

**Q: If the City lowered taxes by 5%, why is my tax bill higher?**

*A: Tax bills are made up of three components:*

*(1) The property fair market value (also known as assessment) → Average increase in Dauphin was 14%*

*(2) Municipal mill rate → City Council lowered this to generate 5% less revenue than in 2013.*

*(3) School mill rate → Mountain View School Division increased this approximately 1% for City of Dauphin residents*

*Of the above, the only component controlled by the City of Dauphin is the municipal mill rate and that was lowered to generate 5% less revenue for the municipality than in 2013. If your assessment increase between this year and last year was greater than the average of 14%, it is possible your tax bill is higher.*

**Q: My assessment is too high and I want to appeal it.**

*A: The assessment for this year represents fair market value of your property as at April 1, 2012. An assessment notice was sent from the Province in May 2013 with a 2013 appeal date clearly shown on the bottom. Unfortunately that date has passed but if you feel as though your property is not worth that value, you can contact the Province of Manitoba Assessment Branch at 622-2117 to discuss potential changes for next year.*

**Q: Why was my property reassessed?**

*A: The Province of Manitoba reviews and reassesses all properties in Manitoba every two years. 2014 is a reassessment year and reflects the estimated Fair Market Value of your property as at April 1, 2012. Properties will be reassessed again in 2016 throughout the Province.*

**Q: Why is the City cutting services to lower taxes?**

*A: The City has not cut services to lower taxes. Most of the tax savings are a result of a renegotiated recycling contract, larger reserves, continued garbage savings and lower debenture payments. There has been no decrease in services. The City does, however, continue to try to improve and modernize services.*