

Assessment Services

Once Elected.....What is Expected?

Newly Elected Municipal Official Training Seminar

2015

What is assessment

- ▶ Purpose: to provide a basis for equitable distribution of municipal and school property taxes
- ▶ Assessment consists of:
 - Valuation
 - Classification
 - Liability to taxation (exemptions)

Valuation

- ▶ Market value at the reference date
 - April 1 of the previous assessment year
 - Reassessments are done every two years
 - Assessors determine value on the basis of:
 - Sales
 - Replacement cost
 - Capitalization of net income in the case of apartments, hotels, leased retail space

Classification and Portioning

- ▶ 10 classes; each pays tax on a % of market value
 - Residential 1 (sfd) 45%
 - Residential 2 (apts) 45%
 - Residential 3 (condos) 45%
 - Farm 26%
 - Other 65%
 - Institutional 65%
 - Railway 25%
 - Pipeline 50%
 - Golf Course 8%
 - Higher Education 0%
- ▶ Municipalities may amend percentages

Liability

- ▶ All real property, some personal property
- ▶ Exemptions:

Type	Example
Non-assessable property	Part of geothermal heating
Fully exempt from tax	Certain specific properties, e.g. CancerCare Manitoba
Exempt from municipal and school tax but liable for local improvement levies	Municipal property, hospitals
Exempt from school tax	Legions, agricultural society property

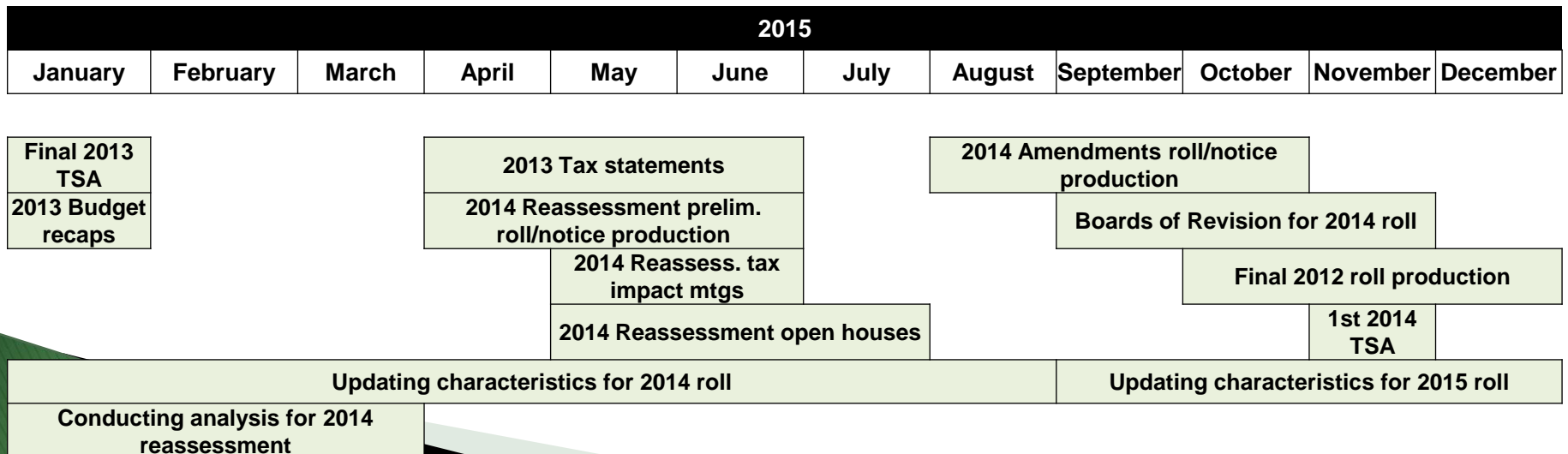
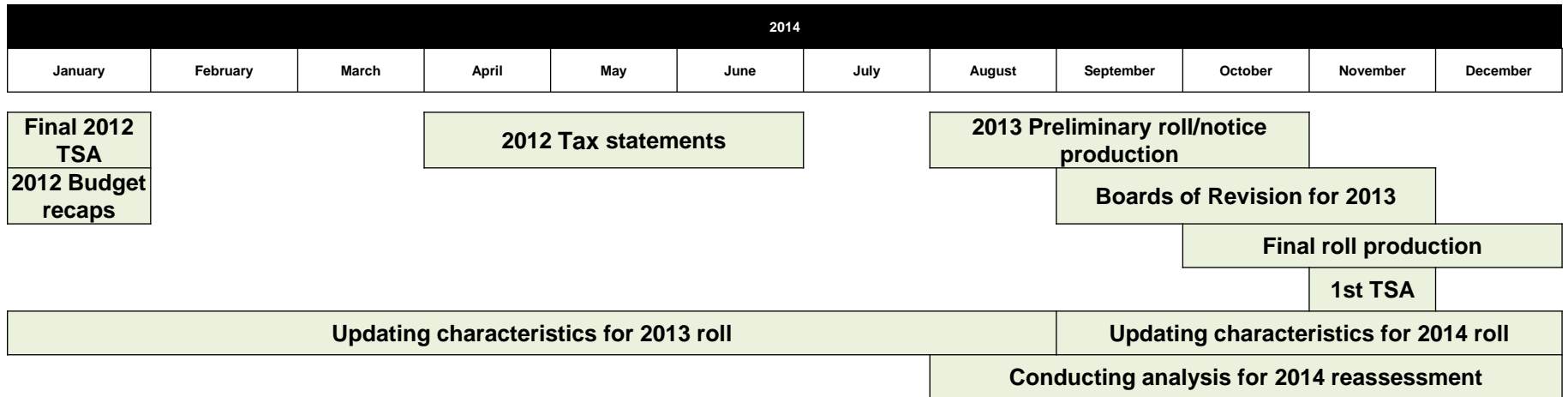
What work does the assessor do?

- ▶ Records physical characteristics of all properties
 - 40,000 – 60,000 property reviews annually
- ▶ Investigates all sales, speaking to buyer/seller
 - 20,000 sales annually
- ▶ Determines replacement cost of all structures
 - 500,000 structures at each reassessment
- ▶ Annually collects and analyses financial statements from all apartments, hotels, leased retail space
 - 4–5,000 requests for financial statements each year / receive about 60%

What work does the assessor do?

- ▶ Reassessment every two years
 - 136 rolls x 3 (spring, fall, final)
 - Spring notices to 425,000 properties
 - Approximately 40,000 fall notices
 - Tax impact reports to all councils / meetings as requested
 - Approximately 40 Open Houses
- ▶ Updates to rolls every other year
 - 136 rolls x 2 (fall, final)
 - 40,000 notices
- ▶ Boards of Revision and Municipal Board appeals
 - 2015: 3,200 roll entries appealed to Boards of Revision
 - 2014: 1,000 roll entries appealed to Boards of Revision

The assessment cycle



Relationship between assessors and municipal office

- ▶ Building permits
- ▶ Enquiries and information
- ▶ Appeals

Cost of service and levy

- ▶ Individual municipalities pay according to a formula that accounts for:
 - Proportion of provincial assessment
 - Flat rate based on population
 - Extra rate for personal property assessment and business assessment

Appeals and role of municipality

- ▶ Board of Revision
 - Run by the municipality, not the assessor
- ▶ We offer specific seminars

Manitoba Municipalities Online

- ▶ **Property Search:**
 - Property Search
 - Property Sales
- ▶ **Contacts:**
 - Assessment Services Offices
 - Contact Information for Municipalities
 - City of Winnipeg Property Assessment
- ▶ **For More Information about Assessment in Manitoba:**
 - The Municipal Assessment Act
 - Frequently Asked Questions
 - Assessment Fact Sheets
 - Board of Revision Dates