
IMPACT OF REASSESSMENT 2025 RM OF ALEXANDER

1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
 - how taxable assessments have changed in your municipality and across the province
 - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

2. OBJECTIVES OF REASSESSING PROPERTY

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

3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$154 million (31%) to \$644 million (from \$491 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	423,576,780	560,290,340	136,713,560	32.3
Apartment	328,420	349,700	21,280	6.5
Condo / Co-op	9,022,680	12,748,810	3,726,130	41.3
Total Residential	\$432,927,880	\$573,388,850	\$140,460,970	32.4%
Farm	25,544,330	35,207,370	9,663,040	37.8
Commercial / Industrial	23,866,810	26,944,970	3,078,160	12.9
Institutional	8,061,180	8,668,930	607,750	7.5
Railway	37,400	46,930	9,530	25.5
Designated Recreational	147,540	152,110	4,570	3.1
Total	\$490,585,140	\$644,409,160	\$153,824,020	31.4%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
 - Council ⇒ Municipal Levy
 - School Division ⇒ Special Levy
 - Province ⇒ Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

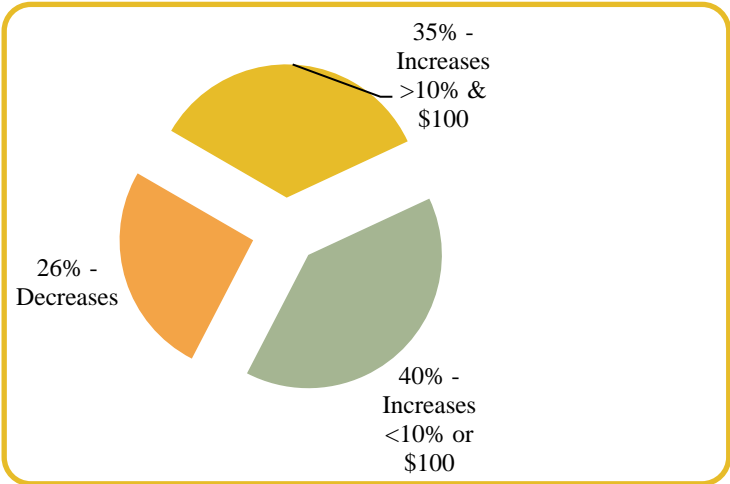
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	9,731,586	10,312,161	580,575	6.0
Apartment	7,313	6,262	(1,051)	(14.4)
Condo / Co-op	212,433	239,443	27,010	12.7
Total Residential	\$9,951,332	\$10,557,866	\$606,534	6.1%
Farm	570,831	631,966	61,135	10.7
Commercial / Industrial	730,153	678,128	(52,025)	(7.1)
Institutional	103,487	87,595	(15,892)	(15.4)
Railway	1,137	1,176	39	3.4
Designated Recreational	4,693	3,957	(736)	(15.7)
Total	\$11,361,633	\$11,960,688	\$599,055	5.3%

- 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 2025.

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



	Number of Properties
With Tax Increases:	4,870
With Tax Decreases:	1,691
Total Properties:	6,561

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

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	4,570,817	4,602,785	31,968	0.7
Apartment	3,544	2,873	(671)	(18.9)
Condo / Co-op	97,364	104,731	7,367	7.6
Total Residential	\$4,671,725	\$4,710,389	\$38,664	0.8%
Farm	275,649	289,229	13,580	4.9
Commercial / Industrial	257,547	221,353	(36,194)	(14.1)
Institutional	86,988	71,215	(15,773)	(18.1)
Railway	404	386	(18)	(4.5)
Designated Recreational	1,592	1,250	(342)	(21.5)
Total	\$5,293,904	\$5,293,904*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 31.4% should see a municipal tax decrease.
- Properties with an assessment increase greater than 31.4% should see a municipal tax increase.

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

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

6. PROVINCIAL PROPERTY TAX REDUCTION

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

7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
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 - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at www.gov.mb.ca/mao/myproperty/login.aspx
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 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
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- Your municipality's taxable assessment has increased by \$16 million (20%) to \$95 million (from \$79 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	29,898,680	33,088,580	3,189,900	10.7
Apartment	249,850	260,740	10,890	4.4
Total Residential	\$30,148,530	\$33,349,320	\$3,200,790	10.6%
Farm	46,674,030	59,054,690	12,380,660	26.5
Commercial / Industrial	2,046,760	2,109,620	62,860	3.1
Institutional	14,640	15,160	520	3.6
Total	\$78,883,960	\$94,528,790	\$15,644,830	19.8%

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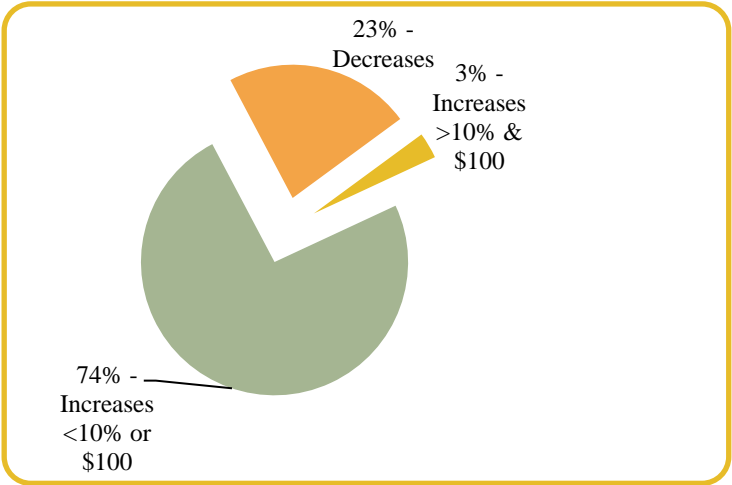
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	770,006	722,415	(47,591)	(6.2)
Apartment	7,144	6,485	(659)	(9.2)
Total Residential	\$777,150	\$728,900	(\$48,250)	(6.2%)
Farm	1,205,724	1,290,085	84,361	7.0
Commercial / Industrial	74,039	66,564	(7,475)	(10.1)
Institutional	528	479	(49)	(9.3)
Total	\$2,057,441	\$2,086,029	\$28,588	1.4%

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



	Number of Properties
With Tax Increases:	3,903
With Tax Decreases:	1,141
Total Properties:	5,044

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	429,847	398,299	(31,548)	(7.3)
Apartment	4,228	3,872	(356)	(8.4)
Total Residential	\$434,075	\$402,171	(\$31,904)	(7.4%)
Farm	661,414	696,542	35,128	5.3
Commercial / Industrial	33,606	30,447	(3,159)	(9.4)
Institutional	259	237	(22)	(8.5)
Total	\$1,129,355	\$1,129,355*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 19.8% should see a municipal tax decrease.
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- Your municipality's taxable assessment has increased by \$31 million (12%) to \$277 million (from \$246 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	140,599,880	162,675,330	22,075,450	15.7
Apartment	12,569,570	13,320,000	750,430	6.0
Condo / Co-op	6,458,350	6,806,310	347,960	5.4
Total Residential	\$159,627,800	\$182,801,640	\$23,173,840	14.5%
Farm	1,466,100	1,708,440	242,340	16.5
Commercial / Industrial	70,469,690	77,162,480	6,692,790	9.5
Institutional	14,719,550	15,273,070	553,520	3.8
Pipeline	50,450	61,100	10,650	21.1
Total	\$246,333,590	\$277,006,730	\$30,673,140	12.5%

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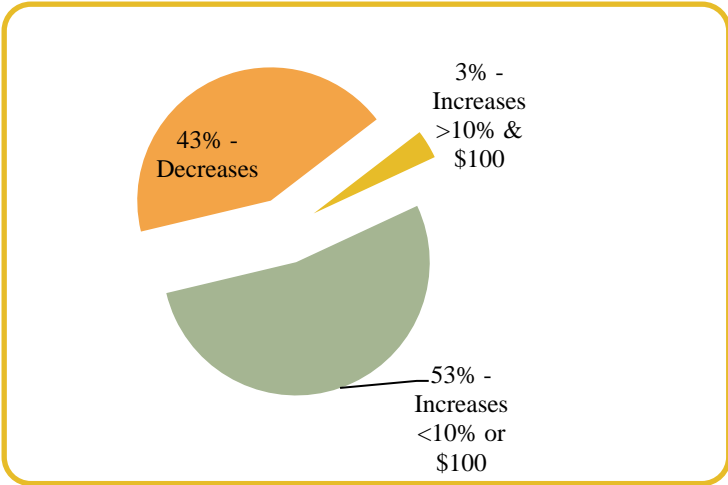
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	3,371,304	3,397,149	25,845	0.8
Apartment	301,393	278,162	(23,231)	(7.7)
Condo / Co-op	154,858	142,136	(12,722)	(8.2)
Total Residential	\$3,827,555	\$3,817,447	(\$10,108)	(0.3%)
Farm	35,154	35,677	523	1.5
Commercial / Industrial	2,263,345	2,162,941	(100,404)	(4.4)
Institutional	183,328	169,263	(14,065)	(7.7)
Pipeline	1,620	1,713	93	5.7
Total	\$6,311,003	\$6,187,041	(\$123,962)	(2.0%)

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

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

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



	Number of Properties
With Tax Increases:	1,023
With Tax Decreases:	781
Total Properties:	1,804

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

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,706,883	1,756,243	49,360	2.9
Apartment	152,595	143,803	(8,792)	(5.8)
Condo / Co-op	78,404	73,481	(4,923)	(6.3)
Total Residential	\$1,937,882	\$1,973,527	\$35,645	1.8%
Farm	17,798	18,444	646	3.6
Commercial / Industrial	855,502	833,046	(22,456)	(2.6)
Institutional	178,695	164,888	(13,807)	(7.7)
Pipeline	612	660	48	7.8
Total	\$2,990,490	\$2,990,490*	\$0*	0.0%

*May not add due to rounding.

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

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

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

6. PROVINCIAL PROPERTY TAX REDUCTION

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

7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

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

IMPACT OF REASSESSMENT 2025 TOWN OF ARBORG

1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
 - how taxable assessments have changed in your municipality and across the province
 - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

2. OBJECTIVES OF REASSESSING PROPERTY

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

3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$8 million (13%) to \$66 million (from \$58 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	35,772,410	41,536,710	5,764,300	16.1
Apartment	4,357,030	4,630,730	273,700	6.3
Total Residential	\$40,129,440	\$46,167,440	\$6,038,000	15.1%
Farm	90,360	90,800	440	0.5
Commercial / Industrial	16,009,770	17,626,500	1,616,730	10.1
Institutional	2,067,420	2,196,190	128,770	6.2
Total	\$58,296,990	\$66,080,930	\$7,783,940	13.4%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
 - Council ⇒ Municipal Levy
 - School Division ⇒ Special Levy
 - Province ⇒ Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

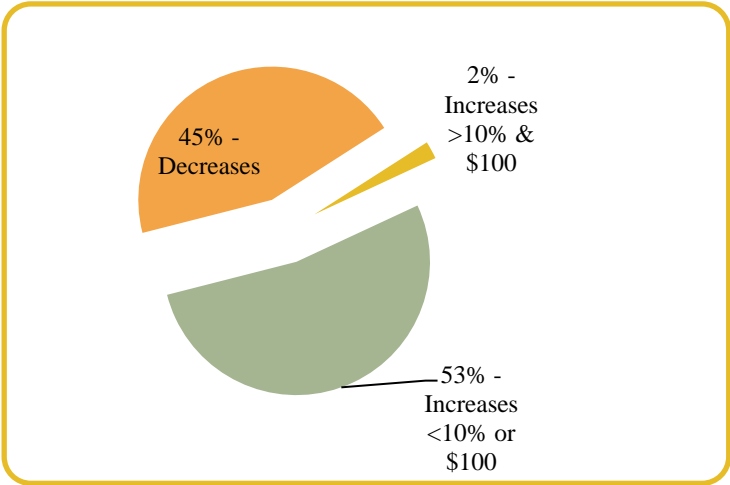
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,016,831	1,027,951	11,120	1.1
Apartment	123,849	114,601	(9,248)	(7.5)
Total Residential	\$1,140,679	\$1,142,552	\$1,873	0.2%
Farm	2,568	2,247	(321)	(12.5)
Commercial / Industrial	585,397	562,215	(23,182)	(4.0)
Institutional	41,631	39,055	(2,576)	(6.2)
Total	\$1,770,276	\$1,746,069	(\$24,207)	(1.4%)

- 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 2025.

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



	Number of Properties
With Tax Increases:	335
With Tax Decreases:	273
Total Properties:	608

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

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	676,206	692,666	16,460	2.4
Apartment	82,361	77,222	(5,139)	(6.2)
Total Residential	\$758,567	\$769,888	\$11,321	1.5%
Farm	1,708	1,514	(194)	(11.4)
Commercial / Industrial	302,633	293,940	(8,693)	(2.9)
Institutional	39,080	36,624	(2,456)	(6.3)
Total	\$1,101,988	\$1,101,988*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 13.4% should see a municipal tax decrease.
- Properties with an assessment increase greater than 13.4% should see a municipal tax increase.

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

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

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit www.manitoba.ca/schooltaxrebate
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IMPACT OF REASSESSMENT 2025 RM OF ARGYLE

1. OVERVIEW OF REASSESSMENT 2025

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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 2023. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$32 million (22%) to \$177 million (from \$145 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	30,144,690	33,808,670	3,663,980	12.2
Apartment	105,840	110,840	5,000	4.7
Total Residential	\$30,250,530	\$33,919,510	\$3,668,980	12.1%
Farm	97,134,940	122,385,320	25,250,380	26.0
Commercial / Industrial	3,468,830	3,637,090	168,260	4.9
Institutional	1,155,340	1,266,360	111,020	9.6
Pipeline	13,266,750	15,919,850	2,653,100	20.0
Total	\$145,276,390	\$177,128,130	\$31,851,740	21.9%

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

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4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

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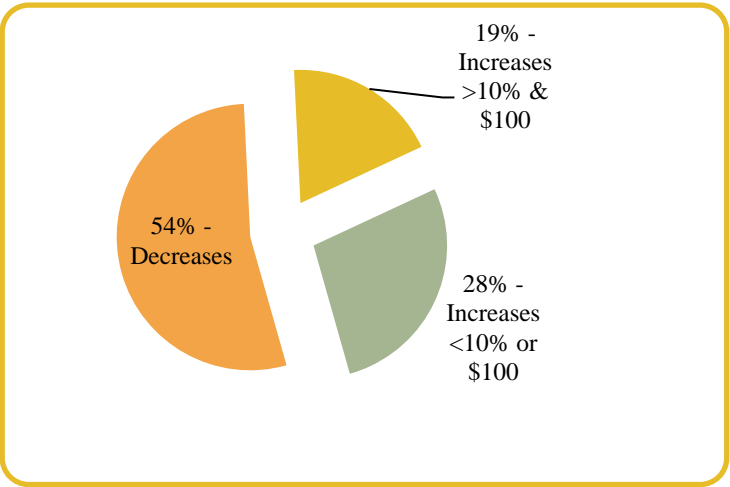
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	708,913	663,717	(45,196)	(6.4)
Apartment	3,060	2,791	(269)	(8.8)
Total Residential	\$711,974	\$666,508	(\$45,466)	(6.4%)
Farm	2,090,731	2,148,982	58,251	2.8
Commercial / Industrial	118,572	106,308	(12,264)	(10.3)
Institutional	21,563	20,201	(1,362)	(6.3)
Pipeline	392,882	392,520	(362)	(0.1)
Total	\$3,335,722	\$3,334,518	(\$1,204)	(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 2025.

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



	Number of Properties
With Tax Increases:	833
With Tax Decreases:	963
Total Properties:	1,796

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

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	452,193	425,477	(26,716)	(5.9)
Apartment	2,210	2,068	(142)	(6.4)
Total Residential	\$454,404	\$427,545	(\$26,859)	(5.9%)
Farm	1,307,079	1,344,839	37,760	2.9
Commercial / Industrial	62,482	56,560	(5,922)	(9.5)
Institutional	20,484	19,135	(1,349)	(6.6)
Pipeline	178,371	174,784	(3,587)	(2.0)
Total	\$2,022,821	\$2,022,821*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 21.9% should see a municipal tax decrease.
- Properties with an assessment increase greater than 21.9% should see a municipal tax increase.

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

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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 2025 RM OF ARMSTRONG

1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
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 - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

2. OBJECTIVES OF REASSESSING PROPERTY

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3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$21 million (19%) to \$131 million (from \$110 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	65,769,160	80,675,540	14,906,380	22.7
Apartment	557,650	601,970	44,320	8.0
Total Residential	\$66,326,810	\$81,277,510	\$14,950,700	22.5%
Farm	40,572,740	46,574,860	6,002,120	14.8
Commercial / Industrial	2,558,030	2,872,100	314,070	12.3
Institutional	40,400	57,930	17,530	43.4
Designated Recreational	51,620	53,710	2,090	4.1
Total	\$109,549,600	\$130,836,110	\$21,286,510	19.4%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

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

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

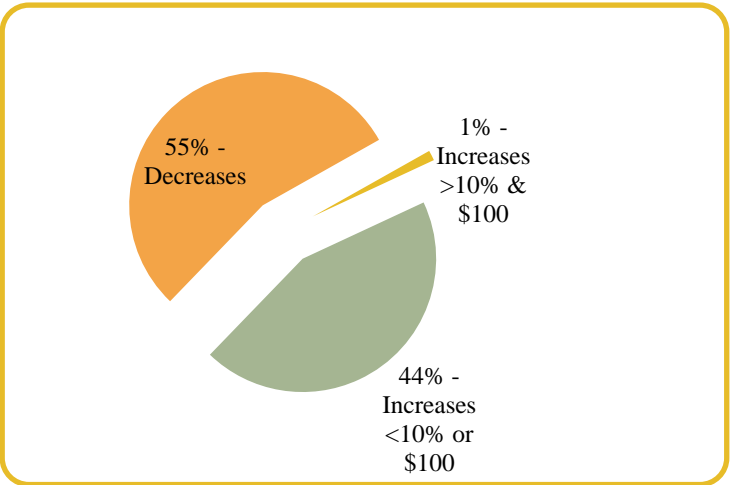
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,998,406	2,058,883	60,477	3.0
Apartment	17,390	15,736	(1,654)	(9.5)
Total Residential	\$2,015,796	\$2,074,618	\$58,822	2.9%
Farm	1,250,216	1,204,055	(46,161)	(3.7)
Commercial / Industrial	99,421	94,717	(4,704)	(4.7)
Institutional	1,317	1,599	282	21.4
Designated Recreational	2,084	1,834	(250)	(12.0)
Total	\$3,368,834	\$3,376,824	\$7,990	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 2025.

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



	Number of Properties
With Tax Increases:	1,583
With Tax Decreases:	1,905
Total Properties:	3,488

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

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,316,962	1,352,606	35,644	2.7
Apartment	11,166	10,093	(1,073)	(9.6)
Total Residential	\$1,328,128	\$1,362,699	\$34,571	2.6%
Farm	812,429	780,874	(31,555)	(3.9)
Commercial / Industrial	51,222	48,154	(3,068)	(6.0)
Institutional	809	971	162	20.0
Designated Recreational	1,034	901	(133)	(12.9)
Total	\$2,193,621	\$2,193,621*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 19.4% should see a municipal tax decrease.
- Properties with an assessment increase greater than 19.4% should see a municipal tax increase.

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

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

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

7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

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

IMPACT OF REASSESSMENT 2025 TOWN OF BEAUSEJOUR

1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
 - how taxable assessments have changed in your municipality and across the province
 - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

2. OBJECTIVES OF REASSESSING PROPERTY

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

3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$27 million (14%) to \$224 million (from \$197 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	135,447,170	158,809,250	23,362,080	17.3
Apartment	12,659,500	12,945,200	285,700	2.3
Condo / Co-op	7,110,800	7,354,340	243,540	3.4
Total Residential	\$155,217,470	\$179,108,790	\$23,891,320	15.4%
Farm	30	30	0	0.0
Commercial / Industrial	34,045,070	36,605,010	2,559,940	7.5
Institutional	7,369,070	7,956,350	587,280	8.0
Railway	117,130	132,980	15,850	13.5
Total	\$196,748,770	\$223,803,160	\$27,054,390	13.8%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
 - Council ⇒ Municipal Levy
 - School Division ⇒ Special Levy
 - Province ⇒ Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
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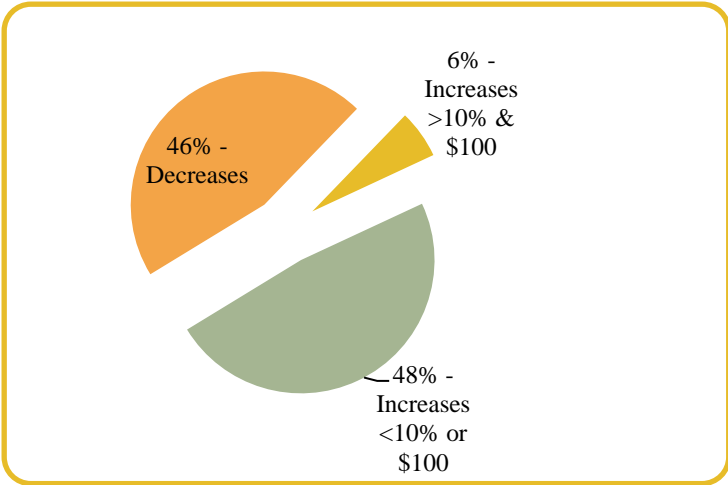
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	3,583,932	3,630,856	46,924	1.3
Apartment	334,970	295,966	(39,004)	(11.6)
Condo / Co-op	188,152	168,142	(20,010)	(10.6)
Total Residential	\$4,107,054	\$4,094,964	(\$12,090)	(0.3%)
Farm	1	1	0	0.0
Commercial / Industrial	1,177,959	1,098,553	(79,406)	(6.7)
Institutional	112,489	106,592	(5,897)	(5.2)
Railway	4,053	3,991	(62)	(1.5)
Total	\$5,401,557	\$5,304,101	(\$97,456)	(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 2025.

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



	Number of Properties
With Tax Increases:	906
With Tax Decreases:	770
Total Properties:	1,676

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

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	2,029,405	2,091,835	62,430	3.1
Apartment	189,677	170,514	(19,163)	(10.1)
Condo / Co-op	106,541	96,871	(9,670)	(9.1)
Total Residential	\$2,325,623	\$2,359,221	\$33,598	1.4%
Farm	0	0	0	0.0
Commercial / Industrial	510,097	482,161	(27,936)	(5.5)
Institutional	110,411	104,801	(5,610)	(5.1)
Railway	1,755	1,752	(3)	(0.2)
Total	\$2,947,887	\$2,947,887*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 13.8% should see a municipal tax decrease.
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5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

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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 2025 MUNICIPALITY OF BIFROST- RIVERTON

1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
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 - how Reassessment 2025 will impact municipal and school taxes.
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 - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
 - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
 - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$40 million (15%) to \$308 million (from \$268 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	121,166,370	145,037,840	23,871,470	19.7
Apartment	2,798,030	2,926,470	128,440	4.6
Condo / Co-op	140,020	143,930	3,910	2.8
Total Residential	\$124,104,420	\$148,108,240	\$24,003,820	19.3%
Farm	119,554,590	134,149,610	14,595,020	12.2
Commercial / Industrial	22,335,130	23,807,320	1,472,190	6.6
Institutional	762,140	788,010	25,870	3.4
Pipeline	958,550	1,160,150	201,600	21.0
Total	\$267,714,830	\$308,013,330	\$40,298,500	15.1%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
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- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
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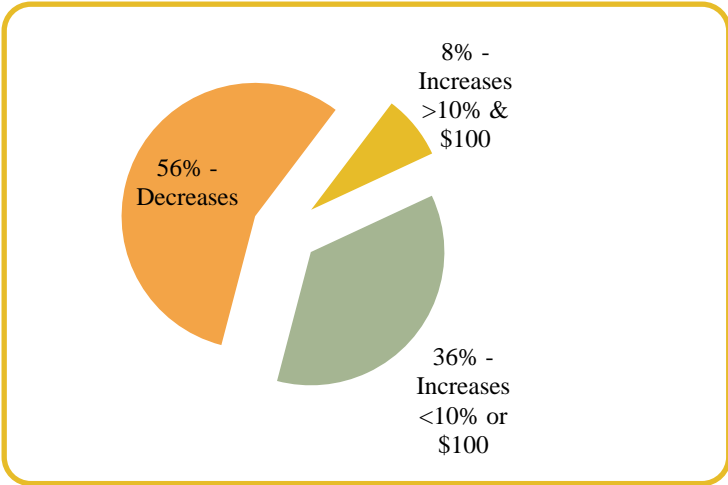
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	3,386,354	3,493,576	107,222	3.2
Apartment	78,166	70,462	(7,704)	(9.9)
Condo / Co-op	3,912	3,466	(446)	(11.4)
Total Residential	\$3,468,431	\$3,567,503	\$99,072	2.9%
Farm	3,334,342	3,224,704	(109,638)	(3.3)
Commercial / Industrial	805,829	743,452	(62,377)	(7.7)
Institutional	14,251	12,835	(1,416)	(9.9)
Pipeline	34,583	36,228	1,645	4.8
Total	\$7,657,437	\$7,584,722	(\$72,715)	(1.0%)

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

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



	Number of Properties
With Tax Increases:	1,761
With Tax Decreases:	2,262
Total Properties:	4,023

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

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	2,231,400	2,321,621	90,221	4.0
Apartment	51,529	46,844	(4,685)	(9.1)
Condo / Co-op	2,579	2,304	(275)	(10.7)
Total Residential	\$2,285,507	\$2,370,769	\$85,262	3.7%
Farm	2,201,717	2,147,333	(54,384)	(2.5)
Commercial / Industrial	411,324	381,084	(30,240)	(7.4)
Institutional	14,036	12,614	(1,422)	(10.1)
Pipeline	17,653	18,571	918	5.2
Total	\$4,930,236	\$4,930,236*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 15.1% should see a municipal tax decrease.
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 - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

**IMPACT OF
REASSESSMENT 2025
MUNICIPALITY OF
BOISSEVAIN-MORTON**

1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
 - how taxable assessments have changed in your municipality and across the province
 - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

2. OBJECTIVES OF REASSESSING PROPERTY

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

3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$22 million (10%) to \$254 million (from \$232 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	70,749,930	71,395,480	645,550	0.9
Apartment	4,219,750	4,427,770	208,020	4.9
Total Residential	\$74,969,680	\$75,823,250	\$853,570	1.1%
Farm	122,735,260	141,288,000	18,552,740	15.1
Commercial / Industrial	31,383,660	33,682,980	2,299,320	7.3
Institutional	1,215,070	1,225,790	10,720	0.9
Pipeline	1,439,800	1,737,500	297,700	20.7
Railway	408,660	484,460	75,800	18.6
Designated Recreational	54,210	57,680	3,470	6.4
Total	\$232,206,340	\$254,299,660	\$22,093,320	9.5%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
 - Council ⇒ Municipal Levy
 - School Division ⇒ Special Levy
 - Province ⇒ Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

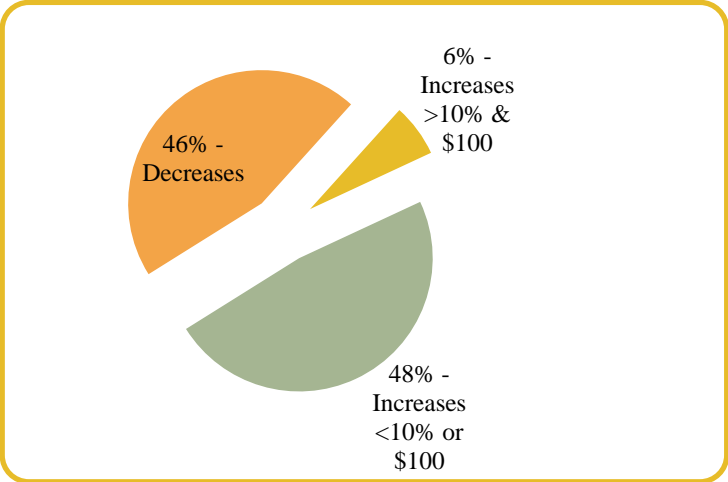
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	2,043,261	1,903,143	(140,118)	(6.9)
Apartment	132,973	130,787	(2,186)	(1.6)
Total Residential	\$2,176,234	\$2,033,931	(\$142,303)	(6.5%)
Farm	3,006,953	3,082,761	75,808	2.5
Commercial / Industrial	1,117,949	1,083,356	(34,593)	(3.1)
Institutional	25,351	24,680	(671)	(2.7)
Pipeline	47,030	50,408	3,378	7.2
Railway	13,567	14,341	774	5.7
Designated Recreational	1,771	1,673	(98)	(5.5)
Total	\$6,388,854	\$6,291,151	(\$97,703)	(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 2025.

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



	Number of Properties
With Tax Increases:	1,355
With Tax Decreases:	1,135
Total Properties:	2,490

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

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,290,591	1,232,807	(57,784)	(4.5)
Apartment	88,041	89,149	1,108	1.3
Total Residential	\$1,378,632	\$1,321,956	(\$56,676)	(4.1%)
Farm	1,704,331	1,761,820	57,489	3.4
Commercial / Industrial	528,575	526,481	(2,094)	(0.4)
Institutional	25,351	24,680	(671)	(2.7)
Pipeline	19,979	21,649	1,670	8.4
Railway	5,889	6,322	433	7.4
Designated Recreational	752	719	(33)	(4.4)
Total	\$3,663,509	\$3,663,509*	\$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.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.

6. PROVINCIAL PROPERTY TAX REDUCTION

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

7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

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

1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
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 - how taxable assessments have changed in your municipality and across the province
 - how Reassessment 2025 will impact municipal and school taxes.
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2. OBJECTIVES OF REASSESSING PROPERTY

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 - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
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3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$231 million (8%) to \$3,312 million (from \$3,081 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,623,736,810	1,734,254,320	110,517,510	6.8
Apartment	242,006,860	262,799,500	20,792,640	8.6
Condo / Co-op	229,242,000	246,052,310	16,810,310	7.3
Total Residential	\$2,094,985,670	\$2,243,106,130	\$148,120,460	7.1%
Farm	4,305,930	4,416,040	110,110	2.6
Commercial / Industrial	870,398,310	942,509,230	72,110,920	8.3
Institutional	104,647,940	114,551,300	9,903,360	9.5
Pipeline	902,200	1,084,400	182,200	20.2
Railway	5,307,220	5,773,110	465,890	8.8
Designated Recreational	92,710	94,160	1,450	1.6
Total	\$3,080,639,980	\$3,311,534,370	\$230,894,390	7.5%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
 - Council ⇒ Municipal Levy
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- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
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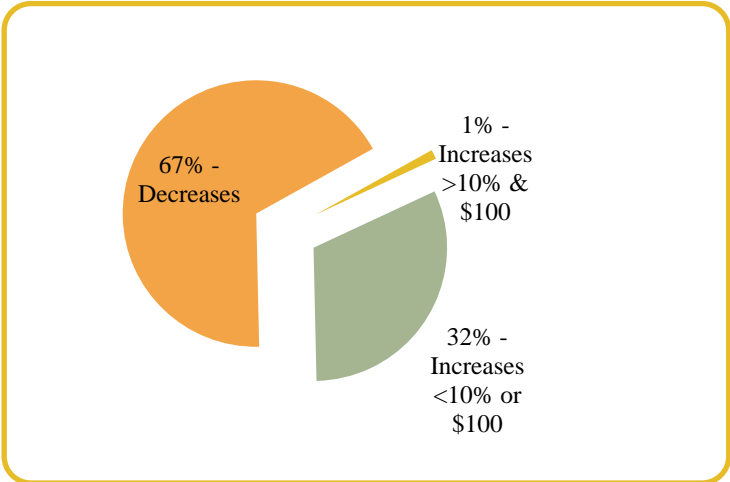
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	46,443,744	46,025,375	(418,369)	(0.9)
Apartment	6,922,122	6,974,436	52,314	0.8
Condo / Co-op	6,557,009	6,529,982	(27,027)	(0.4)
Total Residential	\$59,922,875	\$59,529,794	(\$393,081)	(0.7%)
Farm	123,163	117,197	(5,966)	(4.8)
Commercial / Industrial	31,981,045	31,750,308	(230,737)	(0.7)
Institutional	2,426,561	2,477,755	51,194	2.1
Pipeline	33,150	36,530	3,380	10.2
Railway	195,003	194,479	(524)	(0.3)
Designated Recreational	3,406	3,172	(234)	(6.9)
Total	\$94,685,203	\$94,109,235	(\$575,968)	(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 2025.

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



	Number of Properties
With Tax Increases:	5,409
With Tax Decreases:	11,118
Total Properties:	16,527

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

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	24,341,439	24,185,911	(155,528)	(0.6)
Apartment	3,627,925	3,665,002	37,077	1.0
Condo / Co-op	3,436,567	3,431,446	(5,121)	(0.2)
Total Residential	\$31,405,930	\$31,282,358	(\$123,572)	(0.4%)
Farm	64,550	61,586	(2,964)	(4.6)
Commercial / Industrial	13,048,141	13,144,234	96,093	0.7
Institutional	1,568,777	1,597,532	28,755	1.8
Pipeline	13,525	15,123	1,598	11.8
Railway	79,561	80,512	951	1.2
Designated Recreational	1,390	1,313	(77)	(5.5)
Total	\$46,181,874	\$46,181,874*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 7.5% should see a municipal tax decrease.
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5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

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7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

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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 2025 MUNICIPALITY OF BRENDA- WASKADA

1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
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 - how taxable assessments have changed in your municipality and across the province
 - how Reassessment 2025 will impact municipal and school taxes.
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 - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
 - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
 - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$52 million (23%) to \$274 million (from \$223 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	18,091,250	17,848,570	(242,680)	(1.3)
Farm	109,566,530	142,029,900	32,463,370	29.6
Commercial / Industrial	92,285,600	111,114,270	18,828,670	20.4
Pipeline	2,147,900	2,581,000	433,100	20.2
Railway	433,740	534,410	100,670	23.2
Total	\$222,525,020	\$274,108,150	\$51,583,130	23.2%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
 - Council ⇒ Municipal Levy
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- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

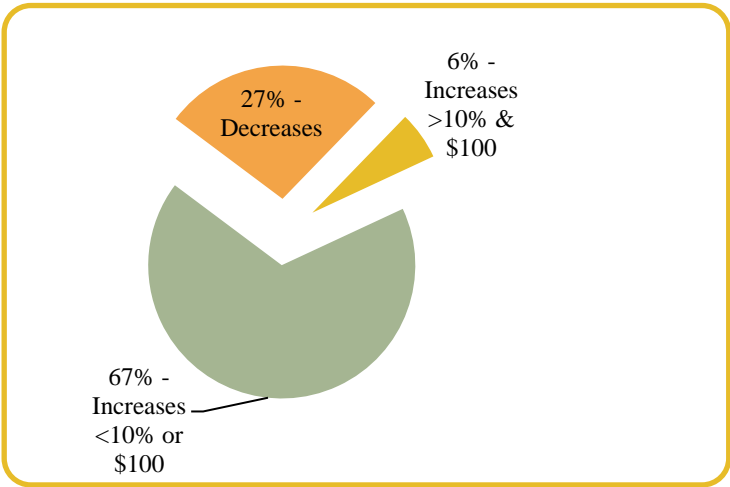
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	430,444	377,636	(52,808)	(12.3)
Farm	1,949,547	2,099,119	149,572	7.7
Commercial / Industrial	2,436,378	2,483,778	47,400	2.0
Pipeline	55,693	56,586	893	1.6
Railway	11,246	11,716	470	4.2
Total	\$4,883,308	\$5,028,835	\$145,527	3.0%

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

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

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



	Number of Properties
With Tax Increases:	1,980
With Tax Decreases:	732
Total Properties:	2,712

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

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	247,378	224,424	(22,954)	(9.3)
Farm	840,843	879,934	39,091	4.7
Commercial / Industrial	751,335	735,729	(15,606)	(2.1)
Pipeline	16,474	15,982	(492)	(3.0)
Railway	3,327	3,309	(18)	(0.5)
Total	\$1,859,358	\$1,859,358*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 23.2% should see a municipal tax decrease.
- Properties with an assessment increase greater than 23.2% should see a municipal tax increase.

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

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

6. PROVINCIAL PROPERTY TAX REDUCTION

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

7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

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

1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
 - how taxable assessments have changed in your municipality and across the province
 - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

2. OBJECTIVES OF REASSESSING PROPERTY

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

3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$75 million (18%) to \$485 million (from \$410 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	269,708,310	323,645,690	53,937,380	20.0
Apartment	4,596,400	4,639,110	42,710	0.9
Condo / Co-op	1,681,440	2,076,120	394,680	23.5
Total Residential	\$275,986,150	\$330,360,920	\$54,374,770	19.7%
Farm	114,654,340	133,099,290	18,444,950	16.1
Commercial / Industrial	16,124,400	17,157,830	1,033,430	6.4
Institutional	236,750	283,030	46,280	19.6
Pipeline	385,600	466,700	81,100	21.0
Railway	2,841,080	3,402,440	561,360	19.8
Designated Recreational	147,930	155,420	7,490	5.1
Total	\$410,376,250	\$484,925,630	\$74,549,380	18.2%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
 - Council ⇒ Municipal Levy
 - School Division ⇒ Special Levy
 - Province ⇒ Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

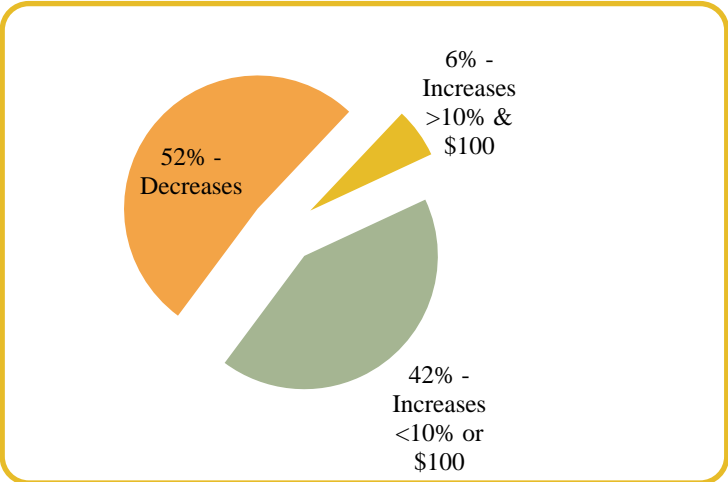
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	5,969,974	6,058,298	88,324	1.5
Apartment	93,854	80,141	(13,713)	(14.6)
Condo / Co-op	39,013	40,702	1,689	4.3
Total Residential	\$6,102,841	\$6,179,141	\$76,300	1.3%
Farm	2,663,040	2,611,532	(51,508)	(1.9)
Commercial / Industrial	498,796	453,033	(45,763)	(9.2)
Institutional	4,970	4,920	(50)	(1.0)
Pipeline	12,070	12,470	400	3.3
Railway	89,045	91,025	1,980	2.2
Designated Recreational	4,636	4,158	(478)	(10.3)
Total	\$9,375,399	\$9,356,280	(\$19,119)	(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 2025.

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



	Number of Properties
With Tax Increases:	2,036
With Tax Decreases:	2,193
Total Properties:	4,229

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

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	2,869,741	2,917,930	48,189	1.7
Apartment	41,101	35,183	(5,918)	(14.4)
Condo / Co-op	19,715	20,583	868	4.4
Total Residential	\$2,930,557	\$2,973,696	\$43,139	1.5%
Farm	1,343,578	1,318,853	(24,725)	(1.8)
Commercial / Industrial	182,484	164,113	(18,371)	(10.1)
Institutional	2,711	2,752	41	1.5
Pipeline	4,505	4,611	106	2.4
Railway	33,312	33,732	420	1.3
Designated Recreational	1,734	1,541	(193)	(11.1)
Total	\$4,498,882	\$4,498,882*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 18.2% should see a municipal tax decrease.
- Properties with an assessment increase greater than 18.2% 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

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

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
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 - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

IMPACT OF REASSESSMENT 2025 TOWN OF CARBERRY

1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
 - how taxable assessments have changed in your municipality and across the province
 - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

2. OBJECTIVES OF REASSESSING PROPERTY

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

3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$9 million (12%) to \$85 million (from \$76 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	59,781,710	67,261,220	7,479,510	12.5
Apartment	4,158,630	4,344,940	186,310	4.5
Total Residential	\$63,940,340	\$71,606,160	\$7,665,820	12.0%
Farm	273,630	283,430	9,800	3.6
Commercial / Industrial	9,005,330	10,137,540	1,132,210	12.6
Institutional	1,887,030	1,965,740	78,710	4.2
Pipeline	16,700	20,200	3,500	21.0
Railway	474,630	559,560	84,930	17.9
Total	\$75,597,660	\$84,572,630	\$8,974,970	11.9%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
 - Council ⇒ Municipal Levy
 - School Division ⇒ Special Levy
 - Province ⇒ Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

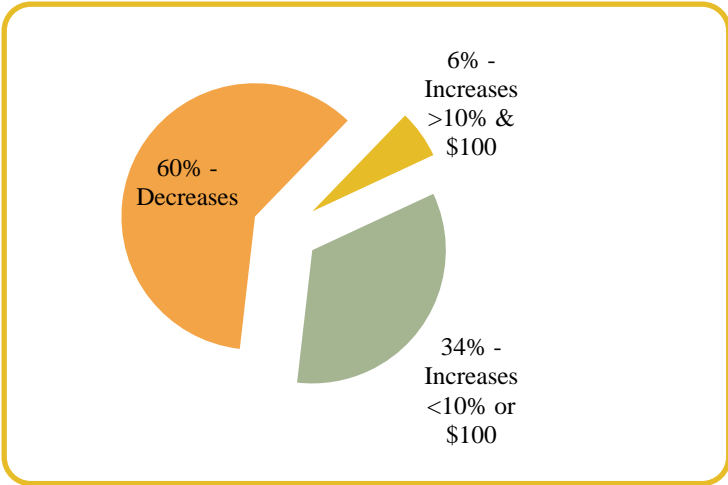
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,618,052	1,618,305	253	0.0
Apartment	112,557	104,539	(8,018)	(7.1)
Total Residential	\$1,730,609	\$1,722,844	(\$7,765)	(0.5%)
Farm	7,406	6,819	(587)	(7.9)
Commercial / Industrial	317,042	316,372	(670)	(0.2)
Institutional	32,117	29,907	(2,210)	(6.9)
Pipeline	588	630	42	7.1
Railway	16,710	17,463	753	4.5
Total	\$2,104,472	\$2,094,036	(\$10,436)	(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 2025.

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



	Number of Properties
With Tax Increases:	339
With Tax Decreases:	517
Total Properties:	856

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

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,017,485	1,023,312	5,827	0.6
Apartment	70,780	66,104	(4,676)	(6.6)
Total Residential	\$1,088,265	\$1,089,416	\$1,151	0.1%
Farm	4,657	4,312	(345)	(7.4)
Commercial / Industrial	153,271	154,233	962	0.6
Institutional	32,117	29,907	(2,210)	(6.9)
Pipeline	284	307	23	8.1
Railway	8,078	8,513	435	5.4
Total	\$1,286,672	\$1,286,672*	\$0*	0.0%

*May not add due to rounding.

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

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

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

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit www.manitoba.ca/schooltaxrebate
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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 2025 TOWN OF CARMAN

1. OVERVIEW OF REASSESSMENT 2025

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- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
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- The objectives of the province-wide reassessment are:
 - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
 - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
 - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$23 million (12%) to \$207 million (from \$184 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	112,708,330	128,496,030	15,787,700	14.0
Apartment	8,854,620	8,979,910	125,290	1.4
Condo / Co-op	11,527,420	13,773,770	2,246,350	19.5
Total Residential	\$133,090,370	\$151,249,710	\$18,159,340	13.6%
Farm	495,660	511,080	15,420	3.1
Commercial / Industrial	30,179,290	33,468,860	3,289,570	10.9
Institutional	19,522,630	20,755,540	1,232,910	6.3
Pipeline	11,900	14,400	2,500	21.0
Railway	341,860	363,800	21,940	6.4
Designated Recreational	144,180	146,340	2,160	1.5
Total	\$183,785,890	\$206,509,730	\$22,723,840	12.4%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
 - Council ⇒ Municipal Levy
 - School Division ⇒ Special Levy
 - Province ⇒ Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

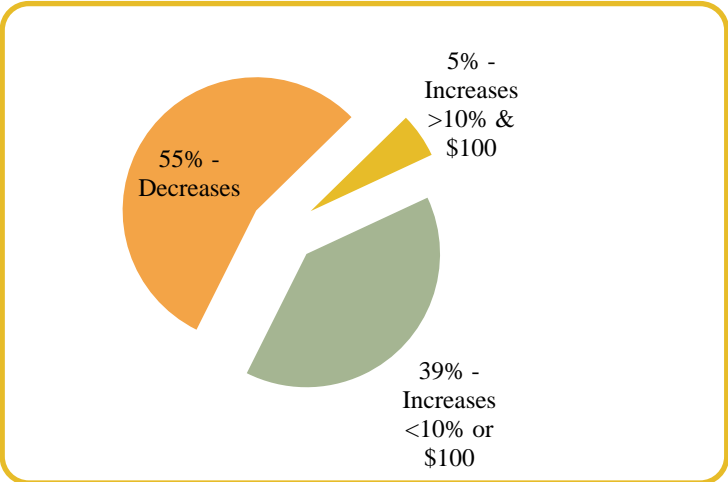
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	3,163,047	3,176,550	13,503	0.4
Apartment	248,496	221,992	(26,504)	(10.7)
Condo / Co-op	323,506	340,501	16,995	5.3
Total Residential	\$3,735,048	\$3,739,044	\$3,996	0.1%
Farm	13,910	12,634	(1,276)	(9.2)
Commercial / Industrial	1,092,611	1,066,619	(25,992)	(2.4)
Institutional	364,866	345,081	(19,785)	(5.4)
Pipeline	431	459	28	6.5
Railway	12,377	11,594	(783)	(6.3)
Designated Recreational	5,220	4,664	(556)	(10.7)
Total	\$5,224,463	\$5,180,095	(\$44,368)	(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 2025.

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



	Number of Properties
With Tax Increases:	620
With Tax Decreases:	766
Total Properties:	1,386

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

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	2,092,994	2,123,654	30,660	1.5
Apartment	164,430	148,411	(16,019)	(9.7)
Condo / Co-op	214,064	227,639	13,575	6.3
Total Residential	\$2,471,488	\$2,499,704	\$28,216	1.1%
Farm	9,204	8,447	(757)	(8.2)
Commercial / Industrial	560,429	553,140	(7,289)	(1.3)
Institutional	362,535	343,027	(19,508)	(5.4)
Pipeline	221	238	17	7.7
Railway	6,348	6,013	(335)	(5.3)
Designated Recreational	2,677	2,419	(258)	(9.6)
Total	\$3,412,904	\$3,412,904*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 12.4% should see a municipal tax decrease.
- Properties with an assessment increase greater than 12.4% should see a municipal tax increase.

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

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

6. PROVINCIAL PROPERTY TAX REDUCTION

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

7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

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

IMPACT OF REASSESSMENT 2025 RM OF CARTIER

1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
 - how taxable assessments have changed in your municipality and across the province
 - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
 - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
 - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
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3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$50 million (13%) to \$433 million (from \$383 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	138,265,150	164,793,010	26,527,860	19.2
Apartment	194,140	204,130	9,990	5.2
Total Residential	\$138,459,290	\$164,997,140	\$26,537,850	19.2%
Farm	175,108,520	188,407,710	13,299,190	7.6
Commercial / Industrial	28,308,910	30,421,380	2,112,470	7.5
Institutional	2,405,800	2,518,050	112,250	4.7
Pipeline	32,206,250	38,652,000	6,445,750	20.0
Railway	6,381,750	7,612,480	1,230,730	19.3
Total	\$382,870,520	\$432,608,760	\$49,738,240	13.0%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
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- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
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- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

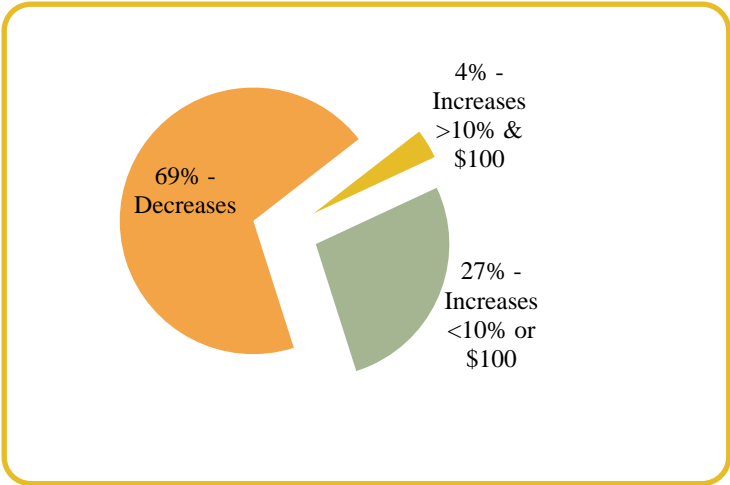
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	3,109,303	3,244,177	134,874	4.3
Apartment	4,291	3,948	(343)	(8.0)
Total Residential	\$3,113,594	\$3,248,126	\$134,532	4.3%
Farm	3,920,514	3,688,243	(232,271)	(5.9)
Commercial / Industrial	867,883	818,626	(49,257)	(5.7)
Institutional	33,717	31,318	(2,399)	(7.1)
Pipeline	989,394	1,039,220	49,826	5.0
Railway	195,996	204,702	8,706	4.4
Total	\$9,121,098	\$9,030,234	(\$90,864)	(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 2025.

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



	Number of Properties
With Tax Increases:	677
With Tax Decreases:	1,535
Total Properties:	2,212

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

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,775,082	1,872,652	97,570	5.5
Apartment	2,448	2,276	(172)	(7.0)
Total Residential	\$1,777,530	\$1,874,927	\$97,397	5.5%
Farm	2,209,134	2,101,614	(107,520)	(4.9)
Commercial / Industrial	367,982	351,260	(16,722)	(4.5)
Institutional	31,900	29,681	(2,219)	(7.0)
Pipeline	406,121	430,931	24,810	6.1
Railway	80,915	85,398	4,483	5.5
Total	\$4,873,581	\$4,873,581*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 13.0% should see a municipal tax decrease.
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5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

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 - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at www.gov.mb.ca/mao/myproperty/login.aspx
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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 2025 CARTWRIGHT-ROBLIN MUNICIPALITY

1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
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 - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
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3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$27 million (23%) to \$144 million (from \$117 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	27,565,440	33,525,870	5,960,430	21.6
Apartment	261,090	269,830	8,740	3.4
Total Residential	\$27,826,530	\$33,795,700	\$5,969,170	21.5%
Farm	84,526,610	105,369,460	20,842,850	24.7
Commercial / Industrial	4,491,920	4,898,320	406,400	9.1
Institutional	65,140	69,120	3,980	6.1
Designated Recreational	33,650	36,730	3,080	9.2
Total	\$116,943,850	\$144,169,330	\$27,225,480	23.3%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
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- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

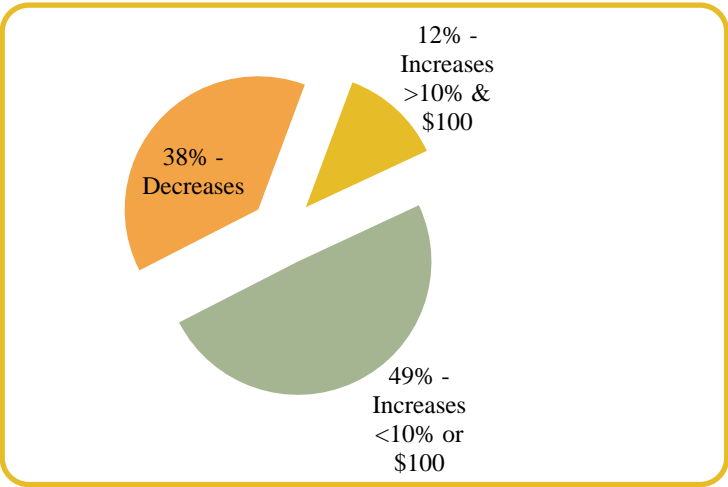
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,494,251	1,476,153	(18,098)	(1.2)
Apartment	14,028	11,765	(2,263)	(16.1)
Total Residential	\$1,508,279	\$1,487,918	(\$20,361)	(1.4%)
Farm	4,574,602	4,639,950	65,348	1.4
Commercial / Industrial	280,129	251,053	(29,076)	(10.4)
Institutional	3,072	2,652	(420)	(13.7)
Designated Recreational	2,082	1,864	(218)	(10.5)
Total	\$6,368,163	\$6,383,436	\$15,273	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 2025.

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



	Number of Properties
With Tax Increases:	1,023
With Tax Decreases:	633
Total Properties:	1,656

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

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,266,136	1,249,041	(17,095)	(1.4)
Apartment	11,932	10,003	(1,929)	(16.2)
Total Residential	\$1,278,068	\$1,259,044	(\$19,024)	(1.5%)
Farm	3,862,983	3,906,181	43,198	1.1
Commercial / Industrial	207,123	183,590	(23,533)	(11.4)
Institutional	2,977	2,562	(415)	(13.9)
Designated Recreational	1,538	1,362	(176)	(11.4)
Total	\$5,352,689	\$5,352,689*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 23.3% should see a municipal tax decrease.
- Properties with an assessment increase greater than 23.3% 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.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.

6. PROVINCIAL PROPERTY TAX REDUCTION

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

7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

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

IMPACT OF REASSESSMENT 2025 TOWN OF CHURCHILL

1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
 - how taxable assessments have changed in your municipality and across the province
 - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

2. OBJECTIVES OF REASSESSING PROPERTY

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

3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$0 million (1%) to \$42 million (from \$42 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	14,748,520	14,517,380	(231,140)	(1.6)
Apartment	4,423,400	4,598,390	174,990	4.0
Total Residential	\$19,171,920	\$19,115,770	(\$56,150)	(0.3%)
Farm	7,720	7,250	(470)	(6.1)
Commercial / Industrial	22,019,750	22,326,930	307,180	1.4
Institutional	103,740	108,360	4,620	4.5
Railway	170,700	200,680	29,980	17.6
Total	\$41,473,830	\$41,758,990	\$285,160	0.7%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
 - Council ⇒ Municipal Levy
 - School Division ⇒ Special Levy
 - Province ⇒ Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

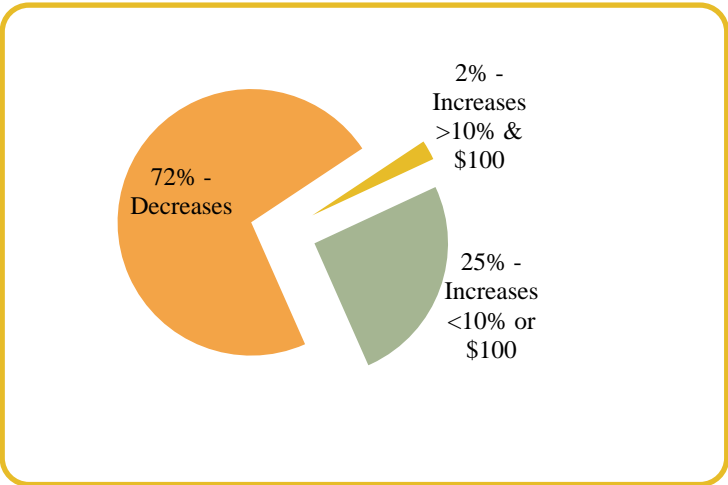
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,005,259	970,792	(34,467)	(3.4)
Apartment	301,499	307,499	6,000	2.0
Total Residential	\$1,306,758	\$1,278,291	(\$28,467)	(2.2%)
Farm	526	485	(41)	(7.8)
Commercial / Industrial	1,680,107	1,652,617	(27,490)	(1.6)
Institutional	5,831	6,049	218	3.7
Railway	13,024	14,854	1,830	14.1
Total	\$3,006,247	\$2,952,296	(\$53,951)	(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 2025.

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



	Number of Properties
With Tax Increases:	127
With Tax Decreases:	331
Total Properties:	458

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

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	829,000	810,433	(18,567)	(2.2)
Apartment	248,635	256,705	8,070	3.3
Total Residential	\$1,077,634	\$1,067,138	(\$10,496)	(1.0%)
Farm	434	405	(29)	(6.7)
Commercial / Industrial	1,237,708	1,246,401	8,693	0.7
Institutional	5,831	6,049	218	3.7
Railway	9,595	11,203	1,608	16.8
Total	\$2,331,203	\$2,331,203*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 0.7% should see a municipal tax decrease.
- Properties with an assessment increase greater than 0.7% should see a municipal tax increase.

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
 - increases and decreases in both municipal and education taxes.
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- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
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- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.

6. PROVINCIAL PROPERTY TAX REDUCTION

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

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

1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
 - how taxable assessments have changed in your municipality and across the province
 - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

2. OBJECTIVES OF REASSESSING PROPERTY

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

3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$10 million (14%) to \$80 million (from \$70 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	48,706,950	53,929,440	5,222,490	10.7
Apartment	409,290	426,030	16,740	4.1
Total Residential	\$49,116,240	\$54,355,470	\$5,239,230	10.7%
Farm	17,404,220	21,922,160	4,517,940	26.0
Commercial / Industrial	2,572,590	2,727,880	155,290	6.0
Institutional	992,370	1,124,250	131,880	13.3
Total	\$70,085,420	\$80,129,760	\$10,044,340	14.3%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

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

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
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- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

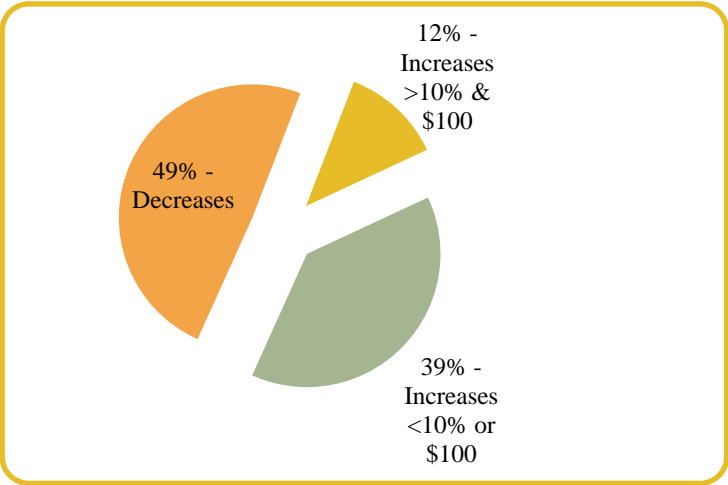
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,510,901	1,464,568	(46,333)	(3.1)
Apartment	15,820	14,722	(1,098)	(6.9)
Total Residential	\$1,526,721	\$1,479,290	(\$47,431)	(3.1%)
Farm	501,241	551,987	50,746	10.1
Commercial / Industrial	115,563	109,067	(6,496)	(5.6)
Institutional	28,345	28,944	599	2.1
Total	\$2,171,871	\$2,169,288	(\$2,583)	(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 2025.

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



	Number of Properties
With Tax Increases:	667
With Tax Decreases:	644
Total Properties:	1,311

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

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,019,448	989,342	(30,106)	(3.0)
Apartment	11,691	10,968	(723)	(6.2)
Total Residential	\$1,031,138	\$1,000,310	(\$30,828)	(3.0%)
Farm	327,767	361,093	33,326	10.2
Commercial / Industrial	68,665	65,530	(3,135)	(4.6)
Institutional	28,345	28,944	599	2.1
Total	\$1,455,915	\$1,455,915*	\$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:
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6. PROVINCIAL PROPERTY TAX REDUCTION

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7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

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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 2025 RM OF COLDWELL

1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
 - how taxable assessments have changed in your municipality and across the province
 - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
 - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
 - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
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3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$11 million (15%) to \$84 million (from \$73 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	48,483,500	57,128,660	8,645,160	17.8
Apartment	261,910	271,000	9,090	3.5
Total Residential	\$48,745,410	\$57,399,660	\$8,654,250	17.8%
Farm	17,306,480	19,350,930	2,044,450	11.8
Commercial / Industrial	5,132,200	5,275,460	143,260	2.8
Institutional	1,864,400	1,969,710	105,310	5.7
Designated Recreational	41,820	42,350	530	1.3
Total	\$73,090,310	\$84,038,110	\$10,947,800	15.0%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

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

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

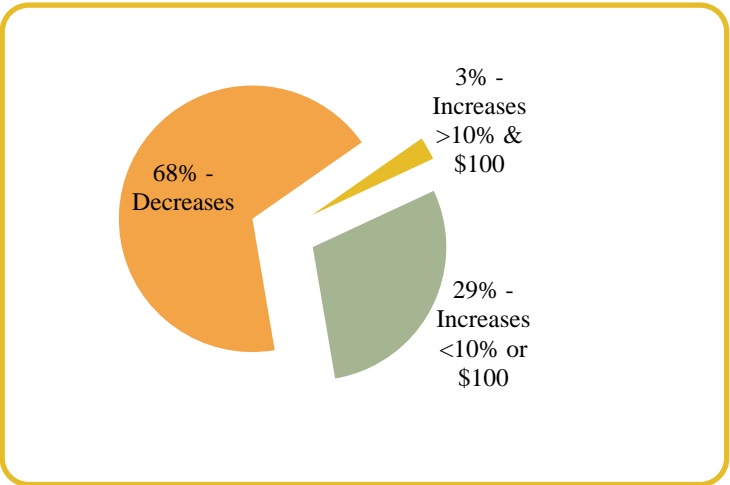
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,473,742	1,488,144	14,402	1.0
Apartment	7,924	7,028	(896)	(11.3)
Total Residential	\$1,481,666	\$1,495,172	\$13,506	0.9%
Farm	529,155	506,891	(22,264)	(4.2)
Commercial / Industrial	196,992	174,499	(22,493)	(11.4)
Institutional	33,397	30,652	(2,745)	(8.2)
Designated Recreational	1,619	1,412	(207)	(12.8)
Total	\$2,242,829	\$2,208,626	(\$34,203)	(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 2025.

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



	Number of Properties
With Tax Increases:	738
With Tax Decreases:	1,565
Total Properties:	2,303

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

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	881,467	903,318	21,851	2.5
Apartment	4,724	4,254	(470)	(10.0)
Total Residential	\$886,192	\$907,572	\$21,380	2.4%
Farm	317,739	308,795	(8,944)	(2.8)
Commercial / Industrial	92,520	82,785	(9,735)	(10.5)
Institutional	33,007	30,382	(2,625)	(8.0)
Designated Recreational	768	676	(92)	(12.0)
Total	\$1,330,226	\$1,330,226*	\$0*	0.0%

*May not add due to rounding.

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

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

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

6. PROVINCIAL PROPERTY TAX REDUCTION

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

7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

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

IMPACT OF REASSESSMENT 2025 RM OF CORNWALLIS

1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
 - how taxable assessments have changed in your municipality and across the province
 - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

2. OBJECTIVES OF REASSESSING PROPERTY

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

3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$18 million (6%) to \$302 million (from \$284 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	188,904,060	198,910,380	10,006,320	5.3
Apartment	4,248,390	4,458,850	210,460	5.0
Condo / Co-op	53,150	56,880	3,730	7.0
Total Residential	\$193,205,600	\$203,426,110	\$10,220,510	5.3%
Farm	56,927,360	60,401,490	3,474,130	6.1
Commercial / Industrial	27,809,790	31,308,640	3,498,850	12.6
Institutional	272,290	289,130	16,840	6.2
Pipeline	2,900,200	3,484,200	584,000	20.1
Railway	2,321,250	2,756,830	435,580	18.8
Designated Recreational	226,170	233,510	7,340	3.3
Total	\$283,662,660	\$301,899,910	\$18,237,250	6.4%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
 - Council ⇒ Municipal Levy
 - School Division ⇒ Special Levy
 - Province ⇒ Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
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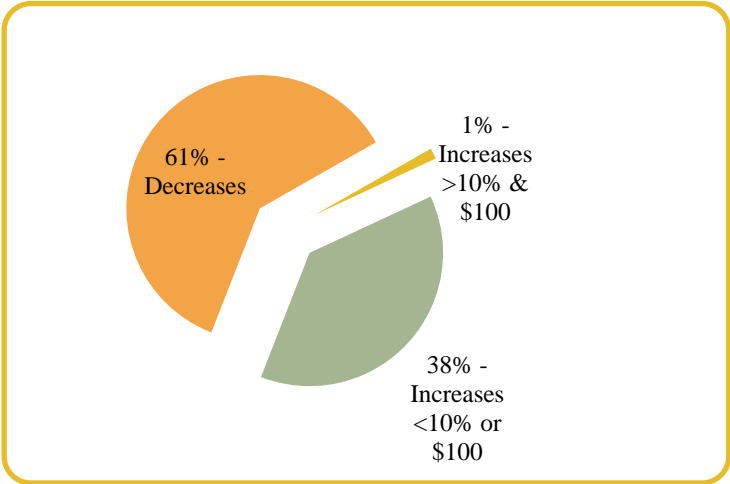
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	3,743,906	3,637,435	(106,471)	(2.8)
Apartment	88,082	85,984	(2,098)	(2.4)
Condo / Co-op	1,102	1,097	(5)	(0.5)
Total Residential	\$3,833,090	\$3,724,517	(\$108,573)	(2.8%)
Farm	1,144,372	1,122,132	(22,240)	(1.9)
Commercial / Industrial	790,199	811,895	21,696	2.8
Institutional	1,939	1,935	(4)	(0.2)
Pipeline	82,651	90,682	8,031	9.7
Railway	62,144	66,636	4,492	7.2
Designated Recreational	6,166	5,770	(396)	(6.4)
Total	\$5,920,560	\$5,823,566	(\$96,994)	(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 2025.

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



	Number of Properties
With Tax Increases:	777
With Tax Decreases:	1,206
Total Properties:	1,983

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

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,345,186	1,330,909	(14,277)	(1.1)
Apartment	30,253	29,834	(419)	(1.4)
Condo / Co-op	378	381	3	0.8
Total Residential	\$1,375,817	\$1,361,124	(\$14,693)	(1.1%)
Farm	405,380	404,146	(1,234)	(0.3)
Commercial / Industrial	198,034	209,486	11,452	5.8
Institutional	1,939	1,935	(4)	(0.2)
Pipeline	20,652	23,313	2,661	12.9
Railway	16,530	18,446	1,916	11.6
Designated Recreational	1,611	1,562	(49)	(3.0)
Total	\$2,019,962	\$2,019,962*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 6.4% should see a municipal tax decrease.
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5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

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IMPACT OF REASSESSMENT 2025 CITY OF DAUPHIN

1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
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3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$42 million (11%) to \$415 million (from \$373 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	205,030,150	235,535,080	30,504,930	14.9
Apartment	14,940,640	16,303,270	1,362,630	9.1
Condo / Co-op	1,536,750	1,605,890	69,140	4.5
Total Residential	\$221,507,540	\$253,444,240	\$31,936,700	14.4%
Farm	8,537,500	9,004,290	466,790	5.5
Commercial / Industrial	123,409,480	131,523,360	8,113,880	6.6
Institutional	19,350,160	20,663,960	1,313,800	6.8
Pipeline	21,850	26,200	4,350	19.9
Railway	508,130	544,300	36,170	7.1
Total	\$373,334,660	\$415,206,350	\$41,871,690	11.2%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
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- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
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- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

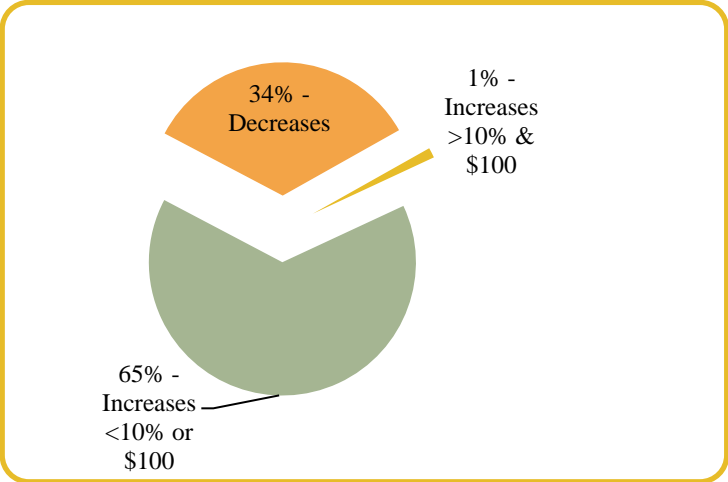
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	6,473,212	6,585,325	112,113	1.7
Apartment	471,706	455,823	(15,883)	(3.4)
Condo / Co-op	48,518	44,899	(3,619)	(7.5)
Total Residential	\$6,993,436	\$7,086,048	\$92,612	1.3%
Farm	269,546	251,751	(17,795)	(6.6)
Commercial / Industrial	4,900,837	4,617,391	(283,446)	(5.8)
Institutional	369,411	354,283	(15,128)	(4.1)
Pipeline	868	920	52	6.0
Railway	20,179	19,109	(1,070)	(5.3)
Total	\$12,554,277	\$12,329,501	(\$224,776)	(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 2025.

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



	Number of Properties
With Tax Increases:	2,365
With Tax Decreases:	1,224
Total Properties:	3,589

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

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	3,863,998	3,991,142	127,144	3.3
Apartment	281,571	276,259	(5,312)	(1.9)
Condo / Co-op	28,962	27,212	(1,750)	(6.0)
Total Residential	\$4,174,531	\$4,294,613	\$120,082	2.9%
Farm	160,898	152,578	(8,320)	(5.2)
Commercial / Industrial	2,325,775	2,228,663	(97,112)	(4.2)
Institutional	364,673	350,151	(14,522)	(4.0)
Pipeline	412	444	32	7.8
Railway	9,576	9,223	(353)	(3.7)
Total	\$7,035,865	\$7,035,865*	\$0*	0.0%

*May not add due to rounding.

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

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6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit www.manitoba.ca/schooltaxrebate
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- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
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7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
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IMPACT OF REASSESSMENT 2025 RM OF DAUPHIN

1. OVERVIEW OF REASSESSMENT 2025

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- The updated assessments will be used for 2025 property taxes.
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 - how taxable assessments have changed in your municipality and across the province
 - how Reassessment 2025 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 2023. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$32 million (14%) to \$255 million (from \$223 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	83,415,110	87,671,000	4,255,890	5.1
Apartment	138,650	153,680	15,030	10.8
Total Residential	\$83,553,760	\$87,824,680	\$4,270,920	5.1%
Farm	124,331,980	151,040,010	26,708,030	21.5
Commercial / Industrial	12,717,110	13,708,730	991,620	7.8
Institutional	992,370	1,029,870	37,500	3.8
Pipeline	593,350	712,200	118,850	20.0
Railway	365,110	439,050	73,940	20.3
Total	\$222,553,680	\$254,754,540	\$32,200,860	14.5%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
 - Council ⇒ Municipal Levy
 - School Division ⇒ Special Levy
 - Province ⇒ Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

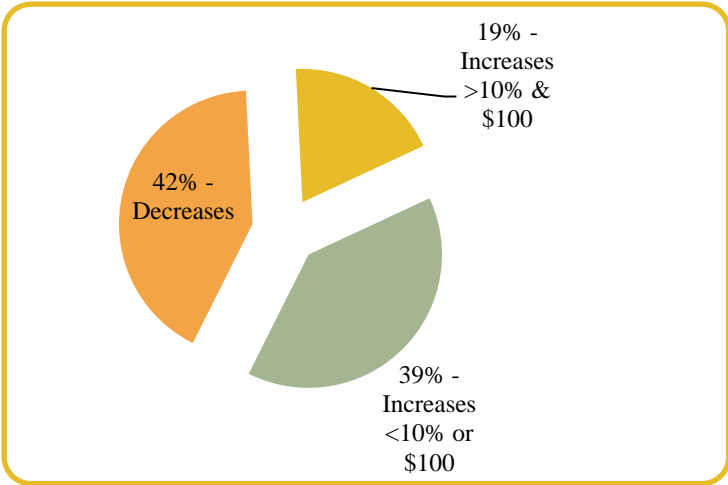
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	2,681,462	2,452,947	(228,515)	(8.5)
Apartment	4,457	4,300	(157)	(3.5)
Total Residential	\$2,685,919	\$2,457,247	(\$228,672)	(8.5%)
Farm	3,996,776	4,225,948	229,172	5.7
Commercial / Industrial	512,321	481,547	(30,774)	(6.0)
Institutional	27,193	24,426	(2,767)	(10.2)
Pipeline	23,904	25,017	1,113	4.7
Railway	14,709	15,423	714	4.9
Total	\$7,260,822	\$7,229,608	(\$31,214)	(0.4%)

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

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

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



	Number of Properties
With Tax Increases:	1,976
With Tax Decreases:	1,421
Total Properties:	3,397

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

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,619,921	1,487,339	(132,582)	(8.2)
Apartment	2,693	2,607	(86)	(3.2)
Total Residential	\$1,622,614	\$1,489,946	(\$132,668)	(8.2%)
Farm	2,414,527	2,562,394	147,867	6.1
Commercial / Industrial	246,966	232,569	(14,397)	(5.8)
Institutional	19,272	17,472	(1,800)	(9.3)
Pipeline	11,523	12,082	559	4.9
Railway	7,090	7,448	358	5.1
Total	\$4,321,992	\$4,321,992*	\$0*	0.0%

*May not add due to rounding.

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

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

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

6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit www.manitoba.ca/schooltaxrebate
 - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at www.gov.mb.ca/government/finances/index.html as the details become available.
- **Renters Tax Credit.** The Renters Tax Credit is being increased from a maximum of \$525 to \$575 starting in the 2025 tax year, and the maximum available seniors top-up is increasing from \$300 to \$328.57.
- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
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- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
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IMPACT OF REASSESSMENT 2025 RM OF DE SALABERRY

1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
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 - how taxable assessments have changed in your municipality and across the province
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2. OBJECTIVES OF REASSESSING PROPERTY

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 - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
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3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$92 million (23%) to \$485 million (from \$393 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	161,510,620	200,137,740	38,627,120	23.9
Apartment	1,036,270	1,009,820	(26,450)	(2.6)
Condo / Co-op	745,630	861,730	116,100	15.6
Total Residential	\$163,292,520	\$202,009,290	\$38,716,770	23.7%
Farm	181,407,160	225,777,580	44,370,420	24.5
Commercial / Industrial	16,049,870	17,546,400	1,496,530	9.3
Institutional	3,596,720	4,105,200	508,480	14.1
Pipeline	26,282,550	31,545,250	5,262,700	20.0
Railway	2,456,790	3,736,770	1,279,980	52.1
Designated Recreational	145,260	177,010	31,750	21.9
Total	\$393,230,870	\$484,897,500	\$91,666,630	23.3%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

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

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
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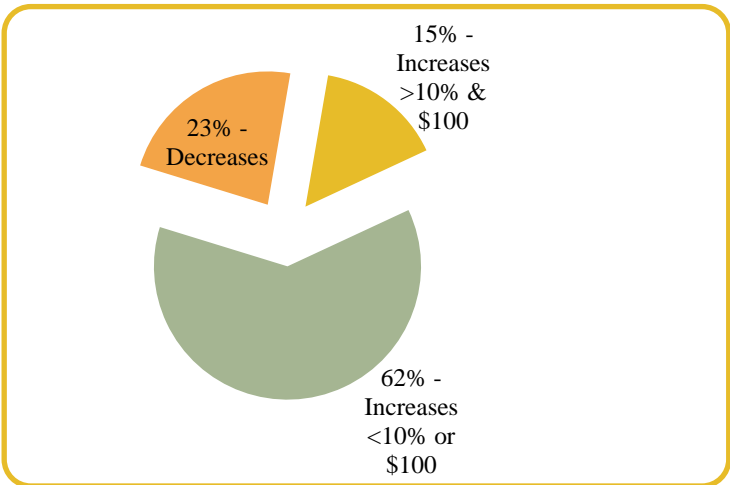
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	3,549,886	3,670,942	121,056	3.4
Apartment	23,504	19,028	(4,476)	(19.0)
Condo / Co-op	17,781	17,042	(739)	(4.2)
Total Residential	\$3,591,171	\$3,707,012	\$115,841	3.2%
Farm	3,772,878	3,930,349	157,471	4.2
Commercial / Industrial	478,049	442,667	(35,382)	(7.4)
Institutional	45,403	42,571	(2,832)	(6.2)
Pipeline	760,144	774,625	14,481	1.9
Railway	71,052	91,735	20,683	29.1
Designated Recreational	4,204	4,347	143	3.4
Total	\$8,722,900	\$8,993,307	\$270,407	3.1%

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

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



	Number of Properties
With Tax Increases:	2,491
With Tax Decreases:	742
Total Properties:	3,233

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

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,633,730	1,640,316	6,586	0.4
Apartment	11,225	8,780	(2,445)	(21.8)
Condo / Co-op	8,946	8,296	(650)	(7.3)
Total Residential	\$1,653,901	\$1,657,392	\$3,491	0.2%
Farm	1,621,926	1,640,332	18,406	1.1
Commercial / Industrial	156,936	139,282	(17,654)	(11.3)
Institutional	41,905	38,398	(3,507)	(8.4)
Pipeline	234,782	228,987	(5,795)	(2.5)
Railway	21,946	27,125	5,179	23.6
Designated Recreational	1,298	1,285	(13)	(1.0)
Total	\$3,732,694	\$3,732,694*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 23.3% should see a municipal tax decrease.
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5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

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**IMPACT OF
REASSESSMENT 2025
MUNICIPALITY OF
DELORAINÉ-WINCHESTER**

1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
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 - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$29 million (19%) to \$181 million (from \$152 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	60,046,490	61,683,790	1,637,300	2.7
Apartment	762,310	816,490	54,180	7.1
Condo / Co-op	324,560	337,740	13,180	4.1
Total Residential	\$61,133,360	\$62,838,020	\$1,704,660	2.8%
Farm	75,540,780	100,673,060	25,132,280	33.3
Commercial / Industrial	12,723,370	14,298,350	1,574,980	12.4
Institutional	1,737,010	1,930,390	193,380	11.1
Pipeline	303,100	366,850	63,750	21.0
Railway	284,910	348,890	63,980	22.5
Designated Recreational	55,980	62,410	6,430	11.5
Total	\$151,778,510	\$180,517,970	\$28,739,460	18.9%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
 - Council ⇒ Municipal Levy
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- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

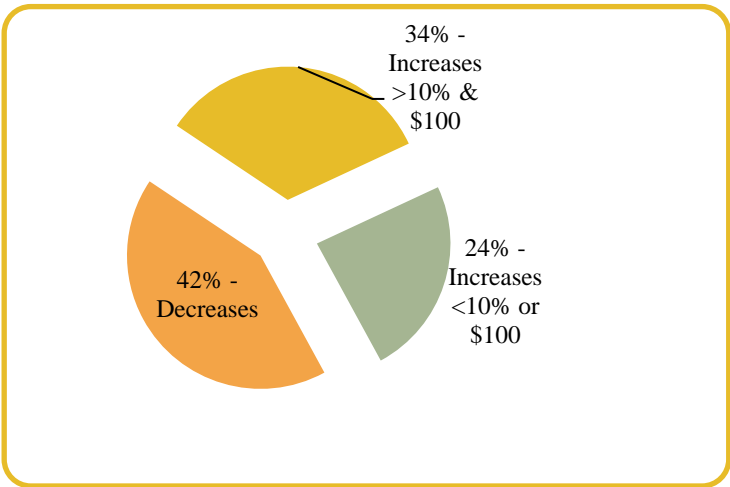
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,985,542	1,799,388	(186,154)	(9.4)
Apartment	42,609	41,882	(727)	(1.7)
Condo / Co-op	18,141	17,324	(817)	(4.5)
Total Residential	\$2,046,293	\$1,858,594	(\$187,699)	(9.2%)
Farm	1,814,636	2,025,872	211,236	11.6
Commercial / Industrial	591,673	577,767	(13,906)	(2.4)
Institutional	74,822	78,187	3,365	4.5
Pipeline	9,725	9,981	256	2.6
Railway	10,233	10,790	557	5.4
Designated Recreational	1,796	1,698	(98)	(5.5)
Total	\$4,549,179	\$4,562,889	\$13,710	0.3%

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

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

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



	Number of Properties
With Tax Increases:	1,249
With Tax Decreases:	917
Total Properties:	2,166

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

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,377,932	1,269,894	(108,038)	(7.8)
Apartment	34,896	34,873	(23)	(0.1)
Condo / Co-op	14,857	14,425	(432)	(2.9)
Total Residential	\$1,427,684	\$1,319,193	(\$108,491)	(7.6%)
Farm	1,050,239	1,161,695	111,456	10.6
Commercial / Industrial	359,357	352,826	(6,531)	(1.8)
Institutional	74,822	78,187	3,365	4.5
Pipeline	4,191	4,209	18	0.4
Railway	5,031	5,301	270	5.4
Designated Recreational	774	716	(58)	(7.5)
Total	\$2,922,098	\$2,922,098*	\$0*	0.0%

*May not add due to rounding.

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

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

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

6. PROVINCIAL PROPERTY TAX REDUCTION

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

7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

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

IMPACT OF REASSESSMENT 2025 RM OF DUFFERIN

1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
 - how taxable assessments have changed in your municipality and across the province
 - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

2. OBJECTIVES OF REASSESSING PROPERTY

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

3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$54 million (13%) to \$454 million (from \$400 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	97,409,690	108,187,100	10,777,410	11.1
Farm	265,903,820	304,938,840	39,035,020	14.7
Commercial / Industrial	28,677,460	30,748,790	2,071,330	7.2
Institutional	200,400	206,260	5,860	2.9
Pipeline	7,366,000	8,844,950	1,478,950	20.1
Railway	550,810	647,840	97,030	17.6
Designated Recreational	75,320	77,570	2,250	3.0
Total	\$400,183,500	\$453,651,350	\$53,467,850	13.4%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
 - Council ⇒ Municipal Levy
 - School Division ⇒ Special Levy
 - Province ⇒ Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

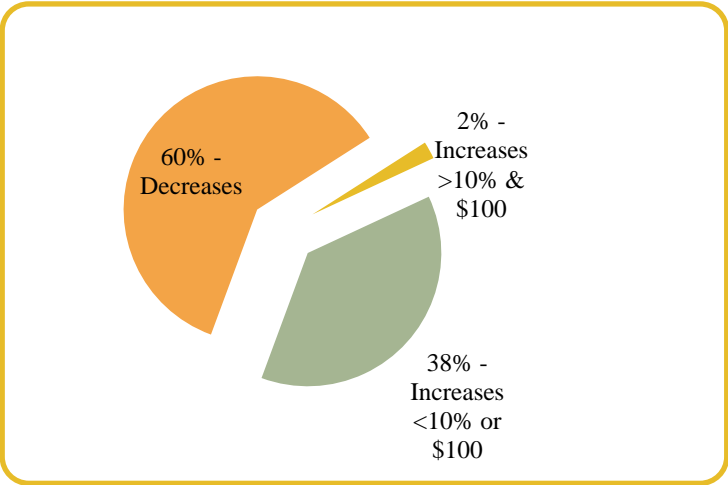
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,838,618	1,779,679	(58,939)	(3.2)
Farm	5,030,521	5,028,775	(1,746)	(0.0)
Commercial / Industrial	776,683	728,049	(48,634)	(6.3)
Institutional	2,885	2,593	(292)	(10.1)
Pipeline	199,501	209,431	9,930	5.0
Railway	14,918	15,340	422	2.8
Designated Recreational	2,040	1,837	(203)	(10.0)
Total	\$7,865,166	\$7,765,704	(\$99,462)	(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 2025.

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



	Number of Properties
With Tax Increases:	977
With Tax Decreases:	1,485
Total Properties:	2,462

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

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	920,522	901,848	(18,674)	(2.0)
Farm	2,512,791	2,541,970	29,179	1.2
Commercial / Industrial	271,002	256,322	(14,680)	(5.4)
Institutional	1,894	1,719	(175)	(9.2)
Pipeline	69,609	73,732	4,123	5.9
Railway	5,205	5,400	195	3.8
Designated Recreational	712	647	(65)	(9.1)
Total	\$3,781,734	\$3,781,734*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 13.4% should see a municipal tax decrease.
- Properties with an assessment increase greater than 13.4% should see a municipal tax increase.

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

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

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit www.manitoba.ca/schooltaxrebate
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- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

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

1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
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 - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

2. OBJECTIVES OF REASSESSING PROPERTY

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

3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$24 million (26%) to \$119 million (from \$95 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	93,475,060	117,628,410	24,153,350	25.8
Farm	7,260	8,160	900	12.4
Commercial / Industrial	1,083,790	1,237,320	153,530	14.2
Pipeline	50,250	60,350	10,100	20.1
Railway	372,760	480,570	107,810	28.9
Total	\$94,989,120	\$119,414,810	\$24,425,690	25.7%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
 - Council ⇒ Municipal Levy
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- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

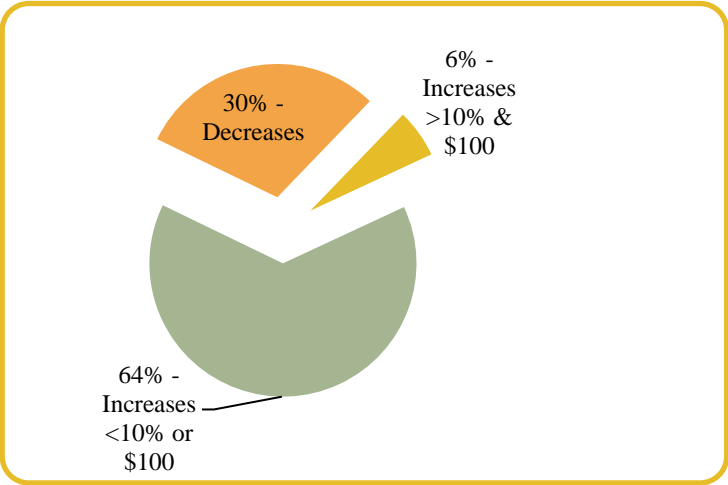
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	2,443,438	2,504,426	60,988	2.5
Farm	190	174	(16)	(8.4)
Commercial / Industrial	37,152	35,188	(1,964)	(5.3)
Pipeline	1,723	1,716	(7)	(0.4)
Railway	12,778	13,667	889	7.0
Total	\$2,495,281	\$2,555,172	\$59,891	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 2025.

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



	Number of Properties
With Tax Increases:	919
With Tax Decreases:	394
Total Properties:	1,313

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

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,553,369	1,554,930	1,561	0.1
Farm	121	108	(13)	(10.7)
Commercial / Industrial	18,010	16,356	(1,654)	(9.2)
Pipeline	835	798	(37)	(4.4)
Railway	6,195	6,353	158	2.6
Total	\$1,578,529	\$1,578,529*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 25.7% should see a municipal tax decrease.
- Properties with an assessment increase greater than 25.7% 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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 - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at www.gov.mb.ca/government/finances/index.html as the details become available.
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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 2025 RM OF EAST ST. PAUL

1. OVERVIEW OF REASSESSMENT 2025

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

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$217 million (22%) to \$1,215 million (from \$998 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	864,885,600	1,065,952,180	201,066,580	23.3
Apartment	5,680,190	5,770,230	90,040	1.6
Condo / Co-op	56,749,230	61,849,030	5,099,800	9.0
Total Residential	\$927,315,020	\$1,133,571,440	\$206,256,420	22.2%
Farm	8,356,410	9,820,200	1,463,790	17.5
Commercial / Industrial	59,719,450	68,103,900	8,384,450	14.0
Institutional	362,850	300,240	(62,610)	(17.3)
Pipeline	1,215,600	1,458,700	243,100	20.0
Railway	1,033,950	1,190,380	156,430	15.1
Designated Recreational	275,920	292,680	16,760	6.1
Total	\$998,279,200	\$1,214,737,540	\$216,458,340	21.7%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
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- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

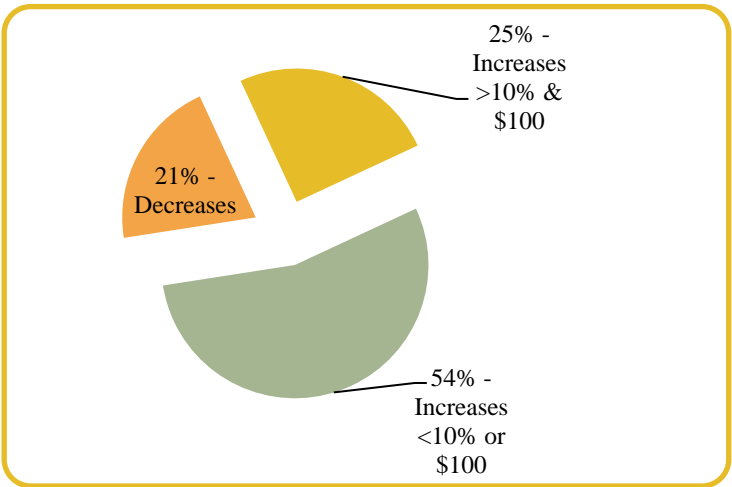
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	17,100,518	18,174,485	1,073,967	6.3
Apartment	112,309	98,382	(13,927)	(12.4)
Condo / Co-op	1,122,046	1,054,526	(67,520)	(6.0)
Total Residential	\$18,334,873	\$19,327,393	\$992,520	5.4%
Farm	165,223	167,434	2,211	1.3
Commercial / Industrial	1,666,889	1,647,978	(18,911)	(1.1)
Institutional	10,128	7,265	(2,863)	(28.3)
Pipeline	33,930	35,298	1,368	4.0
Railway	28,860	28,805	(55)	(0.2)
Designated Recreational	7,701	7,082	(619)	(8.0)
Total	\$20,247,604	\$21,221,256	\$973,652	4.8%

- 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 2025.

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



	Number of Properties
With Tax Increases:	3,178
With Tax Decreases:	823
Total Properties:	4,001

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

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	7,474,341	7,570,392	96,051	1.3
Apartment	49,088	40,980	(8,108)	(16.5)
Condo / Co-op	490,427	439,252	(51,175)	(10.4)
Total Residential	\$8,013,856	\$8,050,624	\$36,768	0.5%
Farm	72,216	69,743	(2,473)	(3.4)
Commercial / Industrial	516,095	483,674	(32,421)	(6.3)
Institutional	3,136	2,132	(1,004)	(32.0)
Pipeline	10,505	10,360	(145)	(1.4)
Railway	8,935	8,454	(481)	(5.4)
Designated Recreational	2,385	2,079	(306)	(12.8)
Total	\$8,627,129	\$8,627,129*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 21.7% should see a municipal tax decrease.
- Properties with an assessment increase greater than 21.7% should see a municipal tax increase.

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

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

6. PROVINCIAL PROPERTY TAX REDUCTION

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

7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
 - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at www.gov.mb.ca/assessment or manitoba.ca/openmb/infomb/departments/index.html
 - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at www.gov.mb.ca/mao/myproperty/login.aspx
 - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
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IMPACT OF REASSESSMENT 2025 RM OF ELLICE-ARCHIE

1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
 - how taxable assessments have changed in your municipality and across the province
 - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

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- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$23 million (15%) to \$178 million (from \$154 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	28,259,250	26,866,270	(1,392,980)	(4.9)
Apartment	158,320	162,680	4,360	2.8
Total Residential	\$28,417,570	\$27,028,950	(\$1,388,620)	(4.9%)
Farm	63,775,990	75,899,850	12,123,860	19.0
Commercial / Industrial	17,567,790	20,903,790	3,336,000	19.0
Institutional	32,630	34,190	1,560	4.8
Pipeline	39,476,200	47,372,200	7,896,000	20.0
Railway	5,143,030	6,300,180	1,157,150	22.5
Total	\$154,413,210	\$177,539,160	\$23,125,950	15.0%

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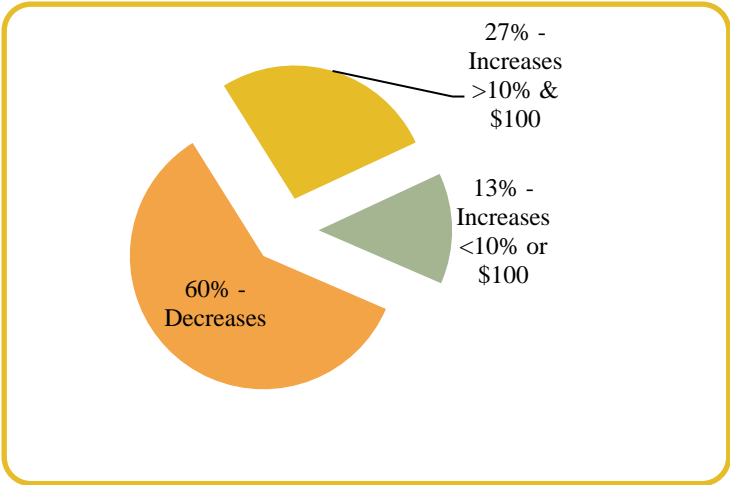
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	687,417	565,267	(122,150)	(17.8)
Apartment	3,896	3,441	(455)	(11.7)
Total Residential	\$691,313	\$568,707	(\$122,606)	(17.7%)
Farm	1,536,430	1,585,351	48,921	3.2
Commercial / Industrial	563,967	584,956	20,989	3.7
Institutional	525	479	(46)	(8.8)
Pipeline	1,259,523	1,321,581	62,058	4.9
Railway	168,125	178,111	9,986	5.9
Total	\$4,219,882	\$4,239,186	\$19,304	0.5%

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



	Number of Properties
With Tax Increases:	1,000
With Tax Decreases:	1,475
Total Properties:	2,475

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

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	454,748	376,020	(78,728)	(17.3)
Apartment	2,548	2,277	(271)	(10.6)
Total Residential	\$457,296	\$378,297	(\$78,999)	(17.3%)
Farm	1,026,283	1,062,294	36,011	3.5
Commercial / Industrial	282,701	292,569	9,868	3.5
Institutional	525	479	(46)	(8.8)
Pipeline	635,251	663,021	27,770	4.4
Railway	82,762	88,177	5,415	6.5
Total	\$2,484,817	\$2,484,817*	\$0*	0.0%

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 - changes to the supply and demand for real estate
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 - improvements to existing properties.
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- Your municipality's taxable assessment has increased by \$32 million (15%) to \$243 million (from \$211 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	57,185,250	62,454,570	5,269,320	9.2
Farm	89,650,730	107,582,930	17,932,200	20.0
Commercial / Industrial	27,393,870	28,899,300	1,505,430	5.5
Institutional	49,990	54,340	4,350	8.7
Pipeline	31,123,900	37,354,800	6,230,900	20.0
Railway	5,103,680	6,122,990	1,019,310	20.0
Designated Recreational	78,600	82,140	3,540	4.5
Total	\$210,586,020	\$242,551,070	\$31,965,050	15.2%

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

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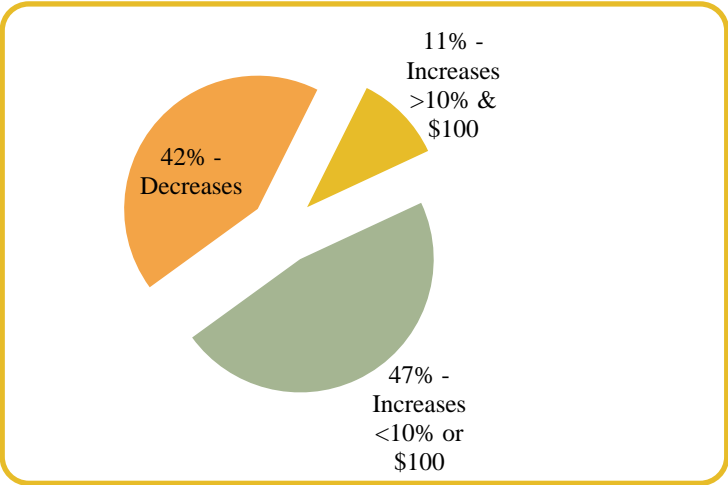
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,040,920	995,343	(45,577)	(4.4)
Farm	1,626,863	1,706,682	79,819	4.9
Commercial / Industrial	752,594	703,585	(49,009)	(6.5)
Institutional	1,294	1,229	(65)	(5.0)
Pipeline	810,614	851,450	40,836	5.0
Railway	132,108	138,461	6,353	4.8
Designated Recreational	2,312	2,168	(144)	(6.2)
Total	\$4,366,704	\$4,398,917	\$32,213	0.7%

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

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

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



	Number of Properties
With Tax Increases:	809
With Tax Decreases:	595
Total Properties:	1,404

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

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	437,982	415,323	(22,659)	(5.2)
Farm	686,635	715,426	28,791	4.2
Commercial / Industrial	209,810	192,180	(17,630)	(8.4)
Institutional	383	361	(22)	(5.7)
Pipeline	238,378	248,409	10,031	4.2
Railway	39,089	40,718	1,629	4.2
Designated Recreational	602	546	(56)	(9.3)
Total	\$1,612,878	\$1,612,878*	\$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:
 - increases and decreases in both municipal and education taxes.
 - tax changes for all, or some, property classes or individual properties.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.

6. PROVINCIAL PROPERTY TAX REDUCTION

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

7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

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

IMPACT OF REASSESSMENT 2025 MUNICIPALITY OF EMERSON- FRANKLIN

1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
 - how taxable assessments have changed in your municipality and across the province
 - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

2. OBJECTIVES OF REASSESSING PROPERTY

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

3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$66 million (23%) to \$353 million (from \$287 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	72,251,350	87,702,690	15,451,340	21.4
Apartment	1,111,180	1,175,420	64,240	5.8
Total Residential	\$73,362,530	\$88,878,110	\$15,515,580	21.2%
Farm	165,384,710	207,443,400	42,058,690	25.4
Commercial / Industrial	18,266,210	19,912,310	1,646,100	9.0
Institutional	998,870	1,052,310	53,440	5.4
Pipeline	26,513,350	31,831,400	5,318,050	20.1
Railway	2,500,340	3,794,750	1,294,410	51.8
Designated Recreational	90,680	100,720	10,040	11.1
Total	\$287,116,690	\$353,013,000	\$65,896,310	23.0%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
 - Council ⇒ Municipal Levy
 - School Division ⇒ Special Levy
 - Province ⇒ Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

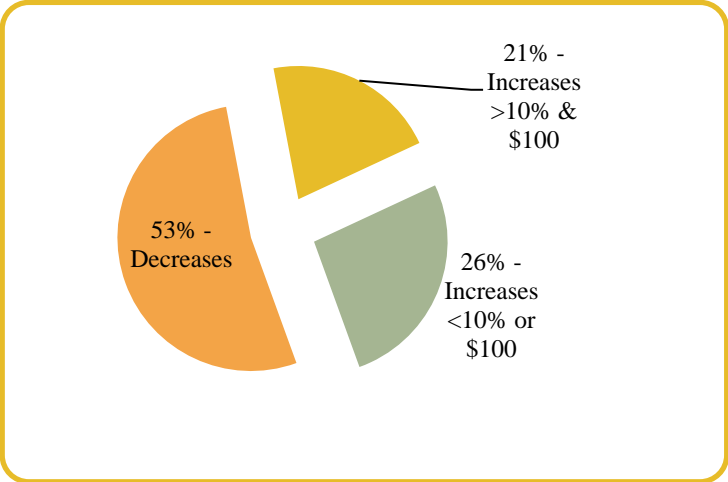
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,995,711	2,016,214	20,503	1.0
Apartment	33,020	29,758	(3,262)	(9.9)
Total Residential	\$2,028,731	\$2,045,972	\$17,241	0.9%
Farm	4,465,543	4,642,627	177,084	4.0
Commercial / Industrial	676,965	628,932	(48,033)	(7.1)
Institutional	17,409	15,361	(2,048)	(11.8)
Pipeline	929,824	937,459	7,635	0.8
Railway	88,918	113,647	24,729	27.8
Designated Recreational	3,353	3,167	(186)	(5.6)
Total	\$8,210,742	\$8,387,165	\$176,423	2.2%

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

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

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



	Number of Properties
With Tax Increases:	1,475
With Tax Decreases:	1,633
Total Properties:	3,108

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

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,140,378	1,131,534	(8,844)	(0.8)
Apartment	19,866	17,901	(1,965)	(9.9)
Total Residential	\$1,160,244	\$1,149,435	(\$10,809)	(0.9%)
Farm	2,507,584	2,549,286	41,702	1.7
Commercial / Industrial	312,043	285,742	(26,301)	(8.4)
Institutional	16,772	14,694	(2,078)	(12.4)
Pipeline	400,109	388,637	(11,472)	(2.9)
Railway	38,966	48,245	9,279	23.8
Designated Recreational	1,541	1,432	(109)	(7.1)
Total	\$4,437,259	\$4,437,259*	\$0*	0.0%

*May not add due to rounding.

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

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

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

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

1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
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 - how taxable assessments have changed in your municipality and across the province
 - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

2. OBJECTIVES OF REASSESSING PROPERTY

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

3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$7 million (21%) to \$43 million (from \$35 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	10,004,230	10,481,960	477,730	4.8
Apartment	146,340	154,400	8,060	5.5
Total Residential	\$10,150,570	\$10,636,360	\$485,790	4.8%
Farm	24,494,690	31,325,500	6,830,810	27.9
Commercial / Industrial	631,630	691,570	59,940	9.5
Institutional	18,720	18,140	(580)	(3.1)
Total	\$35,295,610	\$42,671,570	\$7,375,960	20.9%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
 - Council ⇒ Municipal Levy
 - School Division ⇒ Special Levy
 - Province ⇒ Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
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- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

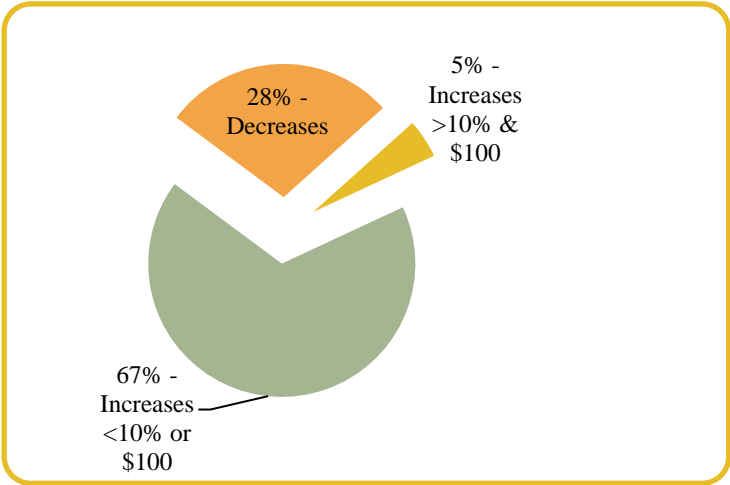
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	444,842	403,285	(41,557)	(9.3)
Apartment	8,344	7,740	(604)	(7.2)
Total Residential	\$453,186	\$411,025	(\$42,161)	(9.3%)
Farm	917,982	982,611	64,629	7.0
Commercial / Industrial	34,643	32,827	(1,816)	(5.2)
Institutional	843	710	(133)	(15.8)
Total	\$1,406,654	\$1,427,173	\$20,519	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 2025.

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



	Number of Properties
With Tax Increases:	1,252
With Tax Decreases:	491
Total Properties:	1,743

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

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	317,528	287,836	(29,692)	(9.4)
Apartment	6,482	6,040	(442)	(6.8)
Total Residential	\$324,010	\$293,876	(\$30,134)	(9.3%)
Farm	606,262	637,592	31,330	5.2
Commercial / Industrial	21,463	20,267	(1,196)	(5.6)
Institutional	737	710	(27)	(3.7)
Total	\$952,473	\$952,473*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 20.9% should see a municipal tax decrease.
- Properties with an assessment increase greater than 20.9% should see a municipal tax increase.

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

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

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- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
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 - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at www.gov.mb.ca/mao/myproperty/login.aspx
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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 2025 RM OF FISHER

1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
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 - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

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3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$29 million (25%) to \$142 million (from \$113 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	32,882,330	39,604,240	6,721,910	20.4
Apartment	1,210,700	1,257,190	46,490	3.8
Total Residential	\$34,093,030	\$40,861,430	\$6,768,400	19.9%
Farm	67,877,310	88,730,060	20,852,750	30.7
Commercial / Industrial	9,379,250	10,315,770	936,520	10.0
Institutional	1,954,840	2,077,750	122,910	6.3
Designated Recreational	39,380	43,210	3,830	9.7
Total	\$113,343,810	\$142,028,220	\$28,684,410	25.3%

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

- Taxable Assessment is the portioned assessment.

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- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
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 - Province ⇒ Education Support Levy
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- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

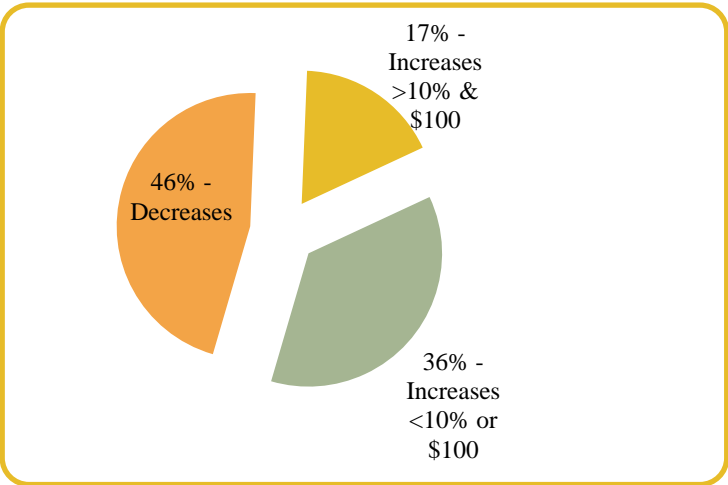
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	942,303	927,531	(14,772)	(1.6)
Apartment	34,626	29,682	(4,944)	(14.3)
Total Residential	\$976,929	\$957,213	(\$19,716)	(2.0%)
Farm	1,947,157	2,068,796	121,639	6.3
Commercial / Industrial	344,925	316,164	(28,761)	(8.3)
Institutional	32,411	28,783	(3,628)	(11.2)
Designated Recreational	1,450	1,316	(134)	(9.2)
Total	\$3,302,872	\$3,372,272	\$69,400	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 2025.

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



	Number of Properties
With Tax Increases:	1,578
With Tax Decreases:	1,351
Total Properties:	2,929

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

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	540,702	522,190	(18,512)	(3.4)
Apartment	19,836	16,812	(3,024)	(15.3)
Total Residential	\$560,538	\$539,002	(\$21,536)	(3.8%)
Farm	1,118,270	1,160,803	42,533	3.8
Commercial / Industrial	154,001	136,825	(17,176)	(11.2)
Institutional	31,907	28,195	(3,712)	(11.6)
Designated Recreational	649	565	(84)	(12.9)
Total	\$1,865,365	\$1,865,365*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 25.3% should see a municipal tax decrease.
- Properties with an assessment increase greater than 25.3% 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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- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
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- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.

6. PROVINCIAL PROPERTY TAX REDUCTION

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

7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

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

1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
 - how taxable assessments have changed in your municipality and across the province
 - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

2. OBJECTIVES OF REASSESSING PROPERTY

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

3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$2 million (1%) to \$134 million (from \$132 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	85,213,000	84,601,710	(611,290)	(0.7)
Apartment	6,180,760	6,245,730	64,970	1.1
Total Residential	\$91,393,760	\$90,847,440	(\$546,320)	(0.6%)
Commercial / Industrial	35,029,190	37,141,230	2,112,040	6.0
Institutional	5,773,150	6,126,100	352,950	6.1
Railway	169,140	181,510	12,370	7.3
Total	\$132,365,240	\$134,296,280	\$1,931,040	1.5%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

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

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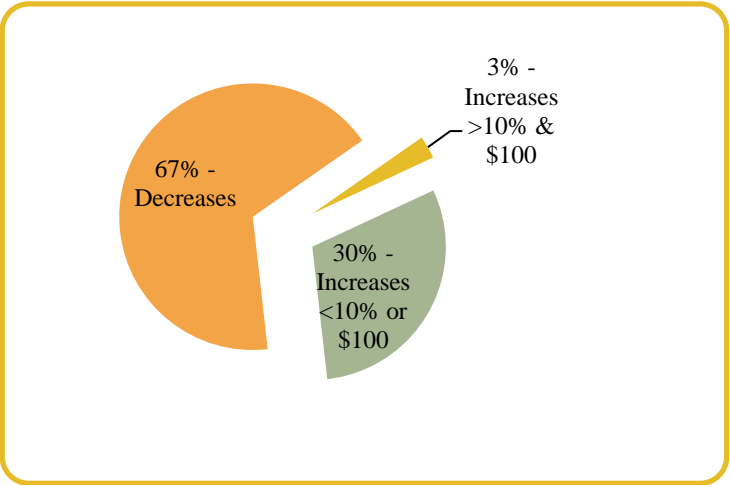
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	3,283,768	3,217,149	(66,619)	(2.0)
Apartment	238,182	237,506	(676)	(0.3)
Total Residential	\$3,521,950	\$3,454,656	(\$67,294)	(1.9%)
Commercial / Industrial	1,635,022	1,677,855	42,833	2.6
Institutional	99,842	103,860	4,018	4.0
Railway	7,895	8,200	305	3.9
Total	\$5,264,709	\$5,244,570	(\$20,139)	(0.4%)

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

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

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



	Number of Properties
With Tax Increases:	801
With Tax Decreases:	1,633
Total Properties:	2,434

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

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,100,952	1,077,318	(23,634)	(2.2)
Apartment	79,855	79,533	(322)	(0.4)
Total Residential	\$1,180,807	\$1,156,851	(\$23,956)	(2.0%)
Commercial / Industrial	452,577	472,956	20,379	4.5
Institutional	74,589	78,010	3,421	4.6
Railway	2,185	2,311	126	5.8
Total	\$1,710,159	\$1,710,159*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 1.5% should see a municipal tax decrease.
- Properties with an assessment increase greater than 1.5% 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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 - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

IMPACT OF REASSESSMENT 2025 GILBERT PLAINS MUNICIPALITY

1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
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3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$22 million (15%) to \$168 million (from \$146 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	34,870,330	38,642,790	3,772,460	10.8
Apartment	498,790	523,410	24,620	4.9
Total Residential	\$35,369,120	\$39,166,200	\$3,797,080	10.7%
Farm	99,698,280	117,301,050	17,602,770	17.7
Commercial / Industrial	8,072,600	8,199,140	126,540	1.6
Institutional	1,438,680	1,507,050	68,370	4.8
Pipeline	968,600	1,163,050	194,450	20.1
Railway	306,860	367,010	60,150	19.6
Designated Recreational	139,900	146,150	6,250	4.5
Total	\$145,994,040	\$167,849,650	\$21,855,610	15.0%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
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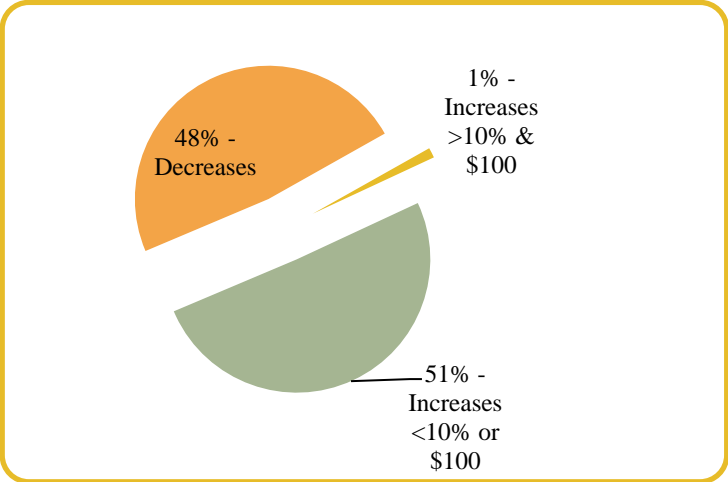
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	965,490	928,509	(36,981)	(3.8)
Apartment	13,811	12,577	(1,234)	(8.9)
Total Residential	\$979,300	\$941,085	(\$38,215)	(3.9%)
Farm	2,743,999	2,801,612	57,613	2.1
Commercial / Industrial	289,225	255,616	(33,609)	(11.6)
Institutional	21,531	19,617	(1,914)	(8.9)
Pipeline	34,703	36,259	1,556	4.5
Railway	10,994	11,442	448	4.1
Designated Recreational	5,012	4,556	(456)	(9.1)
Total	\$4,084,765	\$4,070,189	(\$14,576)	(0.4%)

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

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



	Number of Properties
With Tax Increases:	1,141
With Tax Decreases:	1,062
Total Properties:	2,203

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

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	521,730	502,897	(18,833)	(3.6)
Apartment	7,463	6,812	(651)	(8.7)
Total Residential	\$529,193	\$509,709	(\$19,484)	(3.7%)
Farm	1,491,686	1,526,556	34,870	2.3
Commercial / Industrial	120,782	106,704	(14,078)	(11.7)
Institutional	21,526	19,613	(1,913)	(8.9)
Pipeline	14,492	15,136	644	4.4
Railway	4,591	4,776	185	4.0
Designated Recreational	2,093	1,902	(191)	(9.1)
Total	\$2,184,363	\$2,184,363*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 15.0% should see a municipal tax decrease.
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 - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

IMPACT OF REASSESSMENT 2025 TOWN OF GILLAM

1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
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- This report will provide details on:
 - how taxable assessments have changed in your municipality and across the province
 - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

2. OBJECTIVES OF REASSESSING PROPERTY

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

3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$1 million (6%) to \$9 million (from \$8 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,842,290	1,907,370	65,080	3.5
Farm	459,190	459,190	0	0.0
Commercial / Industrial	5,023,020	5,252,090	229,070	4.6
Railway	878,820	1,050,840	172,020	19.6
Total	\$8,203,320	\$8,669,490	\$466,170	5.7%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
 - Council ⇒ Municipal Levy
 - School Division ⇒ Special Levy
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- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

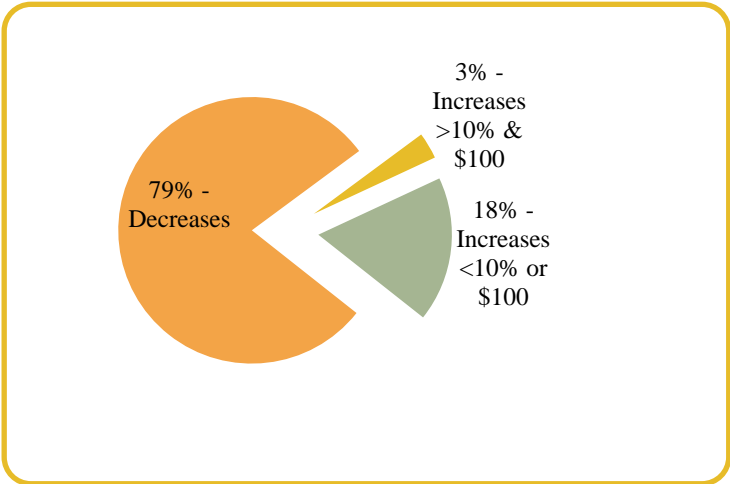
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	82,559	80,378	(2,181)	(2.6)
Farm	17,374	16,288	(1,086)	(6.3)
Commercial / Industrial	264,259	257,168	(7,091)	(2.7)
Railway	46,416	51,658	5,242	11.3
Total	\$410,607	\$405,492	(\$5,115)	(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 2025.

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



	Number of Properties
With Tax Increases:	26
With Tax Decreases:	99
Total Properties:	125

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

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	60,541	59,310	(1,231)	(2.0)
Farm	15,090	14,279	(811)	(5.4)
Commercial / Industrial	165,066	163,314	(1,752)	(1.1)
Railway	28,880	32,676	3,796	13.1
Total	\$269,578	\$269,578*	\$0*	0.0%

*May not add due to rounding.

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

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

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

6. PROVINCIAL PROPERTY TAX REDUCTION

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

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IMPACT OF REASSESSMENT 2025 RM OF GIMLI

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 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$115 million (18%) to \$748 million (from \$632 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	441,685,520	530,166,350	88,480,830	20.0
Apartment	10,644,910	11,096,610	451,700	4.2
Condo / Co-op	43,441,430	49,639,460	6,198,030	14.3
Total Residential	\$495,771,860	\$590,902,420	\$95,130,560	19.2%
Farm	17,780,730	23,013,180	5,232,450	29.4
Commercial / Industrial	103,623,250	116,428,090	12,804,840	12.4
Institutional	13,049,210	14,552,560	1,503,350	11.5
Pipeline	1,509,250	1,813,000	303,750	20.1
Railway	325,300	400,340	75,040	23.1
Designated Recreational	413,500	423,860	10,360	2.5
Total	\$632,473,100	\$747,533,450	\$115,060,350	18.2%

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

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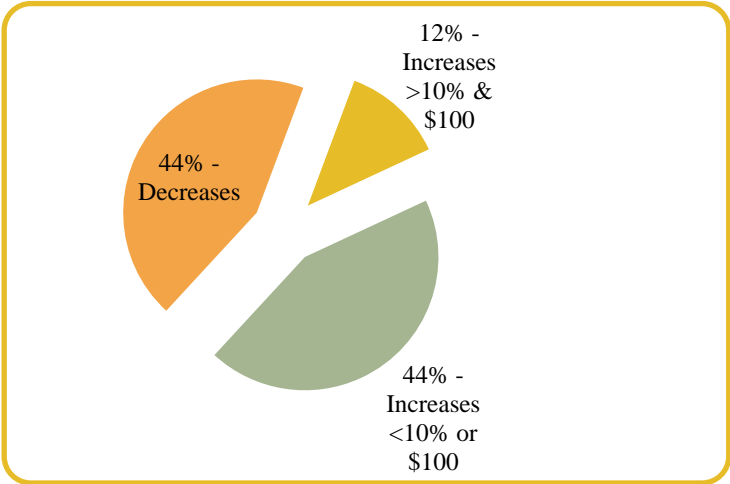
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	11,104,857	11,286,181	181,324	1.6
Apartment	267,634	236,225	(31,409)	(11.7)
Condo / Co-op	1,092,204	1,056,725	(35,479)	(3.3)
Total Residential	\$12,464,696	\$12,579,131	\$114,435	0.9%
Farm	447,043	489,905	42,862	9.6
Commercial / Industrial	3,448,789	3,310,749	(138,040)	(4.0)
Institutional	214,437	202,227	(12,210)	(5.7)
Pipeline	50,231	51,554	1,323	2.6
Railway	10,827	11,384	557	5.1
Designated Recreational	13,762	12,053	(1,709)	(12.4)
Total	\$16,649,785	\$16,657,003	\$7,218	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 2025.

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



	Number of Properties
With Tax Increases:	3,752
With Tax Decreases:	2,928
Total Properties:	6,680

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

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	6,899,128	7,006,678	107,550	1.6
Apartment	166,273	146,653	(19,620)	(11.8)
Condo / Co-op	678,555	656,035	(22,520)	(3.3)
Total Residential	\$7,743,956	\$7,809,366	\$65,410	0.8%
Farm	277,735	304,142	26,407	9.5
Commercial / Industrial	1,618,595	1,538,714	(79,881)	(4.9)
Institutional	203,829	192,327	(11,502)	(5.6)
Pipeline	23,574	23,961	387	1.6
Railway	5,081	5,291	210	4.1
Designated Recreational	6,459	5,602	(857)	(13.3)
Total	\$9,879,230	\$9,879,230*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 18.2% should see a municipal tax decrease.
- Properties with an assessment increase greater than 18.2% should see a municipal tax increase.

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
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**IMPACT OF
REASSESSMENT 2025
MUNICIPALITY OF
GLENBORO-SOUTH CYPRESS**

1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
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- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$76 million (38%) to \$274 million (from \$198 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	41,245,770	48,966,720	7,720,950	18.7
Apartment	258,900	266,650	7,750	3.0
Condo / Co-op	403,210	440,420	37,210	9.2
Total Residential	\$41,907,880	\$49,673,790	\$7,765,910	18.5%
Farm	76,238,400	128,170,600	51,932,200	68.1
Commercial / Industrial	44,087,960	53,189,330	9,101,370	20.6
Institutional	1,028,320	1,054,780	26,460	2.6
Pipeline	34,732,700	41,678,950	6,946,250	20.0
Designated Recreational	54,800	70,250	15,450	28.2
Total	\$198,050,060	\$273,837,700	\$75,787,640	38.3%

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

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

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
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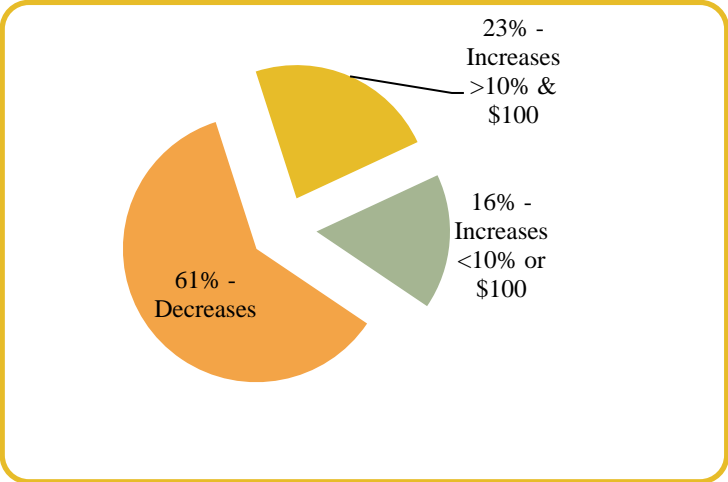
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	860,520	778,707	(81,813)	(9.5)
Apartment	5,320	4,156	(1,164)	(21.9)
Condo / Co-op	8,286	6,864	(1,422)	(17.2)
Total Residential	\$874,127	\$789,726	(\$84,401)	(9.7%)
Farm	1,609,995	2,060,775	450,780	28.0
Commercial / Industrial	1,470,306	1,483,910	13,604	0.9
Institutional	12,876	9,552	(3,324)	(25.8)
Pipeline	1,015,890	970,388	(45,502)	(4.5)
Designated Recreational	1,572	1,597	25	1.6
Total	\$4,984,765	\$5,315,949	\$331,184	6.6%

- 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 2025.

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



	Number of Properties
With Tax Increases:	675
With Tax Decreases:	1,038
Total Properties:	1,713

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

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	516,438	443,443	(72,995)	(14.1)
Apartment	3,242	2,415	(827)	(25.5)
Condo / Co-op	5,049	3,988	(1,061)	(21.0)
Total Residential	\$524,729	\$449,846	(\$74,883)	(14.3%)
Farm	954,581	1,160,713	206,132	21.6
Commercial / Industrial	552,025	481,683	(70,342)	(12.7)
Institutional	12,876	9,552	(3,324)	(25.8)
Pipeline	434,888	377,445	(57,443)	(13.2)
Designated Recreational	686	636	(50)	(7.3)
Total	\$2,479,785	\$2,479,785*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 38.3% should see a municipal tax decrease.
- Properties with an assessment increase greater than 38.3% 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.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.

6. PROVINCIAL PROPERTY TAX REDUCTION

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

7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

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

**IMPACT OF
REASSESSMENT 2025
MUNICIPALITY OF GLENELLA-
LANSDOWNE**

1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
 - how taxable assessments have changed in your municipality and across the province
 - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

2. OBJECTIVES OF REASSESSING PROPERTY

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

3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$28 million (19%) to \$175 million (from \$147 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	30,561,180	31,823,660	1,262,480	4.1
Farm	111,138,000	136,483,130	25,345,130	22.8
Commercial / Industrial	3,718,040	3,742,250	24,210	0.7
Railway	1,580,280	2,487,390	907,110	57.4
Total	\$146,997,500	\$174,536,430	\$27,538,930	18.7%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
 - Council ⇒ Municipal Levy
 - School Division ⇒ Special Levy
 - Province ⇒ Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

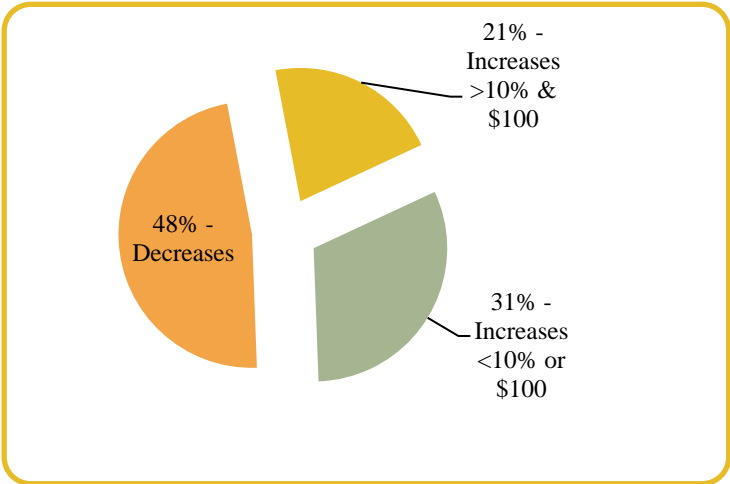
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	650,335	577,998	(72,337)	(11.1)
Farm	2,375,807	2,489,588	113,781	4.8
Commercial / Industrial	107,993	93,977	(14,016)	(13.0)
Railway	46,013	62,374	16,361	35.6
Total	\$3,180,149	\$3,223,937	\$43,788	1.4%

- 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 2025.

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



	Number of Properties
With Tax Increases:	1,250
With Tax Decreases:	1,135
Total Properties:	2,385

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

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	323,276	283,517	(39,759)	(12.3)
Farm	1,175,618	1,215,928	40,310	3.4
Commercial / Industrial	39,329	33,340	(5,989)	(15.2)
Railway	16,716	22,160	5,444	32.6
Total	\$1,554,940	\$1,554,940*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 18.7% should see a municipal tax decrease.
- Properties with an assessment increase greater than 18.7% should see a municipal tax increase.

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

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

6. PROVINCIAL PROPERTY TAX REDUCTION

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

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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 2025 RM OF GRAHAMDALE

1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
 - how taxable assessments have changed in your municipality and across the province
 - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

2. OBJECTIVES OF REASSESSING PROPERTY

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

3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$16 million (19%) to \$100 million (from \$84 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	40,245,290	46,193,750	5,948,460	14.8
Apartment	331,840	347,090	15,250	4.6
Condo / Co-op	708,290	747,640	39,350	5.6
Total Residential	\$41,285,420	\$47,288,480	\$6,003,060	14.5%
Farm	30,748,090	38,474,980	7,726,890	25.1
Commercial / Industrial	12,015,400	14,229,170	2,213,770	18.4
Institutional	143,550	156,110	12,560	8.8
Total	\$84,192,460	\$100,148,740	\$15,956,280	19.0%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
 - Council ⇒ Municipal Levy
 - School Division ⇒ Special Levy
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- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

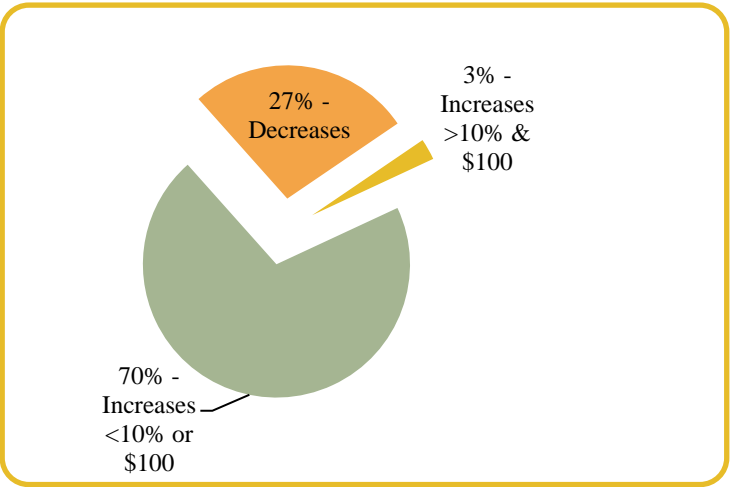
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,392,508	1,347,905	(44,603)	(3.2)
Apartment	11,492	10,094	(1,398)	(12.2)
Condo / Co-op	24,342	22,348	(1,994)	(8.2)
Total Residential	\$1,428,342	\$1,380,347	(\$47,995)	(3.4%)
Farm	1,063,301	1,124,988	61,687	5.8
Commercial / Industrial	513,154	518,030	4,876	1.0
Institutional	4,311	4,039	(272)	(6.3)
Total	\$3,009,109	\$3,027,405	\$18,296	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 2025.

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



	Number of Properties
With Tax Increases:	3,282
With Tax Decreases:	1,217
Total Properties:	4,499

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

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	902,138	870,521	(31,617)	(3.5)
Apartment	7,439	6,541	(898)	(12.1)
Condo / Co-op	15,877	14,089	(1,788)	(11.3)
Total Residential	\$925,454	\$891,151	(\$34,303)	(3.7%)
Farm	689,249	725,061	35,812	5.2
Commercial / Industrial	269,337	268,149	(1,188)	(0.4)
Institutional	3,218	2,942	(276)	(8.6)
Total	\$1,887,258	\$1,887,258*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 19.0% should see a municipal tax decrease.
- Properties with an assessment increase greater than 19.0% 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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6. PROVINCIAL PROPERTY TAX REDUCTION

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

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 - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at www.gov.mb.ca/mao/myproperty/login.aspx
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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 2025 TOWN OF GRAND RAPIDS

1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
 - how taxable assessments have changed in your municipality and across the province
 - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

2. OBJECTIVES OF REASSESSING PROPERTY

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

3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$1 million (5%) to \$15 million (from \$14 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	4,514,160	4,624,480	110,320	2.4
Apartment	426,380	434,440	8,060	1.9
Total Residential	\$4,940,540	\$5,058,920	\$118,380	2.4%
Commercial / Industrial	9,282,960	9,851,940	568,980	6.1
Total	\$14,223,500	\$14,910,860	\$687,360	4.8%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
 - Council ⇒ Municipal Levy
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 - Province ⇒ Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
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- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

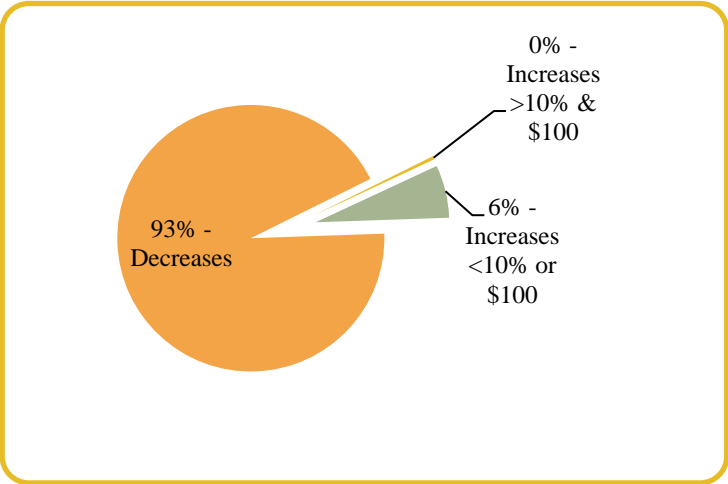
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	327,132	318,039	(9,093)	(2.8)
Apartment	30,899	29,878	(1,021)	(3.3)
Total Residential	\$358,031	\$347,917	(\$10,114)	(2.8%)
Commercial / Industrial	748,281	747,969	(312)	(0.0)
Total	\$1,106,312	\$1,095,886	(\$10,426)	(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 2025.

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



	Number of Properties
With Tax Increases:	17
With Tax Decreases:	233
Total Properties:	250

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

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	273,183	266,957	(6,226)	(2.3)
Apartment	25,803	25,079	(724)	(2.8)
Total Residential	\$298,987	\$292,036	(\$6,951)	(2.3%)
Commercial / Industrial	561,777	568,723	6,946	1.2
Total	\$860,764	\$860,764*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 4.8% should see a municipal tax decrease.
- Properties with an assessment increase greater than 4.8% should see a municipal tax increase.

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
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- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
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6. PROVINCIAL PROPERTY TAX REDUCTION

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

7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

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

IMPACT OF REASSESSMENT 2025 GRANDVIEW MUNICIPALITY

1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
 - how taxable assessments have changed in your municipality and across the province
 - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

2. OBJECTIVES OF REASSESSING PROPERTY

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

3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$34 million (25%) to \$169 million (from \$135 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	32,444,340	35,151,710	2,707,370	8.3
Apartment	1,012,430	1,078,710	66,280	6.6
Total Residential	\$33,456,770	\$36,230,420	\$2,773,650	8.3%
Farm	93,827,060	124,923,530	31,096,470	33.1
Commercial / Industrial	4,543,350	4,779,740	236,390	5.2
Institutional	1,660,830	1,652,410	(8,420)	(0.5)
Pipeline	1,238,750	1,488,300	249,550	20.2
Railway	275,120	337,070	61,950	22.5
Total	\$135,001,880	\$169,411,470	\$34,409,590	25.5%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

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

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
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- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

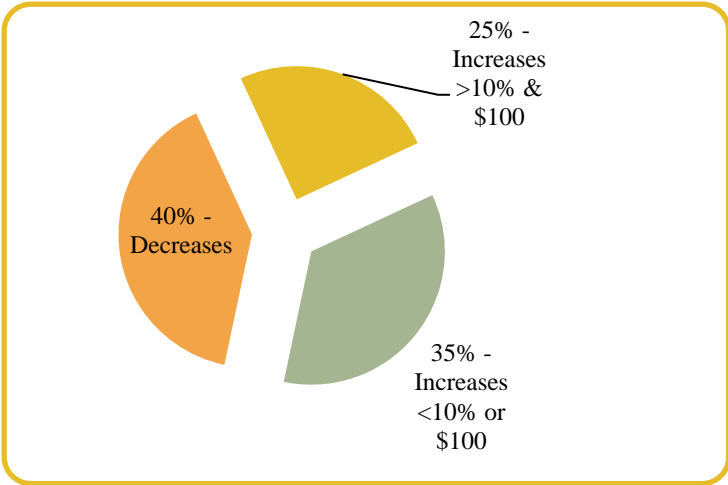
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,153,120	1,053,068	(100,052)	(8.7)
Apartment	39,499	36,302	(3,197)	(8.1)
Total Residential	\$1,192,619	\$1,089,371	(\$103,248)	(8.7%)
Farm	3,020,684	3,296,846	276,162	9.1
Commercial / Industrial	207,882	187,885	(19,997)	(9.6)
Institutional	44,452	38,110	(6,342)	(14.3)
Pipeline	50,289	50,247	(42)	(0.1)
Railway	11,396	11,678	282	2.5
Total	\$4,527,322	\$4,674,136	\$146,814	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 2025.

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



	Number of Properties
With Tax Increases:	1,217
With Tax Decreases:	805
Total Properties:	2,022

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

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	741,487	666,978	(74,509)	(10.1)
Apartment	26,615	24,421	(2,194)	(8.2)
Total Residential	\$768,102	\$691,400	(\$76,702)	(10.0%)
Farm	1,849,075	1,945,327	96,252	5.2
Commercial / Industrial	113,080	101,075	(12,005)	(10.6)
Institutional	43,660	37,420	(6,240)	(14.3)
Pipeline	24,442	23,216	(1,226)	(5.0)
Railway	5,656	5,556	(100)	(1.8)
Total	\$2,804,014	\$2,804,014*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 25.5% should see a municipal tax decrease.
- Properties with an assessment increase greater than 25.5% 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

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit www.manitoba.ca/schooltaxrebate
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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 2025 MUNICIPALITY OF GRASSLAND

1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
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3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$24 million (11%) to \$243 million (from \$219 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	36,030,330	35,781,790	(248,540)	(0.7)
Apartment	124,210	129,160	4,950	4.0
Total Residential	\$36,154,540	\$35,910,950	(\$243,590)	(0.7%)
Farm	171,209,580	194,250,700	23,041,120	13.5
Commercial / Industrial	7,446,460	7,859,200	412,740	5.5
Institutional	1,893,650	1,998,880	105,230	5.6
Pipeline	1,996,050	2,405,000	408,950	20.5
Railway	404,270	478,710	74,440	18.4
Total	\$219,104,550	\$242,903,440	\$23,798,890	10.9%

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

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4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
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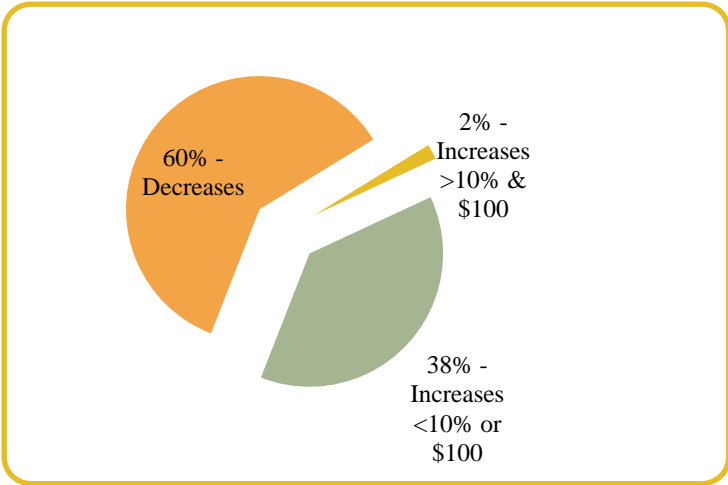
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,078,037	981,756	(96,281)	(8.9)
Apartment	5,737	5,448	(289)	(5.0)
Total Residential	\$1,083,774	\$987,204	(\$96,570)	(8.9%)
Farm	3,871,170	3,863,406	(7,764)	(0.2)
Commercial / Industrial	263,601	248,435	(15,166)	(5.8)
Institutional	68,296	67,158	(1,138)	(1.7)
Pipeline	62,994	66,796	3,802	6.0
Railway	13,464	13,949	485	3.6
Total	\$5,363,299	\$5,246,948	(\$116,351)	(2.2%)

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

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



	Number of Properties
With Tax Increases:	1,127
With Tax Decreases:	1,711
Total Properties:	2,838

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

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	709,308	668,002	(41,306)	(5.8)
Apartment	4,480	4,340	(140)	(3.1)
Total Residential	\$713,788	\$672,342	(\$41,446)	(5.8%)
Farm	2,118,749	2,162,407	43,658	2.1
Commercial / Industrial	126,568	122,980	(3,588)	(2.8)
Institutional	68,296	67,158	(1,138)	(1.7)
Pipeline	26,227	28,364	2,137	8.2
Railway	6,082	6,418	336	5.5
Total	\$3,059,711	\$3,059,711*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 10.9% should see a municipal tax decrease.
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5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

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 - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at www.gov.mb.ca/mao/myproperty/login.aspx
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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 2025 RM OF GREY

1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
 - how taxable assessments have changed in your municipality and across the province
 - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

2. OBJECTIVES OF REASSESSING PROPERTY

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

3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$53 million (16%) to \$388 million (from \$335 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	85,553,900	107,445,240	21,891,340	25.6
Apartment	545,290	569,900	24,610	4.5
Total Residential	\$86,099,190	\$108,015,140	\$21,915,950	25.5%
Farm	217,639,040	244,774,350	27,135,310	12.5
Commercial / Industrial	21,136,060	23,319,080	2,183,020	10.3
Institutional	1,387,910	1,456,410	68,500	4.9
Pipeline	7,438,150	8,936,650	1,498,500	20.2
Railway	867,700	1,019,560	151,860	17.5
Designated Recreational	117,950	121,780	3,830	3.3
Total	\$334,686,000	\$387,642,970	\$52,956,970	15.8%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
 - Council ⇒ Municipal Levy
 - School Division ⇒ Special Levy
 - Province ⇒ Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

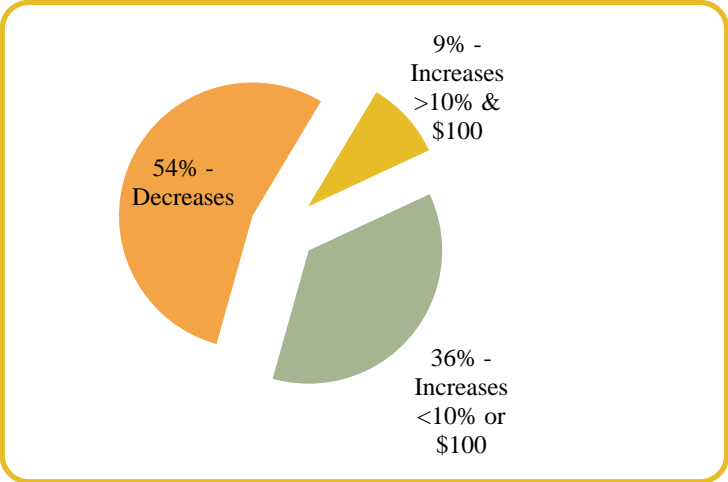
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,920,893	2,047,154	126,261	6.6
Apartment	12,966	11,470	(1,496)	(11.5)
Total Residential	\$1,933,859	\$2,058,624	\$124,765	6.5%
Farm	4,580,891	4,421,930	(158,961)	(3.5)
Commercial / Industrial	644,040	610,187	(33,853)	(5.3)
Institutional	22,305	19,816	(2,489)	(11.2)
Pipeline	219,545	228,929	9,384	4.3
Railway	25,399	25,706	307	1.2
Designated Recreational	3,489	3,129	(360)	(10.3)
Total	\$7,429,528	\$7,368,321	(\$61,207)	(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 2025.

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



	Number of Properties
With Tax Increases:	1,346
With Tax Decreases:	1,594
Total Properties:	2,940

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

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,165,182	1,246,928	81,746	7.0
Apartment	8,146	7,222	(924)	(11.3)
Total Residential	\$1,173,328	\$1,254,150	\$80,822	6.9%
Farm	2,601,173	2,534,579	(66,594)	(2.6)
Commercial / Industrial	283,582	268,310	(15,272)	(5.4)
Institutional	22,173	19,589	(2,584)	(11.7)
Pipeline	88,889	92,523	3,634	4.1
Railway	10,676	10,835	159	1.5
Designated Recreational	1,409	1,261	(148)	(10.5)
Total	\$4,181,231	\$4,181,231*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 15.8% should see a municipal tax decrease.
- Properties with an assessment increase greater than 15.8% should see a municipal tax increase.

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

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

6. PROVINCIAL PROPERTY TAX REDUCTION

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

7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

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

1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
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 - how taxable assessments have changed in your municipality and across the province
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3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$16 million (9%) to \$187 million (from \$171 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	32,274,380	36,299,310	4,024,930	12.5
Apartment	948,650	1,069,700	121,050	12.8
Condo / Co-op	383,800	368,850	(14,950)	(3.9)
Total Residential	\$33,606,830	\$37,737,860	\$4,131,030	12.3%
Farm	84,003,080	86,789,840	2,786,760	3.3
Commercial / Industrial	11,152,950	11,631,530	478,580	4.3
Institutional	1,786,600	1,823,840	37,240	2.1
Pipeline	37,866,650	45,442,050	7,575,400	20.0
Railway	2,560,440	3,057,090	496,650	19.4
Total	\$170,976,550	\$186,482,210	\$15,505,660	9.1%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
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- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
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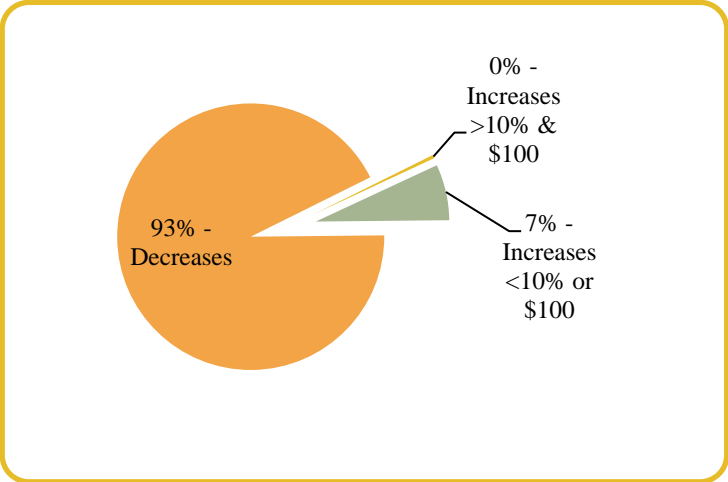
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	668,435	665,584	(2,851)	(0.4)
Apartment	19,647	19,614	(33)	(0.2)
Condo / Co-op	7,949	6,763	(1,186)	(14.9)
Total Residential	\$696,031	\$691,961	(\$4,070)	(0.6%)
Farm	1,739,788	1,591,379	(148,409)	(8.5)
Commercial / Industrial	321,774	293,263	(28,511)	(8.9)
Institutional	21,791	20,396	(1,395)	(6.4)
Pipeline	1,092,491	1,158,045	65,554	6.0
Railway	73,871	77,907	4,036	5.5
Total	\$3,945,746	\$3,832,951	(\$112,795)	(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 2025.

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



	Number of Properties
With Tax Increases:	105
With Tax Decreases:	1,354
Total Properties:	1,459

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

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	393,651	405,935	12,284	3.1
Apartment	11,571	11,962	391	3.4
Condo / Co-op	4,681	4,125	(556)	(11.9)
Total Residential	\$409,903	\$422,023	\$12,120	3.0%
Farm	1,024,586	970,571	(54,015)	(5.3)
Commercial / Industrial	136,033	130,075	(5,958)	(4.4)
Institutional	21,791	20,396	(1,395)	(6.4)
Pipeline	461,860	508,178	46,318	10.0
Railway	31,230	34,187	2,957	9.5
Total	\$2,085,401	\$2,085,401*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 9.1% should see a municipal tax decrease.
- Properties with an assessment increase greater than 9.1% should see a municipal tax increase.

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
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IMPACT OF REASSESSMENT 2025 RM OF HANOVER

1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
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- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
 - changes to the supply and demand for real estate
 - new construction
 - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$208 million (20%) to \$1,238 million (from \$1,030 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	688,076,510	841,231,730	153,155,220	22.3
Apartment	20,530,640	21,008,510	477,870	2.3
Condo / Co-op	7,393,320	8,289,560	896,240	12.1
Total Residential	\$716,000,470	\$870,529,800	\$154,529,330	21.6%
Farm	200,768,860	243,400,100	42,631,240	21.2
Commercial / Industrial	96,652,810	104,844,790	8,191,980	8.5
Institutional	5,881,380	6,178,350	296,970	5.1
Pipeline	10,105,300	12,144,900	2,039,600	20.2
Railway	270,250	398,780	128,530	47.6
Total	\$1,029,679,070	\$1,237,496,720	\$207,817,650	20.2%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

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- Tax rates (mill rates) are set by:
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Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

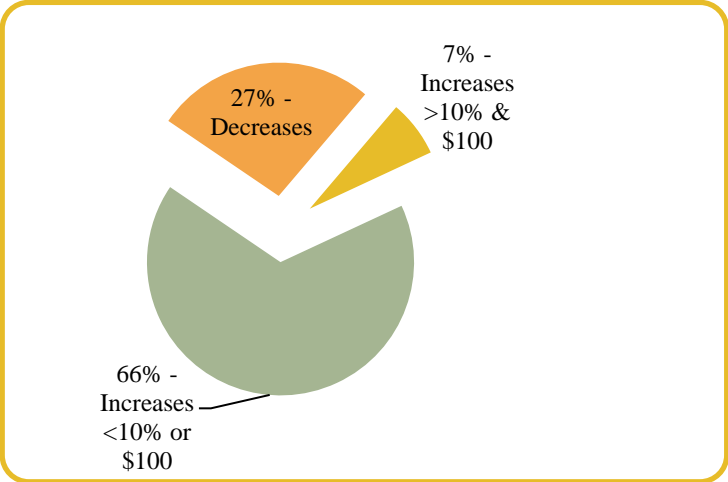
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	13,503,053	13,870,358	367,305	2.7
Apartment	376,564	327,845	(48,719)	(12.9)
Condo / Co-op	139,359	131,428	(7,931)	(5.7)
Total Residential	\$14,018,976	\$14,329,630	\$310,654	2.2%
Farm	4,125,357	4,189,584	64,227	1.6
Commercial / Industrial	2,637,516	2,444,802	(192,714)	(7.3)
Institutional	47,917	43,331	(4,586)	(9.6)
Pipeline	290,022	295,971	5,949	2.1
Railway	7,756	9,718	1,962	25.3
Total	\$21,127,546	\$21,313,036	\$185,490	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 2025.

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



	Number of Properties
With Tax Increases:	5,374
With Tax Decreases:	1,957
Total Properties:	7,331

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

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	5,257,144	5,339,427	82,283	1.6
Apartment	130,525	114,798	(15,727)	(12.1)
Condo / Co-op	50,758	47,363	(3,395)	(6.7)
Total Residential	\$5,438,427	\$5,501,588	\$63,161	1.2%
Farm	1,719,343	1,721,263	1,920	0.1
Commercial / Industrial	699,455	638,921	(60,534)	(8.7)
Institutional	42,110	37,484	(4,626)	(11.0)
Pipeline	86,663	85,998	(665)	(0.8)
Railway	2,318	2,824	506	21.8
Total	\$7,988,316	\$7,988,316*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 20.2% should see a municipal tax decrease.
- Properties with an assessment increase greater than 20.2% should see a municipal tax increase.

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

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

6. PROVINCIAL PROPERTY TAX REDUCTION

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

7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

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