

NOVA SCOTIA ASSESSMENT APPEAL TRIBUNAL VALUATION SUMMARY

GENERAL ACCOUNT INFORMATION

Assessment Number
Year of Appeal
Docket #
Hearing Date
Appeared in Court
Type of Contact

Property Location	09876543		
Municipality	2011		
Owner / Agent	111811HS		
Appellant if different	18-Nov-11		
Position Received		No	Yes
Court Assessor	Interior/Exterior		

		125 Assessment Street
		Halifax Regional Municipality
		Jane Smith
		Same
Yes	No	
		Property Assessor

ASSESSMENT VALUATION SUMMARY

Base Date 01-Jan-09

State Date 01-Dec-10

Value Under	Appeal
Land	\$10,300
Building	\$116,900
Total	\$127 200

VALUE INDICATORS

	Subject	Comp 1	Comp 2	Comp 3
	Photo	Photo	Photo	Photo
Location	125 Assessment Street	56 Any Road	137 Assessment Street	12 Property Lane
Sale Date	05-Jan-00	16-May-08	05-Oct-07	16-Aug-07
Sale Price	\$95,000	\$128,500	\$142,500	\$148,000
Parcel Size	1.1 acres	1.58 acres	2.5 acres	24000sf
Style / MS Model	1.5 sty	1.5 sty	1.5 sty	1.5 sty
Bldg Area	900 sf	851 sf	810 sf	936 sf
Living Area				
Year Built	100 +	100+	100+	38
Eff. Age				
Bsmt Finish	n/a	n/a	590 sf	690 sf
Comm Use (LUC)				
Zoning				
Other	3 bedrooms, 1.5 baths	3 bedrooms, 1 bath	3 bedrooms, 1.5 baths	2 bedrooms, 1 bath, full
	basement w/dirt floor,	basement w/dirt floor,	basement w/dirt floor,	basement, well & septic,
	well & septic, barn	well & septic, garage,	well & septic, porch, barn	garage, shed
	Average Condition	shed, Average Condition	garage, Renovations 2000	Average Condition for age

Zoning						
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	well & septic, barn	well & septic, garage,	well & septic, porch, barn	garage, shed		
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Grounds of App	aal					
Old farmhouse, sur	rounded by farm, no improve	ments, nothing to justify incre	ase			
Response						
Interior/Exterior in	spection, Neighborhood sales	range \$130,000 - \$168,000				
	e condition, support by Sale #					
	ondition, recent upgrades	. 1				
	ondition, newer construction					
Sale ii S saperior ce	marcion, newer construction					
Addendum						
N/A						
Recommendatio	n No Ye	S Authorized By:		Date:		
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