
IMPACT OF REASSESSMENT 2027 TOWN OF MORRIS

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 \$8 million (6%) to \$126 million (from \$119 million).

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

Property Class	2026 (\$)	2027 (\$)	Change (\$)	Change (%)
Single Family Residential	72,028,600	77,198,410	5,169,810	7.2
Apartment	6,259,850	6,820,450	560,600	9.0
Condo / Co-op	503,660	548,380	44,720	8.9
Total Residential	\$78,792,110	\$84,567,240	\$5,775,130	7.3%
Farm	586,220	680,410	94,190	16.1
Commercial / Industrial	36,419,390	37,929,230	1,509,840	4.2
Institutional	2,156,780	2,185,640	28,860	1.3
Pipeline	32,300	33,850	1,550	4.8
Railway	577,480	686,030	108,550	18.8
Total	\$118,564,280	\$126,082,400	\$7,518,120	6.3%

- 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.

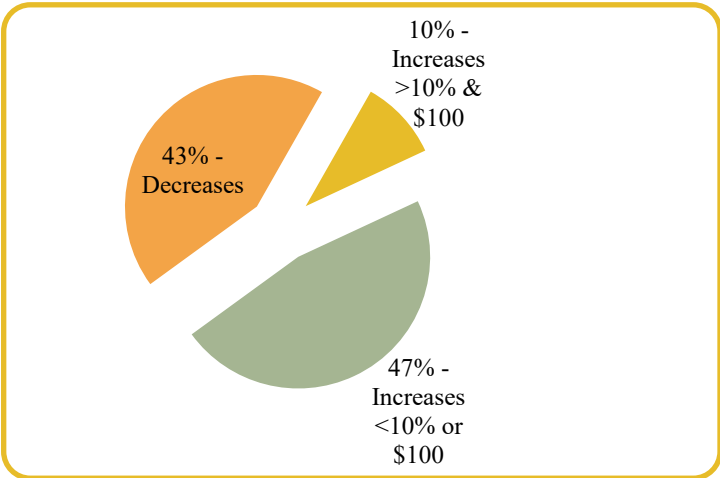
**Total Tax Change – Municipal & School
2026 to 2027 – By Property Class**

Property Class	2026 (\$)	2027 (\$)	Change (\$)	Change (%)
Single Family Residential	2,152,935	2,148,123	(4,812)	(0.2)
Apartment	187,107	189,786	2,679	1.4
Condo / Co-op	15,054	15,259	205	1.4
Total Residential	\$2,355,096	\$2,353,168	(\$1,928)	(0.1%)
Farm	17,522	18,933	1,411	8.1
Commercial / Industrial	1,347,772	1,305,145	(42,627)	(3.2)
Institutional	40,041	38,157	(1,884)	(4.7)
Pipeline	1,195	1,165	(30)	(2.5)
Railway	21,371	23,606	2,235	10.5
Total	\$3,782,997	\$3,740,174	(\$42,823)	(1.1%)

- 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 2027.

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



	Number of Properties
With Tax Increases:	525
With Tax Decreases:	400
Total Properties:	925

- 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**

Property Class	2026 (\$)	2027 (\$)	Change (\$)	Change (%)
Single Family Residential	1,337,211	1,347,730	10,519	0.8
Apartment	116,214	119,071	2,857	2.5
Condo / Co-op	9,350	9,574	224	2.4
Total Residential	\$1,462,776	\$1,476,375	\$13,599	0.9%
Farm	10,883	11,879	996	9.2
Commercial / Industrial	676,126	662,169	(13,957)	(2.1)
Institutional	40,041	38,157	(1,884)	(4.7)
Pipeline	600	591	(9)	(1.5)
Railway	10,721	11,977	1,256	11.7
Total	\$2,201,146	\$2,201,146*	\$0*	0.0%

*May not add due to rounding.

- Properties with an assessment increase less than 6.3% should see a municipal tax decrease.
- Properties with an assessment increase greater than 6.3% 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

- **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.