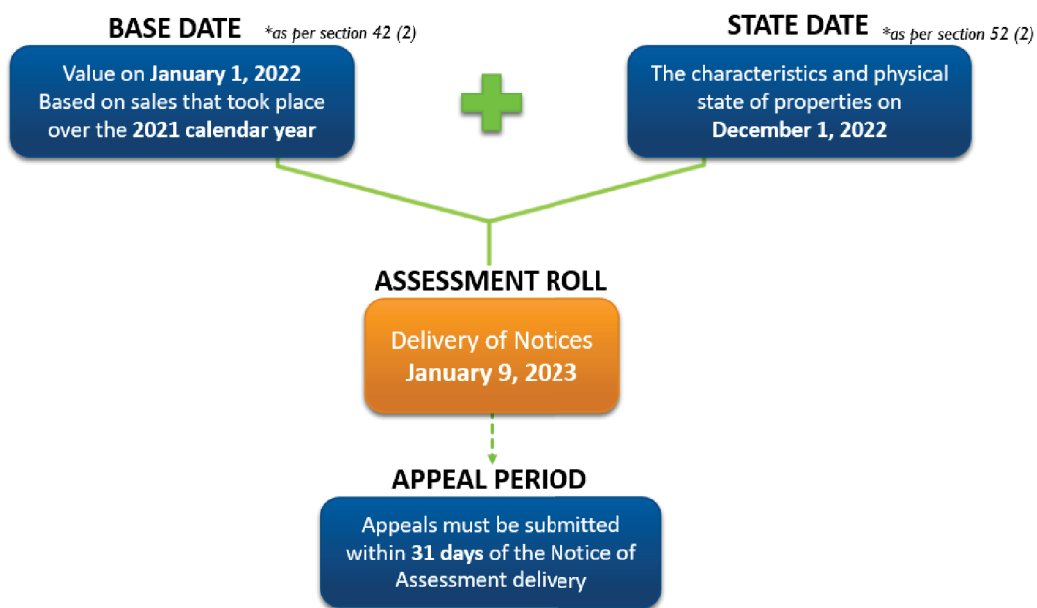


2023 Important Dates

The *Nova Scotia Assessment Act* requires that properties are assessed at market value. The 2023 Assessment Roll reflects market value as of January 1, 2022, based on sales and financial data from the full 2021 calendar year (January 1, 2021 to December 31, 2021). The assessments also consider the physical state of properties as of December 1, 2022, including new construction, renovations, additions, and demolitions.



- Jan 1, 2022** 2023 assessments reflect property value as of January 1, 2022, based on market value sales that occurred during the 2021 calendar year.
- Dec 1, 2022** 2023 assessments also account for physical changes (like renovations, additions, damage, or demolitions) made to a property by December 1, 2022.
- Dec 28, 2022** The 2023 Assessment Roll was sent to Nova Scotia’s 49 municipalities on December 28, 2022.
- Jan 9, 2023** PVSC mailed Property Assessment Notices to Nova Scotia property owners on January 9, 2023.
- Feb 9, 2023** Assessment appeals must be received by midnight on February 9, 2023. Signed appeal forms can be submitted by email, mail, or fax. For email, the appeal form must be provided as an attachment (scanned copy or photo).

About PVSC

- Property Valuation Services Corporation (PVSC) is an independent, municipally funded, not-for-profit organization that provides property assessment services and information to Nova Scotia's municipalities and property owners.
- PVSC is governed by a Board of Directors and led by CEO Kathy Gillis. PVSC's Board includes elected municipal officials, members with municipal experience, independent members, and the CEO of the Nova Scotia Federation of Municipalities (NSFM).
- Most of our 130 employees live in and work from home offices in 62 communities across Nova Scotia.
- PVSC was created on April 1, 2007 by the *Property Valuation Services Corporation Act*.
- PVSC operates in accordance with the *Nova Scotia Assessment Act* and internationally accepted standards for mass appraisal from the International Association of Assessing Officers (IAAO).
- PVSC assesses the value of every property in Nova Scotia each year (643,058 properties in total), provides an Assessment Roll to all 49 Nova Scotia municipalities each year by December 31, and mails Property Assessment Notices to property owners every January.
- PVSC does not have the legislative authority to create property tax policy, set property tax rates, collect property taxes, or provide property tax relief. Those important roles are fulfilled by Nova Scotia's provincial and municipal governments.
- On behalf of the Nova Scotia government and in accordance with the *Nova Scotia Assessment Act*, PVSC also administers the Capped Assessment Program (CAP). The Capped Assessment Program limits, or 'caps', the annual increase in taxable assessment for eligible residential properties to no more than the NS Consumer Price Index (CPI) for that year. Eligible properties are at least 50 per cent owned by a Nova Scotia resident, residential with less than four dwelling units or vacant resource, owner-occupied (if a condominium), and owned for at least a year, unless ownership remained within a family.
- For 2023 assessments, the CAP rate is 7.7 per cent.