

## **No Need to Wait Until January – PVSC Releases 2017 Preliminary Property Assessments**

**DARTMOUTH, NS (October 18, 2016)** – Property Valuation Services Corporation (PVSC), the not-for-profit organization responsible for assessing all property in Nova Scotia, has published preliminary 2017 property assessments on their website, [pvsc.ca](http://pvsc.ca).

“Publishing preliminary assessments is about being transparent with our work,” said Carlos Resendes, VP, Business & Innovation Services. “We encourage every property owner to view their preliminary assessment and confirm the property data we have is up-to-date before we finalize assessments in December.”

**New this year is the move to a one-year base date.** The base date is a snapshot of the market at a specific point in time and PVSC analyzes sales on either side of this date, along with any physical changes to the property, in order to derive market value assessments. The base date for 2017 assessments is January 1, 2016.

“Assessments that reflect a one-year base date is an industry best practice,” said Resendes. “Aligning our assessment cycle from a two-year to a one-year base date demonstrates the organization’s commitment to excellence and quality improvement.”

Property owners can call PVSC with questions, to discuss their property details or to provide additional information at 1-800-380-7775 from 8:30am to 4:30pm Monday to Friday.

At this time, PVSC continues to review property assessments and complete property inspections. Final assessment values will be reflected on official assessment notices, which will be sent in January.

Property owners are reminded that they can sign up to receive their assessment notice and municipal tax and utility bills, where available, online via [epost.ca](http://epost.ca).

A 2017 preliminary assessment media kit, including sale figures province-wide, is below. Interviews are available upon request.

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### **About PVSC**

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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](#) in industry best practice and quality standards by the [International Property Tax Institute](#) (IPTI).

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

Property data, sale records and assessment information is available to the public on PVSC's website, [www.pvsc.ca](http://www.pvsc.ca).

# 2017 Preliminary Assessment Media Kit

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- Key Messages
- Base Date
- Sales by Region
- PVSC Regional Map
- Additional Links and Information

## Key Messages

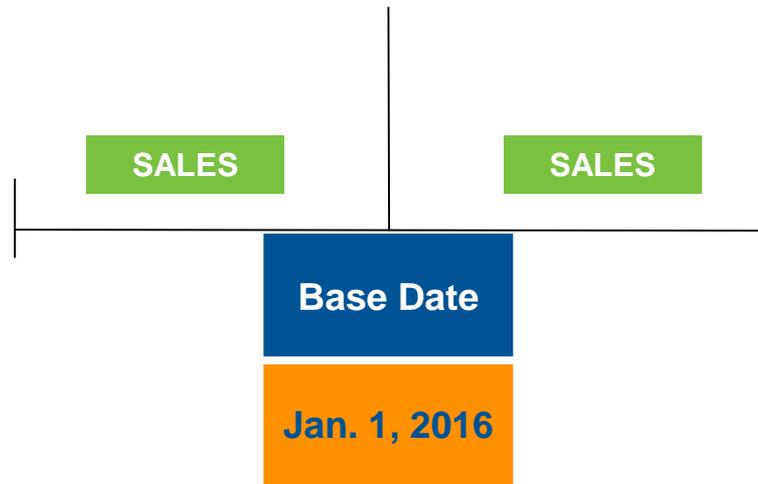
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- PVSC has released 2017 preliminary assessments to the public.
- Property owners are encouraged to view their property details and contact PVSC if they have questions or would like to provide additional property information.
- Preliminary assessments are reflective of the market as of January 1, 2016 (base date). PVSC analyzes property sales on either side of the base date.
- Preliminary assessments are subject to change. Official property assessments are sent in January.

## 2017 Assessment Roll Market Value Timeline

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- Preliminary assessments are reflective of the market as of January 1, 2016 (base date). PVSC analyzes property sales on either side of the **base date**.



## Sales: South Region (Work Unit 1)

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| Assessment Year                             | Residential  | Apartment | Commercial |
|---|--------------|-----------|------------|
| <b>2017</b><br>(base date: January 1, 2016) | <b>7,540</b> | <b>26</b> | <b>328</b> |
| <b>2016</b><br>(base date: January 1, 2014) | <b>6,818</b> | <b>22</b> | <b>345</b> |

## Sales: Central Region (Work Unit II – HRM)

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| Assessment Year                             | Residential   | Apartment  | Commercial |
|---|---------------|------------|------------|
| <b>2017</b><br>(base date: January 1, 2016) | <b>10,832</b> | <b>163</b> | <b>423</b> |
| <b>2016</b><br>(base date: January 1, 2014) | <b>10,386</b> | <b>113</b> | <b>417</b> |

## Sales: East Region (Work Unit III)

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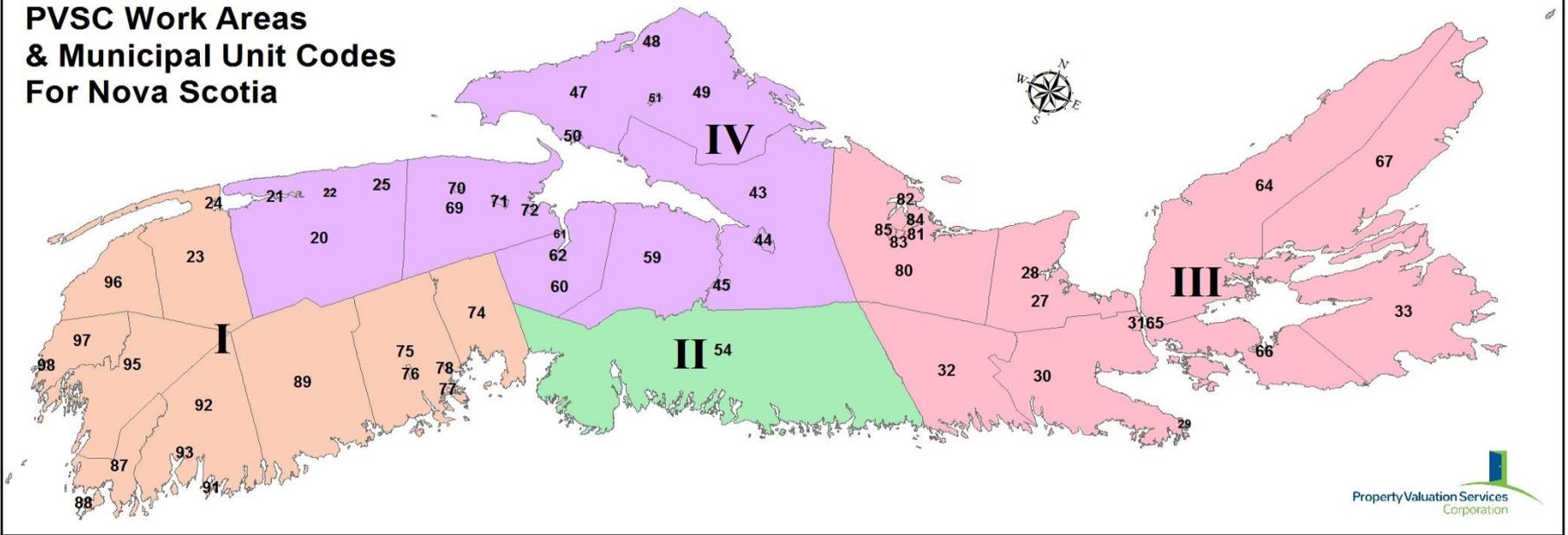
| Assessment Year                             | Residential  | Apartment | Commercial |
|---|--------------|-----------|------------|
| <b>2017</b><br>(base date: January 1, 2016) | <b>9,402</b> | <b>33</b> | <b>524</b> |
| 2016<br>(base date: January 1, 2014)        | 8,376        | 46        | 401        |

## Sales: North-West Region (Work Unit IV)

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| Assessment Year                             | Residential  | Apartment | Commercial |
|---|--------------|-----------|------------|
| <b>2017</b><br>(base date: January 1, 2016) | <b>9,403</b> | <b>63</b> | <b>437</b> |
| <b>2016</b><br>(base date: January 1, 2014) | <b>8,527</b> | <b>56</b> | <b>413</b> |

# 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   | 54 | Halifax Regional Municipality | Halifax    | 70 | Town of Berwick           | Kings     | 93 | Town of Shelburne             | Shelburne |
| 27 | County of Antigonish              | Antigonish  | 53 | City of Dartmouth             | Halifax    | 71 | Town of Kentville         | Kings     | 95 | Municipality of Argyle        | Yarmouth  |
| 28 | Town of Antigonish                | Antigonish  | 55 | County of Halifax             | Halifax    | 72 | Town of Wolfville         | Kings     | 96 | Municipality of Clare         | Digby     |
| 30 | Municipality of Guysborough       | Guysborough | 56 | Town of Bedford               | Halifax    | 74 | Municipality of Chester   | Lunenburg | 97 | Municipality of Yarmouth      | Yarmouth  |
| 29 | Former Town of Canso              | Guysborough | 57 | City of Halifax               | Halifax    | 75 | Municipality of Lunenburg | Lunenburg | 98 | Town of Yarmouth              | Yarmouth  |
| 31 | Town of Mulgrave                  | Guysborough | 59 | Municipality of East Hants    | Hants      | 76 | Town of Bridgewater       | Lunenburg |    |                               |           |
| 32 | Municipality of St. Mary's        | Guysborough | 60 | Municipality of West Hants    | Hants      | 77 | Town of Lunenburg         | Lunenburg |    |                               |           |
| 33 | Cape Breton Regional Municipality | Cape Breton | 61 | Former Town of Hantsport      | Hants      | 78 | Town of Mahone Bay        | Lunenburg |    |                               |           |
| 34 | County of Cape Breton             | Cape Breton | 62 | Town of Windsor               | Hants      | 80 | County of Pictou          | Pictou    |    |                               |           |
| 35 | City of Sydney                    | Cape Breton |    |                               |            | 81 | Town of New Glasgow       | Pictou    |    |                               |           |
| 36 | Town of Dominion                  | Cape Breton |    |                               |            | 82 | Town of Pictou            | Pictou    |    |                               |           |
| 37 | Town of Glace Bay                 | Cape Breton |    |                               |            | 83 | Town of Stellarton        | Pictou    |    |                               |           |
| 38 | Town of Louisbourg                | Cape Breton |    |                               |            | 84 | Town of Trenton           | Pictou    |    |                               |           |
| 39 | Town of New Waterford             | Cape Breton |    |                               |            | 85 | Town of Westville         | Pictou    |    |                               |           |
| 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

## Additional Links and Information

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- Media Centre: [Media Kit, Press Releases and Reports](#)
- PVSC: [Mission, Vision and Goals](#)
- Video: [How We Value Property](#)

### General Inquiries

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

1-800-380-7775, M-F, 8:30am – 4:30pm

### Media Contact

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