

PVSC 2026 ASSESSMENT ROLL

MUNICIPALITY OF THE DISTRICT OF SHELBURNE

January 28, 2026

ABOUT PVSC



Created under the *Property Valuation Service Corporation Act* and responsible for assessing all property in Nova Scotia as per the *Nova Scotia Assessment Act*.



Delivers an Assessment Roll to all 49 municipalities and over 650,000 Assessment Notices to property owners in Nova Scotia each year.



Municipally funded, not-for-profit. Governed by a Board of Directors.



Approximately 135 employees working in 60 communities across Nova Scotia.

WHAT WE DO & DON'T DO

PVSC does:

- Deliver an Assessment Roll to all 49 NS municipalities.
- Deliver ~650,000 Assessment Notices to NS property owners.
- Administer the Capped Assessment Program (CAP) and Seasonal Tourist Business Designation program on behalf of the provincial government.

PVSC does **NOT**:

- Have the authority to:
 - Determine land ownership
 - Set tax rates
 - Collect taxes
 - Create tax policy
 - Provide tax relief

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”*

2026 Base Date:
January 1, 2025

2026 State Date:
December 1, 2025

MASS APPRAISAL

- PVSC uses mass appraisal to determine the value of all real property in Nova Scotia each year.
- Mass appraisal is the process of valuing a group of properties as of a given date using common data, standardized methods and statistical testing.
- Property assessments are based on market evidence (sales and financial data). **We do not set the market – we reflect it.**
 - 2026 assessments are based on sales and market evidence from 2024.
- PVSC measures market value assessment accuracy, uniformity, and fairness against the *Assessment Act* and the internationally accepted standards of the International Association of Assessing Officers (IAAO).

THREE APPROACHES TO DETERMINING VALUE

Sales Comparison

Analyze sales of comparable properties to determine value and adjust for local market conditions.

Income

Determine the income a property can earn (after expenses) and convert net operating income to market value.

Cost

Calculate land value and current cost to replace buildings, then deduct for depreciation.

SALES DATA

- PVSC receives property sale information from the NS Land Registry.
- Sales are reviewed to determine if they meet the criteria of an arms-length sale between a willing buyer and willing seller (per section 42 of the *Act*).
 - Contact the seller and buyer
 - Review real estate listings to verify and update property data
- Sales that meet the criteria are used in our analysis.
- By analyzing how the market transacts in different areas we can determine homogeneous market areas.
 - Some market areas might be large such as in a rural area, while others might be a neighbourhood or a street in a city or town.
- In areas that have few or no sales, we expand analysis to include sales from similar areas nearby or use an industry best practice called time trending, which effectively measures the influence of time on sale prices and trends them to a specific point in time (the base date).

THE CAPPED ASSESSMENT PROGRAM

- In 2005, the Provincial Government introduced the Capped Assessment Program, which places a 'cap' on the amount that the taxable assessment for eligible residential property can increase year over year.
- The CAP is based on the Nova Scotia Consumer Price Index (CPI) in October.

**2026
CAP Rate
= 2.6%**

2026 PROPERTY ASSESSMENT <i>Charlene MacNeil, Director of Assessment</i>				
Classification	Assessed Value	*Capped Assessment	Acres <small>(where applicable)</small>	Taxable Assessed Value
RESIDENTIAL TAXABLE	\$226,800 <div style="border: 1px solid green; padding: 2px; width: fit-content; margin: 5px auto;">Assessed "market" value reflects the market and state of property</div>	\$114,500 <div style="border: 1px solid orange; padding: 2px; width: fit-content; margin: 5px auto;">Capped assessment reflects the NS CPI in October</div>		\$114,500 <div style="border: 1px solid blue; padding: 2px; width: fit-content; margin: 5px auto;">Taxable assessed value is what is used to determine property taxes</div>
2026 TOTAL	\$226,800			\$114,500

Historic CAP Rates

2025:	1.5%
2024:	3.2%
2023:	7.7%
2022:	5.4%
2021:	0.3%

SHELBURNE: 2026 ASSESSMENT ROLL

	2026	2025	2024	2023	2022
Total Assessment Roll	\$905,077,900	\$859,152,700	\$798,180,700	\$638,081,600	\$571,440,400
Total Residential	\$826,322,500	\$783,203,100	\$717,420,500	\$566,482,100	\$503,660,500
Adjusted Total Residential with CAP Applied	\$615,678,400	\$584,606,500	\$554,323,100	\$502,066,500	\$458,044,900
Total Commercial	\$78,755,400	\$75,949,600	\$80,760,200	\$71,599,500	\$67,779,900

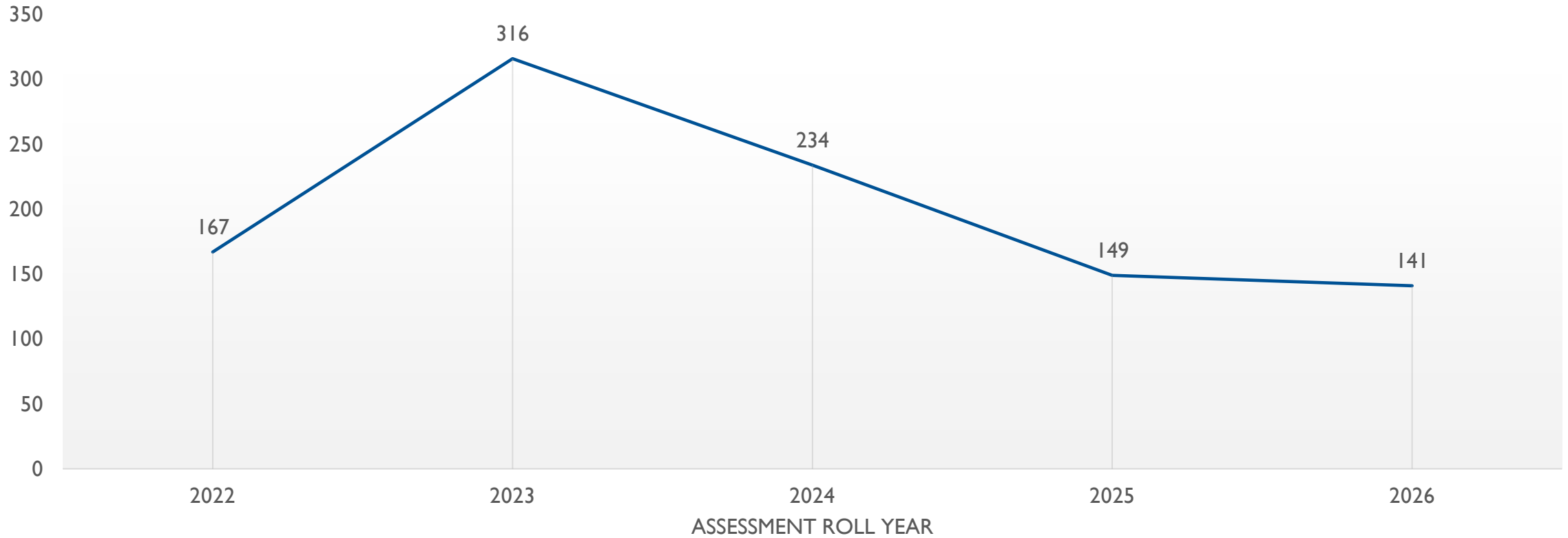
Total taxable value for 2026:

\$599,791,000

Note: figures include taxable and exempt classifications.

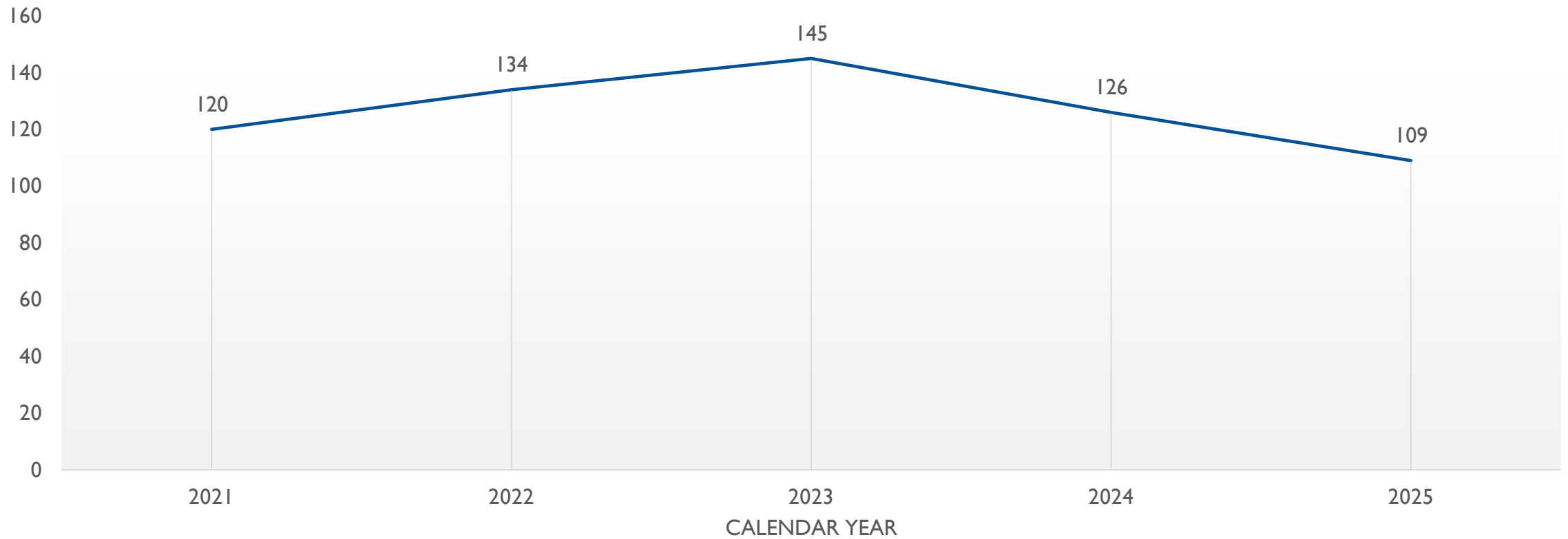
SHELBURNE: QUALIFIED SALES

Number of Qualified Sales Used in Reassessment Analysis



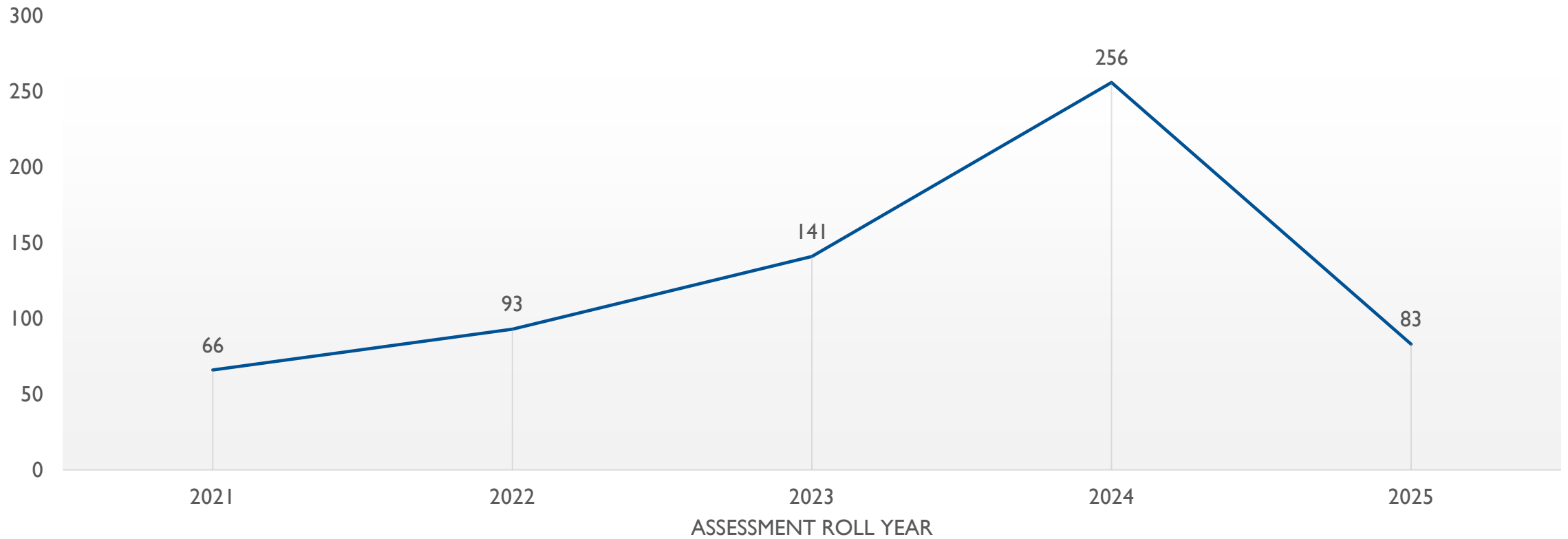
SHELBURNE: PERMITS

Number of Permits Received



SHELBURNE: APPEALS

Number of Appeals Received



THE APPEAL PROCESS

- Each property owner receives a notice of assessment which indicates an assessed value for their property.

2026 PROPERTY ASSESSMENT <i>Charlene MacNeil, Director of Assessment</i>				
Classification	Assessed Value	*Capped Assessment	Acres <small>(where applicable)</small>	Taxable Assessed Value
RESIDENTIAL TAXABLE	\$226,800	\$114,500		\$114,500

- Should a property owner disagree with their assessed value, classification, or ownership they may file an appeal:
 - 2026 assessment appeals **must be received by February 12, 2026.**
 - Instructions on how to file an appeal are included on the assessment notice.
- There are three levels of appeal:
 - PVSC initial assessor review
 - Nova Scotia Assessment Appeal Tribunal (NSAAT)
 - Nova Scotia Regulatory and Appeals Board (NSRAB)

CONTACT INFORMATION

- Many property owner questions and concerns can be addressed and resolved by **calling PVSC before appealing**.
- **Our knowledgeable and expert staff are ready to assist.**
- If you receive questions from constituents about property assessment, please direct them to **call or email our Contact Centre**.

During the 2025 appeal period, **PVSC responded to over 10,000 inquiries** by phone and email.

The **average wait time** before speaking with a PVSC staff person was **16 seconds**.



1-800-380-7775



inquiry@pvsc.ca



pvsc.ca



THANK YOU