



# ASSESSMENT SERVICES

## PROPERTY VALUATION SERVICES CORPORATION

MUNICIPAL DEVELOPMENT OFFICERS ASSOCIATION  
MAY 10, 2023

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# AGENDA

- 
- About Property Assessment in NS
  - 2023 Assessment
  - Capped Assessment Program
  - Appeal Process
  - Property data and permit information

# ABOUT PVSC



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



Municipally funded.



Governed by a Board of Directors.



Approximately 130 employees working remotely across 62 communities around Nova Scotia.

# WHAT WE DO & DON'T DO

## PVSC does:

- Deliver an Assessment Roll to all 49 NS municipalities by December 31 each year
- Deliver ~640,000 Assessment Notices to NS property owners each January
- 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



# CLASSIFICATIONS OF PROPERTY

1. Residential
2. Resource
3. Commercial

# 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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Published by Authority of the Speaker of the House of Assembly  
Halifax

# IMPORTANT DATES

## BASE DATE

Value on **January 1**  
Based on sales that took place over the **prior calendar year**

*\*as per section 42 (2)*



## STATE DATE

The characteristics and physical state of properties on **December 1**

*\*as per section 52 (2)*

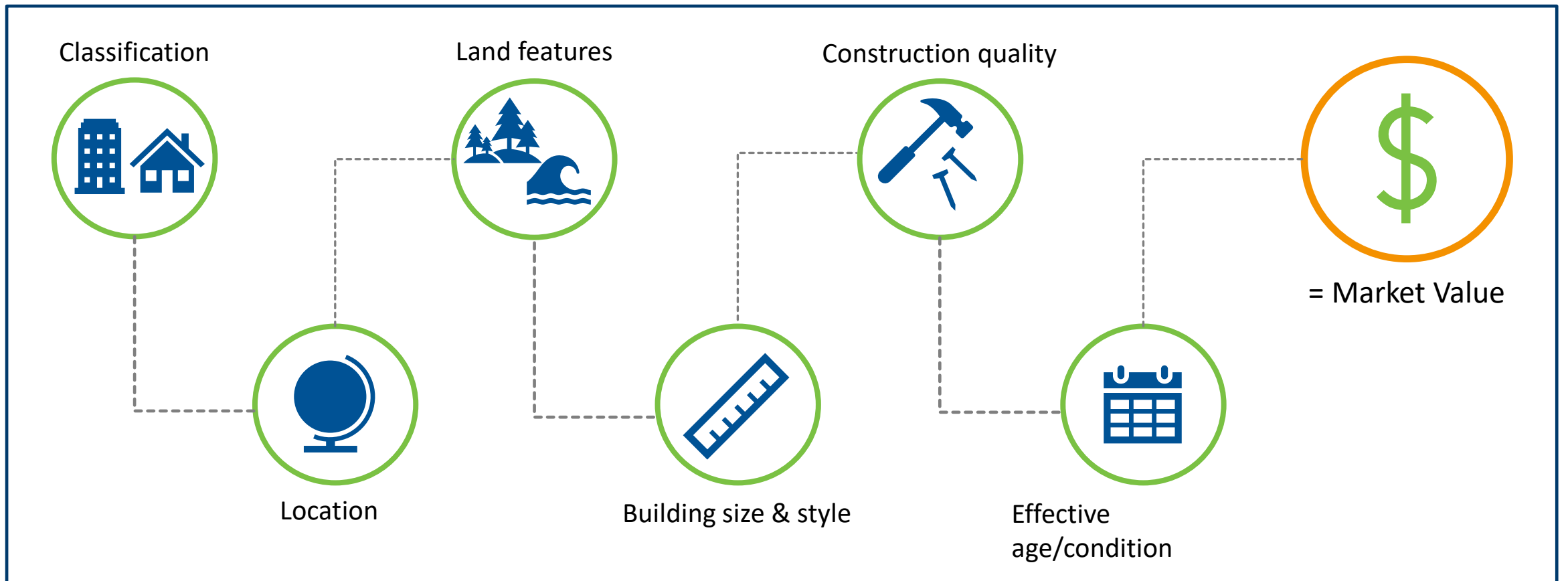
## ASSESSMENT ROLL

Delivery of Notices  
**January**

## APPEAL PERIOD

Appeals must be submitted within **31 days** of the Notice of Assessment delivery

# INFLUENCES OF MARKET VALUE





# THREE APPROACHES TO DETERMINING VALUE

PVSC uses one of three internationally accepted valuation methods, depending on property type and how frequently similar properties transact on the open market

## **Sales Comparison**

Analyze recent sales of comparable properties to determine value and adjust for local market conditions

## **Income**

Determine the income a property can earn (after expenses) and convert net operating income to market value

## **Cost**

Calculate land value and current cost to replace buildings, then deduct for depreciation



**643,058**  
property accounts in NS  
**\$147.5 Billion**  
total assessment value

### Residential Assessment



**\$120.6 Billion**

**608,717** accounts

**\$100 Billion** with CAP

**381,898** capped accounts



**\$26.9 Billion**

**34,341** accounts

### Commercial Assessment

**14,154**

Permits



**53,641**

Property Transactions



**7,475**

Appeals in 2022



**16,404**

Inquiries in 2022



### 2023 Assessment Roll Activity

# 2023 PROVINCIAL ASSESSMENT ROLL

# 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.

2022 PROPERTY ASSESSMENT		<i>Lloyd MacLeod for the Director of Assessment</i>		
Classification	Assessed Value	Capped Assessment	Acres	Taxable Assessed Value
RESIDENTIAL TAXABLE	\$264,800	\$232,300		\$232,300
<b>2022 TOTAL</b>	<b>\$264,800</b>	<b>\$232,300</b>		<b>\$232,300</b>

Note: If "Assessed Value" is less than "Capped Assessment", the "Capped Assessment" fields will appear blank.

# THE APPEAL PROCESS

- In January of each year, each property owner receives a Notice of Assessment which indicates an assessed value for their property.
- Should a property owner disagree with their assessment, they can file an appeal.
- There are three levels of appeal:
  1. PVSC initial assessor review
  2. Nova Scotia Assessment Appeal Tribunal (NSAAT)
  3. Utility and Review Board (UARB)

# DATA SOURCES

- PVSC collects property data through a variety of sources:
  - NS Land Registry
  - Sale investigations
  - Property inspections
  - Building Permits
  - Real estate websites
  - Aerial photography
  - Appeal reviews
  - Discussion with property owners
  - Requests for Information



# BUILDING PERMITS

- PVSC receives permit information from municipalities.
- Permit information is reviewed and prioritized based on time of year, stage of construction, and prior inspection dates.
- Building permits can be examined through:
  - Contacting the property owner
  - Using imagery tools such as Pictometry, Google Earth, etc.
  - Visiting the property
- If construction is not finished, a value will be added for the percentage that is completed.

# PERMIT DATA EXCHANGE

- Implemented in 2016 as a method for municipalities to supply PVSC with permit data.
- The mobile app allows building officials to capture inspection information using a customizable inspection form on iPad.
- PDX enables StatsCan & CMHC to collect permit data rather than retrieving directly from the planning department.

Every municipality in the province now connects to PDX in some way.

~15 municipalities currently use the mobile app to conduct inspections.

Over 200,000 permit records are now stored in PDX.



# WORKING WITH MUNICIPAL PLANNING DEPARTMENTS

- Planning decisions and policies can directly impact the assessment of a property.
- Staying connected and sharing information helps us both do our jobs better!
  - Development plans and agreements
  - Occupancy permits
  - housing bi-laws
  - mapping



# CONTACT US

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QUESTIONS?