



To prepare for the hearing, you will need to gather evidence that will support your position. This evidence is required to be exchanged with the City of Winnipeg Assessment and Taxation Department.

Your evidence package is very important and should include all of the documents you will use at the hearing in support of your application for review. Sales information is the evidence primarily considered by the Panel in deciding if the assessment reflects the market value of your home as of the reference date.

Select sales of comparable properties in your neighbourhood or market region. Comparable properties should have features as close to or as similar to the property under application for revision, such as location, proximity of services, size of lot, size and age of house, topography, view, number and size of bedrooms and bathrooms, basement (finished or unfinished), fireplaces, garage / carport, outbuildings, significant repairs required.

The following may also be included in your evidence package:

- Photographs of the inside and outside of the subject property to demonstrate the current physical condition
- Appraisals/estimates of the property value in its current condition, from either a professional appraiser or realtor
- Estimates and/or invoices including, but not limited to, repairs for structural/ foundation issues

You should clearly state why the assessment value is incorrect. Your evidence must support what you believe the fair market value of your property should be.

You can find a list of sales in your market region from the Assessment and Taxation Department website <https://assessment.winnipeg.ca/AsmtTax/English/SelfService/SalesBooks.stm>. More details about the properties listed can be found using the Property Assessment Search feature.

Your evidence package must be submitted to the Board of Revision by the due date indicated in your Notice of Hearing letter. Evidence not received by the expected deadline will be marked as a late submission. The Panel will be advised and acceptance of the late submission will be at their discretion at the scheduled hearing.

The Board of Revision will forward the evidence for exchange to the applicable parties the next business day.

The following is an example of an evidence submission package. Depending on your reasons for the assessment review your package may look different. This is only a guide of how best to prepare based on assessment requirements outlined in The Municipal Assessment Act.

Once you have the necessary information prepared for your hearing, and wish to speak to the Assessment and Taxation Department, please contact the Board of Revision on how to connect with the assigned Assessor.

Sample Evidence Package

PREMISES UNDER REVIEW

Applicant: John and Jane Doe
Premises Affected: 123 Anywhere Ave
Roll Number: 12345678900
Assessment Year: 2023
Assessment Value: \$236,000

REASON FOR REVIEW

We feel our assessment is too high when compared to properties that sold in our neighbourhood. We believe the city-assessed value overstates recent improvements and doesn't reflect the past and current market conditions for year 2023. We hope you consider this appeal. We believe that the house should be assessed at \$200,000.

From Google Street View

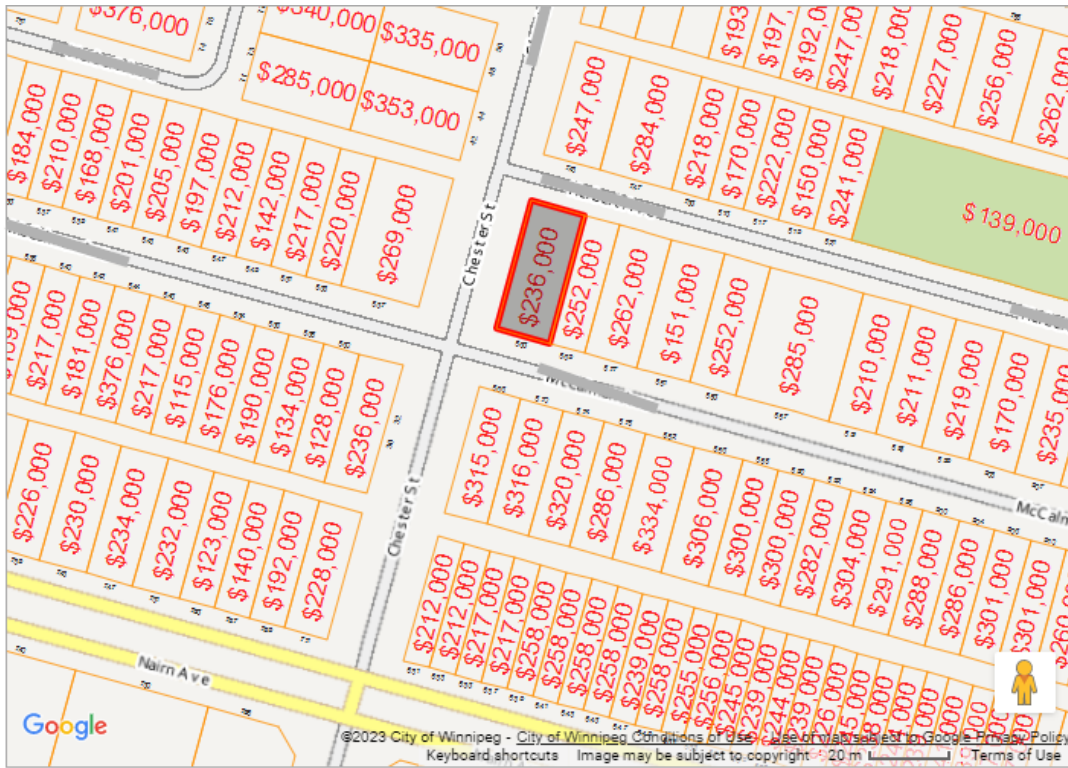


SUBJECT PROPERTY

123 Anywhere Ave

The following property map is found on the City of Winnipeg Assessment and Taxation Department website:

<https://assessment.winnipeg.ca/AsmtTax/English/propertydetails/default.stm>



From Google Satellite View



SUBJECT PROPERTY



THE CITY OF WINNIPEG
ASSESSMENT AND TAXATION DEPARTMENT
SERVICE DE L'ÉVALUATION ET DES TAXES



YYYY PROPERTY ASSESSMENT NOTICE

THIS IS NOT A BILL

Mmmm dd, yyyy ¹

² ROLL NUMBER 12345678900	³ PROPERTY ADDRESS 123 ANYWHERE AVE	TITLE / DEED 1234567890	LEGAL DESCRIPTION				
		⁵	Part of Lot	Lot 21	Block 1	Plan 19693	Parish 75A/86A R OTM
⁴ REGISTERED OWNER(S) JOHN AND JANE DOE			⁶				

STATUS CODE	PROPERTY CLASS CODE	ASSESSED VALUE
Taxable	Residential 1	\$236,000
⁷ TOTAL PROPERTY ASSESSMENT		\$236,000

IMPORTANT MESSAGES - Visit our website at: www.winnipegassessment.com

For further information, please contact 311 or toll free 1-877-311-4974. Private User Id: * * * * ⁸

REASON FOR CHANGE: Reassessment

The assessment roll is public information and can be viewed at the offices of the Assessment and Taxation Department at 457 Main Street or at City Hall. Assessment is governed by the Provincial Municipal Assessment Act. If there is any difference between statements in this notice and the Act, the Act shall prevail.

The Assessment and Taxation Department establishes your property value by looking at property characteristics and estimates of the most probable selling price for your property had it been sold on Mmm dd, yyyy.

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Notice of Appeal to the Board of Revision

Roll Number: 12345678900 ⁹
 123 ANYWHERE AVE
 Final Date of Appeal Application: Mmm dd, yyyy
 Appeal Application Fee: \$#,###.##

If there is a problem and we can't agree on a solution, you can contact the Board of Revision. They handle revision applications. All appeal applications to the Board of Revision must be filed on a Board of Revision application form and delivered or mailed to the address below. Include this tear-off portion with your appeal for faster processing.

Board of Revision, 510 Main Street, Winnipeg, MB R3B 1B9 Phone: 311 or toll free 1-877-311-4974

JOHN AND JANE DOE
 123 ANYWHERE AVE
 WINNIPEG, MB



123 Anywhere Avenue

Roll Number: 12345678900

Neighbourhood Area: Heritage Park

Market Region 5, St. James

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2023 Assessment Roll (Market value as at April 1, 2021)

Property Class(es)	Status(es)	Assessed Value
Residential 1	Taxable	\$ 236,000

Residence:

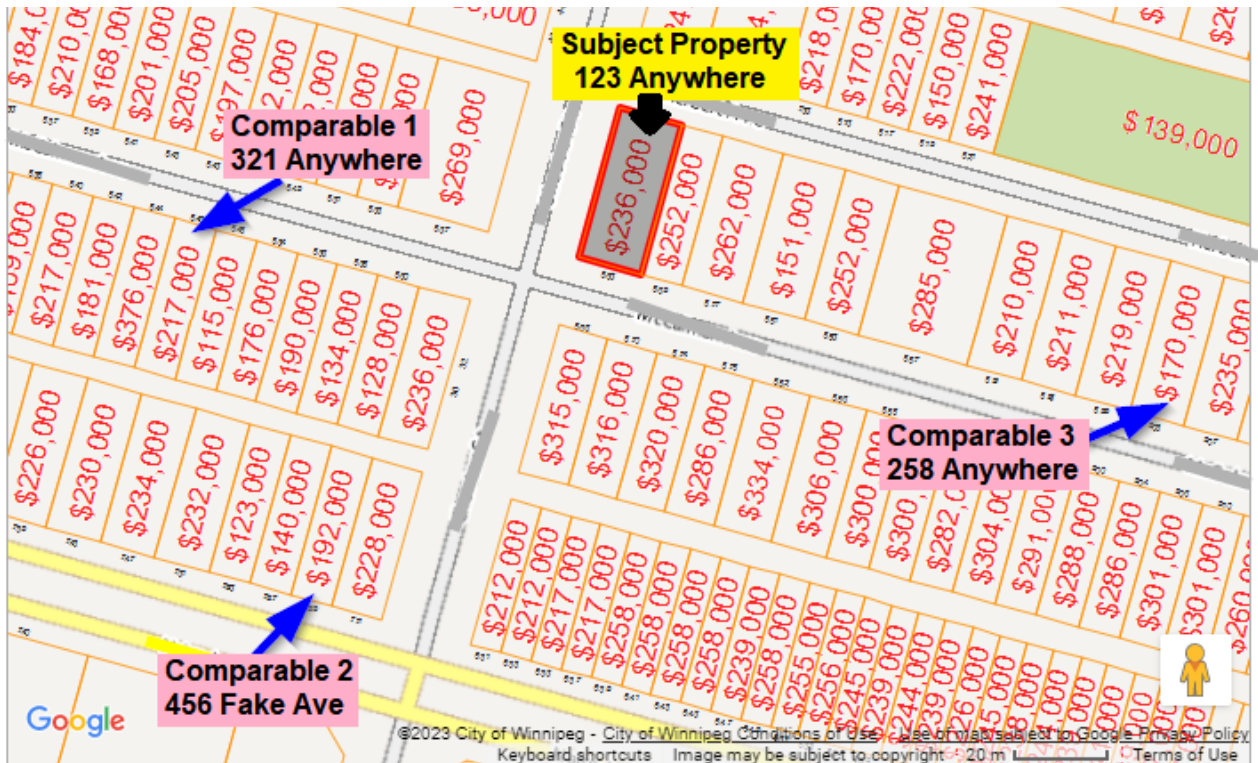
Living Area:	1,760 sq. ft.
Building Type:	One Storey
Basement:	Yes
Basement Finish:	Yes
Year Built:	1967
Air Conditioning:	Yes
Fireplace:	Yes
Attached Garage:	Yes
Detached Garage:	No
Pool:	No

Property Information

Assessed Land Area:	11,272 sq. ft.
Water Frontage Measurement:	68.62 ft.
Sewer Frontage Measurement:	68.60 ft.
Property Influences	Park Sturgeon Creek Influence

COMPARABLE PROPERTIES

IDENTIFICATION	SUBJECT	COMP 1	COMP 2	COMP 3
ROLL NUMBER	12345678900	12345678901	12345678902	12345678903
STREET ADDRESS	123 Anywhere Ave	321 Anywhere Ave	456 Fake Ave	258 Anywhere Ave
NEIGHBOURHOOD AREA	212 Heritage Park	212 Heritage Park	214 Sturgeon Creek	208 Booth
MARKET REGION	5 St. James	5 St. James	5 St. James	5 St. James
ASSESSMENT INFORMATION				
2023 ASSESSMENT ROLL	\$236,000			
BUILDING DESCRIPTION				
LIVING AREA	1,760 sq.ft.	1,484 sq.ft.	1,879 sq.ft.	1,534 sq.ft.
BUILDING TYPE	One Storey	One Storey	One Storey	One Storey
BASEMENT	Yes	Yes	Yes	Yes
BASEMENT FINISHED	Yes	Yes	Yes	Yes
YEAR BUILT	1967	1968	1955	1961
Air Conditioning	Yes	Yes	Yes	Yes
FIREPLACES	2	1	2	1
ATTACHED GARAGE	Yes	No	No	No
DETACHED GARAGE	No	No	Yes	No
POOL	No	No	No	No
SUNROOM	No	No	No	No
PROPERTY INFORMATION				
ASSESSED LAND AREA	11,272 sq.ft.	7,797 sq.ft.	13,610 sq.ft.	12,047 sq.ft.
PROPERTY INFLUENCES	Park, Sturgeon Creek Influence	Park, Sturgeon Creek Influence		
SALES INFORMATION				
Sale Month and Year		October 2020	May 2020	October 2019
SALE PRICE		\$211,000	\$185,000	\$175,500
TIME ADJUSTED SALE PRICE		\$238,300	\$204,900	\$200,600



COMMENTS ON COMPARABLE PROPERTIES

All properties selected are from the same market region.

All properties are one storey homes with full basements, central air and fireplaces built from 1955 to 1968. Comparable 2 have two fireplaces and garage similar to the subject property. The Subject Property has an attached garage whereas Comparable 2 has a detached garage.

All properties have similar living area with Comparable 2 being the largest at 1,879 square feet.

All properties have similar lot sizes with Comparable 1 being the smallest at 7,797 square feet.

We feel Comparable 3 is the best example, the living area is lower but lot size is larger. The City has it assessed lower than the sell price but considering our home has a garage we feel the time adjusted value of \$200,600 is fair. We request to round down to \$200,000.

COMPARABLE 1

321 Anywhere Avenue

Roll Number: 12345678901

Neighbourhood Area: Heritage Park

Market Region 5, St. James

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2023 Assessment Roll (Market value as at April 1, 2021)

Property Class(es)	Status(es)	Assessed Value
Residential 1	Taxable	\$217,000

Residence:

Living Area:	1,484 sq. ft.
Building Type:	One Storey
Basement:	Yes
Basement Finish:	Yes
Year Built:	1968
Air Conditioning:	Yes
Fireplace:	Yes
Attached Garage:	No
Detached Garage:	No
Pool:	No

Property Information

Assessed Land Area:	7,797 sq. ft.
Water Frontage Measurement:	60.00 ft.
Sewer Frontage Measurement:	60.00 ft.
Property Influences	Park Sturgeon Creek Influence

COMPARABLE 2

456 Fake Avenue

Roll Number: 12345678902

Neighbourhood Area: Sturgeon Creek

Market Region 5, St. James

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2023 Assessment Roll (Market value as at April 1, 2021)

Property Class(es)	Status(es)	Assessed Value
Residential 1	Taxable	\$192,000

Residence:

Living Area:	1,879 sq. ft.
Building Type:	One Storey
Basement:	Yes
Basement Finish:	Yes
Year Built:	1955
Air Conditioning:	Yes
Fireplace:	Yes
Attached Garage:	No
Detached Garage:	Yes
Pool:	No

Property Information

Assessed Land Area:	13,610 sq. ft.
Water Frontage Measurement:	77.00 ft.
Sewer Frontage Measurement:	77.00 ft.

COMPARABLE 3

258 Anywhere Avenue

Roll Number: 12345678903

Neighbourhood Area: Booth

Market Region 5, St. James

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2023 Assessment Roll (Market value as at April 1, 2021)

Property Class(es)	Status(es)	Assessed Value
Residential 1	Taxable	\$170,000

Residence:

Living Area:	1,534 sq. ft.
Building Type:	One Storey
Basement:	Yes
Basement Finish:	Yes
Year Built:	1961
Air Conditioning:	Yes
Fireplace:	Yes
Attached Garage:	No
Detached Garage:	No
Pool:	No

Property Information

Assessed Land Area:	12,047 sq. ft.
Water Frontage Measurement:	57.91 ft.
Sewer Frontage Measurement:	57.80 ft.