

PVSC Delivers Property Assessment Notices to Over 600,000 Property Owners

HALIFAX, Nova Scotia, January 8, 2016 — Approximately 600,000 property owners were sent their 2016 property assessment notice today, according to Property Valuation Services Corporation (PVSC).

Property values for 2016 are based on the real estate market as of January 1, 2014 (called the base date) and the physical state of the property as of December 1, 2015 (called the state date), which captures new construction, renovations, demolitions and a property's change in use.

“We collect, review and analyze sales and property information on an ongoing basis to ensure we are delivering fair and accurate assessments for Nova Scotians”, said Carlos Resendes, Sr. Manager, Valuation. “Property information is gathered through different methods and sources, including state-of-the-art technology and discussions with property owners.”

Overall, the assessment base reflects a flattening market, with some residential pocket areas and neighbourhoods increasing in value and others decreasing. New apartment and condo construction and some commercial development in Halifax are contributors to the increase from 2015.

Properties eligible for the provincially legislated [Capped Assessment Program](#) (CAP), will increase 0.3%, the Consumer Price Index (CPI) for Nova Scotia. The Taxable Assessed Value, which municipalities use to calculate property taxes, reflects either a property's Market Assessment or Capped Assessment, whichever is the lowest.

Property owners are encouraged to visit PVSC's website, www.pvsc.ca, to view their '[My Property Report](#)' to confirm their property details. PVSC representatives and assessors are available to answer questions or discuss an assessment at 1-800-380-7775 from 8:30 a.m. – 6:00 p.m. Monday through Friday.

Property owners who wish to appeal their assessment have until midnight, February 8, 2016 to file an appeal. The appeal form and instructions are located on the assessment notice.

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Media Kit:

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2016 Assessment Roll Summary
2012-2016 Assessment Roll History
PVSC Provincial Assessment Map
PVSC Fact Sheet

About PVSC

Property Valuation Services Corporation (PVSC) is an independent, not-for-profit organization funded by Nova Scotia's 51 municipalities.

PVSC is responsible for valuing all real property in Nova Scotia, approximately 600,000 properties, on an annual basis. Each January, PVSC provides an assessment roll to municipalities, which is used to calculate property taxes, and delivers property assessment notices to every Nova Scotia property owner.

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

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 standards.

Since becoming an independent organization in 2007, PVSC has expanded beyond property valuation to also provide a wide-range of property and information services to municipalities and property owners.

Property data, sale records and assessment information is available to the public on PVSC's website, www.pvsc.ca.