

Re: Item No. 1.1



HALIFAX COUNCIL
JANUARY 10, 2023



2023

ASSESSMENT ROLL

PROPERTY VALUATION SERVICES CORPORATION

AGENDA

-
- Important Dates
 - 2023 Assessment Roll
 - Inquiry and Appeal Period

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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IMPORTANT DATES

BASE DATE

Value on **January 1, 2022**
Based on sales that took
place over the **2021**
calendar year

**as per section 42 (2)*

STATE DATE

The characteristics and
physical state of properties
on **December 1, 2022**

**as per section 52 (2)*

ASSESSMENT ROLL

Delivery of Notices
January 9, 2023

APPEAL PERIOD

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

HALIFAX'S 2023 ASSESSMENT ROLL ACTIVITY



Permits

3,682



Property Transactions

15,782



Appeals (2022)

3,059

BASE DATE:
LOOKING BACK TO
2021

April 20, 2021

allNOVASCOTIA

Soaring Material Costs Aren't Slowing Builders

May 7, 2021

The
ChronicleHerald

Home prices and sales to remain high- CMHC

Home prices could climb 14.4 per cent on average in 2021, the Canada Mortgage and Housing Corporation forecast in its spring market outlook.

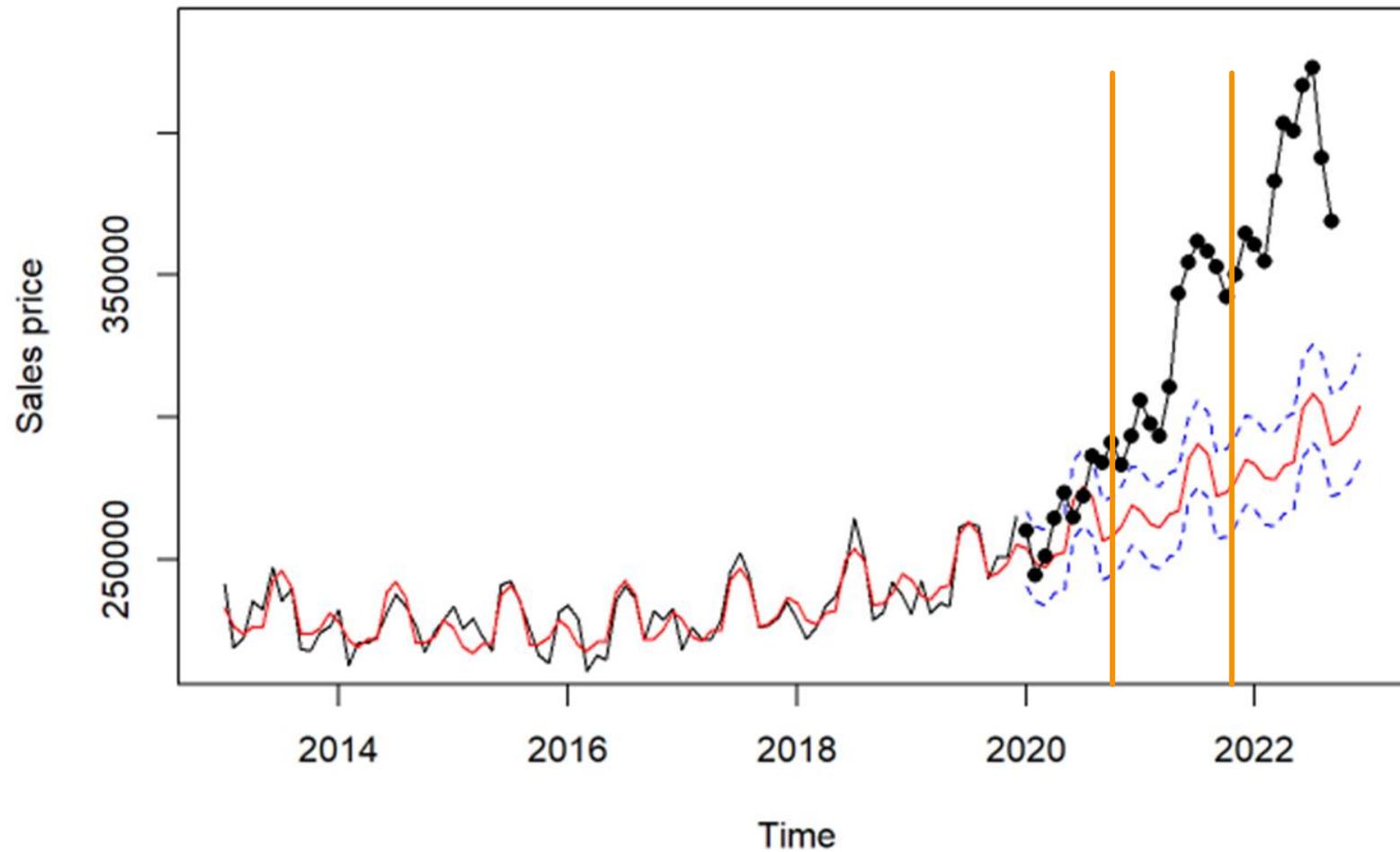
November 15, 2021

 CBC

This is the busiest year ever for the housing market, with prices up 18%

Average selling price rises to \$716,585 across the country

DATA INSIGHTS: SALES PRICE



Data as of Dec. 15, 2022

HALIFAX'S ASSESSMENT ROLL

Halifax Regional Municipality	2023	2022
Total Residential	\$67,027,550,200	\$53,716,653,000
Total Residential with CAP	\$54,217,007,700	\$48,132,239,800
Total Commercial	\$16,224,940,000	\$15,039,810,300
Total Assessment Roll	\$83,252,490,200	\$68,756,463,300

Includes market and new growth and taxable and exempt accounts. Residential includes property classified as Resource.

TOTAL ASSESSMENT VALUE BY AREA

Area	2023 Market Value	2022 Market Value
Dartmouth	\$13,761,738,400	\$11,548,531,200
Halifax County	\$29,629,122,700	\$23,348,601,600
Bedford	\$5,840,301,700	\$4,784,848,500
Halifax	\$34,021,327,400	\$29,074,482,000

Includes market and new growth and taxable and exempt accounts.

SECTOR HIGHLIGHTS



INQUIRY AND APPEAL PERIOD

- Assessment Notices were mailed out January 9, 2023
- Appeal period is January 9, 2023 – February 9, 2023
 - Our Service Representatives and Assessors are available to take calls Monday through Friday 8:30 am to 4:30 pm.
- Appeals can be emailed, mailed or faxed
 - The appeal form must be signed to be accepted

PVSC CONTACT INFORMATION

Phone: 1-800-380-7775

Email: inquiry@pvsc.ca

Mail: 6-15 Arlington Place, Truro NS, B2N 0G9

Fax: 1-888-339-4555 (within North America)
1-902-893-6101 (outside North America)



QUESTIONS?