

Assessment FAQ

Property assessment values are determined by the Province of Manitoba, Assessment Branch. While the Town is not involved in this process, the Town uses the assessment value to calculate property taxes.

Why does my bill show only Land taxes, the assessor has been here to assess the new house? The assessment roll is closed or locked-in, by the fall of the preceding year. New building, or other changes, assessments will be billed in the fall by an “Added Tax” bill when the information is forwarded to the Town by the Provincial Assessment Branch. The due date for the “Added Tax” bill will be 90 days from the date of issue.

What if there has been a change in the value of my property (such as significant damage or an addition)? Property owners experiencing a significant loss of value are advised to talk to an assessor. Please call the Assessment Branch at 204-326-9896. Increases in value are generally assessed through the building permit process or as observed by the assessor while in the area.

How can I find details regarding my assessment?

Using your address, roll number, certificate of title number or other such information, you can access the Property Assessment database at the Province of Manitoba website. [Click Here](#) to access the database. To see the sales history of properties, [Click Here](#).

What if I disagree with my assessment?

For persons wishing to appeal their **2020** property assessment, the opportunity to appeal the 2020 taxes is closed.

For persons wishing to appeal their **2021** property assessment the first step would be to talk to an assessor. Please call 204-326-9896. If you still wish to file an appeal, the Board of Revision date will be October 20, 2020.

Appeal applications must be in writing; include the roll number, legal description and assessed value of the property; the grounds for appeal must be clearly identified; and must be received at the Town office **by 5:00 p.m. on Monday, October 5th, 2020**. An assessment may be appealed based on the following reasons:

- ◇ The amount of assessed value;
- ◇ Whether the property has been put in the correct property class;
- ◇ Whether the property should be exempt from both municipal and school taxes; or
- ◇ Refusal by an assessor to amend the assessment roll based on a written application.

What if I have other questions about my assessment?

For more information about assessments see www.gov.mb.ca/assessment or call the Assessment Branch at 204-326-9896