

# Reference Sheet

*Answering questions about assessment administration*

## Property Classes and Portioned Assessment

- For calculating mill rates and taxes, municipalities use "portioned" assessment.
- Portioning was introduced with the amendments to assessment legislation in 1990. When Manitoba began market value assessment, it became apparent that types of property had increased in value at varying rates over the years. Bringing assessments up to current market values all at once would have resulted in very large tax increases for some property owners. To phase in the changes, nine property classes were created with each class being assigned, initially, the same share of taxes that such property had been paying before market valuation began.
- Through annual adjustment of the portion percentages assigned to certain classes of property, a more equitable sharing of taxes has been achieved.

### Property Class and Portion Percentage of Assessment Subject to Tax

	Class Code	Portion %	
		2001	2002 & subsequent
Residential (less than 5 dwelling units)	10	45	45
Residential (5 or more dwelling units)	20	45	45
Residential (owner-occupied condominiums and co-operative housing)	80	45	45
Farm	30	30	26
Institutional	40	65	65
Pipeline	51	50	50
Railway	52	25	25
Other	60	65	65
Designated Recreational Property	70	10	10

Designated Higher Education Property - Class Code 41	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>
<b>Portion %</b>	52	39	26	13	0