
**IMPACT OF
REASSESSMENT 2025
RM OF WHITEHEAD**

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 \$23 million (15%) to \$182 million (from \$159 million).

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

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	85,221,200	102,714,470	17,493,270	20.5
Farm	60,468,240	64,825,960	4,357,720	7.2
Commercial / Industrial	8,541,750	8,944,110	402,360	4.7
Railway	4,785,490	5,705,600	920,110	19.2
Total	\$159,016,680	\$182,190,140	\$23,173,460	14.6%

- 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.

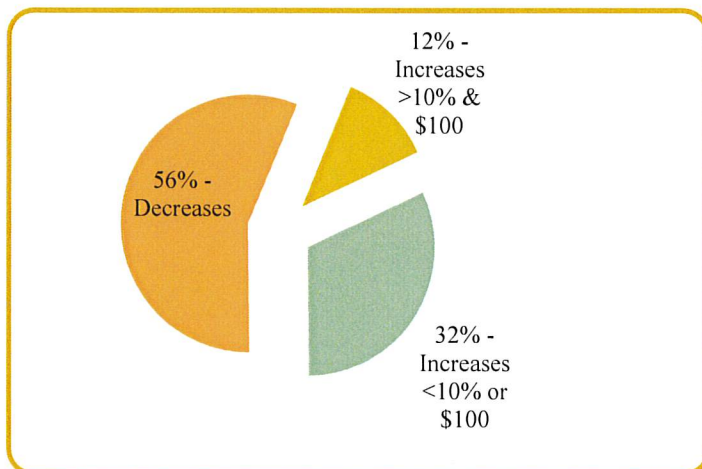
**Total Tax Change – Municipal & School
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	2,195,695	2,375,568	179,873	8.2
Farm	1,498,965	1,429,174	(69,791)	(4.7)
Commercial / Industrial	291,482	273,208	(18,274)	(6.3)
Railway	159,481	169,658	10,177	6.4
Total	\$4,145,623	\$4,247,608	\$101,985	2.5%

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

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

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



	Number of Properties
With Tax Increases:	702
With Tax Decreases:	905
Total Properties:	1,607

- 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	1,053,342	1,106,582	53,240	5.1
Farm	749,988	703,297	(46,691)	(6.2)
Commercial / Industrial	105,809	96,790	(9,019)	(8.5)
Railway	59,354	61,900	2,546	4.3
Total	\$1,968,493	\$1,968,493*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 14.6% should see a municipal tax decrease.
- Properties with an assessment increase greater than 14.6% should see a municipal tax increase.

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

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

