
IMPACT OF REASSESSMENT 2027 TOWN OF CARBERRY

1. OVERVIEW OF REASSESSMENT 2027

- This report provides Council with an overview of the impact of Reassessment 2027 in your municipality.
- For 2027, the assessed values of all properties will be updated to April 1, 2025 market values (reference date), from April 1, 2023 market values. Property assessments were last updated in 2025.
- The updated assessments will be used for 2027 property taxes.
- This report will provide details on:
 - how taxable assessments have changed in your municipality and across the province
 - how Reassessment 2027 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2027 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 2025. 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 \$12.1 billion (11%) to \$124.9 billion (from \$112.8 billion).
- Your municipality's taxable assessment has increased by \$9 million (11%) to \$95 million (from \$86 million).

Changes in Your Municipality's Taxable Assessment 2026 to 2027 – By Property Class

Property Class	2026 (\$)	2027 (\$)	Change (\$)	Change (%)
Single Family Residential	68,223,180	75,855,370	7,632,190	11.2
Apartment	3,750,850	3,331,370	(419,480)	(11.2)
Total Residential	\$71,974,030	\$79,186,740	\$7,212,710	10.0%
Farm	292,140	335,070	42,930	14.7
Commercial / Industrial	10,323,780	11,974,700	1,650,920	16.0
Institutional	2,823,870	3,040,600	216,730	7.7
Pipeline	20,200	21,200	1,000	5.0
Railway	559,560	575,660	16,100	2.9
Total	\$85,993,580	\$95,133,970	\$9,140,390	10.6%

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

- Taxable Assessment is the portioned assessment.

4. IMPACT OF REASSESSMENT 2027 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 2027 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 2025 tax levels against the 2026 assessment (to estimate the 2026 general municipal levy). For estimated 2027 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2027 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2025 levy amount and reflects your municipality's new share of the school division's assessment.
- **Education Support Levy** - The Education Support Levy was based on the 2025 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 2027.

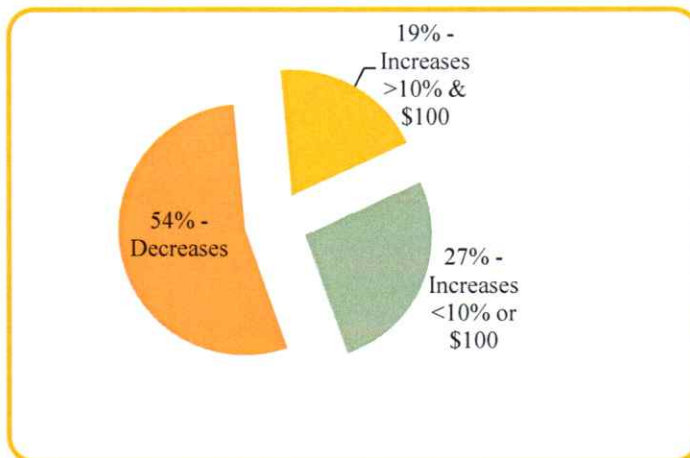
**Total Tax Change – Municipal & School
2026 to 2027 – By Property Class**

Property Class	2026 (\$)	2027 (\$)	Change (\$)	Change (%)
Single Family Residential	1,863,653	1,852,843	(10,810)	(0.6)
Apartment	102,462	81,372	(21,090)	(20.6)
Total Residential	\$1,966,115	\$1,934,215	(\$31,900)	(1.6%)
Farm	7,980	8,184	204	2.6
Commercial / Industrial	355,489	371,335	15,846	4.5
Institutional	47,856	46,579	(1,277)	(2.7)
Pipeline	696	657	(39)	(5.6)
Railway	19,268	17,851	(1,417)	(7.4)
Total	\$2,397,404	\$2,378,823	(\$18,581)	(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 2027.

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



	Number of Properties
With Tax Increases:	397
With Tax Decreases:	466
Total Properties:	863

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2027.

**Tax Change – Municipal Levy
2026 to 2027 – By Property Class**

Single Family Residential	1,156,178	1,162,028	5,850	0.5
Apartment	63,566	51,033	(12,533)	(19.7)
Total Residential	\$1,219,744	\$1,213,062	(\$6,682)	(0.6%)
Farm	4,951	5,133	182	3.7
Commercial / Industrial	174,957	183,440	8,483	4.9
Institutional	47,856	46,579	(1,277)	(2.7)
Pipeline	342	325	(17)	(5.0)
Railway	9,483	8,819	(664)	(7.0)
Total	\$1,457,333	\$1,457,333*	\$0*	0.0%

*May not add due to rounding.

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

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.

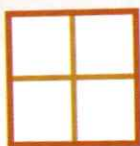
6. PROVINCIAL PROPERTY TAX REDUCTION

- **Homeowners Affordability Tax Credit (HATC):** The HATC will be increased for 2027 to provide homeowners up to \$1,700 towards their school taxes on their principal residence. The amount a homeowner may receive cannot be greater than their gross school taxes on their home.
 - Beginning for 2027, the HATC maximum benefit will be reduced on properties with an assessed value greater than \$1,000,000. For these properties, the maximum HATC benefit of \$1,700 will be reduced by \$3.40 per \$1,000 of assessed property value over \$1,000,000. Homes assessed at less than \$1,000,000 are unaffected by this change and may receive the full \$1,700 benefit.
- **Renters Affordability Tax Credit (RATC):** The RATC will be increased for 2027 to provide renters with a refundable tax benefit of up to \$675, plus an additional income-tested top-up amount for seniors of up to \$385.71.
- **Seniors School Tax Rebate:** An income-tested tax credit for senior homeowners which provides a rebate of up to \$235.
- **Farmland School Tax Rebate:** A tax credit for farmland owners which provides a rebate equal to 40% of school taxes on farmland to a maximum of \$2,500.
- **School Tax Rebate on farm properties:** A tax credit for farmland owners which provides a rebate equal to 50% of school taxes on farmland.

7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2027

- Ratepayers have been informed, or can receive additional information, about Reassessment 2027 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 and online at www.gov.mb.ca/mao/public/fact_sheets.aspx. 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.

MyPropertyMB
is now available
online!



Sign up to view
your assessment
information
online at

**manitoba.ca/
myproperty**



RM OF STE. ANNE
 PO BOX 6 GRP 50 RR 1
 STE ANNE MB R5H 1R1

View the 2027 reassessment brochure and open house dates online at www.gov.mb.ca/assessment



2027 REAL PROPERTY ASSESSMENT NOTICE

[REDACTED] RASSE
 [REDACTED]

Client Number

[REDACTED] 3

Your property has been reassessed for 2027. This notice provides the new value which represents the market value of your property on the reference date of April 1, 2025.

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 Units
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	2.23 A	0

Land Assessment	Building Assessment	Tax Status	Property Class	Assessment
\$92,500		Taxable	Residential 1	\$92,500
YOUR 2027 ASSESSMENT IS:				\$92,500

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: **November 12, 2026**

Your written appeal must be delivered to the municipal office no later than: **October 27, 2026**

For More Information

<p>View the 2027 Reassessment brochure and Open House dates on our website, or contact:</p> <p>Municipal and Northern Relations, Property Assessment Services 240-323 Main St Steinbach, MB R5G 1Z2 Phone: 204-326-9896 Email: assessmentsteinbach@gov.mb.ca www.gov.mb.ca/assessment</p>	<p>For municipal taxes, contact your Municipal Office. For school taxes, contact your School Division (www.edu.gov.mb.ca/k12/schools/sd_contacts.html)</p> <p>RM of Ste. Anne PO Box 6 GRP 50 RR 1 Ste Anne MB R5H 1R1 Phone: 204-422-5929 Fax: 204-422-9723 Email: finance@rmofsteanne.com www.rmofsteanne.com</p>
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CONTACT THE PROPERTY ASSESSMENT SERVICES OFFICE

Call or email the office near you to be connected with an assessor.

LOCATION	PHONE	TOLL-FREE	EMAIL
General	204-945-0119	1-866-801-2888	assessment@gov.mb.ca
* Brandon	204-726-6001	1-866-262-9867	assessmentbrandon@gov.mb.ca *
Dauphin	204-622-2117	1-866-282-0836	assessmentdauphin@gov.mb.ca
Minnedosa	204-867-4760	1-866-401-8983	assessmentminnedosa@gov.mb.ca
Morden	204-822-2900	1-866-606-7647	assessmentmorden@gov.mb.ca
Portage	204-239-3320	1-866-401-8986	assessmentportage@gov.mb.ca
Selkirk	204-785-5092	1-866-262-9786	assessmentselkirk@gov.mb.ca
Souris	204-483-5080	1-866-262-9854	assessmentsouris@gov.mb.ca
Steinbach	204-326-9896	1-866-216-9342	assessmentsteinbach@gov.mb.ca
Swan River	204-734-4566	1-866-264-1173	assessmentswanriver@gov.mb.ca
Thompson	204-677-6693	1-866-264-1170	assessmentthompson@gov.mb.ca
Winnipeg	204-945-0119	1-866-801-2888	assessment@gov.mb.ca

What if I've talked to an assessor and still have concerns about my 2027 assessment?

If you are still concerned with your assessment after speaking with an assessor, you may submit an appeal to your municipality's Board of Revision.

Appeals must be filed in writing with the municipality and delivered to the municipal office on or before the deadline date. The deadline date to submit a written appeal as well as contact information for your municipality can be found on the front of your assessment notice.

Call or email the Property Assessment Services district office near you if you have any questions. An assessor will be pleased to help you.

Make an appointment, drop in, call or contact us by email.

Meet with an assessor at any open house in a community near you, or contact a Property Assessment Services district office to schedule a virtual meeting with an assessor. Assessors are also available at our district offices, Monday to Friday 8:30 a.m. to 4:30 p.m.

Pour voir cette brochure en français, veuillez communiquer avec le bureau des Services d'évaluation le plus près de chez vous.

Property Reassessment 2027

Ensuring up-to-date and fair property assessments

Read this important information.



MyPropertyMB is now available online! Sign up to view your assessment online at manitoba.ca/myproperty

Property Reassessment 2027

Why is my property being reassessed?

Frequent reassessments ensure that:

- assessed values are up-to-date and keep pace with real estate market conditions
- property owners pay their fair share of taxes
- property tax shifts that result from reassessment are minimized

All property assessments are being updated in 2027. Properties across Manitoba are reassessed every two years. All properties were last reassessed in 2025.

It is important you review your new 2027 assessment and the information about your property on your assessment notice. Contact an assessor if you have any questions.

Will an increase in my 2027 assessment mean an increase in my property taxes?

An increase in your assessment does not necessarily cause an increase in your taxes. Your taxes may increase if your property's assessment has increased more than the average in your municipality. Assessed value is only one factor that determines your property taxes. Municipal and school division budgets also determine the amount of taxes you pay.

Why am I getting an assessment notice now?

Your updated assessment will be used to calculate your 2027 property taxes. Notices are being mailed in advance so you can review your new 2027 property assessment. Contact us if you have any questions or concerns.

How can I get more information about my assessment?

On the internet:

Visit Manitoba Assessment Online at www.gov.mb.ca/assessment for information about your property and other properties in Manitoba (except Winnipeg).

General information is also available on the website, including answers to frequently asked questions.

Winnipeg assessment information is available at www.winnipegassessment.com.

Talk to an assessor:

Meet with an assessor at one of the many open houses being held in communities across Manitoba, or set up a virtual meeting with the district office for your municipality.

Open house schedule

<https://www.gov.mb.ca/mao/public/reassessment.aspx>

