
IMPACT OF REASSESSMENT 2023 RIVERDALE 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 \$13 million (9%) to \$147 million (from \$135 million).

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	70,793,660	71,674,540	880,880	1.2
Apartment	252,500	267,440	14,940	5.9
Total Residential	\$71,046,160	\$71,941,980	\$895,820	1.3%
Farm	47,550,010	58,286,390	10,736,380	22.6
Commercial / Industrial	8,209,740	8,818,880	609,140	7.4
Institutional	2,772,820	2,774,250	1,430	0.1
Pipeline	195,750	211,600	15,850	8.1
Railway	4,791,530	5,235,090	443,560	9.3
Designated Recreational	64,710	61,620	(3,090)	(4.8)
Total	\$134,630,720	\$147,329,810	\$12,699,090	9.4%

- 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.

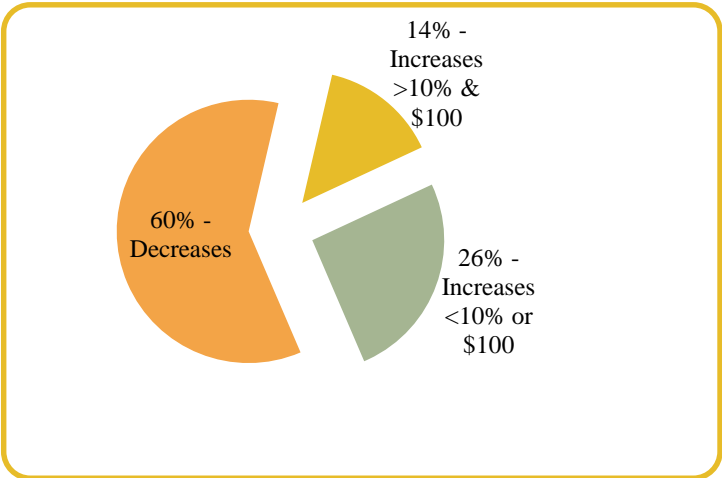
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,712,548	1,595,336	(117,212)	(6.8)
Apartment	6,042	5,878	(164)	(2.7)
Total Residential	\$1,718,589	\$1,601,214	(\$117,375)	(6.8%)
Farm	1,145,925	1,292,657	146,732	12.8
Commercial / Industrial	268,292	263,867	(4,425)	(1.7)
Institutional	35,840	32,846	(2,994)	(8.4)
Pipeline	6,389	6,321	(68)	(1.1)
Railway	156,396	156,393	(3)	0.0
Designated Recreational	2,112	1,841	(271)	(12.8)
Total	\$3,333,544	\$3,355,139	\$21,595	0.7%

- 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:	731
With Tax Decreases:	1,100
Total Properties:	1,831

- 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	889,735	823,182	(66,553)	(7.5)
Apartment	3,173	3,072	(101)	(3.2)
Total Residential	\$892,908	\$826,254	(\$66,654)	(7.5%)
Farm	597,609	669,419	71,810	12.0
Commercial / Industrial	103,180	101,285	(1,895)	(1.8)
Institutional	34,849	31,862	(2,987)	(8.6)
Pipeline	2,460	2,430	(30)	(1.2)
Railway	60,220	60,125	(95)	(0.2)
Designated Recreational	813	708	(105)	(12.9)
Total	\$1,692,039	\$1,692,039*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 9.4% should see a municipal tax decrease.
- Properties with an assessment increase greater than 9.4% 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:
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 - **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 ROBLIN

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 - 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 (18%) to \$278 million (from \$236 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	93,985,880	100,041,200	6,055,320	6.4
Apartment	1,565,310	1,665,920	100,610	6.4
Total Residential	\$95,551,190	\$101,707,120	\$6,155,930	6.4%
Farm	113,510,300	147,612,830	34,102,530	30.0
Commercial / Industrial	23,240,040	24,298,460	1,058,420	4.6
Institutional	2,772,410	2,856,610	84,200	3.0
Pipeline	253,300	273,950	20,650	8.2
Railway	611,570	691,910	80,340	13.1
Designated Recreational	45,820	53,280	7,460	16.3
Total	\$235,984,630	\$277,494,160	\$41,509,530	17.6%

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

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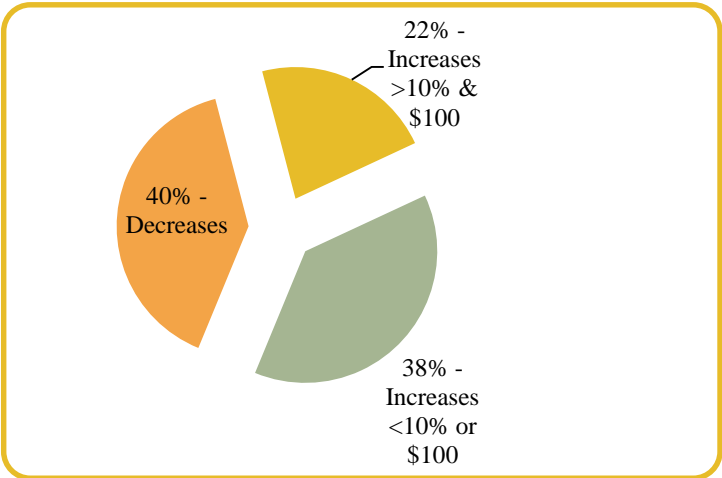
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	2,646,454	2,458,312	(188,142)	(7.1)
Apartment	44,076	40,937	(3,139)	(7.1)
Total Residential	\$2,690,530	\$2,499,249	(\$191,281)	(7.1%)
Farm	3,196,223	3,627,290	431,067	13.5
Commercial / Industrial	856,884	788,922	(67,962)	(7.9)
Institutional	37,359	32,925	(4,434)	(11.9)
Pipeline	9,339	8,895	(444)	(4.8)
Railway	22,549	22,465	(84)	(0.4)
Designated Recreational	1,689	1,730	41	2.4
Total	\$6,814,574	\$6,981,476	\$166,902	2.5%

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



	Number of Properties
With Tax Increases:	2,420
With Tax Decreases:	1,594
Total Properties:	4,014

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,250,482	1,131,966	(118,516)	(9.5)
Apartment	20,826	18,850	(1,976)	(9.5)
Total Residential	\$1,271,309	\$1,150,816	(\$120,493)	(9.5%)
Farm	1,510,255	1,670,239	159,984	10.6
Commercial / Industrial	309,209	274,937	(34,272)	(11.1)
Institutional	36,887	32,323	(4,564)	(12.4)
Pipeline	3,370	3,100	(270)	(8.0)
Railway	8,137	7,829	(308)	(3.8)
Designated Recreational	610	603	(7)	(1.2)
Total	\$3,139,775	\$3,139,775*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 17.6% should see a municipal tax decrease.
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5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

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IMPACT OF REASSESSMENT 2023 RM OF ROCKWOOD

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- 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 \$64 million (12%) to \$611 million (from \$547 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	339,813,360	380,012,330	40,198,970	11.8
Apartment	851,960	924,320	72,360	8.5
Condo / Co-op	363,070	365,140	2,070	0.6
Total Residential	\$341,028,390	\$381,301,790	\$40,273,400	11.8%
Farm	127,706,300	144,574,120	16,867,820	13.2
Commercial / Industrial	39,048,690	44,367,650	5,318,960	13.6
Institutional	36,578,780	38,246,100	1,667,320	4.6
Pipeline	2,117,450	2,278,900	161,450	7.6
Designated Recreational	144,520	147,390	2,870	2.0
Total	\$546,624,130	\$610,915,950	\$64,291,820	11.8%

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

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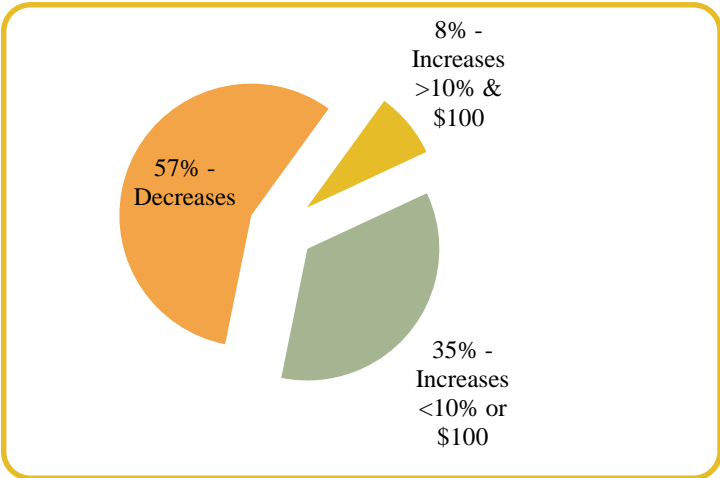
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	7,113,485	6,985,230	(128,255)	(1.8)
Apartment	17,832	16,988	(844)	(4.7)
Condo / Co-op	7,599	6,711	(888)	(11.7)
Total Residential	\$7,138,917	\$7,008,929	(\$129,988)	(1.8%)
Farm	2,673,418	2,657,732	(15,686)	(0.6)
Commercial / Industrial	1,157,483	1,165,671	8,188	0.7
Institutional	989,808	917,708	(72,100)	(7.3)
Pipeline	62,770	59,876	(2,894)	(4.6)
Designated Recreational	4,284	3,873	(411)	(9.6)
Total	\$12,026,678	\$11,813,789	(\$212,889)	(1.8%)

- 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:	2,079
With Tax Decreases:	2,733
Total Properties:	4,812

- 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	2,965,551	2,967,516	1,965	0.1
Apartment	7,435	7,218	(217)	(2.9)
Condo / Co-op	3,169	2,851	(318)	(10.0)
Total Residential	\$2,976,155	\$2,977,586	\$1,431	0.1%
Farm	1,114,493	1,128,979	14,486	1.3
Commercial / Industrial	340,778	346,467	5,689	1.7
Institutional	319,223	298,664	(20,559)	(6.4)
Pipeline	18,479	17,796	(683)	(3.7)
Designated Recreational	1,261	1,151	(110)	(8.7)
Total	\$4,770,389	\$4,770,389*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 11.8% should see a municipal tax decrease.
- Properties with an assessment increase greater than 11.8% 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.
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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

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 - **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.
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 - **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 ROLAND

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 (5%) to \$223 million (from \$213 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	32,108,490	34,954,240	2,845,750	8.9
Apartment	134,960	145,530	10,570	7.8
Condo / Co-op	1,052,660	955,130	(97,530)	(9.3)
Total Residential	\$33,296,110	\$36,054,900	\$2,758,790	8.3%
Farm	170,234,570	176,331,070	6,096,500	3.6
Commercial / Industrial	2,707,350	3,190,140	482,790	17.8
Institutional	23,280	29,130	5,850	25.1
Pipeline	6,557,850	6,982,850	425,000	6.5
Designated Recreational	63,010	66,330	3,320	5.3
Total	\$212,882,170	\$222,654,420	\$9,772,250	4.6%

- 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.

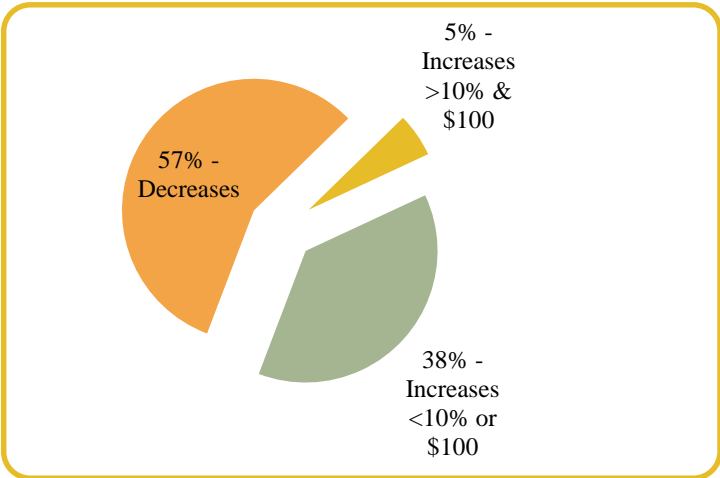
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	555,441	563,571	8,130	1.5
Apartment	2,288	2,308	20	0.9
Condo / Co-op	17,843	15,147	(2,696)	(15.1)
Total Residential	\$575,571	\$581,026	\$5,455	1.0%
Farm	2,972,185	2,868,798	(103,387)	(3.5)
Commercial / Industrial	70,056	76,277	6,221	8.9
Institutional	147	176	29	19.7
Pipeline	173,684	170,265	(3,419)	(2.0)
Designated Recreational	1,617	1,576	(41)	(2.5)
Total	\$3,793,260	\$3,698,117	(\$95,143)	(2.5%)

- 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:	546
With Tax Decreases:	721
Total Properties:	1,267

- 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	202,958	211,263	8,305	4.1
Apartment	853	880	27	3.2
Condo / Co-op	6,654	5,773	(881)	(13.2)
Total Residential	\$210,465	\$217,916	\$7,451	3.5%
Farm	1,076,053	1,065,745	(10,308)	(1.0)
Commercial / Industrial	17,113	19,281	2,168	12.7
Institutional	147	176	29	19.7
Pipeline	41,452	42,204	752	1.8
Designated Recreational	398	401	3	0.8
Total	\$1,345,628	\$1,345,628*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 4.6% should see a municipal tax decrease.
- Properties with an assessment increase greater than 4.6% 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:
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6. PROVINCIAL PROPERTY TAX REDUCTION

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 - **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 ROSEDALE

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.
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 - 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.
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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 (11%) to \$129 million (from \$117 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	45,342,820	48,966,760	3,623,940	8.0
Farm	65,949,680	74,807,170	8,857,490	13.4
Commercial / Industrial	4,686,200	4,853,960	167,760	3.6
Institutional	9,170	9,560	390	4.3
Railway	557,680	599,490	41,810	7.5
Total	\$116,545,550	\$129,236,940	\$12,691,390	10.9%

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

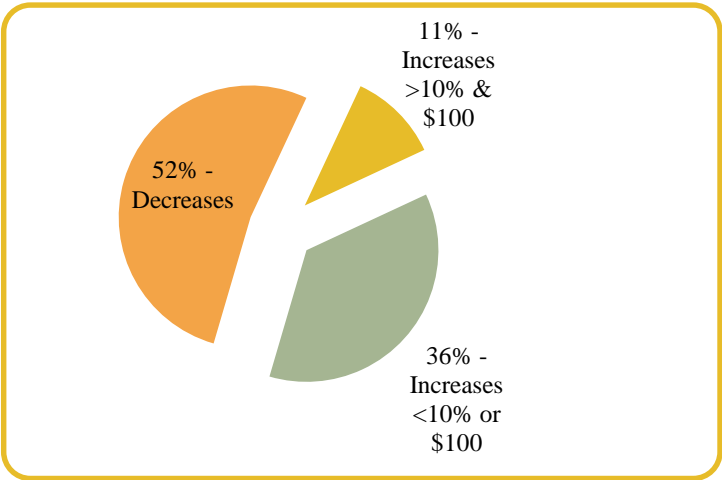
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,033,435	1,007,249	(26,186)	(2.5)
Farm	1,435,210	1,475,198	39,988	2.8
Commercial / Industrial	149,387	139,236	(10,151)	(6.8)
Institutional	278	264	(14)	(5.0)
Railway	16,924	16,570	(354)	(2.1)
Total	\$2,635,234	\$2,638,517	\$3,283	0.1%

- 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:	904
With Tax Decreases:	996
Total Properties:	1,900

- 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	484,433	472,248	(12,185)	(2.5)
Farm	685,364	701,092	15,728	2.3
Commercial / Industrial	50,341	47,002	(3,339)	(6.6)
Institutional	95	89	(6)	(6.3)
Railway	5,785	5,609	(176)	(3.0)
Total	\$1,226,019	\$1,226,019*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 10.9% should see a municipal tax decrease.
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IMPACT OF REASSESSMENT 2023 ROSSBURN MUNICIPALITY

1. OVERVIEW OF REASSESSMENT 2023

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- 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.
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 - improvements to existing properties.
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- Your municipality's taxable assessment has increased by \$11 million (15%) to \$84 million (from \$73 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	32,225,840	33,597,630	1,371,790	4.3
Apartment	395,560	430,570	35,010	8.9
Condo / Co-op	92,620	93,340	720	0.8
Total Residential	\$32,714,020	\$34,121,540	\$1,407,520	4.3%
Farm	36,484,320	45,925,280	9,440,960	25.9
Commercial / Industrial	2,712,090	2,864,480	152,390	5.6
Institutional	692,550	705,430	12,880	1.9
Total	\$72,602,980	\$83,616,730	\$11,013,750	15.2%

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

- Taxable Assessment is the portioned assessment.

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- 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.
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- **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.
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- **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.

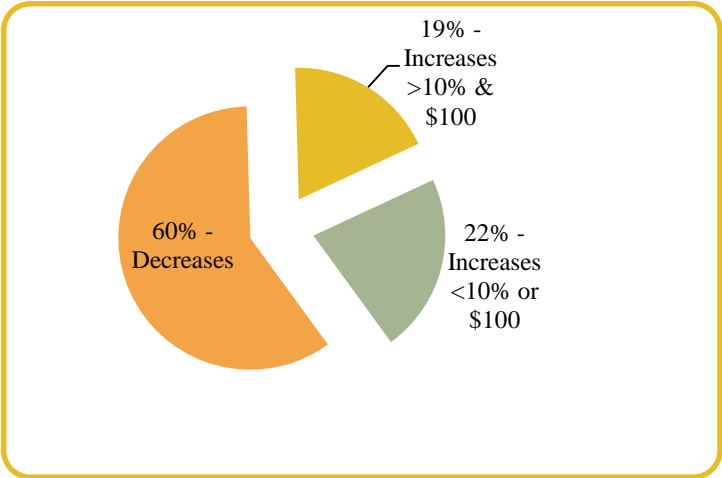
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	637,685	579,055	(58,630)	(9.2)
Apartment	7,827	7,421	(406)	(5.2)
Condo / Co-op	1,833	1,609	(224)	(12.2)
Total Residential	\$647,345	\$588,085	(\$59,260)	(9.2%)
Farm	721,948	791,522	69,574	9.6
Commercial / Industrial	77,297	71,984	(5,313)	(6.9)
Institutional	6,758	5,977	(781)	(11.6)
Total	\$1,453,348	\$1,457,568	\$4,220	0.3%

- 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:	778
With Tax Decreases:	1,146
Total Properties:	1,924

- 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	313,847	284,102	(29,745)	(9.5)
Apartment	3,852	3,641	(211)	(5.5)
Condo / Co-op	902	789	(113)	(12.5)
Total Residential	\$318,602	\$288,532	(\$30,070)	(9.4%)
Farm	355,321	388,344	33,023	9.3
Commercial / Industrial	26,413	24,222	(2,191)	(8.3)
Institutional	6,745	5,965	(780)	(11.6)
Total	\$707,080	\$707,080*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 15.2% should see a municipal tax decrease.
- Properties with an assessment increase greater than 15.2% should see a municipal tax increase.

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

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IMPACT OF REASSESSMENT 2023 RM OF ROSSER

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 - **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 \$111 million (22%) to \$611 million (from \$500 million).

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	57,405,480	67,657,650	10,252,170	17.9
Farm	90,252,790	123,979,850	33,727,060	37.4
Commercial / Industrial	341,423,720	406,641,200	65,217,480	19.1
Institutional	1,962,030	2,752,500	790,470	40.3
Pipeline	2,649,400	2,840,250	190,850	7.2
Railway	5,756,600	6,497,220	740,620	12.9
Designated Recreational	294,940	407,990	113,050	38.3
Total	\$499,744,960	\$610,776,660	\$111,031,700	22.2%

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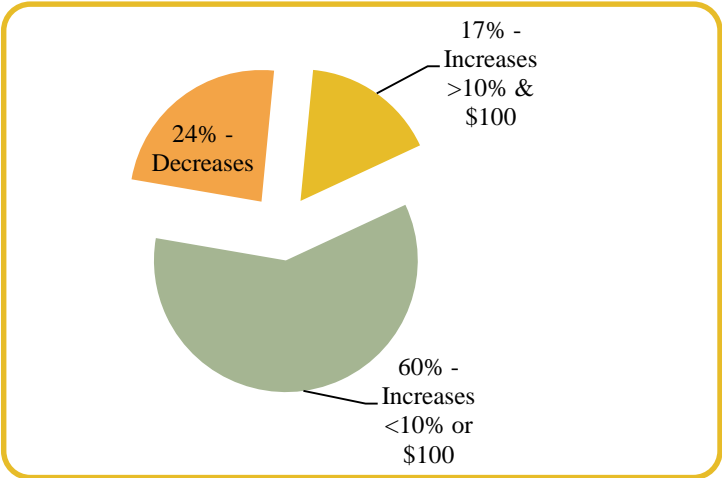
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,035,250	1,037,868	2,618	0.3
Farm	1,627,619	1,901,851	274,232	16.9
Commercial / Industrial	9,132,060	9,448,308	316,248	3.5
Institutional	13,663	19,002	5,339	39.1
Pipeline	70,864	65,993	(4,871)	(6.9)
Railway	153,972	150,963	(3,009)	(2.0)
Designated Recreational	7,889	9,480	1,591	20.2
Total	\$12,041,316	\$12,633,466	\$592,150	4.9%

- 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:	409
Total Properties:	1,718

- 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	334,674	322,727	(11,947)	(3.6)
Farm	526,174	591,384	65,210	12.4
Commercial / Industrial	1,990,500	1,939,679	(50,821)	(2.6)
Institutional	11,439	13,129	1,690	14.8
Pipeline	15,446	13,548	(1,898)	(12.3)
Railway	33,561	30,992	(2,569)	(7.7)
Designated Recreational	1,720	1,946	226	13.1
Total	\$2,913,513	\$2,913,513*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 22.2% should see a municipal tax decrease.
- Properties with an assessment increase greater than 22.2% 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:
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IMPACT OF REASSESSMENT 2023 MUNICIPALITY OF RUSSELL- BINSKARTH

1. OVERVIEW OF REASSESSMENT 2023

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- 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 \$15 million (9%) to \$177 million (from \$162 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	71,964,070	75,607,080	3,643,010	5.1
Apartment	946,950	1,018,060	71,110	7.5
Condo / Co-op	588,020	616,890	28,870	4.9
Total Residential	\$73,499,040	\$77,242,030	\$3,742,990	5.1%
Farm	44,108,660	52,267,370	8,158,710	18.5
Commercial / Industrial	36,733,430	39,170,700	2,437,270	6.6
Institutional	4,180,880	4,545,470	364,590	8.7
Pipeline	1,439,050	1,554,550	115,500	8.0
Railway	1,549,290	1,669,750	120,460	7.8
Designated Recreational	10,920	11,840	920	8.4
Total	\$161,521,270	\$176,461,710	\$14,940,440	9.3%

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

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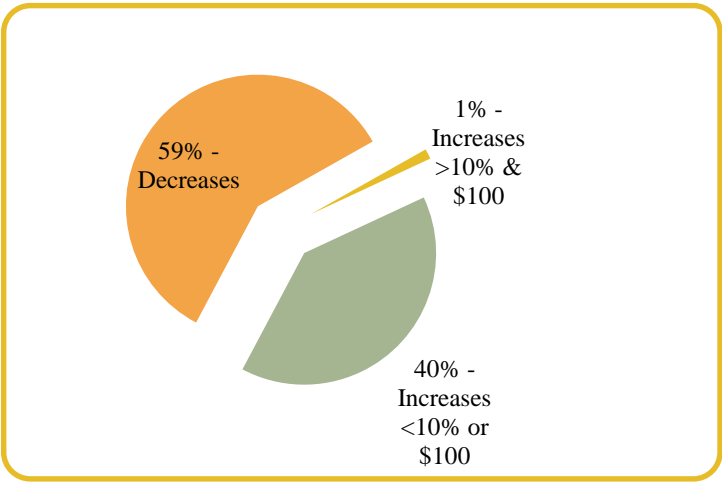
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Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	2,233,693	2,116,393	(117,300)	(5.3)
Apartment	29,392	28,498	(894)	(3.0)
Condo / Co-op	18,252	17,268	(984)	(5.4)
Total Residential	\$2,281,337	\$2,162,159	(\$119,178)	(5.2%)
Farm	1,369,089	1,463,068	93,979	6.9
Commercial / Industrial	1,460,227	1,405,719	(54,508)	(3.7)
Institutional	87,757	87,332	(425)	(0.5)
Pipeline	57,205	55,788	(1,417)	(2.5)
Railway	61,587	59,922	(1,665)	(2.7)
Designated Recreational	434	425	(9)	(2.1)
Total	\$5,317,636	\$5,234,414	(\$83,222)	(1.6%)

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- 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:	954
With Tax Decreases:	1,376
Total Properties:	2,330

- 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	1,510,526	1,452,639	(57,887)	(3.8)
Apartment	19,876	19,560	(316)	(1.6)
Condo / Co-op	12,343	11,852	(491)	(4.0)
Total Residential	\$1,542,745	\$1,484,051	(\$58,694)	(3.8%)
Farm	925,841	1,004,213	78,372	8.5
Commercial / Industrial	771,035	752,587	(18,448)	(2.4)
Institutional	87,757	87,332	(425)	(0.5)
Pipeline	30,206	29,868	(338)	(1.1)
Railway	32,520	32,081	(439)	(1.4)
Designated Recreational	229	227	(2)	(0.9)
Total	\$3,390,331	\$3,390,331*	\$0*	0.0%

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IMPACT OF REASSESSMENT 2023 CITY OF SELKIRK

1. OVERVIEW OF REASSESSMENT 2023

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- The updated assessments will be used for 2023 property taxes.
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 - 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 (7%) to \$606 million (from \$565 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	287,252,990	308,538,430	21,285,440	7.4
Apartment	62,139,140	65,983,760	3,844,620	6.2
Condo / Co-op	13,324,000	13,454,310	130,310	1.0
Total Residential	\$362,716,130	\$387,976,500	\$25,260,370	7.0%
Farm	914,170	1,058,690	144,520	15.8
Commercial / Industrial	156,747,410	168,647,110	11,899,700	7.6
Institutional	43,575,580	46,719,920	3,144,340	7.2
Pipeline	481,200	517,300	36,100	7.5
Railway	648,080	818,190	170,110	26.3
Total	\$565,082,570	\$605,737,710	\$40,655,140	7.2%

- 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.

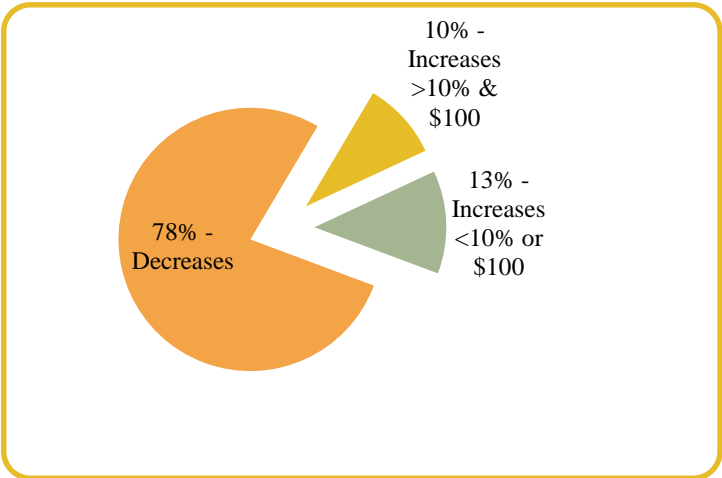
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	10,611,987	10,488,764	(123,223)	(1.2)
Apartment	2,295,606	2,243,118	(52,488)	(2.3)
Condo / Co-op	492,229	457,379	(34,850)	(7.1)
Total Residential	\$13,399,822	\$13,189,261	(\$210,561)	(1.6%)
Farm	33,772	35,990	2,218	6.6
Commercial / Industrial	7,152,545	7,060,668	(91,877)	(1.3)
Institutional	1,532,339	1,533,056	717	0.1
Pipeline	21,970	21,670	(300)	(1.4)
Railway	29,589	34,274	4,685	15.8
Total	\$22,170,037	\$21,874,920	(\$295,117)	(1.3%)

- 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:	837
With Tax Decreases:	2,934
Total Properties:	3,771

- 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	6,368,686	6,381,500	12,814	0.2
Apartment	1,377,687	1,364,742	(12,945)	(0.9)
Condo / Co-op	295,406	278,275	(17,131)	(5.8)
Total Residential	\$8,041,779	\$8,024,518	(\$17,261)	(0.2%)
Farm	20,268	21,897	1,629	8.0
Commercial / Industrial	3,471,332	3,484,169	12,837	0.4
Institutional	966,114	966,308	194	0.0
Pipeline	10,669	10,699	30	0.3
Railway	14,369	16,923	2,554	17.8
Total	\$12,524,531	\$12,524,531*	\$0*	0.0%

*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).

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- **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*.
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IMPACT OF REASSESSMENT 2023 RM OF SIFTON

1. OVERVIEW OF REASSESSMENT 2023

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- 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.
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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 (1%) to \$148 million (from \$147 million).

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	62,715,530	59,395,670	(3,319,860)	(5.3)
Apartment	197,820	228,060	30,240	15.3
Total Residential	\$62,913,350	\$59,623,730	(\$3,289,620)	(5.2%)
Farm	35,164,890	39,512,250	4,347,360	12.4
Commercial / Industrial	11,678,800	9,124,580	(2,554,220)	(21.9)
Pipeline	33,749,600	35,850,800	2,101,200	6.2
Railway	3,562,040	3,812,660	250,620	7.0
Designated Recreational	233,770	239,890	6,120	2.6
Total	\$147,302,450	\$148,163,910	\$861,460	0.6%

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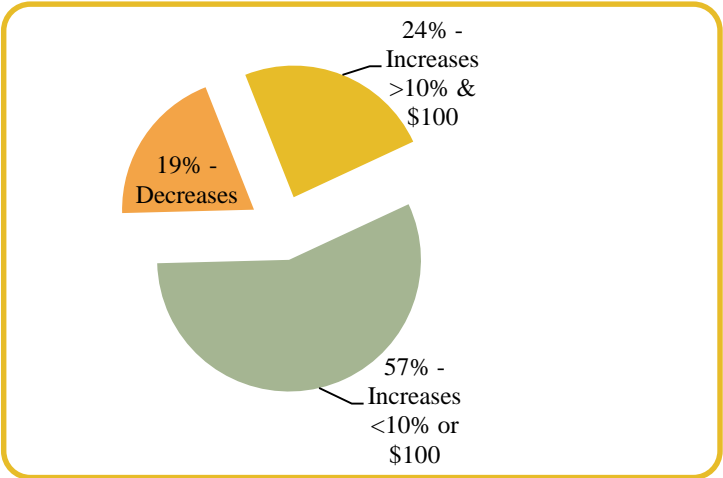
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,322,185	1,301,037	(21,148)	(1.6)
Apartment	4,121	4,946	825	20.0
Total Residential	\$1,326,306	\$1,305,983	(\$20,323)	(1.5%)
Farm	777,406	896,268	118,862	15.3
Commercial / Industrial	345,567	270,346	(75,221)	(21.8)
Pipeline	1,021,140	1,080,394	59,254	5.8
Railway	105,350	112,881	7,531	7.2
Designated Recreational	6,907	7,096	189	2.7
Total	\$3,582,675	\$3,672,969	\$90,294	2.5%

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- 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:	1,887
With Tax Decreases:	455
Total Properties:	2,342

- 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	863,593	813,127	(50,466)	(5.8)
Apartment	2,724	3,122	398	14.6
Total Residential	\$866,317	\$816,249	(\$50,068)	(5.8%)
Farm	484,221	540,923	56,702	11.7
Commercial / Industrial	160,817	124,915	(35,902)	(22.3)
Pipeline	464,732	490,797	26,065	5.6
Railway	49,049	52,195	3,146	6.4
Designated Recreational	3,219	3,284	65	2.0
Total	\$2,028,355	\$2,028,355*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 0.6% should see a municipal tax decrease.
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IMPACT OF REASSESSMENT 2023 TOWN OF SNOW LAKE

1. OVERVIEW OF REASSESSMENT 2023

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 - 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 (-3%) to \$42 million (from \$44 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	29,675,400	27,820,230	(1,855,170)	(6.3)
Apartment	3,010,620	3,082,620	72,000	2.4
Total Residential	\$32,686,020	\$30,902,850	(\$1,783,170)	(5.5%)
Commercial / Industrial	10,890,660	11,251,410	360,750	3.3
Institutional	194,170	207,240	13,070	6.7
Total	\$43,770,850	\$42,361,500	(\$1,409,350)	(3.2%)

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

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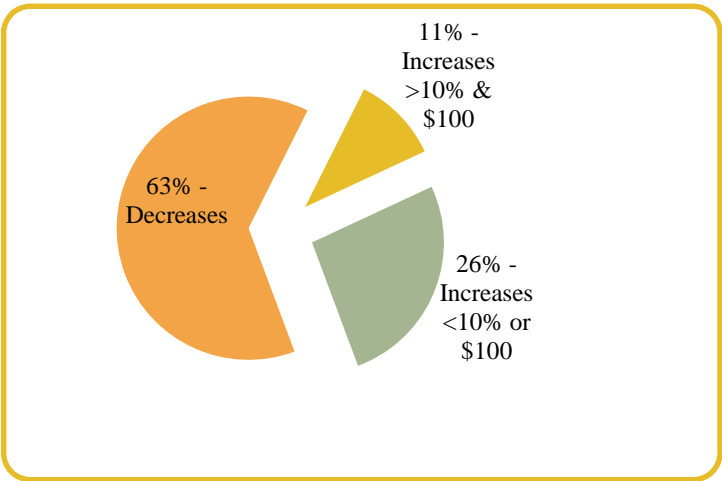
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,200,222	1,130,475	(69,747)	(5.8)
Apartment	121,765	125,262	3,497	2.9
Total Residential	\$1,321,986	\$1,255,737	(\$66,249)	(5.0%)
Commercial / Industrial	535,363	546,031	10,668	2.0
Institutional	5,243	5,782	539	10.3
Total	\$1,862,592	\$1,807,550	(\$55,042)	(3.0%)

- 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:	225
With Tax Decreases:	384
Total Properties:	609

- 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	801,236	776,129	(25,107)	(3.1)
Apartment	81,287	85,999	4,712	5.8
Total Residential	\$882,523	\$862,128	(\$20,395)	(2.3%)
Commercial / Industrial	294,048	313,892	19,844	6.8
Institutional	5,243	5,782	539	10.3
Total	\$1,181,813	\$1,181,813*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than -3.2% should see a municipal tax decrease.
- Properties with an assessment increase greater than -3.2% should see a municipal tax increase.

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- **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.
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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.
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 - **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 SOURIS- GLENWOOD

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 (3%) to \$223 million (from \$216 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	85,842,040	83,622,940	(2,219,100)	(2.6)
Apartment	3,557,880	3,531,100	(26,780)	(0.8)
Condo / Co-op	2,783,430	2,940,100	156,670	5.6
Total Residential	\$92,183,350	\$90,094,140	(\$2,089,210)	(2.3%)
Farm	62,992,010	68,763,220	5,771,210	9.2
Commercial / Industrial	23,372,100	24,205,880	833,780	3.6
Institutional	1,764,250	1,743,900	(20,350)	(1.2)
Pipeline	35,473,400	37,695,900	2,222,500	6.3
Railway	623,540	677,830	54,290	8.7
Total	\$216,408,650	\$223,180,870	\$6,772,220	3.1%

- 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.

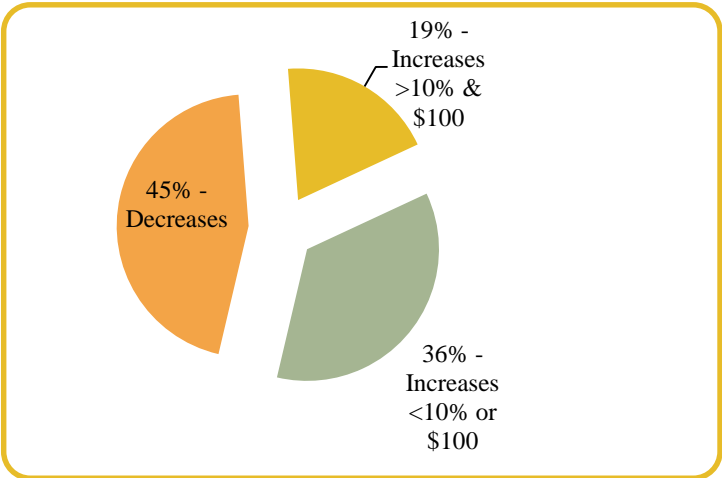
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	2,294,122	2,245,656	(48,466)	(2.1)
Apartment	101,503	101,526	23	0.0
Condo / Co-op	79,408	84,534	5,126	6.5
Total Residential	\$2,475,033	\$2,431,716	(\$43,317)	(1.8%)
Farm	1,297,302	1,403,872	106,570	8.2
Commercial / Industrial	771,832	781,466	9,634	1.3
Institutional	32,422	31,994	(428)	(1.3)
Pipeline	1,038,971	1,066,530	27,559	2.7
Railway	18,774	19,761	987	5.3
Total	\$5,634,334	\$5,735,339	\$101,005	1.8%

- 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:	1,099
With Tax Decreases:	903
Total Properties:	2,002

- 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	1,422,262	1,375,129	(47,133)	(3.3)
Apartment	65,383	64,782	(601)	(0.9)
Condo / Co-op	51,151	53,939	2,788	5.5
Total Residential	\$1,538,797	\$1,493,849	(\$44,948)	(2.9%)
Farm	657,767	688,286	30,519	4.6
Commercial / Industrial	330,917	338,474	7,557	2.3
Institutional	32,422	31,994	(428)	(1.3)
Pipeline	369,766	376,658	6,892	1.9
Railway	7,011	7,356	345	4.9
Total	\$2,936,679	\$2,936,679*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 3.1% should see a municipal tax decrease.
- Properties with an assessment increase greater than 3.1% 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.
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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).
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7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
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 - **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 SPRINGFIELD

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

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 - **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 \$217 million (15%) to \$1,631 million (from \$1,414 million).

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	879,394,560	1,016,061,360	136,666,800	15.5
Apartment	9,295,910	10,005,960	710,050	7.6
Condo / Co-op	26,733,020	27,413,060	680,040	2.5
Total Residential	\$915,423,490	\$1,053,480,380	\$138,056,890	15.1%
Farm	126,720,770	165,069,040	38,348,270	30.3
Commercial / Industrial	342,518,330	380,700,810	38,182,480	11.2
Institutional	9,917,810	10,727,200	809,390	8.2
Pipeline	5,656,050	6,079,150	423,100	7.5
Railway	12,945,710	13,996,070	1,050,360	8.1
Designated Recreational	507,360	508,390	1,030	0.2
Total	\$1,413,689,520	\$1,630,561,040	\$216,871,520	15.3%

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

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

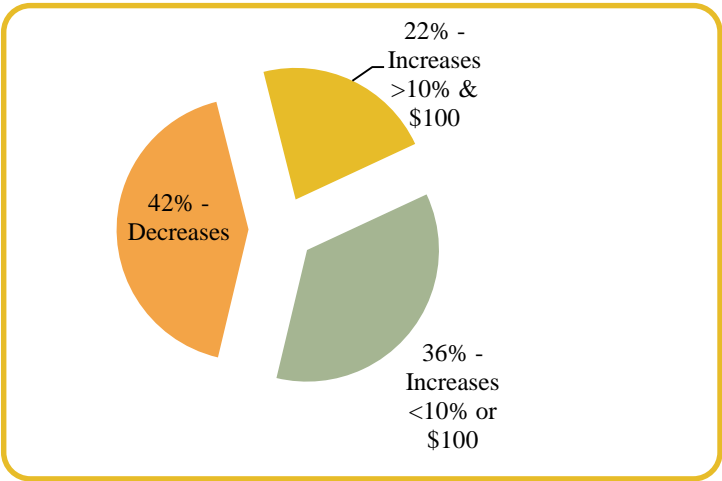
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	20,406,638	20,651,131	244,493	1.2
Apartment	215,767	203,361	(12,406)	(5.8)
Condo / Co-op	620,500	557,143	(63,357)	(10.2)
Total Residential	\$21,242,905	\$21,411,636	\$168,731	0.8%
Farm	2,940,749	3,355,147	414,398	14.1
Commercial / Industrial	10,925,420	10,740,156	(185,264)	(1.7)
Institutional	101,596	95,050	(6,546)	(6.4)
Pipeline	180,166	171,441	(8,725)	(4.8)
Railway	413,025	395,061	(17,964)	(4.4)
Designated Recreational	16,197	14,346	(1,851)	(11.4)
Total	\$35,820,058	\$36,182,838	\$362,780	1.0%

- 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:	4,879
With Tax Decreases:	3,585
Total Properties:	8,464

- 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	8,437,791	8,452,614	14,823	0.2
Apartment	89,194	83,240	(5,954)	(6.7)
Condo / Co-op	256,503	228,049	(28,454)	(11.1)
Total Residential	\$8,783,488	\$8,763,903	(\$19,585)	(0.2%)
Farm	1,215,886	1,373,209	157,323	12.9
Commercial / Industrial	3,286,463	3,167,050	(119,413)	(3.6)
Institutional	95,161	89,240	(5,921)	(6.2)
Pipeline	54,270	50,572	(3,698)	(6.8)
Railway	124,214	116,433	(7,781)	(6.3)
Designated Recreational	4,868	4,229	(639)	(13.1)
Total	\$13,564,351	\$13,564,351*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 15.3% should see a municipal tax decrease.
- Properties with an assessment increase greater than 15.3% 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:
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- **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).

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 - **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 ST. ANDREWS

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.

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- The objectives of the province-wide reassessment are:
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 - **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 \$97 million (12%) to \$932 million (from \$835 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	688,791,140	755,857,770	67,066,630	9.7
Apartment	3,176,200	3,253,780	77,580	2.4
Total Residential	\$691,967,340	\$759,111,550	\$67,144,210	9.7%
Farm	71,900,090	98,095,270	26,195,180	36.4
Commercial / Industrial	64,685,080	68,123,050	3,437,970	5.3
Institutional	261,130	312,990	51,860	19.9
Pipeline	4,475,950	4,815,950	340,000	7.6
Railway	875,270	997,910	122,640	14.0
Designated Recreational	358,410	381,280	22,870	6.4
Total	\$834,523,270	\$931,838,000	\$97,314,730	11.7%

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

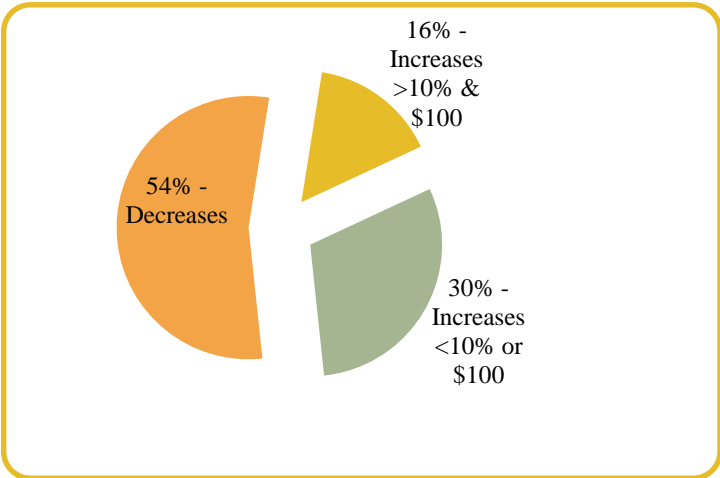
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	16,820,706	16,580,230	(240,476)	(1.4)
Apartment	78,046	71,873	(6,173)	(7.9)
Total Residential	\$16,898,751	\$16,652,103	(\$246,648)	(1.5%)
Farm	1,714,491	2,103,008	388,517	22.7
Commercial / Industrial	2,148,378	2,036,978	(111,400)	(5.2)
Institutional	8,051	8,599	548	6.8
Pipeline	147,204	142,533	(4,671)	(3.2)
Railway	28,642	29,418	776	2.7
Designated Recreational	12,132	11,579	(553)	(4.6)
Total	\$20,957,649	\$20,984,217	\$26,568	0.1%

- 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:	3,087
With Tax Decreases:	3,651
Total Properties:	6,738

- 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	6,750,153	6,634,164	(115,989)	(1.7)
Apartment	31,127	28,558	(2,569)	(8.3)
Total Residential	\$6,781,280	\$6,662,722	(\$118,558)	(1.8%)
Farm	704,621	860,982	156,361	22.2
Commercial / Industrial	633,914	597,916	(35,998)	(5.7)
Institutional	2,559	2,747	188	7.4
Pipeline	43,864	42,270	(1,594)	(3.6)
Railway	8,578	8,759	181	2.1
Designated Recreational	3,512	3,346	(166)	(4.7)
Total	\$8,178,328	\$8,178,328*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 11.7% should see a municipal tax decrease.
- Properties with an assessment increase greater than 11.7% 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:
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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>

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IMPACT OF REASSESSMENT 2023 RM OF ST. CLEMENTS

1. OVERVIEW OF REASSESSMENT 2023

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 - 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 \$97 million (12%) to \$894 million (from \$796 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	672,328,400	759,258,250	86,929,850	12.9
Apartment	683,790	700,120	16,330	2.4
Condo / Co-op	18,354,330	18,108,410	(245,920)	(1.3)
Total Residential	\$691,366,520	\$778,066,780	\$86,700,260	12.5%
Farm	57,189,830	65,109,560	7,919,730	13.9
Commercial / Industrial	44,191,650	46,624,950	2,433,300	5.5
Institutional	571,780	633,130	61,350	10.7
Pipeline	2,630,800	2,825,800	195,000	7.4
Railway	295,140	321,640	26,500	9.0
Total	\$796,245,720	\$893,581,860	\$97,336,140	12.2%

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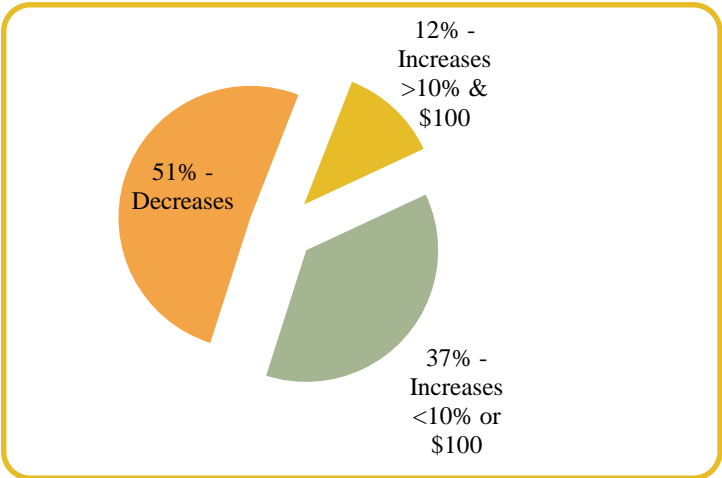
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	16,373,797	16,558,275	184,478	1.1
Apartment	17,076	15,683	(1,393)	(8.2)
Condo / Co-op	457,668	404,744	(52,924)	(11.6)
Total Residential	\$16,848,540	\$16,978,703	\$130,163	0.8%
Farm	1,402,491	1,422,879	20,388	1.5
Commercial / Industrial	1,479,374	1,403,444	(75,930)	(5.1)
Institutional	9,738	9,172	(566)	(5.8)
Pipeline	87,440	84,404	(3,036)	(3.5)
Railway	9,761	9,557	(204)	(2.1)
Total	\$19,837,343	\$19,908,157	\$70,814	0.4%

- 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:	3,792
With Tax Decreases:	3,948
Total Properties:	7,740

- 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	6,857,750	6,900,898	43,148	0.6
Apartment	6,975	6,363	(612)	(8.8)
Condo / Co-op	187,214	164,587	(22,627)	(12.1)
Total Residential	\$7,051,939	\$7,071,849	\$19,910	0.3%
Farm	583,336	591,781	8,445	1.5
Commercial / Industrial	450,755	423,774	(26,981)	(6.0)
Institutional	5,832	5,755	(77)	(1.3)
Pipeline	26,834	25,684	(1,150)	(4.3)
Railway	3,010	2,923	(87)	(2.9)
Total	\$8,121,706	\$8,121,706*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 12.2% should see a municipal tax decrease.
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IMPACT OF REASSESSMENT 2023 RM OF ST. FRANCOIS XAVIER

1. OVERVIEW OF REASSESSMENT 2023

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 - 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 \$8 million (5%) to \$153 million (from \$145 million).

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	91,525,830	94,721,380	3,195,550	3.5
Apartment	514,810	624,650	109,840	21.3
Total Residential	\$92,040,640	\$95,346,030	\$3,305,390	3.6%
Farm	47,106,350	51,389,190	4,282,840	9.1
Commercial / Industrial	5,363,320	5,315,940	(47,380)	(0.9)
Institutional	98,220	98,610	390	0.4
Pipeline	257,850	278,500	20,650	8.0
Railway	359,400	387,310	27,910	7.8
Total	\$145,225,780	\$152,815,580	\$7,589,800	5.2%

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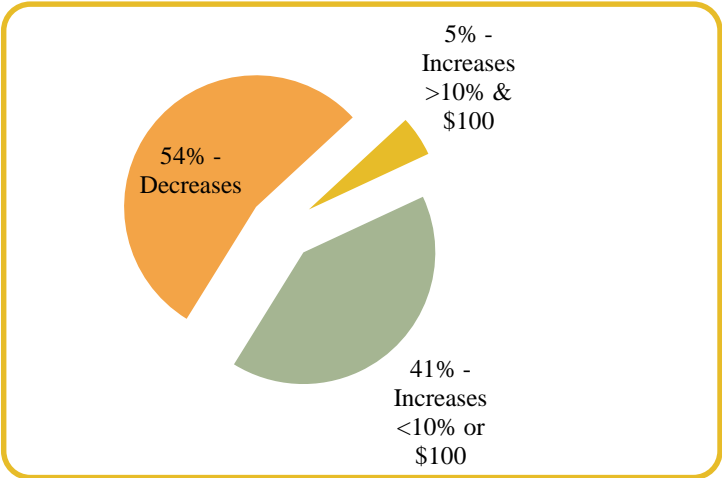
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,829,133	1,772,153	(56,980)	(3.1)
Apartment	10,261	11,653	1,392	13.6
Total Residential	\$1,839,394	\$1,783,806	(\$55,588)	(3.0%)
Farm	953,795	974,239	20,444	2.1
Commercial / Industrial	153,641	141,153	(12,488)	(8.1)
Institutional	2,813	2,618	(195)	(6.9)
Pipeline	7,386	7,394	8	0.1
Railway	11,112	11,131	19	0.2
Total	\$2,968,140	\$2,920,342	(\$47,798)	(1.6%)

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



	Number of Properties
With Tax Increases:	406
With Tax Decreases:	482
Total Properties:	888

- 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	851,373	837,337	(14,036)	(1.7)
Apartment	4,789	5,522	733	15.3
Total Residential	\$856,162	\$842,859	(\$13,303)	(1.6%)
Farm	438,183	454,280	16,097	3.7
Commercial / Industrial	49,890	46,993	(2,897)	(5.8)
Institutional	914	872	(42)	(4.6)
Pipeline	2,399	2,462	63	2.6
Railway	3,343	3,424	81	2.4
Total	\$1,350,890	\$1,350,890*	\$0*	0.0%

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IMPACT OF REASSESSMENT 2023 RM OF ST. LAURENT

1. OVERVIEW OF REASSESSMENT 2023

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 - how taxable assessments have changed in your municipality and across the province
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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 (11%) to \$97 million (from \$87 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	74,617,830	82,575,920	7,958,090	10.7
Apartment	412,350	442,900	30,550	7.4
Condo / Co-op	887,610	972,430	84,820	9.6
Total Residential	\$75,917,790	\$83,991,250	\$8,073,460	10.6%
Farm	7,662,110	9,090,750	1,428,640	18.7
Commercial / Industrial	3,135,590	3,384,370	248,780	7.9
Institutional	283,800	284,910	1,110	0.4
Designated Recreational	27,880	27,900	20	0.1
Total	\$87,027,170	\$96,779,180	\$9,752,010	11.2%

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

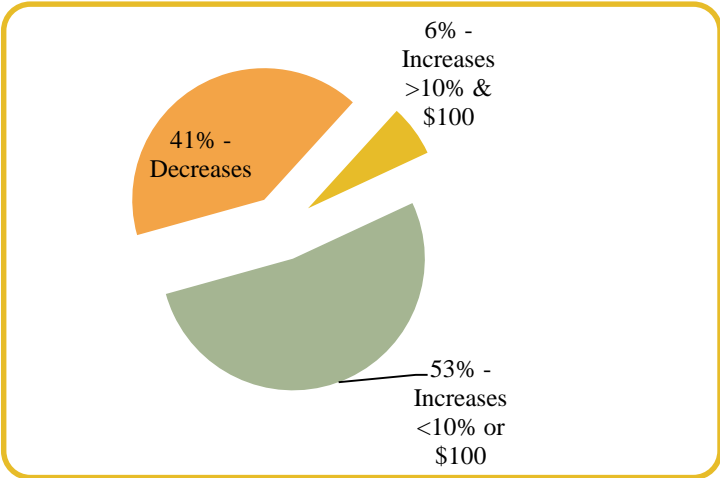
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	2,206,635	2,217,088	10,453	0.5
Apartment	12,191	11,889	(302)	(2.5)
Condo / Co-op	26,242	26,103	(139)	(0.5)
Total Residential	\$2,245,069	\$2,255,080	\$10,011	0.5%
Farm	227,153	244,619	17,466	7.7
Commercial / Industrial	120,058	117,582	(2,476)	(2.1)
Institutional	6,291	5,950	(341)	(5.4)
Designated Recreational	1,067	969	(98)	(9.2)
Total	\$2,599,637	\$2,624,200	\$24,563	0.9%

- 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:	1,585
With Tax Decreases:	1,104
Total Properties:	2,689

- 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	1,412,963	1,406,103	(6,860)	(0.5)
Apartment	7,808	7,542	(266)	(3.4)
Condo / Co-op	16,808	16,559	(249)	(1.5)
Total Residential	\$1,437,579	\$1,430,203	(\$7,376)	(0.5%)
Farm	145,090	154,797	9,707	6.7
Commercial / Industrial	59,376	57,629	(1,747)	(2.9)
Institutional	5,374	4,851	(523)	(9.7)
Designated Recreational	528	475	(53)	(10.0)
Total	\$1,647,947	\$1,647,947*	\$0*	0.0%

*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:
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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).
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- **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).

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IMPACT OF REASSESSMENT 2023 VILLAGE OF ST. PIERRE-JOLYS

1. OVERVIEW OF REASSESSMENT 2023

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 - changes to the supply and demand for real estate
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- 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 (10%) to \$52 million (from \$47 million).

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	35,286,750	39,184,190	3,897,440	11.1
Apartment	452,170	522,590	70,420	15.6
Condo / Co-op	989,000	997,500	8,500	0.9
Total Residential	\$36,727,920	\$40,704,280	\$3,976,360	10.8%
Farm	263,300	392,860	129,560	49.2
Commercial / Industrial	6,179,850	6,683,300	503,450	8.2
Institutional	3,776,010	3,978,020	202,010	5.4
Total	\$46,947,080	\$51,758,460	\$4,811,380	10.3%

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

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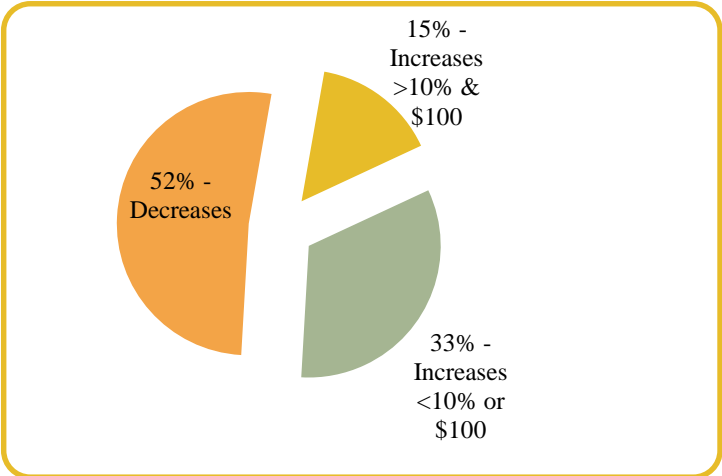
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,063,583	1,075,312	11,729	1.1
Apartment	13,642	14,355	713	5.2
Condo / Co-op	29,838	27,399	(2,439)	(8.2)
Total Residential	\$1,107,063	\$1,117,066	\$10,003	0.9%
Farm	7,944	10,791	2,847	35.8
Commercial / Industrial	240,117	236,168	(3,949)	(1.6)
Institutional	67,169	64,261	(2,908)	(4.3)
Total	\$1,422,293	\$1,428,286	\$5,993	0.4%

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- 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:	233
With Tax Decreases:	251
Total Properties:	484

- 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	626,657	631,218	4,561	0.7
Apartment	8,030	8,418	388	4.8
Condo / Co-op	17,564	16,069	(1,495)	(8.5)
Total Residential	\$652,251	\$655,705	\$3,454	0.5%
Farm	4,676	6,329	1,653	35.4
Commercial / Industrial	109,574	107,488	(2,086)	(1.9)
Institutional	67,058	64,082	(2,976)	(4.4)
Total	\$833,559	\$833,559*	\$0*	0.0%

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IMPACT OF REASSESSMENT 2023 RM OF STANLEY

1. OVERVIEW OF REASSESSMENT 2023

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- Your municipality's taxable assessment has increased by \$90 million (14%) to \$747 million (from \$658 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	282,860,290	321,047,580	38,187,290	13.5
Condo / Co-op	3,531,830	4,050,190	518,360	14.7
Total Residential	\$286,392,120	\$325,097,770	\$38,705,650	13.5%
Farm	256,719,870	298,961,820	42,241,950	16.5
Commercial / Industrial	64,056,260	69,627,190	5,570,930	8.7
Institutional	2,194,680	2,343,550	148,870	6.8
Pipeline	47,987,000	50,951,400	2,964,400	6.2
Railway	392,310	462,290	69,980	17.8
Total	\$657,742,240	\$747,444,020	\$89,701,780	13.6%

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

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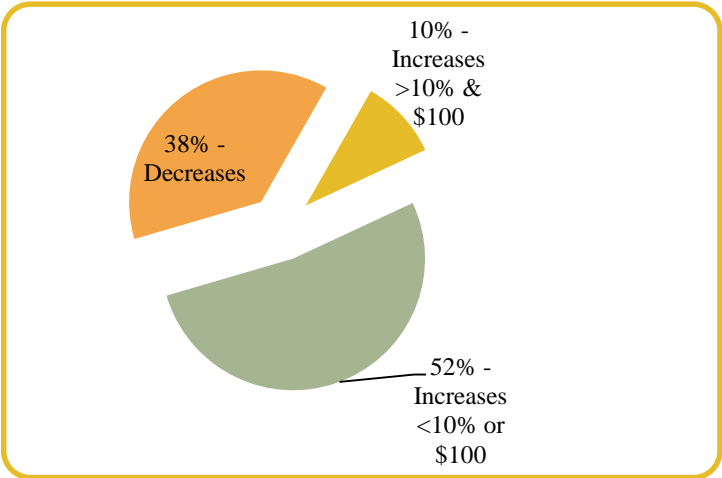
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	6,229,664	6,275,542	45,878	0.7
Condo / Co-op	77,633	78,813	1,180	1.5
Total Residential	\$6,307,297	\$6,354,354	\$47,057	0.8%
Farm	5,659,505	5,858,674	199,169	3.5
Commercial / Industrial	1,965,739	1,905,639	(60,100)	(3.1)
Institutional	25,649	25,522	(127)	(0.5)
Pipeline	1,476,549	1,401,850	(74,699)	(5.1)
Railway	12,078	12,735	657	5.4
Total	\$15,446,817	\$15,558,774	\$111,957	0.7%

- 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:	2,750
With Tax Decreases:	1,669
Total Properties:	4,419

- 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	2,428,073	2,425,193	(2,880)	(0.1)
Condo / Co-op	30,317	30,595	278	0.9
Total Residential	\$2,458,390	\$2,455,789	(\$2,601)	(0.1%)
Farm	2,203,683	2,258,358	54,675	2.5
Commercial / Industrial	548,474	524,668	(23,806)	(4.3)
Institutional	18,839	17,703	(1,136)	(6.0)
Pipeline	411,920	384,887	(27,033)	(6.6)
Railway	3,368	3,492	124	3.7
Total	\$5,644,674	\$5,644,674*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 13.6% should see a municipal tax decrease.
- Properties with an assessment increase greater than 13.6% 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.
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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:
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IMPACT OF REASSESSMENT 2023 MUNICIPALITY OF STE. ROSE

1. OVERVIEW OF REASSESSMENT 2023

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- 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 (17%) to \$91 million (from \$78 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	31,456,250	32,062,880	606,630	1.9
Apartment	1,592,570	1,678,530	85,960	5.4
Total Residential	\$33,048,820	\$33,741,410	\$692,590	2.1%
Farm	32,547,780	44,445,860	11,898,080	36.6
Commercial / Industrial	9,295,150	9,872,010	576,860	6.2
Institutional	2,997,900	3,055,180	57,280	1.9
Railway	70,380	81,400	11,020	15.7
Total	\$77,960,030	\$91,195,860	\$13,235,830	17.0%

- 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.

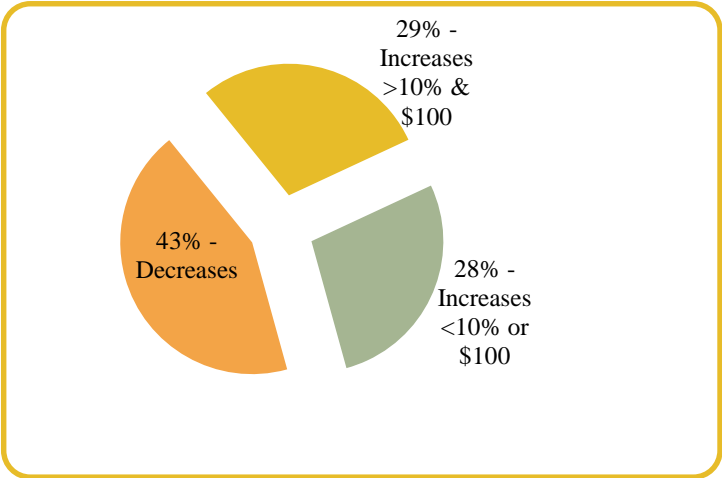
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,106,474	962,944	(143,530)	(13.0)
Apartment	56,019	50,411	(5,608)	(10.0)
Total Residential	\$1,162,492	\$1,013,356	(\$149,136)	(12.8%)
Farm	1,144,868	1,334,843	189,975	16.6
Commercial / Industrial	407,946	374,426	(33,520)	(8.2)
Institutional	61,367	53,463	(7,904)	(12.9)
Railway	3,089	3,087	(2)	(0.1)
Total	\$2,779,762	\$2,779,174	(\$588)	(0.0%)

- 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:	1,024
With Tax Decreases:	787
Total Properties:	1,811

- 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	643,909	561,068	(82,841)	(12.9)
Apartment	32,600	29,373	(3,227)	(9.9)
Total Residential	\$676,509	\$590,441	(\$86,068)	(12.7%)
Farm	666,253	777,758	111,505	16.7
Commercial / Industrial	190,272	172,750	(17,522)	(9.2)
Institutional	61,367	53,463	(7,904)	(12.9)
Railway	1,441	1,424	(17)	(1.2)
Total	\$1,595,842	\$1,595,842*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 17.0% should see a municipal tax decrease.
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5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

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IMPACT OF REASSESSMENT 2023 RM OF STE. ANNE

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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 (13%) to \$385 million (from \$342 million).

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	223,309,450	240,864,860	17,555,410	7.9
Apartment	1,000,630	1,037,850	37,220	3.7
Condo / Co-op	4,203,100	4,496,310	293,210	7.0
Total Residential	\$228,513,180	\$246,399,020	\$17,885,840	7.8%
Farm	66,896,570	88,692,980	21,796,410	32.6
Commercial / Industrial	16,970,000	19,006,450	2,036,450	12.0
Institutional	762,730	854,840	92,110	12.1
Pipeline	25,343,200	26,878,250	1,535,050	6.1
Railway	2,584,210	2,782,600	198,390	7.7
Designated Recreational	504,120	526,200	22,080	4.4
Total	\$341,574,010	\$385,140,340	\$43,566,330	12.8%

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

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4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

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Property tax impacts have been calculated using the following methodology:

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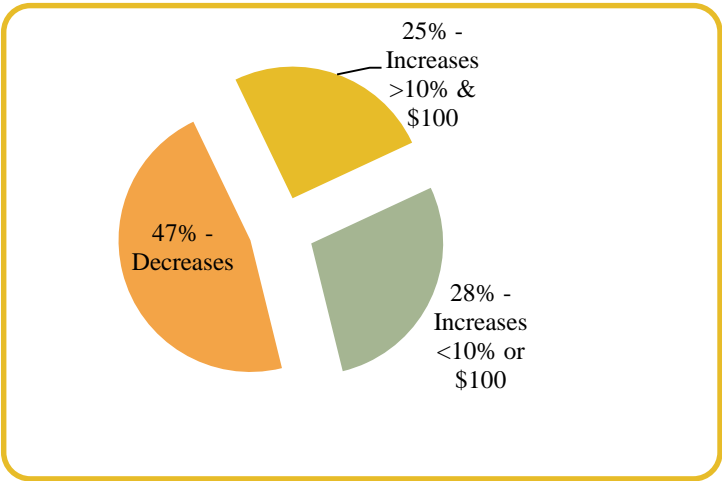
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	5,121,538	4,972,518	(149,020)	(2.9)
Apartment	25,613	24,412	(1,201)	(4.7)
Condo / Co-op	95,129	91,774	(3,355)	(3.5)
Total Residential	\$5,242,280	\$5,088,705	(\$153,575)	(2.9%)
Farm	1,521,404	1,809,896	288,492	19.0
Commercial / Industrial	536,772	541,559	4,787	0.9
Institutional	8,902	9,534	632	7.1
Pipeline	794,662	760,791	(33,871)	(4.3)
Railway	81,193	78,746	(2,447)	(3.0)
Designated Recreational	15,896	14,886	(1,010)	(6.4)
Total	\$8,201,109	\$8,304,118	\$103,009	1.3%

- 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:	1,640
With Tax Decreases:	1,438
Total Properties:	3,078

- 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	2,029,034	1,944,585	(84,449)	(4.2)
Apartment	11,824	11,359	(465)	(3.9)
Condo / Co-op	37,210	35,224	(1,986)	(5.3)
Total Residential	\$2,078,069	\$1,991,168	(\$86,901)	(4.2%)
Farm	592,573	695,245	102,672	17.3
Commercial / Industrial	154,538	153,899	(639)	(0.4)
Institutional	6,766	6,711	(55)	(0.8)
Pipeline	224,363	210,564	(13,799)	(6.2)
Railway	22,878	21,799	(1,079)	(4.7)
Designated Recreational	4,463	4,122	(341)	(7.6)
Total	\$3,083,650	\$3,083,650*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 12.8% should see a municipal tax decrease.
- Properties with an assessment increase greater than 12.8% should see a municipal tax increase.

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IMPACT OF REASSESSMENT 2023 TOWN OF STE. ANNE

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.
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- 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 \$11 million (10%) to \$125 million (from \$113 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	70,002,800	78,011,660	8,008,860	11.4
Apartment	19,825,600	21,030,690	1,205,090	6.1
Condo / Co-op	2,306,560	2,447,740	141,180	6.1
Total Residential	\$92,134,960	\$101,490,090	\$9,355,130	10.2%
Farm	586,710	614,600	27,890	4.8
Commercial / Industrial	8,802,790	9,644,640	841,850	9.6
Institutional	11,395,210	12,432,940	1,037,730	9.1
Pipeline	23,400	25,300	1,900	8.1
Railway	417,280	565,280	148,000	35.5
Total	\$113,360,350	\$124,772,850	\$11,412,500	10.1%

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

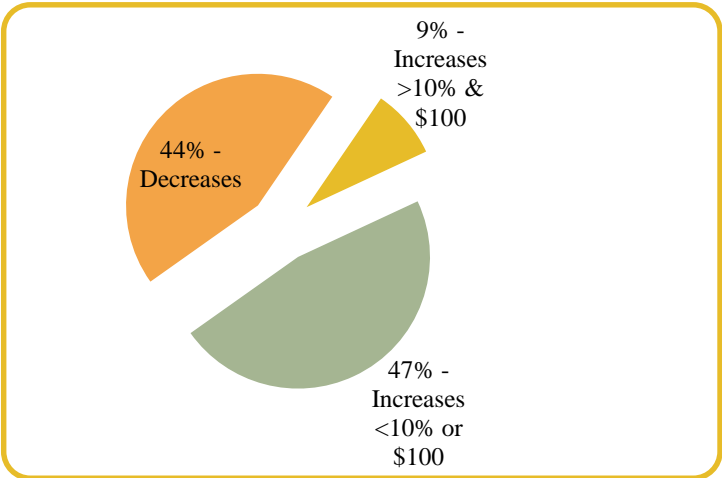
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,317,733	1,338,680	20,947	1.6
Apartment	373,197	360,887	(12,310)	(3.3)
Condo / Co-op	43,419	42,003	(1,416)	(3.3)
Total Residential	\$1,734,349	\$1,741,570	\$7,221	0.4%
Farm	11,044	10,547	(497)	(4.5)
Commercial / Industrial	242,402	241,646	(756)	(0.3)
Institutional	59,127	58,247	(880)	(1.5)
Pipeline	644	634	(10)	(1.6)
Railway	11,491	14,163	2,672	23.3
Total	\$2,059,057	\$2,066,807	\$7,750	0.4%

- 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:	483
With Tax Decreases:	385
Total Properties:	868

- 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	353,094	357,527	4,433	1.3
Apartment	100,000	96,384	(3,616)	(3.6)
Condo / Co-op	11,634	11,218	(416)	(3.6)
Total Residential	\$464,729	\$465,129	\$400	0.1%
Farm	2,959	2,817	(142)	(4.8)
Commercial / Industrial	44,401	44,201	(200)	(0.5)
Institutional	57,477	56,980	(497)	(0.9)
Pipeline	118	116	(2)	(1.7)
Railway	2,105	2,591	486	23.1
Total	\$571,790	\$571,790*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 10.1% should see a municipal tax decrease.
- Properties with an assessment increase greater than 10.1% 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:
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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.
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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.
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 - **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 STEINBACH

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 \$89 million (8%) to \$1,158 million (from \$1,069 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	543,335,550	596,400,900	53,065,350	9.8
Apartment	61,733,830	67,001,910	5,268,080	8.5
Condo / Co-op	57,571,640	59,926,040	2,354,400	4.1
Total Residential	\$662,641,020	\$723,328,850	\$60,687,830	9.2%
Farm	7,425,690	7,799,100	373,410	5.0
Commercial / Industrial	350,234,380	375,154,080	24,919,700	7.1
Institutional	48,259,690	51,265,030	3,005,340	6.2
Pipeline	69,500	75,150	5,650	8.1
Designated Recreational	248,870	257,020	8,150	3.3
Total	\$1,068,879,150	\$1,157,879,230	\$89,000,080	8.3%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

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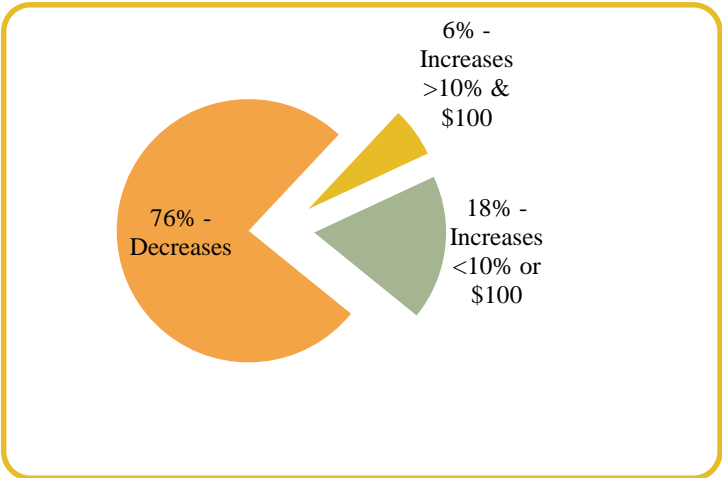
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	11,778,467	11,696,408	(82,059)	(0.7)
Apartment	1,341,167	1,316,789	(24,378)	(1.8)
Condo / Co-op	1,250,744	1,177,726	(73,018)	(5.8)
Total Residential	\$14,370,378	\$14,190,923	(\$179,455)	(1.3%)
Farm	161,323	153,276	(8,047)	(5.0)
Commercial / Industrial	10,660,434	10,334,745	(325,689)	(3.1)
Institutional	472,472	463,481	(8,991)	(1.9)
Pipeline	2,115	2,070	(45)	(2.1)
Designated Recreational	7,575	7,080	(495)	(6.5)
Total	\$25,674,298	\$25,151,575	(\$522,723)	(2.0%)

- 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:	1,503
With Tax Decreases:	4,792
Total Properties:	6,295

- 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	4,178,250	4,233,850	55,600	1.3
Apartment	474,733	475,647	914	0.2
Condo / Co-op	442,726	425,415	(17,311)	(3.9)
Total Residential	\$5,095,709	\$5,134,912	\$39,203	0.8%
Farm	57,104	55,366	(1,738)	(3.0)
Commercial / Industrial	2,693,302	2,663,219	(30,083)	(1.1)
Institutional	371,117	363,930	(7,187)	(1.9)
Pipeline	534	533	(1)	(0.2)
Designated Recreational	1,914	1,825	(89)	(4.7)
Total	\$8,219,681	\$8,219,681*	\$0*	0.0%

*May not add due to rounding.

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IMPACT OF REASSESSMENT 2023 TOWN OF STONEWALL

1. OVERVIEW OF REASSESSMENT 2023

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- 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 (13%) to \$349 million (from \$308 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	238,570,930	270,652,100	32,081,170	13.5
Apartment	4,514,250	5,033,200	518,950	11.5
Condo / Co-op	7,384,830	9,400,980	2,016,150	27.3
Total Residential	\$250,470,010	\$285,086,280	\$34,616,270	13.8%
Farm	270,460	327,040	56,580	20.9
Commercial / Industrial	39,603,350	44,504,830	4,901,480	12.4
Institutional	17,570,270	19,274,240	1,703,970	9.7
Total	\$307,914,090	\$349,192,390	\$41,278,300	13.4%

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4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

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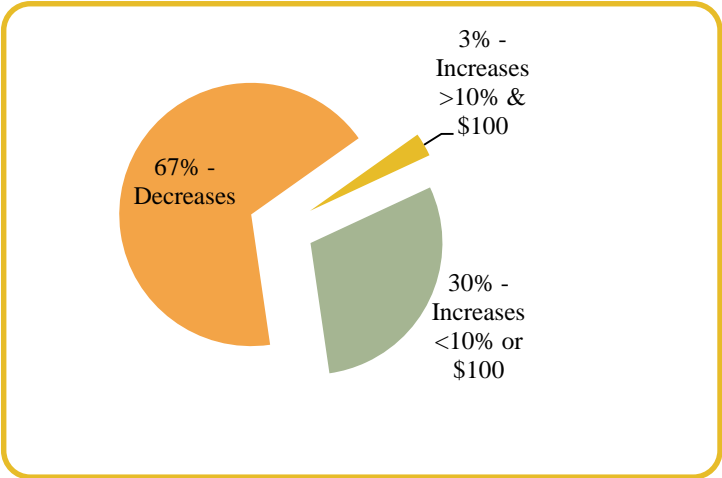
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	5,324,903	5,275,009	(49,894)	(0.9)
Apartment	100,758	98,097	(2,661)	(2.6)
Condo / Co-op	164,829	183,225	18,396	11.2
Total Residential	\$5,590,491	\$5,556,332	(\$34,159)	(0.6%)
Farm	6,037	6,374	337	5.6
Commercial / Industrial	1,229,011	1,218,765	(10,246)	(0.8)
Institutional	178,856	172,954	(5,902)	(3.3)
Total	\$7,004,394	\$6,954,424	(\$49,970)	(0.7%)

- 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:	698
With Tax Decreases:	1,447
Total Properties:	2,145

- 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	2,413,384	2,414,217	833	0.0
Apartment	45,666	44,896	(770)	(1.7)
Condo / Co-op	74,705	83,857	9,152	12.3
Total Residential	\$2,533,755	\$2,542,970	\$9,215	0.4%
Farm	2,736	2,917	181	6.6
Commercial / Industrial	400,627	396,983	(3,644)	(0.9)
Institutional	177,741	171,926	(5,815)	(3.3)
Total	\$3,114,859	\$3,114,859*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 13.4% should see a municipal tax decrease.
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7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

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 - **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 STUARTBURN

1. OVERVIEW OF REASSESSMENT 2023

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- 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.
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 - 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 \$15 million (21%) to \$84 million (from \$69 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	38,444,230	44,837,710	6,393,480	16.6
Apartment	510,760	555,900	45,140	8.8
Total Residential	\$38,954,990	\$45,393,610	\$6,438,620	16.5%
Farm	25,720,780	33,532,730	7,811,950	30.4
Commercial / Industrial	2,720,240	2,891,410	171,170	6.3
Institutional	2,068,650	2,326,680	258,030	12.5
Total	\$69,464,660	\$84,144,430	\$14,679,770	21.1%

- 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.

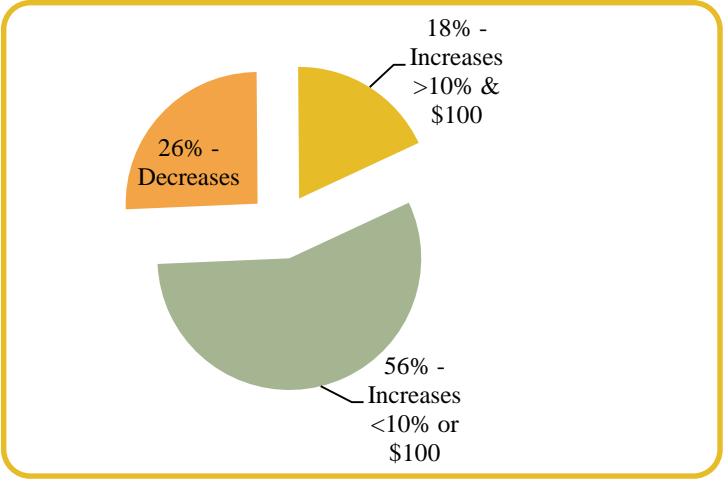
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,111,230	1,109,419	(1,811)	(0.2)
Apartment	14,764	13,755	(1,009)	(6.8)
Total Residential	\$1,125,994	\$1,123,174	(\$2,820)	(0.3%)
Farm	743,459	829,700	86,241	11.6
Commercial / Industrial	102,330	94,370	(7,960)	(7.8)
Institutional	31,597	29,386	(2,211)	(7.0)
Total	\$2,003,380	\$2,076,630	\$73,250	3.7%

- 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:	1,581
With Tax Decreases:	543
Total Properties:	2,124

- 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	581,085	559,485	(21,600)	(3.7)
Apartment	7,720	6,937	(783)	(10.1)
Total Residential	\$588,805	\$566,421	(\$22,384)	(3.8%)
Farm	388,770	418,421	29,651	7.6
Commercial / Industrial	41,116	36,079	(5,037)	(12.3)
Institutional	31,268	29,032	(2,236)	(7.2)
Total	\$1,049,958	\$1,049,958*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 21.1% should see a municipal tax decrease.
- Properties with an assessment increase greater than 21.1% 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:
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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).
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IMPACT OF REASSESSMENT 2023 TOWN OF SWAN RIVER

1. OVERVIEW OF REASSESSMENT 2023

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- 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 (1%) to \$197 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	114,048,180	112,525,920	(1,522,260)	(1.3)
Apartment	9,716,030	10,243,510	527,480	5.4
Condo / Co-op	7,149,520	7,458,620	309,100	4.3
Total Residential	\$130,913,730	\$130,228,050	(\$685,680)	(0.5%)
Farm	119,850	129,970	10,120	8.4
Commercial / Industrial	55,907,300	57,806,770	1,899,470	3.4
Institutional	7,894,410	8,259,520	365,110	4.6
Railway	191,880	229,760	37,880	19.7
Total	\$195,027,170	\$196,654,070	\$1,626,900	0.8%

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

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4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

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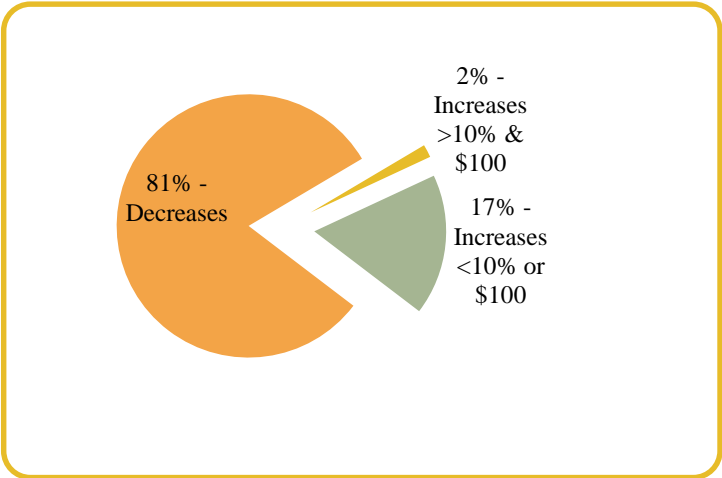
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	3,223,255	3,050,923	(172,332)	(5.4)
Apartment	259,003	263,675	4,672	1.8
Condo / Co-op	191,772	192,145	373	0.2
Total Residential	\$3,674,030	\$3,506,743	(\$167,287)	(4.6%)
Farm	3,391	3,528	137	4.0
Commercial / Industrial	2,067,719	2,024,247	(43,472)	(2.1)
Institutional	127,137	131,309	4,172	3.3
Railway	7,101	8,051	950	13.4
Total	\$5,879,379	\$5,673,879	(\$205,500)	(3.5%)

- 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:	370
With Tax Decreases:	1,588
Total Properties:	1,958

- 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	1,738,779	1,701,392	(37,387)	(2.2)
Apartment	148,131	154,882	6,751	4.6
Condo / Co-op	109,002	112,774	3,772	3.5
Total Residential	\$1,995,911	\$1,969,048	(\$26,863)	(1.4%)
Farm	1,827	1,965	138	7.6
Commercial / Industrial	852,363	874,038	21,675	2.5
Institutional	120,358	124,884	4,526	3.8
Railway	2,925	3,474	549	18.8
Total	\$2,973,384	\$2,973,384*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 0.8% should see a municipal tax decrease.
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**IMPACT OF
REASSESSMENT 2023
MUNICIPALITY OF SWAN
VALLEY WEST**

1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
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 - 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 (11%) to \$282 million (from \$254 million).

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	87,044,910	92,686,040	5,641,130	6.5
Apartment	327,870	351,450	23,580	7.2
Total Residential	\$87,372,780	\$93,037,490	\$5,664,710	6.5%
Farm	148,146,010	169,262,540	21,116,530	14.3
Commercial / Industrial	15,424,430	16,124,650	700,220	4.5
Institutional	1,373,330	1,404,540	31,210	2.3
Pipeline	1,438,050	1,553,200	115,150	8.0
Railway	525,090	571,250	46,160	8.8
Total	\$254,279,690	\$281,953,670	\$27,673,980	10.9%

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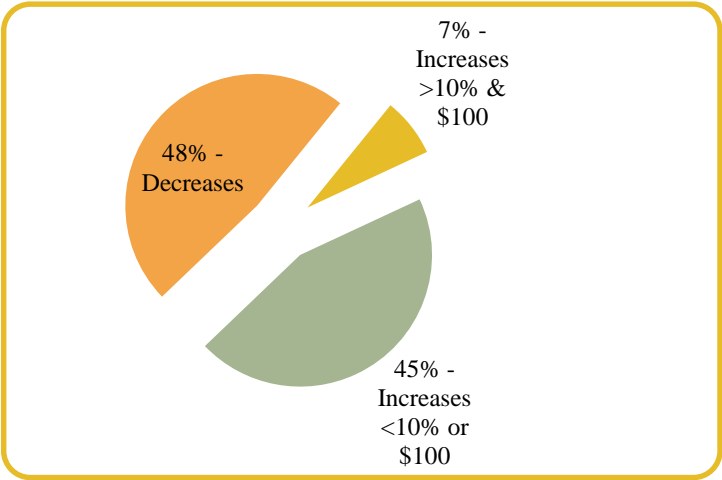
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	2,299,944	2,238,595	(61,349)	(2.7)
Apartment	16,010	15,926	(84)	(0.5)
Total Residential	\$2,315,954	\$2,254,520	(\$61,434)	(2.7%)
Farm	3,667,503	3,821,779	154,276	4.2
Commercial / Industrial	536,517	512,754	(23,763)	(4.4)
Institutional	38,735	36,630	(2,105)	(5.4)
Pipeline	48,130	47,332	(798)	(1.7)
Railway	17,871	17,712	(159)	(0.9)
Total	\$6,624,709	\$6,690,729	\$66,020	1.0%

- 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:	1,807
With Tax Decreases:	1,668
Total Properties:	3,475

- 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	1,163,921	1,123,860	(40,061)	(3.4)
Apartment	11,731	11,699	(32)	(0.3)
Total Residential	\$1,175,652	\$1,135,559	(\$40,093)	(3.4%)
Farm	1,734,049	1,786,058	52,009	3.0
Commercial / Industrial	200,820	191,519	(9,301)	(4.6)
Institutional	38,735	36,630	(2,105)	(5.4)
Pipeline	16,832	16,389	(443)	(2.6)
Railway	6,443	6,332	(111)	(1.7)
Total	\$3,172,530	\$3,172,530*	\$0*	0.0%

*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:
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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.
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7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

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IMPACT OF REASSESSMENT 2023 RM OF TACHE

1. OVERVIEW OF REASSESSMENT 2023

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- The updated assessments will be used for 2023 property taxes.
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 - 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 \$68 million (10%) to \$758 million (from \$690 million).

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	512,902,020	559,464,700	46,562,680	9.1
Apartment	10,563,440	12,973,180	2,409,740	22.8
Condo / Co-op	11,831,060	11,838,720	7,660	0.1
Total Residential	\$535,296,520	\$584,276,600	\$48,980,080	9.2%
Farm	105,855,330	121,652,220	15,796,890	14.9
Commercial / Industrial	30,247,990	32,412,060	2,164,070	7.2
Institutional	890,580	958,190	67,610	7.6
Pipeline	15,143,950	16,074,200	930,250	6.1
Railway	2,307,120	2,460,920	153,800	6.7
Designated Recreational	163,600	162,910	(690)	(0.4)
Total	\$689,905,090	\$757,997,100	\$68,092,010	9.9%

- 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.

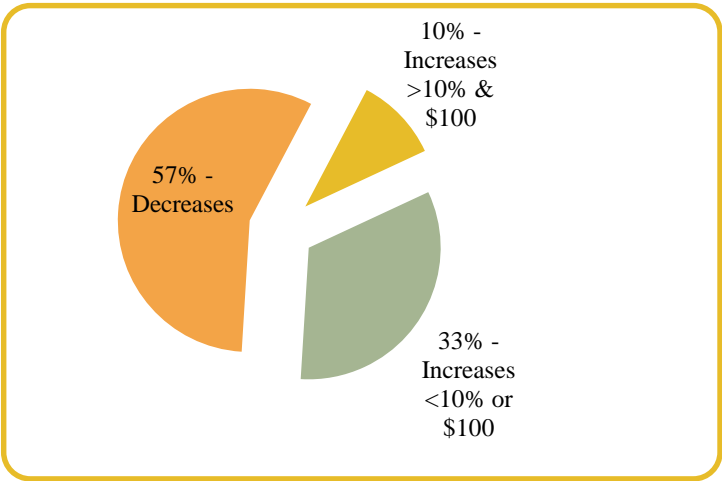
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	12,574,883	12,465,896	(108,987)	(0.9)
Apartment	254,271	287,215	32,944	13.0
Condo / Co-op	291,915	265,555	(26,360)	(9.0)
Total Residential	\$13,121,068	\$13,018,665	(\$102,403)	(0.8%)
Farm	2,586,912	2,694,646	107,734	4.2
Commercial / Industrial	1,014,603	984,658	(29,945)	(3.0)
Institutional	11,156	10,764	(392)	(3.5)
Pipeline	501,409	483,683	(17,726)	(3.5)
Railway	74,374	72,058	(2,316)	(3.1)
Designated Recreational	5,397	4,895	(502)	(9.3)
Total	\$17,314,918	\$17,269,369	(\$45,549)	(0.3%)

- 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:	2,320
With Tax Decreases:	3,042
Total Properties:	5,362

- 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	5,482,620	5,443,535	(39,085)	(0.7)
Apartment	108,553	124,093	15,540	14.3
Condo / Co-op	128,035	116,740	(11,295)	(8.8)
Total Residential	\$5,719,209	\$5,684,368	(\$34,841)	(0.6%)
Farm	1,121,845	1,173,427	51,582	4.6
Commercial / Industrial	331,644	321,574	(10,070)	(3.0)
Institutional	10,558	10,197	(361)	(3.4)
Pipeline	160,223	154,827	(5,396)	(3.4)
Railway	24,409	23,704	(705)	(2.9)
Designated Recreational	1,718	1,560	(158)	(9.2)
Total	\$7,369,606	\$7,369,606*	\$0*	0.0%

*May not add due to rounding.

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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:
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IMPACT OF REASSESSMENT 2023 TOWN OF TEULON

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- 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 (8%) to \$58 million (from \$54 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	38,677,240	42,171,400	3,494,160	9.0
Apartment	2,308,930	2,530,920	221,990	9.6
Condo / Co-op	1,648,140	1,835,080	186,940	11.3
Total Residential	\$42,634,310	\$46,537,400	\$3,903,090	9.2%
Farm	50,920	49,280	(1,640)	(3.2)
Commercial / Industrial	9,335,730	9,911,640	575,910	6.2
Institutional	1,853,820	1,893,790	39,970	2.2
Total	\$53,874,780	\$58,392,110	\$4,517,330	8.4%

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

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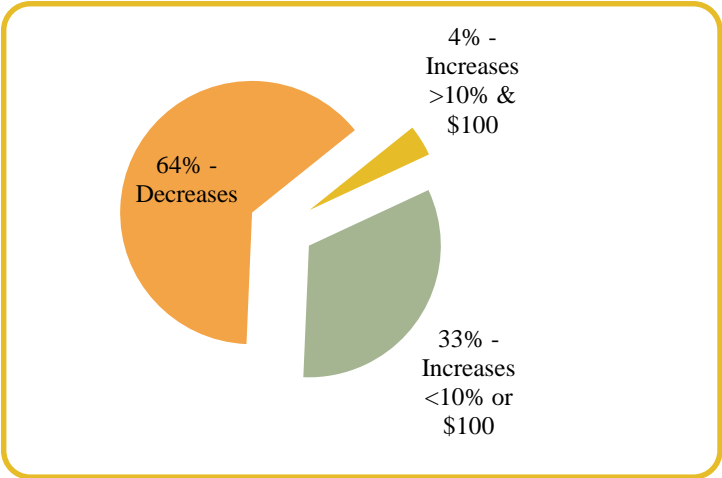
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,145,581	1,123,362	(22,219)	(1.9)
Apartment	68,388	67,419	(969)	(1.4)
Condo / Co-op	32,551	33,022	471	1.5
Total Residential	\$1,246,520	\$1,223,802	(\$22,718)	(1.8%)
Farm	1,508	1,313	(195)	(12.9)
Commercial / Industrial	357,857	342,279	(15,578)	(4.4)
Institutional	32,284	30,429	(1,855)	(5.8)
Total	\$1,638,170	\$1,597,823	(\$40,347)	(2.5%)

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- 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:	238
With Tax Decreases:	415
Total Properties:	653

- 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	673,564	677,610	4,046	0.6
Apartment	40,210	40,667	457	1.1
Condo / Co-op	28,702	29,486	784	2.7
Total Residential	\$742,477	\$747,763	\$5,286	0.7%
Farm	887	792	(95)	(10.7)
Commercial / Industrial	162,582	159,260	(3,322)	(2.0)
Institutional	32,284	30,429	(1,855)	(5.8)
Total	\$938,229	\$938,229*	\$0*	0.0%

*May not add due to rounding.

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IMPACT OF REASSESSMENT 2023 TOWN OF THE PAS

1. OVERVIEW OF REASSESSMENT 2023

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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 \$3 million (2%) to \$202 million (from \$198 million).

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	112,174,440	111,226,920	(947,520)	(0.8)
Apartment	17,207,120	18,860,000	1,652,880	9.6
Total Residential	\$129,381,560	\$130,086,920	\$705,360	0.6%
Farm	24,880	24,880	0	0.0
Commercial / Industrial	55,082,240	57,518,920	2,436,680	4.4
Institutional	13,779,730	13,820,730	41,000	0.3
Railway	113,670	145,290	31,620	27.8
Total	\$198,382,080	\$201,596,740	\$3,214,660	1.6%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

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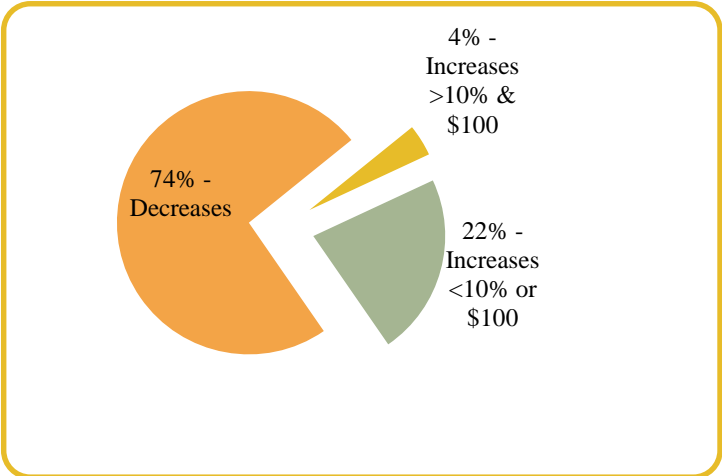
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	5,675,914	5,514,075	(161,839)	(2.9)
Apartment	859,670	923,635	63,965	7.4
Total Residential	\$6,535,584	\$6,437,710	(\$97,874)	(1.5%)
Farm	1,259	1,233	(26)	(2.1)
Commercial / Industrial	3,267,038	3,305,612	38,574	1.2
Institutional	701,445	680,008	(21,437)	(3.1)
Railway	6,742	8,350	1,608	23.9
Total	\$10,512,068	\$10,432,913	(\$79,155)	(0.8%)

- 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:	527
With Tax Decreases:	1,484
Total Properties:	2,011

- 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	3,970,526	3,874,256	(96,270)	(2.4)
Apartment	609,063	656,932	47,869	7.9
Total Residential	\$4,579,590	\$4,531,188	(\$48,402)	(1.1%)
Farm	881	867	(14)	(1.6)
Commercial / Industrial	1,949,691	2,003,499	53,808	2.8
Institutional	487,747	481,404	(6,343)	(1.3)
Railway	4,023	5,061	1,038	25.8
Total	\$7,021,932	\$7,021,932*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 1.6% should see a municipal tax decrease.
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5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

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IMPACT OF REASSESSMENT 2023 CITY OF THOMPSON

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- 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 (1%) to \$448 million (from \$443 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	246,923,720	246,797,590	(126,130)	(0.1)
Apartment	52,075,060	55,285,260	3,210,200	6.2
Condo / Co-op	460,170	617,630	157,460	34.2
Total Residential	\$299,458,950	\$302,700,480	\$3,241,530	1.1%
Commercial / Industrial	118,316,680	119,339,910	1,023,230	0.9
Institutional	25,077,160	26,077,710	1,000,550	4.0
Total	\$442,852,790	\$448,118,100	\$5,265,310	1.2%

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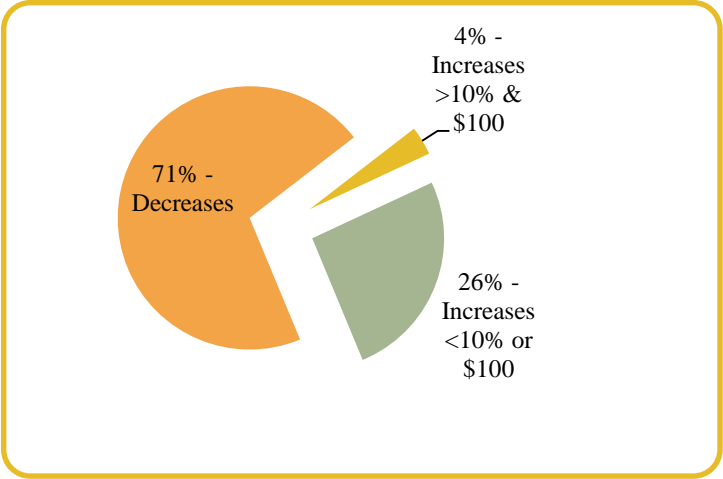
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	11,642,453	11,500,027	(142,426)	(1.2)
Apartment	2,455,339	2,576,127	120,788	4.9
Condo / Co-op	21,697	28,780	7,083	32.7
Total Residential	\$14,119,490	\$14,104,934	(\$14,556)	(0.1%)
Commercial / Industrial	6,609,525	6,503,070	(106,455)	(1.6)
Institutional	1,114,700	1,141,400	26,700	2.4
Total	\$21,843,714	\$21,749,405	(\$94,309)	(0.4%)

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



	Number of Properties
With Tax Increases:	1,059
With Tax Decreases:	2,564
Total Properties:	3,623

- 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	6,457,055	6,377,990	(79,065)	(1.2)
Apartment	1,361,763	1,428,737	66,974	4.9
Condo / Co-op	12,033	15,961	3,928	32.6
Total Residential	\$7,830,852	\$7,822,689	(\$8,163)	(0.1%)
Commercial / Industrial	3,093,981	3,084,101	(9,880)	(0.3)
Institutional	655,768	673,926	18,158	2.8
Total	\$11,580,600	\$11,580,600*	\$0*	0.0%

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- Your municipality's taxable assessment has increased by \$18 million (11%) to \$178 million (from \$160 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	32,357,940	35,265,830	2,907,890	9.0
Apartment	189,410	203,670	14,260	7.5
Total Residential	\$32,547,350	\$35,469,500	\$2,922,150	9.0%
Farm	123,412,570	137,827,140	14,414,570	11.7
Commercial / Industrial	3,729,590	3,993,860	264,270	7.1
Institutional	222,180	279,450	57,270	25.8
Pipeline	531,600	564,850	33,250	6.3
Total	\$160,443,290	\$178,134,800	\$17,691,510	11.0%

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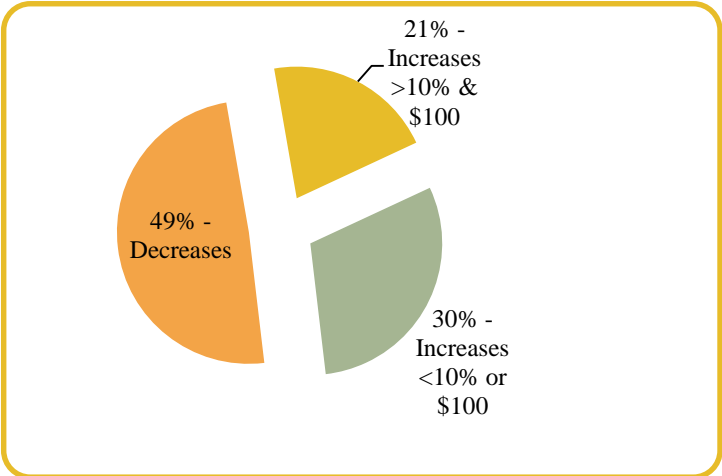
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2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	690,026	685,172	(4,854)	(0.7)
Apartment	4,375	4,261	(114)	(2.6)
Total Residential	\$694,401	\$689,432	(\$4,969)	(0.7%)
Farm	2,545,926	2,587,891	41,965	1.7
Commercial / Industrial	112,465	109,481	(2,984)	(2.7)
Institutional	2,771	3,103	332	12.0
Pipeline	14,734	14,067	(667)	(4.5)
Total	\$3,370,297	\$3,403,974	\$33,677	1.0%

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



	Number of Properties
With Tax Increases:	702
With Tax Decreases:	678
Total Properties:	1,380

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	342,764	336,315	(6,449)	(1.9)
Apartment	2,362	2,262	(100)	(4.2)
Total Residential	\$345,126	\$338,576	(\$6,550)	(1.9%)
Farm	1,198,336	1,206,263	7,927	0.7
Commercial / Industrial	40,281	38,717	(1,564)	(3.9)
Institutional	2,771	3,103	332	12.0
Pipeline	5,162	4,944	(218)	(4.2)
Total	\$1,591,676	\$1,591,676*	\$0*	0.0%

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IMPACT OF REASSESSMENT 2023 MUNICIPALITY OF TWO BORDERS

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.
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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 \$-20 million (-6%) to \$338 million (from \$358 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	27,376,670	28,846,970	1,470,300	5.4
Apartment	140,090	144,180	4,090	2.9
Total Residential	\$27,516,760	\$28,991,150	\$1,474,390	5.4%
Farm	176,964,330	202,208,290	25,243,960	14.3
Commercial / Industrial	146,690,250	99,202,280	(47,487,970)	(32.4)
Pipeline	6,646,600	7,179,750	533,150	8.0
Railway	448,090	489,380	41,290	9.2
Total	\$358,266,030	\$338,070,850	(\$20,195,180)	(5.6%)

- 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.

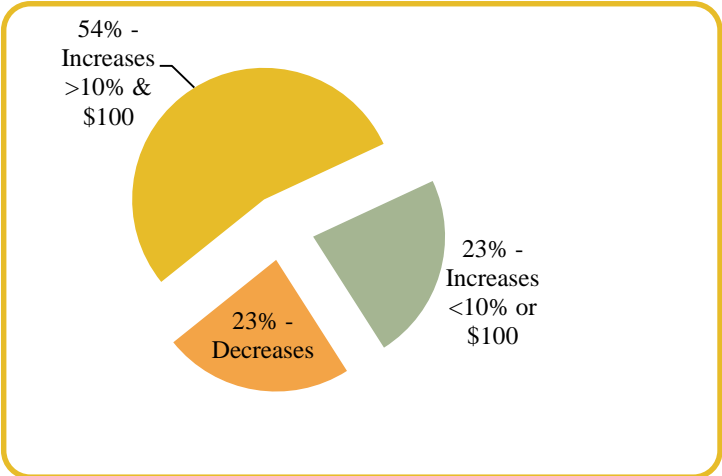
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	644,321	702,854	58,533	9.1
Apartment	4,276	4,358	82	1.9
Total Residential	\$648,597	\$707,213	\$58,616	9.0%
Farm	3,953,231	4,711,641	758,410	19.2
Commercial / Industrial	4,653,987	3,225,381	(1,428,606)	(30.7)
Pipeline	208,034	222,471	14,437	6.9
Railway	14,200	15,737	1,537	10.8
Total	\$9,478,049	\$8,882,443	(\$595,606)	(6.3%)

- 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:	4,112
With Tax Decreases:	1,246
Total Properties:	5,358

- 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	379,081	411,597	32,516	8.6
Apartment	2,854	2,858	4	0.1
Total Residential	\$381,935	\$414,455	\$32,520	8.5%
Farm	2,269,745	2,706,894	437,149	19.3
Commercial / Industrial	1,890,775	1,412,238	(478,537)	(25.3)
Pipeline	85,249	93,267	8,018	9.4
Railway	5,747	6,781	1,034	18.0
Total	\$4,633,450	\$4,633,450*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than -5.6% should see a municipal tax decrease.
- Properties with an assessment increase greater than -5.6% 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:
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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.
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IMPACT OF REASSESSMENT 2023 RM OF VICTORIA BEACH

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- 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
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 - 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 \$20 million (14%) to \$163 million (from \$144 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	141,309,400	160,614,040	19,304,640	13.7
Farm	21,500	22,410	910	4.2
Commercial / Industrial	664,550	714,280	49,730	7.5
Institutional	1,472,140	1,661,800	189,660	12.9
Total	\$143,467,590	\$163,012,530	\$19,544,940	13.6%

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

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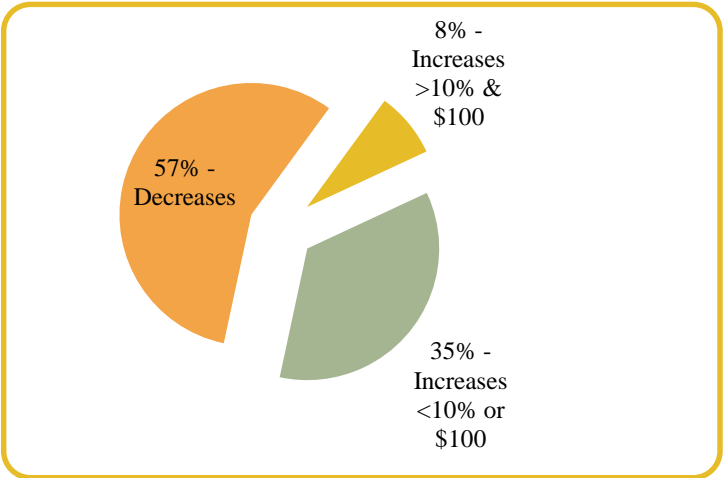
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	4,209,890	4,261,251	51,361	1.2
Farm	641	595	(46)	(7.2)
Commercial / Industrial	25,588	24,590	(998)	(3.9)
Institutional	22,112	21,967	(145)	(0.7)
Total	\$4,258,230	\$4,308,403	\$50,173	1.2%

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- 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:	793
With Tax Decreases:	1,037
Total Properties:	1,830

- 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	2,122,467	2,123,157	690	0.0
Farm	323	296	(27)	(8.4)
Commercial / Industrial	9,982	9,442	(540)	(5.4)
Institutional	22,112	21,967	(145)	(0.7)
Total	\$2,154,883	\$2,154,883*	\$0*	0.0%

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IMPACT OF REASSESSMENT 2023 RM OF VICTORIA

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 - improvements to existing properties.
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- Your municipality's taxable assessment has increased by \$12 million (11%) to \$125 million (from \$113 million).

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	33,096,440	35,023,720	1,927,280	5.8
Apartment	127,130	134,060	6,930	5.5
Total Residential	\$33,223,570	\$35,157,780	\$1,934,210	5.8%
Farm	74,710,610	84,507,470	9,796,860	13.1
Commercial / Industrial	4,199,210	4,373,850	174,640	4.2
Institutional	440,790	490,770	49,980	11.3
Total	\$112,574,180	\$124,529,870	\$11,955,690	10.6%

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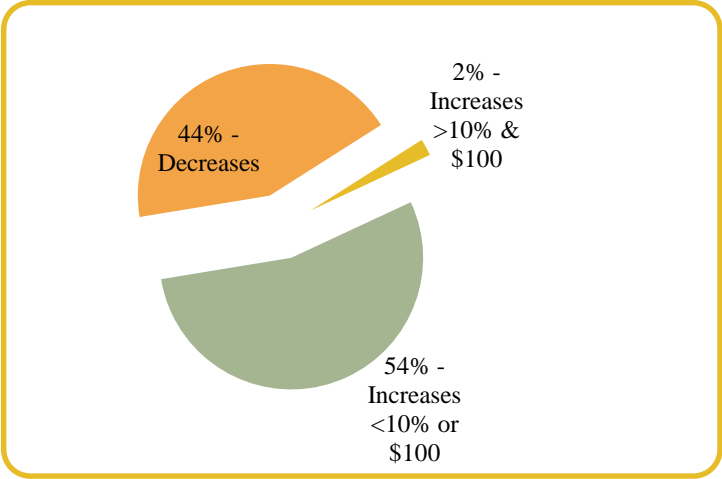
**Total Tax Change – Municipal & School
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Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,074,190	1,036,980	(37,210)	(3.5)
Apartment	3,444	3,250	(194)	(5.6)
Total Residential	\$1,077,634	\$1,040,230	(\$37,404)	(3.5%)
Farm	2,045,491	2,071,005	25,514	1.3
Commercial / Industrial	174,129	166,246	(7,883)	(4.5)
Institutional	13,054	13,997	943	7.2
Total	\$3,310,309	\$3,291,478	(\$18,831)	(0.6%)

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



	Number of Properties
With Tax Increases:	818
With Tax Decreases:	632
Total Properties:	1,450

- 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	759,352	740,535	(18,817)	(2.5)
Apartment	2,263	2,143	(120)	(5.3)
Total Residential	\$761,614	\$742,677	(\$18,937)	(2.5%)
Farm	1,332,818	1,353,764	20,946	1.6
Commercial / Industrial	98,468	95,552	(2,916)	(3.0)
Institutional	13,054	13,997	943	7.2
Total	\$2,205,955	\$2,205,955*	\$0*	0.0%

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- **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.
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- **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

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IMPACT OF REASSESSMENT 2023 TOWN OF VIRDEN

1. OVERVIEW OF REASSESSMENT 2023

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- 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 \$200 million (from \$201 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	127,729,230	123,162,430	(4,566,800)	(3.6)
Apartment	4,503,550	4,858,910	355,360	7.9
Condo / Co-op	3,789,540	4,011,000	221,460	5.8
Total Residential	\$136,022,320	\$132,032,340	(\$3,989,980)	(2.9%)
Farm	184,390	199,820	15,430	8.4
Commercial / Industrial	56,208,190	59,230,890	3,022,700	5.4
Institutional	7,297,150	7,704,760	407,610	5.6
Pipeline	29,500	31,900	2,400	8.1
Railway	1,017,430	1,191,910	174,480	17.2
Total	\$200,758,980	\$200,391,620	(\$367,360)	(0.2%)

- 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.

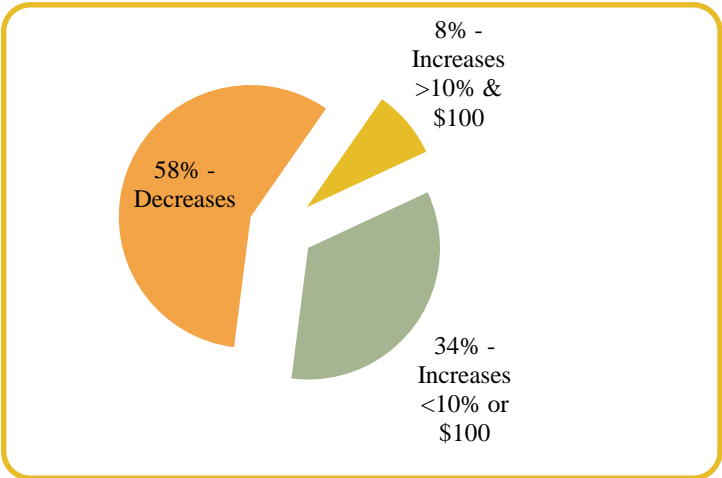
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	3,347,400	3,347,062	(338)	(0.0)
Apartment	118,025	132,046	14,021	11.9
Condo / Co-op	99,312	109,003	9,691	9.8
Total Residential	\$3,564,737	\$3,588,111	\$23,374	0.7%
Farm	4,832	5,430	598	12.4
Commercial / Industrial	1,962,790	2,077,287	114,497	5.8
Institutional	139,697	147,770	8,073	5.8
Pipeline	1,030	1,119	89	8.6
Railway	35,529	41,801	6,272	17.7
Total	\$5,708,615	\$5,861,518	\$152,903	2.7%

- 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:	692
With Tax Decreases:	942
Total Properties:	1,634

- 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	2,445,248	2,362,132	(83,116)	(3.4)
Apartment	86,216	93,189	6,973	8.1
Condo / Co-op	72,547	76,927	4,380	6.0
Total Residential	\$2,604,011	\$2,532,248	(\$71,763)	(2.8%)
Farm	3,530	3,832	302	8.6
Commercial / Industrial	1,076,050	1,135,989	59,939	5.6
Institutional	139,697	147,770	8,073	5.8
Pipeline	565	612	47	8.3
Railway	19,478	22,860	3,382	17.4
Total	\$3,843,330	\$3,843,330*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than -0.2% should see a municipal tax decrease.
- Properties with an assessment increase greater than -0.2% 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.
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- **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.
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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>

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**IMPACT OF
REASSESSMENT 2023
RM OF WALLACE-
WOODWORTH**

1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
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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 \$-47 million (-10%) to \$415 million (from \$462 million).

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	102,567,260	95,645,630	(6,921,630)	(6.8)
Apartment	171,810	187,610	15,800	9.2
Total Residential	\$102,739,070	\$95,833,240	(\$6,905,830)	(6.7%)
Farm	140,202,630	161,644,980	21,442,350	15.3
Commercial / Industrial	202,828,070	142,520,140	(60,307,930)	(29.7)
Institutional	62,290	58,450	(3,840)	(6.2)
Pipeline	9,918,450	8,818,600	(1,099,850)	(11.1)
Railway	5,716,760	6,119,020	402,260	7.0
Total	\$461,467,270	\$414,994,430	(\$46,472,840)	(10.1%)

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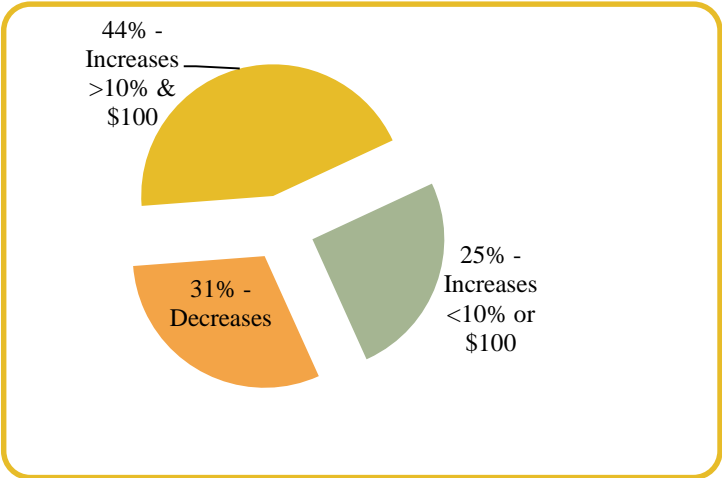
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,985,034	2,047,419	62,385	3.1
Apartment	4,266	5,085	819	19.2
Total Residential	\$1,989,300	\$2,052,504	\$63,204	3.2%
Farm	2,569,971	3,247,974	678,003	26.4
Commercial / Industrial	5,406,245	3,993,290	(1,412,955)	(26.1)
Institutional	1,753	1,656	(97)	(5.5)
Pipeline	263,087	245,554	(17,533)	(6.7)
Railway	153,696	172,630	18,934	12.3
Total	\$10,384,052	\$9,713,608	(\$670,444)	(6.5%)

- 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:	4,070
With Tax Decreases:	1,789
Total Properties:	5,859

- 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	1,236,778	1,276,058	39,280	3.2
Apartment	3,053	3,584	531	17.4
Total Residential	\$1,239,830	\$1,279,643	\$39,813	3.2%
Farm	1,507,607	1,932,737	425,130	28.2
Commercial / Industrial	2,202,963	1,727,457	(475,506)	(21.6)
Institutional	1,107	1,117	10	0.9
Pipeline	106,613	105,409	(1,204)	(1.1)
Railway	63,508	75,386	11,878	18.7
Total	\$5,121,629	\$5,121,629*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than -10.1% should see a municipal tax decrease.
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 - **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 WEST INTERLAKE

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.
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 - changes to the supply and demand for real estate
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 - improvements to existing properties.
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- Your municipality's taxable assessment has increased by \$10 million (11%) to \$106 million (from \$96 million).

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	53,183,290	53,376,510	193,220	0.4
Apartment	2,025,580	2,160,940	135,360	6.7
Total Residential	\$55,208,870	\$55,537,450	\$328,580	0.6%
Farm	22,788,690	32,242,050	9,453,360	41.5
Commercial / Industrial	15,953,130	16,444,630	491,500	3.1
Institutional	1,562,430	1,565,430	3,000	0.2
Total	\$95,513,120	\$105,789,560	\$10,276,440	10.8%

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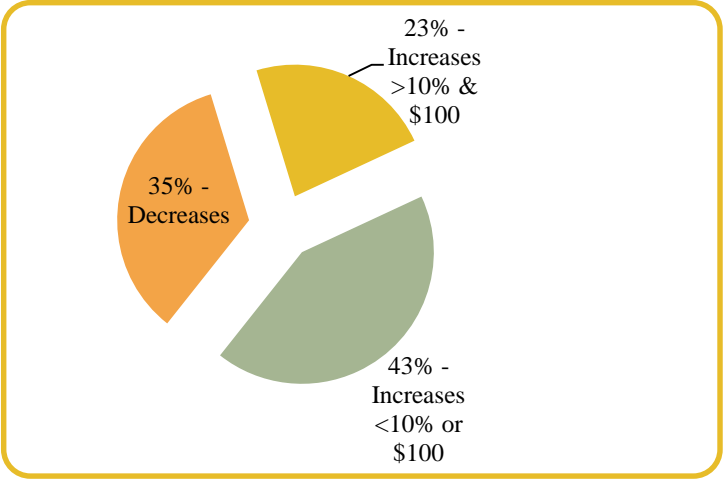
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2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	2,042,013	1,835,097	(206,916)	(10.1)
Apartment	77,695	75,088	(2,607)	(3.4)
Total Residential	\$2,119,707	\$1,910,185	(\$209,522)	(9.9%)
Farm	875,334	1,104,620	229,286	26.2
Commercial / Industrial	750,689	700,309	(50,380)	(6.7)
Institutional	36,922	33,829	(3,093)	(8.4)
Total	\$3,782,652	\$3,748,943	(\$33,709)	(0.9%)

- 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:	2,674
With Tax Decreases:	1,417
Total Properties:	4,091

- 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	1,249,954	1,131,114	(118,840)	(9.5)
Apartment	47,528	46,587	(941)	(2.0)
Total Residential	\$1,297,482	\$1,177,702	(\$119,780)	(9.2%)
Farm	535,942	679,379	143,437	26.8
Commercial / Industrial	374,359	353,771	(20,588)	(5.5)
Institutional	36,684	33,573	(3,111)	(8.5)
Total	\$2,244,466	\$2,244,466*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 10.8% should see a municipal tax decrease.
- Properties with an assessment increase greater than 10.8% 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.
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- **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*.
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 - **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 WEST ST. PAUL

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 \$97 million (17%) to \$683 million (from \$586 million).

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	445,904,310	530,060,560	84,156,250	18.9
Apartment	18,659,860	18,343,640	(316,220)	(1.7)
Total Residential	\$464,564,170	\$548,404,200	\$83,840,030	18.1%
Farm	15,795,480	17,754,150	1,958,670	12.4
Commercial / Industrial	93,341,870	101,822,860	8,480,990	9.1
Institutional	11,373,330	13,884,730	2,511,400	22.1
Railway	395,800	556,660	160,860	40.6
Designated Recreational	53,070	70,030	16,960	32.0
Total	\$585,523,720	\$682,492,630	\$96,968,910	16.6%

- 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.

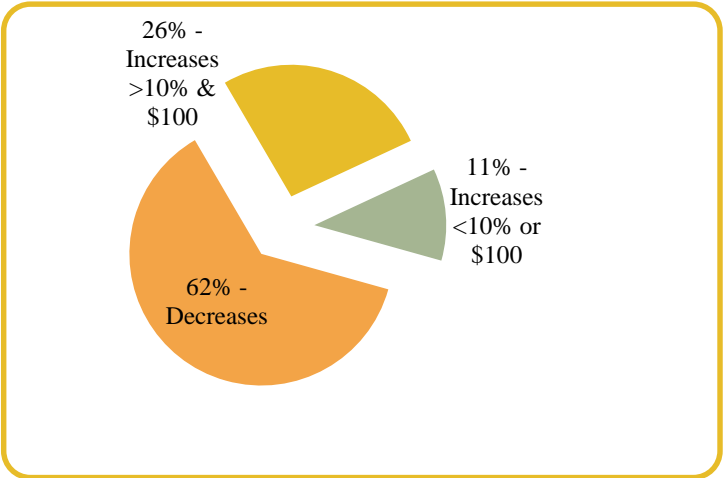
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	11,062,855	11,539,962	477,107	4.3
Apartment	438,436	402,019	(36,417)	(8.3)
Total Residential	\$11,501,291	\$11,941,982	\$440,691	3.8%
Farm	380,492	373,872	(6,620)	(1.7)
Commercial / Industrial	3,134,023	3,025,294	(108,729)	(3.5)
Institutional	132,669	136,419	3,750	2.8
Railway	13,332	16,595	3,263	24.5
Designated Recreational	1,788	2,088	300	16.8
Total	\$15,163,594	\$15,496,248	\$332,654	2.2%

- 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:	1,431
With Tax Decreases:	2,360
Total Properties:	3,791

- 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	4,059,513	4,139,773	80,260	2.0
Apartment	169,879	143,264	(26,615)	(15.7)
Total Residential	\$4,229,392	\$4,283,037	\$53,645	1.3%
Farm	143,802	138,660	(5,142)	(3.6)
Commercial / Industrial	849,784	795,237	(54,547)	(6.4)
Institutional	103,543	108,440	4,897	4.7
Railway	3,603	4,348	745	20.7
Designated Recreational	483	547	64	13.3
Total	\$5,330,608	\$5,330,608*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 16.6% should see a municipal tax decrease.
- Properties with an assessment increase greater than 16.6% 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:
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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.
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- **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).

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**IMPACT OF
REASSESSMENT 2023
MUNICIPALITY OF WESTLAKE-
GLADSTONE**

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 (15%) to \$296 million (from \$258 million).

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	59,055,690	60,387,980	1,332,290	2.3
Apartment	1,245,130	1,319,700	74,570	6.0
Total Residential	\$60,300,820	\$61,707,680	\$1,406,860	2.3%
Farm	169,201,930	205,607,020	36,405,090	21.5
Commercial / Industrial	22,396,260	22,602,130	205,870	0.9
Institutional	2,673,390	2,758,790	85,400	3.2
Pipeline	389,400	421,200	31,800	8.2
Railway	2,950,260	3,195,180	244,920	8.3
Designated Recreational	31,820	31,820	0	0.0
Total	\$257,943,880	\$296,323,820	\$38,379,940	14.9%

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

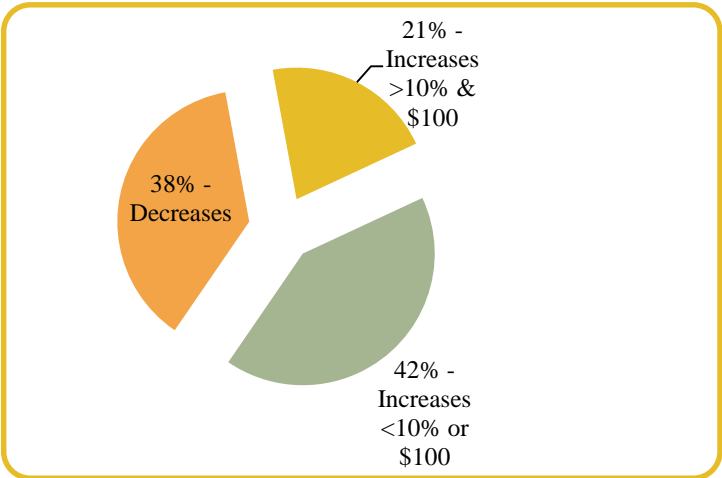
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,822,172	1,651,819	(170,353)	(9.4)
Apartment	40,992	38,778	(2,214)	(5.4)
Total Residential	\$1,863,164	\$1,690,597	(\$172,567)	(9.3%)
Farm	5,032,313	5,404,560	372,247	7.4
Commercial / Industrial	872,273	783,334	(88,939)	(10.2)
Institutional	47,966	43,397	(4,569)	(9.5)
Pipeline	14,968	14,370	(598)	(4.0)
Railway	113,539	109,422	(4,117)	(3.6)
Designated Recreational	1,223	1,086	(137)	(11.2)
Total	\$7,945,446	\$8,046,766	\$101,320	1.3%

- 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:	2,679
With Tax Decreases:	1,610
Total Properties:	4,289

- 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	1,060,469	950,934	(109,535)	(10.3)
Apartment	24,907	23,413	(1,494)	(6.0)
Total Residential	\$1,085,376	\$974,347	(\$111,029)	(10.2%)
Farm	2,843,706	3,007,912	164,206	5.8
Commercial / Industrial	387,797	342,317	(45,480)	(11.7)
Institutional	47,672	43,138	(4,534)	(9.5)
Pipeline	6,544	6,161	(383)	(5.9)
Railway	49,727	46,894	(2,833)	(5.7)
Designated Recreational	535	465	(70)	(13.1)
Total	\$4,421,355	\$4,421,355*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 14.9% should see a municipal tax decrease.
- Properties with an assessment increase greater than 14.9% 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.
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7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

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 - **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 WHITEHEAD

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

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 - **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 \$4 million (2%) to \$157 million (from \$154 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	83,444,810	83,646,480	201,670	0.2
Farm	57,759,240	60,503,460	2,744,220	4.8
Commercial / Industrial	8,092,750	8,462,900	370,150	4.6
Railway	4,470,960	4,785,490	314,530	7.0
Total	\$153,767,760	\$157,398,330	\$3,630,570	2.4%

- 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.

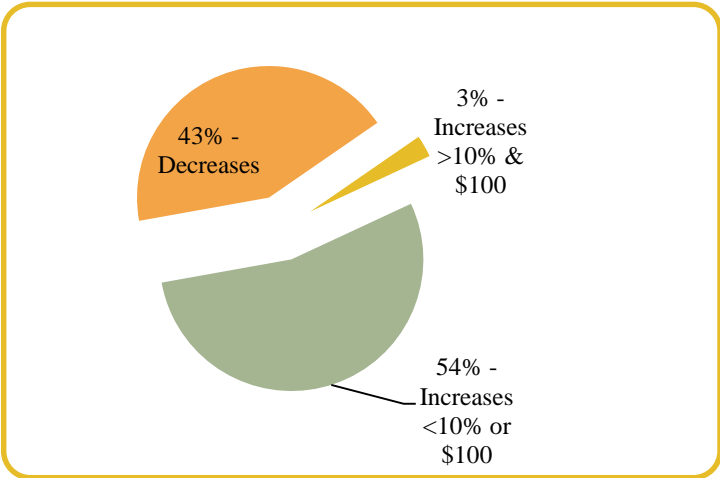
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	2,084,043	2,033,689	(50,354)	(2.4)
Farm	1,370,134	1,408,154	38,020	2.8
Commercial / Industrial	275,004	274,658	(346)	(0.1)
Railway	147,338	151,284	3,946	2.7
Total	\$3,876,519	\$3,867,785	(\$8,734)	(0.2%)

- 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:	910
With Tax Decreases:	692
Total Properties:	1,602

- 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	883,127	864,605	(18,522)	(2.1)
Farm	614,154	628,691	14,537	2.4
Commercial / Industrial	85,914	87,778	1,864	2.2
Railway	47,540	49,726	2,186	4.6
Total	\$1,630,734	\$1,630,734*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 2.4% should see a municipal tax decrease.
- Properties with an assessment increase greater than 2.4% 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:
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- **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.
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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.
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- **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*.
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 - **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 WHITEMOUTH

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 \$20 million (24%) to \$103 million (from \$84 million).

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	51,526,360	55,740,920	4,214,560	8.2
Apartment	110,610	154,580	43,970	39.8
Total Residential	\$51,636,970	\$55,895,500	\$4,258,530	8.3%
Farm	19,645,740	34,522,610	14,876,870	75.7
Commercial / Industrial	6,295,770	6,774,370	478,600	7.6
Institutional	837,990	828,240	(9,750)	(1.2)
Railway	5,017,890	5,357,080	339,190	6.8
Total	\$83,434,360	\$103,377,800	\$19,943,440	23.9%

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

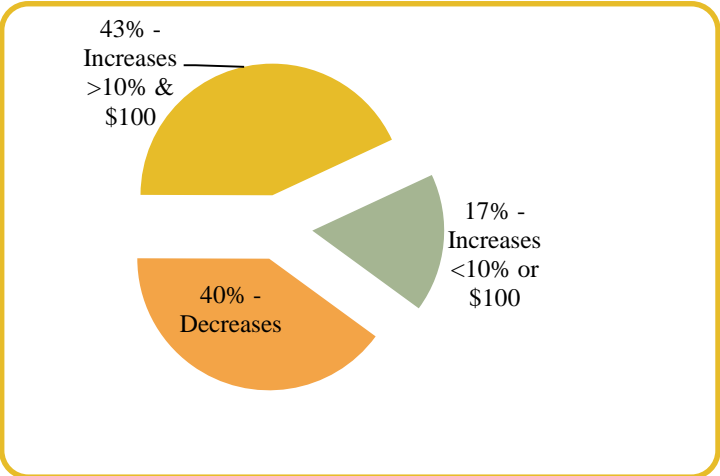
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,695,836	1,537,223	(158,613)	(9.4)
Apartment	3,640	4,263	623	17.1
Total Residential	\$1,699,476	\$1,541,486	(\$157,990)	(9.3%)
Farm	645,717	939,517	293,800	45.5
Commercial / Industrial	261,471	239,677	(21,794)	(8.3)
Institutional	16,170	12,898	(3,272)	(20.2)
Railway	208,870	190,032	(18,838)	(9.0)
Total	\$2,831,703	\$2,923,610	\$91,907	3.3%

- 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:	1,158
With Tax Decreases:	772
Total Properties:	1,930

- 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	994,253	868,053	(126,200)	(12.7)
Apartment	2,134	2,407	273	12.8
Total Residential	\$996,387	\$870,461	(\$125,926)	(12.6%)
Farm	379,084	537,621	158,537	41.8
Commercial / Industrial	121,483	105,497	(15,986)	(13.2)
Institutional	16,170	12,898	(3,272)	(20.2)
Railway	96,825	83,426	(13,399)	(13.8)
Total	\$1,609,949	\$1,609,949*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 23.9% should see a municipal tax decrease.
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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:
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IMPACT OF REASSESSMENT 2023 CITY OF WINKLER

1. OVERVIEW OF REASSESSMENT 2023

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- The updated assessments will be used for 2023 property taxes.
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 - 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 \$101 million (12%) to \$975 million (from \$874 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	459,704,110	532,239,070	72,534,960	15.8
Apartment	33,418,700	36,497,530	3,078,830	9.2
Condo / Co-op	31,815,020	32,716,360	901,340	2.8
Total Residential	\$524,937,830	\$601,452,960	\$76,515,130	14.6%
Farm	11,554,580	12,342,220	787,640	6.8
Commercial / Industrial	304,106,870	324,974,030	20,867,160	6.9
Institutional	32,633,770	35,041,680	2,407,910	7.4
Pipeline	87,350	94,400	7,050	8.1
Railway	878,660	1,016,860	138,200	15.7
Total	\$874,199,060	\$974,922,150	\$100,723,090	11.5%

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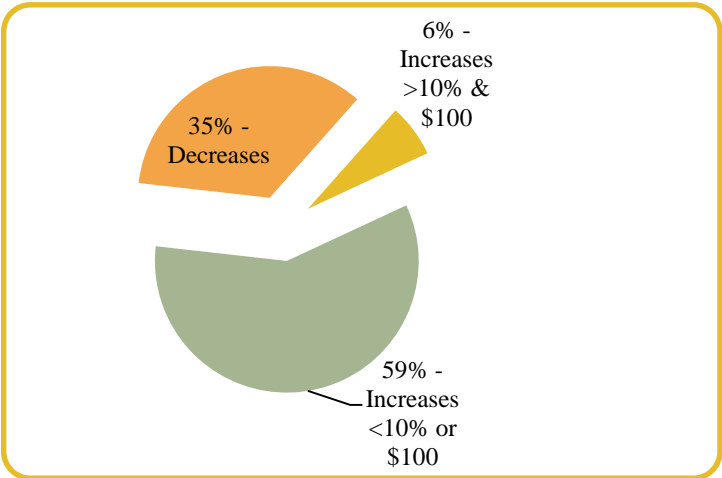
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	8,666,802	8,940,020	273,218	3.2
Apartment	630,043	613,049	(16,994)	(2.7)
Condo / Co-op	599,809	549,537	(50,272)	(8.4)
Total Residential	\$9,896,653	\$10,102,605	\$205,952	2.1%
Farm	217,839	207,312	(10,527)	(4.8)
Commercial / Industrial	8,383,010	8,024,259	(358,751)	(4.3)
Institutional	206,399	200,171	(6,228)	(3.0)
Pipeline	2,408	2,331	(77)	(3.2)
Railway	24,221	25,108	887	3.7
Total	\$18,730,529	\$18,561,787	(\$168,742)	(0.9%)

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- 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:	3,724
With Tax Decreases:	1,985
Total Properties:	5,709

- 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	2,508,146	2,603,714	95,568	3.8
Apartment	182,332	178,546	(3,786)	(2.1)
Condo / Co-op	173,583	160,048	(13,535)	(7.8)
Total Residential	\$2,864,061	\$2,942,308	\$78,247	2.7%
Farm	63,042	60,378	(2,664)	(4.2)
Commercial / Industrial	1,659,207	1,589,773	(69,434)	(4.2)
Institutional	178,050	171,424	(6,626)	(3.7)
Pipeline	477	462	(15)	(3.1)
Railway	4,794	4,974	180	3.8
Total	\$4,769,630	\$4,769,630*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 11.5% should see a municipal tax decrease.
- Properties with an assessment increase greater than 11.5% 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:
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- **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:
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 - **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 WINNIPEG BEACH

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 (17%) to \$116 million (from \$99 million).

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	90,026,120	106,480,500	16,454,380	18.3
Apartment	935,890	988,260	52,370	5.6
Condo / Co-op	1,805,560	1,534,910	(270,650)	(15.0)
Total Residential	\$92,767,570	\$109,003,670	\$16,236,100	17.5%
Farm	11,340	11,280	(60)	(0.5)
Commercial / Industrial	4,241,040	4,510,940	269,900	6.4
Institutional	1,789,590	1,845,490	55,900	3.1
Pipeline	69,850	75,400	5,550	8.0
Railway	266,380	375,000	108,620	40.8
Designated Recreational	29,580	29,580	0	0.0
Total	\$99,175,350	\$115,851,360	\$16,676,010	16.8%

- 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.

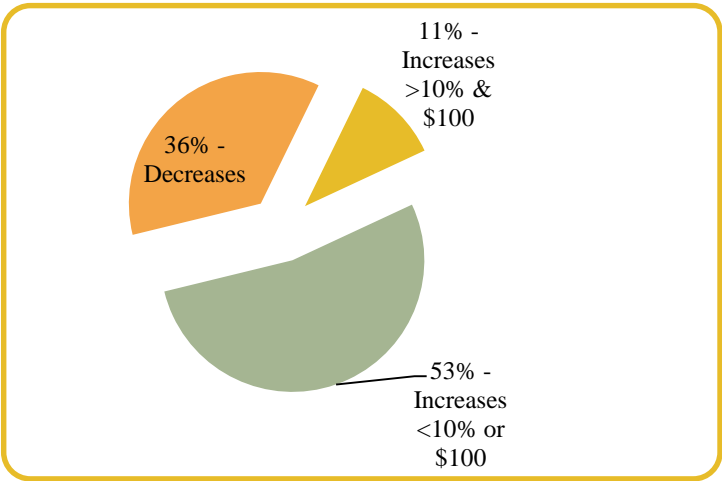
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	2,492,463	2,576,615	84,152	3.4
Apartment	25,911	23,914	(1,997)	(7.7)
Condo / Co-op	49,989	37,142	(12,847)	(25.7)
Total Residential	\$2,568,363	\$2,637,671	\$69,308	2.7%
Farm	314	273	(41)	(13.1)
Commercial / Industrial	154,370	144,770	(9,600)	(6.2)
Institutional	29,662	26,186	(3,476)	(11.7)
Pipeline	2,542	2,420	(122)	(4.8)
Railway	9,696	12,035	2,339	24.1
Designated Recreational	1,077	949	(128)	(11.9)
Total	\$2,766,024	\$2,824,303	\$58,279	2.1%

- 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:	1,104
With Tax Decreases:	622
Total Properties:	1,726

- 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	1,492,183	1,510,852	18,669	1.3
Apartment	15,512	14,022	(1,490)	(9.6)
Condo / Co-op	29,927	21,779	(8,148)	(27.2)
Total Residential	\$1,537,622	\$1,546,653	\$9,031	0.6%
Farm	188	160	(28)	(14.9)
Commercial / Industrial	70,295	64,006	(6,289)	(9.0)
Institutional	29,662	26,186	(3,476)	(11.7)
Pipeline	1,158	1,070	(88)	(7.6)
Railway	4,415	5,321	906	20.5
Designated Recreational	490	420	(70)	(14.3)
Total	\$1,643,831	\$1,643,831*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 16.8% should see a municipal tax decrease.
- Properties with an assessment increase greater than 16.8% 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:
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- **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).
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7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

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IMPACT OF REASSESSMENT 2023 RM OF WOODLANDS

1. OVERVIEW OF REASSESSMENT 2023

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- 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.
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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 (7%) to \$294 million (from \$276 million).

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	163,020,170	165,872,770	2,852,600	1.8
Apartment	378,050	408,650	30,600	8.1
Total Residential	\$163,398,220	\$166,281,420	\$2,883,200	1.8%
Farm	93,240,490	107,977,130	14,736,640	15.8
Commercial / Industrial	16,414,000	16,823,840	409,840	2.5
Institutional	179,220	216,400	37,180	20.8
Pipeline	172,200	186,250	14,050	8.2
Railway	1,921,540	2,061,940	140,400	7.3
Designated Recreational	121,490	126,620	5,130	4.2
Total	\$275,447,160	\$293,673,600	\$18,226,440	6.6%

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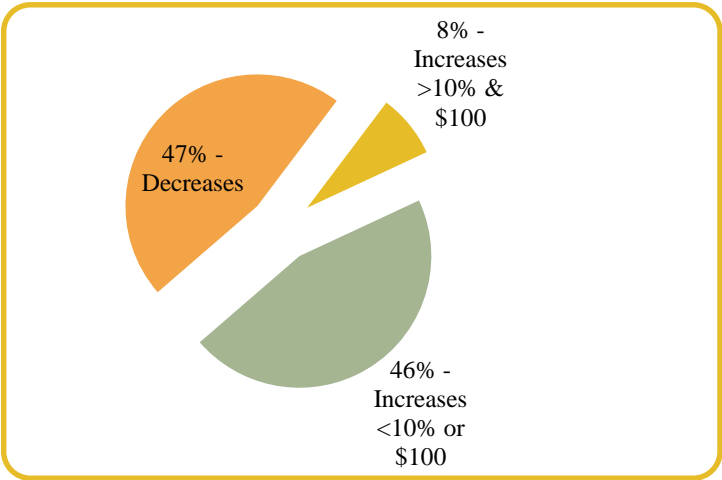
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	4,147,943	3,819,883	(328,060)	(7.9)
Apartment	9,759	9,513	(246)	(2.5)
Total Residential	\$4,157,702	\$3,829,396	(\$328,306)	(7.9%)
Farm	2,409,356	2,522,174	112,818	4.7
Commercial / Industrial	563,987	522,574	(41,413)	(7.3)
Institutional	6,188	6,746	558	9.0
Pipeline	5,946	5,806	(140)	(2.4)
Railway	66,362	64,318	(2,044)	(3.1)
Designated Recreational	4,195	3,947	(248)	(5.9)
Total	\$7,213,735	\$6,954,960	(\$258,775)	(3.6%)

- 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:	1,843
With Tax Decreases:	1,610
Total Properties:	3,453

- 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	2,156,110	2,061,393	(94,717)	(4.4)
Apartment	5,145	5,193	48	0.9
Total Residential	\$2,161,255	\$2,066,586	(\$94,669)	(4.4%)
Farm	1,268,847	1,372,057	103,210	8.1
Commercial / Industrial	220,566	211,723	(8,843)	(4.0)
Institutional	2,439	2,750	311	12.8
Pipeline	2,344	2,367	23	1.0
Railway	26,152	26,203	51	0.2
Designated Recreational	1,653	1,609	(44)	(2.7)
Total	\$3,683,257	\$3,683,257*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 6.6% should see a municipal tax decrease.
- Properties with an assessment increase greater than 6.6% 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:
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 - **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 YELLOWHEAD

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.
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 - **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 (18%) to \$197 million (from \$167 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	54,471,830	56,842,480	2,370,650	4.4
Apartment	206,830	234,680	27,850	13.5
Total Residential	\$54,678,660	\$57,077,160	\$2,398,500	4.4%
Farm	86,547,670	113,478,420	26,930,750	31.1
Commercial / Industrial	21,931,370	22,656,720	725,350	3.3
Institutional	1,694,530	1,675,810	(18,720)	(1.1)
Railway	2,085,580	2,259,820	174,240	8.4
Designated Recreational	67,390	75,400	8,010	11.9
Total	\$167,005,200	\$197,223,330	\$30,218,130	18.1%

- 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.
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Property tax impacts have been calculated using the following methodology:

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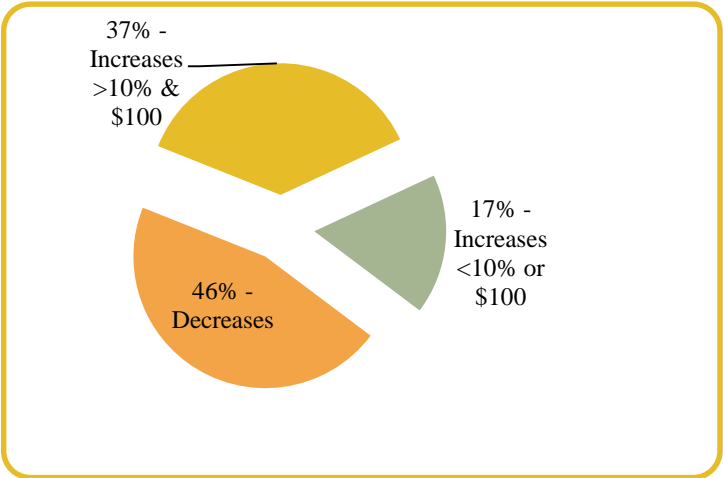
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,654,843	1,480,742	(174,101)	(10.5)
Apartment	6,260	6,078	(182)	(2.9)
Total Residential	\$1,661,103	\$1,486,820	(\$174,283)	(10.5%)
Farm	2,621,959	2,942,674	320,715	12.2
Commercial / Industrial	854,907	765,684	(89,223)	(10.4)
Institutional	34,365	28,791	(5,574)	(16.2)
Railway	81,298	76,371	(4,927)	(6.1)
Designated Recreational	2,627	2,548	(79)	(3.0)
Total	\$5,256,259	\$5,302,888	\$46,629	0.9%

- 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:	1,726
With Tax Decreases:	1,457
Total Properties:	3,183

- 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	1,101,366	973,200	(128,166)	(11.6)
Apartment	4,182	4,018	(164)	(3.9)
Total Residential	\$1,105,548	\$977,218	(\$128,330)	(11.6%)
Farm	1,749,907	1,942,864	192,957	11.0
Commercial / Industrial	443,430	387,906	(55,524)	(12.5)
Institutional	34,262	28,692	(5,570)	(16.3)
Railway	42,168	38,690	(3,478)	(8.3)
Designated Recreational	1,363	1,291	(72)	(5.3)
Total	\$3,376,678	\$3,376,678*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 18.1% should see a municipal tax decrease.
- Properties with an assessment increase greater than 18.1% 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.
 - **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.

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- **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.