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## A Market in Transition: Property Assessment Notices are in the Mail

**HALIFAX, Nova Scotia, January 13, 2017** – Property Valuation Services Corporation (PVSC), the assessment authority for Nova Scotia, sent property owners their annual property assessment notice today.

This past year, the PVSC aligned the assessment cycle to support a one-year base date, which means property assessments reflect the market value as of January 1, 2016, one year in the past, instead of two. A one-year base date is an industry best practice.

“Overall, the residential market is relatively flat, with most assessments increasing or decreasing within a two percent spread,” said Carlos Resendes, VP, Business & Innovation Services. “Residential properties eligible for the legislated Capped Assessment Program (CAP) will increase 1.4%, the Consumer Price Index (CPI) for Nova Scotia.”

Municipalities calculate property taxes based on a property’s *Taxable Assessed Value*, which reflects either a property’s *Assessed Value* or *Capped Assessment*, whichever is the lowest.

“Our analysis indicates that the real estate market is in a transition phase, especially in the Halifax region,” said Resendes. “A few years of stable growth in the residential market – particularly in the condo and apartment sectors – appears to have influenced growth in the commercial sector.”

Typically, as commercial properties are constructed or renovated, tenants start moving through the market leaving older stock properties for newer ones. Properties under construction receive a partial assessment value reflective of the current state of the property, as of December 1, 2016. All assessments in Nova Scotia are based on a property’s current use.

Property owners can view details about their property assessment by visiting [www.pvsc.ca](http://www.pvsc.ca). PVSC representatives and assessors are available to answer questions or discuss an assessment at 1-800-380-7775 from 8:30 a.m. – 5:30 p.m. Monday through Friday. Property owners who wish to appeal their assessment have until midnight, February 13, 2017 to file an appeal.

In 2016, the PVSC was one of six Canadian organizations awarded by [Excellence Canada](#) with a *Canada Award for Excellence* for outstanding achievement in their *Excellence, Innovation and Wellness* standard. The PVSC was also the first assessment jurisdiction in North America to be certified by the [International Property Tax Institute](#) for adherence to assessment best practices and standards.

Interviews available upon request.

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### Media Kit:

2017 Assessment Overview Infographic  
2017 Assessment Roll Totals  
Historical Provincial Assessment Summaries  
PVSC Fact Sheet

# 2017 Assessment by the Numbers

**50** The number of municipalities in Nova Scotia

**619,798** The number of properties in Nova Scotia

**585,684** Residential Properties

**335,790** CAP Eligible Residential Properties

**34,114** Commercial Properties

**\$ 105B** In Assessed Value

## Assessed Value By Region

Region	Residential	Residential with CAP	Commercial	Total
Central	\$41,766,747,400	\$37,825,634,700	\$13,967,589,100	\$55,734,336,500
South	\$10,635,724,000	\$9,688,918,500	\$2,142,832,400	\$12,778,556,400
North/West	\$15,846,129,700	\$14,260,831,800	\$3,576,951,100	\$19,423,080,800
East	\$13,238,038,500	\$11,390,113,200	\$4,113,581,400	\$17,351,619,900
Provincial Total	\$81,486,639,600	\$73,165,498,200	\$23,800,954,000	\$105,287,593,600

## 2016 Achievements

**1st** Assessment jurisdiction in North America to achieve IPTI Certification for adherence to assessment best practices and standards.

**1 of 6** Canadian organizations awarded **GOLD** by *Excellence Canada* for Excellence, Innovation and Wellness.

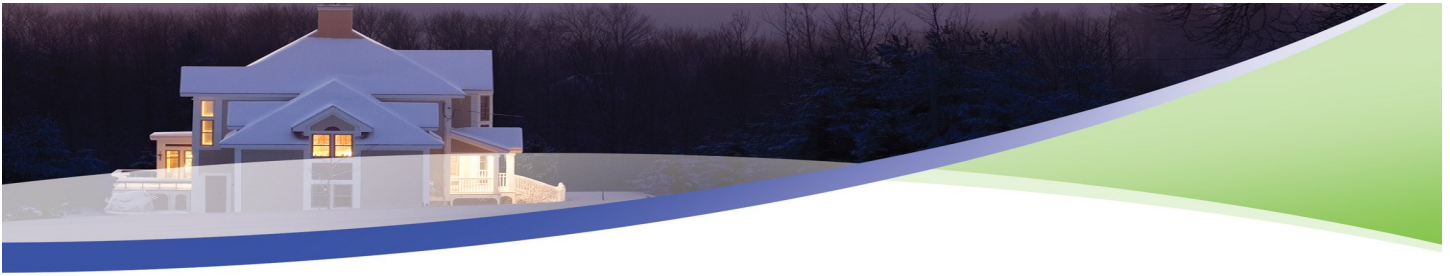
**\$17,391** raised for Habitat for Humanity, Nova Scotia

**39,723**  
Sale Transactions

**10,043**  
Permit Reviews

**34,880**  
Client Inquiries

**8,223**  
2016 Appeals



## Fact Sheet

### History

Property Valuation Services Corporation (PVSC) is the independent, not-for-profit, municipally funded assessment authority for Nova Scotia. Created in 2007, PVSC is responsible for providing valuation and related property and information services to Nova Scotia municipalities, property owners and the Province of Nova Scotia.

With approximately 140 employees across the province, PVSC supports its stakeholders by:

- Using mass appraisal to determine valuations for more than 600,000 properties in Nova Scotia
- Providing an annual assessment roll to municipalities
- Administering the property assessment appeal process

### Assessment Functions

Municipalities use assessments to calculate property taxes. Property taxes help to pay for services such as garbage pick-up, snow removal, sewers, new roads and repairs, and police and fire services.

### Assessment Process

PVSC adheres to mass appraisal methodology standards as set by the [International Association of Assessing Officers \(IAAO\)](#), and is mandated by the [Nova Scotia Assessment Act](#) and governed by the [PVSC Act](#).

Property values are based on the real estate market as of January 1st one year prior to the current assessment year. PVSC also takes into account the physical state of the property, which captures new construction, renovations, demolitions and a property's change in use.

### Quality and Legislative Compliance

Throughout the year, audits and statistical testing are performed to ensure the quality and validity of the assessment roll.

- Assessment Act and IAAO quality standards
- Professionally certified and designated employees
- Enterprise Risk and Quality Framework Program
- Notification, inquiry management and appeal process: client satisfaction surveys conducted annually
- Roll Quality Program (year-round)
- Peer review process (fall)
- Advanced Notification and Consultation (fall)
- Roll Validation Program (year-end)

### Key Assessment Dates

**Base Date:** January 1st of the previous year. For example: 2017 assessments have a base date of January 1, 2016—sales that have occurred on either side of the base date are used to determine market valuations.

**State Date:** December 1st, prior to sending assessment notices—reflects the physical state of a property. For Example, 2017 assessments have a state date of December 1, 2016

**Income & Expense Request for Information:** February.

**Preliminary assessments:** October each year.

**Capped Assessment Program Rate:** November—reflects the Consumer Price Index (CPI) for Nova Scotia as received from Statistics Canada.

**Roll Transmitted to Municipalities:** Last week of December.

**Assessment Notices Mailed to Property Owners:** January.

**31 Day Appeal Period:** 31 days from the date on the assessment notice.



## Fact Sheet

### Board of Directors

The PVSC's Board of Directors is comprised of six municipally elected representatives, three municipal administrators, three independent members, and the Executive Director of the UNSM.

The responsibilities of the Board are to:

- Establish a long-term strategic plan
- Create multi-year capital and operational budgets
- Ensure external financial and quality audits are completed
- Appoint a CEO
- Encourage partnership opportunities with stakeholders
- Communicate to its stakeholders, including reporting to the UNSM at its annual meeting

### Current Membership:

Jimmy MacAlpine, PVSC Chair, Warden, Municipality of the District of Digby; Alex Morrison, Councillor, County of Annapolis; Connie Nolan, CAO, Municipality of East Hants; Amanda Whitewood, Director of Finance/CFO, Halifax Regional Municipality; Mike Dolter, CAO, Town of Truro; Greg Keefe, Independent Director; Michele McKenzie, Independent Director; and, Betty MacDonald, Executive Director, Union of Nova Scotia Municipalities.

### Vision

To be a world class leader of market valuation and integrated property services, recognized for excellence – in our people, products and our business

### Achieving Excellence

During the summer of 2016, PVSC invited [Excellence Canada](#), Canada's authority on organizational excellence, to complete a benchmark assessment of the organization against their *Excellence, Innovation and Wellness* standard. After completing an over-arching assessment of PVSC, including employees, customers, leadership, governance, planning, processes, social responsibility, suppliers, partners, and results, PVSC was awarded Gold in Excellence, Innovation and Wellness.

In 2015, PVSC became the first assessment jurisdiction in North America to be certified by the [International Property Tax Institute \(IPTI\)](#), confirming PVSC's compliance with its legislative mandate and with IAAO best practice and quality standards for mass appraisal.

### Value-Added Services

Through a joint partnership between PVSC and the municipalities, the Integrated Property Services Council (IPSC) was established to oversee the operation of existing value-added property related services and to support the development of new services to increase operational and administrative efficiencies for municipalities.

### PVSC Contact Information

If you have questions, please contact us.

**1-800-380-7775** (Within North America)

**1-902-893-5800** (Outside North America)

[www.pvsc.ca](http://www.pvsc.ca)

Property and Assessment Open data: [www.thedatazone.ca](http://www.thedatazone.ca)

## 2017 Filed Roll Provincial Summary

As Of Roll Closing

Data As Of: 10-Dec-16 8:02:15 AM

PERCENT CHANGE			
	TOTAL VALUE	2017	2016
TOTAL ASSESSMENT ROLL	\$105,287,593,600	1.87%	1.55%
TOTAL RESIDENTIAL	\$81,486,639,600	2.14%	1.34%
TOTAL COMMERCIAL	\$23,800,954,000	0.95%	2.29%
TOTAL RESIDENTIAL WITH CAP	\$73,165,498,200	3.54%	1.89%

CAP ACCOUNTS				
	2017 # Accounts	2017 Impact	2016 # Accounts	2016 Impact
CENTRAL	103,964	\$3,941,112,700	113,937	\$4,487,308,800
NORTH/WEST	77,253	\$1,585,297,900	81,374	\$1,701,915,800
SOUTH	59,184	\$946,805,500	60,240	\$1,001,555,500
EAST	95,389	\$1,847,925,300	98,090	\$1,923,544,400
TOTAL	335,790	\$8,321,141,400	353,641	\$9,114,324,500

Commercial is Commercial Taxable 02 or Commercial Exempt 22.

Residential is all other value classes.

The residential portion of an apartment account will be included in the residential sections of this report.

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As Of Roll Closing  
Data As Of: 10-Dec-16 8:02:15 AM

	CENTRAL	2017	2016	NORTH/WEST	2017	2016	SOUTH	2017	2016	EAST	2017	2016
TOTAL ASSESSMENT ROLL	\$55,734,336,500	2.10%	2.45%	\$19,423,080,800	1.67%	0.84%	\$12,778,556,400	1.50%	-0.26%	\$17,351,619,900	1.63%	0.89%
TOTAL RESIDENTIAL	\$41,766,747,400	2.37%	2.05%	\$15,846,129,700	1.86%	1.04%	\$10,635,724,000	1.89%	-0.60%	\$13,238,038,500	1.97%	1.08%
TOTAL COMMERCIAL	\$13,967,589,100	1.30%	3.66%	\$3,576,951,100	0.86%	-0.05%	\$2,142,832,400	-0.39%	1.44%	\$4,113,581,400	0.56%	0.30%
TOTAL RESIDENTIAL WITH CAP *	\$37,825,634,700	4.17%	2.53%	\$14,260,831,800	2.93%	1.42%	\$9,688,918,500	2.67%	0.51%	\$11,390,113,200	3.00%	1.57%

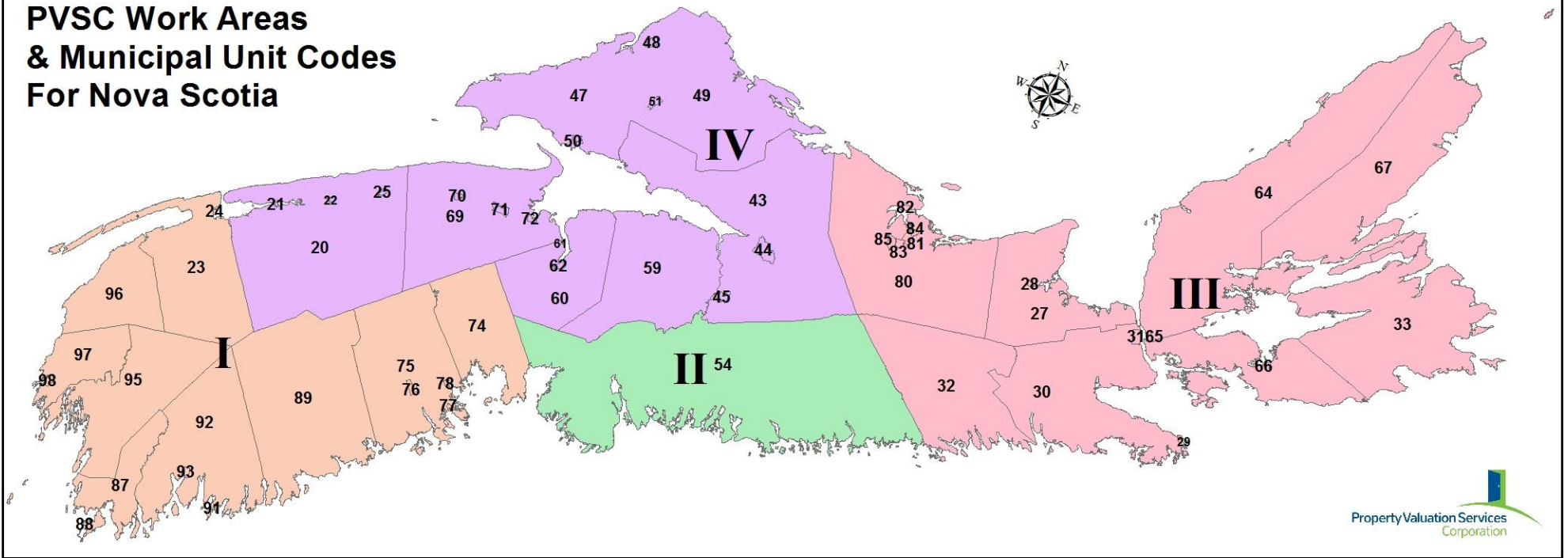
\* The CAP program began in 2005 to limit drastic increases in the Residential assessments (see [www.pvsc.ca](http://www.pvsc.ca)). This calculation compares 2017 to 2016 CAP.

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# PVSC Work Areas & Municipal Unit Codes For Nova Scotia



MU	Municipality	County	MU	Municipality	County	MU	Municipality	County	MU	Municipality	County
20	County of Annapolis	Annapolis	43	County of Colchester	Colchester	64	County of Inverness	Inverness	87	Municipality of Barrington	Shelburne
22	Former Town of Bridgetown	Annapolis	44	Town of Truro	Colchester	65	Town of Port Hawkesbury	Inverness	88	Town of Clark's Harbour	Shelburne
21	Town of Annapolis Royal	Annapolis	45	Town of Stewiacke	Colchester	66	County of Richmond	Richmond	89	Region of Queens Municipality	Queens
23	Municipality of Digby	Digby	47	County of Cumberland	Cumberland	67	County of Victoria	Victoria	91	Town of Lockeport	Shelburne
24	Town of Digby	Digby	51	Former Town of Springhill	Cumberland	69	County of Kings	Kings	92	Municipality of Shelburne	Shelburne
25	Town of Middleton	Annapolis	48	Town of Amherst	Cumberland	70	Town of Berwick	Kings	93	Town of Shelburne	Shelburne
27	County of Antigonish	Antigonish	49	Town of Oxford	Cumberland	71	Town of Kentville	Kings	95	Municipality of Argyle	Yarmouth
28	Town of Antigonish	Antigonish	50	Town of Parrsboro	Cumberland	72	Town of Wolfville	Kings	96	Municipality of Clare	Digby
30	Municipality of Guysborough	Guysborough	54	Halifax Regional Municipality	Halifax	74	Municipality of Chester	Lunenburg	97	Municipality of Yarmouth	Yarmouth
29	Former Town of Canso	Guysborough	53	City of Dartmouth	Halifax	75	Municipality of Lunenburg	Lunenburg	98	Town of Yarmouth	Yarmouth
31	Town of Mulgrave	Guysborough	55	County of Halifax	Halifax	76	Town of Bridgewater	Lunenburg			
32	Municipality of St. Mary's	Guysborough	56	Town of Bedford	Halifax	77	Town of Lunenburg	Lunenburg			
			57	City of Halifax	Halifax	78	Town of Mahone Bay	Lunenburg			
33	Cape Breton Regional Municipality	Cape Breton	59	Municipality of East Hants	Hants	80	County of Pictou	Pictou			
34	County of Cape Breton	Cape Breton	60	Municipality of West Hants	Hants	81	Town of New Glasgow	Pictou			
35	City of Sydney	Cape Breton	61	Former Town of Hantsport	Hants	82	Town of Pictou	Pictou			
36	Town of Dominion	Cape Breton	62	Town of Windsor	Hants	83	Town of Stellarton	Pictou			
37	Town of Glace Bay	Cape Breton				84	Town of Trenton	Pictou			
38	Town of Louisbourg	Cape Breton				85	Town of Westville	Pictou			
39	Town of New Waterford	Cape Breton									
40	Town of North Sydney	Cape Breton									
41	Town of Sydney Mines	Cape Breton									

### Legend

- Work Area 1
- Work Area 2
- Work Area 3
- Work Area 4