

HOW THE BUDGET AFFECTS THE TAX BILL OF A TYPICAL HOME

	<u>2024</u>	<u>2025</u>	<u>\$ Variance</u>	<u>% Variance</u>
Municipal Taxes	2,036	2,157	121	5.94%
Street Renewal	348	348	-	
Total Municipal Taxes	2,384	2,505	- 121	5.08%
School Division Taxes	2,124	2,443	319	15.02%
Total School Taxes	2,124	2,443	- 319	15.02%
Manitoba Education Property Tax Credit (2024) / Manitoba Homeowners Assistance Tax Credit (2025)	(350)	(1,500)	(1,150)	328.57%
Manitoba School Tax Rebate	(1,062)		1,062	
Net Taxes	4,158	3,448	- 352	8.47%

Characteristics of an sample home:

2025 assessment - 2025 was a reassessment year (applicable to both 2025 and 2026), the sample home assessment increased to \$371,100 portioned at 45% equals \$166,995
Winnipeg School Division No. 1 mill rate

Frontage - 50 feet

ASSESSMENT AND PORTIONING

2025 Assessments reflect April 1, 2023 market values from the 2025 General Assessment. The 2025 reassessment year adjusted values from April 1, 2021 to April 1, 2023 market values.

For 2025, the classes and portions are as follows:

<u>DESCRIPTION</u>	<u>PORTION OF TOTAL ASSESSMENT</u>
Residential 1 - Property containing four or less dwelling units	45.0%
Residential 2 - Property containing five or more dwelling units	45.0%
Residential 3 - Owner occupied condominiums and co-operative housing	45.0%
Farm	26.0%
Institutional	65.0%
Designated Higher Education Property	0.0%
Pipelines	50.0%
Railways	25.0%
Designated Recreational Property	10.0%
Other - Commercial and industrial property	65.0%

The Designated Higher Education Property class was created in 2002. These properties were formerly in the Institutional class, portioned at 65%. The Designated Higher Education Property class is portioned at 0% in 2006 and this completes the decrease that started in 2002, which saw a decrease of 13% per year to the portioning.

The property class known as Golf Course has been changed to Designated Recreational Property.

2025 MILL RATES

MILL RATES												Institutional		
	Res-1				Res-3	Farm	Farm	Statutory				Municipal		Commerical
	Residential 1	Sch-exmpt	Residential 2	Residential 3	Sch-exmpt	ESL- exmpt	Sch-exmpt	Pipeline	Railways	Other	Higher Education	Only	Recreational	Other
Portioned Percentage	45%	45%	45%	45%	45%	26%	26%	50%	25%	65%	0%	65%	10%	65%
2025 General Municipal	12.920	12.920	12.920	12.920	12.920	12.920	12.920	12.920	12.920	12.920	12.920	12.920	12.920	12.920
2025 Education Support	0.000	0.000	0.000	0.000	0.000	0.000	0.000	7.407	7.407	7.407	7.407	7.407	7.407	7.407
2025 Special Levy														
1 - Winnipeg	14.630	0.000	14.630	14.630	0.000	14.630	0.000	14.630	14.630	14.630	14.630	0.000	14.630	14.630
2 - St. James-Assiniboia	12.720	0.000	12.720	12.720	0.000	12.720	0.000	12.720	12.720	12.720	12.720	0.000	12.720	12.720
7 - Pembina Trails	10.812	0.000	10.812	10.812	0.000	10.812	0.000	10.812	10.812	10.812	10.812	0.000	10.812	10.812
10 - Seven Oaks	15.785	0.000	15.785	15.785	0.000	15.785	0.000	15.785	15.785	15.785	15.785	0.000	15.785	15.785
14 - Seine River	12.768	0.000	12.768	12.768	0.000	12.768	0.000	12.768	12.768	12.768	12.768	0.000	12.768	12.768
21- Interlake	11.067	0.000	11.067	11.067	0.000	11.067	0.000	11.067	11.067	11.067	11.067	0.000	11.067	11.067
51 - Louis Riel	13.323	0.000	13.323	13.323	0.000	13.323	0.000	13.323	13.323	13.323	13.323	0.000	13.323	13.323



2025 COMBINED MILL RATES

MILL RATES	Res-1		Res-3		Farm	Farm	Statutory		Institutional			Municipal		Commerical
	Residential 1	Sch-exmpt	Residential 2	Residential 3	Sch-exmpt	ESL- exmpt	Sch-exmpt	Pipeline	Railways	Other	Higher Education	Only	Recreational	Other
Portioned Percentage	45%	45%	45%	45%	45%	26%	26%	50%	25%	65%	0%	65%	10%	65%
1 - Winnipeg	27.550	12.920	27.550	27.550	12.920	27.550	12.920	34.957	34.957	34.957	34.957	12.920	34.957	34.957
2 - St. James-Assiniboia	25.640	12.920	25.640	25.640	12.920	25.640	12.920	33.047	33.047	33.047	33.047	12.920	33.047	33.047
7 - Pembina Trails	23.732	12.920	23.732	23.732	12.920	23.732	12.920	31.139	31.139	31.139	31.139	12.920	31.139	31.139
10 - Seven Oaks	28.705	12.920	28.705	28.705	12.920	28.705	12.920	36.112	36.112	36.112	36.112	12.920	36.112	36.112
14 - Seine River	25.688	12.920	25.688	25.688	12.920	25.688	12.920	33.095	33.095	33.095	33.095	12.920	33.095	33.095
21- Interlake	23.987	12.920	23.987	23.987	12.920	23.987	12.920	31.394	31.394	31.394	31.394	12.920	31.394	31.394
51 - Louis Riel	26.243	12.920	26.243	26.243	12.920	26.243	12.920	33.650	33.650	33.650	33.650	12.920	33.650	33.650
72 - River East Transcona	25.380	12.920	25.380	25.380	12.920	25.380	12.920	32.787	32.787	32.787	32.787	12.920	32.787	32.787



Assessment and Taxation
Évaluation et taxes

**2025 ASSESSMENT - PORTIONED PROJECTED - approved as part of the four year multi-year budget
BY PROPERTY CLASSIFICATION
USED FOR MUNICIPAL BUDGET**

<u>PROPERTY CLASSIFICATION</u>	<u>CLASS CODE</u>	<u>PORTION</u>	<u>TAXABLE & PAYMENTS-IN-LIEU</u>	<u>EXEMPT</u>	<u>TOTAL</u>
Residential 1	10	45.0%	\$ 34,402,282,960	\$ 65,894,329	\$ 34,468,177,289
Residential 2	20	45.0%	6,161,056,612	4,452,300	6,165,508,912
Residential 3	80	45.0%	2,591,824,140	57,600	2,591,881,740
Farm	30	26.0%	85,729,219	31,218,917	116,948,136
Institutional	40	65.0%	1,425,303,516	2,195,279,978	3,620,583,494
Designated Higher Education	41	0.0%	-	-	-
Pipelines	51	50.0%	19,285,825	-	19,285,825
Railways	52	25.0%	124,635,599	-	124,635,599
Designated Recreational Property	70	10.0%	15,617,100	4,030,100	19,647,200
Other	60	65.0%	14,577,552,540	1,943,459,335	16,521,011,875
Legislative Building	60	65.0%	10,136,880	-	10,136,880
			\$ 59,413,424,391	\$ 4,244,392,560	\$ 63,657,816,951

**2025 ASSESSMENT - NON-PORTIONED PROJECTED - approved as part of the four year multi-year budget
BY PROPERTY CLASSIFICATION
USED FOR MUNICIPAL BUDGET**

<u>PROPERTY CLASSIFICATION</u>	<u>CLASS CODE</u>	<u>TAXABLE & PAYMENTS-IN-LIEU</u>	<u>EXEMPT</u>	<u>TOTAL</u>
Residential 1	10	\$ 76,449,517,689	\$ 146,431,843	\$ 76,595,949,532
Residential 2	20	13,691,236,916	9,894,000	13,701,130,916
Residential 3	80	5,759,609,200	128,000	5,759,737,200
Farm	30	329,727,767	120,072,758	449,800,525
Institutional	40	2,192,774,640	3,377,353,813	5,570,128,453
Designated Higher Education	41	792,358,000	14,763,000	807,121,000
Pipelines	51	38,571,649	-	38,571,649
Railways	52	498,542,395	-	498,542,395
Designated Recreational Property	70	156,171,000	40,301,000	196,472,000
Other	60	22,427,003,907	2,989,937,439	25,416,941,346
Legislative Building	60	15,595,200	-	15,595,200
		\$ 122,351,108,363	\$ 6,698,881,853	\$ 129,049,990,216



2025 ASSESSMENT - PORTIONED AS AT BILLING APRIL 11, 2025
BY PROPERTY CLASSIFICATION
FOR MUNICIPAL PURPOSES

<u>PROPERTY CLASSIFICATION</u>	<u>CLASS CODE</u>	<u>PORTION</u>	<u>TAXABLE</u>	<u>EXEMPT SUBJECT TO PAYMENTS IN LIEU</u>	<u>EXEMPT</u>	<u>TOTAL</u>
Residential 1	10	45.0%	\$ 34,341,867,354	\$ 76,538,398	\$ 81,827,860	\$ 34,500,233,612
Residential 2	20	45.0%	5,879,057,211	341,709,300	5,055,750	6,225,822,261
Residential 3	80	45.0%	2,592,874,530	2,030,400	61,200	2,594,966,130
Farm	30	26.0%	73,521,472	6,401,898	112,573,140	192,496,510
Institutional	40	65.0%	1,310,597,158	134,956,250	2,611,406,282	4,056,959,690
Designated Higher Education	41	0.0%	-	5,577,650	-	5,577,650
Pipelines	51	50.0%	12,127,096	7,158,732	-	19,285,828
Railways	52	25.0%	123,124,570	1,459,534	-	124,584,104
Designated Recreational Facilities	70	10.0%	14,484,100	666,600	5,315,400	20,466,100
Other	60	65.0%	12,923,977,479	1,425,378,592	2,304,162,549	16,653,518,620
Legislative Building	60	65.0%	-	10,725,520	-	10,725,520
			\$ 57,271,630,970	\$ 2,012,602,874	\$ 5,120,402,181	\$ 64,404,636,025

2025 ASSESSMENT - NON PORTIONED AS AT BILLING APRIL 11, 2025
BY PROPERTY CLASSIFICATION
FOR MUNICIPAL PURPOSES

<u>PROPERTY CLASSIFICATION</u>	<u>CLASS CODE</u>	<u>TAXABLE</u>	<u>EXEMPT SUBJECT TO PAYMENTS IN LIEU</u>	<u>EXEMPT</u>	<u>TOTAL</u>
Residential 1	10	\$ 76,315,260,799	\$ 170,085,330	\$ 181,839,689	\$ 76,667,185,818
Residential 2	20	13,064,571,586	759,354,000	11,235,000	\$ 13,835,160,586
Residential 3	80	5,761,943,400	4,512,000	136,000	\$ 5,766,591,400
Farm	30	282,774,884	25,422,683	432,973,617	\$ 741,171,184
Institutional	40	2,016,303,320	220,569,000	4,017,548,126	\$ 6,254,420,446
Designated Higher Education	41	995,000	793,719,000	18,956,000	\$ 813,670,000
Pipelines	51	24,254,188	14,317,461	-	\$ 38,571,649
Railways	52	492,498,261	5,838,134	-	\$ 498,336,395
Designated Recreational Facilities	70	144,841,000	6,666,000	53,154,000	\$ 204,661,000
Other	60	19,883,042,264	2,210,670,141	3,544,865,460	\$ 25,638,577,865
Legislative Building	60	-	16,500,800	-	16,500,800
		\$ 117,986,484,702	\$ 4,227,654,549	\$ 8,260,707,892	\$ 130,474,847,143



**2025 TAXABLE ASSESSMENT AS AT MARCH 1, 2025
FOR SCHOOL TAX PURPOSES AND
TOTAL SCHOOL TAX TO BE RAISED**

SCHOOL TAX ASSESSMENT BASE	NON-PORTIONED	PORTIONED
<u>Residential</u>		
Residential 1	76,450,187,720	34,402,584,474
Residential 2	13,511,845,784	6,080,330,603
Residential 3	5,680,306,596	2,556,137,968
	95,642,340,100	43,039,053,045
<u>Farm</u>	306,287,577	79,634,770
<u>Other</u>		
Statutory Pipeline	38,571,656	19,285,828
Statutory Railway	498,336,416	124,584,104
Institutional	348,175,000	226,313,750
Designated Higher Education	-	-
Designated Recreational Property	171,811,000	17,181,100
Other	21,810,603,537	14,176,892,299
	22,867,497,609	14,564,257,081
<u>Exempt From School Levy</u>	1,905,752,320	1,237,312,708
TOTAL ASSESSMENT	\$ 120,721,877,606	\$ 58,920,257,604

SCHOOL TAXES TO BE RAISED - SUMMARY

	MILL RATE	TOTAL TAX
<u>Education Support Levy</u>		
<u>Residential Property</u>		
Residential 1	-	\$ -
Residential 2	-	-
Residential 3	-	-
Total		-
<u>Other Property</u>		
Statutory Pipeline	7.407	142,850
Statutory Railway	7.407	922,794
Institutional	7.407	1,676,306
Designated Higher Education	7.407	-
Designated Recreational Property	7.407	127,260
Other	7.407	105,013,282
Total		107,882,493
<u>School Division - Special Levy</u>		
Winnipeg	14.630	232,243,465
St. James - Assiniboia	12.720	69,022,124
Pembina Trails	10.812	135,327,565
Seven Oaks	15.785	68,538,541
Seine River	12.768	5,646,540
Interlake	11.067	48,417
Louis Riel	13.323	145,168,804
River East - Transcona	12.460	101,912,889
Total		757,908,345

TOTAL SCHOOL TAXES TO BE COLLECTED **\$ 865,790,838**



**Assessment and Taxation
Évaluation et taxes**

<p align="center">2025 TAXABLE ASSESSMENT AS AT BILLING APRIL 11, 2025</p> <p align="center">FOR SCHOOL TAX PURPOSES AND</p> <p align="center">TOTAL SCHOOL TAX RAISED</p>

SCHOOL TAX ASSESSMENT BASE	NON-PORTIONED	PORTIONED
<u>Residential</u>		
Residential 1	\$ 76,485,151,129	\$ 34,418,318,008
Residential 2	13,820,713,586	6,219,321,114
Residential 3	5,766,455,400	2,594,904,930
	96,072,320,115	43,232,544,052
<u>Farm</u>	306,287,567	79,634,767
<u>Other</u>		
Statutory Pipeline	38,571,649	19,285,825
Statutory Railway	498,336,395	124,584,099
Institutional	348,135,000	226,287,750
Designated Higher Education	794,714,000	-
Designated Recreational Property	151,507,000	15,150,700
Other	21,820,798,820	14,183,519,233
	23,652,062,864	14,568,827,606
<u>Exempt From School Levy</u>	1,895,605,320	1,073,691,845
	\$ 121,926,275,866	\$ 58,954,698,270
	MILL RATE	TOTAL TAX
<u>Education Support Levy</u>		
<u>Residential Property</u>		
Residential 1	-	\$ -
Residential 2	-	-
Residential 3	-	-
Total	-	-
<u>Other Property</u>		
Statutory Pipeline	7.407	142,850
Statutory Railway	7.407	922,794
Institutional	7.407	1,676,113
Designated Higher Education	7.407	-
Designated Recreational Property	7.407	112,221
Other	7.407	105,097,685
Total		107,951,664
<u>School Division - Special Levy</u>		
Winnipeg	14.630	232,454,899
St. James -Assiniboia	12.720	69,023,114
Pembina Trails	10.812	135,392,346
Seven Oaks	15.785	68,550,387
Seine River	12.768	5,647,102
Interlake	11.067	48,418
Louis Riel	13.323	145,212,130
River East - Transcona	12.460	101,950,200
Total		758,278,596
TOTAL SCHOOL TAXES TO BE COLLECTED		\$ 866,230,260

Including Legislative Grant School portion of \$ 226,945.00



Assessment and Taxation
Évaluation et taxes

**BUDGET SUMMARY OF MUNICIPAL TAXES
AND PAYMENTS IN LIEU OF TAXES
2025**

The City's 2025 budget was adopted on January 29, 2025. The estimated assessment roll as at May 15, 2023 was used in the determination of 2025 budgeted revenue.

PROPERTY CLASSIFICATION	CLASS CODE	MILL RATE	REALTY TAX	
			PORTIONED ASSESSMENT	AMOUNT OF LEVY
Residential 1	10	12.920	\$ 34,402,282,960	\$ 444,477,496
Residential 2	20	12.920	6,161,056,612	79,600,851
Residential 3	80	12.920	2,591,824,140	33,486,368
Farm	30	12.920	85,729,219	1,107,622
Institutional	40	12.920	1,425,303,516	18,414,921
Designated Higher Education	41	12.920	-	-
Pipelines	51	12.920	19,285,825	249,173
Railways	52	12.920	124,635,599	1,610,292
Designated Recreational Property	70	12.920	15,617,100	201,773
Other	60	12.920	14,577,552,540	188,341,977
Legislative Buildings	60	12.920	10,136,880	130,968
Sub-Total			59,413,424,391	767,621,441
Taxes on City-owned properties & Manitoba Hydro Lines			-	18,912,143
General Service Fees		12.920	14,600,950	171,633
Grand Total			\$ 59,428,025,341	\$ 786,705,217

**SUMMARY OF MUNICIPAL TAXES
AND PAYMENTS IN LIEU OF TAXES
AS AT BILLING APRIL 11, 2025**

PROPERTY CLASSIFICATION	CLASS CODE	MILL RATE	REALTY TAX		PAYMENTS IN LIEU		TOTAL	
			PORTIONED ASSESSMENT	AMOUNT OF LEVY	PORTIONED ASSESSMENT	AMOUNT OF LEVY	PORTIONED ASSESSMENT	AMOUNT
Residential 1	10	12.920	\$ 34,341,867,354	\$ 443,696,903	\$ 76,538,398	\$ 988,876	\$ 34,418,405,752	\$ 444,685,779
Residential 2	20	12.920	5,879,057,211	75,957,419	341,709,300	4,414,884	6,220,766,511	80,372,303
Residential 3	80	12.920	2,592,874,530	33,499,939	2,030,400	26,233	2,594,904,930	33,526,172
Farm	30	12.920	73,521,472	949,897	6,401,898	82,713	79,923,370	1,032,610
Institutional	40	12.920	1,310,597,158	16,932,915	134,956,250	1,743,635	1,445,553,408	18,676,550
Designated Higher Education	41	12.920	-	-	5,577,650	72,063	5,577,650	72,063
Pipelines	51	12.920	12,127,096	156,682	7,158,732	92,491	19,285,828	249,173
Railways	52	12.920	123,124,570	1,590,769	1,459,534	18,857	124,584,104	1,609,626
Designated Recreational Property	70	12.920	14,484,100	187,135	666,600	8,612	15,150,700	195,747
Other *	60	12.920	12,923,977,479	166,977,811	1,425,378,592	18,415,891	14,349,356,071	185,393,702
Legislative Buildings	60	12.920	-	-	10,725,520	133,055	10,725,520	133,055
Sub-Total			57,271,630,970	739,949,470	2,012,602,874	25,997,310	59,284,233,844	765,946,780
Taxes on City-owned properties & Manitoba Hydro Lines			-	-	-	18,912,042	-	18,912,042
General Services Fees			14,600,950	171,633				171,633
Grand Total			\$ 57,286,231,920	\$ 740,121,103	\$ 2,012,602,874	\$ 44,909,352	\$ 59,284,233,844	\$ 785,030,455



**Assessment and Taxation
Évaluation et taxes**

ASSESSMENT PORTIONING

On September 18, 1991, the Province of Manitoba announced a 10 year portioning strategy with an end result that in 2001 all residential property will be taxed at 45% of their market value. The Province adopted further classification and portion percentage changes in 2002.

Taxes will be calculated on the following portioned percentages.

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
<u>PROPERTY CLASS</u>										
Residential 1	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%
Residential 2	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%
Residential 3	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%
Farm	26.0%	26.0%	26.0%	26.0%	26.0%	26.0%	26.0%	26.0%	26.0%	26.0%
Institutional	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%
Designated Higher Education	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Pipelines	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%
Railway	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
Designated Recreational Property	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Other	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
<u>PROPERTY CLASS</u>										
Residential 1	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%
Residential 2	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%
Residential 3	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%
Farm	26.0%	26.0%	26.0%	26.0%	26.0%	26.0%	26.0%	26.0%	26.0%	26.0%
Institutional	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%
Designated Higher Education	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Pipelines	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%
Railway	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
Designated Recreational Property	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Other	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%

Residential 1 -- Less than 5 dwelling units.

Residential 2 -- 5 or more dwelling units.

Residential 3 -- Owner Occupied Condominiums & Co-op Housing.

Other -- Commercial and industrial properties.



Assessment and Taxation
Évaluation et taxes

AMOUNTS TO BE RAISED FOR SCHOOL PURPOSES

SCHOOL TAXES

Provincial Legislation requires the City of Winnipeg to collect the School Division and Provincial Education Support taxes. These taxes are set by and go directly to the School Divisions and the Province.

SCHOOL DIVISION TAX

Education costs over those provided for through the Provincial Support Program are raised by fixing a separate mill rate for each School Division and levying a tax on the assessable property within that division. In 2003 the number of School Divisions were reduced from eleven to eight due to amalgamations

School divisions include:

- Winnipeg School Division
- St. James - Assiniboia School Division
- Pembina Trails School Division
- Seven Oaks School Division
- Seine River School Division
- Interlake School Division
- Louis Riel School Division
- River East - Transcona School Division

PROVINCIAL EDUCATION SUPPORT TAX

The Education Support Program is managed by the Public Schools Finance Board. It is responsible for collection of the annual requirements and the distribution of funds to the school divisions. In 2025, the City's share of the Education Support Program required the City to levy Taxable Assessment rates of 7.407 mills on all other property (excluding farm property which is exempt from the support levy). 2006 saw the elimination of the Education Support Levy from residential properties.

	2024	2025	Increase/(Decrease)	
			Amount	%
<u>School Division</u>				
Winnipeg	\$ 204,322,629	\$ 232,243,465	\$ 27,920,836	13.7%
St. James-Assiniboia	62,529,157	69,022,124	6,492,967	10.4%
Pembina Trails	116,073,240	135,327,565	19,254,325	16.6%
Seven Oaks	58,701,794	68,538,541	9,836,747	16.8%
Seine River	4,937,599	5,646,540	708,941	14.4%
Interlake	41,064	48,417	7,353	17.9%
Louis Riel	122,642,678	145,168,804	22,526,126	18.4%
River East -Transcona	89,053,869	101,912,889	12,859,020	14.4%
	\$ 658,302,030	\$ 757,908,345	\$ 99,606,315	15.1%

Provincial Education Support Tax

Other Property	108,459,849	107,882,493	(577,356)	-0.5%
	108,459,849	107,882,493	(577,356)	-0.5%
Total to be Raised for School Purposes	\$ 766,761,879	\$ 865,790,838	\$ 99,028,959	12.9%



Assessment and Taxation
Évaluation et taxes

COMBINED 2025 MUNICIPAL & SCHOOL MILL RATES

School Division	---STATUTORY---									
	Res 1	Res 2	Res 3	Farm	Institutional	Designated Higher Education	Pipelines	Railways	Designated Recreational Property	Other
Winnipeg										
Municipal	12.920	12.920	12.920	12.920	12.920	12.920	12.920	12.920	12.920	12.920
Schools										
ESL	-	-	-		7.407	7.407	7.407	7.407	7.407	7.407
Special Levy	14.630	14.630	14.630	14.630	14.630	14.630	14.630	14.630	14.630	14.630
	14.630	14.630	14.630	14.630	22.037	22.037	22.037	22.037	22.037	22.037
Total 2025	27.550	27.550	27.550	27.550	34.957	34.957	34.957	34.957	34.957	34.957

St. James-Assiniboia

Municipal	12.920	12.920	12.920	12.920	12.920	12.920	12.920	12.920	12.920	12.920
Schools										
ESL	-	-	-		7.407	7.407	7.407	7.407	7.407	7.407
Special Levy	12.720	12.720	12.720	12.720	12.720	12.720	12.720	12.720	12.720	12.720
	12.720	12.720	12.720	12.720	20.127	20.127	20.127	20.127	20.127	20.127
Total 2025	25.640	25.640	25.640	25.640	33.047	33.047	33.047	33.047	33.047	33.047

Pembina Trails

Municipal	12.920	12.920	12.920	12.920	12.920	12.920	12.920	12.920	12.920	12.920
Schools										
ESL	-	-	-		7.407	7.407	7.407	7.407	7.407	7.407
Special Levy	10.812	10.812	10.812	10.812	10.812	10.812	10.812	10.812	10.812	10.812
	10.812	10.812	10.812	10.812	18.219	18.219	18.219	18.219	18.219	18.219
Total 2025	23.732	23.732	23.732	23.732	31.139	31.139	31.139	31.139	31.139	31.139

Seven Oaks

Municipal	12.920	12.920	12.920	12.920	12.920	12.920	12.920	12.920	12.920	12.920
Schools										
ESL	-	-	-		7.407	7.407	7.407	7.407	7.407	7.407
Special Levy	15.785	15.785	15.785	15.785	15.785	15.785	15.785	15.785	15.785	15.785
	15.785	15.785	15.785	15.785	23.192	23.192	23.192	23.192	23.192	23.192
Total 2025	28.705	28.705	28.705	28.705	36.112	36.112	36.112	36.112	36.112	36.112



COMBINED 2025 MUNICIPAL & SCHOOL MILL RATES

School Division	---STATUTORY---									
	Res 1	Res 2	Res 3	Farm	Institutional	Designated Higher Education	Pipelines	Railways	Designated Recreational Property	Other
Seine River										
Municipal	12.920	12.920	12.920	12.920	12.920	12.920	12.920	12.920	12.920	12.920
Schools										
ESL	-	-	-		7.407	7.407	7.407	7.407	7.407	7.407
Special Levy	12.768	12.768	12.768	12.768	12.768	12.768	12.768	12.768	12.768	12.768
	12.768	12.768	12.768	12.768	20.175	20.175	20.175	20.175	20.175	20.175
Total 2025	25.688	25.688	25.688	25.688	33.095	33.095	33.095	33.095	33.095	33.095
Interlake										
Municipal	12.920	12.920	12.920	12.920	12.920	12.920	12.920	12.920	12.920	12.920
Schools										
ESL	-	-	-		7.407	7.407	7.407	7.407	7.407	7.407
Special Levy	11.067	11.067	11.067	11.067	11.067	11.067	11.067	11.067	11.067	11.067
	11.067	11.067	11.067	11.067	18.474	18.474	18.474	18.474	18.474	18.474
Total 2025	23.987	23.987	23.987	23.987	31.394	31.394	31.394	31.394	31.394	31.394
Louis Riel										
Municipal	12.920	12.920	12.920	12.920	12.920	12.920	12.920	12.920	12.920	12.920
Schools										
ESL	-	-	-		7.407	7.407	7.407	7.407	7.407	7.407
Special Levy	13.323	13.323	13.323	13.323	13.323	13.323	13.323	13.323	13.323	13.323
	13.323	13.323	13.323	13.323	20.730	20.730	20.730	20.730	20.730	20.730
Total 2025	26.243	26.243	26.243	26.243	33.650	33.650	33.650	33.650	33.650	33.650
River East - Transcona										
Municipal	12.920	12.920	12.920	12.920	12.920	12.920	12.920	12.920	12.920	12.920
Schools										
ESL	-	-	-		7.407	7.407	7.407	7.407	7.407	7.407
Special Levy	12.460	12.460	12.460	12.460	12.460	12.460	12.460	12.460	12.460	12.460
	12.460	12.460	12.460	12.460	19.867	19.867	19.867	19.867	19.867	19.867
Total 2025	25.380	25.380	25.380	25.380	32.787	32.787	32.787	32.787	32.787	32.787

<p>TOTAL CITY'S SHARE OF SCHOOL COSTS RAISED at Billing April 11, 2025 (School Taxes Raised includes the Education Support Tax and the School Division Tax)</p>
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<u>School Division</u>	REALTY TAXES			PAYMENTS IN LIEU OF TAXES			TOTAL
	<u>Farm & Res.</u>	<u>Other</u>	<u>Total</u>	<u>Farm & Res.</u>	<u>Other</u>	<u>Total</u>	
Winnipeg	\$ 137,983,023.20	\$ 116,258,596	\$ 254,241,619	\$ 2,862,874	\$ 21,731,027.80	\$ 24,593,902	\$ 278,835,521
St. James-Assiniboia	\$ 42,474,258	\$ 37,034,393	\$ 79,508,651	\$ 518,865	\$ 4,153,157	\$ 4,672,022	\$ 84,180,673
Pembina Trails	\$ 109,242,965	\$ 40,795,493	\$ 150,038,458	\$ 672,322	\$ 2,135,183	\$ 2,807,506	\$ 152,845,964
Seven Oaks	\$ 60,385,437	\$ 11,139,414	\$ 71,524,851	\$ 271,971	\$ 457,287	\$ 729,257	\$ 72,254,108
Seine River	\$ 4,999,701	\$ 782,347	\$ 5,782,048	\$ 58,628	\$ 147,986	\$ 206,614	\$ 5,988,662
Interlake	\$ 14,772	\$ 28,685	\$ 43,456	\$ 2,823	\$ 22,768	\$ 25,591	\$ 69,047
Louis Riel	\$ 119,209,471	\$ 37,469,655	\$ 156,679,126	\$ 752,729	\$ 1,818,117	\$ 2,570,846	\$ 159,249,972
River East - Transcona	\$ 83,075,579	\$ 26,057,488	\$ 109,133,067	\$ 612,496	\$ 3,060,750	\$ 3,673,246	\$ 112,806,313
	\$ 557,385,206	\$ 269,566,071	\$ 826,951,277	\$ 5,752,708	\$ 33,526,275	\$ 39,278,983	\$ 866,230,260

Note:

Farm and Residential includes Farm and Residential 1, 2 and 3 properties.

Other includes Institutional, Statutory Pipeline, Statutory Railways, Designated Recreational Property, Designated Higher Education and all Other.



Assessment and Taxation
Évaluation et taxes

2025 BUSINESS TAX AND BUSINESS IMPROVEMENT ZONES
AS AT BILLING APRIL 4, 2025

	Number of Businesses	ANNUAL RENTAL VALUE (ARV)	TAX	
Tax Rate	4.84%			
Taxable	12,086	1,424,573,414	\$ 68,949,353.62	
Grant	70	33,612,060	1,626,823.70	
TOTAL TAX		1,458,185,474		\$ 70,576,177.32
SMALL BUSINESS TAX CREDIT				(7,921,086.03)
SPECIAL CHARGES - CABLE SYSTEMS				1,215,068.09
NET BUSINESS TAX				\$ 63,870,159.38
BUSINESS IMPROVEMENT ZONES (BIZ)				7,208,771.58
TOTAL BUSINESS TAX & BIZ LEVIES				\$ 71,078,930.96

BUSINESS IMPROVEMENT ZONES

NAME	NUMBER	ARV TO SET RATE MARCH 27, 2025	ARV AS AT BILLING APRIL 4, 2025	VARIANCE (Decrease) / Increase
DOWNTOWN WINNIPEG	1	139,502,897	139,024,760	(478,137)
EXCHANGE DISTRICT	2	27,327,252	27,421,500	94,248
OSBORNE VILLAGE	3	6,824,189	6,702,960	(121,229)
CORYDON AVENUE	4	8,038,560	8,047,260	8,700
WEST END	5	43,042,358	43,544,910	502,552
NORWOOD GROVE	6	12,858,456	12,858,000	(456)
WEST BROADWAY	8	12,446,654	13,110,000	663,346
SELKIRK	9	1,640,460	1,640,460	-
SOUTH OSBORNE	10	2,672,491	2,709,240	36,749
NORTH END	11	4,532,400	4,514,640	(17,760)
ACADEMY ROAD	14	3,453,600	3,451,200	(2,400)
OLD ST.VITAL	15	9,848,190	9,881,900	33,710
TRANSCONA	17	18,392,474	18,305,640	(86,834)
ST. JAMES VILLAGE	18	5,731,022	5,776,200	45,178
PROVENCHER BOULEVARD	22	4,601,220	4,580,760	(20,460)
SAINT NORBERT	23	2,304,240	2,304,240	-
TOTALS		303,216,463	303,873,670	657,207

	BIZ Levies to be Collected	LEVY APPLIED APRIL 4, 2025	VARIANCE \$ (Decrease) / Increase	LEVY RATE (%)
DOWNTOWN WINNIPEG	3,488,967	3,477,009	(11,958)	2.501
EXCHANGE DISTRICT	795,223	797,965	2,742	2.910
OSBORNE VILLAGE	200,017	196,464	(3,553)	2.931
CORYDON AVENUE	275,080	275,377	297	3.422
WEST END	767,876	776,841	8,965	1.784
NORWOOD GROVE	220,008	220,000	(8)	1.711
WEST BROADWAY	265,114	279,243	14,129	2.130
SELKIRK	40,683	40,683	-	2.480
SOUTH OSBORNE	79,426	80,519	1,093	2.972
NORTH END	75,011	74,717	(294)	1.655
ACADEMY ROAD	95,009	94,943	(66)	2.751
OLD ST.VITAL	214,001	214,734	733	2.173
TRANSCONA	432,775	430,732	(2,043)	2.353
ST. JAMES VILLAGE	105,050	105,878	828	1.833
PROVENCHER BOULEVARD	100,031	99,586	(445)	2.174
SAINT NORBERT	44,080	44,080	-	1.913
TOTALS	7,198,351	7,208,770	10,419	