



PVSC 2025 ASSESSMENT ROLL

WEST HANTS REGIONAL MUNICIPALITY

JANUARY 14, 2025



NOVA SCOTIA'S PROPERTY ASSESSMENT AND TAXATION SYSTEM

ABOUT PVSC



Created under the Property Valuation Service Corporation Act and responsible for assessing all real property in Nova Scotia as per the Nova Scotia Assessment Act



Municipally funded, not-for-profit



Governed by a Board of Directors



Approximately 130 employees across 62 communities around Nova Scotia

WHAT WE DO & DON'T DO

PVSC does:

- Deliver an Assessment Roll to all 49 NS municipalities
- Deliver ~650,000 Assessment Notices to NS property owners
- Administer the Capped Assessment Program (CAP) and Seasonal Tourist Business Designation program on behalf of the NS government

PVSC does **NOT**:

- Have the authority to:
 - Set tax rates
 - Collect taxes
 - Create tax policy
 - Provide tax relief
 - Determine land ownership

MARKET VALUE

The ***Nova Scotia Assessment Act*** requires that we assess property at **market value**:

“... the amount which in the opinion of the assessor would be paid if it were sold on a date prescribed by the Director in the open market by a willing seller to a willing buyer”

AND

“The assessment shown on the roll shall be the assessment that reflects the state of the property as it existed on the first day of December immediately preceding the filing of the roll”

Assessment Act

CHAPTER 23 OF THE REVISED STATUTES, 1989

as amended by

1990, c. 19, ss. 7-34; 1990, c. 24; 1992, c. 11, s. 35;
1993, c. 11, s. 53; 1996, c. 5, ss. 2, 3; 1998, c. 4; 1998, c. 13, s. 2;
1998, c. 18, s. 547; 2000, c. 4, s. 4; 2000, c. 9, ss. 2(b), (d) & (e),
3-5 & 8-19; 2000, c. 28, s. 2; 2001, c. 3, ss. 2, 3; 2001, c. 6, s. 98;
2001, c. 14, s. 1; 2002, c. 15, ss. 1-3; 2004, c. 10; 2004, c. 24, s. 15;
2004, c. 27, s. 12; 2005, c. 9, ss. 2-5; 2006, c. 15, ss. 2-6; 2006, c. 19, s. 53;
2006, c. 24; 2007, c. 9, ss. 2, 3; 2008, c. 11; 2008, c. 36, ss. 2, 3;
2008, c. 48; 2009, c. 8, s. 1; 2012, c. 16; 2019, c. 9, s. 7; 2019, c. 10



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ROLL QUALITY STANDARDS

- PVSC uses advanced statistical analysis to conduct an in-depth examination of market trends and indicators for every assessment roll
- Assessments are rigorously tested for accuracy and uniformity to ensure compliance with the Nova Scotia Assessment Act and industry standards set by the International Association of Assessing Officers

QUALITY MEASUREMENTS

- Valuation Approach Selection
- Mass Appraisal Statistics
 - Level of Assessment
 - Fairness of Assessments
 - Equity Between Groupings

THE CAPPED ASSESSMENT PROGRAM

- PVSC administers the Capped Assessment Program (CAP) on behalf of the Nova Scotia Government
- The program places a 'cap' on the amount that the taxable assessment for eligible residential property can increase year over year based on the Nova Scotia Consumer Price Index (CPI) in November

2024 PROPERTY ASSESSMENT				
Classification	Assessed Value	*Capped Assessment	Acres	Taxable Assessed Value
RESIDENTIAL TAXABLE	\$192,600 Assessed value reflects the market and state of the property	\$153,000 Capped assessment reflects the NS CPI in October		\$153,000 Taxable assessed value is what is used to determine property taxes
2024 TOTAL	\$192,600			\$153,000

1.5% CAP
for 2025

WEST HANTS: 2025 ASSESSMENT ROLL

Total 2025 Assessment Roll= **\$3.2B**



Residential Property Assessment:
\$2.9B total assessed value
13,348 accounts

Residential assessed value with CAP = **\$2.1B**
Total residential accounts with CAP = **9,187**



Commercial Property Assessment:
\$286.3M total assessed value
770 accounts

WEST HANTS: 2025 ASSESSMENT ROLL



501
Permits



551
Property
Transactions



262
Appeals
in 2024

THE APPEAL PROCESS

- Each property owner receives a notice of assessment which indicates an assessed value for their property
- Should a property owner disagree with their assessed value they can file an appeal
 - 2025 assessment appeals must be received by February 13, 2025
 - Instructions on how to file an appeal is included on the assessment notice
- There are three levels of appeal:
 - PVSC initial assessor review
 - Nova Scotia Assessment Appeal Tribunal (NSAAT)
 - Utility and Review Board (UARB)

CONTACT INFORMATION

- Should you get questions from constituents about property assessment, please direct them to our contact centre where they can connect with our knowledgeable and expert staff

Phone: 1-800-380-7775

Email: inquiry@pvsc.ca

Website: www.pvsc.ca



THANK YOU