
Railway	5,607	5,920	313	5.6
Designated Recreational	2,760	2,556	(204)	(7.4)
<b>Total</b>	<b>\$4,023,718</b>	<b>\$4,023,718*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 7.9% should see a municipal tax decrease.
- Properties with an assessment increase greater than 7.9% should see a municipal tax increase.

## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Other Municipal Tax Tools.** *The Municipal Act* also provides municipalities with other tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Education Property Tax Rebate.** For 2022, owners of residential and farm properties will receive a 37.5 per cent rebate of the school division special levy payable. This will increase to 50 per cent in 2023. Residential properties include single dwelling units, condos and multiple unit dwellings. For 2022 and 2023, owners of other properties (such as commercial, industrial, railway, institutional, pipelines and designated recreational) will receive a 10 per cent rebate of the total of both the school division special levy and the education support levy payable. For more information, visit <https://www.gov.mb.ca/edupropertytax/index.html>



- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$109.38 in 2022 (\$87.50 in 2023).
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment).
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at <https://manitoba.ca/myproperty>
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.

- 
- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

---

# **IMPACT OF REASSESSMENT 2023 TOWN OF NIVERVILLE**

---

## 1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$43 million (15%) to \$327 million (from \$284 million).

#### Changes in Your Municipality's Taxable Assessment

##### 2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	217,272,550	254,134,960	36,862,410	17.0
Apartment	10,540,190	12,193,710	1,653,520	15.7
Condo / Co-op	15,793,180	16,409,070	615,890	3.9
<b>Total Residential</b>	<b>\$243,605,920</b>	<b>\$282,737,740</b>	<b>\$39,131,820</b>	<b>16.1%</b>
Farm	2,475,480	2,416,540	(58,940)	(2.4)
Commercial / Industrial	35,232,680	38,644,730	3,412,050	9.7
Institutional	2,235,300	2,384,470	149,170	6.7
Railway	412,430	475,680	63,250	15.3
Designated Recreational	154,410	153,810	(600)	(0.4)
<b>Total</b>	<b>\$284,116,220</b>	<b>\$326,812,970</b>	<b>\$42,696,750</b>	<b>15.0%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

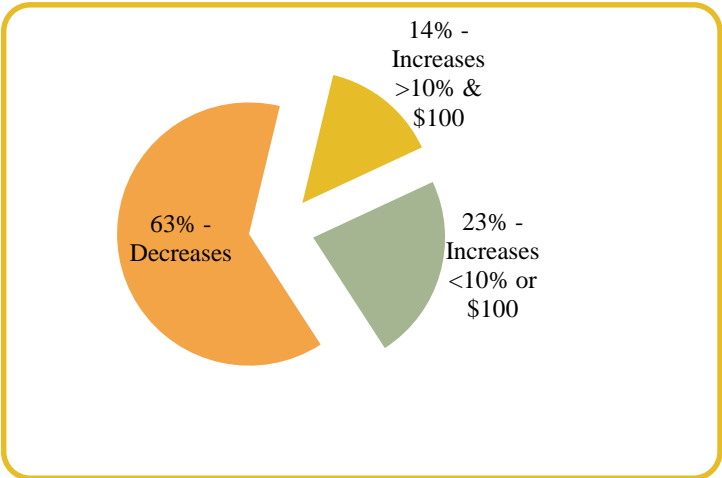
**Total Tax Change – Municipal & School  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	5,447,500	5,628,869	181,369	3.3
Apartment	264,432	270,249	5,817	2.2
Condo / Co-op	396,219	363,674	(32,545)	(8.2)
<b>Total Residential</b>	<b>\$6,108,151</b>	<b>\$6,262,793</b>	<b>\$154,642</b>	<b>2.5%</b>
Farm	62,105	53,558	(8,547)	(13.8)
Commercial / Industrial	1,190,900	1,161,583	(29,317)	(2.5)
Institutional	24,707	22,912	(1,795)	(7.3)
Railway	13,941	14,298	357	2.6
Designated Recreational	5,219	4,623	(596)	(11.4)
<b>Total</b>	<b>\$7,405,022</b>	<b>\$7,519,767</b>	<b>\$114,745</b>	<b>1.6%</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2023.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	890
With Tax Decreases:	1,509
<b>Total Properties:</b>	<b>2,399</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2023.

**Tax Change – Municipal Levy  
2022 to 2023 – By Property Class**

<b>Property Class</b>	<b>2022 (\$)</b>	<b>2023 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	2,401,514	2,441,983	40,469	1.7
Apartment	116,501	117,169	668	0.6
Condo / Co-op	174,562	157,675	(16,887)	(9.7)
<b>Total Residential</b>	<b>\$2,692,576</b>	<b>\$2,716,827</b>	<b>\$24,251</b>	<b>0.9%</b>
Farm	27,361	23,221	(4,140)	(15.1)
Commercial / Industrial	389,427	371,337	(18,090)	(4.7)
Institutional	24,707	22,912	(1,795)	(7.3)
Railway	4,559	4,571	12	0.3
Designated Recreational	1,707	1,478	(229)	(13.4)
<b>Total</b>	<b>\$3,140,337</b>	<b>\$3,140,337*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 15.0% should see a municipal tax decrease.
- Properties with an assessment increase greater than 15.0% should see a municipal tax increase.



## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Other Municipal Tax Tools.** *The Municipal Act* also provides municipalities with other tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Education Property Tax Rebate.** For 2022, owners of residential and farm properties will receive a 37.5 per cent rebate of the school division special levy payable. This will increase to 50 per cent in 2023. Residential properties include single dwelling units, condos and multiple unit dwellings. For 2022 and 2023, owners of other properties (such as commercial, industrial, railway, institutional, pipelines and designated recreational) will receive a 10 per cent rebate of the total of both the school division special levy and the education support levy payable. For more information, visit <https://www.gov.mb.ca/edupropertytax/index.html>

- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$109.38 in 2022 (\$87.50 in 2023).
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment).
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at <https://manitoba.ca/myproperty>
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.

- 
- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

---

**IMPACT OF  
REASSESSMENT 2023  
MUNICIPALITY OF NORFOLK  
TREHERNE**

---

## 1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$19 million (10%) to \$200 million (from \$182 million).

#### Changes in Your Municipality's Taxable Assessment

##### 2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	51,804,290	52,271,080	466,790	0.9
Farm	114,566,330	131,923,120	17,356,790	15.2
Commercial / Industrial	13,550,900	14,119,620	568,720	4.2
Institutional	1,728,640	1,781,220	52,580	3.0
Railway	129,300	144,380	15,080	11.7
Designated Recreational	52,570	54,440	1,870	3.6
<b>Total</b>	<b>\$181,832,030</b>	<b>\$200,293,860</b>	<b>\$18,461,830</b>	<b>10.2%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council ⇒ Municipal Levy
  - School Division ⇒ Special Levy
  - Province ⇒ Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

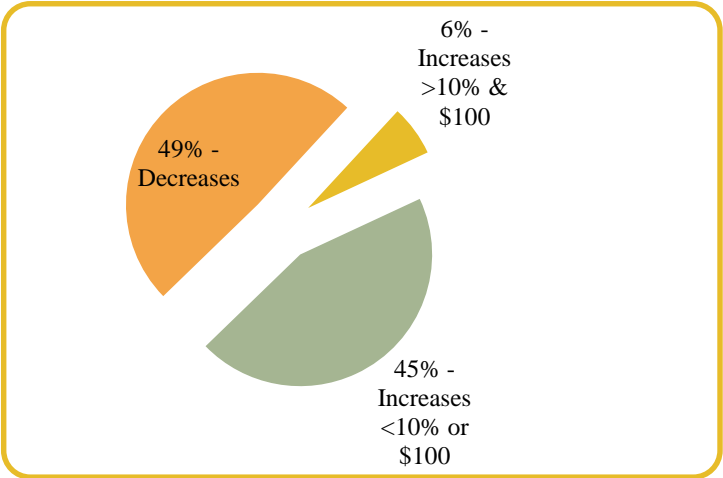
**Total Tax Change – Municipal & School  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,142,789	1,037,398	(105,391)	(9.2)
Farm	2,525,217	2,616,355	91,138	3.6
Commercial / Industrial	413,561	388,455	(25,106)	(6.1)
Institutional	21,608	20,213	(1,395)	(6.5)
Railway	3,944	3,970	26	0.7
Designated Recreational	1,604	1,497	(107)	(6.7)
<b>Total</b>	<b>\$4,108,723</b>	<b>\$4,067,889</b>	<b>(\$40,834)</b>	<b>(1.0%)</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2023.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	1,009
With Tax Decreases:	974
<b>Total Properties:</b>	<b>1,983</b>



- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2023.

**Tax Change – Municipal Levy  
2022 to 2023 – By Property Class**

<b>Property Class</b>	<b>2022 (\$)</b>	<b>2023 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	647,554	593,172	(54,382)	(8.4)
Farm	1,432,079	1,497,064	64,985	4.5
Commercial / Industrial	169,386	160,229	(9,157)	(5.4)
Institutional	21,608	20,213	(1,395)	(6.5)
Railway	1,616	1,638	22	1.4
Designated Recreational	657	618	(39)	(5.9)
<b>Total</b>	<b>\$2,272,900</b>	<b>\$2,272,900*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 10.2% should see a municipal tax decrease.
- Properties with an assessment increase greater than 10.2% should see a municipal tax increase.

## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Other Municipal Tax Tools.** *The Municipal Act* also provides municipalities with other tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Education Property Tax Rebate.** For 2022, owners of residential and farm properties will receive a 37.5 per cent rebate of the school division special levy payable. This will increase to 50 per cent in 2023. Residential properties include single dwelling units, condos and multiple unit dwellings. For 2022 and 2023, owners of other properties (such as commercial, industrial, railway, institutional, pipelines and designated recreational) will receive a 10 per cent rebate of the total of both the school division special levy and the education support levy payable. For more information, visit <https://www.gov.mb.ca/edupropertytax/index.html>

- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$109.38 in 2022 (\$87.50 in 2023).
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment).
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at <https://manitoba.ca/myproperty>
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.

- 
- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

---

**IMPACT OF  
REASSESSMENT 2023  
MUNICIPALITY OF NORTH  
CYPRESS-LANGFORD**

---

## 1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$30 million (5%) to \$568 million (from \$538 million).

#### Changes in Your Municipality's Taxable Assessment

##### 2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	108,673,640	111,278,770	2,605,130	2.4
Apartment	5,677,120	5,761,230	84,110	1.5
<b>Total Residential</b>	<b>\$114,350,760</b>	<b>\$117,040,000</b>	<b>\$2,689,240</b>	<b>2.4%</b>
Farm	239,612,240	256,195,660	16,583,420	6.9
Commercial / Industrial	112,180,410	117,886,110	5,705,700	5.1
Institutional	133,710	135,660	1,950	1.5
Pipeline	61,530,850	65,285,000	3,754,150	6.1
Railway	10,175,000	10,928,250	753,250	7.4
Designated Recreational	307,710	294,190	(13,520)	(4.4)
<b>Total</b>	<b>\$538,290,680</b>	<b>\$567,764,870</b>	<b>\$29,474,190</b>	<b>5.5%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.



- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

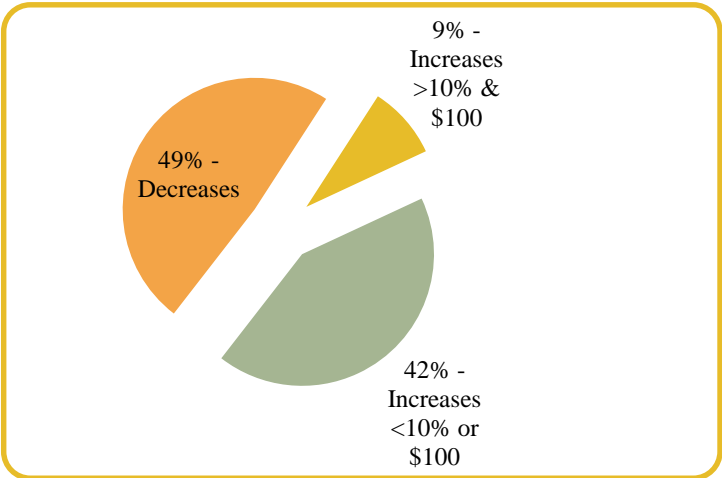
**Total Tax Change – Municipal & School  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,887,670	1,799,917	(87,753)	(4.7)
Apartment	117,634	114,871	(2,763)	(2.4)
<b>Total Residential</b>	<b>\$2,005,304</b>	<b>\$1,914,788</b>	<b>(\$90,516)</b>	<b>(4.5%)</b>
Farm	4,157,134	4,139,939	(17,195)	(0.4)
Commercial / Industrial	3,204,547	3,167,282	(37,265)	(1.2)
Institutional	814	783	(31)	(3.8)
Pipeline	1,605,171	1,571,258	(33,913)	(2.1)
Railway	265,709	263,494	(2,215)	(0.8)
Designated Recreational	8,657	7,762	(895)	(10.3)
<b>Total</b>	<b>\$11,247,335</b>	<b>\$11,065,305</b>	<b>(\$182,030)</b>	<b>(1.6%)</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2023.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	1,812
With Tax Decreases:	1,716
<b>Total Properties:</b>	<b>3,528</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2023.

**Tax Change – Municipal Levy  
2022 to 2023 – By Property Class**

<b>Property Class</b>	<b>2022 (\$)</b>	<b>2023 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	659,678	640,282	(19,396)	(2.9)
Apartment	34,347	33,046	(1,301)	(3.8)
<b>Total Residential</b>	<b>\$694,025</b>	<b>\$673,329</b>	<b>(\$20,696)</b>	<b>(3.0%)</b>
Farm	1,453,826	1,473,748	19,922	1.4
Commercial / Industrial	679,311	676,812	(2,499)	(0.4)
Institutional	814	783	(31)	(3.8)
Pipeline	372,290	374,503	2,213	0.6
Railway	61,580	62,706	1,126	1.8
Designated Recreational	1,862	1,687	(175)	(9.4)
<b>Total</b>	<b>\$3,263,708</b>	<b>\$3,263,708*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 5.5% should see a municipal tax decrease.
- Properties with an assessment increase greater than 5.5% should see a municipal tax increase.

## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Other Municipal Tax Tools.** *The Municipal Act* also provides municipalities with other tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Education Property Tax Rebate.** For 2022, owners of residential and farm properties will receive a 37.5 per cent rebate of the school division special levy payable. This will increase to 50 per cent in 2023. Residential properties include single dwelling units, condos and multiple unit dwellings. For 2022 and 2023, owners of other properties (such as commercial, industrial, railway, institutional, pipelines and designated recreational) will receive a 10 per cent rebate of the total of both the school division special levy and the education support levy payable. For more information, visit <https://www.gov.mb.ca/edupropertytax/index.html>

- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$109.38 in 2022 (\$87.50 in 2023).
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment).
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at <https://manitoba.ca/myproperty>
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.

- 
- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

---

**IMPACT OF  
REASSESSMENT 2023  
MUNICIPALITY OF NORTH  
NORFOLK**

---

## 1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$28 million (8%) to \$379 million (from \$350 million).

#### Changes in Your Municipality's Taxable Assessment 2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	102,368,000	111,479,030	9,111,030	8.9
Apartment	1,047,710	1,121,160	73,450	7.0
Condo / Co-op	495,700	528,610	32,910	6.6
<b>Total Residential</b>	<b>\$103,911,410</b>	<b>\$113,128,800</b>	<b>\$9,217,390</b>	<b>8.9%</b>
Farm	151,077,360	165,201,970	14,124,610	9.4
Commercial / Industrial	18,495,560	18,870,810	375,250	2.0
Institutional	3,590,800	3,611,970	21,170	0.6
Pipeline	61,969,400	65,727,600	3,758,200	6.1
Railway	11,119,480	11,927,580	808,100	7.3
Designated Recreational	28,440	29,560	1,120	3.9
<b>Total</b>	<b>\$350,192,450</b>	<b>\$378,498,290</b>	<b>\$28,305,840</b>	<b>8.1%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.



## 4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

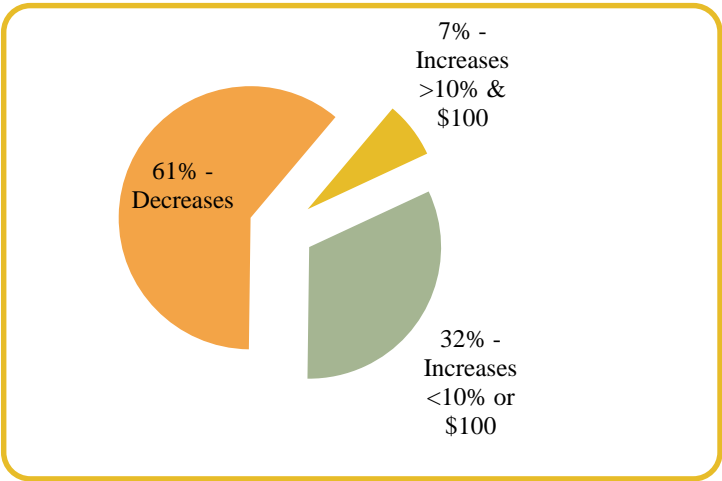
**Total Tax Change – Municipal & School  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	2,274,817	2,254,328	(20,489)	(0.9)
Apartment	25,762	25,200	(562)	(2.2)
Condo / Co-op	11,890	11,559	(331)	(2.8)
<b>Total Residential</b>	<b>\$2,312,468</b>	<b>\$2,291,086</b>	<b>(\$21,382)</b>	<b>(0.9%)</b>
Farm	3,155,409	3,134,551	(20,858)	(0.7)
Commercial / Industrial	573,270	531,562	(41,708)	(7.3)
Institutional	42,003	39,193	(2,810)	(6.7)
Pipeline	1,833,906	1,764,842	(69,064)	(3.8)
Railway	330,118	321,567	(8,551)	(2.6)
Designated Recreational	842	794	(48)	(5.7)
<b>Total</b>	<b>\$8,248,016</b>	<b>\$8,083,595</b>	<b>(\$164,421)</b>	<b>(2.0%)</b>

- Changes in Total Tax reflect changes in your municipality’s revised share of the divisions’/province’s new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2023.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	1,332
With Tax Decreases:	2,077
<b>Total Properties:</b>	<b>3,409</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2023.

**Tax Change – Municipal Levy  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	955,042	963,912	8,870	0.9
Apartment	12,225	12,201	(24)	(0.2)
Condo / Co-op	5,485	5,430	(55)	(1.0)
<b>Total Residential</b>	<b>\$972,752</b>	<b>\$981,543</b>	<b>\$8,791</b>	<b>0.9%</b>
Farm	1,204,202	1,217,632	13,430	1.1
Commercial / Industrial	173,158	163,740	(9,418)	(5.4)
Institutional	39,937	37,326	(2,611)	(6.5)
Pipeline	493,586	484,084	(9,502)	(1.9)
Railway	89,580	88,865	(715)	(0.8)
Designated Recreational	227	218	(9)	(4.0)
<b>Total</b>	<b>\$2,973,442</b>	<b>\$2,973,442*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 8.1% should see a municipal tax decrease.
- Properties with an assessment increase greater than 8.1% should see a municipal tax increase.

## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Other Municipal Tax Tools.** *The Municipal Act* also provides municipalities with other tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Education Property Tax Rebate.** For 2022, owners of residential and farm properties will receive a 37.5 per cent rebate of the school division special levy payable. This will increase to 50 per cent in 2023. Residential properties include single dwelling units, condos and multiple unit dwellings. For 2022 and 2023, owners of other properties (such as commercial, industrial, railway, institutional, pipelines and designated recreational) will receive a 10 per cent rebate of the total of both the school division special levy and the education support levy payable. For more information, visit <https://www.gov.mb.ca/edupropertytax/index.html>

- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$109.38 in 2022 (\$87.50 in 2023).
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment).
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at <https://manitoba.ca/myproperty>
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.

- 
- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

---

**IMPACT OF  
REASSESSMENT 2023  
MUNICIPALITY OF OAKLAND-  
WAWANESA**

---

## 1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.



### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$1 million (0%) to \$178 million (from \$177 million).

#### Changes in Your Municipality's Taxable Assessment

##### 2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	70,327,600	65,649,880	(4,677,720)	(6.7)
Condo / Co-op	123,560	140,910	17,350	14.0
<b>Total Residential</b>	<b>\$70,451,160</b>	<b>\$65,790,790</b>	<b>(\$4,660,370)</b>	<b>(6.6%)</b>
Farm	62,874,220	66,175,270	3,301,050	5.3
Commercial / Industrial	11,411,330	11,663,670	252,340	2.2
Institutional	906,780	903,060	(3,720)	(0.4)
Pipeline	30,920,550	32,861,050	1,940,500	6.3
Railway	141,790	152,330	10,540	7.4
<b>Total</b>	<b>\$176,705,830</b>	<b>\$177,546,170</b>	<b>\$840,340</b>	<b>0.5%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

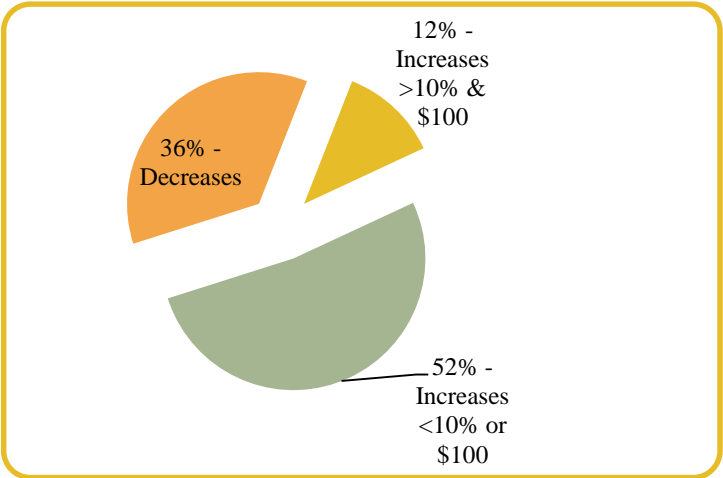
**Total Tax Change – Municipal & School  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,407,639	1,316,184	(91,455)	(6.5)
Condo / Co-op	2,336	2,694	358	15.3
<b>Total Residential</b>	<b>\$1,409,974</b>	<b>\$1,318,877</b>	<b>(\$91,097)</b>	<b>(6.5%)</b>
Farm	1,236,435	1,306,324	69,889	5.7
Commercial / Industrial	316,778	316,335	(443)	(0.1)
Institutional	7,934	7,865	(69)	(0.9)
Pipeline	853,871	887,577	33,706	4.0
Railway	3,916	4,114	198	5.1
<b>Total</b>	<b>\$3,828,908</b>	<b>\$3,841,093</b>	<b>\$12,185</b>	<b>0.3%</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions' / province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2023.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	1,022
With Tax Decreases:	571
<b>Total Properties:</b>	<b>1,593</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2023.

**Tax Change – Municipal Levy  
2022 to 2023 – By Property Class**

<b>Property Class</b>	<b>2022 (\$)</b>	<b>2023 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	615,367	571,745	(43,622)	(7.1)
Condo / Co-op	1,081	1,227	146	13.5
<b>Total Residential</b>	<b>\$616,448</b>	<b>\$572,972</b>	<b>(\$43,476)</b>	<b>(7.1%)</b>
Farm	550,149	576,320	26,171	4.8
Commercial / Industrial	99,849	101,579	1,730	1.7
Institutional	7,934	7,865	(69)	(0.9)
Pipeline	270,555	286,187	15,632	5.8
Railway	1,241	1,327	86	6.9
<b>Total</b>	<b>\$1,546,176</b>	<b>\$1,546,176*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 0.5% should see a municipal tax decrease.
- Properties with an assessment increase greater than 0.5% should see a municipal tax increase.

## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Other Municipal Tax Tools.** *The Municipal Act* also provides municipalities with other tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Education Property Tax Rebate.** For 2022, owners of residential and farm properties will receive a 37.5 per cent rebate of the school division special levy payable. This will increase to 50 per cent in 2023. Residential properties include single dwelling units, condos and multiple unit dwellings. For 2022 and 2023, owners of other properties (such as commercial, industrial, railway, institutional, pipelines and designated recreational) will receive a 10 per cent rebate of the total of both the school division special levy and the education support levy payable. For more information, visit <https://www.gov.mb.ca/edupropertytax/index.html>

- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$109.38 in 2022 (\$87.50 in 2023).
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment).
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at <https://manitoba.ca/myproperty>
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.

- 
- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

---

# **IMPACT OF REASSESSMENT 2023 RM OF OAKVIEW**



---

## 1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$39 million (17%) to \$272 million (from \$233 million).

#### Changes in Your Municipality's Taxable Assessment 2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	49,802,630	53,360,670	3,558,040	7.1
Apartment	287,790	304,840	17,050	5.9
<b>Total Residential</b>	<b>\$50,090,420</b>	<b>\$53,665,510</b>	<b>\$3,575,090</b>	<b>7.1%</b>
Farm	112,947,890	144,115,610	31,167,720	27.6
Commercial / Industrial	5,309,290	5,478,180	168,890	3.2
Institutional	59,680	70,730	11,050	18.5
Pipeline	63,731,150	67,590,900	3,859,750	6.1
Railway	1,032,480	1,124,450	91,970	8.9
Designated Recreational	38,000	44,170	6,170	16.2
<b>Total</b>	<b>\$233,208,910</b>	<b>\$272,089,550</b>	<b>\$38,880,640</b>	<b>16.7%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

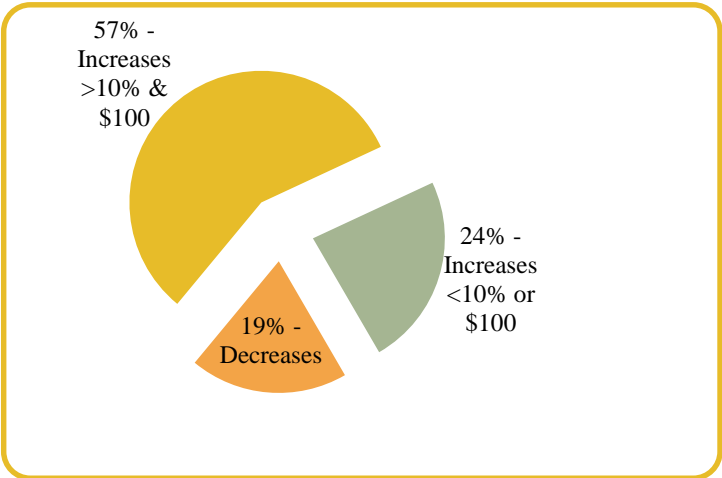
**Total Tax Change – Municipal & School  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,185,139	1,136,795	(48,344)	(4.1)
Apartment	8,359	7,996	(363)	(4.3)
<b>Total Residential</b>	<b>\$1,193,498</b>	<b>\$1,144,791</b>	<b>(\$48,707)</b>	<b>(4.1%)</b>
Farm	2,571,066	2,902,918	331,852	12.9
Commercial / Industrial	173,593	161,019	(12,574)	(7.2)
Institutional	714	735	21	2.9
Pipeline	2,018,939	1,913,274	(105,665)	(5.2)
Railway	32,649	31,765	(884)	(2.7)
Designated Recreational	1,219	1,273	54	4.4
<b>Total</b>	<b>\$5,991,678</b>	<b>\$6,155,774</b>	<b>\$164,096</b>	<b>2.7%</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2023.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	2,011
With Tax Decreases:	483
<b>Total Properties:</b>	<b>2,494</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2023.

**Tax Change – Municipal Levy  
2022 to 2023 – By Property Class**

<b>Property Class</b>	<b>2022 (\$)</b>	<b>2023 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	623,349	582,474	(40,875)	(6.6)
Apartment	5,090	4,797	(293)	(5.8)
<b>Total Residential</b>	<b>\$628,439</b>	<b>\$587,270</b>	<b>(\$41,169)</b>	<b>(6.6%)</b>
Farm	1,311,257	1,429,373	118,116	9.0
Commercial / Industrial	67,136	60,435	(6,701)	(10.0)
Institutional	714	735	21	2.9
Pipeline	739,727	670,345	(69,382)	(9.4)
Railway	11,984	11,171	(813)	(6.8)
Designated Recreational	457	461	4	0.9
<b>Total</b>	<b>\$2,759,713</b>	<b>\$2,759,713*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 16.7% should see a municipal tax decrease.
- Properties with an assessment increase greater than 16.7% should see a municipal tax increase.

## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Other Municipal Tax Tools.** *The Municipal Act* also provides municipalities with other tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Education Property Tax Rebate.** For 2022, owners of residential and farm properties will receive a 37.5 per cent rebate of the school division special levy payable. This will increase to 50 per cent in 2023. Residential properties include single dwelling units, condos and multiple unit dwellings. For 2022 and 2023, owners of other properties (such as commercial, industrial, railway, institutional, pipelines and designated recreational) will receive a 10 per cent rebate of the total of both the school division special levy and the education support levy payable. For more information, visit <https://www.gov.mb.ca/edupropertytax/index.html>

- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$109.38 in 2022 (\$87.50 in 2023).
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment).
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at <https://manitoba.ca/myproperty>
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.

- 
- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.



---

# **IMPACT OF REASSESSMENT 2023 MUNICIPALITY OF PEMBINA**

---

## 1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$43 million (12%) to \$403 million (from \$360 million).

#### Changes in Your Municipality's Taxable Assessment 2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	59,333,130	64,106,520	4,773,390	8.1
Apartment	1,216,190	1,266,900	50,710	4.2
<b>Total Residential</b>	<b>\$60,549,320</b>	<b>\$65,373,420</b>	<b>\$4,824,100</b>	<b>8.0%</b>
Farm	241,955,700	276,491,550	34,535,850	14.3
Commercial / Industrial	22,794,320	24,431,920	1,637,600	7.2
Institutional	2,193,250	2,242,520	49,270	2.3
Pipeline	32,394,950	34,410,350	2,015,400	6.2
Railway	410,700	456,930	46,230	11.3
Designated Recreational	41,940	42,650	710	1.7
<b>Total</b>	<b>\$360,340,180</b>	<b>\$403,449,340</b>	<b>\$43,109,160</b>	<b>12.0%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

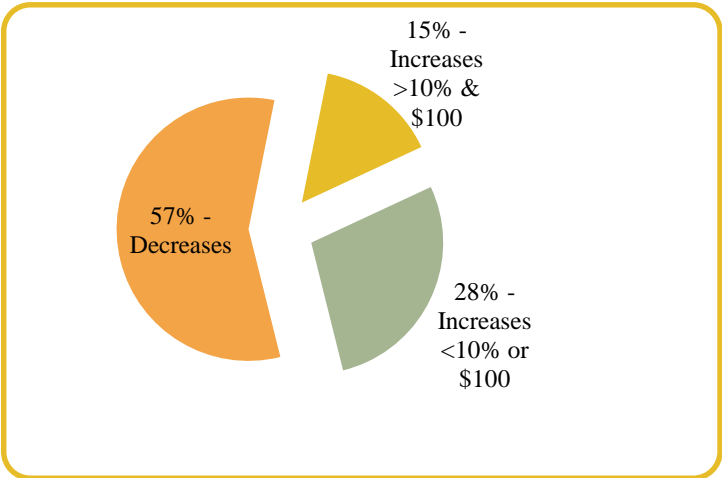
**Total Tax Change – Municipal & School  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,537,460	1,494,992	(42,468)	(2.8)
Apartment	43,761	41,951	(1,810)	(4.1)
<b>Total Residential</b>	<b>\$1,581,221</b>	<b>\$1,536,943</b>	<b>(\$44,278)</b>	<b>(2.8%)</b>
Farm	4,753,153	4,840,592	87,439	1.8
Commercial / Industrial	721,769	698,166	(23,603)	(3.3)
Institutional	46,270	43,003	(3,267)	(7.1)
Pipeline	923,257	878,766	(44,491)	(4.8)
Railway	12,167	12,158	(9)	(0.1)
Designated Recreational	1,561	1,444	(117)	(7.5)
<b>Total</b>	<b>\$8,039,398</b>	<b>\$8,011,072</b>	<b>(\$28,326)</b>	<b>(0.4%)</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2023.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	1,309
With Tax Decreases:	1,738
<b>Total Properties:</b>	<b>3,047</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2023.

**Tax Change – Municipal Levy  
2022 to 2023 – By Property Class**

<b>Property Class</b>	<b>2022 (\$)</b>	<b>2023 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	976,757	955,777	(20,980)	(2.2)
Apartment	32,459	31,490	(969)	(3.0)
<b>Total Residential</b>	<b>\$1,009,216</b>	<b>\$987,267</b>	<b>(\$21,949)</b>	<b>(2.2%)</b>
Farm	2,460,745	2,510,422	49,677	2.0
Commercial / Industrial	311,288	303,486	(7,802)	(2.5)
Institutional	45,742	42,590	(3,152)	(6.9)
Pipeline	328,452	311,482	(16,970)	(5.2)
Railway	4,725	4,729	4	0.1
Designated Recreational	806	756	(50)	(6.2)
<b>Total</b>	<b>\$4,160,975</b>	<b>\$4,160,975*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 12.0% should see a municipal tax decrease.
- Properties with an assessment increase greater than 12.0% should see a municipal tax increase.

## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Other Municipal Tax Tools.** *The Municipal Act* also provides municipalities with other tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Education Property Tax Rebate.** For 2022, owners of residential and farm properties will receive a 37.5 per cent rebate of the school division special levy payable. This will increase to 50 per cent in 2023. Residential properties include single dwelling units, condos and multiple unit dwellings. For 2022 and 2023, owners of other properties (such as commercial, industrial, railway, institutional, pipelines and designated recreational) will receive a 10 per cent rebate of the total of both the school division special levy and the education support levy payable. For more information, visit <https://www.gov.mb.ca/edupropertytax/index.html>

- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$109.38 in 2022 (\$87.50 in 2023).
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment).
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at <https://manitoba.ca/myproperty>
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.



- 
- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

---

# **IMPACT OF REASSESSMENT 2023 LGD OF PINAWA**

---

## 1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$12 million (17%) to \$82 million (from \$70 million).

#### Changes in Your Municipality's Taxable Assessment

##### 2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	56,944,430	67,408,240	10,463,810	18.4
Apartment	3,983,420	4,329,250	345,830	8.7
Condo / Co-op	4,183,660	5,135,350	951,690	22.8
<b>Total Residential</b>	<b>\$65,111,510</b>	<b>\$76,872,840</b>	<b>\$11,761,330</b>	<b>18.1%</b>
Farm	383,760	405,060	21,300	5.6
Commercial / Industrial	3,555,580	3,826,510	270,930	7.6
Institutional	341,130	341,400	270	0.1
Designated Recreational	119,870	120,570	700	0.6
<b>Total</b>	<b>\$69,511,850</b>	<b>\$81,566,380</b>	<b>\$12,054,530</b>	<b>17.3%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

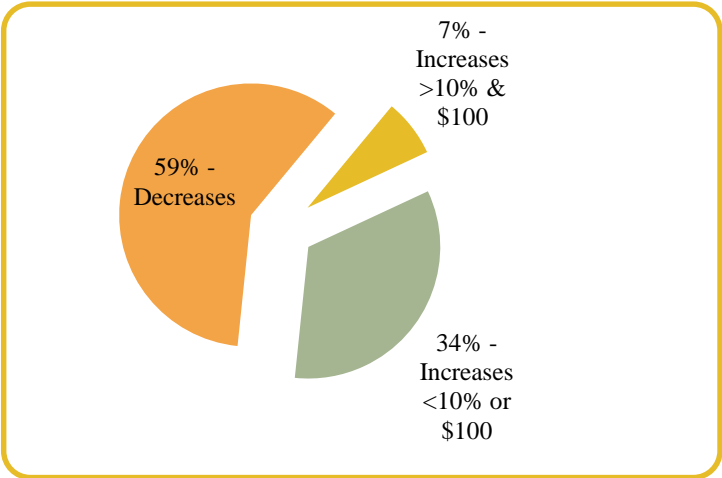
**Total Tax Change – Municipal & School  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,213,486	1,224,201	10,715	0.9
Apartment	84,887	78,624	(6,263)	(7.4)
Condo / Co-op	89,154	93,263	4,109	4.6
<b>Total Residential</b>	<b>\$1,387,526</b>	<b>\$1,396,088</b>	<b>\$8,562</b>	<b>0.6%</b>
Farm	8,178	7,356	(822)	(10.1)
Commercial / Industrial	75,769	69,493	(6,276)	(8.3)
Institutional	7,269	6,200	(1,069)	(14.7)
Designated Recreational	2,554	2,190	(364)	(14.3)
<b>Total</b>	<b>\$1,481,298</b>	<b>\$1,481,327</b>	<b>\$29</b>	<b>0.0%</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2023.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	438
With Tax Decreases:	640
<b>Total Properties:</b>	<b>1,078</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2023.

**Tax Change – Municipal Levy  
2022 to 2023 – By Property Class**

<b>Property Class</b>	<b>2022 (\$)</b>	<b>2023 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	1,213,486	1,224,201	10,715	0.9
Apartment	84,887	78,624	(6,263)	(7.4)
Condo / Co-op	89,154	93,263	4,109	4.6
<b>Total Residential</b>	<b>\$1,387,526</b>	<b>\$1,396,088</b>	<b>\$8,562</b>	<b>0.6%</b>
Farm	8,178	7,356	(822)	(10.1)
Commercial / Industrial	75,769	69,493	(6,276)	(8.3)
Institutional	7,269	6,200	(1,069)	(14.7)
Designated Recreational	2,554	2,190	(364)	(14.3)
<b>Total</b>	<b>\$1,481,298</b>	<b>\$1,481,298*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 17.3% should see a municipal tax decrease.
- Properties with an assessment increase greater than 17.3% should see a municipal tax increase.

## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Other Municipal Tax Tools.** *The Municipal Act* also provides municipalities with other tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Education Property Tax Rebate.** For 2022, owners of residential and farm properties will receive a 37.5 per cent rebate of the school division special levy payable. This will increase to 50 per cent in 2023. Residential properties include single dwelling units, condos and multiple unit dwellings. For 2022 and 2023, owners of other properties (such as commercial, industrial, railway, institutional, pipelines and designated recreational) will receive a 10 per cent rebate of the total of both the school division special levy and the education support levy payable. For more information, visit <https://www.gov.mb.ca/edupropertytax/index.html>



- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$109.38 in 2022 (\$87.50 in 2023).
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment).
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at <https://manitoba.ca/myproperty>
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.

- 
- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

---

# **IMPACT OF REASSESSMENT 2023 RM OF PINEY**

---

## 1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$12 million (11%) to \$117 million (from \$105 million).

#### Changes in Your Municipality's Taxable Assessment 2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	54,770,940	57,238,390	2,467,450	4.5
Apartment	697,930	760,170	62,240	8.9
<b>Total Residential</b>	<b>\$55,468,870</b>	<b>\$57,998,560</b>	<b>\$2,529,690</b>	<b>4.6%</b>
Farm	25,867,540	33,472,260	7,604,720	29.4
Commercial / Industrial	5,621,080	5,958,900	337,820	6.0
Institutional	13,730	15,740	2,010	14.6
Pipeline	6,379,850	6,827,200	447,350	7.0
Railway	11,437,570	12,263,180	825,610	7.2
<b>Total</b>	<b>\$104,788,640</b>	<b>\$116,535,840</b>	<b>\$11,747,200</b>	<b>11.2%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

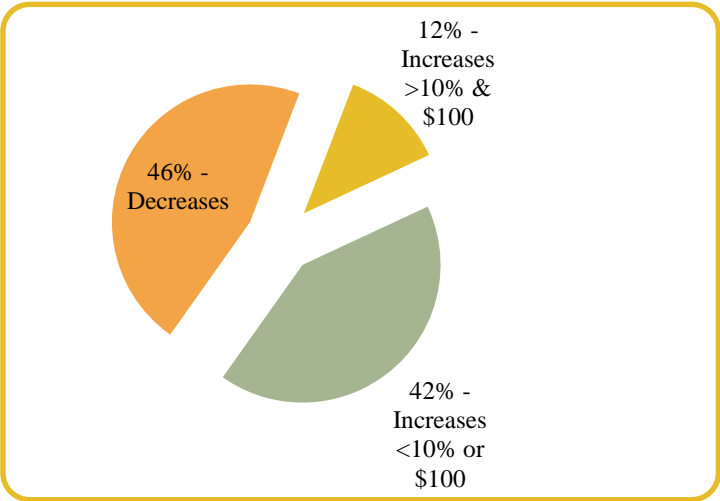
**Total Tax Change – Municipal & School  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,417,258	1,331,458	(85,800)	(6.1)
Apartment	18,060	17,669	(391)	(2.2)
<b>Total Residential</b>	<b>\$1,435,318</b>	<b>\$1,349,127</b>	<b>(\$86,191)</b>	<b>(6.0%)</b>
Farm	669,391	776,891	107,500	16.1
Commercial / Industrial	194,444	185,127	(9,317)	(4.8)
Institutional	475	488	13	2.7
Pipeline	220,680	212,454	(8,226)	(3.7)
Railway	395,626	381,663	(13,963)	(3.5)
<b>Total</b>	<b>\$2,915,934</b>	<b>\$2,905,750</b>	<b>(\$10,184)</b>	<b>(0.4%)</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2023.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	1,486
With Tax Decreases:	1,266
<b>Total Properties:</b>	<b>2,752</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2023.

**Tax Change – Municipal Levy  
2022 to 2023 – By Property Class**

<b>Property Class</b>	<b>2022 (\$)</b>	<b>2023 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	662,181	622,239	(39,942)	(6.0)
Apartment	8,438	8,264	(174)	(2.1)
<b>Total Residential</b>	<b>\$670,619</b>	<b>\$630,502</b>	<b>(\$40,117)</b>	<b>(6.0%)</b>
Farm	312,739	363,877	51,138	16.4
Commercial / Industrial	67,959	64,779	(3,180)	(4.7)
Institutional	166	171	5	3.0
Pipeline	77,132	74,218	(2,914)	(3.8)
Railway	138,280	133,313	(4,967)	(3.6)
<b>Total</b>	<b>\$1,266,895</b>	<b>\$1,266,895*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 11.2% should see a municipal tax decrease.
- Properties with an assessment increase greater than 11.2% should see a municipal tax increase.



## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Other Municipal Tax Tools.** *The Municipal Act* also provides municipalities with other tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Education Property Tax Rebate.** For 2022, owners of residential and farm properties will receive a 37.5 per cent rebate of the school division special levy payable. This will increase to 50 per cent in 2023. Residential properties include single dwelling units, condos and multiple unit dwellings. For 2022 and 2023, owners of other properties (such as commercial, industrial, railway, institutional, pipelines and designated recreational) will receive a 10 per cent rebate of the total of both the school division special levy and the education support levy payable. For more information, visit <https://www.gov.mb.ca/edupropertytax/index.html>

- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$109.38 in 2022 (\$87.50 in 2023).
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment).
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at <https://manitoba.ca/myproperty>
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.

- 
- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

---

# **IMPACT OF REASSESSMENT 2023 RM OF PIPESTONE**

---

## 1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has decreased by \$-114 million (-22%) to \$406 million (from \$520 million).

#### Changes in Your Municipality's Taxable Assessment 2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	38,790,950	37,595,030	(1,195,920)	(3.1)
Apartment	185,900	206,330	20,430	11.0
<b>Total Residential</b>	<b>\$38,976,850</b>	<b>\$37,801,360</b>	<b>(\$1,175,490)</b>	<b>(3.0%)</b>
Farm	86,169,450	94,255,480	8,086,030	9.4
Commercial / Industrial	341,156,310	217,440,560	(123,715,750)	(36.3)
Institutional	777,410	778,320	910	0.1
Pipeline	52,396,650	55,370,700	2,974,050	5.7
Railway	428,440	464,040	35,600	8.3
<b>Total</b>	<b>\$519,905,110</b>	<b>\$406,110,460</b>	<b>(\$113,794,650)</b>	<b>(21.9%)</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council ⇒ Municipal Levy
  - School Division ⇒ Special Levy
  - Province ⇒ Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

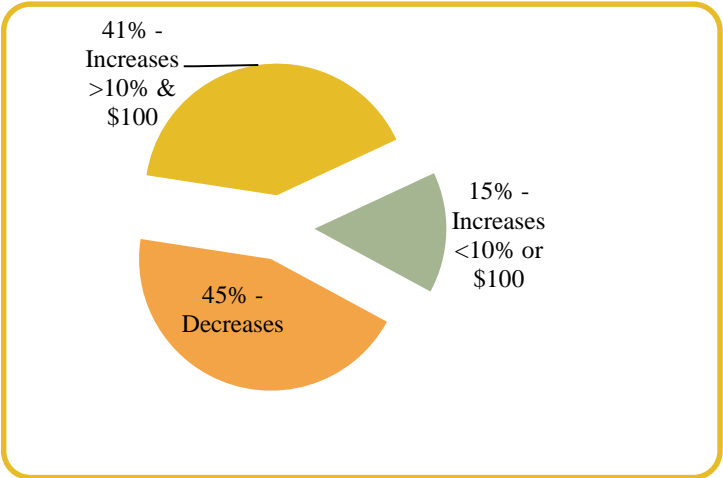
**Total Tax Change – Municipal & School  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	594,443	682,678	88,235	14.8
Apartment	2,839	3,607	768	27.1
<b>Total Residential</b>	<b>\$597,282</b>	<b>\$686,285</b>	<b>\$89,003</b>	<b>14.9%</b>
Farm	1,323,818	1,760,265	436,447	33.0
Commercial / Industrial	8,213,493	5,775,077	(2,438,416)	(29.7)
Institutional	6,383	7,382	999	15.7
Pipeline	1,261,502	1,471,255	209,753	16.6
Railway	10,315	12,330	2,015	19.5
<b>Total</b>	<b>\$11,412,792</b>	<b>\$9,712,594</b>	<b>(\$1,700,198)</b>	<b>(14.9%)</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2023.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	2,731
With Tax Decreases:	2,192
<b>Total Properties:</b>	<b>4,923</b>



- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2023.

**Tax Change – Municipal Levy  
2022 to 2023 – By Property Class**

<b>Property Class</b>	<b>2022 (\$)</b>	<b>2023 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	320,462	382,031	61,569	19.2
Apartment	1,526	1,957	431	28.2
<b>Total Residential</b>	<b>\$321,989</b>	<b>\$383,987</b>	<b>\$61,998</b>	<b>19.3%</b>
Farm	715,203	1,006,504	291,301	40.7
Commercial / Industrial	2,831,411	2,319,512	(511,899)	(18.1)
Institutional	6,383	7,382	999	15.7
Pipeline	434,892	591,304	156,412	36.0
Railway	3,556	4,955	1,399	39.3
<b>Total</b>	<b>\$4,313,433</b>	<b>\$4,313,433*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than -21.9% should see a municipal tax decrease.
- Properties with an assessment increase greater than -21.9% should see a municipal tax increase.

## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Other Municipal Tax Tools.** *The Municipal Act* also provides municipalities with other tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Education Property Tax Rebate.** For 2022, owners of residential and farm properties will receive a 37.5 per cent rebate of the school division special levy payable. This will increase to 50 per cent in 2023. Residential properties include single dwelling units, condos and multiple unit dwellings. For 2022 and 2023, owners of other properties (such as commercial, industrial, railway, institutional, pipelines and designated recreational) will receive a 10 per cent rebate of the total of both the school division special levy and the education support levy payable. For more information, visit <https://www.gov.mb.ca/edupropertytax/index.html>

- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$109.38 in 2022 (\$87.50 in 2023).
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment).
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at <https://manitoba.ca/myproperty>
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.

- 
- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

---

# **IMPACT OF REASSESSMENT 2023 CITY OF PORTAGE LA PRAIRIE**

---

## 1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$12 million (2%) to \$649 million (from \$637 million).

#### Changes in Your Municipality's Taxable Assessment 2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	387,362,690	390,673,080	3,310,390	0.9
Apartment	42,258,800	45,209,800	2,951,000	7.0
Condo / Co-op	11,661,410	12,447,080	785,670	6.7
<b>Total Residential</b>	<b>\$441,282,900</b>	<b>\$448,329,960</b>	<b>\$7,047,060</b>	<b>1.6%</b>
Farm	4,471,970	4,658,670	186,700	4.2
Commercial / Industrial	163,648,040	166,217,720	2,569,680	1.6
Institutional	23,149,710	25,253,140	2,103,430	9.1
Pipeline	159,800	172,600	12,800	8.0
Railway	3,646,430	3,901,280	254,850	7.0
Designated Recreational	163,460	174,150	10,690	6.5
<b>Total</b>	<b>\$636,522,310</b>	<b>\$648,707,520</b>	<b>\$12,185,210</b>	<b>1.9%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.



- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

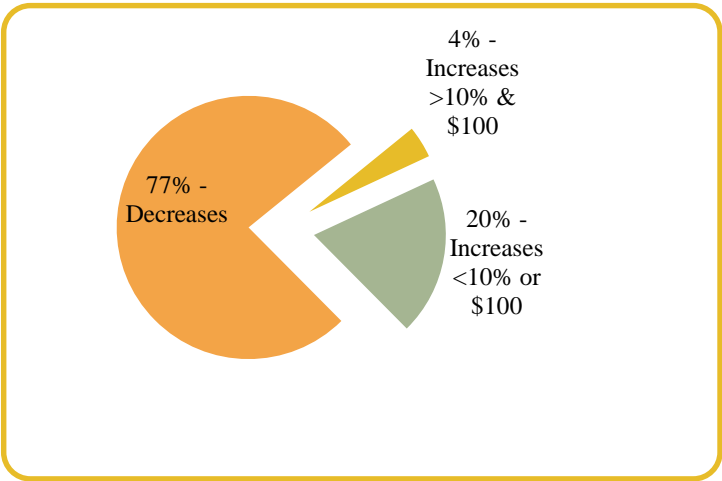
**Total Tax Change – Municipal & School  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	12,517,509	12,131,811	(385,698)	(3.1)
Apartment	1,365,931	1,404,262	38,331	2.8
Condo / Co-op	376,932	386,619	9,687	2.6
<b>Total Residential</b>	<b>\$14,260,372</b>	<b>\$13,922,691</b>	<b>(\$337,681)</b>	<b>(2.4%)</b>
Farm	144,547	144,703	156	0.1
Commercial / Industrial	6,715,461	6,475,178	(240,283)	(3.6)
Institutional	609,370	645,464	36,094	5.9
Pipeline	6,558	6,724	166	2.5
Railway	149,635	151,978	2,343	1.6
Designated Recreational	6,708	6,784	76	1.1
<b>Total</b>	<b>\$21,892,651</b>	<b>\$21,353,522</b>	<b>(\$539,129)</b>	<b>(2.5%)</b>

- Changes in Total Tax reflect changes in your municipality’s revised share of the divisions’/province’s new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2023.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	1,208
With Tax Decreases:	3,945
<b>Total Properties:</b>	<b>5,153</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2023.

**Tax Change – Municipal Levy  
2022 to 2023 – By Property Class**

<b>Property Class</b>	<b>2022 (\$)</b>	<b>2023 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	7,522,971	7,444,666	(78,305)	(1.0)
Apartment	820,708	861,518	40,810	5.0
Condo / Co-op	226,476	237,192	10,716	4.7
<b>Total Residential</b>	<b>\$8,570,155</b>	<b>\$8,543,376</b>	<b>(\$26,779)</b>	<b>(0.3%)</b>
Farm	86,850	88,776	1,926	2.2
Commercial / Industrial	3,178,209	3,167,445	(10,764)	(0.3)
Institutional	449,591	481,224	31,633	7.0
Pipeline	3,103	3,289	186	6.0
Railway	70,817	74,343	3,526	5.0
Designated Recreational	3,175	3,319	144	4.5
<b>Total</b>	<b>\$12,361,900</b>	<b>\$12,361,900*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 1.9% should see a municipal tax decrease.
- Properties with an assessment increase greater than 1.9% should see a municipal tax increase.

## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Other Municipal Tax Tools.** *The Municipal Act* also provides municipalities with other tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Education Property Tax Rebate.** For 2022, owners of residential and farm properties will receive a 37.5 per cent rebate of the school division special levy payable. This will increase to 50 per cent in 2023. Residential properties include single dwelling units, condos and multiple unit dwellings. For 2022 and 2023, owners of other properties (such as commercial, industrial, railway, institutional, pipelines and designated recreational) will receive a 10 per cent rebate of the total of both the school division special levy and the education support levy payable. For more information, visit <https://www.gov.mb.ca/edupropertytax/index.html>

- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$109.38 in 2022 (\$87.50 in 2023).
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment).
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at <https://manitoba.ca/myproperty>
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.

- 
- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

---

# **IMPACT OF REASSESSMENT 2023 RM OF PORTAGE LA PRAIRIE**

---

## 1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$70 million (8%) to \$987 million (from \$917 million).

#### Changes in Your Municipality's Taxable Assessment

##### 2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	227,002,960	242,886,800	15,883,840	7.0
Apartment	4,394,510	4,516,170	121,660	2.8
Condo / Co-op	1,529,960	1,552,490	22,530	1.5
<b>Total Residential</b>	<b>\$232,927,430</b>	<b>\$248,955,460</b>	<b>\$16,028,030</b>	<b>6.9%</b>
Farm	406,933,140	445,871,500	38,938,360	9.6
Commercial / Industrial	167,646,710	176,033,620	8,386,910	5.0
Institutional	13,796,450	14,026,180	229,730	1.7
Pipeline	80,854,800	85,789,600	4,934,800	6.1
Railway	14,709,200	15,790,600	1,081,400	7.4
Designated Recreational	40,690	40,690	0	0.0
<b>Total</b>	<b>\$916,908,420</b>	<b>\$986,507,650</b>	<b>\$69,599,230</b>	<b>7.6%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.



## 4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

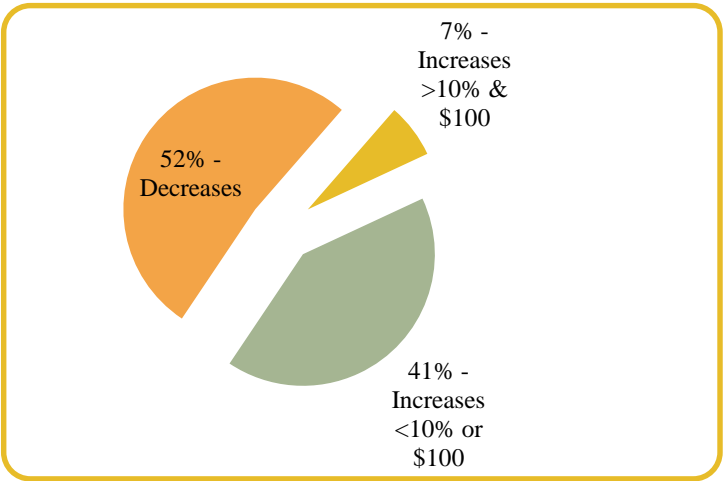
**Total Tax Change – Municipal & School  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	4,763,968	4,738,492	(25,476)	(0.5)
Apartment	92,645	88,553	(4,092)	(4.4)
Condo / Co-op	32,255	30,441	(1,814)	(5.6)
<b>Total Residential</b>	<b>\$4,888,868</b>	<b>\$4,857,486</b>	<b>(\$31,382)</b>	<b>(0.6%)</b>
Farm	8,524,605	8,681,783	157,178	1.8
Commercial / Industrial	4,992,414	4,838,752	(153,662)	(3.1)
Institutional	117,890	111,541	(6,349)	(5.4)
Pipeline	2,393,964	2,344,004	(49,960)	(2.1)
Railway	437,621	433,628	(3,993)	(0.9)
Designated Recreational	1,212	1,119	(93)	(7.7)
<b>Total</b>	<b>\$21,356,574</b>	<b>\$21,268,314</b>	<b>(\$88,260)</b>	<b>(0.4%)</b>

- Changes in Total Tax reflect changes in your municipality’s revised share of the divisions’/province’s new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2023.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	2,980
With Tax Decreases:	3,227
<b>Total Properties:</b>	<b>6,207</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2023.

**Tax Change – Municipal Levy  
2022 to 2023 – By Property Class**

<b>Property Class</b>	<b>2022 (\$)</b>	<b>2023 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	1,856,884	1,846,668	(10,216)	(0.6)
Apartment	35,947	34,336	(1,611)	(4.5)
Condo / Co-op	12,515	11,804	(711)	(5.7)
<b>Total Residential</b>	<b>\$1,905,346</b>	<b>\$1,892,808</b>	<b>(\$12,538)</b>	<b>(0.7%)</b>
Farm	3,328,713	3,389,961	61,248	1.8
Commercial / Industrial	1,371,350	1,338,384	(32,966)	(2.4)
Institutional	112,855	106,641	(6,214)	(5.5)
Pipeline	661,392	652,258	(9,134)	(1.4)
Railway	120,321	120,056	(265)	(0.2)
Designated Recreational	333	309	(24)	(7.2)
<b>Total</b>	<b>\$7,500,311</b>	<b>\$7,500,311*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 7.6% should see a municipal tax decrease.
- Properties with an assessment increase greater than 7.6% should see a municipal tax increase.

## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Other Municipal Tax Tools.** *The Municipal Act* also provides municipalities with other tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Education Property Tax Rebate.** For 2022, owners of residential and farm properties will receive a 37.5 per cent rebate of the school division special levy payable. This will increase to 50 per cent in 2023. Residential properties include single dwelling units, condos and multiple unit dwellings. For 2022 and 2023, owners of other properties (such as commercial, industrial, railway, institutional, pipelines and designated recreational) will receive a 10 per cent rebate of the total of both the school division special levy and the education support levy payable. For more information, visit <https://www.gov.mb.ca/edupropertytax/index.html>

- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$109.38 in 2022 (\$87.50 in 2023).
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment).
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at <https://manitoba.ca/myproperty>
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.

- 
- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

---

**IMPACT OF  
REASSESSMENT 2023  
TOWN OF POWERVIEW - PINE  
FALLS**

---

## 1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.



### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$2 million (6%) to \$34 million (from \$32 million).

#### Changes in Your Municipality's Taxable Assessment

##### 2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	21,812,800	23,548,600	1,735,800	8.0
Apartment	853,440	878,100	24,660	2.9
Condo / Co-op	434,140	443,680	9,540	2.2
<b>Total Residential</b>	<b>\$23,100,380</b>	<b>\$24,870,380</b>	<b>\$1,770,000</b>	<b>7.7%</b>
Commercial / Industrial	6,646,570	6,878,010	231,440	3.5
Institutional	2,173,170	2,204,380	31,210	1.4
<b>Total</b>	<b>\$31,920,120</b>	<b>\$33,952,770</b>	<b>\$2,032,650</b>	<b>6.4%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

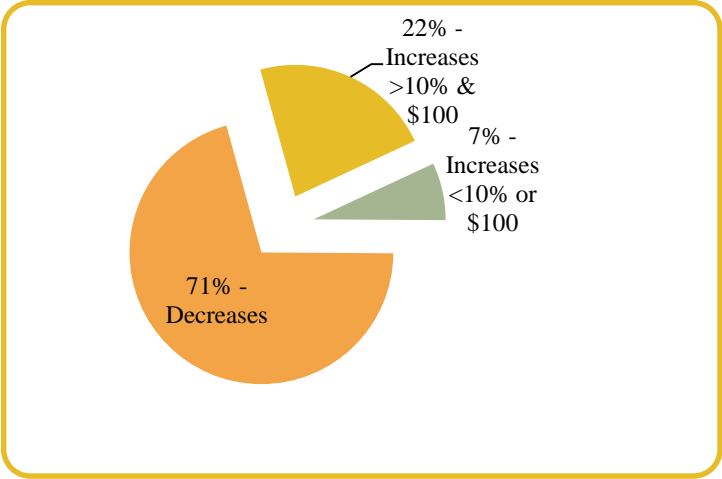
**Total Tax Change – Municipal & School  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	818,853	812,356	(6,497)	(0.8)
Apartment	32,038	30,292	(1,746)	(5.5)
Condo / Co-op	16,298	15,306	(992)	(6.1)
<b>Total Residential</b>	<b>\$867,188</b>	<b>\$857,954</b>	<b>(\$9,234)</b>	<b>(1.1%)</b>
Commercial / Industrial	307,424	291,573	(15,851)	(5.2)
Institutional	52,145	49,712	(2,433)	(4.7)
<b>Total</b>	<b>\$1,226,757</b>	<b>\$1,199,238</b>	<b>(\$27,519)</b>	<b>(2.2%)</b>

- Changes in Total Tax reflect changes in your municipality’s revised share of the divisions’/province’s new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2023.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	171
With Tax Decreases:	411
<b>Total Properties:</b>	<b>582</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2023.

**Tax Change – Municipal Levy  
2022 to 2023 – By Property Class**

<b>Property Class</b>	<b>2022 (\$)</b>	<b>2023 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	521,849	529,655	7,806	1.5
Apartment	20,418	19,750	(668)	(3.3)
Condo / Co-op	10,386	9,979	(407)	(3.9)
<b>Total Residential</b>	<b>\$552,654</b>	<b>\$559,385</b>	<b>\$6,731</b>	<b>1.2%</b>
Commercial / Industrial	159,013	154,700	(4,313)	(2.7)
Institutional	51,991	49,581	(2,410)	(4.6)
<b>Total</b>	<b>\$763,657</b>	<b>\$763,657*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 6.4% should see a municipal tax decrease.
- Properties with an assessment increase greater than 6.4% should see a municipal tax increase.

## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Other Municipal Tax Tools.** *The Municipal Act* also provides municipalities with other tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Education Property Tax Rebate.** For 2022, owners of residential and farm properties will receive a 37.5 per cent rebate of the school division special levy payable. This will increase to 50 per cent in 2023. Residential properties include single dwelling units, condos and multiple unit dwellings. For 2022 and 2023, owners of other properties (such as commercial, industrial, railway, institutional, pipelines and designated recreational) will receive a 10 per cent rebate of the total of both the school division special levy and the education support levy payable. For more information, visit <https://www.gov.mb.ca/edupropertytax/index.html>

- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$109.38 in 2022 (\$87.50 in 2023).
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment).
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at <https://manitoba.ca/myproperty>
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.

- 
- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

---

# **IMPACT OF REASSESSMENT 2023 RM OF PRAIRIE LAKES**



---

## 1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$13 million (7%) to \$187 million (from \$175 million).

#### Changes in Your Municipality's Taxable Assessment

##### 2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	65,198,460	68,921,590	3,723,130	5.7
Apartment	155,660	165,740	10,080	6.5
<b>Total Residential</b>	<b>\$65,354,120</b>	<b>\$69,087,330</b>	<b>\$3,733,210</b>	<b>5.7%</b>
Farm	102,963,870	111,313,170	8,349,300	8.1
Commercial / Industrial	4,969,060	5,385,170	416,110	8.4
Institutional	1,305,170	1,358,330	53,160	4.1
Designated Recreational	99,650	101,530	1,880	1.9
<b>Total</b>	<b>\$174,691,870</b>	<b>\$187,245,530</b>	<b>\$12,553,660</b>	<b>7.2%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

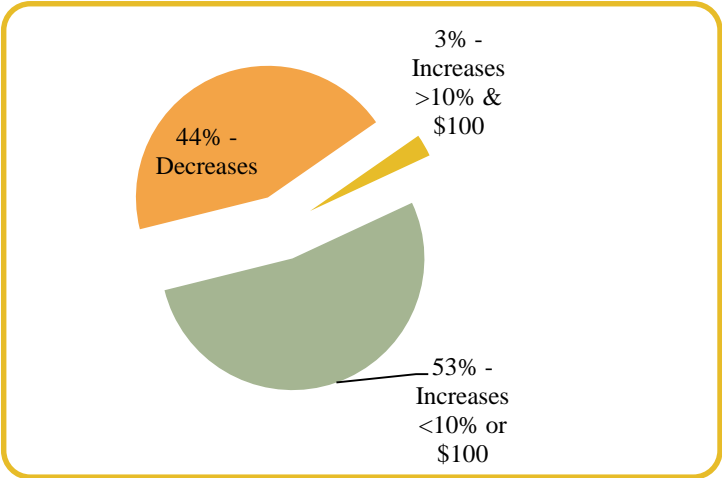
**Total Tax Change – Municipal & School  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,865,342	1,844,580	(20,762)	(1.1)
Apartment	7,189	6,556	(633)	(8.8)
<b>Total Residential</b>	<b>\$1,872,532</b>	<b>\$1,851,135</b>	<b>(\$21,397)</b>	<b>(1.1%)</b>
Farm	2,770,283	2,804,977	34,694	1.3
Commercial / Industrial	188,793	190,994	2,201	1.2
Institutional	23,747	23,355	(392)	(1.7)
Designated Recreational	3,620	3,438	(182)	(5.0)
<b>Total</b>	<b>\$4,858,976</b>	<b>\$4,873,899</b>	<b>\$14,923</b>	<b>0.3%</b>

- Changes in Total Tax reflect changes in your municipality’s revised share of the divisions’/province’s new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2023.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	1,650
With Tax Decreases:	1,307
<b>Total Properties:</b>	<b>2,957</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2023.

**Tax Change – Municipal Levy  
2022 to 2023 – By Property Class**

<b>Property Class</b>	<b>2022 (\$)</b>	<b>2023 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	1,163,666	1,149,595	(14,071)	(1.2)
Apartment	5,743	5,187	(556)	(9.7)
<b>Total Residential</b>	<b>\$1,169,408</b>	<b>\$1,154,782</b>	<b>(\$14,626)</b>	<b>(1.3%)</b>
Farm	1,658,134	1,671,833	13,699	0.8
Commercial / Industrial	89,392	90,843	1,451	1.6
Institutional	23,747	23,355	(392)	(1.7)
Designated Recreational	1,604	1,521	(83)	(5.2)
<b>Total</b>	<b>\$2,942,285</b>	<b>\$2,942,285*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 7.2% should see a municipal tax decrease.
- Properties with an assessment increase greater than 7.2% should see a municipal tax increase.

## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Other Municipal Tax Tools.** *The Municipal Act* also provides municipalities with other tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Education Property Tax Rebate.** For 2022, owners of residential and farm properties will receive a 37.5 per cent rebate of the school division special levy payable. This will increase to 50 per cent in 2023. Residential properties include single dwelling units, condos and multiple unit dwellings. For 2022 and 2023, owners of other properties (such as commercial, industrial, railway, institutional, pipelines and designated recreational) will receive a 10 per cent rebate of the total of both the school division special levy and the education support levy payable. For more information, visit <https://www.gov.mb.ca/edupropertytax/index.html>

- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$109.38 in 2022 (\$87.50 in 2023).
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment).
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at <https://manitoba.ca/myproperty>
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.

- 
- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.



---

# **IMPACT OF REASSESSMENT 2023 PRAIRIE VIEW MUNICIPALITY**

---

## 1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$21 million (8%) to \$276 million (from \$256 million).

#### Changes in Your Municipality's Taxable Assessment 2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	44,101,670	47,523,890	3,422,220	7.8
Apartment	475,250	516,290	41,040	8.6
<b>Total Residential</b>	<b>\$44,576,920</b>	<b>\$48,040,180</b>	<b>\$3,463,260</b>	<b>7.8%</b>
Farm	128,260,420	144,768,250	16,507,830	12.9
Commercial / Industrial	18,672,670	15,292,460	(3,380,210)	(18.1)
Institutional	954,620	950,920	(3,700)	(0.4)
Pipeline	54,269,950	57,561,400	3,291,450	6.1
Railway	8,763,420	9,400,280	636,860	7.3
Designated Recreational	34,190	34,600	410	1.2
<b>Total</b>	<b>\$255,532,190</b>	<b>\$276,048,090</b>	<b>\$20,515,900</b>	<b>8.0%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council ⇒ Municipal Levy
  - School Division ⇒ Special Levy
  - Province ⇒ Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

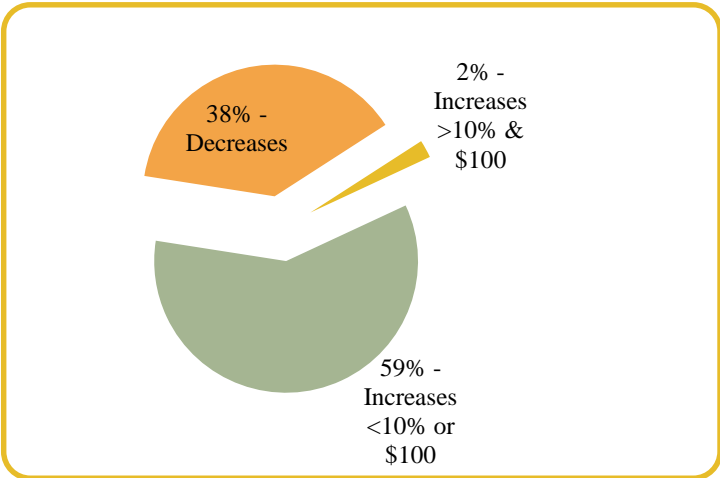
**Total Tax Change – Municipal & School  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,018,308	990,921	(27,387)	(2.7)
Apartment	10,974	10,765	(209)	(1.9)
<b>Total Residential</b>	<b>\$1,029,281</b>	<b>\$1,001,686</b>	<b>(\$27,595)</b>	<b>(2.7%)</b>
Farm	2,961,533	3,018,563	57,030	1.9
Commercial / Industrial	593,847	439,597	(154,250)	(26.0)
Institutional	12,553	11,574	(979)	(7.8)
Pipeline	1,725,947	1,654,660	(71,287)	(4.1)
Railway	278,703	270,220	(8,483)	(3.0)
Designated Recreational	1,087	995	(92)	(8.5)
<b>Total</b>	<b>\$6,602,952</b>	<b>\$6,397,295</b>	<b>(\$205,657)</b>	<b>(3.1%)</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2023.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	2,286
With Tax Decreases:	1,425
<b>Total Properties:</b>	<b>3,711</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2023.

**Tax Change – Municipal Levy  
2022 to 2023 – By Property Class**

<b>Property Class</b>	<b>2022 (\$)</b>	<b>2023 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	575,130	573,708	(1,422)	(0.3)
Apartment	6,198	6,233	35	0.6
<b>Total Residential</b>	<b>\$581,328</b>	<b>\$579,941</b>	<b>(\$1,387)</b>	<b>(0.2%)</b>
Farm	1,672,644	1,747,642	74,998	4.5
Commercial / Industrial	243,510	184,611	(58,899)	(24.2)
Institutional	12,449	11,480	(969)	(7.8)
Pipeline	707,734	694,881	(12,853)	(1.8)
Railway	114,284	113,480	(804)	(0.7)
Designated Recreational	446	418	(28)	(6.3)
<b>Total</b>	<b>\$3,332,395</b>	<b>\$3,332,395*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 8.0% should see a municipal tax decrease.
- Properties with an assessment increase greater than 8.0% should see a municipal tax increase.

## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Other Municipal Tax Tools.** *The Municipal Act* also provides municipalities with other tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Education Property Tax Rebate.** For 2022, owners of residential and farm properties will receive a 37.5 per cent rebate of the school division special levy payable. This will increase to 50 per cent in 2023. Residential properties include single dwelling units, condos and multiple unit dwellings. For 2022 and 2023, owners of other properties (such as commercial, industrial, railway, institutional, pipelines and designated recreational) will receive a 10 per cent rebate of the total of both the school division special levy and the education support levy payable. For more information, visit <https://www.gov.mb.ca/edupropertytax/index.html>

- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$109.38 in 2022 (\$87.50 in 2023).
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment).
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at <https://manitoba.ca/myproperty>
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.



- 
- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

---

# **IMPACT OF REASSESSMENT 2023 RM OF REYNOLDS**

---

## 1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$10 million (6%) to \$165 million (from \$155 million).

#### Changes in Your Municipality's Taxable Assessment

##### 2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	60,947,550	63,253,520	2,305,970	3.8
Condo / Co-op	3,047,040	2,944,550	(102,490)	(3.4)
<b>Total Residential</b>	<b>\$63,994,590</b>	<b>\$66,198,070</b>	<b>\$2,203,480</b>	<b>3.4%</b>
Farm	11,576,680	14,883,760	3,307,080	28.6
Commercial / Industrial	9,974,360	10,194,460	220,100	2.2
Institutional	520,330	543,410	23,080	4.4
Pipeline	57,752,650	61,245,400	3,492,750	6.1
Railway	11,093,070	11,776,690	683,620	6.2
<b>Total</b>	<b>\$154,911,680</b>	<b>\$164,841,790</b>	<b>\$9,930,110</b>	<b>6.4%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

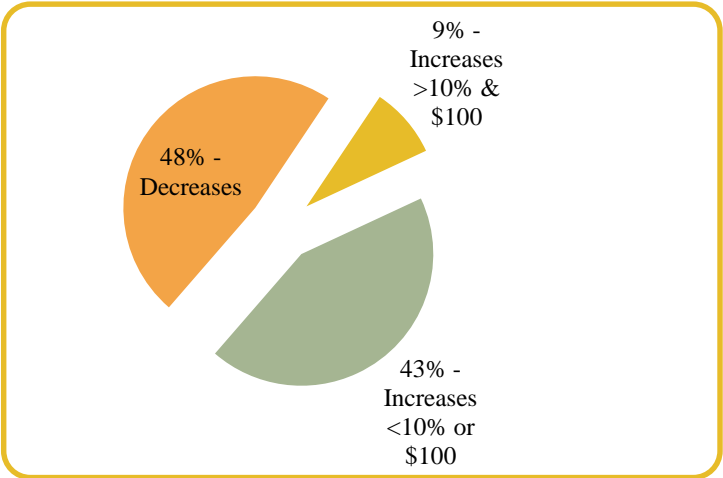
**Total Tax Change – Municipal & School  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,208,580	1,134,570	(74,010)	(6.1)
Condo / Co-op	60,514	52,628	(7,886)	(13.0)
<b>Total Residential</b>	<b>\$1,269,094</b>	<b>\$1,187,198</b>	<b>(\$81,896)</b>	<b>(6.5%)</b>
Farm	220,458	253,914	33,456	15.2
Commercial / Industrial	267,218	249,467	(17,751)	(6.6)
Institutional	3,307	3,244	(63)	(1.9)
Pipeline	1,574,813	1,514,656	(60,157)	(3.8)
Railway	244,527	236,164	(8,363)	(3.4)
<b>Total</b>	<b>\$3,579,418</b>	<b>\$3,444,643</b>	<b>(\$134,775)</b>	<b>(3.8%)</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2023.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	1,006
With Tax Decreases:	929
<b>Total Properties:</b>	<b>1,935</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2023.

**Tax Change – Municipal Levy  
2022 to 2023 – By Property Class**

<b>Property Class</b>	<b>2022 (\$)</b>	<b>2023 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	380,557	371,172	(9,385)	(2.5)
Condo / Co-op	19,026	17,279	(1,747)	(9.2)
<b>Total Residential</b>	<b>\$399,582</b>	<b>\$388,450</b>	<b>(\$11,132)</b>	<b>(2.8%)</b>
Farm	72,285	87,338	15,053	20.8
Commercial / Industrial	62,280	59,821	(2,459)	(4.0)
Institutional	3,249	3,189	(60)	(1.9)
Pipeline	360,608	359,388	(1,220)	(0.3)
Railway	69,265	69,106	(159)	(0.2)
<b>Total</b>	<b>\$967,269</b>	<b>\$967,269*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 6.4% should see a municipal tax decrease.
- Properties with an assessment increase greater than 6.4% should see a municipal tax increase.

## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Other Municipal Tax Tools.** *The Municipal Act* also provides municipalities with other tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Education Property Tax Rebate.** For 2022, owners of residential and farm properties will receive a 37.5 per cent rebate of the school division special levy payable. This will increase to 50 per cent in 2023. Residential properties include single dwelling units, condos and multiple unit dwellings. For 2022 and 2023, owners of other properties (such as commercial, industrial, railway, institutional, pipelines and designated recreational) will receive a 10 per cent rebate of the total of both the school division special levy and the education support levy payable. For more information, visit <https://www.gov.mb.ca/edupropertytax/index.html>



- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$109.38 in 2022 (\$87.50 in 2023).
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment).
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at <https://manitoba.ca/myproperty>
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.

- 
- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

---

# **IMPACT OF REASSESSMENT 2023 MUNICIPALITY OF RHINELAND**

---

## 1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$58 million (10%) to \$655 million (from \$597 million).

#### Changes in Your Municipality's Taxable Assessment 2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	157,062,170	174,262,910	17,200,740	11.0
Apartment	1,415,200	1,532,820	117,620	8.3
<b>Total Residential</b>	<b>\$158,477,370</b>	<b>\$175,795,730</b>	<b>\$17,318,360</b>	<b>10.9%</b>
Farm	349,698,470	381,970,720	32,272,250	9.2
Commercial / Industrial	52,527,400	58,435,580	5,908,180	11.3
Institutional	421,890	483,880	61,990	14.7
Pipeline	35,376,850	37,634,600	2,257,750	6.4
Railway	784,860	884,790	99,930	12.7
Designated Recreational	71,470	74,980	3,510	4.9
<b>Total</b>	<b>\$597,358,310</b>	<b>\$655,280,280</b>	<b>\$57,921,970</b>	<b>9.7%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

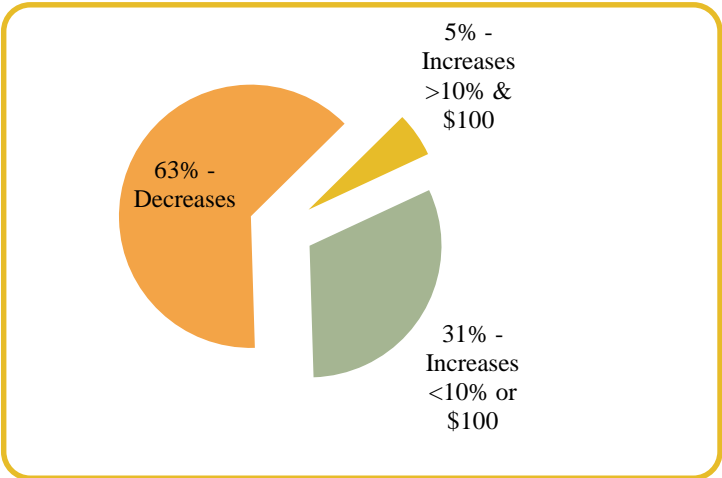
**Total Tax Change – Municipal & School  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	3,753,437	3,736,459	(16,978)	(0.5)
Apartment	41,322	40,402	(920)	(2.2)
<b>Total Residential</b>	<b>\$3,794,759</b>	<b>\$3,776,860</b>	<b>(\$17,899)</b>	<b>(0.5%)</b>
Farm	7,684,489	7,535,841	(148,648)	(1.9)
Commercial / Industrial	1,654,106	1,656,303	2,197	0.1
Institutional	4,912	5,125	213	4.3
Pipeline	1,101,174	1,055,988	(45,186)	(4.1)
Railway	24,199	24,557	358	1.5
Designated Recreational	2,201	2,079	(122)	(5.5)
<b>Total</b>	<b>\$14,265,841</b>	<b>\$14,056,753</b>	<b>(\$209,088)</b>	<b>(1.5%)</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2023.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	1,802
With Tax Decreases:	3,077
<b>Total Properties:</b>	<b>4,879</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2023.

**Tax Change – Municipal Levy  
2022 to 2023 – By Property Class**

<b>Property Class</b>	<b>2022 (\$)</b>	<b>2023 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	1,611,528	1,624,307	12,779	0.8
Apartment	22,158	21,948	(210)	(1.0)
<b>Total Residential</b>	<b>\$1,633,687</b>	<b>\$1,646,255</b>	<b>\$12,568</b>	<b>0.8%</b>
Farm	2,910,836	2,899,742	(11,094)	(0.4)
Commercial / Industrial	478,019	484,466	6,447	1.4
Institutional	3,761	3,971	210	5.6
Pipeline	309,224	301,299	(7,925)	(2.6)
Railway	6,678	6,848	170	2.6
Designated Recreational	593	567	(26)	(4.4)
<b>Total</b>	<b>\$5,342,796</b>	<b>\$5,342,796*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 9.7% should see a municipal tax decrease.
- Properties with an assessment increase greater than 9.7% should see a municipal tax increase.



## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Other Municipal Tax Tools.** *The Municipal Act* also provides municipalities with other tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Education Property Tax Rebate.** For 2022, owners of residential and farm properties will receive a 37.5 per cent rebate of the school division special levy payable. This will increase to 50 per cent in 2023. Residential properties include single dwelling units, condos and multiple unit dwellings. For 2022 and 2023, owners of other properties (such as commercial, industrial, railway, institutional, pipelines and designated recreational) will receive a 10 per cent rebate of the total of both the school division special levy and the education support levy payable. For more information, visit <https://www.gov.mb.ca/edupropertytax/index.html>

- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$109.38 in 2022 (\$87.50 in 2023).
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment).
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at <https://manitoba.ca/myproperty>
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.

- 
- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

---

**IMPACT OF  
REASSESSMENT 2023  
RM OF RIDING MOUNTAIN  
WEST**

---

## 1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$44 million (23%) to \$239 million (from \$195 million).

#### Changes in Your Municipality's Taxable Assessment

##### 2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	70,542,230	71,679,830	1,137,600	1.6
Farm	118,474,170	161,267,310	42,793,140	36.1
Commercial / Industrial	4,077,480	4,368,310	290,830	7.1
Institutional	5,920	5,920	0	0.0
Pipeline	1,703,050	1,840,000	136,950	8.0
Designated Recreational	98,960	104,630	5,670	5.7
<b>Total</b>	<b>\$194,901,810</b>	<b>\$239,266,000</b>	<b>\$44,364,190</b>	<b>22.8%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒     Municipal Levy
  - School Division ⇒     Special Levy
  - Province         ⇒     Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

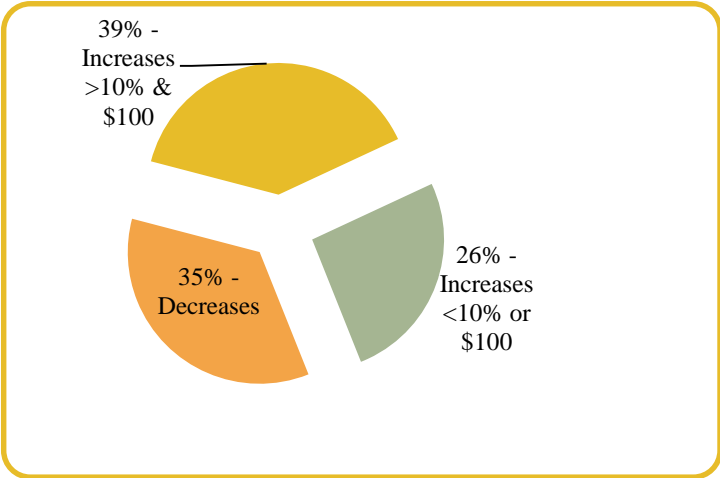
**Total Tax Change – Municipal & School  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,889,503	1,641,307	(248,196)	(13.1)
Farm	2,926,897	3,343,033	416,136	14.2
Commercial / Industrial	139,986	130,629	(9,357)	(6.7)
Institutional	243	209	(34)	(14.0)
Pipeline	57,203	53,434	(3,769)	(6.6)
Designated Recreational	3,438	3,103	(335)	(9.7)
<b>Total</b>	<b>\$5,017,270</b>	<b>\$5,171,715</b>	<b>\$154,445</b>	<b>3.1%</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2023.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	2,437
With Tax Decreases:	1,319
<b>Total Properties:</b>	<b>3,756</b>



- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2023.

**Tax Change – Municipal Levy  
2022 to 2023 – By Property Class**

<b>Property Class</b>	<b>2022 (\$)</b>	<b>2023 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	1,022,375	865,168	(157,207)	(15.4)
Farm	1,633,518	1,798,978	165,460	10.1
Commercial / Industrial	59,899	54,316	(5,583)	(9.3)
Institutional	132	110	(22)	(16.7)
Pipeline	23,478	20,969	(2,509)	(10.7)
Designated Recreational	1,364	1,156	(208)	(15.3)
<b>Total</b>	<b>\$2,740,767</b>	<b>\$2,740,767*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 22.8% should see a municipal tax decrease.
- Properties with an assessment increase greater than 22.8% should see a municipal tax increase.

## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Other Municipal Tax Tools.** *The Municipal Act* also provides municipalities with other tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Education Property Tax Rebate.** For 2022, owners of residential and farm properties will receive a 37.5 per cent rebate of the school division special levy payable. This will increase to 50 per cent in 2023. Residential properties include single dwelling units, condos and multiple unit dwellings. For 2022 and 2023, owners of other properties (such as commercial, industrial, railway, institutional, pipelines and designated recreational) will receive a 10 per cent rebate of the total of both the school division special levy and the education support levy payable. For more information, visit <https://www.gov.mb.ca/edupropertytax/index.html>

- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$109.38 in 2022 (\$87.50 in 2023).
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment).
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at <https://manitoba.ca/myproperty>
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.

- 
- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

---

# **IMPACT OF REASSESSMENT 2023 RM OF RITCHOT**

---

## 1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$67 million (11%) to \$652 million (from \$585 million).

#### Changes in Your Municipality's Taxable Assessment 2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	353,080,850	380,683,260	27,602,410	7.8
Apartment	5,547,180	7,012,920	1,465,740	26.4
Condo / Co-op	29,534,410	34,895,050	5,360,640	18.2
<b>Total Residential</b>	<b>\$388,162,440</b>	<b>\$422,591,230</b>	<b>\$34,428,790</b>	<b>8.9%</b>
Farm	80,447,760	103,261,780	22,814,020	28.4
Commercial / Industrial	83,747,230	91,005,190	7,257,960	8.7
Institutional	894,410	993,590	99,180	11.1
Pipeline	29,618,350	31,460,400	1,842,050	6.2
Railway	2,130,830	2,469,170	338,340	15.9
Designated Recreational	360,570	385,440	24,870	6.9
<b>Total</b>	<b>\$585,361,590</b>	<b>\$652,166,800</b>	<b>\$66,805,210</b>	<b>11.4%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.



- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

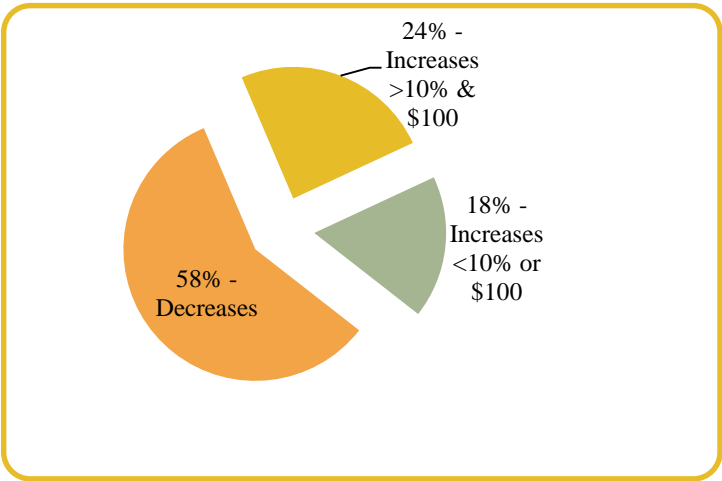
**Total Tax Change – Municipal & School  
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	7,500,412	7,332,519	(167,893)	(2.2)
Apartment	118,729	136,186	17,457	14.7
Condo / Co-op	631,574	677,343	45,769	7.3
<b>Total Residential</b>	<b>\$8,250,716</b>	<b>\$8,146,048</b>	<b>(\$104,668)</b>	<b>(1.3%)</b>
Farm	1,707,325	1,979,613	272,288	16.0
Commercial / Industrial	2,484,476	2,449,606	(34,870)	(1.4)
Institutional	7,052	7,037	(15)	(0.2)
Pipeline	888,418	853,446	(34,972)	(3.9)
Railway	64,017	67,035	3,018	4.7
Designated Recreational	10,847	10,444	(403)	(3.7)
<b>Total</b>	<b>\$13,412,851</b>	<b>\$13,513,229</b>	<b>\$100,378</b>	<b>0.8%</b>

- Changes in Total Tax reflect changes in your municipality’s revised share of the divisions’/province’s new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2023.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	1,747
With Tax Decreases:	2,417
<b>Total Properties:</b>	<b>4,164</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2023.

**Tax Change – Municipal Levy  
2022 to 2023 – By Property Class**

<b>Property Class</b>	<b>2022 (\$)</b>	<b>2023 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	2,706,012	2,618,720	(87,292)	(3.2)
Apartment	42,514	48,242	5,728	13.5
Condo / Co-op	226,352	240,043	13,691	6.1
<b>Total Residential</b>	<b>\$2,974,877</b>	<b>\$2,907,005</b>	<b>(\$67,872)</b>	<b>(2.3%)</b>
Farm	616,552	710,338	93,786	15.2
Commercial / Industrial	641,839	626,025	(15,814)	(2.5)
Institutional	6,855	6,835	(20)	(0.3)
Pipeline	226,995	216,416	(10,579)	(4.7)
Railway	16,331	16,985	654	4.0
Designated Recreational	2,763	2,651	(112)	(4.1)
<b>Total</b>	<b>\$4,486,211</b>	<b>\$4,486,211*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 11.4% should see a municipal tax decrease.
- Properties with an assessment increase greater than 11.4% should see a municipal tax increase.

## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Other Municipal Tax Tools.** *The Municipal Act* also provides municipalities with other tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Education Property Tax Rebate.** For 2022, owners of residential and farm properties will receive a 37.5 per cent rebate of the school division special levy payable. This will increase to 50 per cent in 2023. Residential properties include single dwelling units, condos and multiple unit dwellings. For 2022 and 2023, owners of other properties (such as commercial, industrial, railway, institutional, pipelines and designated recreational) will receive a 10 per cent rebate of the total of both the school division special levy and the education support levy payable. For more information, visit <https://www.gov.mb.ca/edupropertytax/index.html>

- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$109.38 in 2022 (\$87.50 in 2023).
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment).
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at <https://manitoba.ca/myproperty>
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.

- 
- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.