
IMPACT OF REASSESSMENT 2023 RM OF ALEXANDER

1. OVERVIEW OF REASSESSMENT 2023

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

2. OBJECTIVES OF REASSESSING PROPERTY

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

3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$72 million (19%) to \$460 million (from \$388 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	330,712,920	394,589,640	63,876,720	19.3
Apartment	244,990	317,040	72,050	29.4
Condo / Co-op	7,592,220	8,809,540	1,217,320	16.0
Total Residential	\$338,550,130	\$403,716,220	\$65,166,090	19.3%
Farm	20,795,440	25,701,880	4,906,440	23.6
Commercial / Industrial	21,983,590	23,224,810	1,241,220	5.7
Institutional	6,802,340	7,317,390	515,050	7.6
Railway	34,530	37,400	2,870	8.3
Designated Recreational	148,240	147,240	(1,000)	(0.7)
Total	\$388,314,270	\$460,144,940	\$71,830,670	18.5%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

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

Property tax impacts have been calculated using the following methodology:

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

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

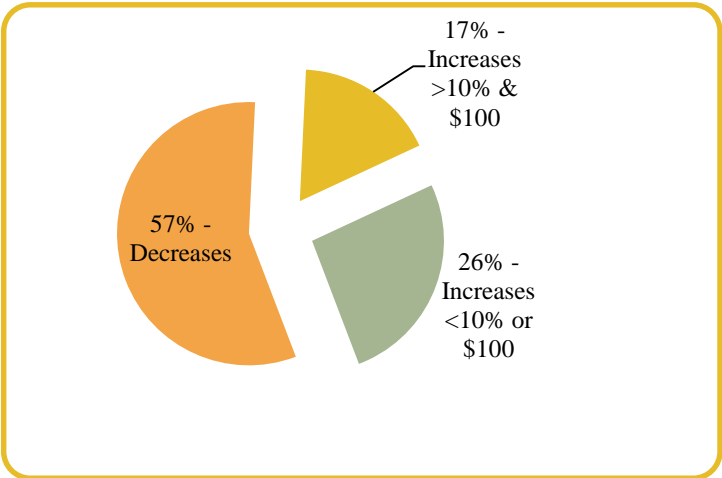
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	8,657,774	8,982,176	324,402	3.8
Apartment	6,270	7,010	740	11.8
Condo / Co-op	202,258	205,297	3,039	1.5
Total Residential	\$8,866,302	\$9,194,483	\$328,181	3.7%
Farm	531,948	568,716	36,768	6.9
Commercial / Industrial	758,483	701,673	(56,810)	(7.5)
Institutional	98,701	90,227	(8,474)	(8.6)
Railway	1,185	1,122	(63)	(5.3)
Designated Recreational	5,257	4,611	(646)	(12.3)
Total	\$10,261,875	\$10,560,831	\$298,956	2.9%

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

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

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



	Number of Properties
With Tax Increases:	2,835
With Tax Decreases:	3,687
Total Properties:	6,522

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

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	3,960,618	3,987,723	27,105	0.7
Apartment	2,934	3,204	270	9.2
Condo / Co-op	90,924	89,029	(1,895)	(2.1)
Total Residential	\$4,054,476	\$4,079,956	\$25,480	0.6%
Farm	249,046	259,743	10,697	4.3
Commercial / Industrial	263,275	234,710	(28,565)	(10.9)
Institutional	81,465	73,950	(7,515)	(9.2)
Railway	414	378	(36)	(8.7)
Designated Recreational	1,775	1,488	(287)	(16.2)
Total	\$4,650,452	\$4,650,452*	\$0*	0.0%

*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.

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

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

6. PROVINCIAL PROPERTY TAX REDUCTION

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

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

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- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
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- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$10 million (14%) to \$78 million (from \$68 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	29,455,560	29,218,770	(236,790)	(0.8)
Apartment	231,270	249,850	18,580	8.0
Total Residential	\$29,686,830	\$29,468,620	(\$218,210)	(0.7%)
Farm	36,616,180	46,177,100	9,560,920	26.1
Commercial / Industrial	1,900,490	2,014,380	113,890	6.0
Institutional	14,900	15,360	460	3.1
Total	\$68,218,400	\$77,675,460	\$9,457,060	13.9%

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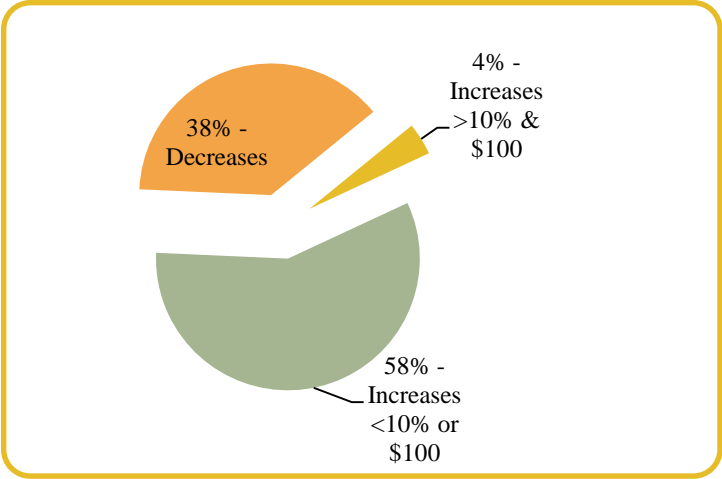
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	819,610	707,360	(112,250)	(13.7)
Apartment	7,013	6,732	(281)	(4.0)
Total Residential	\$826,622	\$714,092	(\$112,530)	(13.6%)
Farm	1,036,596	1,131,392	94,796	9.1
Commercial / Industrial	73,133	69,132	(4,001)	(5.5)
Institutional	560	519	(41)	(7.3)
Total	\$1,936,911	\$1,915,134	(\$21,777)	(1.1%)

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



	Number of Properties
With Tax Increases:	3,104
With Tax Decreases:	1,935
Total Properties:	5,039

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	408,511	357,384	(51,127)	(12.5)
Apartment	3,612	3,601	(11)	(0.3)
Total Residential	\$412,123	\$360,985	(\$51,138)	(12.4%)
Farm	502,396	554,208	51,812	10.3
Commercial / Industrial	28,889	28,201	(688)	(2.4)
Institutional	240	230	(10)	(4.2)
Total	\$943,648	\$943,648*	\$0*	0.0%

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- Your municipality's taxable assessment has increased by \$20 million (9%) to \$238 million (from \$218 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	122,688,050	136,720,270	14,032,220	11.4
Apartment	11,042,910	11,741,060	698,150	6.3
Condo / Co-op	4,789,580	4,698,370	(91,210)	(1.9)
Total Residential	\$138,520,540	\$153,159,700	\$14,639,160	10.6%
Farm	1,556,100	1,690,200	134,100	8.6
Commercial / Industrial	64,436,610	68,279,580	3,842,970	6.0
Institutional	13,535,630	14,700,180	1,164,550	8.6
Pipeline	46,700	50,450	3,750	8.0
Total	\$218,095,580	\$237,880,110	\$19,784,530	9.1%

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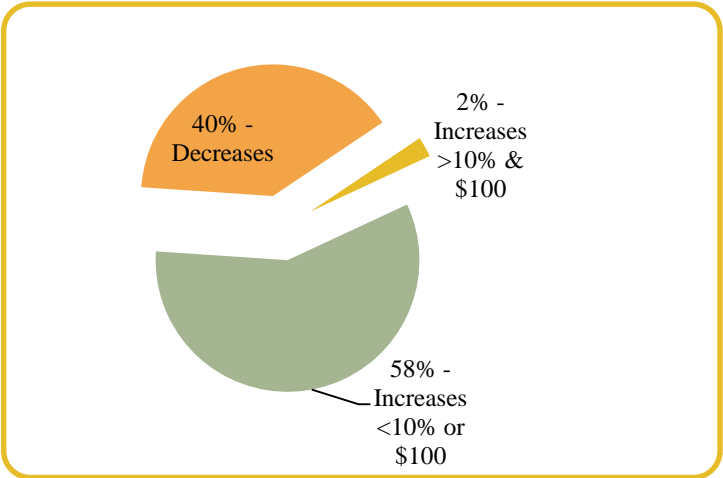
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2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	3,211,973	3,230,016	18,043	0.6
Apartment	289,103	277,383	(11,720)	(4.1)
Condo / Co-op	125,391	110,999	(14,392)	(11.5)
Total Residential	\$3,626,468	\$3,618,398	(\$8,070)	(0.2%)
Farm	40,739	39,931	(808)	(2.0)
Commercial / Industrial	2,248,387	2,152,172	(96,215)	(4.3)
Institutional	171,437	170,584	(853)	(0.5)
Pipeline	1,630	1,590	(40)	(2.5)
Total	\$6,088,660	\$5,982,675	(\$105,985)	(1.7%)

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

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

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



	Number of Properties
With Tax Increases:	1,072
With Tax Decreases:	700
Total Properties:	1,772

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,520,105	1,553,142	33,037	2.2
Apartment	136,822	133,378	(3,444)	(2.5)
Condo / Co-op	59,343	53,373	(5,970)	(10.1)
Total Residential	\$1,716,269	\$1,739,894	\$23,625	1.4%
Farm	19,280	19,201	(79)	(0.4)
Commercial / Industrial	798,370	775,656	(22,714)	(2.9)
Institutional	167,706	166,994	(712)	(0.4)
Pipeline	579	573	(6)	(1.0)
Total	\$2,702,204	\$2,702,204*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 9.1% should see a municipal tax decrease.
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- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
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- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

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IMPACT OF REASSESSMENT 2023 TOWN OF ARBORG

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- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

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- The objectives of the province-wide reassessment are:
 - **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 2020. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$3 million (5%) to \$57 million (from \$54 million).

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	33,507,310	34,918,650	1,411,340	4.2
Apartment	3,603,560	3,955,180	351,620	9.8
Total Residential	\$37,110,870	\$38,873,830	\$1,762,960	4.8%
Farm	88,090	117,240	29,150	33.1
Commercial / Industrial	15,016,550	16,020,820	1,004,270	6.7
Institutional	2,003,990	2,000,860	(3,130)	(0.2)
Total	\$54,219,500	\$57,012,750	\$2,793,250	5.2%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

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

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- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
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- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

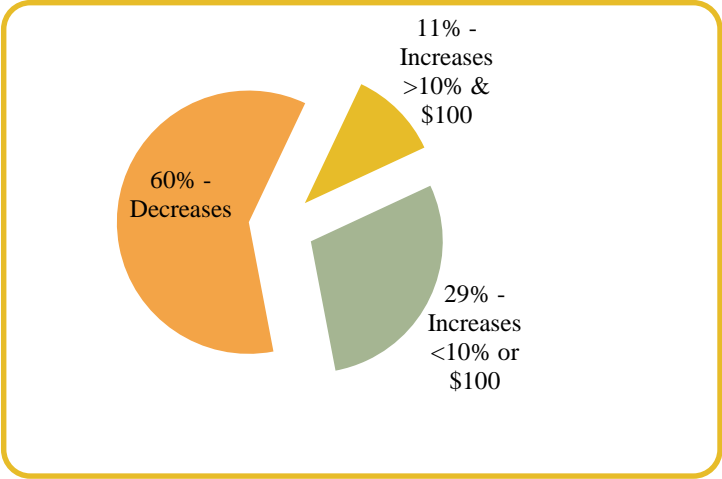
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,027,267	998,604	(28,663)	(2.8)
Apartment	110,478	113,110	2,632	2.4
Total Residential	\$1,137,745	\$1,111,714	(\$26,031)	(2.3%)
Farm	2,701	3,353	652	24.1
Commercial / Industrial	591,217	584,648	(6,569)	(1.1)
Institutional	41,954	39,707	(2,247)	(5.4)
Total	\$1,773,616	\$1,739,421	(\$34,195)	(1.9%)

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

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

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



	Number of Properties
With Tax Increases:	243
With Tax Decreases:	365
Total Properties:	608

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

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	654,967	649,103	(5,864)	(0.9)
Apartment	70,439	73,523	3,084	4.4
Total Residential	\$725,406	\$722,626	(\$2,780)	(0.4%)
Farm	1,722	2,179	457	26.5
Commercial / Industrial	293,529	297,811	4,282	1.5
Institutional	39,172	37,194	(1,978)	(5.1)
Total	\$1,059,829	\$1,059,829*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 5.2% should see a municipal tax decrease.
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IMPACT OF REASSESSMENT 2023 RM OF ARGYLE

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- Your municipality's taxable assessment has increased by \$14 million (10%) to \$143 million (from \$129 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	27,525,880	28,766,040	1,240,160	4.5
Farm	85,017,720	96,271,080	11,253,360	13.2
Commercial / Industrial	3,018,380	3,260,550	242,170	8.0
Institutional	1,300,880	1,308,280	7,400	0.6
Pipeline	12,489,050	13,266,750	777,700	6.2
Total	\$129,351,910	\$142,872,700	\$13,520,790	10.5%

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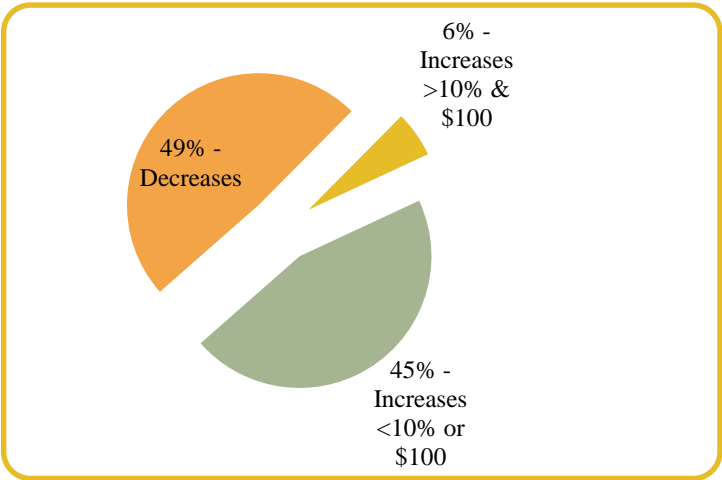
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	683,986	649,520	(34,466)	(5.0)
Farm	1,961,136	1,994,615	33,479	1.7
Commercial / Industrial	107,530	106,015	(1,515)	(1.4)
Institutional	24,460	22,738	(1,722)	(7.0)
Pipeline	396,365	378,938	(17,427)	(4.4)
Total	\$3,173,476	\$3,151,825	(\$21,651)	(0.7%)

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

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



	Number of Properties
With Tax Increases:	915
With Tax Decreases:	876
Total Properties:	1,791

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

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	416,579	397,430	(19,149)	(4.6)
Farm	1,168,290	1,195,800	27,510	2.4
Commercial / Industrial	53,179	53,348	169	0.3
Institutional	23,331	21,659	(1,672)	(7.2)
Pipeline	171,487	164,654	(6,833)	(4.0)
Total	\$1,832,867	\$1,832,867*	\$0*	0.0%

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IMPACT OF REASSESSMENT 2023 RM OF ARMSTRONG

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- Your municipality's taxable assessment has increased by \$13 million (14%) to \$106 million (from \$92 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	54,766,400	61,873,320	7,106,920	13.0
Apartment	526,200	557,650	31,450	6.0
Total Residential	\$55,292,600	\$62,430,970	\$7,138,370	12.9%
Farm	34,608,690	40,596,480	5,987,790	17.3
Commercial / Industrial	2,401,050	2,502,520	101,470	4.2
Institutional	24,000	27,980	3,980	16.6
Designated Recreational	50,190	51,620	1,430	2.9
Total	\$92,376,530	\$105,609,570	\$13,233,040	14.3%

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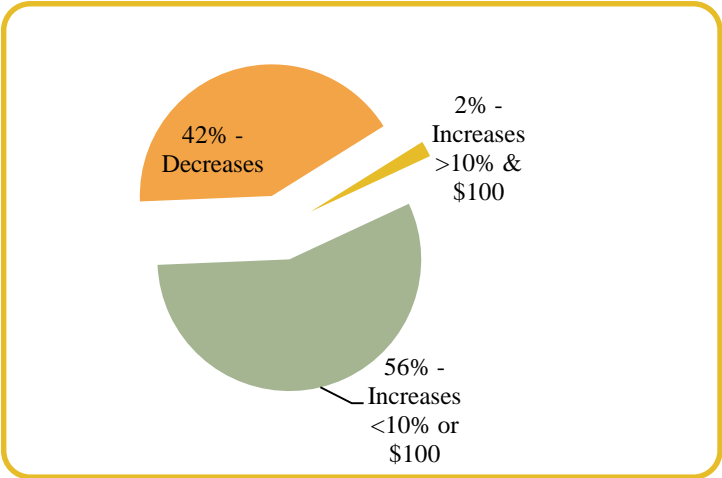
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2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,652,788	1,645,919	(6,869)	(0.4)
Apartment	16,446	15,370	(1,076)	(6.5)
Total Residential	\$1,669,235	\$1,661,289	(\$7,946)	(0.5%)
Farm	1,063,768	1,100,785	37,017	3.5
Commercial / Industrial	94,278	87,151	(7,127)	(7.6)
Institutional	949	982	33	3.5
Designated Recreational	2,081	1,895	(186)	(8.9)
Total	\$2,830,311	\$2,852,101	\$21,790	0.8%

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

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

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



	Number of Properties
With Tax Increases:	2,030
With Tax Decreases:	1,456
Total Properties:	3,486

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

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	977,909	966,399	(11,510)	(1.2)
Apartment	9,396	8,710	(686)	(7.3)
Total Residential	\$987,305	\$975,109	(\$12,196)	(1.2%)
Farm	617,973	634,076	16,103	2.6
Commercial / Industrial	42,873	39,087	(3,786)	(8.8)
Institutional	429	437	8	1.9
Designated Recreational	896	806	(90)	(10.0)
Total	\$1,649,475	\$1,649,475*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 14.3% should see a municipal tax decrease.
- Properties with an assessment increase greater than 14.3% should see a municipal tax increase.

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

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

6. PROVINCIAL PROPERTY TAX REDUCTION

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

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

7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
 - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or www.gov.mb.ca/assessment.
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 - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

IMPACT OF REASSESSMENT 2023 TOWN OF BEAUSEJOUR

1. OVERVIEW OF REASSESSMENT 2023

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

2. OBJECTIVES OF REASSESSING PROPERTY

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

3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$15 million (8%) to \$191 million (from \$177 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	122,981,190	132,854,080	9,872,890	8.0
Apartment	9,176,550	9,894,160	717,610	7.8
Condo / Co-op	7,421,960	7,109,810	(312,150)	(4.2)
Total Residential	\$139,579,700	\$149,858,050	\$10,278,350	7.4%
Farm	17,030	18,720	1,690	9.9
Commercial / Industrial	30,051,840	33,898,030	3,846,190	12.8
Institutional	6,874,480	7,364,520	490,040	7.1
Railway	101,000	117,130	16,130	16.0
Total	\$176,624,050	\$191,256,450	\$14,632,400	8.3%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

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

Property tax impacts have been calculated using the following methodology:

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

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

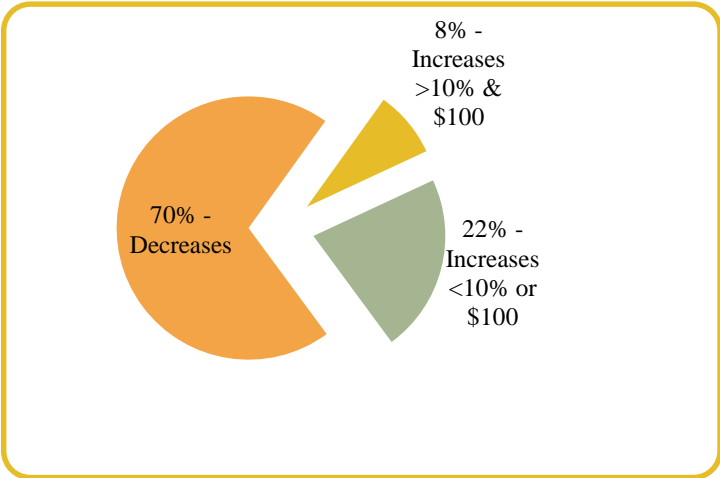
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	3,494,633	3,410,763	(83,870)	(2.4)
Apartment	260,761	254,013	(6,748)	(2.6)
Condo / Co-op	210,902	182,530	(28,372)	(13.5)
Total Residential	\$3,966,297	\$3,847,306	(\$118,991)	(3.0%)
Farm	484	481	(3)	(0.6)
Commercial / Industrial	1,115,795	1,137,889	22,094	2.0
Institutional	104,007	102,676	(1,331)	(1.3)
Railway	3,750	3,932	182	4.9
Total	\$5,190,332	\$5,092,284	(\$98,048)	(1.9%)

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

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

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



	Number of Properties
With Tax Increases:	500
With Tax Decreases:	1,166
Total Properties:	1,666

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

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,820,122	1,815,850	(4,272)	(0.2)
Apartment	135,813	135,233	(580)	(0.4)
Condo / Co-op	109,845	97,177	(12,668)	(11.5)
Total Residential	\$2,065,780	\$2,048,260	(\$17,520)	(0.9%)
Farm	252	256	4	1.6
Commercial / Industrial	444,767	463,318	18,551	4.2
Institutional	101,742	100,658	(1,084)	(1.1)
Railway	1,495	1,601	106	7.1
Total	\$2,614,036	\$2,614,036*	\$0*	0.0%

*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.

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
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6. PROVINCIAL PROPERTY TAX REDUCTION

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- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

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 - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

IMPACT OF REASSESSMENT 2023 MUNICIPALITY OF BIFROST- RIVERTON

1. OVERVIEW OF REASSESSMENT 2023

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

2. OBJECTIVES OF REASSESSING PROPERTY

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

3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$42 million (20%) to \$259 million (from \$216 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	101,603,770	114,599,440	12,995,670	12.8
Apartment	2,691,370	2,798,030	106,660	4.0
Condo / Co-op	234,700	140,020	(94,680)	(40.3)
Total Residential	\$104,529,840	\$117,537,490	\$13,007,650	12.4%
Farm	90,095,390	118,761,600	28,666,210	31.8
Commercial / Industrial	20,003,420	20,616,840	613,420	3.1
Institutional	874,850	892,930	18,080	2.1
Pipeline	886,850	958,550	71,700	8.1
Total	\$216,390,350	\$258,767,410	\$42,377,060	19.6%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

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

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
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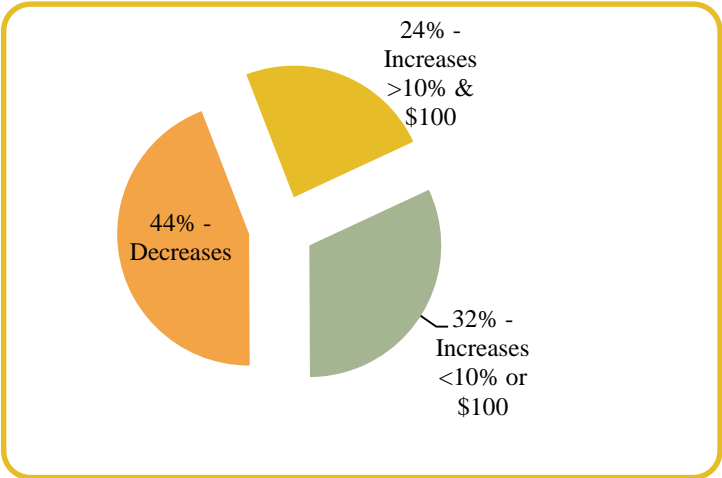
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	2,895,746	2,813,360	(82,386)	(2.9)
Apartment	76,652	68,644	(8,008)	(10.5)
Condo / Co-op	6,685	3,436	(3,249)	(48.6)
Total Residential	\$2,979,083	\$2,885,440	(\$93,643)	(3.1%)
Farm	2,550,451	2,894,640	344,189	13.5
Commercial / Industrial	744,045	668,611	(75,434)	(10.1)
Institutional	15,417	13,191	(2,226)	(14.4)
Pipeline	32,988	31,088	(1,900)	(5.8)
Total	\$6,321,984	\$6,492,970	\$170,986	2.7%

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

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

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



	Number of Properties
With Tax Increases:	2,223
With Tax Decreases:	1,762
Total Properties:	3,985

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

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,765,162	1,664,901	(100,261)	(5.7)
Apartment	46,757	40,650	(6,107)	(13.1)
Condo / Co-op	4,077	2,034	(2,043)	(50.1)
Total Residential	\$1,815,997	\$1,707,585	(\$108,412)	(6.0%)
Farm	1,565,227	1,725,369	160,142	10.2
Commercial / Industrial	347,519	299,521	(47,998)	(13.8)
Institutional	15,199	12,972	(2,227)	(14.7)
Pipeline	15,407	13,926	(1,481)	(9.6)
Total	\$3,759,350	\$3,759,350*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 19.6% should see a municipal tax decrease.
- Properties with an assessment increase greater than 19.6% should see a municipal tax increase.

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
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- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

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 - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

**IMPACT OF
REASSESSMENT 2023
MUNICIPALITY OF
BOISSEVAIN-MORTON**

1. OVERVIEW OF REASSESSMENT 2023

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

2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
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 - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
 - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$15 million (7%) to \$227 million (from \$211 million).

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	69,553,100	69,385,050	(168,050)	(0.2)
Apartment	2,144,530	2,279,880	135,350	6.3
Total Residential	\$71,697,630	\$71,664,930	(\$32,700)	(0.1%)
Farm	106,650,600	121,753,220	15,102,620	14.2
Commercial / Industrial	30,053,740	30,104,330	50,590	0.2
Institutional	1,239,460	1,215,070	(24,390)	(2.0)
Pipeline	1,332,200	1,439,800	107,600	8.1
Railway	365,130	408,660	43,530	11.9
Designated Recreational	51,710	54,210	2,500	4.8
Total	\$211,390,470	\$226,640,220	\$15,249,750	7.2%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

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

Property tax impacts have been calculated using the following methodology:

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

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

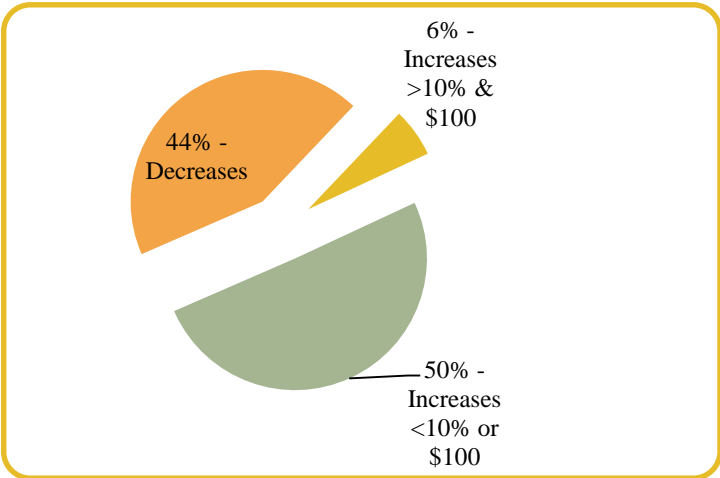
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	2,079,706	1,995,563	(84,143)	(4.1)
Apartment	69,380	72,591	3,211	4.6
Total Residential	\$2,149,086	\$2,068,154	(\$80,932)	(3.8%)
Farm	2,690,096	2,861,852	171,756	6.4
Commercial / Industrial	1,112,717	1,057,488	(55,229)	(5.0)
Institutional	25,819	25,348	(471)	(1.8)
Pipeline	45,313	45,247	(66)	(0.2)
Railway	12,619	13,103	484	3.8
Designated Recreational	1,759	1,704	(55)	(3.1)
Total	\$6,037,409	\$6,072,896	\$35,487	0.6%

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

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

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



	Number of Properties
With Tax Increases:	1,396
With Tax Decreases:	1,080
Total Properties:	2,476

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

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,279,869	1,234,515	(45,354)	(3.5)
Apartment	44,673	47,561	2,888	6.5
Total Residential	\$1,324,542	\$1,282,075	(\$42,467)	(3.2%)
Farm	1,470,922	1,529,741	58,819	4.0
Commercial / Industrial	505,342	489,583	(15,759)	(3.1)
Institutional	25,819	25,348	(471)	(1.8)
Pipeline	18,358	18,072	(286)	(1.6)
Railway	5,231	5,390	159	3.0
Designated Recreational	713	680	(33)	(4.6)
Total	\$3,350,927	\$3,350,927*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 7.2% should see a municipal tax decrease.
- Properties with an assessment increase greater than 7.2% should see a municipal tax increase.

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
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- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
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6. PROVINCIAL PROPERTY TAX REDUCTION

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

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

7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
 - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or www.gov.mb.ca/assessment.
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 - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

IMPACT OF REASSESSMENT 2023 CITY OF BRANDON

1. OVERVIEW OF REASSESSMENT 2023

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

2. OBJECTIVES OF REASSESSING PROPERTY

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

3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$116 million (4%) to \$3,045 million (from \$2,929 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,565,941,750	1,607,950,050	42,008,300	2.7
Apartment	197,871,620	230,235,390	32,363,770	16.4
Condo / Co-op	214,929,120	215,250,640	321,520	0.2
Total Residential	\$1,978,742,490	\$2,053,436,080	\$74,693,590	3.8%
Farm	4,359,740	4,756,080	396,340	9.1
Commercial / Industrial	838,062,970	876,242,430	38,179,460	4.6
Institutional	102,690,460	104,388,500	1,698,040	1.7
Pipeline	837,200	902,200	65,000	7.8
Railway	4,566,680	5,307,220	740,540	16.2
Designated Recreational	90,190	92,710	2,520	2.8
Total	\$2,929,349,730	\$3,045,125,220	\$115,775,490	4.0%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
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Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
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- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

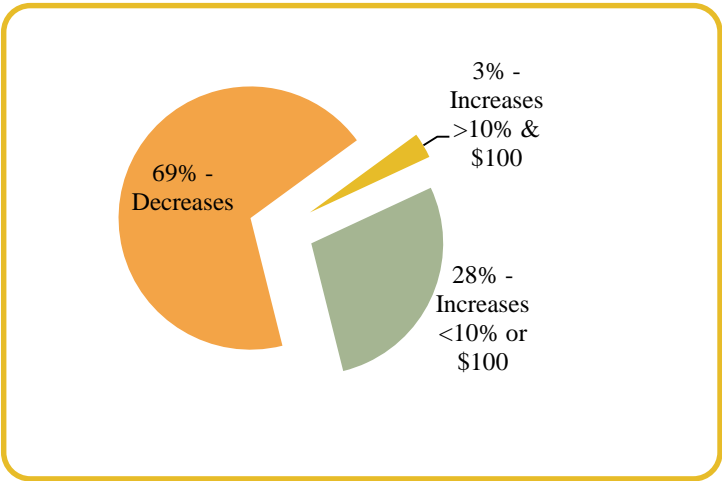
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	46,284,540	45,863,559	(420,981)	(0.9)
Apartment	5,848,491	6,567,004	718,513	12.3
Condo / Co-op	6,352,660	6,139,594	(213,066)	(3.4)
Total Residential	\$58,485,692	\$58,570,157	\$84,465	0.1%
Farm	128,861	135,658	6,797	5.3
Commercial / Industrial	32,072,670	31,910,997	(161,673)	(0.5)
Institutional	2,422,896	2,369,683	(53,213)	(2.2)
Pipeline	32,040	32,856	816	2.6
Railway	174,767	193,278	18,511	10.6
Designated Recreational	3,452	3,376	(76)	(2.2)
Total	\$93,320,376	\$93,216,006	(\$104,370)	(0.1%)

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

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

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



	Number of Properties
With Tax Increases:	5,118
With Tax Decreases:	11,305
Total Properties:	16,423

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

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	23,310,609	23,025,845	(284,764)	(1.2)
Apartment	2,945,517	3,296,971	351,454	11.9
Condo / Co-op	3,199,435	3,082,389	(117,046)	(3.7)
Total Residential	\$29,455,561	\$29,405,205	(\$50,356)	(0.2%)
Farm	64,899	68,107	3,208	4.9
Commercial / Industrial	12,475,405	12,547,792	72,387	0.6
Institutional	1,528,650	1,494,843	(33,807)	(2.2)
Pipeline	12,463	12,920	457	3.7
Railway	67,980	75,999	8,019	11.8
Designated Recreational	1,343	1,328	(15)	(1.1)
Total	\$43,606,300	\$43,606,300*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 4.0% should see a municipal tax decrease.
- Properties with an assessment increase greater than 4.0% should see a municipal tax increase.

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
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- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

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- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
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- **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
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 - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

IMPACT OF REASSESSMENT 2023 MUNICIPALITY OF BRENDA- WASKADA

1. OVERVIEW OF REASSESSMENT 2023

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

2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
 - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
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3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has decreased by \$-34 million (-13%) to \$218 million (from \$252 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	17,052,630	18,057,730	1,005,100	5.9
Farm	106,801,430	109,593,070	2,791,640	2.6
Commercial / Industrial	126,068,750	88,146,580	(37,922,170)	(30.1)
Pipeline	2,022,800	2,185,300	162,500	8.0
Railway	408,130	433,740	25,610	6.3
Total	\$252,353,740	\$218,416,420	(\$33,937,320)	(13.5%)

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

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4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

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Property tax impacts have been calculated using the following methodology:

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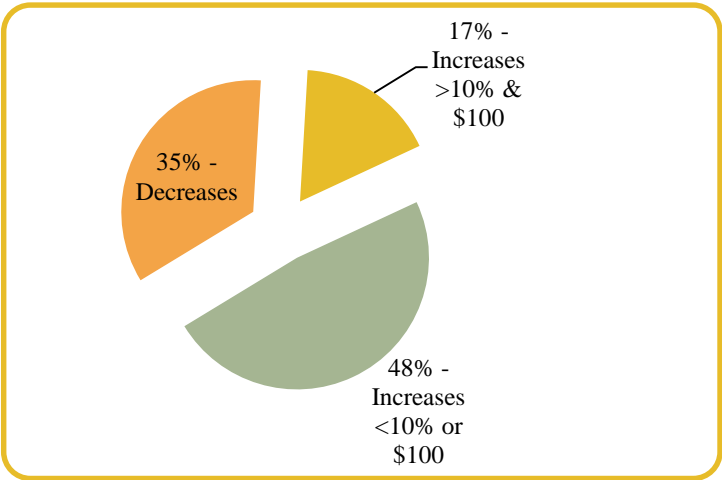
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	419,040	458,783	39,743	9.5
Farm	1,884,630	2,091,966	207,336	11.0
Commercial / Industrial	3,367,611	2,421,775	(945,836)	(28.1)
Pipeline	53,309	58,957	5,648	10.6
Railway	10,756	11,702	946	8.8
Total	\$5,735,346	\$5,043,183	(\$692,163)	(12.1%)

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

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

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



	Number of Properties
With Tax Increases:	1,801
With Tax Decreases:	954
Total Properties:	2,755

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

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	245,922	270,874	24,952	10.2
Farm	800,382	951,540	151,158	18.9
Commercial / Industrial	989,324	808,605	(180,719)	(18.3)
Pipeline	15,149	18,964	3,815	25.2
Railway	3,056	3,764	708	23.2
Total	\$2,053,833	\$2,053,833*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than -13.5% should see a municipal tax decrease.
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- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
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- **Farmland School Tax Rebate.** Tax credit for farmland owners on 50% in 2022 (40% in 2023) of school taxes to a maximum of \$3,125 (\$2,500 in 2023).

7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
 - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or www.gov.mb.ca/assessment.
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IMPACT OF REASSESSMENT 2023 RM OF BROKENHEAD

1. OVERVIEW OF REASSESSMENT 2023

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

2. OBJECTIVES OF REASSESSING PROPERTY

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

3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$47 million (13%) to \$398 million (from \$351 million).

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	236,890,890	260,316,880	23,425,990	9.9
Apartment	2,197,130	2,242,000	44,870	2.0
Condo / Co-op	1,602,120	1,683,280	81,160	5.1
Total Residential	\$240,690,140	\$264,242,160	\$23,552,020	9.8%
Farm	92,759,350	114,408,680	21,649,330	23.3
Commercial / Industrial	14,275,810	15,430,710	1,154,900	8.1
Institutional	216,610	223,300	6,690	3.1
Pipeline	356,850	385,600	28,750	8.1
Railway	2,625,310	2,841,080	215,770	8.2
Designated Recreational	146,480	147,930	1,450	1.0
Total	\$351,070,550	\$397,679,460	\$46,608,910	13.3%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

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

Property tax impacts have been calculated using the following methodology:

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

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

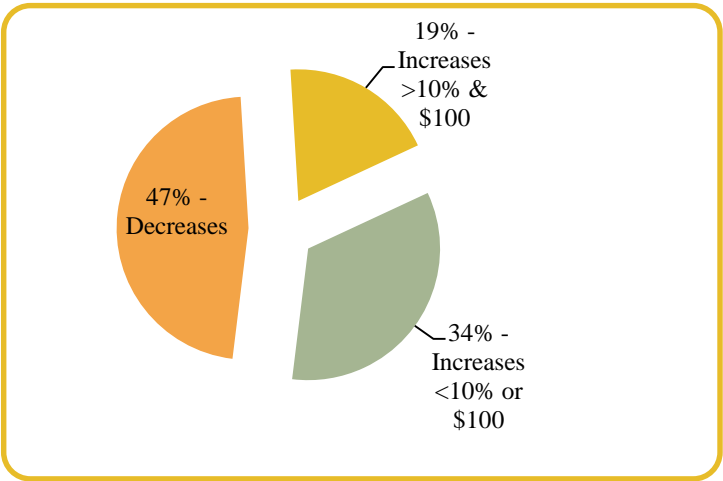
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	6,009,651	5,820,297	(189,354)	(3.2)
Apartment	52,169	46,991	(5,178)	(9.9)
Condo / Co-op	42,174	39,079	(3,095)	(7.3)
Total Residential	\$6,103,994	\$5,906,367	(\$197,627)	(3.2%)
Farm	2,443,600	2,658,813	215,213	8.8
Commercial / Industrial	494,192	474,212	(19,980)	(4.0)
Institutional	4,929	4,474	(455)	(9.2)
Pipeline	12,489	11,983	(506)	(4.1)
Railway	91,983	88,389	(3,594)	(3.9)
Designated Recreational	5,132	4,602	(530)	(10.3)
Total	\$9,156,319	\$9,148,840	(\$7,479)	(0.1%)

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

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

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



	Number of Properties
With Tax Increases:	2,226
With Tax Decreases:	1,982
Total Properties:	4,208

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

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	2,780,362	2,690,561	(89,801)	(3.2)
Apartment	22,253	20,076	(2,177)	(9.8)
Condo / Co-op	20,360	18,871	(1,489)	(7.3)
Total Residential	\$2,822,975	\$2,729,508	(\$93,467)	(3.3%)
Farm	1,178,098	1,282,009	103,911	8.8
Commercial / Industrial	175,427	167,141	(8,286)	(4.7)
Institutional	2,692	2,450	(242)	(9.0)
Pipeline	4,521	4,310	(211)	(4.7)
Railway	33,362	31,851	(1,511)	(4.5)
Designated Recreational	1,861	1,658	(203)	(10.9)
Total	\$4,218,937	\$4,218,937*	\$0*	0.0%

*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.

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
 - increases and decreases in both municipal and education taxes.
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- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
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6. PROVINCIAL PROPERTY TAX REDUCTION

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

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IMPACT OF REASSESSMENT 2023 TOWN OF CARBERRY

1. OVERVIEW OF REASSESSMENT 2023

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3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$2 million (2%) to \$75 million (from \$74 million).

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	58,073,070	58,844,740	771,670	1.3
Apartment	3,250,510	3,497,710	247,200	7.6
Total Residential	\$61,323,580	\$62,342,450	\$1,018,870	1.7%
Farm	292,060	289,020	(3,040)	(1.0)
Commercial / Industrial	8,529,720	9,011,520	481,800	5.7
Institutional	2,993,090	3,075,310	82,220	2.8
Pipeline	15,450	16,700	1,250	8.1
Railway	433,380	474,630	41,250	9.5
Total	\$73,587,280	\$75,209,630	\$1,622,350	2.2%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
 - Council ⇒ Municipal Levy
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Property tax impacts have been calculated using the following methodology:

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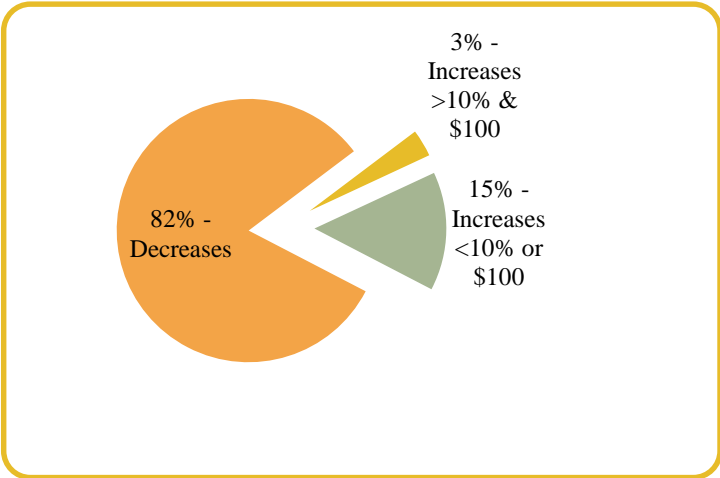
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,566,753	1,516,429	(50,324)	(3.2)
Apartment	87,696	90,136	2,440	2.8
Total Residential	\$1,654,449	\$1,606,565	(\$47,884)	(2.9%)
Farm	7,879	7,448	(431)	(5.5)
Commercial / Industrial	304,443	303,373	(1,070)	(0.4)
Institutional	47,048	47,298	250	0.5
Pipeline	551	562	11	2.0
Railway	15,468	15,978	510	3.3
Total	\$2,029,839	\$1,981,225	(\$48,614)	(2.4%)

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

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

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



	Number of Properties
With Tax Increases:	150
With Tax Decreases:	687
Total Properties:	837

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

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	912,851	905,032	(7,819)	(0.9)
Apartment	51,095	53,795	2,700	5.3
Total Residential	\$963,945	\$958,827	(\$5,118)	(0.5%)
Farm	4,591	4,445	(146)	(3.2)
Commercial / Industrial	134,079	138,597	4,518	3.4
Institutional	47,048	47,298	250	0.5
Pipeline	243	257	14	5.8
Railway	6,812	7,300	488	7.2
Total	\$1,156,718	\$1,156,718*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 2.2% should see a municipal tax decrease.
- Properties with an assessment increase greater than 2.2% should see a municipal tax increase.

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- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
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IMPACT OF REASSESSMENT 2023 TOWN OF CARMAN

1. OVERVIEW OF REASSESSMENT 2023

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- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
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- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$13 million (8%) to \$176 million (from \$162 million).

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	102,320,230	111,770,320	9,450,090	9.2
Apartment	6,861,640	7,327,800	466,160	6.8
Condo / Co-op	10,846,720	11,415,770	569,050	5.3
Total Residential	\$120,028,590	\$130,513,890	\$10,485,300	8.7%
Farm	469,590	495,660	26,070	5.6
Commercial / Industrial	26,214,020	28,188,660	1,974,640	7.5
Institutional	15,117,000	15,814,900	697,900	4.6
Pipeline	11,000	11,900	900	8.2
Railway	289,900	341,860	51,960	17.9
Designated Recreational	142,030	144,180	2,150	1.5
Total	\$162,272,130	\$175,511,050	\$13,238,920	8.2%

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

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Property tax impacts have been calculated using the following methodology:

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

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

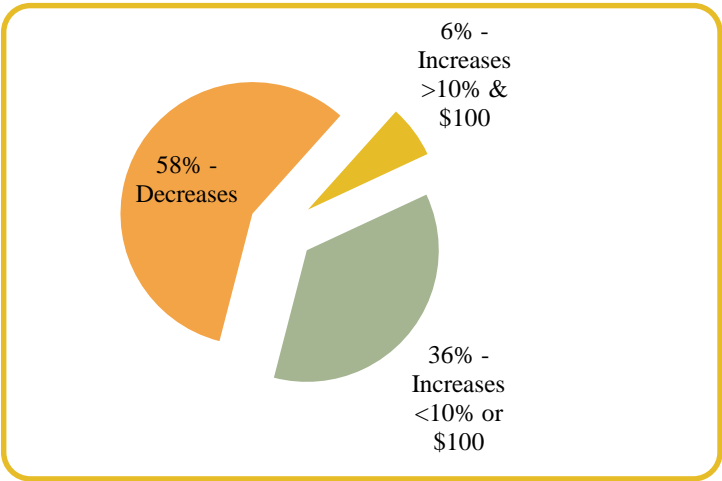
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	2,964,626	2,992,762	28,136	1.0
Apartment	198,809	196,209	(2,600)	(1.3)
Condo / Co-op	314,273	305,669	(8,604)	(2.7)
Total Residential	\$3,477,708	\$3,494,640	\$16,932	0.5%
Farm	13,606	13,272	(334)	(2.5)
Commercial / Industrial	987,928	977,329	(10,599)	(1.1)
Institutional	278,307	269,798	(8,509)	(3.1)
Pipeline	415	413	(2)	(0.5)
Railway	10,925	11,853	928	8.5
Designated Recreational	5,353	4,999	(354)	(6.6)
Total	\$4,774,242	\$4,772,302	(\$1,940)	(0.0%)

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

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

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



	Number of Properties
With Tax Increases:	586
With Tax Decreases:	796
Total Properties:	1,382

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

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,877,065	1,895,736	18,671	1.0
Apartment	125,877	124,287	(1,590)	(1.3)
Condo / Co-op	198,983	193,623	(5,360)	(2.7)
Total Residential	\$2,201,924	\$2,213,646	\$11,722	0.5%
Farm	8,615	8,407	(208)	(2.4)
Commercial / Industrial	480,896	478,108	(2,788)	(0.6)
Institutional	277,321	268,237	(9,084)	(3.3)
Pipeline	202	202	0	0.0
Railway	5,318	5,798	480	9.0
Designated Recreational	2,606	2,445	(161)	(6.2)
Total	\$2,976,882	\$2,976,882*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 8.2% should see a municipal tax decrease.
- Properties with an assessment increase greater than 8.2% should see a municipal tax increase.

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
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 - tax changes for all, or some, property classes or individual properties.
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6. PROVINCIAL PROPERTY TAX REDUCTION

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

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

7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

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IMPACT OF REASSESSMENT 2023 RM OF CARTIER

1. OVERVIEW OF REASSESSMENT 2023

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- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
 - how taxable assessments have changed in your municipality and across the province
 - how Reassessment 2023 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

2. OBJECTIVES OF REASSESSING PROPERTY

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

3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$24 million (7%) to \$375 million (from \$351 million).

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	130,164,840	135,373,070	5,208,230	4.0
Apartment	179,200	194,140	14,940	8.3
Total Residential	\$130,344,040	\$135,567,210	\$5,223,170	4.0%
Farm	156,896,450	172,462,510	15,566,060	9.9
Commercial / Industrial	25,902,330	26,891,190	988,860	3.8
Institutional	1,632,240	1,698,920	66,680	4.1
Pipeline	30,361,650	32,206,250	1,844,600	6.1
Railway	5,938,170	6,381,750	443,580	7.5
Total	\$351,074,880	\$375,207,830	\$24,132,950	6.9%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

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

Property tax impacts have been calculated using the following methodology:

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

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

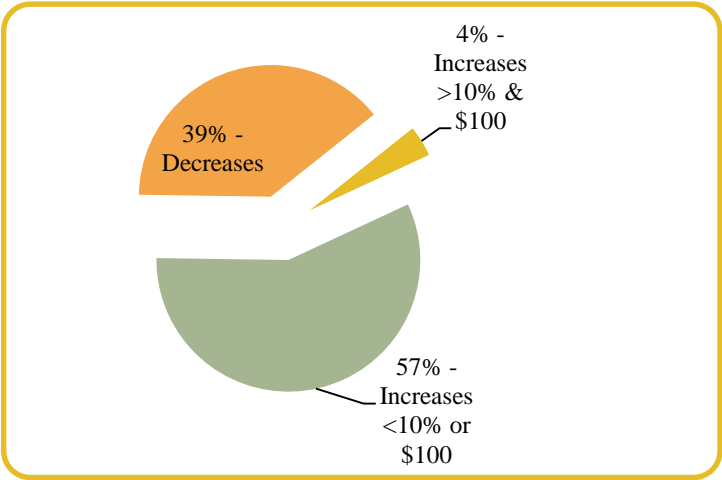
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	2,685,963	2,595,810	(90,153)	(3.4)
Apartment	3,641	3,665	24	0.7
Total Residential	\$2,689,604	\$2,599,475	(\$90,129)	(3.4%)
Farm	3,222,233	3,288,967	66,734	2.1
Commercial / Industrial	761,208	729,334	(31,874)	(4.2)
Institutional	18,366	17,976	(390)	(2.1)
Pipeline	892,410	872,385	(20,025)	(2.2)
Railway	174,530	172,906	(1,624)	(0.9)
Total	\$7,758,351	\$7,681,044	(\$77,307)	(1.0%)

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

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

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



	Number of Properties
With Tax Increases:	1,338
With Tax Decreases:	857
Total Properties:	2,195

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

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,286,975	1,253,013	(33,962)	(2.6)
Apartment	1,736	1,760	24	1.4
Total Residential	\$1,288,712	\$1,254,773	(\$33,939)	(2.6%)
Farm	1,521,154	1,564,219	43,065	2.8
Commercial / Industrial	259,681	252,631	(7,050)	(2.7)
Institutional	16,531	16,151	(380)	(2.3)
Pipeline	294,204	291,950	(2,254)	(0.8)
Railway	57,897	58,217	320	0.6
Total	\$3,438,180	\$3,438,180*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 6.9% should see a municipal tax decrease.
- Properties with an assessment increase greater than 6.9% should see a municipal tax increase.

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
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**IMPACT OF
REASSESSMENT 2023
CARTWRIGHT-ROBLIN
MUNICIPALITY**

1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
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3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$17 million (18%) to \$116 million (from \$98 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	25,159,920	27,128,690	1,968,770	7.8
Apartment	243,720	261,090	17,370	7.1
Total Residential	\$25,403,640	\$27,389,780	\$1,986,140	7.8%
Farm	69,135,220	84,242,150	15,106,930	21.9
Commercial / Industrial	3,547,190	3,737,810	190,620	5.4
Institutional	46,560	63,320	16,760	36.0
Designated Recreational	31,430	33,650	2,220	7.1
Total	\$98,164,040	\$115,466,710	\$17,302,670	17.6%

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

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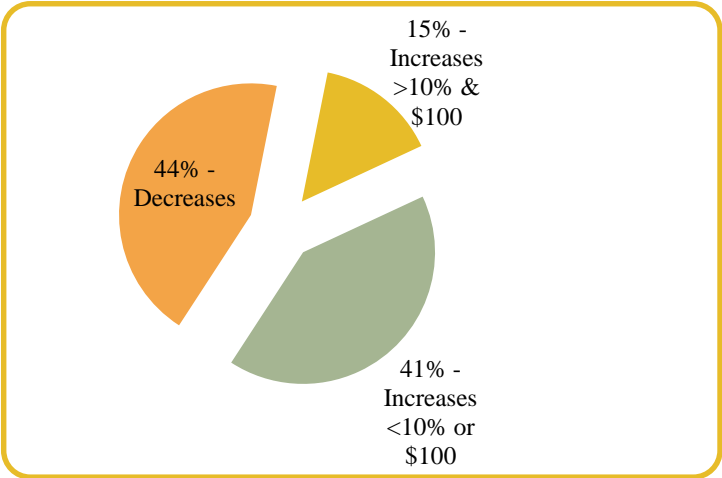
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	852,581	806,705	(45,876)	(5.4)
Apartment	12,472	12,370	(102)	(0.8)
Total Residential	\$865,053	\$819,075	(\$45,978)	(5.3%)
Farm	1,835,704	1,942,069	106,365	5.8
Commercial / Industrial	175,561	167,513	(8,048)	(4.6)
Institutional	952	1,074	122	12.8
Designated Recreational	1,097	1,027	(70)	(6.4)
Total	\$2,878,367	\$2,930,758	\$52,391	1.8%

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

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

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



	Number of Properties
With Tax Increases:	928
With Tax Decreases:	728
Total Properties:	1,656

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

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	613,541	575,864	(37,677)	(6.1)
Apartment	10,207	10,215	8	0.1
Total Residential	\$623,749	\$586,078	(\$37,671)	(6.0%)
Farm	1,170,394	1,212,526	42,132	3.6
Commercial / Industrial	111,683	107,128	(4,555)	(4.1)
Institutional	883	1,009	126	14.3
Designated Recreational	531	483	(48)	(9.0)
Total	\$1,907,239	\$1,907,239*	\$0*	0.0%

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- Properties with an assessment increase less than 17.6% should see a municipal tax decrease.
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IMPACT OF REASSESSMENT 2023 TOWN OF CHURCHILL

1. OVERVIEW OF REASSESSMENT 2023

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2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
 - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
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3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$3 million (8%) to \$43 million (from \$40 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	13,529,720	14,717,960	1,188,240	8.8
Apartment	4,078,800	4,444,420	365,620	9.0
Total Residential	\$17,608,520	\$19,162,380	\$1,553,860	8.8%
Farm	7,230	7,720	490	6.8
Commercial / Industrial	22,232,010	23,721,970	1,489,960	6.7
Institutional	80,930	91,000	10,070	12.4
Railway	157,400	170,700	13,300	8.5
Total	\$40,086,090	\$43,153,770	\$3,067,680	7.7%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

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

Property tax impacts have been calculated using the following methodology:

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

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

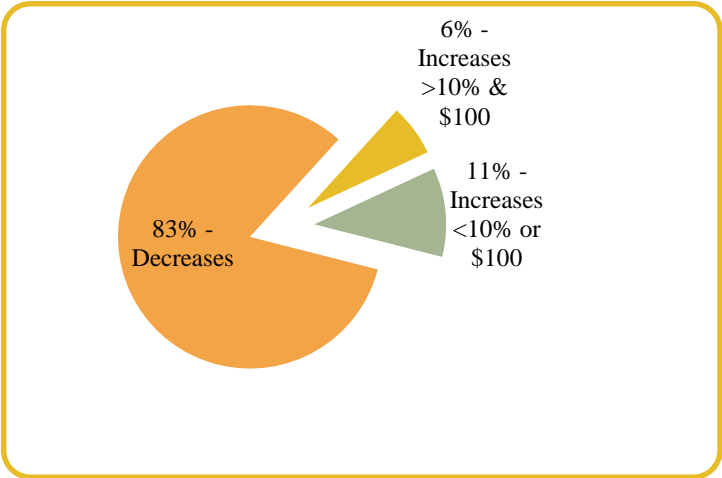
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	923,660	937,004	13,344	1.4
Apartment	278,456	282,950	4,494	1.6
Total Residential	\$1,202,116	\$1,219,954	\$17,838	1.5%
Farm	494	491	(3)	(0.6)
Commercial / Industrial	1,711,465	1,697,520	(13,945)	(0.8)
Institutional	4,437	4,634	197	4.4
Railway	12,117	12,215	98	0.8
Total	\$2,930,628	\$2,934,815	\$4,187	0.1%

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

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

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



	Number of Properties
With Tax Increases:	79
With Tax Decreases:	379
Total Properties:	458

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

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	741,753	749,542	7,789	1.1
Apartment	223,616	226,341	2,725	1.2
Total Residential	\$965,370	\$975,883	\$10,513	1.1%
Farm	396	393	(3)	(0.8)
Commercial / Industrial	1,218,848	1,208,089	(10,759)	(0.9)
Institutional	4,437	4,634	197	4.4
Railway	8,629	8,693	64	0.7
Total	\$2,197,680	\$2,197,680*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 7.7% should see a municipal tax decrease.
- Properties with an assessment increase greater than 7.7% should see a municipal tax increase.

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
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6. PROVINCIAL PROPERTY TAX REDUCTION

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

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

7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

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 - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

**IMPACT OF
REASSESSMENT 2023
MUNICIPALITY OF
CLANWILLIAM-ERICKSON**

1. OVERVIEW OF REASSESSMENT 2023

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- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
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3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$4 million (5%) to \$69 million (from \$65 million).

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	44,854,820	47,388,910	2,534,090	5.7
Apartment	394,210	409,290	15,080	3.8
Total Residential	\$45,249,030	\$47,798,200	\$2,549,170	5.6%
Farm	16,702,640	17,399,370	696,730	4.2
Commercial / Industrial	2,347,610	2,570,390	222,780	9.5
Institutional	979,230	992,370	13,140	1.3
Total	\$65,278,510	\$68,760,330	\$3,481,820	5.3%

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4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

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- Tax rates (mill rates) are set by:
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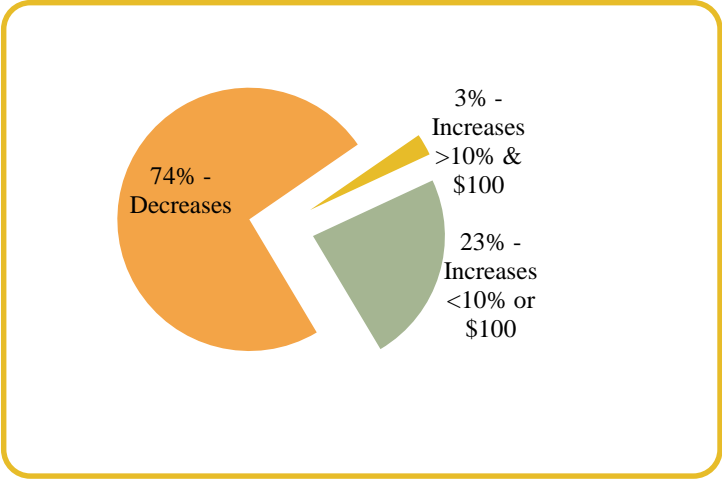
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,328,387	1,318,779	(9,608)	(0.7)
Apartment	14,576	14,146	(430)	(3.0)
Total Residential	\$1,342,963	\$1,332,925	(\$10,038)	(0.8%)
Farm	457,959	447,824	(10,135)	(2.2)
Commercial / Industrial	102,562	104,584	2,022	2.0
Institutional	25,085	23,884	(1,201)	(4.8)
Total	\$1,928,569	\$1,909,218	(\$19,351)	(1.0%)

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

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

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



	Number of Properties
With Tax Increases:	341
With Tax Decreases:	967
Total Properties:	1,308

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

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	818,881	821,480	2,599	0.3
Apartment	10,098	9,851	(247)	(2.5)
Total Residential	\$828,980	\$831,331	\$2,351	0.3%
Farm	272,613	269,613	(3,000)	(1.1)
Commercial / Industrial	55,441	57,317	1,876	3.4
Institutional	25,085	23,884	(1,201)	(4.8)
Total	\$1,182,118	\$1,182,118*	\$0*	0.0%

*May not add due to rounding.

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IMPACT OF REASSESSMENT 2023 RM OF COLDWELL

1. OVERVIEW OF REASSESSMENT 2023

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 - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$6 million (10%) to \$71 million (from \$65 million).

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	42,211,790	47,028,090	4,816,300	11.4
Apartment	108,500	139,910	31,410	29.0
Total Residential	\$42,320,290	\$47,168,000	\$4,847,710	11.5%
Farm	15,873,000	17,341,970	1,468,970	9.3
Commercial / Industrial	4,752,480	4,784,290	31,810	0.7
Institutional	1,900,610	1,940,120	39,510	2.1
Designated Recreational	41,820	41,820	0	0.0
Total	\$64,888,200	\$71,276,200	\$6,388,000	9.8%

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

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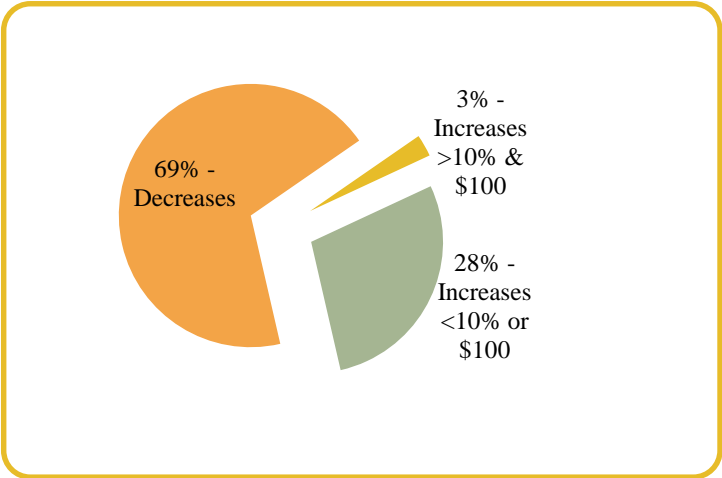
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,320,687	1,322,973	2,286	0.2
Apartment	3,400	3,920	520	15.3
Total Residential	\$1,324,086	\$1,326,893	\$2,807	0.2%
Farm	497,347	485,892	(11,455)	(2.3)
Commercial / Industrial	189,920	172,877	(17,043)	(9.0)
Institutional	31,374	29,973	(1,401)	(4.5)
Designated Recreational	1,675	1,502	(173)	(10.3)
Total	\$2,044,402	\$2,017,138	(\$27,264)	(1.3%)

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



	Number of Properties
With Tax Increases:	714
With Tax Decreases:	1,586
Total Properties:	2,300

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

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	692,027	702,719	10,692	1.6
Apartment	1,784	2,075	291	16.3
Total Residential	\$693,810	\$704,794	\$10,984	1.6%
Farm	260,950	257,169	(3,781)	(1.5)
Commercial / Industrial	77,733	72,006	(5,727)	(7.4)
Institutional	30,955	29,569	(1,386)	(4.5)
Designated Recreational	688	620	(68)	(9.9)
Total	\$1,064,136	\$1,064,136*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 9.8% should see a municipal tax decrease.
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- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$294 in 2022 (\$235 in 2023).
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7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
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IMPACT OF REASSESSMENT 2023 RM OF CORNWALLIS

1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
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 - how Reassessment 2023 will impact municipal and school taxes.
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2. OBJECTIVES OF REASSESSING PROPERTY

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

3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$23 million (9%) to \$275 million (from \$253 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	171,414,570	182,465,500	11,050,930	6.5
Apartment	4,052,530	4,248,390	195,860	4.8
Condo / Co-op	38,840	53,150	14,310	36.8
Total Residential	\$175,505,940	\$186,767,040	\$11,261,100	6.4%
Farm	50,434,690	56,008,690	5,574,000	11.1
Commercial / Industrial	21,363,140	26,847,550	5,484,410	25.7
Institutional	255,070	272,290	17,220	6.8
Pipeline	2,690,200	2,900,200	210,000	7.8
Railway	2,142,490	2,321,250	178,760	8.3
Designated Recreational	219,170	226,170	7,000	3.2
Total	\$252,610,700	\$275,343,190	\$22,732,490	9.0%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
 - Council ⇒ Municipal Levy
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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.
- The impact of Reassessment 2023 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

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

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

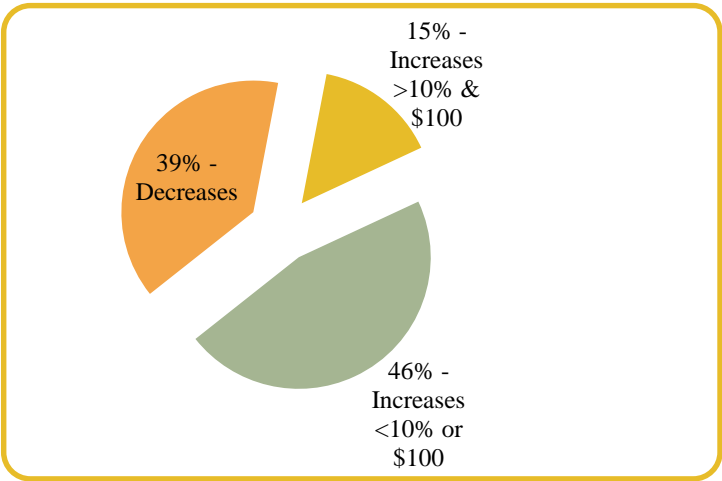
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	3,503,411	3,528,679	25,268	0.7
Apartment	86,339	86,196	(143)	(0.2)
Condo / Co-op	827	1,078	251	30.4
Total Residential	\$3,590,578	\$3,615,953	\$25,375	0.7%
Farm	1,041,683	1,098,261	56,578	5.4
Commercial / Industrial	629,758	743,620	113,862	18.1
Institutional	1,692	1,657	(35)	(2.1)
Pipeline	79,809	80,595	786	1.0
Railway	60,069	60,285	216	0.4
Designated Recreational	6,244	5,991	(253)	(4.1)
Total	\$5,409,834	\$5,606,362	\$196,528	3.6%

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

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

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



	Number of Properties
With Tax Increases:	1,211
With Tax Decreases:	764
Total Properties:	1,975

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

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,137,164	1,110,485	(26,679)	(2.4)
Apartment	26,884	25,856	(1,028)	(3.8)
Condo / Co-op	258	323	65	25.2
Total Residential	\$1,164,306	\$1,136,664	(\$27,642)	(2.4%)
Farm	334,584	340,869	6,285	1.9
Commercial / Industrial	141,723	163,394	21,671	15.3
Institutional	1,692	1,657	(35)	(2.1)
Pipeline	17,847	17,651	(196)	(1.1)
Railway	14,213	14,127	(86)	(0.6)
Designated Recreational	1,454	1,376	(78)	(5.4)
Total	\$1,675,819	\$1,675,819*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 9.0% should see a municipal tax decrease.
- Properties with an assessment increase greater than 9.0% should see a municipal tax increase.

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
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- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
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6. PROVINCIAL PROPERTY TAX REDUCTION

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

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IMPACT OF REASSESSMENT 2023 CITY OF DAUPHIN

1. OVERVIEW OF REASSESSMENT 2023

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3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$13 million (4%) to \$363 million (from \$350 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	198,700,720	203,214,280	4,513,560	2.3
Apartment	12,102,690	12,900,770	798,080	6.6
Condo / Co-op	1,547,950	1,536,750	(11,200)	(0.7)
Total Residential	\$212,351,360	\$217,651,800	\$5,300,440	2.5%
Farm	1,600,110	1,826,960	226,850	14.2
Commercial / Industrial	113,891,710	119,624,250	5,732,540	5.0
Institutional	21,550,190	22,829,890	1,279,700	5.9
Pipeline	20,200	21,850	1,650	8.2
Railway	410,030	508,130	98,100	23.9
Total	\$349,823,600	\$362,462,880	\$12,639,280	3.6%

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

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4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
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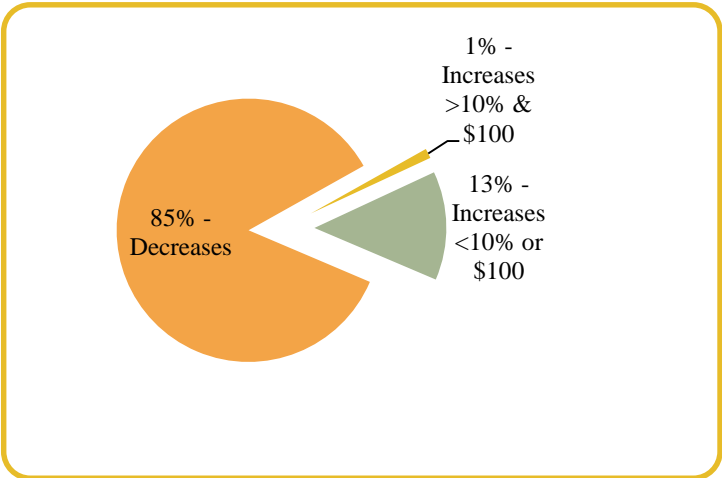
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	6,516,788	6,213,480	(303,308)	(4.7)
Apartment	396,932	394,454	(2,478)	(0.6)
Condo / Co-op	50,768	46,988	(3,780)	(7.5)
Total Residential	\$6,964,488	\$6,654,921	(\$309,567)	(4.4%)
Farm	52,479	55,861	3,382	6.4
Commercial / Industrial	4,727,645	4,602,065	(125,580)	(2.7)
Institutional	391,637	400,171	8,534	2.2
Pipeline	839	841	2	0.2
Railway	17,020	19,548	2,528	14.9
Total	\$12,154,107	\$11,733,407	(\$420,700)	(3.5%)

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

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

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



	Number of Properties
With Tax Increases:	522
With Tax Decreases:	3,064
Total Properties:	3,586

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

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	3,565,486	3,519,265	(46,221)	(1.3)
Apartment	217,171	223,416	6,245	2.9
Condo / Co-op	27,776	26,613	(1,163)	(4.2)
Total Residential	\$3,810,433	\$3,769,294	(\$41,139)	(1.1%)
Farm	28,712	31,639	2,927	10.2
Commercial / Industrial	2,043,673	2,071,653	27,980	1.4
Institutional	386,697	395,368	8,671	2.2
Pipeline	362	378	16	4.4
Railway	7,358	8,800	1,442	19.6
Total	\$6,277,235	\$6,277,235*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 3.6% should see a municipal tax decrease.
- Properties with an assessment increase greater than 3.6% should see a municipal tax increase.

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IMPACT OF REASSESSMENT 2023 RM OF DAUPHIN

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- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$30 million (16%) to \$222 million (from \$192 million).

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	81,395,510	82,801,400	1,405,890	1.7
Apartment	124,560	138,650	14,090	11.3
Total Residential	\$81,520,070	\$82,940,050	\$1,419,980	1.7%
Farm	96,619,610	124,229,690	27,610,080	28.6
Commercial / Industrial	11,622,250	12,508,260	886,010	7.6
Institutional	903,710	953,040	49,330	5.5
Pipeline	549,400	593,350	43,950	8.0
Railway	325,860	365,110	39,250	12.1
Total	\$191,540,900	\$221,589,500	\$30,048,600	15.7%

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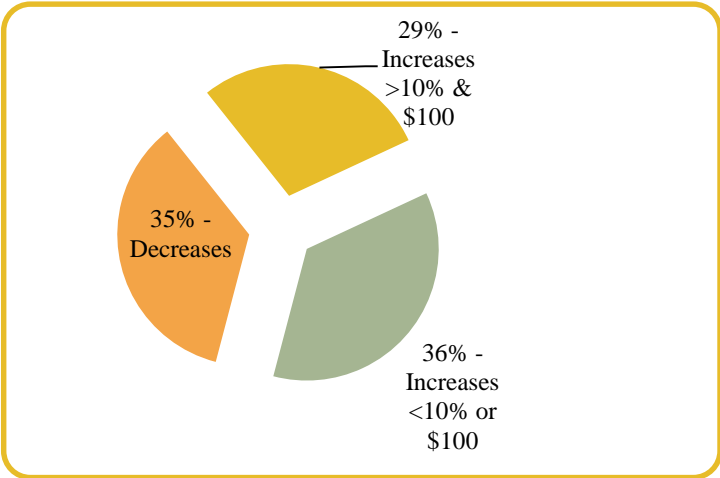
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	2,901,506	2,586,053	(315,453)	(10.9)
Apartment	4,440	4,330	(110)	(2.5)
Total Residential	\$2,905,946	\$2,590,384	(\$315,562)	(10.9%)
Farm	3,444,199	3,879,942	435,743	12.7
Commercial / Industrial	514,729	488,609	(26,120)	(5.1)
Institutional	27,381	25,160	(2,221)	(8.1)
Pipeline	24,371	23,216	(1,155)	(4.7)
Railway	14,455	14,286	(169)	(1.2)
Total	\$6,931,082	\$7,021,596	\$90,514	1.3%

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

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

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



	Number of Properties
With Tax Increases:	2,193
With Tax Decreases:	1,193
Total Properties:	3,386

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

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,692,538	1,488,272	(204,266)	(12.1)
Apartment	2,590	2,492	(98)	(3.8)
Total Residential	\$1,695,128	\$1,490,764	(\$204,364)	(12.1%)
Farm	2,009,108	2,232,904	223,796	11.1
Commercial / Industrial	241,673	224,823	(16,850)	(7.0)
Institutional	18,792	17,130	(1,662)	(8.8)
Pipeline	11,424	10,665	(759)	(6.6)
Railway	6,776	6,562	(214)	(3.2)
Total	\$3,982,901	\$3,982,901*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 15.7% should see a municipal tax decrease.
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5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

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6. PROVINCIAL PROPERTY TAX REDUCTION

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IMPACT OF REASSESSMENT 2023 RM OF DE SALABERRY

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- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

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- The objectives of the province-wide reassessment are:
 - **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 2020. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$54 million (17%) to \$380 million (from \$326 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	144,395,190	151,443,740	7,048,550	4.9
Apartment	621,600	656,510	34,910	5.6
Condo / Co-op	743,430	720,070	(23,360)	(3.1)
Total Residential	\$145,760,220	\$152,820,320	\$7,060,100	4.8%
Farm	136,381,190	180,424,100	44,042,910	32.3
Commercial / Industrial	14,315,140	15,272,400	957,260	6.7
Institutional	2,716,150	3,014,550	298,400	11.0
Pipeline	24,784,900	26,282,550	1,497,650	6.0
Railway	2,238,110	2,456,790	218,680	9.8
Designated Recreational	135,410	157,370	21,960	16.2
Total	\$326,331,120	\$380,428,080	\$54,096,960	16.6%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
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Property tax impacts have been calculated using the following methodology:

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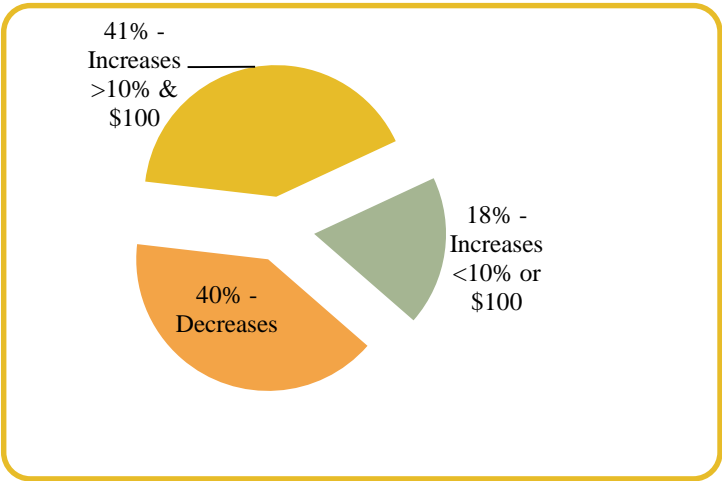
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	3,236,688	3,050,317	(186,371)	(5.8)
Apartment	15,000	14,588	(412)	(2.8)
Condo / Co-op	17,976	16,060	(1,916)	(10.7)
Total Residential	\$3,269,664	\$3,080,964	(\$188,700)	(5.8%)
Farm	2,885,418	3,375,974	490,556	17.0
Commercial / Industrial	438,380	419,589	(18,791)	(4.3)
Institutional	34,228	34,884	656	1.9
Pipeline	734,005	694,648	(39,357)	(5.4)
Railway	66,612	65,172	(1,440)	(2.2)
Designated Recreational	4,077	4,226	149	3.7
Total	\$7,432,383	\$7,675,456	\$243,073	3.3%

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

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

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



	Number of Properties
With Tax Increases:	1,898
With Tax Decreases:	1,288
Total Properties:	3,186

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

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,411,082	1,306,305	(104,777)	(7.4)
Apartment	7,286	7,130	(156)	(2.1)
Condo / Co-op	8,749	7,880	(869)	(9.9)
Total Residential	\$1,427,117	\$1,321,315	(\$105,802)	(7.4%)
Farm	1,159,600	1,296,605	137,005	11.8
Commercial / Industrial	134,552	125,812	(8,740)	(6.5)
Institutional	31,402	32,161	759	2.4
Pipeline	210,449	188,604	(21,845)	(10.4)
Railway	19,004	17,630	(1,374)	(7.2)
Designated Recreational	1,189	1,175	(14)	(1.2)
Total	\$2,983,312	\$2,983,312*	\$0*	0.0%

*May not add due to rounding.

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**IMPACT OF
REASSESSMENT 2023
MUNICIPALITY OF
DELORAINÉ-WINCHESTER**

1. OVERVIEW OF REASSESSMENT 2023

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- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
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 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$5 million (4%) to \$151 million (from \$145 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	60,866,190	59,236,530	(1,629,660)	(2.7)
Apartment	673,710	762,310	88,600	13.2
Condo / Co-op	344,860	369,390	24,530	7.1
Total Residential	\$61,884,760	\$60,368,230	(\$1,516,530)	(2.5%)
Farm	68,431,040	75,504,600	7,073,560	10.3
Commercial / Industrial	12,638,920	12,247,480	(391,440)	(3.1)
Institutional	1,644,380	1,733,690	89,310	5.4
Pipeline	280,250	303,100	22,850	8.2
Railway	264,310	284,910	20,600	7.8
Designated Recreational	54,660	55,980	1,320	2.4
Total	\$145,198,320	\$150,497,990	\$5,299,670	3.7%

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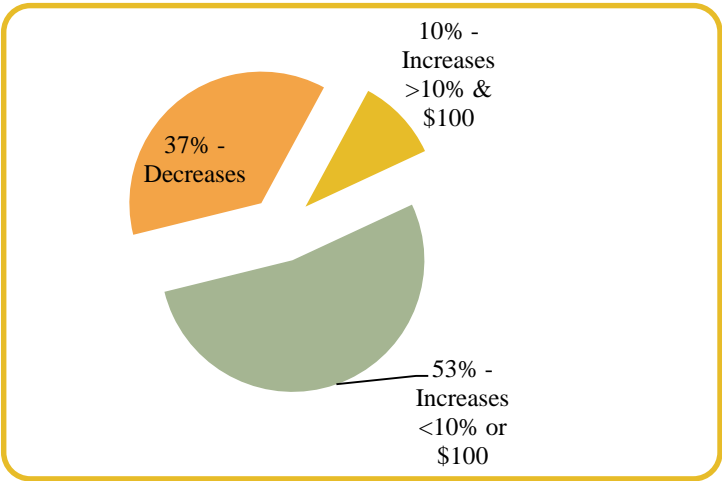
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2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,845,240	1,778,951	(66,289)	(3.6)
Apartment	30,712	37,432	6,720	21.9
Condo / Co-op	15,721	18,138	2,417	15.4
Total Residential	\$1,891,673	\$1,834,520	(\$57,153)	(3.0%)
Farm	1,568,629	1,694,177	125,548	8.0
Commercial / Industrial	525,668	525,634	(34)	(0.0)
Institutional	55,323	63,252	7,929	14.3
Pipeline	8,849	9,174	325	3.7
Railway	9,068	9,537	469	5.2
Designated Recreational	1,726	1,694	(32)	(1.9)
Total	\$4,060,937	\$4,137,989	\$77,052	1.9%

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



	Number of Properties
With Tax Increases:	1,362
With Tax Decreases:	791
Total Properties:	2,153

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

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,227,326	1,162,535	(64,791)	(5.3)
Apartment	23,873	29,499	5,626	23.6
Condo / Co-op	12,220	14,294	2,074	17.0
Total Residential	\$1,263,419	\$1,206,329	(\$57,090)	(4.5%)
Farm	873,917	908,476	34,559	4.0
Commercial / Industrial	287,235	301,493	14,258	5.0
Institutional	55,323	63,252	7,929	14.3
Pipeline	3,562	3,627	65	1.8
Railway	4,082	4,323	241	5.9
Designated Recreational	695	670	(25)	(3.6)
Total	\$2,488,234	\$2,488,234*	\$0*	0.0%

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IMPACT OF REASSESSMENT 2023 RM OF DUFFERIN

1. OVERVIEW OF REASSESSMENT 2023

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- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
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 - how taxable assessments have changed in your municipality and across the province
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- The objectives of the province-wide reassessment are:
 - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
 - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
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3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$34 million (10%) to \$396 million (from \$361 million).

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	88,177,050	93,798,700	5,621,650	6.4
Farm	239,692,420	264,847,950	25,155,530	10.5
Commercial / Industrial	25,809,050	28,863,670	3,054,620	11.8
Institutional	186,570	200,400	13,830	7.4
Pipeline	6,915,500	7,366,000	450,500	6.5
Railway	494,950	550,810	55,860	11.3
Designated Recreational	72,650	75,320	2,670	3.7
Total	\$361,348,190	\$395,702,850	\$34,354,660	9.5%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

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

Property tax impacts have been calculated using the following methodology:

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

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

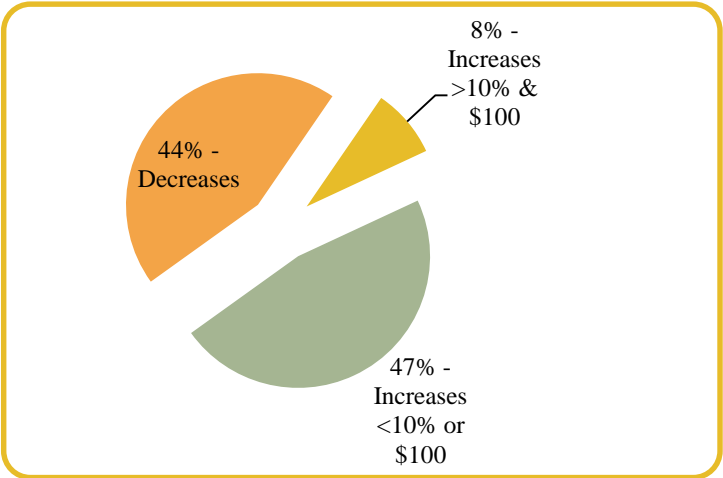
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,776,703	1,734,520	(42,183)	(2.4)
Farm	4,839,090	4,907,398	68,308	1.4
Commercial / Industrial	746,404	763,615	17,211	2.3
Institutional	2,829	2,749	(80)	(2.8)
Pipeline	200,010	194,890	(5,120)	(2.6)
Railway	14,315	14,573	258	1.8
Designated Recreational	2,101	1,993	(108)	(5.1)
Total	\$7,581,451	\$7,619,738	\$38,287	0.5%

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

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

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



	Number of Properties
With Tax Increases:	1,353
With Tax Decreases:	1,084
Total Properties:	2,437

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

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	844,736	820,551	(24,185)	(2.9)
Farm	2,296,253	2,316,890	20,637	0.9
Commercial / Industrial	247,251	252,499	5,248	2.1
Institutional	1,787	1,753	(34)	(1.9)
Pipeline	66,250	64,438	(1,812)	(2.7)
Railway	4,742	4,818	76	1.6
Designated Recreational	696	659	(37)	(5.3)
Total	\$3,461,716	\$3,461,716*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 9.5% should see a municipal tax decrease.
- Properties with an assessment increase greater than 9.5% should see a municipal tax increase.

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
 - increases and decreases in both municipal and education taxes.
 - tax changes for all, or some, property classes or individual properties.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.
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6. PROVINCIAL PROPERTY TAX REDUCTION

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

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

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 - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

IMPACT OF REASSESSMENT 2023 VILLAGE OF DUNNOTTAR

1. OVERVIEW OF REASSESSMENT 2023

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- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$7 million (8%) to \$88 million (from \$81 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	79,972,730	86,259,070	6,286,340	7.9
Farm	6,870	7,080	210	3.1
Commercial / Industrial	899,050	949,690	50,640	5.6
Pipeline	46,550	50,250	3,700	8.0
Railway	242,780	372,760	129,980	53.5
Total	\$81,167,980	\$87,638,850	\$6,470,870	8.0%

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

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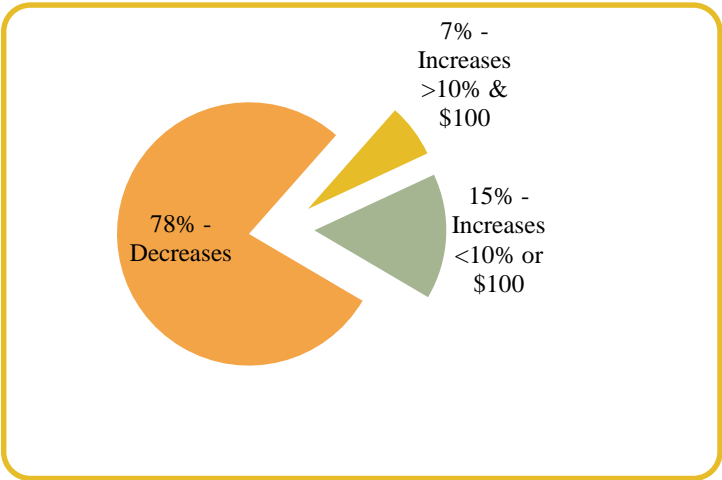
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	2,128,954	2,102,479	(26,475)	(1.2)
Farm	183	173	(10)	(5.5)
Commercial / Industrial	31,767	30,646	(1,121)	(3.5)
Pipeline	1,645	1,622	(23)	(1.4)
Railway	8,578	12,029	3,451	40.2
Total	\$2,171,127	\$2,146,947	(\$24,180)	(1.1%)

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

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



	Number of Properties
With Tax Increases:	288
With Tax Decreases:	1,022
Total Properties:	1,310

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

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,240,377	1,239,112	(1,265)	(0.1)
Farm	107	102	(5)	(4.7)
Commercial / Industrial	13,944	13,642	(302)	(2.2)
Pipeline	722	722	0	0.0
Railway	3,766	5,355	1,589	42.2
Total	\$1,258,915	\$1,258,915*	\$0*	0.0%

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IMPACT OF REASSESSMENT 2023 RM OF EAST ST. PAUL

1. OVERVIEW OF REASSESSMENT 2023

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 - improvements to existing properties.
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- Your municipality's taxable assessment has increased by \$56 million (6%) to \$964 million (from \$908 million).

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	788,273,400	838,270,890	49,997,490	6.3
Apartment	493,390	600,720	107,330	21.8
Condo / Co-op	53,177,960	56,599,040	3,421,080	6.4
Total Residential	\$841,944,750	\$895,470,650	\$53,525,900	6.4%
Farm	8,231,040	8,364,130	133,090	1.6
Commercial / Industrial	55,712,830	57,508,730	1,795,900	3.2
Institutional	240,710	362,850	122,140	50.7
Pipeline	1,133,850	1,215,600	81,750	7.2
Railway	817,250	1,033,950	216,700	26.5
Designated Recreational	275,920	275,920	0	0.0
Total	\$908,356,350	\$964,231,830	\$55,875,480	6.2%

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

- Taxable Assessment is the portioned assessment.

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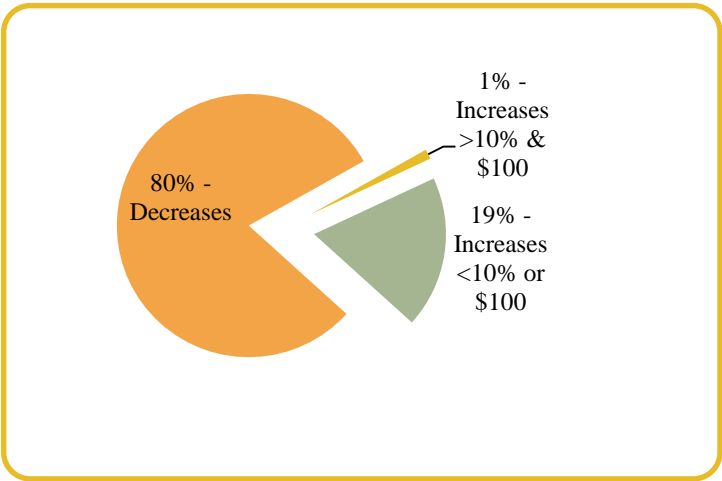
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	16,675,136	16,188,687	(486,449)	(2.9)
Apartment	10,437	11,601	1,164	11.2
Condo / Co-op	1,124,927	1,093,041	(31,886)	(2.8)
Total Residential	\$17,810,499	\$17,293,329	(\$517,170)	(2.9%)
Farm	174,119	161,528	(12,591)	(7.2)
Commercial / Industrial	1,663,975	1,564,640	(99,335)	(6.0)
Institutional	7,189	9,872	2,683	37.3
Pipeline	33,865	33,073	(792)	(2.3)
Railway	24,409	28,131	3,722	15.3
Designated Recreational	8,241	7,507	(734)	(8.9)
Total	\$19,722,297	\$19,098,080	(\$624,217)	(3.2%)

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

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

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



	Number of Properties
With Tax Increases:	791
With Tax Decreases:	3,192
Total Properties:	3,983

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

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	6,679,041	6,691,078	12,037	0.2
Apartment	4,181	4,795	614	14.7
Condo / Co-op	450,577	451,774	1,197	0.3
Total Residential	\$7,133,798	\$7,147,647	\$13,849	0.2%
Farm	69,742	66,762	(2,980)	(4.3)
Commercial / Industrial	472,055	459,035	(13,020)	(2.8)
Institutional	2,040	2,896	856	42.0
Pipeline	9,607	9,703	96	1.0
Railway	6,925	8,253	1,328	19.2
Designated Recreational	2,338	2,202	(136)	(5.8)
Total	\$7,696,503	\$7,696,503*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 6.2% should see a municipal tax decrease.
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- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
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IMPACT OF REASSESSMENT 2023 RM OF ELLICE-ARCHIE

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- Impacts in this report reflect Reassessment 2023 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

2. OBJECTIVES OF REASSESSING PROPERTY

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

3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$1 million (1%) to \$153 million (from \$152 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	27,984,680	27,693,930	(290,750)	(1.0)
Apartment	157,240	158,320	1,080	0.7
Total Residential	\$28,141,920	\$27,852,250	(\$289,670)	(1.0%)
Farm	56,467,090	63,611,750	7,144,660	12.7
Commercial / Industrial	25,439,010	17,355,880	(8,083,130)	(31.8)
Pipeline	37,192,500	39,476,200	2,283,700	6.1
Railway	4,800,520	5,143,030	342,510	7.1
Total	\$152,041,040	\$153,439,110	\$1,398,070	0.9%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

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

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2022 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
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- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2023.

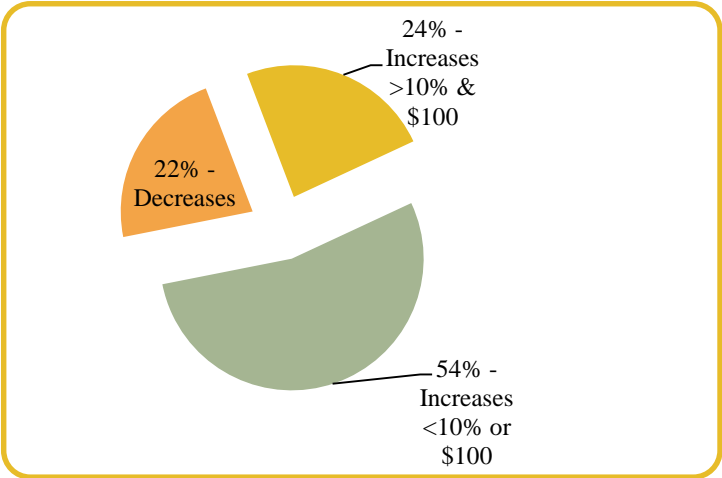
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	619,962	594,127	(25,835)	(4.2)
Apartment	3,631	3,436	(195)	(5.4)
Total Residential	\$623,593	\$597,563	(\$26,030)	(4.2%)
Farm	1,203,394	1,350,997	147,603	12.3
Commercial / Industrial	749,421	503,413	(246,008)	(32.8)
Pipeline	1,074,989	1,138,434	63,445	5.9
Railway	151,764	151,962	198	0.1
Total	\$3,803,160	\$3,742,369	(\$60,791)	(1.6%)

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

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

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



	Number of Properties
With Tax Increases:	1,916
With Tax Decreases:	551
Total Properties:	2,467

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

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	365,004	357,916	(7,088)	(1.9)
Apartment	2,051	2,046	(5)	(0.2)
Total Residential	\$367,055	\$359,962	(\$7,093)	(1.9%)
Farm	736,500	822,118	85,618	11.6
Commercial / Industrial	331,801	224,307	(107,494)	(32.4)
Pipeline	485,102	510,190	25,088	5.2
Railway	62,613	66,469	3,856	6.2
Total	\$1,983,071	\$1,983,071*	\$0*	0.0%

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- Your municipality's taxable assessment has increased by \$7 million (4%) to \$208 million (from \$201 million).

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	55,209,910	55,623,670	413,760	0.8
Farm	85,817,080	89,481,990	3,664,910	4.3
Commercial / Industrial	25,335,670	26,294,970	959,300	3.8
Institutional	42,450	49,990	7,540	17.8
Pipeline	29,253,950	31,123,900	1,869,950	6.4
Railway	4,726,430	5,103,680	377,250	8.0
Designated Recreational	77,540	78,600	1,060	1.4
Total	\$200,463,030	\$207,756,800	\$7,293,770	3.6%

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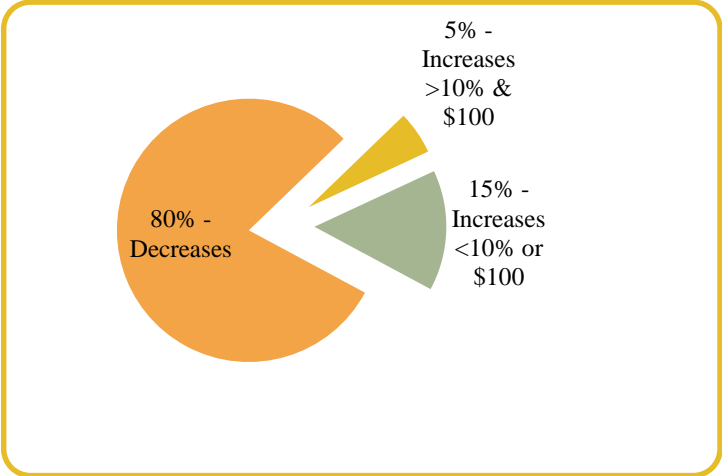
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,029,775	980,460	(49,315)	(4.8)
Farm	1,598,785	1,571,696	(27,089)	(1.7)
Commercial / Industrial	719,375	701,047	(18,328)	(2.6)
Institutional	1,145	1,252	107	9.3
Pipeline	792,881	784,239	(8,642)	(1.1)
Railway	127,427	127,771	344	0.3
Designated Recreational	2,348	2,260	(88)	(3.8)
Total	\$4,271,736	\$4,168,725	(\$103,011)	(2.4%)

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



	Number of Properties
With Tax Increases:	281
With Tax Decreases:	1,118
Total Properties:	1,399

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

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	380,838	370,231	(10,607)	(2.8)
Farm	591,966	595,592	3,626	0.6
Commercial / Industrial	174,765	175,019	254	0.2
Institutional	293	333	40	13.7
Pipeline	201,794	207,161	5,367	2.7
Railway	32,603	33,970	1,367	4.2
Designated Recreational	535	523	(12)	(2.2)
Total	\$1,382,794	\$1,382,794*	\$0*	0.0%

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**IMPACT OF
REASSESSMENT 2023
MUNICIPALITY OF EMERSON-
FRANKLIN**

1. OVERVIEW OF REASSESSMENT 2023

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- Your municipality's taxable assessment has increased by \$50 million (21%) to \$283 million (from \$233 million).

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	62,179,460	68,422,740	6,243,280	10.0
Apartment	915,380	983,690	68,310	7.5
Total Residential	\$63,094,840	\$69,406,430	\$6,311,590	10.0%
Farm	124,034,260	164,987,530	40,953,270	33.0
Commercial / Industrial	17,172,070	18,067,560	895,490	5.2
Institutional	1,148,060	1,192,390	44,330	3.9
Pipeline	24,988,850	26,513,350	1,524,500	6.1
Railway	2,299,130	2,500,340	201,210	8.8
Designated Recreational	87,210	90,680	3,470	4.0
Total	\$232,824,420	\$282,758,280	\$49,933,860	21.5%

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- **Education Support Levy** - The Education Support Levy was based on the 2022 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

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

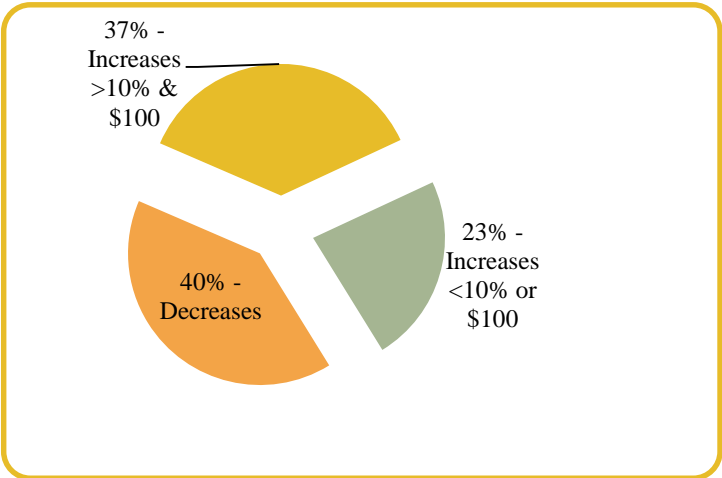
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,909,769	1,803,630	(106,139)	(5.6)
Apartment	29,333	28,098	(1,235)	(4.2)
Total Residential	\$1,939,102	\$1,831,728	(\$107,374)	(5.5%)
Farm	3,754,879	4,246,914	492,035	13.1
Commercial / Industrial	689,512	640,332	(49,180)	(7.1)
Institutional	20,568	18,421	(2,147)	(10.4)
Pipeline	971,738	889,235	(82,503)	(8.5)
Railway	90,364	85,204	(5,160)	(5.7)
Designated Recreational	3,495	3,205	(290)	(8.3)
Total	\$7,469,657	\$7,715,038	\$245,381	3.3%

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

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

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



	Number of Properties
With Tax Increases:	1,860
With Tax Decreases:	1,256
Total Properties:	3,116

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

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,052,381	964,457	(87,924)	(8.4)
Apartment	16,710	16,033	(677)	(4.1)
Total Residential	\$1,069,091	\$980,490	(\$88,601)	(8.3%)
Farm	2,055,926	2,233,690	177,764	8.7
Commercial / Industrial	303,098	276,098	(27,000)	(8.9)
Institutional	19,926	17,590	(2,336)	(11.7)
Pipeline	413,043	357,253	(55,790)	(13.5)
Railway	38,627	34,797	(3,830)	(9.9)
Designated Recreational	1,533	1,377	(156)	(10.2)
Total	\$3,901,243	\$3,901,243*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 21.5% should see a municipal tax decrease.
- Properties with an assessment increase greater than 21.5% should see a municipal tax increase.

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
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6. PROVINCIAL PROPERTY TAX REDUCTION

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

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

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IMPACT OF REASSESSMENT 2023 MUNICIPALITY OF ETHELBERT

1. OVERVIEW OF REASSESSMENT 2023

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

2. OBJECTIVES OF REASSESSING PROPERTY

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

3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$7 million (27%) to \$35 million (from \$28 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	9,727,670	9,873,140	145,470	1.5
Apartment	134,470	146,340	11,870	8.8
Total Residential	\$9,862,140	\$10,019,480	\$157,340	1.6%
Farm	17,279,000	24,517,020	7,238,020	41.9
Commercial / Industrial	595,340	638,010	42,670	7.2
Institutional	9,180	10,530	1,350	14.7
Total	\$27,745,660	\$35,185,040	\$7,439,380	26.8%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

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

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
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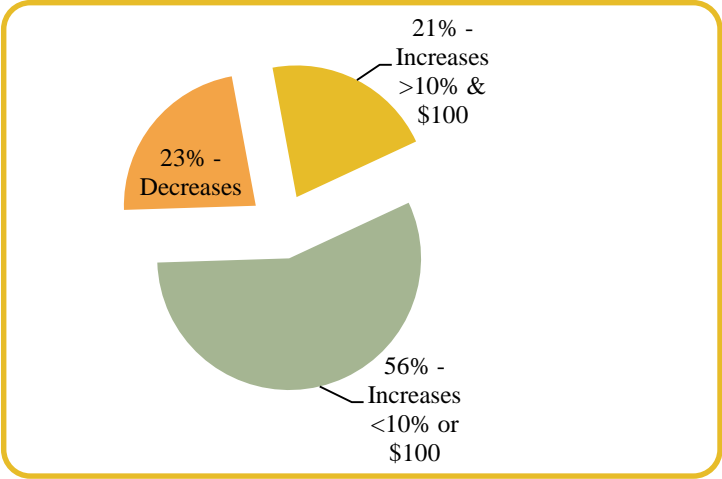
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	444,617	388,983	(55,634)	(12.5)
Apartment	8,317	7,824	(493)	(5.9)
Total Residential	\$452,935	\$396,807	(\$56,128)	(12.4%)
Farm	656,198	769,379	113,181	17.3
Commercial / Industrial	34,583	31,722	(2,861)	(8.3)
Institutional	431	423	(8)	(1.9)
Total	\$1,144,148	\$1,198,331	\$54,183	4.7%

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

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

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



	Number of Properties
With Tax Increases:	1,347
With Tax Decreases:	393
Total Properties:	1,740

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

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	300,132	258,085	(42,047)	(14.0)
Apartment	6,320	5,884	(436)	(6.9)
Total Residential	\$306,452	\$263,969	(\$42,483)	(13.9%)
Farm	399,553	444,332	44,779	11.2
Commercial / Industrial	20,553	18,292	(2,261)	(11.0)
Institutional	431	423	(8)	(1.9)
Total	\$726,991	\$726,991*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 26.8% should see a municipal tax decrease.
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5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
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IMPACT OF REASSESSMENT 2023 RM OF FISHER

1. OVERVIEW OF REASSESSMENT 2023

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 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$14 million (14%) to \$110 million (from \$96 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	28,566,370	31,755,290	3,188,920	11.2
Apartment	1,123,940	1,210,700	86,760	7.7
Total Residential	\$29,690,310	\$32,965,990	\$3,275,680	11.0%
Farm	56,872,360	66,766,050	9,893,690	17.4
Commercial / Industrial	7,628,090	7,881,960	253,870	3.3
Institutional	1,899,330	1,954,840	55,510	2.9
Designated Recreational	38,460	39,380	920	2.4
Total	\$96,128,550	\$109,608,220	\$13,479,670	14.0%

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

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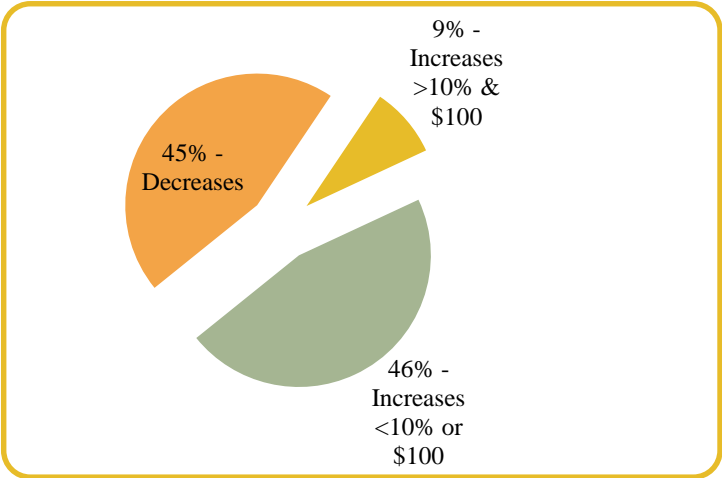
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	890,502	873,876	(16,626)	(1.9)
Apartment	34,920	33,485	(1,435)	(4.1)
Total Residential	\$925,422	\$907,360	(\$18,062)	(2.0%)
Farm	1,775,903	1,832,325	56,422	3.2
Commercial / Industrial	303,785	279,788	(23,997)	(7.9)
Institutional	31,075	29,078	(1,997)	(6.4)
Designated Recreational	1,536	1,392	(144)	(9.4)
Total	\$3,037,722	\$3,049,943	\$12,221	0.4%

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



	Number of Properties
With Tax Increases:	1,610
With Tax Decreases:	1,329
Total Properties:	2,939

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

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	465,172	455,161	(10,011)	(2.2)
Apartment	18,181	17,517	(664)	(3.7)
Total Residential	\$483,353	\$472,677	(\$10,676)	(2.2%)
Farm	929,280	952,104	22,824	2.5
Commercial / Industrial	123,716	113,604	(10,112)	(8.2)
Institutional	30,524	28,557	(1,967)	(6.4)
Designated Recreational	628	562	(66)	(10.5)
Total	\$1,567,502	\$1,567,502*	\$0*	0.0%

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IMPACT OF REASSESSMENT 2023 CITY OF FLIN FLON

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- The objectives of the province-wide reassessment are:
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3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$3 million (2%) to \$133 million (from \$130 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	83,743,230	85,204,790	1,461,560	1.8
Apartment	5,057,720	5,575,730	518,010	10.2
Total Residential	\$88,800,950	\$90,780,520	\$1,979,570	2.2%
Commercial / Industrial	34,528,420	35,282,820	754,400	2.2
Institutional	6,534,640	6,647,070	112,430	1.7
Railway	203,370	169,140	(34,230)	(16.8)
Total	\$130,067,380	\$132,879,550	\$2,812,170	2.2%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

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

Property tax impacts have been calculated using the following methodology:

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

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

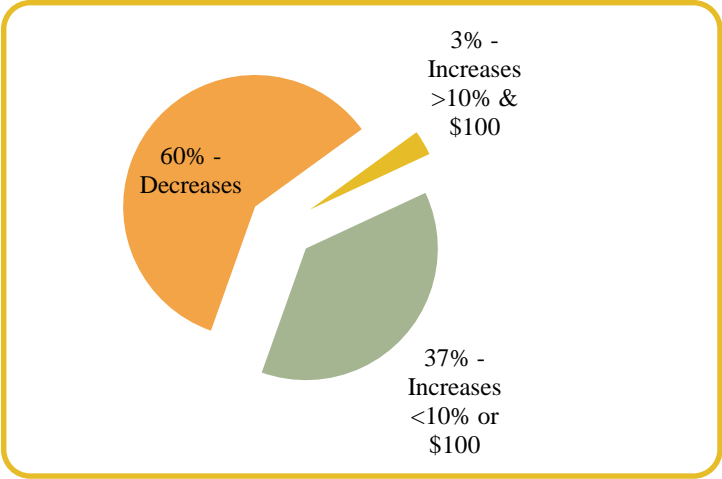
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	4,898,811	4,881,212	(17,599)	(0.4)
Apartment	295,867	319,422	23,555	8.0
Total Residential	\$5,194,678	\$5,200,634	\$5,956	0.1%
Commercial / Industrial	2,320,690	2,299,840	(20,850)	(0.9)
Institutional	170,079	169,674	(405)	(0.2)
Railway	13,669	11,025	(2,644)	(19.3)
Total	\$7,699,115	\$7,681,174	(\$17,941)	(0.2%)

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

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

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



	Number of Properties
With Tax Increases:	990
With Tax Decreases:	1,458
Total Properties:	2,448

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

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,753,583	1,746,443	(7,140)	(0.4)
Apartment	105,909	114,286	8,377	7.9
Total Residential	\$1,859,492	\$1,860,728	\$1,236	0.1%
Commercial / Industrial	723,025	723,192	167	0.0
Institutional	136,835	136,245	(590)	(0.4)
Railway	4,259	3,467	(792)	(18.6)
Total	\$2,723,611	\$2,723,611*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 2.2% should see a municipal tax decrease.
- Properties with an assessment increase greater than 2.2% should see a municipal tax increase.

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
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6. PROVINCIAL PROPERTY TAX REDUCTION

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

- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
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**IMPACT OF
REASSESSMENT 2023
GILBERT PLAINS
MUNICIPALITY**

1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
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- The updated assessments will be used for 2023 property taxes.
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- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$13 million (10%) to \$146 million (from \$133 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	36,195,020	34,551,090	(1,643,930)	(4.5)
Apartment	449,430	475,570	26,140	5.8
Total Residential	\$36,644,450	\$35,026,660	(\$1,617,790)	(4.4%)
Farm	85,544,550	99,521,540	13,976,990	16.3
Commercial / Industrial	7,667,230	8,017,120	349,890	4.6
Institutional	1,532,470	1,550,680	18,210	1.2
Pipeline	896,850	968,600	71,750	8.0
Railway	279,960	306,860	26,900	9.6
Designated Recreational	136,720	139,900	3,180	2.3
Total	\$132,702,230	\$145,531,360	\$12,829,130	9.7%

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

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4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

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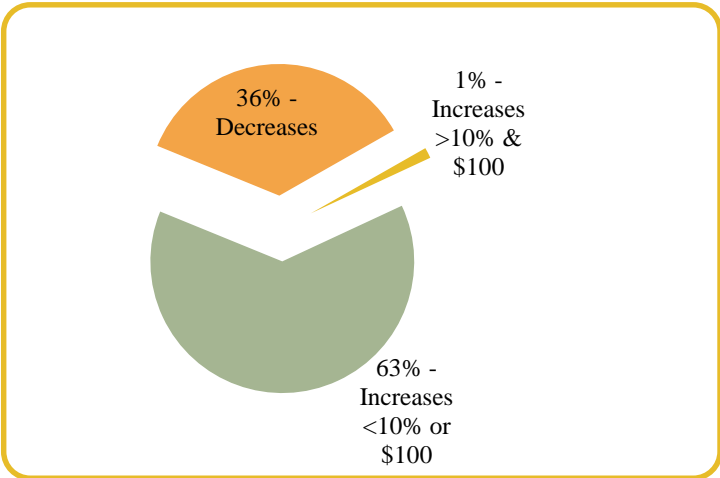
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,135,257	978,280	(156,977)	(13.8)
Apartment	14,096	13,465	(631)	(4.5)
Total Residential	\$1,149,353	\$991,745	(\$157,608)	(13.7%)
Farm	2,654,744	2,789,725	134,981	5.1
Commercial / Industrial	307,287	290,292	(16,995)	(5.5)
Institutional	25,647	23,696	(1,951)	(7.6)
Pipeline	35,944	35,072	(872)	(2.4)
Railway	11,220	11,111	(109)	(1.0)
Designated Recreational	5,479	5,066	(413)	(7.5)
Total	\$4,189,675	\$4,146,707	(\$42,968)	(1.0%)

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

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

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



	Number of Properties
With Tax Increases:	1,431
With Tax Decreases:	790
Total Properties:	2,221

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

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	597,652	520,201	(77,451)	(13.0)
Apartment	7,421	7,160	(261)	(3.5)
Total Residential	\$605,073	\$527,361	(\$77,712)	(12.8%)
Farm	1,412,512	1,498,396	85,884	6.1
Commercial / Industrial	126,601	120,706	(5,895)	(4.7)
Institutional	25,304	23,347	(1,957)	(7.7)
Pipeline	14,809	14,583	(226)	(1.5)
Railway	4,623	4,620	(3)	(0.1)
Designated Recreational	2,258	2,106	(152)	(6.7)
Total	\$2,191,179	\$2,191,179*	\$0*	0.0%

*May not add due to rounding.

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IMPACT OF REASSESSMENT 2023 TOWN OF GILLAM

1. OVERVIEW OF REASSESSMENT 2023

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- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has decreased by \$-1 million (-6%) to \$8 million (from \$9 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,712,090	1,842,290	130,200	7.6
Farm	459,190	459,190	0	0.0
Commercial / Industrial	5,740,730	5,057,350	(683,380)	(11.9)
Railway	824,440	878,820	54,380	6.6
Total	\$8,736,450	\$8,237,650	(\$498,800)	(5.7%)

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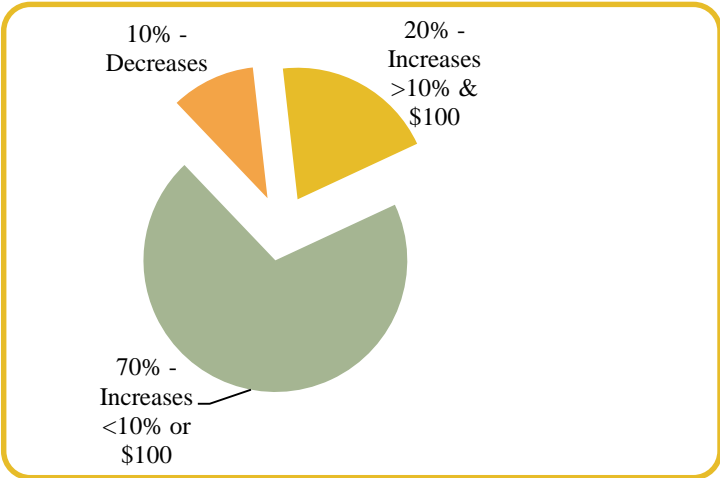
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Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	74,264	81,945	7,681	10.3
Farm	13,744	14,576	832	6.1
Commercial / Industrial	295,413	261,512	(33,901)	(11.5)
Railway	42,728	45,809	3,081	7.2
Total	\$426,149	\$403,843	(\$22,306)	(5.2%)

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



	Number of Properties
With Tax Increases:	113
With Tax Decreases:	13
Total Properties:	126

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

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	51,245	58,480	7,235	14.1
Farm	13,744	14,576	832	6.1
Commercial / Industrial	171,826	160,535	(11,291)	(6.6)
Railway	24,676	27,896	3,220	13.1
Total	\$261,491	\$261,491*	\$0*	0.0%

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IMPACT OF REASSESSMENT 2023 RM OF GIMLI

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3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$41 million (8%) to \$583 million (from \$543 million).

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	376,445,710	408,237,020	31,791,310	8.5
Apartment	7,726,830	8,489,090	762,260	9.9
Condo / Co-op	37,876,450	40,088,830	2,212,380	5.8
Total Residential	\$422,048,990	\$456,814,940	\$34,765,950	8.2%
Farm	16,443,450	17,798,880	1,355,430	8.2
Commercial / Industrial	88,641,320	92,493,400	3,852,080	4.4
Institutional	13,386,860	13,944,600	557,740	4.2
Pipeline	1,397,350	1,509,250	111,900	8.0
Railway	304,060	325,300	21,240	7.0
Designated Recreational	394,890	413,500	18,610	4.7
Total	\$542,616,920	\$583,299,870	\$40,682,950	7.5%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
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Property tax impacts have been calculated using the following methodology:

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

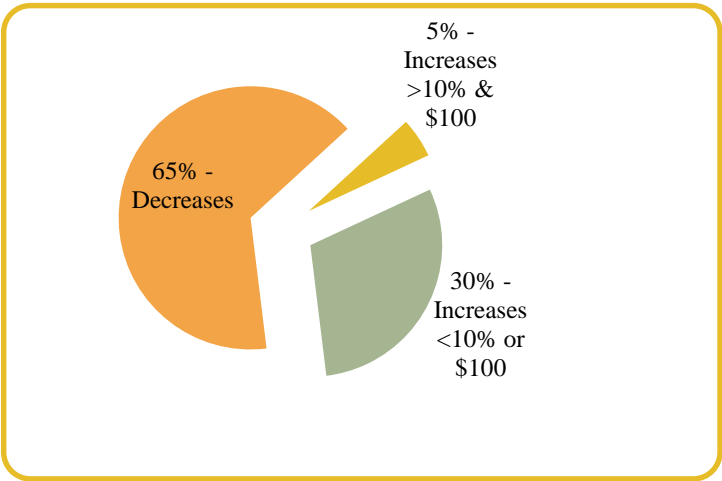
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	9,891,922	9,845,631	(46,291)	(0.5)
Apartment	203,053	204,748	1,695	0.8
Condo / Co-op	995,355	966,902	(28,453)	(2.9)
Total Residential	\$11,090,330	\$11,017,282	(\$73,048)	(0.7%)
Farm	432,117	429,291	(2,826)	(0.7)
Commercial / Industrial	3,101,737	2,961,084	(140,653)	(4.5)
Institutional	205,947	199,443	(6,504)	(3.2)
Pipeline	48,896	48,317	(579)	(1.2)
Railway	10,640	10,414	(226)	(2.1)
Designated Recreational	13,818	13,238	(580)	(4.2)
Total	\$14,903,486	\$14,679,069	(\$224,417)	(1.5%)

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

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

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



	Number of Properties
With Tax Increases:	2,313
With Tax Decreases:	4,316
Total Properties:	6,629

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

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	5,709,929	5,760,224	50,295	0.9
Apartment	117,201	119,781	2,580	2.2
Condo / Co-op	574,510	565,653	(8,857)	(1.5)
Total Residential	\$6,401,639	\$6,445,659	\$44,020	0.7%
Farm	249,414	251,142	1,728	0.7
Commercial / Industrial	1,344,512	1,305,082	(39,430)	(2.9)
Institutional	203,052	196,758	(6,294)	(3.1)
Pipeline	21,195	21,296	101	0.5
Railway	4,612	4,590	(22)	(0.5)
Designated Recreational	5,990	5,834	(156)	(2.6)
Total	\$8,230,413	\$8,230,413*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 7.5% should see a municipal tax decrease.
- Properties with an assessment increase greater than 7.5% should see a municipal tax increase.

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
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6. PROVINCIAL PROPERTY TAX REDUCTION

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

- **Manitoba Residential Renters Tax Credit.** Commencing in 2022, the renters Education Property Tax Credit will become the Manitoba Residential Renters Tax Credit. Unlike the Education Property Tax Credit, which will continue to be adjusted as the Education Property Tax Rebate increases, the maximum annual amount of the Renters Credit will be fixed at \$525.
- **Education Property Tax Credit.** Tax credit for homeowners to a maximum of \$438 in 2022 (\$350 in 2023), and an additional income tested \$250 in 2022 (\$200 in 2023) for seniors 65 and over.
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**IMPACT OF
REASSESSMENT 2023
MUNICIPALITY OF
GLENBORO-SOUTH CYPRESS**

1. OVERVIEW OF REASSESSMENT 2023

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- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$13 million (7%) to \$197 million (from \$184 million).

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	39,752,470	40,823,170	1,070,700	2.7
Apartment	120,430	132,080	11,650	9.7
Condo / Co-op	395,780	403,210	7,430	1.9
Total Residential	\$40,268,680	\$41,358,460	\$1,089,780	2.7%
Farm	70,201,370	75,314,840	5,113,470	7.3
Commercial / Industrial	39,626,550	44,213,810	4,587,260	11.6
Institutional	1,184,270	1,181,400	(2,870)	(0.2)
Pipeline	32,702,700	34,732,700	2,030,000	6.2
Designated Recreational	52,940	54,800	1,860	3.5
Total	\$184,036,510	\$196,856,010	\$12,819,500	7.0%

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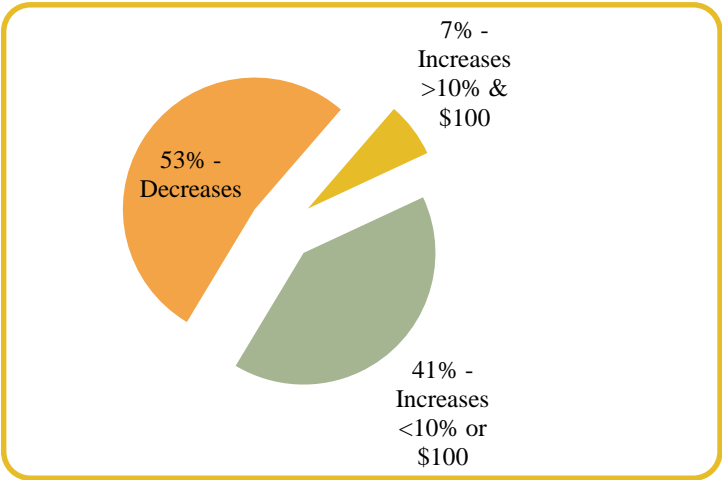
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	842,746	799,986	(42,760)	(5.1)
Apartment	2,538	2,546	8	0.3
Condo / Co-op	8,342	7,771	(571)	(6.8)
Total Residential	\$853,626	\$810,303	(\$43,323)	(5.1%)
Farm	1,502,698	1,495,925	(6,773)	(0.5)
Commercial / Industrial	1,354,570	1,420,006	65,436	4.8
Institutional	13,955	13,015	(940)	(6.7)
Pipeline	981,724	963,610	(18,114)	(1.9)
Designated Recreational	1,577	1,489	(88)	(5.6)
Total	\$4,708,149	\$4,704,349	(\$3,800)	(0.1%)

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

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

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



	Number of Properties
With Tax Increases:	808
With Tax Decreases:	901
Total Properties:	1,709

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

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	468,443	449,749	(18,694)	(4.0)
Apartment	1,419	1,455	36	2.5
Condo / Co-op	4,664	4,442	(222)	(4.8)
Total Residential	\$474,526	\$455,646	(\$18,880)	(4.0%)
Farm	827,253	829,744	2,491	0.3
Commercial / Industrial	466,959	487,104	20,145	4.3
Institutional	13,955	13,015	(940)	(6.7)
Pipeline	385,369	382,650	(2,719)	(0.7)
Designated Recreational	624	604	(20)	(3.2)
Total	\$2,168,686	\$2,168,686*	\$0*	0.0%

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**IMPACT OF
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MUNICIPALITY OF GLENELLA-
LANSDOWNE**

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 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$26 million (21%) to \$146 million (from \$121 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	27,462,260	30,037,230	2,574,970	9.4
Farm	88,074,370	111,087,860	23,013,490	26.1
Commercial / Industrial	3,562,010	3,685,160	123,150	3.5
Railway	1,459,380	1,580,280	120,900	8.3
Total	\$120,558,020	\$146,390,530	\$25,832,510	21.4%

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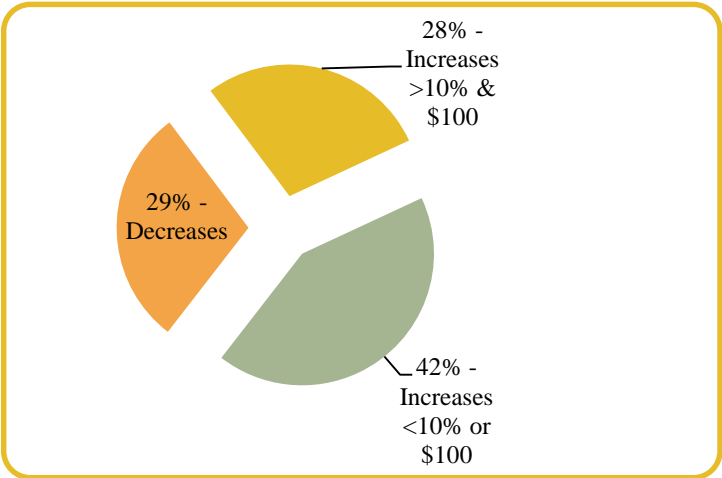
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2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	726,064	680,423	(45,641)	(6.3)
Farm	2,337,021	2,526,074	189,053	8.1
Commercial / Industrial	122,753	110,972	(11,781)	(9.6)
Railway	50,395	47,686	(2,709)	(5.4)
Total	\$3,236,233	\$3,365,156	\$128,923	4.0%

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

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

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



	Number of Properties
With Tax Increases:	1,680
With Tax Decreases:	696
Total Properties:	2,376

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

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	381,054	343,279	(37,775)	(9.9)
Farm	1,221,924	1,269,230	47,306	3.9
Commercial / Industrial	49,582	42,246	(7,336)	(14.8)
Railway	20,322	18,123	(2,199)	(10.8)
Total	\$1,672,882	\$1,672,882*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 21.4% should see a municipal tax decrease.
- Properties with an assessment increase greater than 21.4% should see a municipal tax increase.

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
 - increases and decreases in both municipal and education taxes.
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6. PROVINCIAL PROPERTY TAX REDUCTION

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

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

7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

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IMPACT OF REASSESSMENT 2023 RM OF GRAHAMDALE

1. OVERVIEW OF REASSESSMENT 2023

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

2. OBJECTIVES OF REASSESSING PROPERTY

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

3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$11 million (15%) to \$83 million (from \$72 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	36,767,010	38,906,240	2,139,230	5.8
Apartment	312,390	331,840	19,450	6.2
Condo / Co-op	529,250	599,650	70,400	13.3
Total Residential	\$37,608,650	\$39,837,730	\$2,229,080	5.9%
Farm	22,617,720	30,777,480	8,159,760	36.1
Commercial / Industrial	11,510,650	12,022,240	511,590	4.4
Institutional	82,440	102,220	19,780	24.0
Total	\$71,819,460	\$82,739,670	\$10,920,210	15.2%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

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

Property tax impacts have been calculated using the following methodology:

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

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

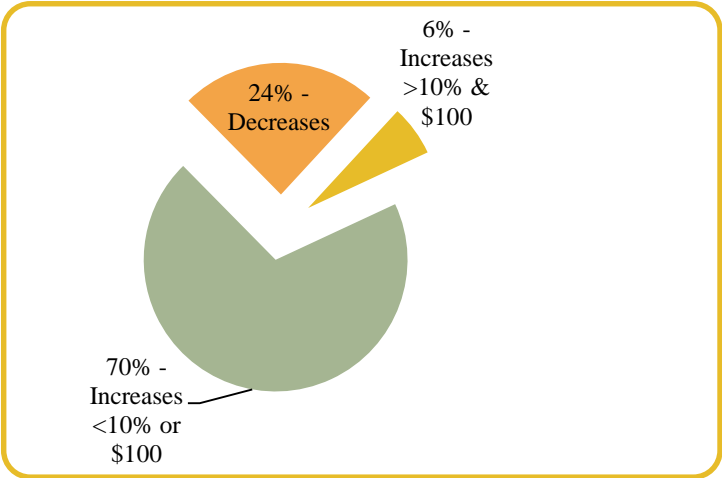
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,345,730	1,250,235	(95,495)	(7.1)
Apartment	11,494	10,685	(809)	(7.0)
Condo / Co-op	18,706	19,037	331	1.8
Total Residential	\$1,375,930	\$1,279,957	(\$95,973)	(7.0%)
Farm	826,005	988,316	162,311	19.7
Commercial / Industrial	519,880	480,715	(39,165)	(7.5)
Institutional	2,764	3,072	308	11.1
Total	\$2,724,578	\$2,752,059	\$27,481	1.0%

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

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

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



	Number of Properties
With Tax Increases:	3,441
With Tax Decreases:	1,099
Total Properties:	4,540

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

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	805,198	739,608	(65,590)	(8.2)
Apartment	6,841	6,308	(533)	(7.8)
Condo / Co-op	11,591	11,399	(192)	(1.7)
Total Residential	\$823,629	\$757,315	(\$66,314)	(8.1%)
Farm	495,328	585,080	89,752	18.1
Commercial / Industrial	252,083	228,543	(23,540)	(9.3)
Institutional	1,805	1,943	138	7.7
Total	\$1,572,846	\$1,572,846*	\$0*	0.0%

*May not add due to rounding.

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

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
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6. PROVINCIAL PROPERTY TAX REDUCTION

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IMPACT OF REASSESSMENT 2023 TOWN OF GRAND RAPIDS

1. OVERVIEW OF REASSESSMENT 2023

- This report provides Council with an overview of the impact of Reassessment 2023 in your municipality.
- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
- The updated assessments will be used for 2023 property taxes.
- This report will provide details on:
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2. OBJECTIVES OF REASSESSING PROPERTY

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3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$1 million (4%) to \$14 million (from \$14 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	4,203,370	4,509,540	306,170	7.3
Apartment	404,110	426,380	22,270	5.5
Total Residential	\$4,607,480	\$4,935,920	\$328,440	7.1%
Commercial / Industrial	9,101,050	9,294,150	193,100	2.1
Total	\$13,708,530	\$14,230,070	\$521,540	3.8%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
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Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2021 mill rates against the 2022 assessment (to estimate the 2022 general municipal levy). For estimated 2023 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2023 assessment.
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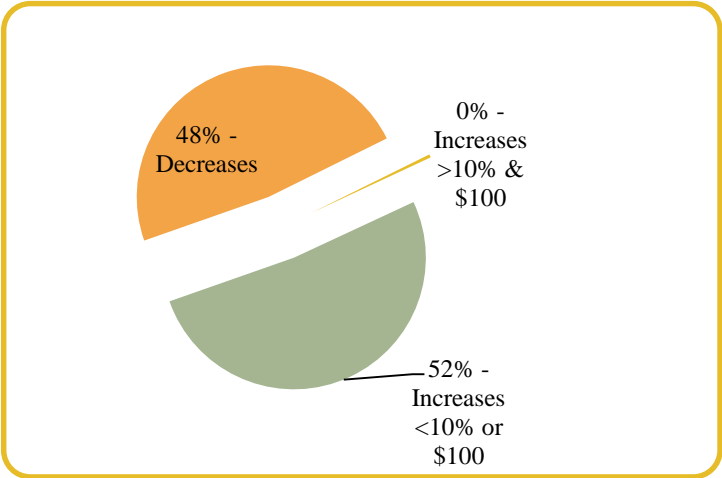
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	283,891	292,435	8,544	3.0
Apartment	27,293	27,650	357	1.3
Total Residential	\$311,185	\$320,085	\$8,900	2.9%
Commercial / Industrial	693,973	676,084	(17,889)	(2.6)
Total	\$1,005,158	\$996,169	(\$8,989)	(0.9%)

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

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

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



	Number of Properties
With Tax Increases:	133
With Tax Decreases:	123
Total Properties:	256

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

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	227,377	234,997	7,620	3.4
Apartment	21,860	22,219	359	1.6
Total Residential	\$249,237	\$257,216	\$7,979	3.2%
Commercial / Industrial	492,312	484,327	(7,985)	(1.6)
Total	\$741,549	\$741,549*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 3.8% should see a municipal tax decrease.
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IMPACT OF REASSESSMENT 2023 GRANDVIEW MUNICIPALITY

1. OVERVIEW OF REASSESSMENT 2023

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 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$19 million (16%) to \$134 million (from \$115 million).

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	33,117,800	31,970,020	(1,147,780)	(3.5)
Apartment	978,120	1,012,430	34,310	3.5
Total Residential	\$34,095,920	\$32,982,450	(\$1,113,470)	(3.3%)
Farm	74,040,390	93,220,720	19,180,330	25.9
Commercial / Industrial	4,136,340	4,405,510	269,170	6.5
Institutional	1,633,900	1,660,830	26,930	1.7
Pipeline	1,146,900	1,238,750	91,850	8.0
Railway	248,250	275,120	26,870	10.8
Total	\$115,301,700	\$133,783,380	\$18,481,680	16.0%

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

- Taxable Assessment is the portioned assessment.

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Property tax impacts have been calculated using the following methodology:

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

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

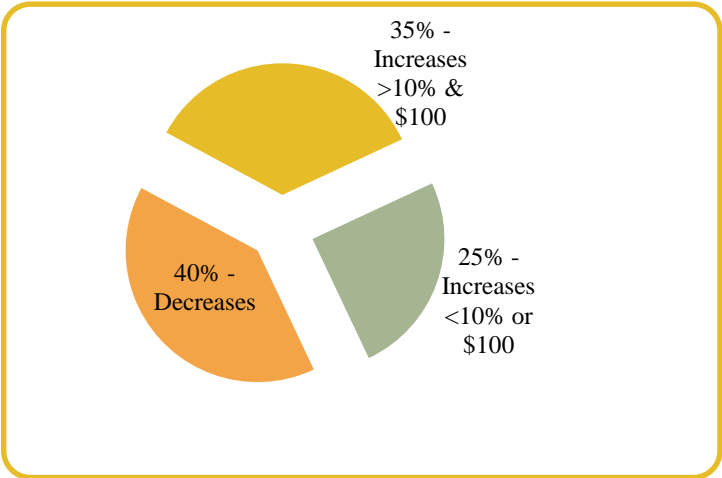
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,042,807	882,050	(160,757)	(15.4)
Apartment	30,869	28,001	(2,868)	(9.3)
Total Residential	\$1,073,676	\$910,051	(\$163,625)	(15.2%)
Farm	2,303,029	2,539,838	236,809	10.3
Commercial / Industrial	166,583	156,625	(9,958)	(6.0)
Institutional	28,192	24,717	(3,475)	(12.3)
Pipeline	46,189	44,040	(2,149)	(4.7)
Railway	9,998	9,781	(217)	(2.2)
Total	\$3,627,667	\$3,685,052	\$57,385	1.6%

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

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

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



	Number of Properties
With Tax Increases:	1,218
With Tax Decreases:	808
Total Properties:	2,026

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

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	553,299	460,336	(92,963)	(16.8)
Apartment	16,341	14,578	(1,763)	(10.8)
Total Residential	\$569,641	\$474,914	(\$94,727)	(16.6%)
Farm	1,236,993	1,342,285	105,292	8.5
Commercial / Industrial	69,106	63,435	(5,671)	(8.2)
Institutional	27,298	23,914	(3,384)	(12.4)
Pipeline	19,161	17,837	(1,324)	(6.9)
Railway	4,148	3,961	(187)	(4.5)
Total	\$1,926,346	\$1,926,346*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 16.0% should see a municipal tax decrease.
- Properties with an assessment increase greater than 16.0% should see a municipal tax increase.

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
 - increases and decreases in both municipal and education taxes.
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6. PROVINCIAL PROPERTY TAX REDUCTION

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

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

7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
 - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at <https://manitoba.ca/openmb/infomb/departments/index.html> or www.gov.mb.ca/assessment.
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 - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

**IMPACT OF
REASSESSMENT 2023
MUNICIPALITY OF
GRASSLAND**

1. OVERVIEW OF REASSESSMENT 2023

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

2. OBJECTIVES OF REASSESSING PROPERTY

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

3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$9 million (4%) to \$218 million (from \$209 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	33,627,950	35,651,890	2,023,940	6.0
Farm	163,425,140	170,392,810	6,967,670	4.3
Commercial / Industrial	7,380,250	7,460,370	80,120	1.1
Institutional	1,998,180	2,073,060	74,880	3.8
Pipeline	1,847,600	1,996,050	148,450	8.0
Railway	377,270	404,270	27,000	7.2
Total	\$208,656,390	\$217,978,450	\$9,322,060	4.5%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
 - Council ⇒ Municipal Levy
 - School Division ⇒ Special Levy
 - Province ⇒ Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
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Property tax impacts have been calculated using the following methodology:

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

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

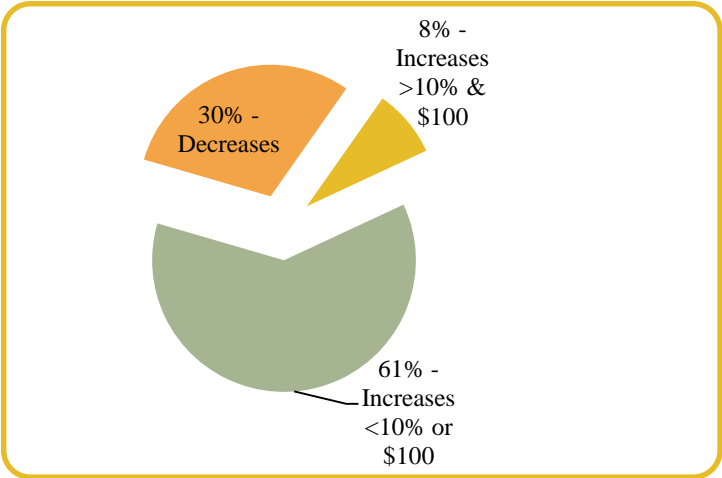
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,015,939	1,044,656	28,717	2.8
Farm	3,648,407	3,731,366	82,959	2.3
Commercial / Industrial	265,804	258,655	(7,149)	(2.7)
Institutional	73,033	73,364	331	0.5
Pipeline	58,947	61,021	2,074	3.5
Railway	12,554	12,988	434	3.5
Total	\$5,074,684	\$5,182,049	\$107,365	2.1%

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

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

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



	Number of Properties
With Tax Increases:	1,979
With Tax Decreases:	857
Total Properties:	2,836

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

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	664,606	669,182	4,576	0.7
Farm	1,939,601	1,936,645	(2,956)	(0.2)
Commercial / Industrial	124,009	120,975	(3,034)	(2.5)
Institutional	73,033	73,364	331	0.5
Pipeline	23,324	24,144	820	3.5
Railway	5,437	5,590	153	2.8
Total	\$2,830,010	\$2,830,010*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 4.5% should see a municipal tax decrease.
- Properties with an assessment increase greater than 4.5% should see a municipal tax increase.

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
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IMPACT OF REASSESSMENT 2023 RM OF GREY

1. OVERVIEW OF REASSESSMENT 2023

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- For 2023, the assessed values of all properties will be updated to April 1, 2021 market values (reference date), from April 1, 2018 market values. Property assessments were last updated in 2020.
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- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$30 million (10%) to \$329 million (from \$300 million).

Changes in Your Municipality's Taxable Assessment

2022 to 2023 – By Property Class

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	80,528,280	83,109,710	2,581,430	3.2
Apartment	408,940	433,640	24,700	6.0
Total Residential	\$80,937,220	\$83,543,350	\$2,606,130	3.2%
Farm	190,567,050	216,679,660	26,112,610	13.7
Commercial / Industrial	18,798,970	19,126,660	327,690	1.7
Institutional	1,501,120	1,549,180	48,060	3.2
Pipeline	6,977,100	7,438,150	461,050	6.6
Railway	779,590	867,700	88,110	11.3
Designated Recreational	89,000	131,400	42,400	47.6
Total	\$299,650,050	\$329,336,100	\$29,686,050	9.9%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
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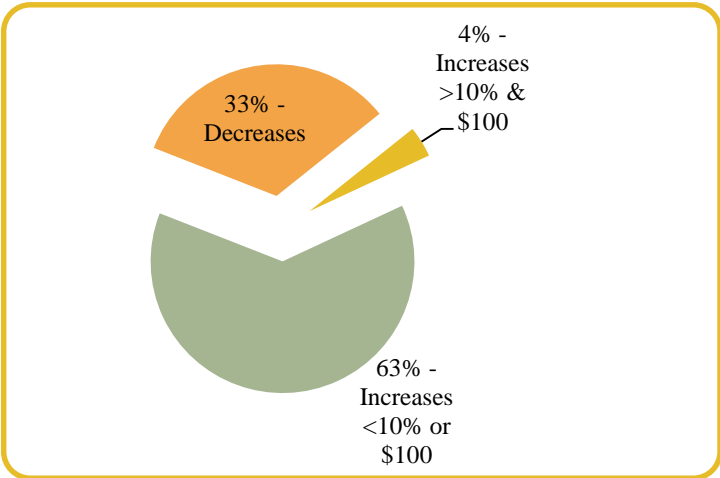
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,880,281	1,784,595	(95,686)	(5.1)
Apartment	9,890	9,847	(43)	(0.4)
Total Residential	\$1,890,171	\$1,794,441	(\$95,730)	(5.1%)
Farm	4,135,052	4,273,361	138,309	3.3
Commercial / Industrial	602,654	563,292	(39,362)	(6.5)
Institutional	25,076	23,938	(1,138)	(4.5)
Pipeline	214,239	208,007	(6,232)	(2.9)
Railway	23,828	24,115	287	1.2
Designated Recreational	2,738	3,684	946	34.6
Total	\$6,893,759	\$6,890,838	(\$2,921)	(0.0%)

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

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

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



	Number of Properties
With Tax Increases:	1,952
With Tax Decreases:	975
Total Properties:	2,927

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

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	1,073,284	1,027,517	(45,767)	(4.3)
Apartment	5,709	5,796	87	1.5
Total Residential	\$1,078,992	\$1,033,313	(\$45,679)	(4.2%)
Farm	2,177,759	2,238,297	60,538	2.8
Commercial / Industrial	249,022	237,130	(11,892)	(4.8)
Institutional	24,422	23,806	(616)	(2.5)
Pipeline	79,717	76,818	(2,899)	(3.6)
Railway	9,222	9,362	140	1.5
Designated Recreational	1,017	1,357	340	33.4
Total	\$3,620,152	\$3,620,152*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 9.9% should see a municipal tax decrease.
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IMPACT OF REASSESSMENT 2023 HAMIOTA MUNICIPALITY

1. OVERVIEW OF REASSESSMENT 2023

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

2. OBJECTIVES OF REASSESSING PROPERTY

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

3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$26 million (18%) to \$170 million (from \$144 million).

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	28,501,650	31,268,040	2,766,390	9.7
Apartment	487,850	640,720	152,870	31.3
Condo / Co-op	334,350	383,800	49,450	14.8
Total Residential	\$29,323,850	\$32,292,560	\$2,968,710	10.1%
Farm	63,209,410	83,904,380	20,694,970	32.7
Commercial / Industrial	10,774,210	11,019,140	244,930	2.3
Institutional	2,241,480	2,303,610	62,130	2.8
Pipeline	35,705,150	37,866,650	2,161,500	6.1
Railway	2,372,540	2,560,440	187,900	7.9
Total	\$143,626,640	\$169,946,780	\$26,320,140	18.3%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2023 ON PROPERTY TAXES

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

Property tax impacts have been calculated using the following methodology:

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

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

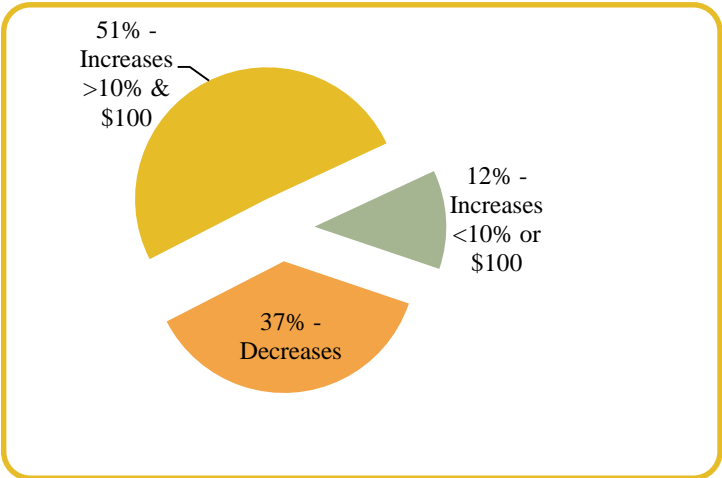
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	613,127	577,427	(35,700)	(5.8)
Apartment	10,495	11,832	1,337	12.7
Condo / Co-op	7,193	7,088	(105)	(1.5)
Total Residential	\$630,815	\$596,347	(\$34,468)	(5.5%)
Farm	1,359,761	1,549,462	189,701	14.0
Commercial / Industrial	325,650	290,487	(35,163)	(10.8)
Institutional	25,694	22,317	(3,377)	(13.1)
Pipeline	1,079,188	998,241	(80,947)	(7.5)
Railway	71,710	67,498	(4,212)	(5.9)
Total	\$3,492,818	\$3,524,352	\$31,534	0.9%

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

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

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



	Number of Properties
With Tax Increases:	915
With Tax Decreases:	543
Total Properties:	1,458

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

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	326,714	302,925	(23,789)	(7.3)
Apartment	5,592	6,207	615	11.0
Condo / Co-op	3,833	3,718	(115)	(3.0)
Total Residential	\$336,139	\$312,850	(\$23,289)	(6.9%)
Farm	724,569	812,866	88,297	12.2
Commercial / Industrial	123,505	106,753	(16,752)	(13.6)
Institutional	25,694	22,317	(3,377)	(13.1)
Pipeline	409,288	366,852	(42,436)	(10.4)
Railway	27,196	24,806	(2,390)	(8.8)
Total	\$1,646,392	\$1,646,392*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 18.3% should see a municipal tax decrease.
- Properties with an assessment increase greater than 18.3% should see a municipal tax increase.

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

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

6. PROVINCIAL PROPERTY TAX REDUCTION

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

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

7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2023

- Ratepayers have been informed, or can receive additional information, about Reassessment 2023 in the following ways:
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IMPACT OF REASSESSMENT 2023 RM OF HANOVER

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- The reassessment reflects how property values have changed since the last reassessment in 2020. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$8.5 billion (10%) to \$96.4 billion (from \$87.9 billion).
- Your municipality's taxable assessment has increased by \$121 million (14%) to \$963 million (from \$842 million).

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	578,501,600	646,280,120	67,778,520	11.7
Apartment	7,855,210	9,417,220	1,562,010	19.9
Condo / Co-op	6,227,910	6,573,520	345,610	5.6
Total Residential	\$592,584,720	\$662,270,860	\$69,686,140	11.8%
Farm	155,764,790	198,440,900	42,676,110	27.4
Commercial / Industrial	78,520,290	86,502,280	7,981,990	10.2
Institutional	5,521,560	5,845,040	323,480	5.9
Pipeline	9,502,600	10,105,300	602,700	6.3
Railway	244,160	270,250	26,090	10.7
Total	\$842,138,120	\$963,434,630	\$121,296,510	14.4%

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

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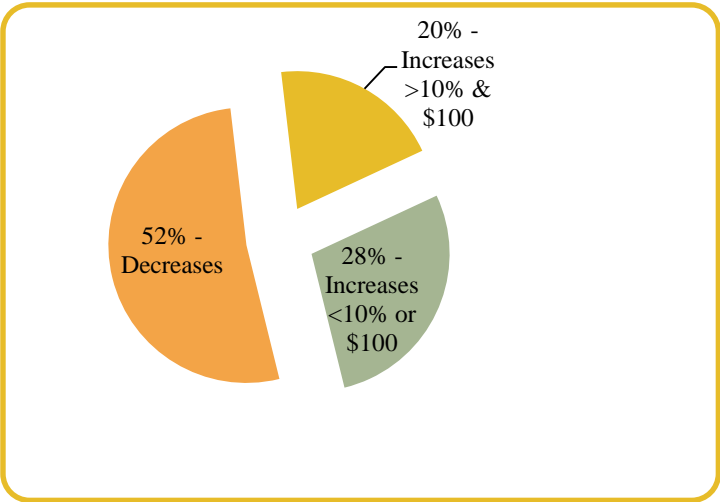
**Total Tax Change – Municipal & School
2022 to 2023 – By Property Class**

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	12,690,661	12,577,354	(113,307)	(0.9)
Apartment	166,711	177,934	11,223	6.7
Condo / Co-op	133,528	125,924	(7,604)	(5.7)
Total Residential	\$12,990,900	\$12,881,211	(\$109,689)	(0.8%)
Farm	3,475,070	3,912,932	437,862	12.6
Commercial / Industrial	2,375,480	2,340,429	(35,051)	(1.5)
Institutional	46,145	44,391	(1,754)	(3.8)
Pipeline	294,866	279,088	(15,778)	(5.4)
Railway	7,576	7,464	(112)	(1.5)
Total	\$19,190,037	\$19,465,515	\$275,478	1.4%

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



	Number of Properties
With Tax Increases:	3,342
With Tax Decreases:	3,618
Total Properties:	6,960

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

Property Class	2022 (\$)	2023 (\$)	Change (\$)	Change (%)
Single Family Residential	4,571,391	4,463,953	(107,438)	(2.4)
Apartment	56,463	59,710	3,247	5.8
Condo / Co-op	46,119	43,400	(2,719)	(5.9)
Total Residential	\$4,673,973	\$4,567,063	(\$106,910)	(2.3%)
Farm	1,288,912	1,421,705	132,793	10.3
Commercial / Industrial	589,301	571,544	(17,757)	(3.0)
Institutional	40,641	38,837	(1,804)	(4.4)
Pipeline	78,701	72,445	(6,256)	(8.0)
Railway	2,022	1,937	(85)	(4.2)
Total	\$6,673,549	\$6,673,549*	\$0*	0.0%

*May not add due to rounding.

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