
**IMPACT OF
REASSESSMENT 2020
RM OF REYNOLDS**

1. OVERVIEW OF REASSESSMENT 2020

- This report provides Council with an overview of the impact of Reassessment 2020 in your municipality.
- For 2020, the assessed values of all properties will be updated to April 1, 2018 market values (reference date), from April 1, 2016 market values. Property assessments were last updated in 2018.
- The updated assessments will be used for 2020 property taxes.
- This report will provide details on:
 - how taxable assessments have changed in your municipality and across the province
 - how Reassessment 2020 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2020 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 2018. 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 \$5.6 billion (7%) to \$85.4 billion (from \$79.8 billion).
- Your municipality's taxable assessment has increased by \$12 million (8%) to \$150 million (from \$138 million).

Changes in Your Municipality's Taxable Assessment 2019 to 2020 – By Property Class

Property Class	2019 (\$)	2020 (\$)	Change (\$)	Change (%)
Single Family Residential	51,726,230	56,100,250	4,374,020	8.5
Condo / Co-op	2,126,820	2,619,420	492,600	23.2
Total Residential	\$53,853,050	\$58,719,670	\$4,866,620	9.0%
Farm	10,995,820	11,581,730	585,910	5.3
Commercial / Industrial	9,276,890	10,075,520	798,630	8.6
Institutional	508,120	518,450	10,330	2.0
Pipeline	52,987,600	57,752,650	4,765,050	9.0
Railway	10,465,430	11,093,070	627,640	6.0
Total	\$138,086,910	\$149,741,090	\$11,654,180	8.4%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2020 ON PROPERTY TAXES

- **Assessment increases resulting from reassessment do not necessarily mean tax increases.** 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 2020 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by applying 2018 mill rates against the 2019 assessment (to estimate the 2019 general municipal levy). For estimated 2020 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2020 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2019 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 2019 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 2020.

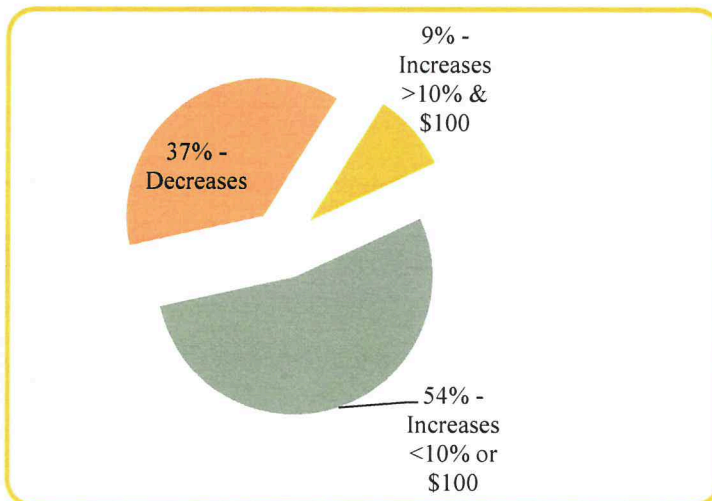
**Total Tax Change – Municipal & School
2019 to 2020 – By Property Class**

Property Class	2019 (\$)	2020 (\$)	Change (\$)	Change (%)
Single Family Residential	980,541	1,044,182	63,641	6.5
Condo / Co-op	40,135	48,692	8,557	21.3
Total Residential	\$1,020,676	\$1,092,875	\$72,199	7.1%
Farm	198,287	205,281	6,994	3.5
Commercial / Industrial	249,825	255,551	5,726	2.3
Institutional	2,618	2,464	(154)	(5.9)
Pipeline	1,456,095	1,494,320	38,225	2.6
Railway	230,482	226,888	(3,594)	(1.6)
Total	\$3,157,983	\$3,277,378	\$119,395	3.8%

- 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 2020.

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



	Number of Properties
With Tax Increases:	1,140
With Tax Decreases:	676
Total Properties:	1,816

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2020.

**Tax Change – Municipal Levy
2019 to 2020 – By Property Class**

Property Class	2019 (\$)	2020 (\$)	Change (\$)	Change (%)
Single Family Residential	260,235	260,249	14	0.0
Condo / Co-op	10,700	12,151	1,451	13.6
Total Residential	\$270,935	\$272,401	\$1,466	0.5%
Farm	55,320	53,728	(1,592)	(2.9)
Commercial / Industrial	46,672	46,740	68	0.2
Institutional	2,556	2,405	(151)	(5.9)
Pipeline	266,581	267,915	1,334	0.5
Railway	52,652	51,461	(1,191)	(2.3)
Total	\$694,715	\$694,715*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 8.4% should see a municipal tax decrease.
- Properties with an assessment increase greater than 8.4% should see a municipal tax increase.

5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

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

6. PROVINCIAL PROPERTY TAX REDUCTION

- **The Education Property Tax Credit.** Tax credit for homeowners and renters to a maximum of \$700, and an additional income tested \$400 for seniors 65 and over.
- **The Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$470.
- **Homeowner's School Tax Assistance.** Tax credit for lower income pensioner homeowners of a maximum \$175.
- **Farmland School Tax Rebate.** Tax credit for farmland owners on 80% of school taxes to a maximum of \$5,000.

7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2020

- Ratepayers have been informed, or can receive additional information, about Reassessment 2020 in the following ways:
 - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access can obtain this information at www.gov.mb.ca/assessment.
 - **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.
 - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

Municipality Name
 Address 1
 Address 2
 Address 3



**2020 REAL PROPERTY ASSESSMENT
 NOTICE**

Registered Owner Name
 Address 1
 Address 2
 Address 3

Client#

Your property has been reassessed for 2020. This notice provides the new value which represents the market value of your property on the reference date of April 1, 2018.

Please assist us in ensuring that the information in this notice is accurate by reading it carefully. Contact an Assessor if you have any questions.

Roll Number	Title/Deed Number	Civic Address	Legal Description	Frontage /Area	Dwelling CL(%) Units
XXXXXX	1830223	306 Sample Ave E	6--2149 ORG NW-04-02-01-W	135.00 F	0

Land Assessment	Building Assessment	Tax Status	Property Class	Assessment
\$203,400	\$35,700	Taxable	Description of Class	\$239,100
YOUR 2020 ASSESSMENT IS:				\$239,100

Appeals

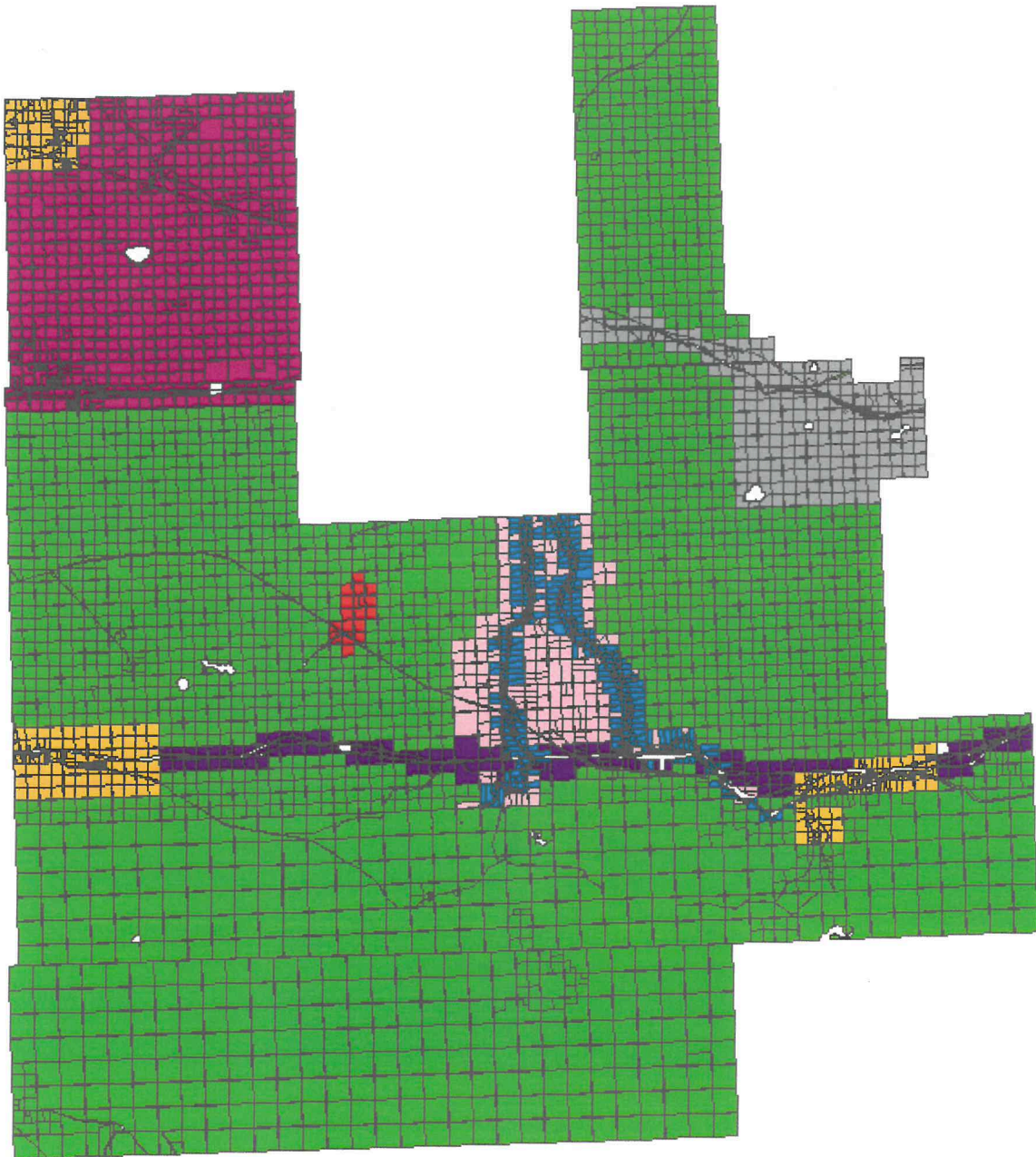
This notice is being provided to you now so that you have ample time prior to the appeal deadline to discuss this new assessment with an assessor at the office shown below. If you are still concerned about your assessment after speaking with an assessor, you may submit an appeal to your municipality's Board of Revision.

The date on which the Board will hear appeals will be: **Oct 08 2019**

Your written appeal must be delivered to the municipal office no later than: **SEP 23 2019**

For More Information

<p>For questions about this property assessment notice, contact:</p> <p>Municipal Relations, Assessment Services A-536 Stephen St PO Box 50075 Morden, MB R6M 1T7 Phone: 204-822-2900 Email: assessment@gov.mb.ca www.gov.mb.ca/assessment</p>	<p>For questions about property tax, contact your Municipal Office:</p> <p>Town of Altona 111 Centre Ave PO Box 1630 Altona MB R0G 0B0 Phone: 204-324-6468 Fax: 204-324-1550 Email: info@altona.ca www.altona.ca</p>
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- 20 - RENNIE
- 30 - SMALL HAMLETS
- 50 - MOLSON / BROKENHEAD / EAST BRAINTREE
- 60 - STE RITA / NORTH OF HWY 15
- 100 - R.MAT LARGE / GWWD
- 110 - NO 1 HIGHWAY
- 130 - NORTH OF HADISHVILLE & PRAWDA
- 150 - WATERFRONT NORTH OF HADASHVILLE & PRAWDA
- 857 - FALCON WEST ESTATES

Median ASR by Neighbourhood

