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**IMPACT OF  
REASSESSMENT 2025  
MUNICIPALITY OF HARRISON  
PARK**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 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 2023. 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 \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$57 million (21%) to \$332 million (from \$275 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	170,762,530	204,608,110	33,845,580	19.8
Apartment	216,950	229,510	12,560	5.8
Condo / Co-op	26,088,590	32,508,710	6,420,120	24.6
<b>Total Residential</b>	<b>\$197,068,070</b>	<b>\$237,346,330</b>	<b>\$40,278,260</b>	<b>20.4%</b>
Farm	63,172,640	78,398,750	15,226,110	24.1
Commercial / Industrial	11,978,690	12,988,250	1,009,560	8.4
Institutional	1,800,880	1,901,370	100,490	5.6
Railway	480,710	787,580	306,870	63.8
Designated Recreational	246,020	262,110	16,090	6.5
<b>Total</b>	<b>\$274,747,010</b>	<b>\$331,684,390</b>	<b>\$56,937,380</b>	<b>20.7%</b>

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

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 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 2025 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 first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 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 2023 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 2025.

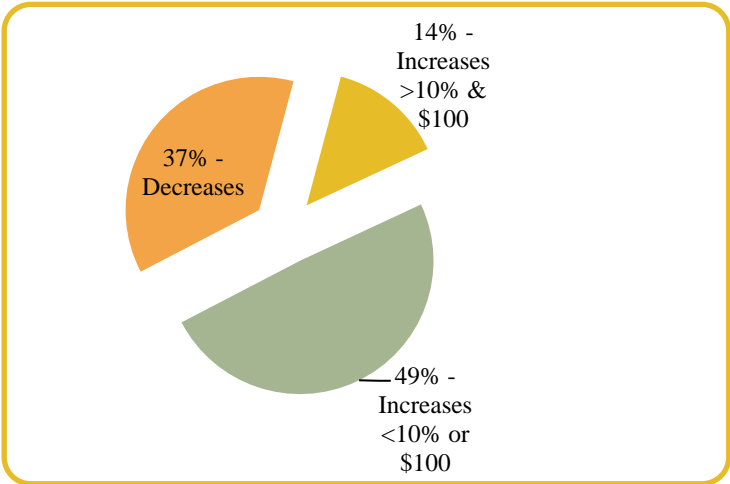
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	4,063,541	4,124,160	60,619	1.5
Apartment	4,879	4,380	(499)	(10.2)
Condo / Co-op	586,732	620,364	33,632	5.7
<b>Total Residential</b>	<b>\$4,655,153</b>	<b>\$4,748,903</b>	<b>\$93,750</b>	<b>2.0%</b>
Farm	1,450,717	1,515,894	65,177	4.5
Commercial / Industrial	379,527	353,624	(25,903)	(6.8)
Institutional	35,020	31,818	(3,202)	(9.1)
Railway	14,773	20,419	5,646	38.2
Designated Recreational	7,582	6,918	(664)	(8.8)
<b>Total</b>	<b>\$6,542,772</b>	<b>\$6,677,576</b>	<b>\$134,804</b>	<b>2.1%</b>

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

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

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



	Number of Properties
With Tax Increases:	2,526
With Tax Decreases:	1,470
<b>Total Properties:</b>	<b>3,996</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	2,355,146	2,339,442	(15,704)	(0.7)
Apartment	2,690	2,357	(333)	(12.4)
Condo / Co-op	323,499	333,897	10,398	3.2
<b>Total Residential</b>	<b>\$2,681,335</b>	<b>\$2,675,697</b>	<b>(\$5,638)</b>	<b>(0.2%)</b>
Farm	847,822	870,214	22,392	2.6
Commercial / Industrial	162,674	147,160	(15,514)	(9.5)
Institutional	34,671	31,236	(3,435)	(9.9)
Railway	6,767	9,156	2,389	35.3
Designated Recreational	3,097	2,735	(362)	(11.7)
<b>Total</b>	<b>\$3,736,367</b>	<b>\$3,736,367*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 20.7% should see a municipal tax decrease.
- Properties with an assessment increase greater than 20.7% should see a municipal tax increase.

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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:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **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.
- **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.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
- **Renters Tax Credit.** The Renters Tax Credit is being increased from a maximum of \$525 to \$575 starting in the 2025 tax year, and the maximum available seniors top-up is increasing from \$300 to \$328.57.
- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
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- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.



## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 RM OF HEADINGLEY**

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## 1. OVERVIEW OF REASSESSMENT 2025

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- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
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### 3. CHANGES IN ASSESSMENT

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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 \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$123 million (19%) to \$787 million (from \$664 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	383,574,880	444,136,480	60,561,600	15.8
Apartment	15,040,470	16,009,130	968,660	6.4
Condo / Co-op	6,735,160	7,225,040	489,880	7.3
<b>Total Residential</b>	<b>\$405,350,510</b>	<b>\$467,370,650</b>	<b>\$62,020,140</b>	<b>15.3%</b>
Farm	26,359,180	29,654,980	3,295,800	12.5
Commercial / Industrial	193,407,260	243,216,120	49,808,860	25.8
Institutional	36,010,740	43,020,390	7,009,650	19.5
Pipeline	544,700	653,650	108,950	20.0
Railway	2,512,490	3,153,670	641,180	25.5
Designated Recreational	197,690	203,950	6,260	3.2
<b>Total</b>	<b>\$664,382,570</b>	<b>\$787,273,410</b>	<b>\$122,890,840</b>	<b>18.5%</b>

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

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 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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Property tax impacts have been calculated using the following methodology:

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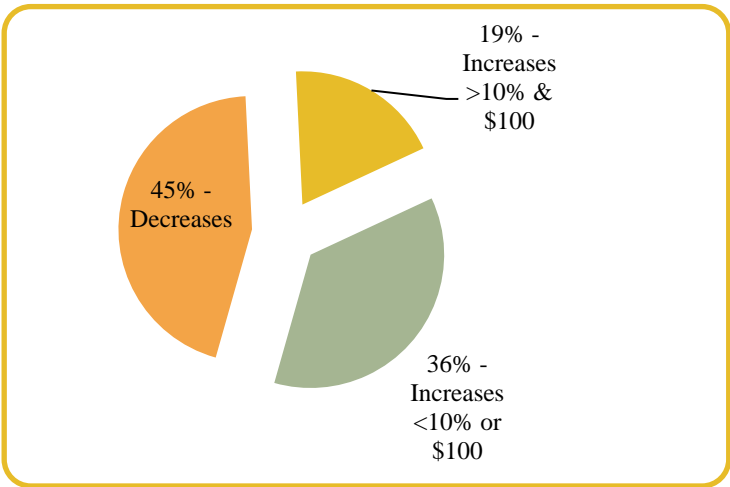
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	6,986,751	7,196,106	209,355	3.0
Apartment	275,887	261,477	(14,410)	(5.2)
Condo / Co-op	123,543	118,007	(5,536)	(4.5)
<b>Total Residential</b>	<b>\$7,386,181</b>	<b>\$7,575,589</b>	<b>\$189,408</b>	<b>2.6%</b>
Farm	481,256	482,037	781	0.2
Commercial / Industrial	5,001,087	5,535,604	534,517	10.7
Institutional	952,805	1,008,650	55,845	5.9
Pipeline	14,108	14,937	829	5.9
Railway	66,538	74,051	7,513	11.3
Designated Recreational	5,235	4,789	(446)	(8.5)
<b>Total</b>	<b>\$13,907,211</b>	<b>\$14,695,657</b>	<b>\$788,446</b>	<b>5.7%</b>

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

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

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



	Number of Properties
With Tax Increases:	1,239
With Tax Decreases:	1,007
<b>Total Properties:</b>	<b>2,246</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	2,454,879	2,398,781	(56,098)	(2.3)
Apartment	96,259	86,465	(9,794)	(10.2)
Condo / Co-op	43,105	39,022	(4,083)	(9.5)
<b>Total Residential</b>	<b>\$2,594,243</b>	<b>\$2,524,269</b>	<b>(\$69,974)</b>	<b>(2.7%)</b>
Farm	168,699	160,167	(8,532)	(5.1)
Commercial / Industrial	1,237,806	1,313,610	75,804	6.1
Institutional	230,469	232,353	1,884	0.8
Pipeline	3,486	3,530	44	1.3
Railway	16,080	17,033	953	5.9
Designated Recreational	1,265	1,102	(163)	(12.9)
<b>Total</b>	<b>\$4,252,048</b>	<b>\$4,252,048*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 18.5% should see a municipal tax decrease.
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# **IMPACT OF REASSESSMENT 2025 RM OF KELSEY**

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  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$16 million (15%) to \$125 million (from \$109 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	71,810,250	76,016,010	4,205,760	5.9
Apartment	357,120	369,050	11,930	3.3
<b>Total Residential</b>	<b>\$72,167,370</b>	<b>\$76,385,060</b>	<b>\$4,217,690</b>	<b>5.8%</b>
Farm	29,235,600	40,690,880	11,455,280	39.2
Commercial / Industrial	6,923,910	7,175,570	251,660	3.6
Institutional	332,100	338,150	6,050	1.8
Railway	388,880	474,230	85,350	22.0
Designated Recreational	33,070	37,550	4,480	13.6
<b>Total</b>	<b>\$109,080,930</b>	<b>\$125,101,440</b>	<b>\$16,020,510</b>	<b>14.7%</b>

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

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 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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  - 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 2025 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 first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 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 2023 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 2025.

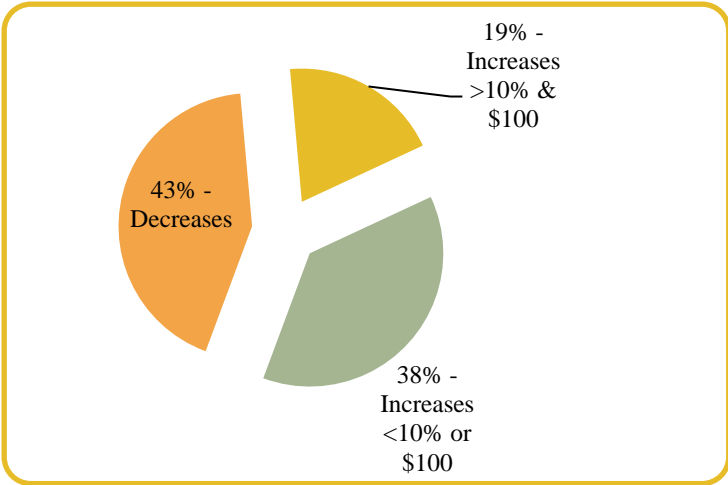
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	2,224,878	2,114,936	(109,942)	(4.9)
Apartment	10,941	10,541	(400)	(3.7)
<b>Total Residential</b>	<b>\$2,235,819</b>	<b>\$2,125,477</b>	<b>(\$110,342)</b>	<b>(4.9%)</b>
Farm	910,256	1,119,833	209,577	23.0
Commercial / Industrial	270,996	250,708	(20,288)	(7.5)
Institutional	6,206	5,923	(283)	(4.6)
Railway	15,195	16,357	1,162	7.7
Designated Recreational	1,299	1,302	3	0.2
<b>Total</b>	<b>\$3,439,771</b>	<b>\$3,519,599</b>	<b>\$79,828</b>	<b>2.3%</b>

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

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

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



	Number of Properties
With Tax Increases:	1,489
With Tax Decreases:	1,120
<b>Total Properties:</b>	<b>2,609</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	1,248,912	1,164,521	(84,391)	(6.8)
Apartment	6,674	6,464	(210)	(3.2)
<b>Total Residential</b>	<b>\$1,255,586</b>	<b>\$1,170,985</b>	<b>(\$84,601)</b>	<b>(6.7%)</b>
Farm	491,714	586,901	95,187	19.4
Commercial / Industrial	119,897	109,328	(10,569)	(8.8)
Institutional	6,206	5,923	(283)	(4.6)
Railway	6,539	6,838	299	4.6
Designated Recreational	556	541	(15)	(2.7)
<b>Total</b>	<b>\$1,880,499</b>	<b>\$1,880,499*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 14.7% should see a municipal tax decrease.
- Properties with an assessment increase greater than 14.7% should see a municipal tax increase.



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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:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **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.
- **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.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
- **Renters Tax Credit.** The Renters Tax Credit is being increased from a maximum of \$525 to \$575 starting in the 2025 tax year, and the maximum available seniors top-up is increasing from \$300 to \$328.57.
- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 MUNICIPALITY OF KILLARNEY- TURTLE MOUNTAIN**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 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 2023. 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 \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$48 million (16%) to \$350 million (from \$302 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	121,824,800	132,582,050	10,757,250	8.8
Apartment	4,694,380	5,028,950	334,570	7.1
Condo / Co-op	2,476,470	2,571,400	94,930	3.8
<b>Total Residential</b>	<b>\$128,995,650</b>	<b>\$140,182,400</b>	<b>\$11,186,750</b>	<b>8.7%</b>
Farm	129,849,260	164,852,050	35,002,790	27.0
Commercial / Industrial	39,175,150	41,214,250	2,039,100	5.2
Institutional	2,785,080	2,819,330	34,250	1.2
Pipeline	528,600	639,750	111,150	21.0
Railway	306,340	373,460	67,120	21.9
Designated Recreational	150,140	144,280	(5,860)	(3.9)
<b>Total</b>	<b>\$301,790,220</b>	<b>\$350,225,520</b>	<b>\$48,435,300</b>	<b>16.1%</b>

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

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 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 2025 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 first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 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 2023 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 2025.

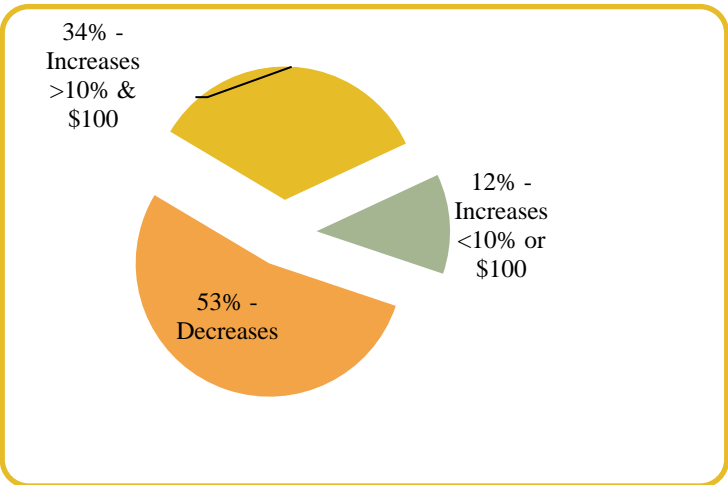
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	2,933,250	2,781,213	(152,037)	(5.2)
Apartment	112,834	105,306	(7,528)	(6.7)
Condo / Co-op	59,524	53,845	(5,679)	(9.5)
<b>Total Residential</b>	<b>\$3,105,609</b>	<b>\$2,940,364</b>	<b>(\$165,245)</b>	<b>(5.3%)</b>
Farm	3,121,678	3,452,704	331,026	10.6
Commercial / Industrial	1,261,187	1,158,287	(102,900)	(8.2)
Institutional	38,117	33,255	(4,862)	(12.8)
Pipeline	17,008	17,969	961	5.7
Railway	10,903	11,721	818	7.5
Designated Recreational	4,831	4,053	(778)	(16.1)
<b>Total</b>	<b>\$7,559,333</b>	<b>\$7,618,354</b>	<b>\$59,021</b>	<b>0.8%</b>

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

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

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



	Number of Properties
With Tax Increases:	1,628
With Tax Decreases:	1,865
<b>Total Properties:</b>	<b>3,493</b>



- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	1,636,060	1,534,411	(101,649)	(6.2)
Apartment	62,848	58,014	(4,834)	(7.7)
Condo / Co-op	33,155	29,664	(3,491)	(10.5)
<b>Total Residential</b>	<b>\$1,732,063</b>	<b>\$1,622,089</b>	<b>(\$109,974)</b>	<b>(6.4%)</b>
Farm	1,739,043	1,902,436	163,393	9.4
Commercial / Industrial	525,164	476,108	(49,056)	(9.3)
Institutional	37,287	32,524	(4,763)	(12.8)
Pipeline	7,077	7,380	303	4.3
Railway	5,148	5,540	392	7.6
Designated Recreational	2,010	1,664	(346)	(17.2)
<b>Total</b>	<b>\$4,047,792</b>	<b>\$4,047,792*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 16.1% should see a municipal tax decrease.
- Properties with an assessment increase greater than 16.1% should see a municipal tax increase.

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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:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **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.
- **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.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
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- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 RM OF LA BROQUERIE**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 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 2023. 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 \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$84 million (24%) to \$433 million (from \$349 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	262,846,860	315,015,840	52,168,980	19.9
Apartment	8,044,770	8,215,180	170,410	2.1
Condo / Co-op	1,324,150	1,419,180	95,030	7.2
<b>Total Residential</b>	<b>\$272,215,780</b>	<b>\$324,650,200</b>	<b>\$52,434,420</b>	<b>19.3%</b>
Farm	56,179,860	84,844,880	28,665,020	51.0
Commercial / Industrial	17,675,370	19,690,590	2,015,220	11.4
Institutional	344,460	376,500	32,040	9.3
Pipeline	404,600	489,700	85,100	21.0
Railway	1,956,390	2,431,330	474,940	24.3
Designated Recreational	144,700	140,900	(3,800)	(2.6)
<b>Total</b>	<b>\$348,921,160</b>	<b>\$432,624,100</b>	<b>\$83,702,940</b>	<b>24.0%</b>

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

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 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 2025 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 first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 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 2023 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 2025.

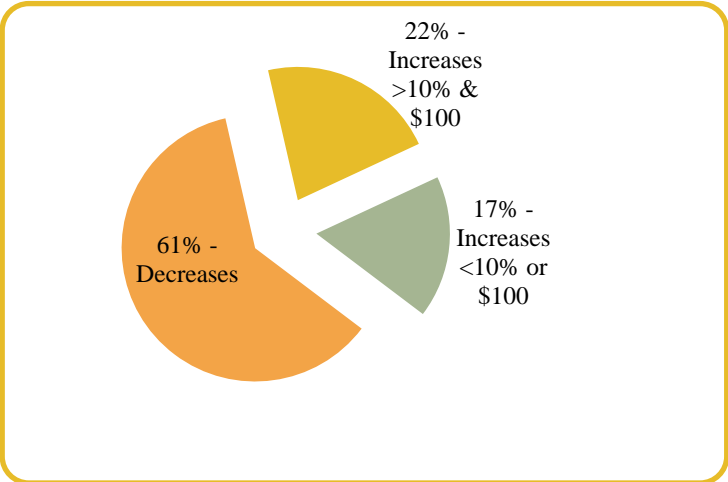
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	6,856,393	6,711,834	(144,559)	(2.1)
Apartment	171,321	143,416	(27,905)	(16.3)
Condo / Co-op	28,199	24,770	(3,429)	(12.2)
<b>Total Residential</b>	<b>\$7,055,913</b>	<b>\$6,880,020</b>	<b>(\$175,893)</b>	<b>(2.5%)</b>
Farm	1,520,519	1,875,727	355,208	23.4
Commercial / Industrial	579,107	538,113	(40,994)	(7.1)
Institutional	4,718	4,219	(499)	(10.6)
Pipeline	14,280	14,356	76	0.5
Railway	67,903	69,834	1,931	2.8
Designated Recreational	4,259	3,466	(793)	(18.6)
<b>Total</b>	<b>\$9,246,699</b>	<b>\$9,385,736</b>	<b>\$139,037</b>	<b>1.5%</b>

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

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

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



	Number of Properties
With Tax Increases:	1,348
With Tax Decreases:	2,118
<b>Total Properties:</b>	<b>3,466</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	3,698,532	3,559,041	(139,491)	(3.8)
Apartment	74,487	61,822	(12,665)	(17.0)
Condo / Co-op	12,260	10,675	(1,585)	(12.9)
<b>Total Residential</b>	<b>\$3,785,278</b>	<b>\$3,631,538</b>	<b>(\$153,740)</b>	<b>(4.1%)</b>
Farm	847,620	1,024,628	177,008	20.9
Commercial / Industrial	222,856	200,638	(22,218)	(10.0)
Institutional	3,994	3,572	(422)	(10.6)
Pipeline	6,129	5,931	(198)	(3.2)
Railway	28,429	28,307	(122)	(0.4)
Designated Recreational	1,340	1,060	(280)	(20.9)
<b>Total</b>	<b>\$4,895,645</b>	<b>\$4,895,645*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 24.0% should see a municipal tax decrease.
- Properties with an assessment increase greater than 24.0% should see a municipal tax increase.

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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:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **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.
- **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.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
- **Renters Tax Credit.** The Renters Tax Credit is being increased from a maximum of \$525 to \$575 starting in the 2025 tax year, and the maximum available seniors top-up is increasing from \$300 to \$328.57.
- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 RM OF LAC DU BONNET**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 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 2023. 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 \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$103 million (21%) to \$591 million (from \$488 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	373,354,850	456,423,520	83,068,670	22.3
Condo / Co-op	15,949,310	19,191,370	3,242,060	20.3
<b>Total Residential</b>	<b>\$389,304,160</b>	<b>\$475,614,890</b>	<b>\$86,310,730</b>	<b>22.2%</b>
Farm	53,372,230	63,874,700	10,502,470	19.7
Commercial / Industrial	23,122,310	25,976,630	2,854,320	12.3
Institutional	21,929,140	25,044,780	3,115,640	14.2
Designated Recreational	343,870	385,500	41,630	12.1
<b>Total</b>	<b>\$488,071,710</b>	<b>\$590,896,500</b>	<b>\$102,824,790</b>	<b>21.1%</b>

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

- Taxable Assessment is the portioned assessment.



## 4. IMPACT OF REASSESSMENT 2025 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 2025 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 first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 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 2023 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 2025.

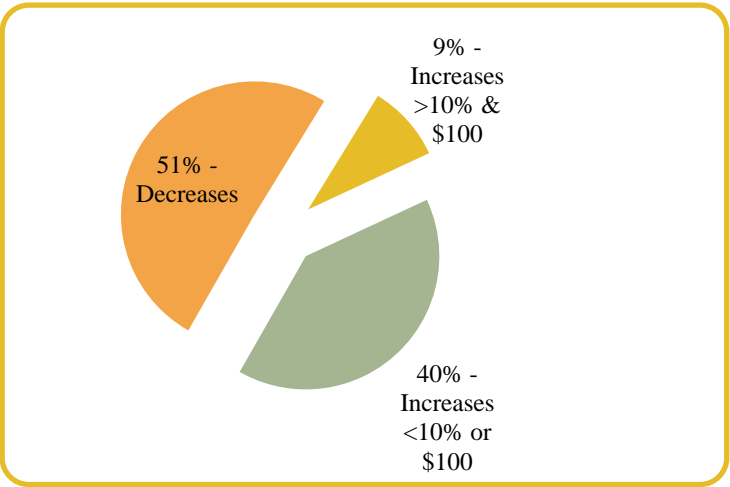
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	8,156,683	8,332,468	175,785	2.2
Condo / Co-op	348,445	350,358	1,913	0.6
<b>Total Residential</b>	<b>\$8,505,128</b>	<b>\$8,682,825</b>	<b>\$177,697</b>	<b>2.1%</b>
Farm	1,166,023	1,166,097	74	0.0
Commercial / Industrial	693,369	659,910	(33,459)	(4.8)
Institutional	657,589	636,238	(21,351)	(3.3)
Designated Recreational	10,312	9,793	(519)	(5.0)
<b>Total</b>	<b>\$11,032,421</b>	<b>\$11,154,863</b>	<b>\$122,442</b>	<b>1.1%</b>

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

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

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



	Number of Properties
With Tax Increases:	2,443
With Tax Decreases:	2,493
<b>Total Properties:</b>	<b>4,936</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	3,871,690	3,909,267	37,577	1.0
Condo / Co-op	165,394	164,374	(1,020)	(0.6)
<b>Total Residential</b>	<b>\$4,037,084</b>	<b>\$4,073,642</b>	<b>\$36,558</b>	<b>0.9%</b>
Farm	553,470	547,087	(6,383)	(1.2)
Commercial / Industrial	239,778	222,490	(17,288)	(7.2)
Institutional	227,405	214,509	(12,896)	(5.7)
Designated Recreational	3,566	3,302	(264)	(7.4)
<b>Total</b>	<b>\$5,061,304</b>	<b>\$5,061,304*</b>	<b>\$0*</b>	<b>0.0%</b>

\*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.

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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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## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
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  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 TOWN OF LAC DU BONNET**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 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.
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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 2023. 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 \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$8 million (12%) to \$77 million (from \$69 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	41,828,050	46,343,790	4,515,740	10.8
Apartment	1,517,120	1,650,310	133,190	8.8
Condo / Co-op	6,251,310	6,882,960	631,650	10.1
<b>Total Residential</b>	<b>\$49,596,480</b>	<b>\$54,877,060</b>	<b>\$5,280,580</b>	<b>10.7%</b>
Farm	131,350	144,430	13,080	10.0
Commercial / Industrial	15,601,580	17,842,630	2,241,050	14.4
Institutional	3,442,420	3,917,510	475,090	13.8
<b>Total</b>	<b>\$68,771,830</b>	<b>\$76,781,630</b>	<b>\$8,009,800</b>	<b>11.7%</b>

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

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 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 2025 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 first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 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 2023 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 2025.

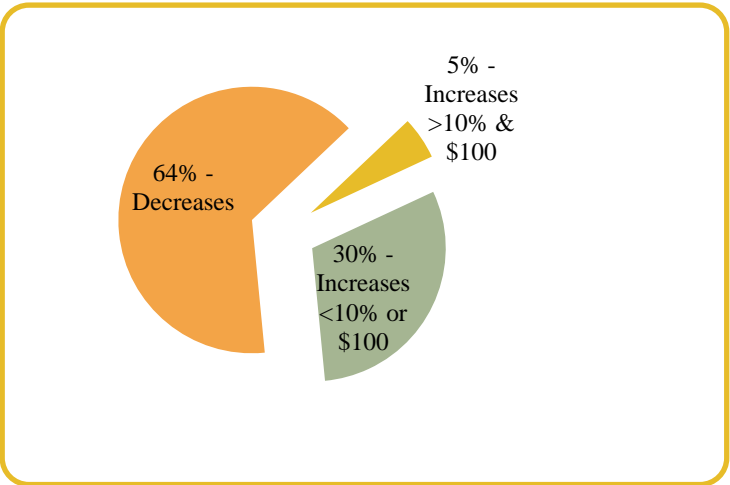
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,280,649	1,243,589	(37,060)	(2.9)
Apartment	46,450	44,284	(2,166)	(4.7)
Condo / Co-op	191,396	184,697	(6,699)	(3.5)
<b>Total Residential</b>	<b>\$1,518,495</b>	<b>\$1,472,571</b>	<b>(\$45,924)</b>	<b>(3.0%)</b>
Farm	4,022	3,876	(146)	(3.6)
Commercial / Industrial	604,670	606,328	1,658	0.3
Institutional	65,888	67,158	1,270	1.9
<b>Total</b>	<b>\$2,193,075</b>	<b>\$2,149,933</b>	<b>(\$43,142)</b>	<b>(2.0%)</b>

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

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

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



	Number of Properties
With Tax Increases:	235
With Tax Decreases:	426
<b>Total Properties:</b>	<b>661</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	800,589	794,472	(6,117)	(0.8)
Apartment	29,038	28,291	(747)	(2.6)
Condo / Co-op	119,650	117,995	(1,655)	(1.4)
<b>Total Residential</b>	<b>\$949,277</b>	<b>\$940,757</b>	<b>(\$8,520)</b>	<b>(0.9%)</b>
Farm	2,514	2,476	(38)	(1.5)
Commercial / Industrial	298,614	305,876	7,262	2.4
Institutional	65,888	67,158	1,270	1.9
<b>Total</b>	<b>\$1,316,293</b>	<b>\$1,316,293*</b>	<b>\$0*</b>	<b>0.0%</b>

\*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.

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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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## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
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- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 RM OF LAKESHORE**



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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 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 2023. 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 \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$13 million (12%) to \$122 million (from \$109 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	52,794,610	57,012,060	4,217,450	8.0
Apartment	97,380	102,060	4,680	4.8
<b>Total Residential</b>	<b>\$52,891,990</b>	<b>\$57,114,120</b>	<b>\$4,222,130</b>	<b>8.0%</b>
Farm	53,941,020	62,808,010	8,866,990	16.4
Commercial / Industrial	1,390,900	1,471,230	80,330	5.8
Institutional	6,580	7,160	580	8.8
Railway	330,280	394,330	64,050	19.4
Designated Recreational	128,360	137,610	9,250	7.2
<b>Total</b>	<b>\$108,689,130</b>	<b>\$121,932,460</b>	<b>\$13,243,330</b>	<b>12.2%</b>

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

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 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 2025 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 first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 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 2023 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 2025.

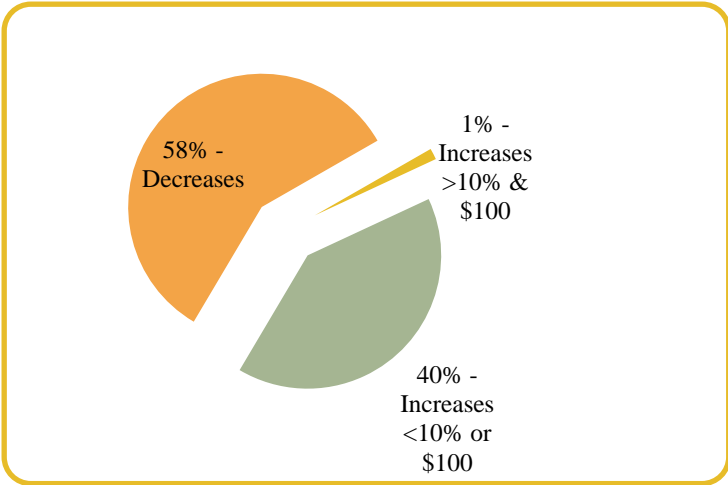
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,759,572	1,682,839	(76,733)	(4.4)
Apartment	4,370	4,115	(255)	(5.8)
<b>Total Residential</b>	<b>\$1,763,942</b>	<b>\$1,686,954</b>	<b>(\$76,988)</b>	<b>(4.4%)</b>
Farm	1,759,674	1,819,262	59,588	3.4
Commercial / Industrial	57,545	54,133	(3,412)	(5.9)
Institutional	270	259	(11)	(4.1)
Railway	13,649	14,354	705	5.2
Designated Recreational	5,305	5,009	(296)	(5.6)
<b>Total</b>	<b>\$3,600,386</b>	<b>\$3,579,971</b>	<b>(\$20,415)</b>	<b>(0.6%)</b>

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

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

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



	Number of Properties
With Tax Increases:	1,328
With Tax Decreases:	1,849
<b>Total Properties:</b>	<b>3,177</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	1,099,235	1,058,671	(40,564)	(3.7)
Apartment	3,131	2,991	(140)	(4.5)
<b>Total Residential</b>	<b>\$1,102,365</b>	<b>\$1,061,662</b>	<b>(\$40,703)</b>	<b>(3.7%)</b>
Farm	1,104,146	1,145,977	41,831	3.8
Commercial / Industrial	29,400	27,892	(1,508)	(5.1)
Institutional	135	131	(4)	(3.0)
Railway	6,758	7,192	434	6.4
Designated Recreational	2,626	2,510	(116)	(4.4)
<b>Total</b>	<b>\$2,245,430</b>	<b>\$2,245,430*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 12.2% should see a municipal tax decrease.
- Properties with an assessment increase greater than 12.2% should see a municipal tax increase.

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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:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **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.
- **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.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
- **Renters Tax Credit.** The Renters Tax Credit is being increased from a maximum of \$525 to \$575 starting in the 2025 tax year, and the maximum available seniors top-up is increasing from \$300 to \$328.57.
- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
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- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
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  - **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.



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# **IMPACT OF REASSESSMENT 2025 TOWN OF LEAF RAPIDS**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 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 2023. 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 \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$0 million (6%) to \$3 million (from \$3 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	939,580	1,257,940	318,360	33.9
Apartment	161,040	97,540	(63,500)	(39.4)
<b>Total Residential</b>	<b>\$1,100,620</b>	<b>\$1,355,480</b>	<b>\$254,860</b>	<b>23.2%</b>
Commercial / Industrial	1,509,820	1,420,510	(89,310)	(5.9)
Institutional	283,540	283,280	(260)	(0.1)
<b>Total</b>	<b>\$2,893,980</b>	<b>\$3,059,270</b>	<b>\$165,290</b>	<b>5.7%</b>

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

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 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 2025 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 first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 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 2023 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 2025.

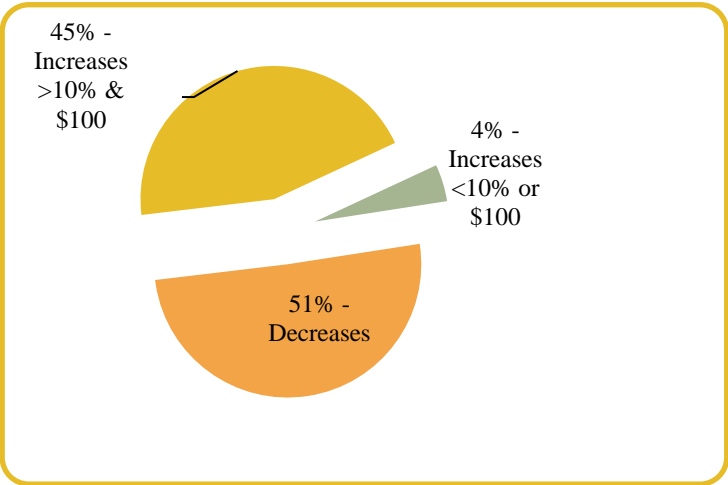
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	184,294	233,081	48,787	26.5
Apartment	31,587	18,073	(13,514)	(42.8)
<b>Total Residential</b>	<b>\$215,881</b>	<b>\$251,154</b>	<b>\$35,273</b>	<b>16.3%</b>
Commercial / Industrial	308,434	273,357	(35,077)	(11.4)
Institutional	52,226	49,359	(2,867)	(5.5)
<b>Total</b>	<b>\$576,541</b>	<b>\$573,871</b>	<b>(\$2,670)</b>	<b>(0.5%)</b>

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

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

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



	Number of Properties
With Tax Increases:	132
With Tax Decreases:	135
<b>Total Properties:</b>	<b>267</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	173,065	219,186	46,121	26.7
Apartment	29,663	16,996	(12,667)	(42.7)
<b>Total Residential</b>	<b>\$202,728</b>	<b>\$236,182</b>	<b>\$33,454</b>	<b>16.5%</b>
Commercial / Industrial	278,100	247,513	(30,587)	(11.0)
Institutional	52,226	49,359	(2,867)	(5.5)
<b>Total</b>	<b>\$533,054</b>	<b>\$533,054*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 5.7% should see a municipal tax decrease.
- Properties with an assessment increase greater than 5.7% should see a municipal tax increase.

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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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- **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.
- **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.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
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- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.



## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
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  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
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  - **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.

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# **IMPACT OF REASSESSMENT 2025 MUNICIPALITY OF LORNE**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 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 2023. 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 \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$115 million (27%) to \$541 million (from \$426 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	71,372,030	80,039,390	8,667,360	12.1
Apartment	778,870	805,240	26,370	3.4
<b>Total Residential</b>	<b>\$72,150,900</b>	<b>\$80,844,630</b>	<b>\$8,693,730</b>	<b>12.1%</b>
Farm	270,938,710	365,653,690	94,714,980	35.0
Commercial / Industrial	41,246,050	44,975,690	3,729,640	9.0
Institutional	2,420,770	2,669,460	248,690	10.3
Pipeline	39,230,450	47,075,950	7,845,500	20.0
<b>Total</b>	<b>\$425,986,880</b>	<b>\$541,219,420</b>	<b>\$115,232,540</b>	<b>27.1%</b>

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

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 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 2025 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 first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 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 2023 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 2025.

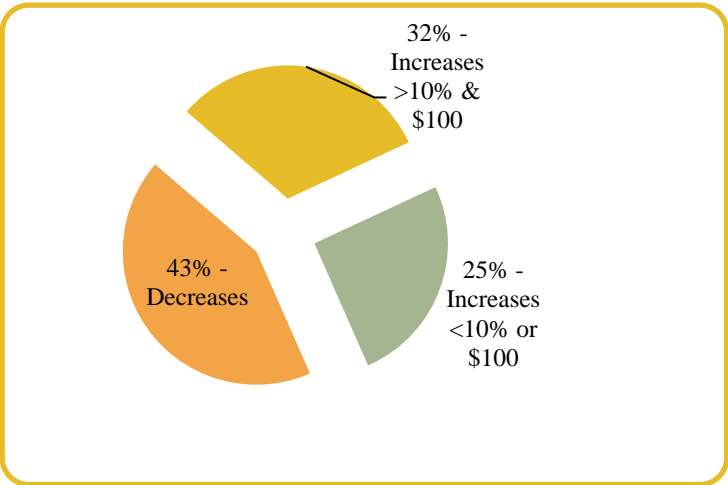
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,735,796	1,648,080	(87,716)	(5.1)
Apartment	21,395	18,131	(3,264)	(15.3)
<b>Total Residential</b>	<b>\$1,757,190</b>	<b>\$1,666,211</b>	<b>(\$90,979)</b>	<b>(5.2%)</b>
Farm	4,234,598	4,584,948	350,350	8.3
Commercial / Industrial	1,161,918	1,054,949	(106,969)	(9.2)
Institutional	49,284	47,897	(1,387)	(2.8)
Pipeline	920,660	912,473	(8,187)	(0.9)
<b>Total</b>	<b>\$8,123,651</b>	<b>\$8,266,479</b>	<b>\$142,828</b>	<b>1.8%</b>

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

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

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



	Number of Properties
With Tax Increases:	1,605
With Tax Decreases:	1,206
<b>Total Properties:</b>	<b>2,811</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	1,156,340	1,117,543	(38,797)	(3.4)
Apartment	15,141	12,874	(2,267)	(15.0)
<b>Total Residential</b>	<b>\$1,171,482</b>	<b>\$1,130,416</b>	<b>(\$41,066)</b>	<b>(3.5%)</b>
Farm	2,016,439	2,133,757	117,318	5.8
Commercial / Industrial	488,039	430,903	(57,136)	(11.7)
Institutional	49,216	47,818	(1,398)	(2.8)
Pipeline	286,343	268,615	(17,728)	(6.2)
<b>Total</b>	<b>\$4,011,518</b>	<b>\$4,011,518*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 27.1% should see a municipal tax decrease.
- Properties with an assessment increase greater than 27.1% should see a municipal tax increase.

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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:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **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.
- **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.



## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
- **Renters Tax Credit.** The Renters Tax Credit is being increased from a maximum of \$525 to \$575 starting in the 2025 tax year, and the maximum available seniors top-up is increasing from \$300 to \$328.57.
- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 MUNICIPALITY OF LOUISE**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 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 2023. 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 \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$41 million (15%) to \$318 million (from \$278 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	43,624,000	54,947,970	11,323,970	26.0
Apartment	1,162,600	1,214,160	51,560	4.4
<b>Total Residential</b>	<b>\$44,786,600</b>	<b>\$56,162,130</b>	<b>\$11,375,530</b>	<b>25.4%</b>
Farm	221,284,460	250,308,960	29,024,500	13.1
Commercial / Industrial	9,001,180	9,426,810	425,630	4.7
Institutional	2,316,650	2,436,900	120,250	5.2
Designated Recreational	74,690	77,200	2,510	3.4
<b>Total</b>	<b>\$277,463,580</b>	<b>\$318,412,000</b>	<b>\$40,948,420</b>	<b>14.8%</b>

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

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 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 2025 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 first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 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 2023 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 2025.

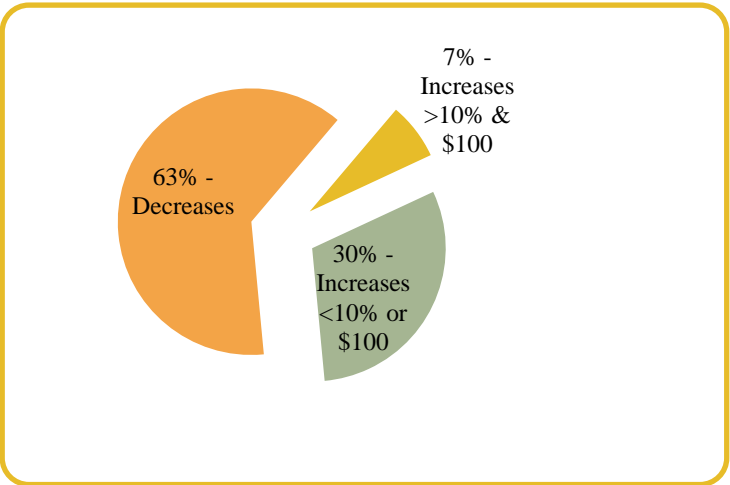
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,249,312	1,318,610	69,298	5.6
Apartment	42,912	37,560	(5,352)	(12.5)
<b>Total Residential</b>	<b>\$1,292,224</b>	<b>\$1,356,170</b>	<b>\$63,946</b>	<b>5.0%</b>
Farm	3,835,567	3,666,672	(168,895)	(4.4)
Commercial / Industrial	378,478	338,812	(39,666)	(10.5)
Institutional	67,685	60,518	(7,167)	(10.6)
Designated Recreational	1,897	1,678	(219)	(11.5)
<b>Total</b>	<b>\$5,575,852</b>	<b>\$5,423,850</b>	<b>(\$152,002)</b>	<b>(2.7%)</b>

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

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

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



	Number of Properties
With Tax Increases:	950
With Tax Decreases:	1,595
<b>Total Properties:</b>	<b>2,545</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	899,055	959,855	60,800	6.8
Apartment	33,577	29,633	(3,944)	(11.8)
<b>Total Residential</b>	<b>\$932,632</b>	<b>\$989,488</b>	<b>\$56,856</b>	<b>6.1%</b>
Farm	2,058,874	2,032,404	(26,470)	(1.3)
Commercial / Industrial	232,938	209,882	(23,056)	(9.9)
Institutional	67,554	60,404	(7,150)	(10.6)
Designated Recreational	689	622	(67)	(9.7)
<b>Total</b>	<b>\$3,292,688</b>	<b>\$3,292,688*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 14.8% should see a municipal tax decrease.
- Properties with an assessment increase greater than 14.8% should see a municipal tax increase.



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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:
  - increases and decreases in both municipal and education taxes.
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- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **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.
- **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.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
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- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 TOWN OF LYNN LAKE**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 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 2023. 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 \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$1 million (12%) to \$6 million (from \$5 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	2,221,160	2,869,670	648,510	29.2
Apartment	94,970	92,260	(2,710)	(2.9)
<b>Total Residential</b>	<b>\$2,316,130</b>	<b>\$2,961,930</b>	<b>\$645,800</b>	<b>27.9%</b>
Commercial / Industrial	2,249,610	2,139,040	(110,570)	(4.9)
Institutional	43,560	41,740	(1,820)	(4.2)
Railway	327,980	396,660	68,680	20.9
<b>Total</b>	<b>\$4,937,280</b>	<b>\$5,539,370</b>	<b>\$602,090</b>	<b>12.2%</b>

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

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 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 2025 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 first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 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 2023 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 2025.

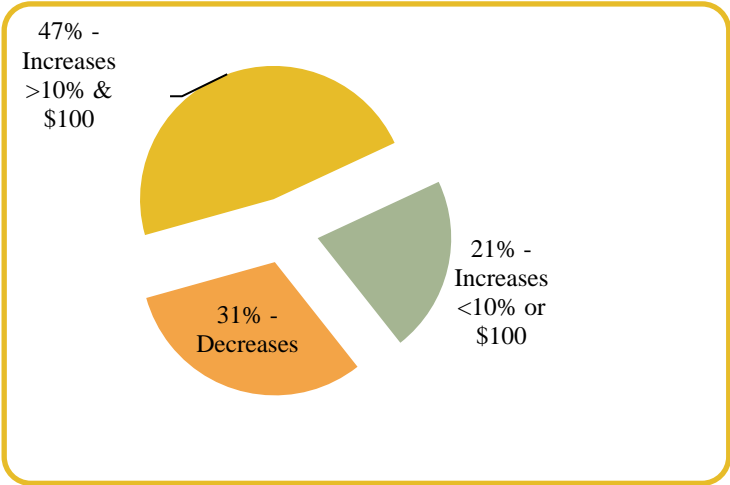
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	450,755	520,266	69,511	15.4
Apartment	19,349	16,790	(2,559)	(13.2)
<b>Total Residential</b>	<b>\$470,104</b>	<b>\$537,056</b>	<b>\$66,952</b>	<b>14.2%</b>
Commercial / Industrial	476,058	404,103	(71,955)	(15.1)
Institutional	8,354	7,135	(1,219)	(14.6)
Railway	69,490	75,021	5,531	8.0
<b>Total</b>	<b>\$1,024,005</b>	<b>\$1,023,315</b>	<b>(\$690)</b>	<b>(0.1%)</b>

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

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

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



	Number of Properties
With Tax Increases:	303
With Tax Decreases:	138
<b>Total Properties:</b>	<b>441</b>



- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	425,979	490,533	64,554	15.2
Apartment	18,214	15,771	(2,443)	(13.4)
<b>Total Residential</b>	<b>\$444,192</b>	<b>\$506,303</b>	<b>\$62,111</b>	<b>14.0%</b>
Commercial / Industrial	431,435	365,641	(65,794)	(15.3)
Institutional	8,354	7,135	(1,219)	(14.6)
Railway	62,901	67,804	4,903	7.8
<b>Total</b>	<b>\$946,881</b>	<b>\$946,881*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 12.2% should see a municipal tax decrease.
- Properties with an assessment increase greater than 12.2% should see a municipal tax increase.

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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:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **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.
- **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.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
- **Renters Tax Credit.** The Renters Tax Credit is being increased from a maximum of \$525 to \$575 starting in the 2025 tax year, and the maximum available seniors top-up is increasing from \$300 to \$328.57.
- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 RM OF MACDONALD**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 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 2023. 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 \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$210 million (18%) to \$1,410 million (from \$1,199 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	556,486,060	660,982,660	104,496,600	18.8
Apartment	6,158,970	7,063,550	904,580	14.7
Condo / Co-op	35,055,820	42,654,590	7,598,770	21.7
<b>Total Residential</b>	<b>\$597,700,850</b>	<b>\$710,700,800</b>	<b>\$112,999,950</b>	<b>18.9%</b>
Farm	324,008,440	376,356,200	52,347,760	16.2
Commercial / Industrial	226,262,520	261,196,200	34,933,680	15.4
Institutional	696,180	799,320	103,140	14.8
Pipeline	48,228,100	57,879,800	9,651,700	20.0
Railway	1,786,540	2,133,320	346,780	19.4
Designated Recreational	409,940	414,890	4,950	1.2
<b>Total</b>	<b>\$1,199,092,570</b>	<b>\$1,409,480,530</b>	<b>\$210,387,960</b>	<b>17.6%</b>

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

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 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 2025 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 first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 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 2023 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 2025.

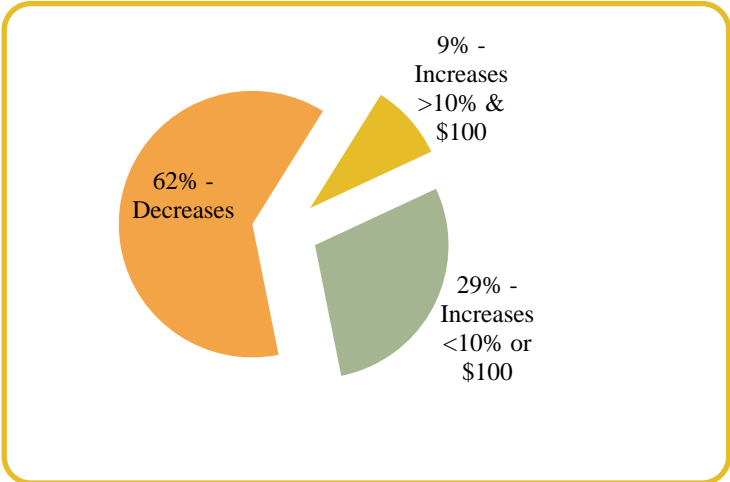
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	10,525,733	10,570,459	44,726	0.4
Apartment	116,988	112,420	(4,568)	(3.9)
Condo / Co-op	663,756	681,826	18,070	2.7
<b>Total Residential</b>	<b>\$11,306,477</b>	<b>\$11,364,705</b>	<b>\$58,228</b>	<b>0.5%</b>
Farm	6,070,762	6,010,337	(60,425)	(1.0)
Commercial / Industrial	6,092,588	6,057,302	(35,286)	(0.6)
Institutional	18,838	18,510	(328)	(1.7)
Pipeline	1,301,371	1,345,238	43,867	3.4
Railway	48,055	49,345	1,290	2.7
Designated Recreational	11,101	9,597	(1,504)	(13.6)
<b>Total</b>	<b>\$24,849,192</b>	<b>\$24,855,034</b>	<b>\$5,842</b>	<b>0.0%</b>

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

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

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



	Number of Properties
With Tax Increases:	2,266
With Tax Decreases:	3,700
<b>Total Properties:</b>	<b>5,966</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	3,890,951	3,931,525	40,574	1.0
Apartment	43,064	42,014	(1,050)	(2.4)
Condo / Co-op	245,110	253,710	8,600	3.5
<b>Total Residential</b>	<b>\$4,179,124</b>	<b>\$4,227,248</b>	<b>\$48,124</b>	<b>1.2%</b>
Farm	2,265,467	2,238,567	(26,900)	(1.2)
Commercial / Industrial	1,582,028	1,553,595	(28,433)	(1.8)
Institutional	4,868	4,754	(114)	(2.3)
Pipeline	337,211	344,269	7,058	2.1
Railway	12,491	12,689	198	1.6
Designated Recreational	2,866	2,468	(398)	(13.9)
<b>Total</b>	<b>\$8,384,055</b>	<b>\$8,384,055*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 17.6% should see a municipal tax decrease.
- Properties with an assessment increase greater than 17.6% should see a municipal tax increase.

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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:
  - increases and decreases in both municipal and education taxes.
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## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
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- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
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- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
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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.
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  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 MUNICIPALITY OF MCCREARY**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 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 2023. 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 \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$6 million (11%) to \$61 million (from \$55 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	21,150,120	22,054,620	904,500	4.3
Apartment	730,980	773,960	42,980	5.9
<b>Total Residential</b>	<b>\$21,881,100</b>	<b>\$22,828,580</b>	<b>\$947,480</b>	<b>4.3%</b>
Farm	30,178,480	34,944,430	4,765,950	15.8
Commercial / Industrial	1,915,910	1,975,210	59,300	3.1
Institutional	562,770	562,900	130	0.0
Railway	364,010	434,880	70,870	19.5
<b>Total</b>	<b>\$54,902,270</b>	<b>\$60,746,000</b>	<b>\$5,843,730</b>	<b>10.6%</b>

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

- Taxable Assessment is the portioned assessment.



## 4. IMPACT OF REASSESSMENT 2025 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 2025 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 first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 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 2023 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 2025.

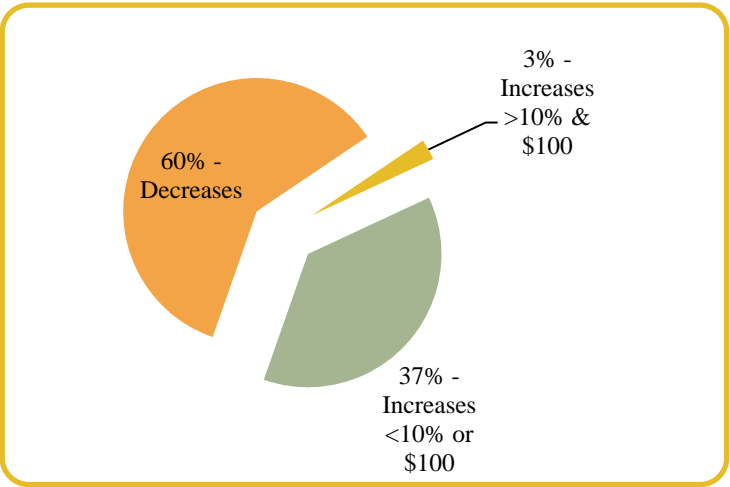
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	627,736	584,105	(43,631)	(7.0)
Apartment	24,146	23,139	(1,007)	(4.2)
<b>Total Residential</b>	<b>\$651,883</b>	<b>\$607,244</b>	<b>(\$44,639)</b>	<b>(6.9%)</b>
Farm	820,628	838,778	18,150	2.2
Commercial / Industrial	76,811	70,976	(5,835)	(7.6)
Institutional	12,021	11,188	(833)	(6.9)
Railway	12,972	13,681	709	5.5
<b>Total</b>	<b>\$1,574,315</b>	<b>\$1,541,867</b>	<b>(\$32,448)</b>	<b>(2.1%)</b>

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

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

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



	Number of Properties
With Tax Increases:	491
With Tax Decreases:	742
<b>Total Properties:</b>	<b>1,233</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	380,789	362,988	(17,801)	(4.7)
Apartment	15,614	15,382	(232)	(1.5)
<b>Total Residential</b>	<b>\$396,403</b>	<b>\$378,370</b>	<b>(\$18,033)</b>	<b>(4.6%)</b>
Farm	467,913	488,058	20,145	4.3
Commercial / Industrial	38,794	37,005	(1,789)	(4.6)
Institutional	12,021	11,188	(833)	(6.9)
Railway	5,760	6,214	454	7.9
<b>Total</b>	<b>\$920,892</b>	<b>\$920,892*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 10.6% should see a municipal tax decrease.
- Properties with an assessment increase greater than 10.6% should see a municipal tax increase.

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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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## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
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  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
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- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 TOWN OF MELITA**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 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 2023. 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 \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$7 million (18%) to \$44 million (from \$37 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	21,803,490	27,192,710	5,389,220	24.7
Apartment	1,139,540	1,199,260	59,720	5.2
Condo / Co-op	275,040	286,920	11,880	4.3
<b>Total Residential</b>	<b>\$23,218,070</b>	<b>\$28,678,890</b>	<b>\$5,460,820</b>	<b>23.5%</b>
Farm	101,840	132,800	30,960	30.4
Commercial / Industrial	13,166,350	14,440,110	1,273,760	9.7
Institutional	153,800	169,660	15,860	10.3
Railway	101,280	109,680	8,400	8.3
Designated Recreational	46,850	55,700	8,850	18.9
<b>Total</b>	<b>\$36,788,190</b>	<b>\$43,586,840</b>	<b>\$6,798,650</b>	<b>18.5%</b>

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

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 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 2025 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 first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 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 2023 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 2025.

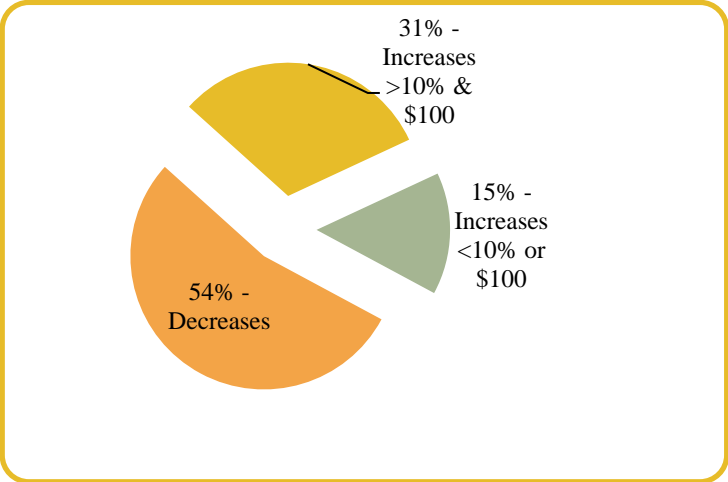
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	886,530	934,369	47,839	5.4
Apartment	46,334	41,208	(5,126)	(11.1)
Condo / Co-op	11,183	9,859	(1,324)	(11.8)
<b>Total Residential</b>	<b>\$944,047</b>	<b>\$985,435</b>	<b>\$41,388</b>	<b>4.4%</b>
Farm	4,141	4,563	422	10.2
Commercial / Industrial	642,518	599,395	(43,123)	(6.7)
Institutional	4,894	4,543	(351)	(7.2)
Railway	4,942	4,553	(389)	(7.9)
Designated Recreational	2,286	2,312	26	1.1
<b>Total</b>	<b>\$1,602,828</b>	<b>\$1,600,801</b>	<b>(\$2,027)</b>	<b>(0.1%)</b>

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

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

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



	Number of Properties
With Tax Increases:	290
With Tax Decreases:	338
<b>Total Properties:</b>	<b>628</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	665,900	700,946	35,046	5.3
Apartment	34,803	30,913	(3,890)	(11.2)
Condo / Co-op	8,400	7,396	(1,004)	(12.0)
<b>Total Residential</b>	<b>\$709,103</b>	<b>\$739,256</b>	<b>\$30,153</b>	<b>4.3%</b>
Farm	3,110	3,423	313	10.1
Commercial / Industrial	402,113	372,223	(29,890)	(7.4)
Institutional	4,697	4,373	(324)	(6.9)
Railway	3,093	2,827	(266)	(8.6)
Designated Recreational	1,431	1,436	5	0.4
<b>Total</b>	<b>\$1,123,548</b>	<b>\$1,123,548*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 18.5% should see a municipal tax decrease.
- Properties with an assessment increase greater than 18.5% should see a municipal tax increase.

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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:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **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.
- **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.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
- **Renters Tax Credit.** The Renters Tax Credit is being increased from a maximum of \$525 to \$575 starting in the 2025 tax year, and the maximum available seniors top-up is increasing from \$300 to \$328.57.
- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
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  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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**IMPACT OF  
REASSESSMENT 2025  
MUNICIPALITY OF  
MINITONAS-BOWSMAN**



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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 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.
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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 2023. 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 \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$9 million (5%) to \$192 million (from \$183 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	46,093,410	47,379,150	1,285,740	2.8
Apartment	274,560	290,540	15,980	5.8
<b>Total Residential</b>	<b>\$46,367,970</b>	<b>\$47,669,690</b>	<b>\$1,301,720</b>	<b>2.8%</b>
Farm	117,903,230	124,226,200	6,322,970	5.4
Commercial / Industrial	17,042,930	18,352,950	1,310,020	7.7
Institutional	764,670	802,250	37,580	4.9
Pipeline	269,350	325,950	56,600	21.0
Railway	185,940	216,620	30,680	16.5
<b>Total</b>	<b>\$182,534,090</b>	<b>\$191,593,660</b>	<b>\$9,059,570</b>	<b>5.0%</b>

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

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 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 2025 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 first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 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 2025.

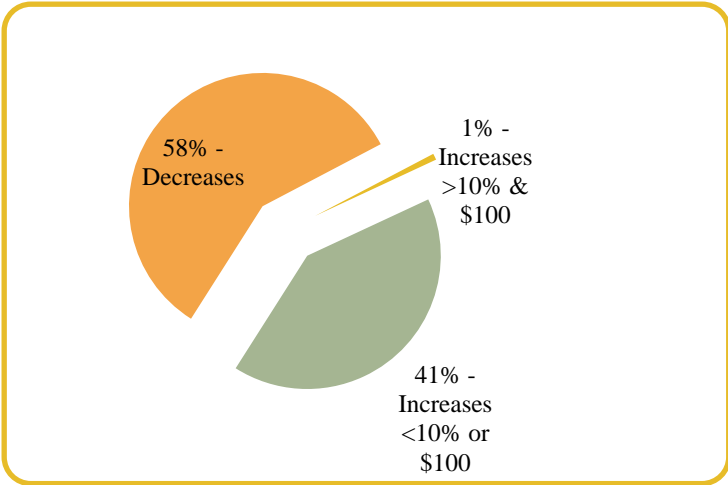
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,198,499	1,173,949	(24,550)	(2.1)
Apartment	6,471	6,532	61	0.9
<b>Total Residential</b>	<b>\$1,204,970</b>	<b>\$1,180,481</b>	<b>(\$24,489)</b>	<b>(2.0%)</b>
Farm	3,199,502	3,212,707	13,205	0.4
Commercial / Industrial	598,834	603,458	4,624	0.8
Institutional	9,494	9,493	(1)	(0.0)
Pipeline	9,503	10,761	1,258	13.2
Railway	6,463	7,044	581	9.0
<b>Total</b>	<b>\$5,028,766</b>	<b>\$5,023,943</b>	<b>(\$4,823)</b>	<b>(0.1%)</b>

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

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

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



	Number of Properties
With Tax Increases:	981
With Tax Decreases:	1,371
<b>Total Properties:</b>	<b>2,352</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	662,617	648,514	(14,103)	(2.1)
Apartment	3,279	3,310	31	1.0
<b>Total Residential</b>	<b>\$665,896</b>	<b>\$651,824</b>	<b>(\$14,072)</b>	<b>(2.1%)</b>
Farm	1,828,759	1,835,038	6,279	0.3
Commercial / Industrial	261,964	268,736	6,772	2.6
Institutional	9,494	9,493	(1)	(0.0)
Pipeline	4,179	4,816	637	15.2
Railway	2,788	3,094	306	11.0
<b>Total</b>	<b>\$2,773,079</b>	<b>\$2,773,079*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 5.0% should see a municipal tax decrease.
- Properties with an assessment increase greater than 5.0% should see a municipal tax increase.

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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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## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
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## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
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  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
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  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.



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# **IMPACT OF REASSESSMENT 2025 TOWN OF MINNEDOSA**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 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 2023. 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 \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$12 million (8%) to \$157 million (from \$145 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	98,633,120	106,088,510	7,455,390	7.6
Apartment	3,038,430	3,131,550	93,120	3.1
Condo / Co-op	2,597,250	3,025,440	428,190	16.5
<b>Total Residential</b>	<b>\$104,268,800</b>	<b>\$112,245,500</b>	<b>\$7,976,700</b>	<b>7.7%</b>
Farm	892,540	1,059,540	167,000	18.7
Commercial / Industrial	36,504,380	39,950,990	3,446,610	9.4
Institutional	2,347,240	2,464,560	117,320	5.0
Pipeline	126,150	152,700	26,550	21.1
Railway	531,280	752,630	221,350	41.7
<b>Total</b>	<b>\$144,670,390</b>	<b>\$156,625,920</b>	<b>\$11,955,530</b>	<b>8.3%</b>

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

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 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 2025 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 first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 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 2023 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 2025.

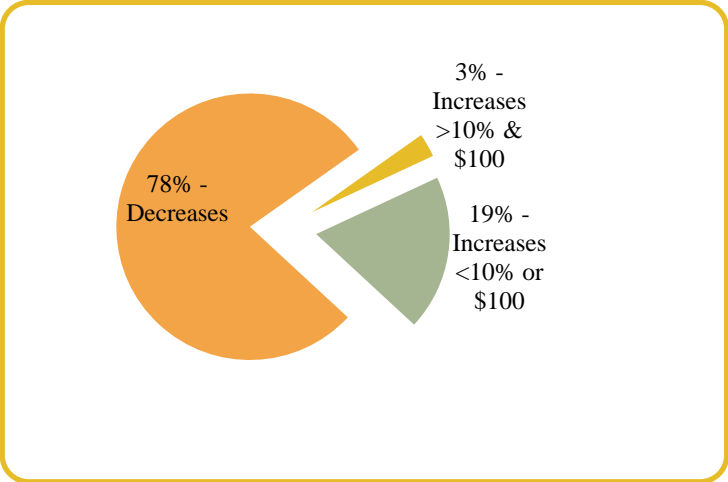
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	3,213,960	3,139,159	(74,801)	(2.3)
Apartment	99,007	92,663	(6,344)	(6.4)
Condo / Co-op	84,631	89,523	4,892	5.8
<b>Total Residential</b>	<b>\$3,397,599</b>	<b>\$3,321,344</b>	<b>(\$76,255)</b>	<b>(2.2%)</b>
Farm	29,083	31,352	2,269	7.8
Commercial / Industrial	1,486,641	1,467,719	(18,922)	(1.3)
Institutional	52,801	51,209	(1,592)	(3.0)
Pipeline	5,137	5,610	473	9.2
Railway	21,636	27,650	6,014	27.8
<b>Total</b>	<b>\$4,992,898</b>	<b>\$4,904,884</b>	<b>(\$88,014)</b>	<b>(1.8%)</b>

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

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

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



	Number of Properties
With Tax Increases:	303
With Tax Decreases:	1,093
<b>Total Properties:</b>	<b>1,396</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	2,218,752	2,204,307	(14,445)	(0.7)
Apartment	68,349	65,067	(3,282)	(4.8)
Condo / Co-op	58,425	62,863	4,438	7.6
<b>Total Residential</b>	<b>\$2,345,527</b>	<b>\$2,332,237</b>	<b>(\$13,290)</b>	<b>(0.6%)</b>
Farm	20,078	22,015	1,937	9.7
Commercial / Industrial	821,166	830,102	8,936	1.1
Institutional	52,801	51,209	(1,592)	(3.0)
Pipeline	2,838	3,173	335	11.8
Railway	11,951	15,638	3,687	30.9
<b>Total</b>	<b>\$3,254,360</b>	<b>\$3,254,360*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 8.3% should see a municipal tax decrease.
- Properties with an assessment increase greater than 8.3% should see a municipal tax increase.

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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:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **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.
- **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.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
- **Renters Tax Credit.** The Renters Tax Credit is being increased from a maximum of \$525 to \$575 starting in the 2025 tax year, and the maximum available seniors top-up is increasing from \$300 to \$328.57.
- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.



## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 RM OF MINTO-ODANAH**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 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 2023. 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 \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$19 million (11%) to \$188 million (from \$169 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	52,376,190	53,295,550	919,360	1.8
Farm	93,605,410	107,655,860	14,050,450	15.0
Commercial / Industrial	4,806,690	4,989,100	182,410	3.8
Institutional	76,340	85,250	8,910	11.7
Pipeline	16,892,550	20,281,600	3,389,050	20.1
Railway	948,110	1,540,000	591,890	62.4
<b>Total</b>	<b>\$168,705,290</b>	<b>\$187,847,360</b>	<b>\$19,142,070</b>	<b>11.4%</b>

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

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 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 2025 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 first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 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 2023 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 2025.

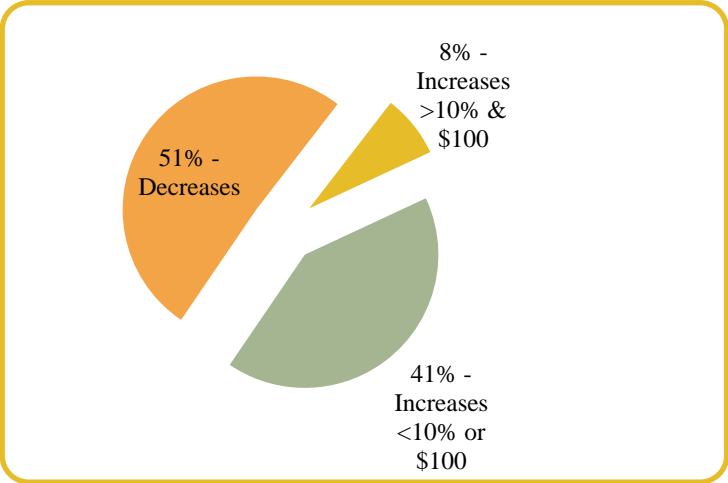
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,062,193	957,493	(104,700)	(9.9)
Farm	1,898,179	1,934,247	36,068	1.9
Commercial / Industrial	136,606	125,296	(11,310)	(8.3)
Institutional	977	955	(22)	(2.3)
Pipeline	480,103	509,332	29,229	6.1
Railway	26,939	38,683	11,744	43.6
<b>Total</b>	<b>\$3,604,997</b>	<b>\$3,566,006</b>	<b>(\$38,991)</b>	<b>(1.1%)</b>

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

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

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



	Number of Properties
With Tax Increases:	812
With Tax Decreases:	843
<b>Total Properties:</b>	<b>1,655</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	533,766	487,814	(45,952)	(8.6)
Farm	953,933	985,374	31,441	3.3
Commercial / Industrial	48,985	45,665	(3,320)	(6.8)
Institutional	778	780	2	0.3
Pipeline	172,152	185,637	13,485	7.8
Railway	9,662	14,096	4,434	45.9
<b>Total</b>	<b>\$1,719,276</b>	<b>\$1,719,276*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 11.4% should see a municipal tax decrease.
- Properties with an assessment increase greater than 11.4% should see a municipal tax increase.

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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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## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
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- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
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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.

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# **IMPACT OF REASSESSMENT 2025 RM OF MONTCALM**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 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.
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### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. 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 \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$23 million (9%) to \$264 million (from \$242 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	40,976,050	46,015,550	5,039,500	12.3
Apartment	68,580	65,970	(2,610)	(3.8)
Condo / Co-op	115,300	122,630	7,330	6.4
<b>Total Residential</b>	<b>\$41,159,930</b>	<b>\$46,204,150</b>	<b>\$5,044,220</b>	<b>12.3%</b>
Farm	142,584,800	154,561,660	11,976,860	8.4
Commercial / Industrial	54,703,700	59,859,400	5,155,700	9.4
Institutional	780	980	200	25.6
Pipeline	2,571,700	3,106,450	534,750	20.8
Railway	618,540	708,020	89,480	14.5
<b>Total</b>	<b>\$241,639,450</b>	<b>\$264,440,660</b>	<b>\$22,801,210</b>	<b>9.4%</b>

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

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 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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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 2023 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 2023 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 2025.

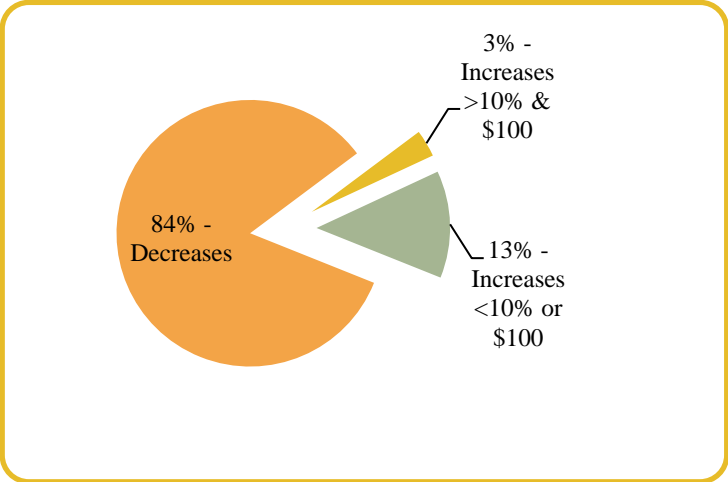
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,002,719	986,430	(16,289)	(1.6)
Apartment	1,905	1,568	(337)	(17.7)
Condo / Co-op	2,552	2,397	(155)	(6.1)
<b>Total Residential</b>	<b>\$1,007,176</b>	<b>\$990,395</b>	<b>(\$16,781)</b>	<b>(1.7%)</b>
Farm	3,156,782	3,025,595	(131,187)	(4.2)
Commercial / Industrial	1,673,894	1,612,564	(61,330)	(3.7)
Institutional	24	26	2	8.3
Pipeline	77,854	82,947	5,093	6.5
Railway	18,877	19,050	173	0.9
<b>Total</b>	<b>\$5,934,606</b>	<b>\$5,730,577</b>	<b>(\$204,029)</b>	<b>(3.4%)</b>

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

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

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



	Number of Properties
With Tax Increases:	278
With Tax Decreases:	1,428
<b>Total Properties:</b>	<b>1,706</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	517,363	520,448	3,085	0.6
Apartment	1,092	898	(194)	(17.8)
Condo / Co-op	1,187	1,160	(27)	(2.3)
<b>Total Residential</b>	<b>\$519,643</b>	<b>\$522,507</b>	<b>\$2,864</b>	<b>0.6%</b>
Farm	1,468,236	1,462,666	(5,570)	(0.4)
Commercial / Industrial	580,957	580,490	(467)	(0.1)
Institutional	8	9	1	12.5
Pipeline	26,475	29,392	2,917	11.0
Railway	6,516	6,826	310	4.8
<b>Total</b>	<b>\$2,601,835</b>	<b>\$2,601,835*</b>	<b>\$0*</b>	<b>0.0%</b>

\*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.



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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:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **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.
- **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.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
- **Renters Tax Credit.** The Renters Tax Credit is being increased from a maximum of \$525 to \$575 starting in the 2025 tax year, and the maximum available seniors top-up is increasing from \$300 to \$328.57.
- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 CITY OF MORDEN**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 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 2023. 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 \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$64 million (11%) to \$642 million (from \$578 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	368,523,850	413,440,460	44,916,610	12.2
Apartment	31,274,520	35,401,080	4,126,560	13.2
Condo / Co-op	30,728,570	33,003,040	2,274,470	7.4
<b>Total Residential</b>	<b>\$430,526,940</b>	<b>\$481,844,580</b>	<b>\$51,317,640</b>	<b>11.9%</b>
Farm	5,143,560	5,528,090	384,530	7.5
Commercial / Industrial	122,260,730	132,045,810	9,785,080	8.0
Institutional	15,251,470	16,626,160	1,374,690	9.0
Pipeline	3,821,350	4,585,550	764,200	20.0
Railway	741,810	845,660	103,850	14.0
Designated Recreational	257,860	262,750	4,890	1.9
<b>Total</b>	<b>\$578,003,720</b>	<b>\$641,738,600</b>	<b>\$63,734,880</b>	<b>11.0%</b>

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

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 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 2025 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 first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 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 2023 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 2025.

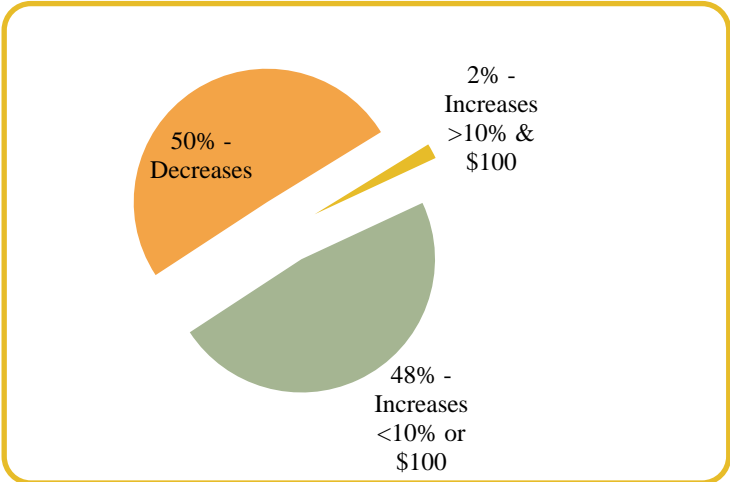
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	8,265,990	8,298,577	32,587	0.4
Apartment	701,487	710,570	9,083	1.3
Condo / Co-op	689,242	662,437	(26,805)	(3.9)
<b>Total Residential</b>	<b>\$9,656,719</b>	<b>\$9,671,584</b>	<b>\$14,865</b>	<b>0.2%</b>
Farm	115,370	110,960	(4,410)	(3.8)
Commercial / Industrial	3,737,511	3,594,287	(143,224)	(3.8)
Institutional	164,692	161,623	(3,069)	(1.9)
Pipeline	116,819	124,819	8,000	6.9
Railway	22,677	23,019	342	1.5
Designated Recreational	7,883	7,152	(731)	(9.3)
<b>Total</b>	<b>\$13,821,671</b>	<b>\$13,693,443</b>	<b>(\$128,228)</b>	<b>(0.9%)</b>

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

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

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



	Number of Properties
With Tax Increases:	2,039
With Tax Decreases:	2,076
<b>Total Properties:</b>	<b>4,115</b>



- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	3,932,887	3,973,990	41,103	1.1
Apartment	333,762	340,275	6,513	2.0
Condo / Co-op	327,935	317,225	(10,710)	(3.3)
<b>Total Residential</b>	<b>\$4,594,583</b>	<b>\$4,631,490</b>	<b>\$36,907</b>	<b>0.8%</b>
Farm	54,892	53,136	(1,756)	(3.2)
Commercial / Industrial	1,304,767	1,269,224	(35,543)	(2.7)
Institutional	162,764	159,811	(2,953)	(1.8)
Pipeline	40,781	44,076	3,295	8.1
Railway	7,917	8,128	211	2.7
Designated Recreational	2,752	2,526	(226)	(8.2)
<b>Total</b>	<b>\$6,168,456</b>	<b>\$6,168,456*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 11.0% should see a municipal tax decrease.
- Properties with an assessment increase greater than 11.0% should see a municipal tax increase.

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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:
  - increases and decreases in both municipal and education taxes.
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## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
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- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
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- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
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- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 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.

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# **IMPACT OF REASSESSMENT 2025 RM OF MORRIS**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 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.
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### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. 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 \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$68 million (14%) to \$554 million (from \$486 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	112,515,870	130,695,000	18,179,130	16.2
Apartment	3,993,940	4,212,440	218,500	5.5
<b>Total Residential</b>	<b>\$116,509,810</b>	<b>\$134,907,440</b>	<b>\$18,397,630</b>	<b>15.8%</b>
Farm	324,439,750	369,467,550	45,027,800	13.9
Commercial / Industrial	39,393,940	43,033,390	3,639,450	9.2
Institutional	379,640	400,290	20,650	5.4
Pipeline	3,705,750	4,448,300	742,550	20.0
Railway	1,155,610	1,357,210	201,600	17.5
<b>Total</b>	<b>\$485,584,500</b>	<b>\$553,614,180</b>	<b>\$68,029,680</b>	<b>14.0%</b>

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

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 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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  - 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.
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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 first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 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 2023 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 2025.

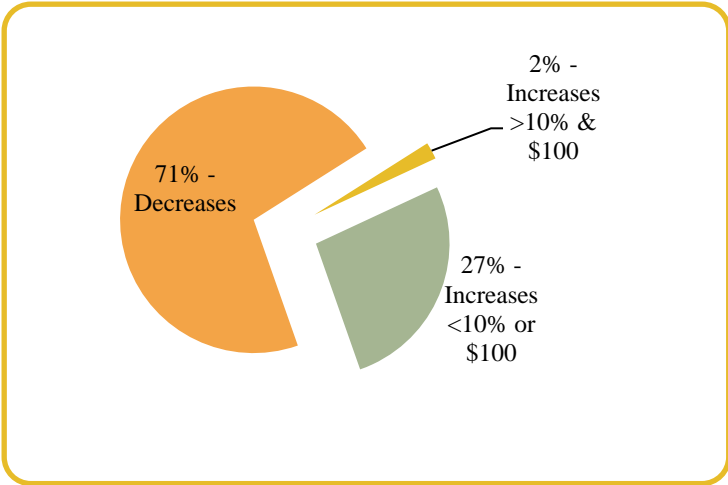
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	2,450,601	2,466,888	16,287	0.7
Apartment	89,732	82,160	(7,572)	(8.4)
<b>Total Residential</b>	<b>\$2,540,333</b>	<b>\$2,549,048</b>	<b>\$8,715</b>	<b>0.3%</b>
Farm	6,930,754	6,831,661	(99,093)	(1.4)
Commercial / Industrial	1,182,880	1,124,586	(58,294)	(4.9)
Institutional	4,864	4,579	(285)	(5.9)
Pipeline	110,342	115,104	4,762	4.3
Railway	34,149	34,865	716	2.1
<b>Total</b>	<b>\$10,803,322</b>	<b>\$10,659,843</b>	<b>(\$143,479)</b>	<b>(1.3%)</b>

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

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

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



	Number of Properties
With Tax Increases:	1,018
With Tax Decreases:	2,538
<b>Total Properties:</b>	<b>3,556</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	1,136,199	1,158,833	22,634	2.0
Apartment	42,408	39,408	(3,000)	(7.1)
<b>Total Residential</b>	<b>\$1,178,607</b>	<b>\$1,198,240</b>	<b>\$19,633</b>	<b>1.7%</b>
Farm	3,175,840	3,170,232	(5,608)	(0.2)
Commercial / Industrial	405,017	389,017	(16,000)	(4.0)
Institutional	3,766	3,504	(262)	(7.0)
Pipeline	36,268	38,162	1,894	5.2
Railway	11,310	11,644	334	3.0
<b>Total</b>	<b>\$4,810,807</b>	<b>\$4,810,807*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 14.0% should see a municipal tax decrease.
- Properties with an assessment increase greater than 14.0% should see a municipal tax increase.

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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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- **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.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
- **Renters Tax Credit.** The Renters Tax Credit is being increased from a maximum of \$525 to \$575 starting in the 2025 tax year, and the maximum available seniors top-up is increasing from \$300 to \$328.57.
- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 TOWN OF MORRIS**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 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 2023. 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 \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$12 million (12%) to \$117 million (from \$105 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	60,916,430	71,083,190	10,166,760	16.7
Apartment	6,061,100	6,259,850	198,750	3.3
Condo / Co-op	475,530	503,660	28,130	5.9
<b>Total Residential</b>	<b>\$67,453,060</b>	<b>\$77,846,700</b>	<b>\$10,393,640</b>	<b>15.4%</b>
Farm	520,720	585,080	64,360	12.4
Commercial / Industrial	34,288,450	36,060,080	1,771,630	5.2
Institutional	2,051,940	2,139,880	87,940	4.3
Pipeline	26,700	32,300	5,600	21.0
Railway	478,490	577,480	98,990	20.7
<b>Total</b>	<b>\$104,819,360</b>	<b>\$117,241,520</b>	<b>\$12,422,160</b>	<b>11.9%</b>

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

- Taxable Assessment is the portioned assessment.



## 4. IMPACT OF REASSESSMENT 2025 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 2025 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 first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 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 2023 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 2025.

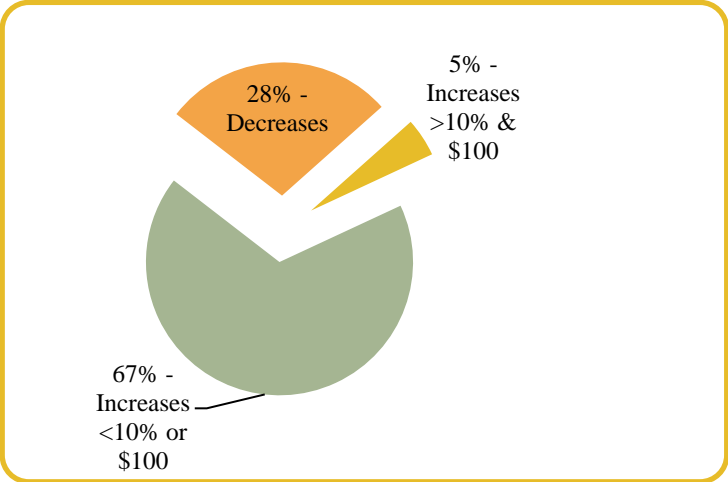
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,999,521	2,054,446	54,925	2.8
Apartment	198,950	180,922	(18,028)	(9.1)
Condo / Co-op	15,609	14,557	(1,052)	(6.7)
<b>Total Residential</b>	<b>\$2,214,079</b>	<b>\$2,249,925</b>	<b>\$35,846</b>	<b>1.6%</b>
Farm	17,092	16,910	(182)	(1.1)
Commercial / Industrial	1,404,592	1,299,966	(104,626)	(7.5)
Institutional	43,039	40,129	(2,910)	(6.8)
Pipeline	1,094	1,164	70	6.4
Railway	19,601	20,818	1,217	6.2
<b>Total</b>	<b>\$3,699,497</b>	<b>\$3,628,913</b>	<b>(\$70,584)</b>	<b>(1.9%)</b>

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

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

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



	Number of Properties
With Tax Increases:	666
With Tax Decreases:	258
<b>Total Properties:</b>	<b>924</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	1,277,722	1,333,023	55,301	4.3
Apartment	127,132	117,391	(9,741)	(7.7)
Condo / Co-op	9,974	9,445	(529)	(5.3)
<b>Total Residential</b>	<b>\$1,414,828</b>	<b>\$1,459,859</b>	<b>\$45,031</b>	<b>3.2%</b>
Farm	10,922	10,972	50	0.5
Commercial / Industrial	719,200	676,235	(42,965)	(6.0)
Institutional	43,039	40,129	(2,910)	(6.8)
Pipeline	560	606	46	8.2
Railway	10,036	10,829	793	7.9
<b>Total</b>	<b>\$2,198,586</b>	<b>\$2,198,586*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 11.9% should see a municipal tax decrease.
- Properties with an assessment increase greater than 11.9% should see a municipal tax increase.

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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:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **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.
- **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.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
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- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
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  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 MOSSEY RIVER MUNICIPALITY**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 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 2023. 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 \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$11 million (19%) to \$67 million (from \$56 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	17,567,710	18,548,180	980,470	5.6
Apartment	236,040	251,690	15,650	6.6
<b>Total Residential</b>	<b>\$17,803,750</b>	<b>\$18,799,870</b>	<b>\$996,120</b>	<b>5.6%</b>
Farm	34,212,890	43,634,820	9,421,930	27.5
Commercial / Industrial	2,652,010	2,975,340	323,330	12.2
Institutional	1,091,650	1,124,230	32,580	3.0
<b>Total</b>	<b>\$55,760,300</b>	<b>\$66,534,260</b>	<b>\$10,773,960</b>	<b>19.3%</b>

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

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 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 2025 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 first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 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 2025.

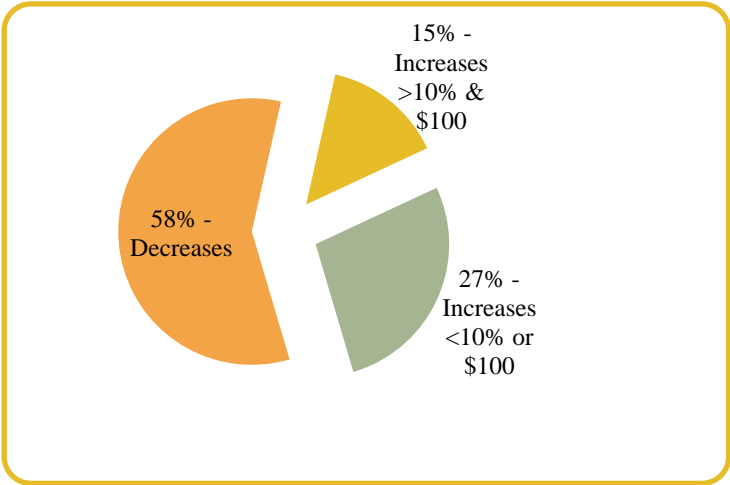
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	637,725	570,746	(66,979)	(10.5)
Apartment	8,568	7,745	(823)	(9.6)
<b>Total Residential</b>	<b>\$646,294</b>	<b>\$578,491</b>	<b>(\$67,803)</b>	<b>(10.5%)</b>
Farm	1,241,899	1,342,626	100,727	8.1
Commercial / Industrial	117,858	109,559	(8,299)	(7.0)
Institutional	25,839	22,327	(3,512)	(13.6)
<b>Total</b>	<b>\$2,031,890</b>	<b>\$2,053,003</b>	<b>\$21,113</b>	<b>1.0%</b>

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

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

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



	Number of Properties
With Tax Increases:	1,000
With Tax Decreases:	1,385
<b>Total Properties:</b>	<b>2,385</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	414,159	366,456	(47,703)	(11.5)
Apartment	5,565	4,973	(592)	(10.6)
<b>Total Residential</b>	<b>\$419,723</b>	<b>\$371,429</b>	<b>(\$48,294)</b>	<b>(11.5%)</b>
Farm	806,569	862,093	55,524	6.9
Commercial / Industrial	62,521	58,784	(3,737)	(6.0)
Institutional	25,736	22,211	(3,525)	(13.7)
<b>Total</b>	<b>\$1,314,549</b>	<b>\$1,314,549*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 19.3% 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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- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 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.

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# **IMPACT OF REASSESSMENT 2025 RM OF MOUNTAIN**



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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 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 2023. 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 \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$2 million (3%) to \$62 million (from \$60 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	12,828,860	13,102,000	273,140	2.1
Apartment	366,300	394,340	28,040	7.7
<b>Total Residential</b>	<b>\$13,195,160</b>	<b>\$13,496,340</b>	<b>\$301,180</b>	<b>2.3%</b>
Farm	44,928,190	46,060,350	1,132,160	2.5
Commercial / Industrial	2,036,920	2,138,600	101,680	5.0
Institutional	2,150	2,480	330	15.4
<b>Total</b>	<b>\$60,162,420</b>	<b>\$61,697,770</b>	<b>\$1,535,350</b>	<b>2.6%</b>

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

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 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 2025 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 first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 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 2023 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 2025.

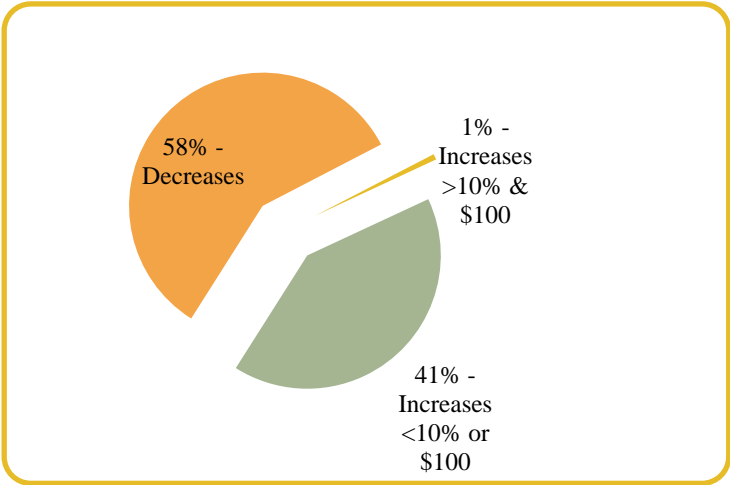
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	625,668	614,672	(10,996)	(1.8)
Apartment	25,633	26,335	702	2.7
<b>Total Residential</b>	<b>\$651,301</b>	<b>\$641,006</b>	<b>(\$10,295)</b>	<b>(1.6%)</b>
Farm	1,934,454	1,908,458	(25,996)	(1.3)
Commercial / Industrial	120,594	120,948	354	0.3
Institutional	103	113	10	9.7
<b>Total</b>	<b>\$2,706,452</b>	<b>\$2,670,525</b>	<b>(\$35,927)</b>	<b>(1.3%)</b>

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

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

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



	Number of Properties
With Tax Increases:	1,392
With Tax Decreases:	1,953
<b>Total Properties:</b>	<b>3,345</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	474,180	471,429	(2,751)	(0.6)
Apartment	21,188	21,975	787	3.7
<b>Total Residential</b>	<b>\$495,368</b>	<b>\$493,404</b>	<b>(\$1,964)</b>	<b>(0.4%)</b>
Farm	1,417,805	1,417,703	(102)	(0.0)
Commercial / Industrial	80,928	82,976	2,048	2.5
Institutional	80	90	10	12.5
<b>Total</b>	<b>\$1,994,180</b>	<b>\$1,994,180*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 2.6% should see a municipal tax decrease.
- Properties with an assessment increase greater than 2.6% should see a municipal tax increase.

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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:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **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.
- **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.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
- **Renters Tax Credit.** The Renters Tax Credit is being increased from a maximum of \$525 to \$575 starting in the 2025 tax year, and the maximum available seniors top-up is increasing from \$300 to \$328.57.
- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.



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# **IMPACT OF REASSESSMENT 2025 LGD OF MYSTERY LAKE**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 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 2023. 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 \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$2 million (9%) to \$20 million (from \$18 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	248,920	257,030	8,110	3.3
Farm	15,230	15,280	50	0.3
Commercial / Industrial	17,376,370	18,831,530	1,455,160	8.4
Railway	530,510	630,690	100,180	18.9
<b>Total</b>	<b>\$18,171,030</b>	<b>\$19,734,530</b>	<b>\$1,563,500</b>	<b>8.6%</b>

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

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 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
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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.
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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 first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 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 2025.

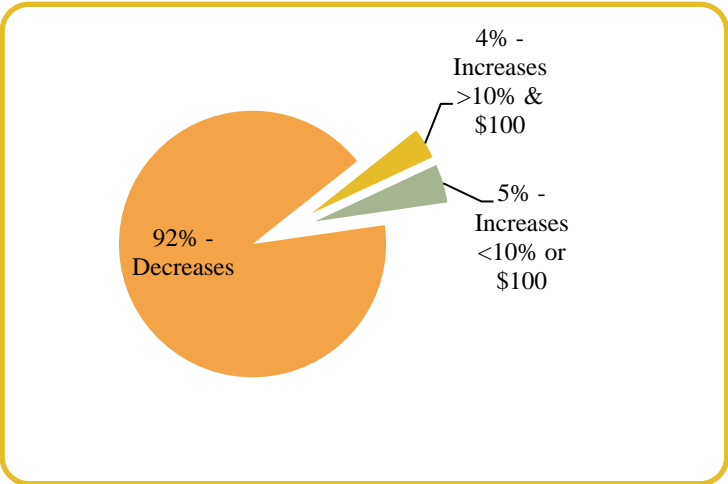
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,238	1,125	(113)	(9.1)
Farm	76	67	(9)	(11.8)
Commercial / Industrial	227,874	217,033	(10,841)	(4.8)
Railway	6,957	7,269	312	4.5
<b>Total</b>	<b>\$236,145</b>	<b>\$225,494</b>	<b>(\$10,651)</b>	<b>(4.5%)</b>

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

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

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



	Number of Properties
With Tax Increases:	9
With Tax Decreases:	98
<b>Total Properties:</b>	<b>107</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	0	0	0	0.0
Farm	0	0	0	0.0
Commercial / Industrial	0	0	0	0.0
Railway	0	0	0	0.0
<b>Total</b>	<b>\$0</b>	<b>\$0*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 8.6% should see a municipal tax decrease.
- Properties with an assessment increase greater than 8.6% should see a municipal tax increase.

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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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- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
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## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
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# **IMPACT OF REASSESSMENT 2025 TOWN OF NEEPAWA**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 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.
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### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. 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 \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$16 million (7%) to \$248 million (from \$232 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	130,140,360	136,567,030	6,426,670	4.9
Apartment	15,400,630	16,175,360	774,730	5.0
Condo / Co-op	4,481,210	4,950,490	469,280	10.5
<b>Total Residential</b>	<b>\$150,022,200</b>	<b>\$157,692,880</b>	<b>\$7,670,680</b>	<b>5.1%</b>
Farm	1,110,770	1,268,280	157,510	14.2
Commercial / Industrial	64,314,990	71,019,780	6,704,790	10.4
Institutional	16,189,440	17,295,300	1,105,860	6.8
Pipeline	59,750	72,300	12,550	21.0
Railway	321,430	458,250	136,820	42.6
Designated Recreational	138,810	141,560	2,750	2.0
<b>Total</b>	<b>\$232,157,390</b>	<b>\$247,948,350</b>	<b>\$15,790,960</b>	<b>6.8%</b>

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

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 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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Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 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 2023 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 2025.

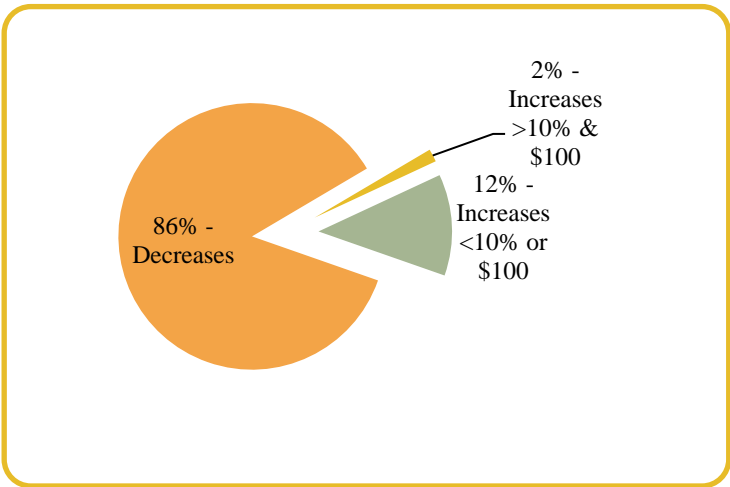
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	4,010,405	3,863,891	(146,514)	(3.7)
Apartment	474,586	457,649	(16,937)	(3.6)
Condo / Co-op	138,093	140,064	1,971	1.4
<b>Total Residential</b>	<b>\$4,623,084</b>	<b>\$4,461,605</b>	<b>(\$161,479)</b>	<b>(3.5%)</b>
Farm	34,229	35,883	1,654	4.8
Commercial / Industrial	2,505,455	2,517,012	11,557	0.5
Institutional	336,366	336,442	76	0.0
Pipeline	2,328	2,562	234	10.1
Railway	12,522	16,241	3,719	29.7
Designated Recreational	5,407	5,017	(390)	(7.2)
<b>Total</b>	<b>\$7,519,391</b>	<b>\$7,374,762</b>	<b>(\$144,629)</b>	<b>(1.9%)</b>

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

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

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



	Number of Properties
With Tax Increases:	231
With Tax Decreases:	1,435
<b>Total Properties:</b>	<b>1,666</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	2,703,015	2,655,819	(47,196)	(1.8)
Apartment	319,871	314,562	(5,309)	(1.7)
Condo / Co-op	93,075	96,272	3,197	3.4
<b>Total Residential</b>	<b>\$3,115,961</b>	<b>\$3,066,653</b>	<b>(\$49,308)</b>	<b>(1.6%)</b>
Farm	23,071	24,664	1,593	6.9
Commercial / Industrial	1,335,822	1,381,122	45,300	3.4
Institutional	336,255	336,342	87	0.0
Pipeline	1,241	1,406	165	13.3
Railway	6,676	8,912	2,236	33.5
Designated Recreational	2,883	2,753	(130)	(4.5)
<b>Total</b>	<b>\$4,821,909</b>	<b>\$4,821,909*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 6.8% should see a municipal tax decrease.
- Properties with an assessment increase greater than 6.8% should see a municipal tax increase.

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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:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **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.
- **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.



## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
- **Renters Tax Credit.** The Renters Tax Credit is being increased from a maximum of \$525 to \$575 starting in the 2025 tax year, and the maximum available seniors top-up is increasing from \$300 to \$328.57.
- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 TOWN OF NIVERVILLE**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 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 2023. 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 \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$84 million (24%) to \$438 million (from \$354 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	267,712,320	336,901,050	69,188,730	25.8
Apartment	16,155,270	18,043,680	1,888,410	11.7
Condo / Co-op	20,298,990	23,029,260	2,730,270	13.5
<b>Total Residential</b>	<b>\$304,166,580</b>	<b>\$377,973,990</b>	<b>\$73,807,410</b>	<b>24.3%</b>
Farm	2,396,190	2,832,830	436,640	18.2
Commercial / Industrial	44,049,530	52,849,940	8,800,410	20.0
Institutional	2,789,940	2,963,490	173,550	6.2
Railway	475,680	731,180	255,500	53.7
Designated Recreational	153,810	219,240	65,430	42.5
<b>Total</b>	<b>\$354,031,730</b>	<b>\$437,570,670</b>	<b>\$83,538,940</b>	<b>23.6%</b>

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

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 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 2025 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 first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 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 2023 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 2025.

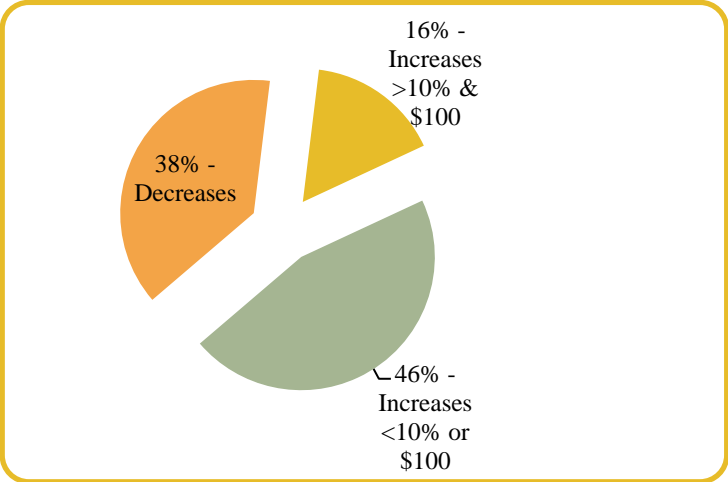
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	5,929,025	6,186,851	257,826	4.4
Apartment	357,791	331,354	(26,437)	(7.4)
Condo / Co-op	449,562	422,909	(26,653)	(5.9)
<b>Total Residential</b>	<b>\$6,736,377</b>	<b>\$6,941,114</b>	<b>\$204,737</b>	<b>3.0%</b>
Farm	53,068	52,022	(1,046)	(2.0)
Commercial / Industrial	1,334,128	1,348,308	14,180	1.1
Institutional	28,354	24,369	(3,985)	(14.1)
Railway	14,407	18,654	4,247	29.5
Designated Recreational	4,658	5,593	935	20.1
<b>Total</b>	<b>\$8,170,993</b>	<b>\$8,390,060</b>	<b>\$219,067</b>	<b>2.7%</b>

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

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

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



	Number of Properties
With Tax Increases:	1,564
With Tax Decreases:	967
<b>Total Properties:</b>	<b>2,531</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	2,720,760	2,770,337	49,577	1.8
Apartment	164,186	148,373	(15,813)	(9.6)
Condo / Co-op	206,299	189,370	(16,929)	(8.2)
<b>Total Residential</b>	<b>\$3,091,245</b>	<b>\$3,108,080</b>	<b>\$16,835</b>	<b>0.5%</b>
Farm	24,352	23,294	(1,058)	(4.3)
Commercial / Industrial	447,675	434,585	(13,090)	(2.9)
Institutional	28,354	24,369	(3,985)	(14.1)
Railway	4,834	6,012	1,178	24.4
Designated Recreational	1,563	1,803	240	15.4
<b>Total</b>	<b>\$3,598,024</b>	<b>\$3,598,024*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 23.6% should see a municipal tax decrease.
- Properties with an assessment increase greater than 23.6% should see a municipal tax increase.



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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:
  - increases and decreases in both municipal and education taxes.
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- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
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- **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.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
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- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
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- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
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  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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**IMPACT OF  
REASSESSMENT 2025  
MUNICIPALITY OF NORFOLK  
TREHERNE**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 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 2023. 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 \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$31 million (15%) to \$233 million (from \$202 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	53,233,660	61,143,920	7,910,260	14.9
Apartment	136,220	136,040	(180)	(0.1)
<b>Total Residential</b>	<b>\$53,369,880</b>	<b>\$61,279,960</b>	<b>\$7,910,080</b>	<b>14.8%</b>
Farm	132,181,690	153,866,750	21,685,060	16.4
Commercial / Industrial	14,530,940	15,605,600	1,074,660	7.4
Institutional	1,584,460	1,610,320	25,860	1.6
Railway	144,380	172,080	27,700	19.2
Designated Recreational	54,440	58,910	4,470	8.2
<b>Total</b>	<b>\$201,865,790</b>	<b>\$232,593,620</b>	<b>\$30,727,830</b>	<b>15.2%</b>

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

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 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 2025 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 first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 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 2023 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 2025.

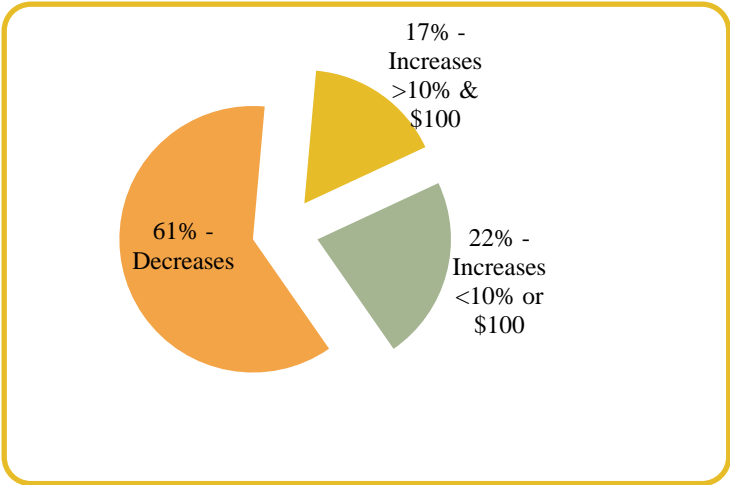
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,171,800	1,141,330	(30,470)	(2.6)
Apartment	2,967	2,512	(455)	(15.3)
<b>Total Residential</b>	<b>\$1,174,766</b>	<b>\$1,143,841</b>	<b>(\$30,925)</b>	<b>(2.6%)</b>
Farm	2,907,417	2,874,524	(32,893)	(1.1)
Commercial / Industrial	434,909	399,799	(35,110)	(8.1)
Institutional	21,786	19,216	(2,570)	(11.8)
Railway	4,320	4,407	87	2.0
Designated Recreational	1,629	1,509	(120)	(7.4)
<b>Total</b>	<b>\$4,544,828</b>	<b>\$4,443,296</b>	<b>(\$101,532)</b>	<b>(2.2%)</b>

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

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

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



	Number of Properties
With Tax Increases:	774
With Tax Decreases:	1,214
<b>Total Properties:</b>	<b>1,988</b>



- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	731,963	729,630	(2,333)	(0.3)
Apartment	1,873	1,623	(250)	(13.4)
<b>Total Residential</b>	<b>\$733,836</b>	<b>\$731,254</b>	<b>(\$2,582)</b>	<b>(0.4%)</b>
Farm	1,817,498	1,836,092	18,594	1.0
Commercial / Industrial	199,800	186,222	(13,578)	(6.8)
Institutional	21,786	19,216	(2,570)	(11.8)
Railway	1,985	2,053	68	3.4
Designated Recreational	749	703	(46)	(6.1)
<b>Total</b>	<b>\$2,775,655</b>	<b>\$2,775,655*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 15.2% should see a municipal tax decrease.
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## 6. PROVINCIAL PROPERTY TAX REDUCTION

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  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
- **Renters Tax Credit.** The Renters Tax Credit is being increased from a maximum of \$525 to \$575 starting in the 2025 tax year, and the maximum available seniors top-up is increasing from \$300 to \$328.57.
- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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**IMPACT OF  
REASSESSMENT 2025  
MUNICIPALITY OF NORTH  
CYPRESS-LANGFORD**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 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 2023. 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 \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$99 million (17%) to \$679 million (from \$580 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	118,019,290	126,648,000	8,628,710	7.3
Apartment	5,761,230	6,205,910	444,680	7.7
<b>Total Residential</b>	<b>\$123,780,520</b>	<b>\$132,853,910</b>	<b>\$9,073,390</b>	<b>7.3%</b>
Farm	257,649,540	315,981,870	58,332,330	22.6
Commercial / Industrial	122,017,240	138,406,900	16,389,660	13.4
Institutional	135,660	138,140	2,480	1.8
Pipeline	65,284,800	78,356,700	13,071,900	20.0
Railway	10,928,050	13,295,040	2,366,990	21.7
Designated Recreational	294,190	333,660	39,470	13.4
<b>Total</b>	<b>\$580,090,000</b>	<b>\$679,366,220</b>	<b>\$99,276,220</b>	<b>17.1%</b>

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

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 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 2025 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 first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 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 2023 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 2025.

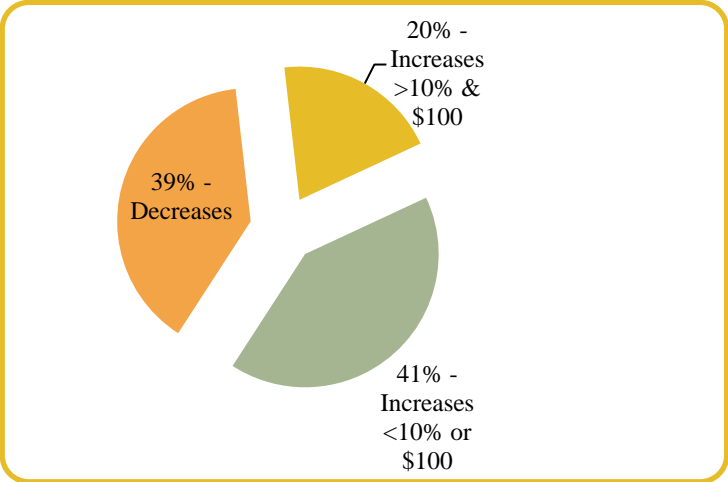
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,981,989	1,848,543	(133,446)	(6.7)
Apartment	117,136	113,759	(3,377)	(2.9)
<b>Total Residential</b>	<b>\$2,099,124</b>	<b>\$1,962,301</b>	<b>(\$136,823)</b>	<b>(6.5%)</b>
Farm	4,323,798	4,610,300	286,502	6.6
Commercial / Industrial	3,361,705	3,402,372	40,667	1.2
Institutional	912	793	(119)	(13.1)
Pipeline	1,628,891	1,704,280	75,389	4.6
Railway	273,081	289,903	16,822	6.2
Designated Recreational	7,977	8,021	44	0.6
<b>Total</b>	<b>\$11,695,488</b>	<b>\$11,977,970</b>	<b>\$282,482</b>	<b>2.4%</b>

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

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

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



	Number of Properties
With Tax Increases:	2,157
With Tax Decreases:	1,382
<b>Total Properties:</b>	<b>3,539</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	793,090	726,706	(66,384)	(8.4)
Apartment	38,715	35,610	(3,105)	(8.0)
<b>Total Residential</b>	<b>\$831,805</b>	<b>\$762,316</b>	<b>(\$69,489)</b>	<b>(8.4%)</b>
Farm	1,731,405	1,813,104	81,699	4.7
Commercial / Industrial	819,956	794,179	(25,777)	(3.1)
Institutional	912	793	(119)	(13.1)
Pipeline	438,714	449,611	10,897	2.5
Railway	73,436	76,287	2,851	3.9
Designated Recreational	1,977	1,915	(62)	(3.1)
<b>Total</b>	<b>\$3,898,205</b>	<b>\$3,898,205*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 17.1% should see a municipal tax decrease.
- Properties with an assessment increase greater than 17.1% should see a municipal tax increase.

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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:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **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.
- **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.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
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- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
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- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
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  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 MUNICIPALITY OF NORTH NORFOLK**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 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 2023. 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 \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$77 million (20%) to \$462 million (from \$385 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	117,137,720	131,048,410	13,910,690	11.9
Apartment	2,700,400	2,771,700	71,300	2.6
Condo / Co-op	528,610	570,260	41,650	7.9
<b>Total Residential</b>	<b>\$120,366,730</b>	<b>\$134,390,370</b>	<b>\$14,023,640</b>	<b>11.7%</b>
Farm	166,154,530	212,407,620	46,253,090	27.8
Commercial / Industrial	18,929,840	19,847,350	917,510	4.9
Institutional	1,633,890	1,708,190	74,300	4.6
Pipeline	65,727,600	78,876,700	13,149,100	20.0
Railway	11,927,580	14,349,450	2,421,870	20.3
Designated Recreational	29,560	29,970	410	1.4
<b>Total</b>	<b>\$384,769,730</b>	<b>\$461,609,650</b>	<b>\$76,839,920</b>	<b>20.0%</b>

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

- Taxable Assessment is the portioned assessment.



## 4. IMPACT OF REASSESSMENT 2025 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 2025 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 first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 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 2023 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 2025.

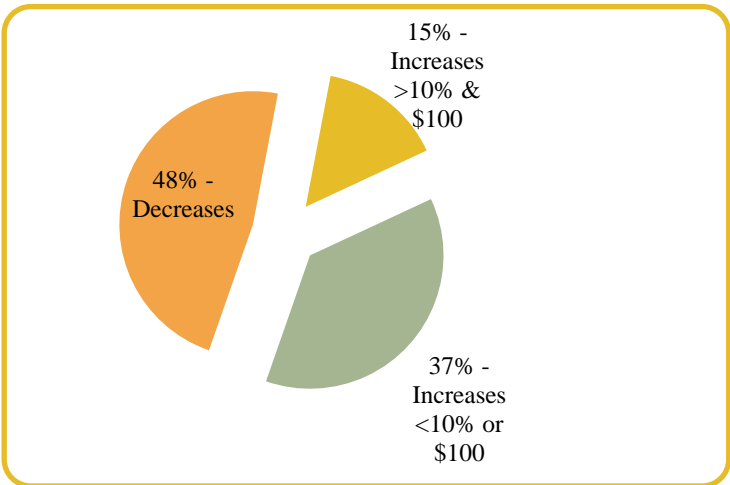
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	2,390,306	2,251,742	(138,564)	(5.8)
Apartment	62,471	55,761	(6,710)	(10.7)
Condo / Co-op	12,869	12,105	(764)	(5.9)
<b>Total Residential</b>	<b>\$2,465,646</b>	<b>\$2,319,608</b>	<b>(\$146,038)</b>	<b>(5.9%)</b>
Farm	3,233,183	3,432,367	199,184	6.2
Commercial / Industrial	538,653	480,133	(58,520)	(10.9)
Institutional	17,906	16,846	(1,060)	(5.9)
Pipeline	1,812,765	1,835,599	22,834	1.3
Railway	331,124	336,964	5,840	1.8
Designated Recreational	815	698	(117)	(14.4)
<b>Total</b>	<b>\$8,400,092</b>	<b>\$8,422,214</b>	<b>\$22,122</b>	<b>0.3%</b>

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

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

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



	Number of Properties
With Tax Increases:	1,807
With Tax Decreases:	1,645
<b>Total Properties:</b>	<b>3,452</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	1,076,911	1,028,365	(48,546)	(4.5)
Apartment	32,210	29,924	(2,286)	(7.1)
Condo / Co-op	6,945	6,789	(156)	(2.3)
<b>Total Residential</b>	<b>\$1,116,066</b>	<b>\$1,065,078</b>	<b>(\$50,988)</b>	<b>(4.6%)</b>
Farm	1,368,248	1,444,826	76,578	5.6
Commercial / Industrial	172,355	153,096	(19,259)	(11.2)
Institutional	16,052	14,648	(1,404)	(8.8)
Pipeline	541,398	536,598	(4,800)	(0.9)
Railway	99,964	99,767	(197)	(0.2)
Designated Recreational	243	204	(39)	(16.1)
<b>Total</b>	<b>\$3,314,328</b>	<b>\$3,314,328*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 20.0% should see a municipal tax decrease.
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# **IMPACT OF REASSESSMENT 2025 MUNICIPALITY OF OAKLAND- WAWANESA**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 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 2023. 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 \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$19 million (10%) to \$200 million (from \$181 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	68,787,820	75,070,170	6,282,350	9.1
Apartment	142,740	156,740	14,000	9.8
Condo / Co-op	140,910	149,730	8,820	6.3
<b>Total Residential</b>	<b>\$69,071,470</b>	<b>\$75,376,640</b>	<b>\$6,305,170</b>	<b>9.1%</b>
Farm	66,677,240	71,911,970	5,234,730	7.9
Commercial / Industrial	11,821,890	12,390,060	568,170	4.8
Institutional	696,880	707,360	10,480	1.5
Pipeline	32,861,050	39,432,900	6,571,850	20.0
Railway	152,330	177,260	24,930	16.4
<b>Total</b>	<b>\$181,280,860</b>	<b>\$199,996,190</b>	<b>\$18,715,330</b>	<b>10.3%</b>

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

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 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 2025 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 first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 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 2023 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 2025.

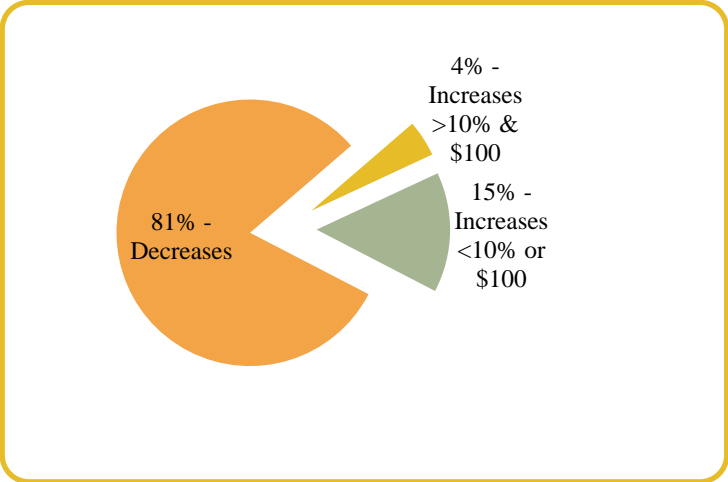
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,434,296	1,387,980	(46,316)	(3.2)
Apartment	2,852	2,746	(106)	(3.7)
Condo / Co-op	2,815	2,623	(192)	(6.8)
<b>Total Residential</b>	<b>\$1,439,963</b>	<b>\$1,393,350</b>	<b>(\$46,613)</b>	<b>(3.2%)</b>
Farm	1,370,592	1,307,927	(62,665)	(4.6)
Commercial / Industrial	333,615	307,069	(26,546)	(8.0)
Institutional	6,871	6,322	(549)	(8.0)
Pipeline	924,020	972,770	48,750	5.3
Railway	4,283	4,373	90	2.1
<b>Total</b>	<b>\$4,079,345</b>	<b>\$3,991,811</b>	<b>(\$87,534)</b>	<b>(2.2%)</b>

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

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

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



	Number of Properties
With Tax Increases:	302
With Tax Decreases:	1,291
<b>Total Properties:</b>	<b>1,593</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	678,248	670,902	(7,346)	(1.1)
Apartment	1,407	1,401	(6)	(0.4)
Condo / Co-op	1,389	1,338	(51)	(3.7)
<b>Total Residential</b>	<b>\$681,045</b>	<b>\$673,641</b>	<b>(\$7,404)</b>	<b>(1.1%)</b>
Farm	657,438	642,677	(14,761)	(2.3)
Commercial / Industrial	116,564	110,730	(5,834)	(5.0)
Institutional	6,871	6,322	(549)	(8.0)
Pipeline	324,010	352,412	28,402	8.8
Railway	1,502	1,584	82	5.5
<b>Total</b>	<b>\$1,787,429</b>	<b>\$1,787,429*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 10.3% should see a municipal tax decrease.
- Properties with an assessment increase greater than 10.3% should see a municipal tax increase.

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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:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **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.
- **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.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
- **Renters Tax Credit.** The Renters Tax Credit is being increased from a maximum of \$525 to \$575 starting in the 2025 tax year, and the maximum available seniors top-up is increasing from \$300 to \$328.57.
- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 RM OF OAKVIEW**



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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 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 2023. 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 \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$34 million (12%) to \$310 million (from \$275 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	55,998,770	57,788,640	1,789,870	3.2
Apartment	304,840	310,330	5,490	1.8
<b>Total Residential</b>	<b>\$56,303,610</b>	<b>\$58,098,970</b>	<b>\$1,795,360</b>	<b>3.2%</b>
Farm	144,752,990	162,859,740	18,106,750	12.5
Commercial / Industrial	5,497,480	5,905,810	408,330	7.4
Institutional	70,730	71,830	1,100	1.6
Pipeline	67,590,900	81,110,100	13,519,200	20.0
Railway	1,124,450	1,651,970	527,520	46.9
Designated Recreational	44,170	47,150	2,980	6.8
<b>Total</b>	<b>\$275,384,330</b>	<b>\$309,745,570</b>	<b>\$34,361,240</b>	<b>12.5%</b>

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

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 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
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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 2025 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 first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 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 2025.

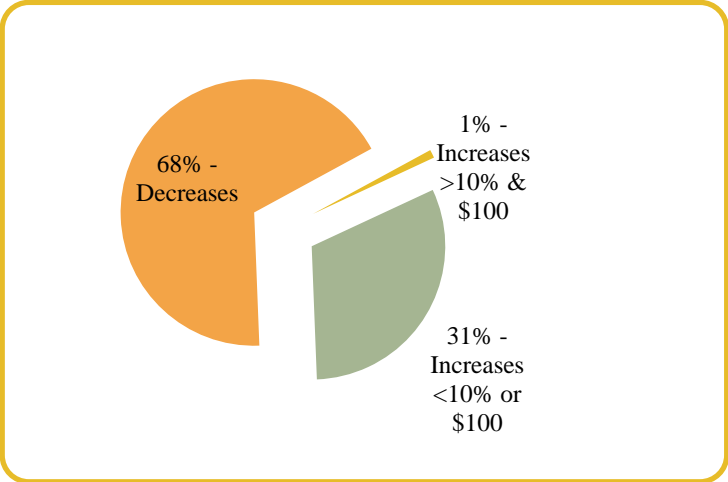
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,212,899	1,117,333	(95,566)	(7.9)
Apartment	7,508	7,031	(477)	(6.4)
<b>Total Residential</b>	<b>\$1,220,408</b>	<b>\$1,124,364</b>	<b>(\$96,044)</b>	<b>(7.9%)</b>
Farm	3,010,248	2,969,626	(40,622)	(1.4)
Commercial / Industrial	164,002	156,351	(7,651)	(4.7)
Institutional	807	739	(68)	(8.4)
Pipeline	1,972,302	2,080,222	107,920	5.5
Railway	32,734	42,293	9,559	29.2
Designated Recreational	1,307	1,241	(66)	(5.1)
<b>Total</b>	<b>\$6,401,809</b>	<b>\$6,374,835</b>	<b>(\$26,974)</b>	<b>(0.4%)</b>

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

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

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



	Number of Properties
With Tax Increases:	810
With Tax Decreases:	1,696
<b>Total Properties:</b>	<b>2,506</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	653,106	613,715	(39,391)	(6.0)
Apartment	4,432	4,296	(136)	(3.1)
<b>Total Residential</b>	<b>\$657,538</b>	<b>\$618,011</b>	<b>(\$39,527)</b>	<b>(6.0%)</b>
Farm	1,585,438	1,577,307	(8,131)	(0.5)
Commercial / Industrial	63,904	62,228	(1,676)	(2.6)
Institutional	807	739	(68)	(8.4)
Pipeline	740,120	785,705	45,585	6.2
Railway	12,313	16,059	3,746	30.4
Designated Recreational	502	488	(14)	(2.8)
<b>Total</b>	<b>\$3,060,622</b>	<b>\$3,060,622*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 12.5% should see a municipal tax decrease.
- Properties with an assessment increase greater than 12.5% should see a municipal tax increase.

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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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- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
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# **IMPACT OF REASSESSMENT 2025 MUNICIPALITY OF PEMBINA**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
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### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. 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 \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$85 million (21%) to \$491 million (from \$406 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	66,089,330	80,608,780	14,519,450	22.0
Apartment	1,266,900	1,349,700	82,800	6.5
<b>Total Residential</b>	<b>\$67,356,230</b>	<b>\$81,958,480</b>	<b>\$14,602,250</b>	<b>21.7%</b>
Farm	276,913,480	337,934,880	61,021,400	22.0
Commercial / Industrial	24,751,230	27,229,840	2,478,610	10.0
Institutional	2,246,160	2,409,850	163,690	7.3
Pipeline	34,410,350	41,292,050	6,881,700	20.0
Railway	456,930	553,510	96,580	21.1
Designated Recreational	42,650	54,460	11,810	27.7
<b>Total</b>	<b>\$406,177,030</b>	<b>\$491,433,070</b>	<b>\$85,256,040</b>	<b>21.0%</b>

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

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 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 2025 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 first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 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 2023 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 2025.

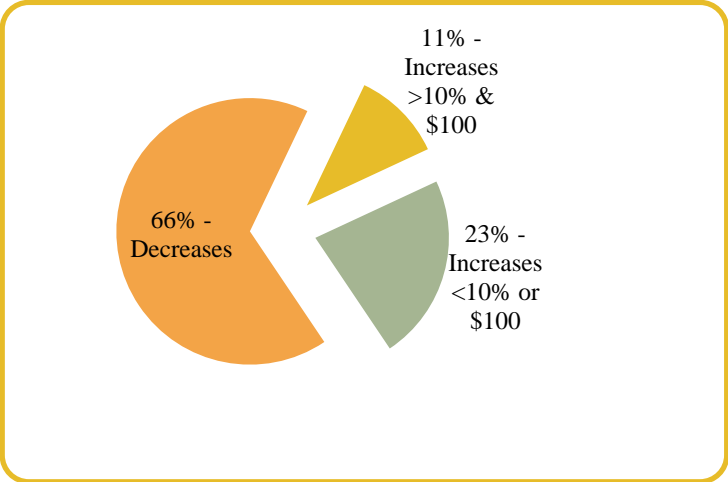
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,346,866	1,353,912	7,046	0.5
Apartment	28,015	24,971	(3,044)	(10.9)
<b>Total Residential</b>	<b>\$1,374,881</b>	<b>\$1,378,883</b>	<b>\$4,002</b>	<b>0.3%</b>
Farm	4,888,768	4,902,208	13,440	0.3
Commercial / Industrial	665,021	613,511	(51,510)	(7.8)
Institutional	28,198	25,299	(2,899)	(10.3)
Pipeline	892,432	900,940	8,508	1.0
Railway	11,928	12,143	215	1.8
Designated Recreational	1,201	1,294	93	7.7
<b>Total</b>	<b>\$7,862,429</b>	<b>\$7,834,277</b>	<b>(\$28,152)</b>	<b>(0.4%)</b>

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

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

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



	Number of Properties
With Tax Increases:	1,026
With Tax Decreases:	2,036
<b>Total Properties:</b>	<b>3,062</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	807,095	815,245	8,150	1.0
Apartment	17,843	16,159	(1,684)	(9.4)
<b>Total Residential</b>	<b>\$824,938</b>	<b>\$831,404</b>	<b>\$6,466</b>	<b>0.8%</b>
Farm	2,621,648	2,644,242	22,594	0.9
Commercial / Industrial	264,766	241,032	(23,734)	(9.0)
Institutional	27,785	24,917	(2,868)	(10.3)
Pipeline	325,419	322,739	(2,680)	(0.8)
Railway	4,495	4,515	20	0.4
Designated Recreational	512	549	37	7.2
<b>Total</b>	<b>\$4,069,562</b>	<b>\$4,069,562*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 21.0% should see a municipal tax decrease.
- Properties with an assessment increase greater than 21.0% should see a municipal tax increase.

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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:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **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.
- **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.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
- **Renters Tax Credit.** The Renters Tax Credit is being increased from a maximum of \$525 to \$575 starting in the 2025 tax year, and the maximum available seniors top-up is increasing from \$300 to \$328.57.
- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.



## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 LGD OF PINAWA**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 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 2023. 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 \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$12 million (14%) to \$96 million (from \$84 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	69,889,730	79,739,180	9,849,450	14.1
Apartment	4,329,250	4,646,740	317,490	7.3
Condo / Co-op	5,667,370	6,752,860	1,085,490	19.2
<b>Total Residential</b>	<b>\$79,886,350</b>	<b>\$91,138,780</b>	<b>\$11,252,430</b>	<b>14.1%</b>
Farm	405,060	469,020	63,960	15.8
Commercial / Industrial	3,605,250	4,175,310	570,060	15.8
Institutional	341,400	364,210	22,810	6.7
Designated Recreational	120,570	124,290	3,720	3.1
<b>Total</b>	<b>\$84,358,630</b>	<b>\$96,271,610</b>	<b>\$11,912,980</b>	<b>14.1%</b>

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

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 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 2025 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 first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 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 2023 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 2025.

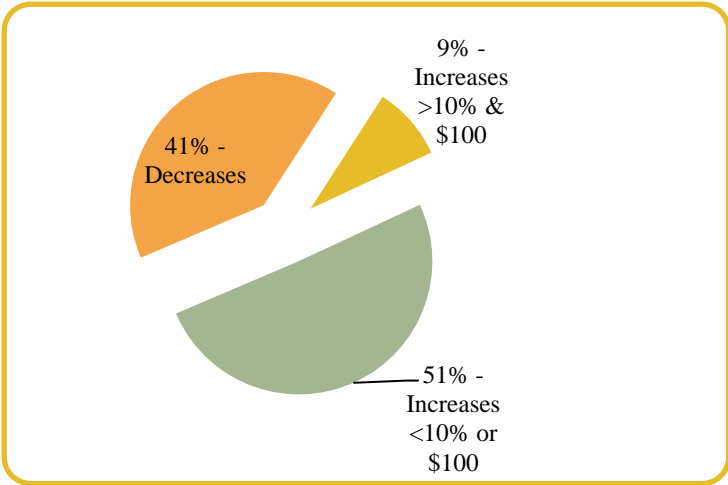
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,870,319	1,871,319	1,000	0.1
Apartment	115,855	109,050	(6,805)	(5.9)
Condo / Co-op	151,664	158,476	6,812	4.5
<b>Total Residential</b>	<b>\$2,137,839</b>	<b>\$2,138,845</b>	<b>\$1,006</b>	<b>0.1%</b>
Farm	10,840	11,007	167	1.5
Commercial / Industrial	96,480	97,986	1,506	1.6
Institutional	7,495	7,011	(484)	(6.5)
Designated Recreational	3,227	2,917	(310)	(9.6)
<b>Total</b>	<b>\$2,255,880</b>	<b>\$2,257,766</b>	<b>\$1,886</b>	<b>0.1%</b>

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

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

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



	Number of Properties
With Tax Increases:	638
With Tax Decreases:	435
<b>Total Properties:</b>	<b>1,073</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	1,522,688	1,522,301	(387)	(0.0)
Apartment	94,321	88,711	(5,610)	(6.0)
Condo / Co-op	123,475	128,919	5,444	4.4
<b>Total Residential</b>	<b>\$1,740,484</b>	<b>\$1,739,930</b>	<b>(\$554)</b>	<b>(0.0%)</b>
Farm	8,825	8,954	129	1.5
Commercial / Industrial	78,548	79,711	1,163	1.5
Institutional	7,438	6,953	(485)	(6.5)
Designated Recreational	2,627	2,373	(254)	(9.7)
<b>Total</b>	<b>\$1,837,921</b>	<b>\$1,837,921*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 14.1% should see a municipal tax decrease.
- Properties with an assessment increase greater than 14.1% should see a municipal tax increase.

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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:
  - increases and decreases in both municipal and education taxes.
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- **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.



## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
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- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
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- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
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  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 RM OF PINEY**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 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 2023. 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 \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$37 million (30%) to \$158 million (from \$122 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	61,249,020	75,823,840	14,574,820	23.8
Apartment	272,450	280,310	7,860	2.9
<b>Total Residential</b>	<b>\$61,521,470</b>	<b>\$76,104,150</b>	<b>\$14,582,680</b>	<b>23.7%</b>
Farm	34,107,290	51,660,050	17,552,760	51.5
Commercial / Industrial	6,176,780	6,899,950	723,170	11.7
Institutional	720,220	753,950	33,730	4.7
Pipeline	6,827,200	8,192,550	1,365,350	20.0
Railway	12,263,180	14,745,140	2,481,960	20.2
<b>Total</b>	<b>\$121,616,140</b>	<b>\$158,355,790</b>	<b>\$36,739,650</b>	<b>30.2%</b>

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

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 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 2025 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 first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
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- **Education Support Levy** - The Education Support Levy was based on the 2023 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 2025.

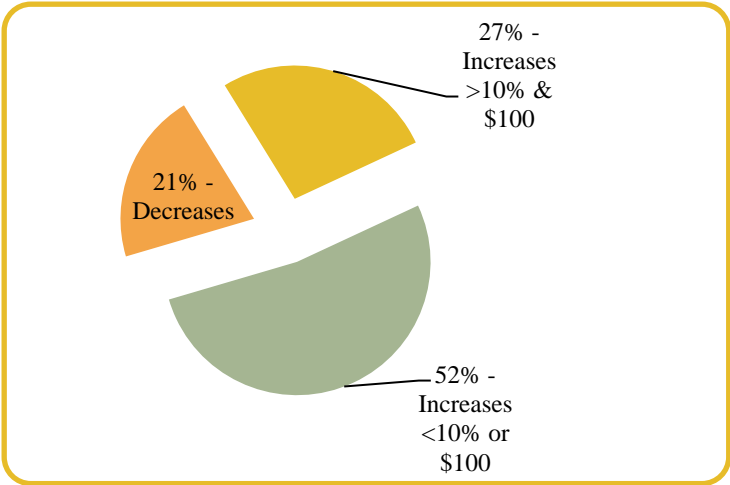
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,470,643	1,463,957	(6,686)	(0.5)
Apartment	6,571	5,389	(1,182)	(18.0)
<b>Total Residential</b>	<b>\$1,477,214</b>	<b>\$1,469,346</b>	<b>(\$7,868)</b>	<b>(0.5%)</b>
Farm	817,751	998,988	181,237	22.2
Commercial / Industrial	198,248	182,842	(15,406)	(7.8)
Institutional	9,022	7,555	(1,467)	(16.3)
Pipeline	219,317	216,909	(2,408)	(1.1)
Railway	393,973	390,369	(3,604)	(0.9)
<b>Total</b>	<b>\$3,115,525</b>	<b>\$3,266,010</b>	<b>\$150,485</b>	<b>4.8%</b>

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

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

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



	Number of Properties
With Tax Increases:	2,193
With Tax Decreases:	575
<b>Total Properties:</b>	<b>2,768</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	740,501	704,024	(36,477)	(4.9)
Apartment	3,294	2,603	(691)	(21.0)
<b>Total Residential</b>	<b>\$743,795</b>	<b>\$706,627</b>	<b>(\$37,168)</b>	<b>(5.0%)</b>
Farm	412,357	479,664	67,307	16.3
Commercial / Industrial	74,677	64,066	(10,611)	(14.2)
Institutional	8,707	7,000	(1,707)	(19.6)
Pipeline	82,541	76,068	(6,473)	(7.8)
Railway	148,262	136,909	(11,353)	(7.7)
<b>Total</b>	<b>\$1,470,339</b>	<b>\$1,470,339*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 30.2% should see a municipal tax decrease.
- Properties with an assessment increase greater than 30.2% should see a municipal tax increase.



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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:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **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.
- **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.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
- **Renters Tax Credit.** The Renters Tax Credit is being increased from a maximum of \$525 to \$575 starting in the 2025 tax year, and the maximum available seniors top-up is increasing from \$300 to \$328.57.
- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 RM OF PIPESTONE**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 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 2023. 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 \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$76 million (17%) to \$509 million (from \$433 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	37,842,810	36,245,290	(1,597,520)	(4.2)
Apartment	447,180	461,750	14,570	3.3
<b>Total Residential</b>	<b>\$38,289,990</b>	<b>\$36,707,040</b>	<b>(\$1,582,950)</b>	<b>(4.1%)</b>
Farm	94,277,210	117,428,400	23,151,190	24.6
Commercial / Industrial	244,429,810	287,146,610	42,716,800	17.5
Institutional	430,430	441,550	11,120	2.6
Pipeline	55,248,500	66,307,700	11,059,200	20.0
Railway	464,040	562,090	98,050	21.1
<b>Total</b>	<b>\$433,139,980</b>	<b>\$508,593,390</b>	<b>\$75,453,410</b>	<b>17.4%</b>

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

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 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 2025 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 first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 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 2023 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 2025.

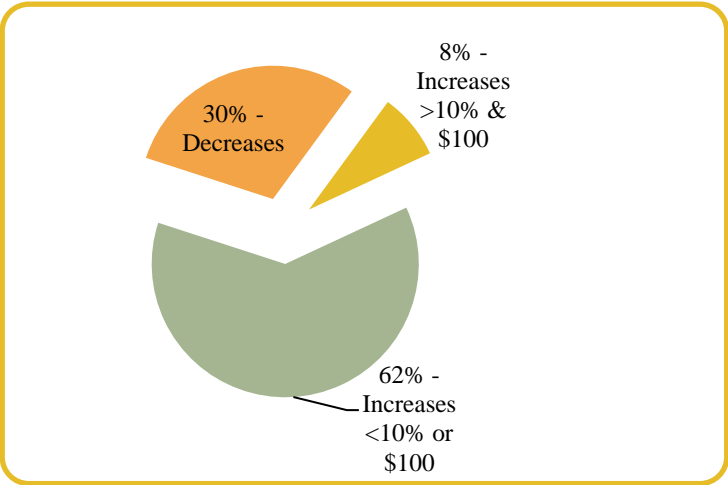
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	595,641	504,343	(91,298)	(15.3)
Apartment	7,092	6,652	(440)	(6.2)
<b>Total Residential</b>	<b>\$602,733</b>	<b>\$510,995</b>	<b>(\$91,738)</b>	<b>(15.2%)</b>
Farm	1,475,353	1,588,842	113,489	7.7
Commercial / Industrial	5,815,196	5,939,702	124,506	2.1
Institutional	3,534	3,384	(150)	(4.2)
Pipeline	1,314,307	1,371,111	56,804	4.3
Railway	11,039	11,623	584	5.3
<b>Total</b>	<b>\$9,222,162</b>	<b>\$9,425,657</b>	<b>\$203,495</b>	<b>2.2%</b>

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

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

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



	Number of Properties
With Tax Increases:	3,566
With Tax Decreases:	1,532
<b>Total Properties:</b>	<b>5,098</b>



- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	306,182	259,977	(46,205)	(15.1)
Apartment	3,671	3,539	(132)	(3.6)
<b>Total Residential</b>	<b>\$309,853</b>	<b>\$263,516</b>	<b>(\$46,337)</b>	<b>(15.0%)</b>
Farm	754,226	797,140	42,914	5.7
Commercial / Industrial	1,955,894	1,951,236	(4,658)	(0.2)
Institutional	3,534	3,384	(150)	(4.2)
Pipeline	441,988	450,097	8,109	1.8
Railway	3,712	3,815	103	2.8
<b>Total</b>	<b>\$3,469,208</b>	<b>\$3,469,208*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 17.4% should see a municipal tax decrease.
- Properties with an assessment increase greater than 17.4% should see a municipal tax increase.

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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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## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
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## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

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# **IMPACT OF REASSESSMENT 2025 CITY OF PORTAGE LA PRAIRIE**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 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 2023. 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 \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$64 million (10%) to \$718 million (from \$654 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	394,310,530	428,480,430	34,169,900	8.7
Apartment	50,376,540	55,636,560	5,260,020	10.4
Condo / Co-op	11,744,360	12,559,150	814,790	6.9
<b>Total Residential</b>	<b>\$456,431,430</b>	<b>\$496,676,140</b>	<b>\$40,244,710</b>	<b>8.8%</b>
Farm	4,782,760	5,155,400	372,640	7.8
Commercial / Industrial	167,202,390	187,169,820	19,967,430	11.9
Institutional	21,251,750	23,511,180	2,259,430	10.6
Pipeline	172,600	207,250	34,650	20.1
Railway	3,901,280	4,662,430	761,150	19.5
Designated Recreational	174,150	176,750	2,600	1.5
<b>Total</b>	<b>\$653,916,360</b>	<b>\$717,558,970</b>	<b>\$63,642,610</b>	<b>9.7%</b>

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

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 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 2025 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 first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 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 2023 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 2025.

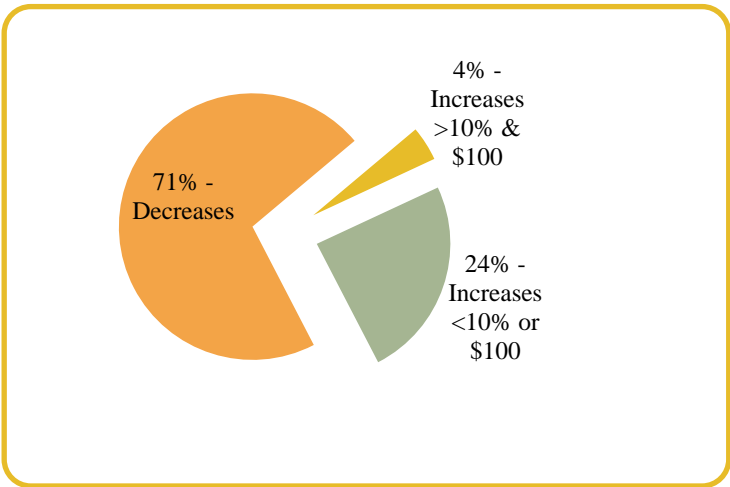
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	12,825,739	12,566,046	(259,693)	(2.0)
Apartment	1,638,598	1,631,653	(6,945)	(0.4)
Condo / Co-op	382,009	368,322	(13,687)	(3.6)
<b>Total Residential</b>	<b>\$14,846,345</b>	<b>\$14,566,021</b>	<b>(\$280,324)</b>	<b>(1.9%)</b>
Farm	155,569	151,192	(4,377)	(2.8)
Commercial / Industrial	6,799,620	6,827,019	27,399	0.4
Institutional	539,855	547,414	7,559	1.4
Pipeline	7,019	7,559	540	7.7
Railway	158,653	170,062	11,409	7.2
Designated Recreational	7,082	6,447	(635)	(9.0)
<b>Total</b>	<b>\$22,514,144</b>	<b>\$22,275,715</b>	<b>(\$238,429)</b>	<b>(1.1%)</b>

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

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

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



	Number of Properties
With Tax Increases:	1,472
With Tax Decreases:	3,687
<b>Total Properties:</b>	<b>5,159</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	8,137,386	8,058,431	(78,955)	(1.0)
Apartment	1,039,621	1,046,357	6,736	0.7
Condo / Co-op	242,368	236,200	(6,168)	(2.5)
<b>Total Residential</b>	<b>\$9,419,375</b>	<b>\$9,340,988</b>	<b>(\$78,387)</b>	<b>(0.8%)</b>
Farm	98,702	96,958	(1,744)	(1.8)
Commercial / Industrial	3,450,556	3,520,103	69,547	2.0
Institutional	438,572	442,175	3,603	0.8
Pipeline	3,562	3,898	336	9.4
Railway	80,511	87,686	7,175	8.9
Designated Recreational	3,594	3,324	(270)	(7.5)
<b>Total</b>	<b>\$13,494,872</b>	<b>\$13,494,872*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 9.7% should see a municipal tax decrease.
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## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
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- **Renters Tax Credit.** The Renters Tax Credit is being increased from a maximum of \$525 to \$575 starting in the 2025 tax year, and the maximum available seniors top-up is increasing from \$300 to \$328.57.
- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
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  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 RM OF PORTAGE LA PRAIRIE**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 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 2023. 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 \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$155 million (15%) to \$1,196 million (from \$1,042 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	248,470,950	298,617,030	50,146,080	20.2
Apartment	4,514,370	4,725,920	211,550	4.7
Condo / Co-op	2,305,270	3,003,550	698,280	30.3
<b>Total Residential</b>	<b>\$255,290,590</b>	<b>\$306,346,500</b>	<b>\$51,055,910</b>	<b>20.0%</b>
Farm	447,725,990	496,440,870	48,714,880	10.9
Commercial / Industrial	222,456,060	253,132,520	30,676,460	13.8
Institutional	14,416,970	18,222,850	3,805,880	26.4
Pipeline	85,789,600	102,966,600	17,177,000	20.0
Railway	15,792,980	18,873,440	3,080,460	19.5
Designated Recreational	40,690	41,130	440	1.1
<b>Total</b>	<b>\$1,041,512,880</b>	<b>\$1,196,023,910</b>	<b>\$154,511,030</b>	<b>14.8%</b>

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

- Taxable Assessment is the portioned assessment.



## 4. IMPACT OF REASSESSMENT 2025 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 2025 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 first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 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 2023 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 2025.

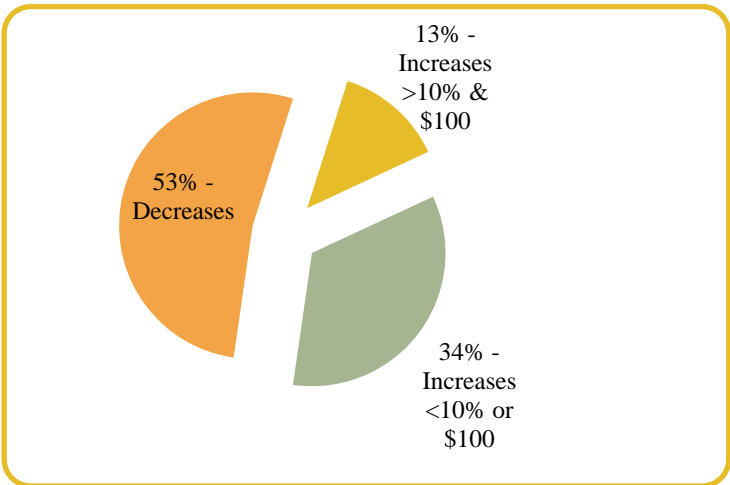
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	4,851,932	5,122,455	270,523	5.6
Apartment	88,662	81,612	(7,050)	(8.0)
Condo / Co-op	45,276	51,868	6,592	14.6
<b>Total Residential</b>	<b>\$4,985,869</b>	<b>\$5,255,936</b>	<b>\$270,067</b>	<b>5.4%</b>
Farm	8,726,573	8,499,666	(226,907)	(2.6)
Commercial / Industrial	6,177,007	6,176,875	(132)	0.0
Institutional	117,087	127,916	10,829	9.3
Pipeline	2,366,325	2,494,415	128,090	5.4
Railway	438,006	459,993	21,987	5.0
Designated Recreational	1,130	1,004	(126)	(11.2)
<b>Total</b>	<b>\$22,811,998</b>	<b>\$23,015,806</b>	<b>\$203,808</b>	<b>0.9%</b>

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

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

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



	Number of Properties
With Tax Increases:	2,955
With Tax Decreases:	3,281
<b>Total Properties:</b>	<b>6,236</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	1,925,650	2,015,366	89,716	4.7
Apartment	34,986	31,895	(3,091)	(8.8)
Condo / Co-op	17,866	20,271	2,405	13.5
<b>Total Residential</b>	<b>\$1,978,502</b>	<b>\$2,067,533</b>	<b>\$89,031</b>	<b>4.5%</b>
Farm	3,469,876	3,350,479	(119,397)	(3.4)
Commercial / Industrial	1,724,034	1,708,391	(15,643)	(0.9)
Institutional	111,732	122,986	11,254	10.1
Pipeline	664,869	694,922	30,053	4.5
Railway	122,396	127,377	4,981	4.1
Designated Recreational	315	278	(37)	(11.8)
<b>Total</b>	<b>\$8,071,725</b>	<b>\$8,071,725*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 14.8% should see a municipal tax decrease.
- Properties with an assessment increase greater than 14.8% should see a municipal tax increase.

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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:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **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.
- **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.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
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- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
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- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
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  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 TOWN OF POWERVIEW - PINE FALLS**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 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 2023. 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 \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$5 million (15%) to \$41 million (from \$36 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	24,994,530	29,387,750	4,393,220	17.6
Apartment	916,710	955,450	38,740	4.2
Condo / Co-op	477,650	504,480	26,830	5.6
<b>Total Residential</b>	<b>\$26,388,890</b>	<b>\$30,847,680</b>	<b>\$4,458,790</b>	<b>16.9%</b>
Commercial / Industrial	7,272,050	7,884,060	612,010	8.4
Institutional	1,856,100	2,158,620	302,520	16.3
<b>Total</b>	<b>\$35,517,040</b>	<b>\$40,890,360</b>	<b>\$5,373,320</b>	<b>15.1%</b>

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

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 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 2025 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 first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 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 2025.

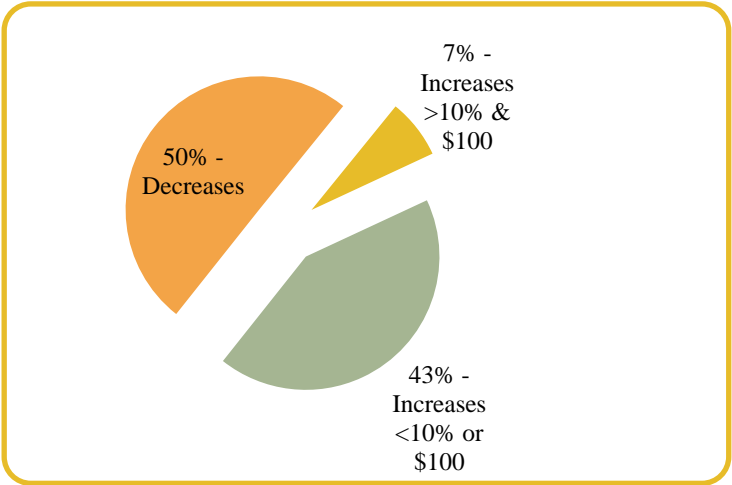
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	903,102	914,135	11,033	1.2
Apartment	33,123	29,720	(3,403)	(10.3)
Condo / Co-op	17,258	15,692	(1,566)	(9.1)
<b>Total Residential</b>	<b>\$953,483</b>	<b>\$959,548</b>	<b>\$6,065</b>	<b>0.6%</b>
Commercial / Industrial	321,948	301,597	(20,351)	(6.3)
Institutional	45,891	46,346	455	1.0
<b>Total</b>	<b>\$1,321,323</b>	<b>\$1,307,491</b>	<b>(\$13,832)</b>	<b>(1.1%)</b>

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

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

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



	Number of Properties
With Tax Increases:	290
With Tax Decreases:	292
<b>Total Properties:</b>	<b>582</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	616,240	629,339	13,099	2.1
Apartment	22,601	20,461	(2,140)	(9.5)
Condo / Co-op	11,776	10,803	(973)	(8.3)
<b>Total Residential</b>	<b>\$650,618</b>	<b>\$660,603</b>	<b>\$9,985</b>	<b>1.5%</b>
Commercial / Industrial	179,292	168,837	(10,455)	(5.8)
Institutional	45,762	46,227	465	1.0
<b>Total</b>	<b>\$875,673</b>	<b>\$875,673*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 15.1% 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 2025 RM OF PRAIRIE LAKES**



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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
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- The reassessment reflects how property values have changed since the last reassessment in 2023. 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 \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$34 million (18%) to \$226 million (from \$192 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	72,622,020	85,261,180	12,639,160	17.4
Apartment	165,740	166,680	940	0.6
<b>Total Residential</b>	<b>\$72,787,760</b>	<b>\$85,427,860</b>	<b>\$12,640,100</b>	<b>17.4%</b>
Farm	111,383,610	132,177,920	20,794,310	18.7
Commercial / Industrial	6,009,890	6,442,150	432,260	7.2
Institutional	1,328,820	1,713,890	385,070	29.0
Designated Recreational	101,530	110,920	9,390	9.3
<b>Total</b>	<b>\$191,611,610</b>	<b>\$225,872,740</b>	<b>\$34,261,130</b>	<b>17.9%</b>

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

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 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 2025 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 first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 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 2023 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 2025.

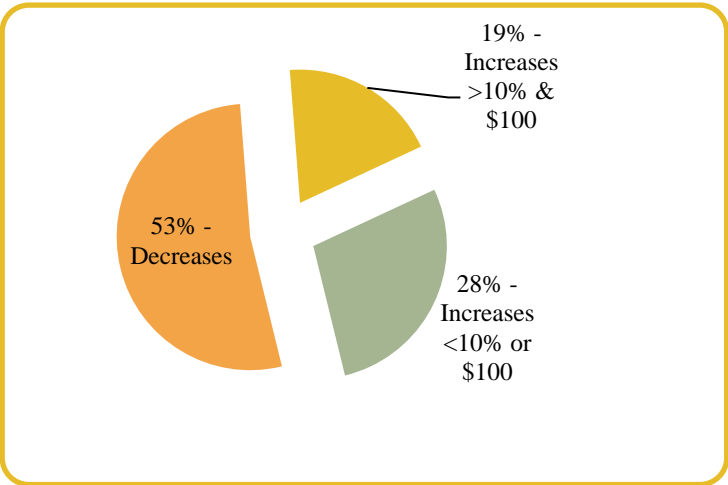
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,975,435	1,968,909	(6,526)	(0.3)
Apartment	7,345	6,352	(993)	(13.5)
<b>Total Residential</b>	<b>\$1,982,780</b>	<b>\$1,975,261</b>	<b>(\$7,519)</b>	<b>(0.4%)</b>
Farm	2,840,096	2,880,416	40,320	1.4
Commercial / Industrial	216,296	200,708	(15,588)	(7.2)
Institutional	23,565	26,043	2,478	10.5
Designated Recreational	3,492	3,275	(217)	(6.2)
<b>Total</b>	<b>\$5,066,228</b>	<b>\$5,085,704</b>	<b>\$19,476</b>	<b>0.4%</b>

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

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

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



	Number of Properties
With Tax Increases:	1,414
With Tax Decreases:	1,569
<b>Total Properties:</b>	<b>2,983</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	1,264,386	1,251,691	(12,695)	(1.0)
Apartment	6,014	5,263	(751)	(12.5)
<b>Total Residential</b>	<b>\$1,270,400</b>	<b>\$1,256,955</b>	<b>(\$13,445)</b>	<b>(1.1%)</b>
Farm	1,739,511	1,760,256	20,745	1.2
Commercial / Industrial	105,015	95,973	(9,042)	(8.6)
Institutional	23,565	25,534	1,969	8.4
Designated Recreational	1,585	1,440	(145)	(9.2)
<b>Total</b>	<b>\$3,140,075</b>	<b>\$3,140,075*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 17.9% should see a municipal tax decrease.
- Properties with an assessment increase greater than 17.9% should see a municipal tax increase.

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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:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **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.
- **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.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
- **Renters Tax Credit.** The Renters Tax Credit is being increased from a maximum of \$525 to \$575 starting in the 2025 tax year, and the maximum available seniors top-up is increasing from \$300 to \$328.57.
- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.



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# **IMPACT OF REASSESSMENT 2025 PRAIRIE VIEW MUNICIPALITY**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 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 2023. 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 \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$40 million (15%) to \$317 million (from \$277 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	48,539,240	51,563,910	3,024,670	6.2
Apartment	516,290	551,480	35,190	6.8
<b>Total Residential</b>	<b>\$49,055,530</b>	<b>\$52,115,390</b>	<b>\$3,059,860</b>	<b>6.2%</b>
Farm	145,023,010	166,085,980	21,062,970	14.5
Commercial / Industrial	15,197,190	16,890,650	1,693,460	11.1
Institutional	950,920	1,013,300	62,380	6.6
Pipeline	57,561,400	69,078,550	11,517,150	20.0
Railway	9,400,280	12,224,800	2,824,520	30.1
Designated Recreational	34,600	35,630	1,030	3.0
<b>Total</b>	<b>\$277,222,930</b>	<b>\$317,444,300</b>	<b>\$40,221,370</b>	<b>14.5%</b>

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

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 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 2025 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 first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 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 2023 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 2025.

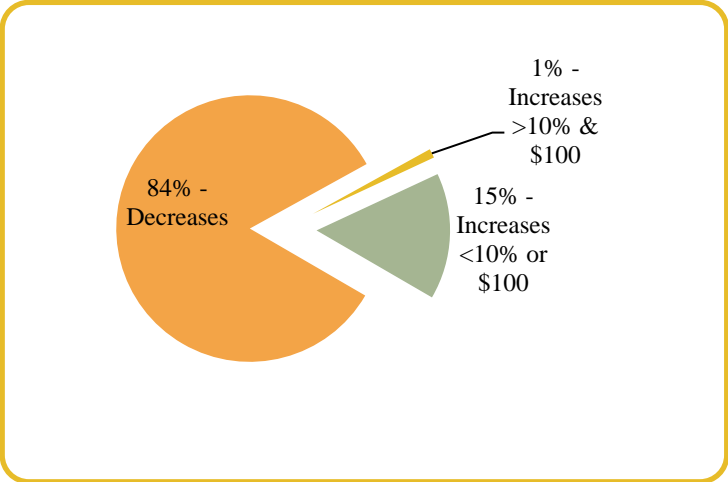
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,040,244	950,478	(89,766)	(8.6)
Apartment	11,065	10,165	(900)	(8.1)
<b>Total Residential</b>	<b>\$1,051,309</b>	<b>\$960,643</b>	<b>(\$90,666)</b>	<b>(8.6%)</b>
Farm	3,107,988	3,061,463	(46,525)	(1.5)
Commercial / Industrial	449,396	432,080	(17,316)	(3.9)
Institutional	12,377	11,514	(863)	(7.0)
Pipeline	1,702,148	1,767,098	64,950	3.8
Railway	277,976	312,723	34,747	12.5
Designated Recreational	1,023	911	(112)	(11.0)
<b>Total</b>	<b>\$6,602,218</b>	<b>\$6,546,432</b>	<b>(\$55,786)</b>	<b>(0.8%)</b>

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

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

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



	Number of Properties
With Tax Increases:	612
With Tax Decreases:	3,113
<b>Total Properties:</b>	<b>3,725</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	626,981	581,641	(45,340)	(7.2)
Apartment	6,669	6,221	(448)	(6.7)
<b>Total Residential</b>	<b>\$633,650</b>	<b>\$587,862</b>	<b>(\$45,788)</b>	<b>(7.2%)</b>
Farm	1,873,262	1,873,450	188	0.0
Commercial / Industrial	196,302	190,527	(5,775)	(2.9)
Institutional	12,283	11,430	(853)	(6.9)
Pipeline	743,521	779,206	35,685	4.8
Railway	121,423	137,896	16,473	13.6
Designated Recreational	447	402	(45)	(10.1)
<b>Total</b>	<b>\$3,580,889</b>	<b>\$3,580,889*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 14.5% should see a municipal tax decrease.
- Properties with an assessment increase greater than 14.5% should see a municipal tax increase.

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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:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **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.
- **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.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
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- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.



## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
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  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 RM OF REYNOLDS**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 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 2023. 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 \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$39 million (23%) to \$210 million (from \$171 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	68,005,190	82,292,980	14,287,790	21.0
Apartment	222,120	234,090	11,970	5.4
Condo / Co-op	3,287,670	3,739,450	451,780	13.7
<b>Total Residential</b>	<b>\$71,514,980</b>	<b>\$86,266,520</b>	<b>\$14,751,540</b>	<b>20.6%</b>
Farm	15,389,840	23,980,170	8,590,330	55.8
Commercial / Industrial	10,055,830	11,271,180	1,215,350	12.1
Institutional	546,530	586,510	39,980	7.3
Pipeline	61,245,400	73,493,450	12,248,050	20.0
Railway	11,776,690	14,140,650	2,363,960	20.1
<b>Total</b>	<b>\$170,529,270</b>	<b>\$209,738,480</b>	<b>\$39,209,210</b>	<b>23.0%</b>

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

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 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 2025 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 first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 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 2023 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 2025.

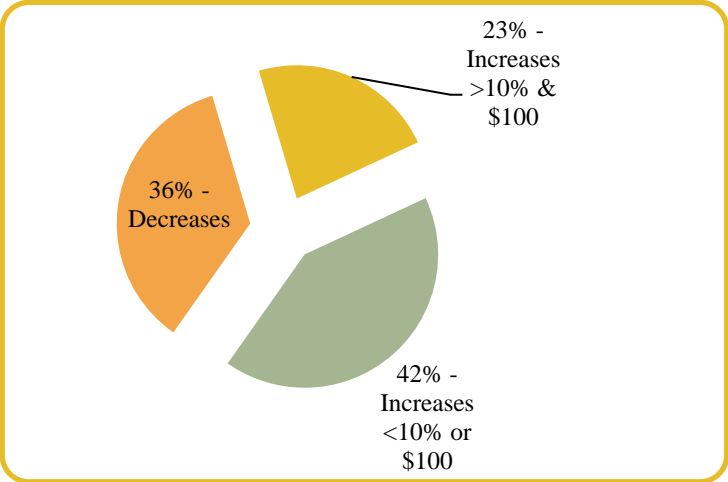
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,261,184	1,266,940	5,756	0.5
Apartment	2,655	2,353	(302)	(11.4)
Condo / Co-op	60,681	57,460	(3,221)	(5.3)
<b>Total Residential</b>	<b>\$1,324,520</b>	<b>\$1,326,753</b>	<b>\$2,233</b>	<b>0.2%</b>
Farm	276,500	360,845	84,345	30.5
Commercial / Industrial	260,050	246,885	(13,165)	(5.1)
Institutional	3,870	3,393	(477)	(12.3)
Pipeline	1,598,734	1,620,648	21,914	1.4
Railway	276,862	282,588	5,726	2.1
<b>Total</b>	<b>\$3,740,535</b>	<b>\$3,841,113</b>	<b>\$100,578</b>	<b>2.7%</b>

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

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

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



	Number of Properties
With Tax Increases:	1,259
With Tax Decreases:	697
<b>Total Properties:</b>	<b>1,956</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	474,676	467,013	(7,663)	(1.6)
Apartment	1,550	1,328	(222)	(14.3)
Condo / Co-op	22,948	21,221	(1,727)	(7.5)
<b>Total Residential</b>	<b>\$499,175</b>	<b>\$489,563</b>	<b>(\$9,612)</b>	<b>(1.9%)</b>
Farm	107,421	136,087	28,666	26.7
Commercial / Industrial	70,190	63,964	(6,226)	(8.9)
Institutional	3,815	3,328	(487)	(12.8)
Pipeline	427,493	417,075	(10,418)	(2.4)
Railway	82,201	80,248	(1,953)	(2.4)
<b>Total</b>	<b>\$1,190,294</b>	<b>\$1,190,294*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 23.0% should see a municipal tax decrease.
- Properties with an assessment increase greater than 23.0% should see a municipal tax increase.

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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:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **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.
- **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.



## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
- **Renters Tax Credit.** The Renters Tax Credit is being increased from a maximum of \$525 to \$575 starting in the 2025 tax year, and the maximum available seniors top-up is increasing from \$300 to \$328.57.
- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 MUNICIPALITY OF RHINELAND**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 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 2023. 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 \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$89 million (13%) to \$761 million (from \$671 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	182,906,300	216,347,020	33,440,720	18.3
Apartment	1,532,820	1,683,210	150,390	9.8
Condo / Co-op	2,634,390	2,790,770	156,380	5.9
<b>Total Residential</b>	<b>\$187,073,510</b>	<b>\$220,821,000</b>	<b>\$33,747,490</b>	<b>18.0%</b>
Farm	382,347,350	424,582,520	42,235,170	11.1
Commercial / Industrial	62,578,120	68,270,340	5,692,220	9.1
Institutional	502,280	560,200	57,920	11.5
Pipeline	37,634,600	45,174,300	7,539,700	20.0
Railway	884,790	1,020,020	135,230	15.3
Designated Recreational	74,980	79,210	4,230	5.6
<b>Total</b>	<b>\$671,095,630</b>	<b>\$760,507,590</b>	<b>\$89,411,960</b>	<b>13.3%</b>

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

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 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 2025 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 first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 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 2023 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 2025.

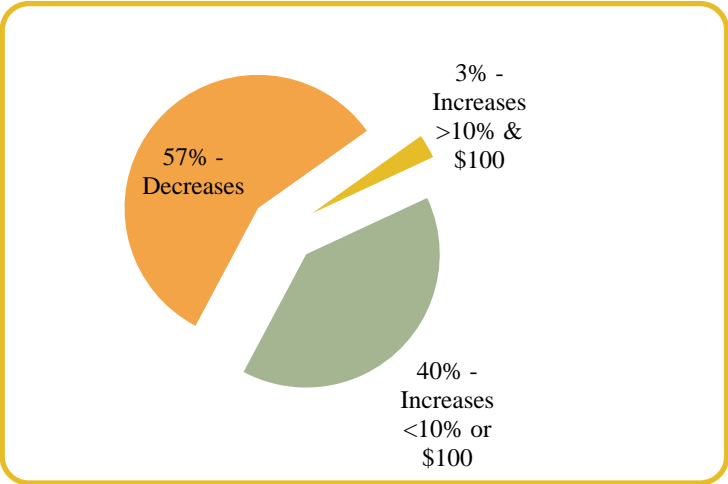
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	3,883,388	4,013,143	129,755	3.3
Apartment	37,345	35,669	(1,676)	(4.5)
Condo / Co-op	62,456	58,542	(3,914)	(6.3)
<b>Total Residential</b>	<b>\$3,983,189</b>	<b>\$4,107,353</b>	<b>\$124,164</b>	<b>3.1%</b>
Farm	7,677,579	7,459,438	(218,141)	(2.8)
Commercial / Industrial	1,793,338	1,710,942	(82,396)	(4.6)
Institutional	5,684	5,541	(143)	(2.5)
Pipeline	1,068,967	1,121,795	52,828	4.9
Railway	25,128	25,330	202	0.8
Designated Recreational	2,125	1,951	(174)	(8.2)
<b>Total</b>	<b>\$14,556,010</b>	<b>\$14,432,351</b>	<b>(\$123,659)</b>	<b>(0.9%)</b>

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

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

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



	Number of Properties
With Tax Increases:	2,116
With Tax Decreases:	2,850
<b>Total Properties:</b>	<b>4,966</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	1,746,326	1,811,336	65,010	3.7
Apartment	19,570	18,442	(1,128)	(5.8)
Condo / Co-op	32,284	29,761	(2,523)	(7.8)
<b>Total Residential</b>	<b>\$1,798,181</b>	<b>\$1,859,538</b>	<b>\$61,357</b>	<b>3.4%</b>
Farm	3,201,935	3,143,013	(58,922)	(1.8)
Commercial / Industrial	550,787	529,342	(21,445)	(3.9)
Institutional	4,326	4,255	(71)	(1.6)
Pipeline	321,407	340,184	18,777	5.8
Railway	7,546	7,683	137	1.8
Designated Recreational	627	586	(41)	(6.5)
<b>Total</b>	<b>\$5,884,808</b>	<b>\$5,884,808*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 13.3% should see a municipal tax decrease.
- Properties with an assessment increase greater than 13.3% should see a municipal tax increase.



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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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## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
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  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
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**IMPACT OF  
REASSESSMENT 2025  
RM OF RIDING MOUNTAIN  
WEST**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 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.
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### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. 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 \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$69 million (29%) to \$310 million (from \$241 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	72,755,680	75,783,370	3,027,690	4.2
Farm	161,759,420	226,841,220	65,081,800	40.2
Commercial / Industrial	4,551,550	4,846,530	294,980	6.5
Institutional	5,920	6,250	330	5.6
Pipeline	1,840,000	2,213,150	373,150	20.3
Designated Recreational	104,630	115,070	10,440	10.0
<b>Total</b>	<b>\$241,017,200</b>	<b>\$309,805,590</b>	<b>\$68,788,390</b>	<b>28.5%</b>

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

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 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 2025 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 first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 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 2023 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 2025.

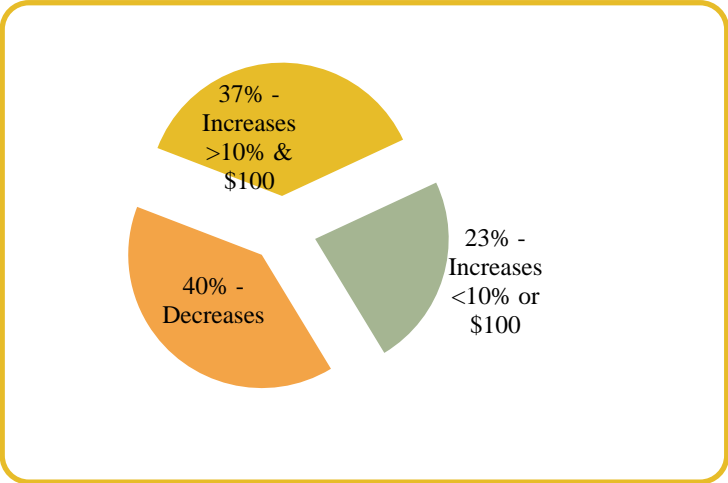
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,677,665	1,433,026	(244,639)	(14.6)
Farm	3,545,203	3,989,711	444,508	12.5
Commercial / Industrial	137,646	122,609	(15,037)	(10.9)
Institutional	152	132	(20)	(13.2)
Pipeline	55,469	55,498	29	0.1
Designated Recreational	3,249	2,930	(319)	(9.8)
<b>Total</b>	<b>\$5,419,384</b>	<b>\$5,603,906</b>	<b>\$184,522</b>	<b>3.4%</b>

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

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

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



	Number of Properties
With Tax Increases:	2,289
With Tax Decreases:	1,496
<b>Total Properties:</b>	<b>3,785</b>



- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	916,737	756,329	(160,408)	(17.5)
Farm	2,034,832	2,205,043	170,211	8.4
Commercial / Industrial	58,467	50,018	(8,449)	(14.5)
Institutional	53	43	(10)	(18.9)
Pipeline	23,147	21,994	(1,153)	(5.0)
Designated Recreational	1,316	1,107	(209)	(15.9)
<b>Total</b>	<b>\$3,034,554</b>	<b>\$3,034,554*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 28.5% should see a municipal tax decrease.
- Properties with an assessment increase greater than 28.5% should see a municipal tax increase.

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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:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **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.
- **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.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
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## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
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  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
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  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 RM OF RITCHOT**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 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 2023. 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 \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$160 million (23%) to \$862 million (from \$702 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	412,626,640	517,997,380	105,370,740	25.5
Apartment	14,338,030	14,451,070	113,040	0.8
Condo / Co-op	36,247,060	39,505,840	3,258,780	9.0
<b>Total Residential</b>	<b>\$463,211,730</b>	<b>\$571,954,290</b>	<b>\$108,742,560</b>	<b>23.5%</b>
Farm	103,150,900	134,620,040	31,469,140	30.5
Commercial / Industrial	100,589,790	112,275,540	11,685,750	11.6
Institutional	986,180	1,146,090	159,910	16.2
Pipeline	31,460,400	37,759,550	6,299,150	20.0
Railway	2,469,170	3,598,920	1,129,750	45.8
Designated Recreational	385,440	447,170	61,730	16.0
<b>Total</b>	<b>\$702,253,610</b>	<b>\$861,801,600</b>	<b>\$159,547,990</b>	<b>22.7%</b>

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

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 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 2025 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 first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 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 2023 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 2025.

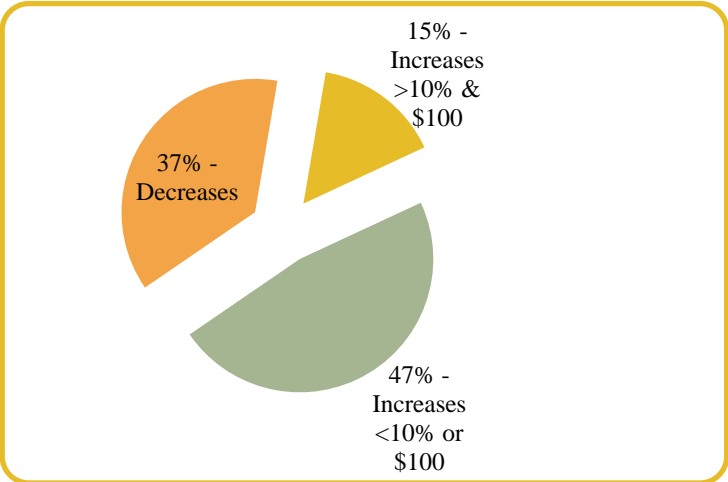
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	8,129,073	8,419,121	290,048	3.6
Apartment	283,065	234,345	(48,720)	(17.2)
Condo / Co-op	715,455	640,815	(74,640)	(10.4)
<b>Total Residential</b>	<b>\$9,127,593</b>	<b>\$9,294,282</b>	<b>\$166,689</b>	<b>1.8%</b>
Farm	2,028,384	2,199,708	171,324	8.5
Commercial / Industrial	2,797,973	2,630,239	(167,734)	(6.0)
Institutional	7,651	7,256	(395)	(5.2)
Pipeline	873,418	889,058	15,640	1.8
Railway	68,694	84,544	15,850	23.1
Designated Recreational	10,652	10,399	(253)	(2.4)
<b>Total</b>	<b>\$14,914,365</b>	<b>\$15,115,486</b>	<b>\$201,121</b>	<b>1.4%</b>

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

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

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



	Number of Properties
With Tax Increases:	2,624
With Tax Decreases:	1,558
<b>Total Properties:</b>	<b>4,182</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	3,180,526	3,253,542	73,016	2.3
Apartment	110,518	90,767	(19,751)	(17.9)
Condo / Co-op	279,392	248,136	(31,256)	(11.2)
<b>Total Residential</b>	<b>\$3,570,436</b>	<b>\$3,592,445</b>	<b>\$22,009</b>	<b>0.6%</b>
Farm	795,087	845,548	50,461	6.4
Commercial / Industrial	775,346	705,203	(70,143)	(9.1)
Institutional	7,601	7,199	(402)	(5.3)
Pipeline	242,497	237,168	(5,329)	(2.2)
Railway	19,032	22,605	3,573	18.8
Designated Recreational	2,971	2,809	(162)	(5.5)
<b>Total</b>	<b>\$5,412,971</b>	<b>\$5,412,971*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 22.7% should see a municipal tax decrease.
- Properties with an assessment increase greater than 22.7% should see a municipal tax increase.

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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:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **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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