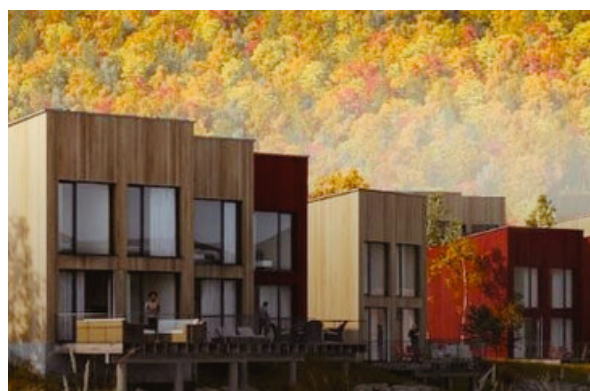
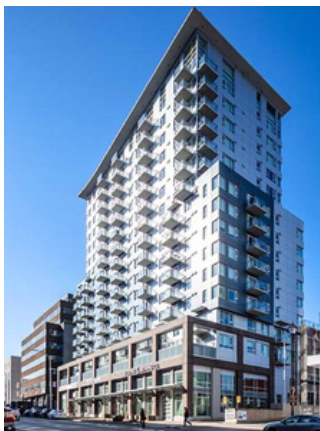


# 2026 ASSESSMENT ROLL MEDIA KIT



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# MEDIA RELEASE

## **Nova Scotia Property Assessments Surpass \$200 Billion for First Time**

**January 12, 2026** – Property owners across the province will begin receiving their 2026 Assessment Notices by mail in the coming days.

Assessments are conducted annually by Property Valuation Services Corporation (PVSC), the province's independent, municipally funded, not-for-profit assessment authority. Values reflect market conditions as of January 1, 2025, and the physical state of each property as of December 1, 2025, including any renovations or demolitions.

This year's Assessment Roll reaches \$206.3 billion – a growth of 8% over last year.

"The 2026 Roll reflects steady growth across residential and commercial markets in Nova Scotia," says Charlene MacNeil, Director of Assessment. "Smaller, affordable options such as manufactured homes remain strong, while industrial parks and vacant land lead commercial growth.

Apartments, condominiums, and other multi-unit properties – such as duplexes – are also experiencing notable growth, driven by new construction provincewide."

The Capped Assessment Program (CAP) rate is 2.6%, up from 1.5% last year. Approximately 72% of residential properties – 416,847 accounts – qualify for the CAP, which limits the amount the taxable assessed value can increase year over year.

PVSC representatives and assessors are available to answer property owner questions at 1-800-380-7775 or [inquiry@pvsc.ca](mailto:inquiry@pvsc.ca). For more information, visit [pvsc.ca](https://pvsc.ca).



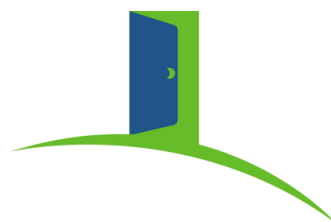
# 2026 ASSESSMENT ROLL

## At-a-glance summary

### Province of Nova Scotia

**\$206.3B** total assessed value

**654,600** property accounts



### Residential Property Assessment

**\$174.0B** total assessed value

**620,200** accounts

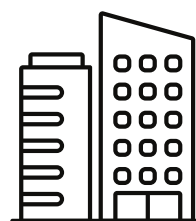
Adjusted Residential *with CAP applied* = \$125.6B

Residential accounts *with CAP applied* = 416,850

### Commercial Property Assessment

**\$32.2B** total assessed value

**34,400** accounts



**14,750**

building  
permits



**39,100**

property  
transactions



**9,050**

appeals  
in 2025



**36,950**

inquiries  
in 2025



# 2026 ROLL HIGHLIGHTS

## **Residential Property Trends**

- The total residential file increased 8% provincewide over last year.
- Increased growth in municipalities near HRM and in larger communities with amenities.
- Smaller, more affordable structures such as manufactured homes remain a strong market.
- Condo, apartment and multi-unit properties (e.g., duplexes) show significant growth across the province with new construction expanding beyond HRM.
- Water influence continues to positively impact property values.
- Higher-value homes in HRM are increasing at a slower rate than average homes.

## **Commercial Property Trends**

- The total commercial file increased 6% provincewide over last year.
- Commercial land values in HRM show significant growth, e.g., Burnside.
- The hospitality sector seeing continued high growth in HRM and tourism destinations across the province.
- Office, industrial, and retail properties remain stable.

# KEY DATES

The *Nova Scotia Assessment Act* requires that all real property be assessed at market value each year. The 2026 Assessment Roll reflects:

- a property's **market value as of January 1, 2025**, based on sales and financial data from 2024 ("base date"); and considers
  - a property's **physical state as of December 1, 2025**, including new construction, renovations, demolitions, and impacts from natural disasters ("state date").
- 

**Dec 15, 2025:** 2026 Assessment Roll sent to Nova Scotia's 49 municipalities.

**Jan 12, 2026:** Assessment notices for over 650,000 property accounts mailed to Nova Scotia property owners.

**Feb 12, 2026:** Assessment appeal deadline. Instructions and form are included on the back of each Assessment Notice. **Signed appeal forms** can be submitted via email, mail, or fax.

# REMINDER

When you receive your Property Assessment Notice in the mail:

- **Read every section** and be sure to **keep your copy** for your records.
- Visit [pvsc.ca](https://pvsc.ca) to access your "**My Property Report**" and learn more about property assessment in Nova Scotia.
- **Contact PVSC** if you have questions about, or disagree with, your Property Assessment Notice. We are here to help.
- Note the **deadline to appeal** your assessment is **February 12, 2026**.

# ABOUT PVSC

- Created as an **independent, not-for-profit corporation** in 2007, PVSC provides property assessment services for Nova Scotia's municipalities and property owners annually.
- PVSC is governed by a Board of Directors and led by **CEO, Scott Farmer**. We employ approximately 135 people that live and work in communities across the province.
- We operate under the provincial ***Nova Scotia Assessment Act*** and follow internationally recognized mass appraisal standards.
- We deliver the assessment roll to all **49 municipalities** each December, and mail over **650,000 assessment notices** to Nova Scotia property owners every January.
- PVSC does **not** set tax policy, tax rates, collect taxes, or provide tax relief. Those responsibilities rest with provincial and municipal governments.
- Watch our [Who We Are video](#) to learn more.

# THE CAP

- On behalf of the provincial government, and under the *Nova Scotia Assessment Act*, PVSC administers the **Capped Assessment Program (CAP)**.
- **The CAP** limits the annual increase in taxable assessment for eligible residential properties to no more than the **Nova Scotia Consumer Price Index (CPI)**.
- For 2026, the **CAP rate is 2.6%** (1.5% in 2025, 3.2% in 2024).
- Watch our [How the CAP Works video](#) to learn more.

# CONTACT INFORMATION

## MEDIA CONTACT

**Sarah Morris**

Senior Communications Advisor

[sarahmorris@pvsc.ca](mailto:sarahmorris@pvsc.ca) | 902-229-4027

## GENERAL INQUIRIES

**Contact Centre**

1-800-380-7775 (within N America)

1-902-893-5800 (outside N America)

[inquiry@pvsc.ca](mailto:inquiry@pvsc.ca)

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

# PVSC LOGO

Official corporate logo for media use only.  
Do not adjust or alter design.

High-resolution **PNG format**  
Screen resolution **JPG format**



# HISTORICAL VALUES

## 2016 - 2026 PROVINCIAL SUMMARY

Provincial values include market and new growth and taxable and exempt accounts.

Year	Total Assessment Roll	Total Residential	Adjusted Total Residential with CAP Applied	Total Commercial
2026	206,285,621,700	174,061,495,900	125,629,752,900	32,224,125,800
2025	190,562,605,100	160,360,719,900	116,836,486,900	30,201,885,200
2024	173,620,358,500	144,239,204,300	109,015,701,400	29,381,154,200
2023	147,481,852,500	120,604,433,300	100,096,726,500	26,877,419,200
2022	124,644,119,600	99,556,529,100	89,489,042,300	25,087,590,500
2021	114,620,902,600	89,851,078,700	82,548,000,400	24,769,823,900
2020	111,322,281,300	86,737,408,600	79,926,765,300	24,584,872,700
2019	108,614,239,800	84,328,055,700	77,434,115,000	24,286,184,100
2018	106,641,493,300	82,723,454,200	74,819,827,700	23,918,039,100
2017	105,287,593,600	81,486,639,600	73,165,498,200	23,800,954,000
2016	103,354,323,300	79,778,284,700	70,663,960,200	23,576,038,600

# ASSESSMENT VALUES BY MUNICIPALITY

Values include market and new growth and taxable and exempt accounts.

## MUNICIPALITY OF THE COUNTY OF ANNAPOLIS

Category	2025	2026
1. Total Residential	2,807,821,200	3,020,793,500
2. Adjusted Total Residential with CAP Applied	2,006,025,900	2,132,831,900
3. Total Commercial	180,731,300	183,823,800
4. Total Assessment Roll	2,988,552,500	3,204,617,300

## TOWN OF ANNAPOLIS ROYAL

Category	2025	2026
1. Total Residential	90,104,400	98,780,000
2. Adjusted Total Residential with CAP Applied	71,038,000	76,546,500
3. Total Commercial	51,628,100	54,602,800
4. Total Assessment Roll	141,732,500	153,382,800

## MUNICIPALITY OF THE DISTRICT OF DIGBY

Category	2025	2026
1. Total Residential	1,021,643,500	1,141,871,900
2. Adjusted Total Residential with CAP Applied	770,773,300	858,311,000
3. Total Commercial	135,718,100	139,835,000
4. Total Assessment Roll	1,157,361,600	1,281,706,900

## TOWN OF DIGBY

Category	2025	2026
1. Total Residential	168,254,400	181,902,900
2. Adjusted Total Residential with CAP Applied	129,438,300	139,503,400
3. Total Commercial	68,711,000	69,263,200
4. Total Assessment Roll	236,965,400	251,166,100

## TOWN OF MIDDLETON

Category	2025	2026
1. Total Residential	168,137,500	180,289,100
2. Adjusted Total Residential with CAP Applied	129,684,500	139,862,200
3. Total Commercial	78,710,500	79,550,900
4. Total Assessment Roll	246,848,000	259,840,000

## MUNICIPALITY OF THE COUNTY OF ANTIGONISH

Category	2025	2026
1. Total Residential	2,367,132,400	2,574,712,900
2. Adjusted Total Residential with CAP Applied	1,730,732,000	1,836,572,600
3. Total Commercial	226,994,600	229,372,200
4. Total Assessment Roll	2,594,127,000	2,804,085,100

## TOWN OF ANTIGONISH

Category	2025	2026
1. Total Residential	642,797,300	691,654,700
2. Adjusted Total Residential with CAP Applied	522,028,800	551,888,200
3. Total Commercial	362,860,200	368,415,400
4. Total Assessment Roll	1,005,657,500	1,060,070,100

## MUNICIPALITY OF THE DISTRICT OF GUYSBOROUGH

Category	2025	2026
1. Total Residential	726,797,000	790,454,100
2. Adjusted Total Residential with CAP Applied	563,892,800	605,415,900
3. Total Commercial	132,876,200	133,896,100
4. Total Assessment Roll	859,673,200	924,350,200

## TOWN OF MULGRAVE

Category	2025	2026
1. Total Residential	44,083,700	49,952,100
2. Adjusted Total Residential with CAP Applied	34,032,100	35,975,400
3. Total Commercial	35,895,200	35,591,100
4. Total Assessment Roll	79,978,900	85,543,200

## MUNICIPALITY OF THE DISTRICT OF ST. MARY'S

Category	2025	2026
1. Total Residential	492,561,500	516,796,500
2. Adjusted Total Residential with CAP Applied	408,055,400	423,870,800
3. Total Commercial	46,876,200	46,766,500
4. Total Assessment Roll	539,437,700	563,563,000

## CAPE BRETON REGIONAL MUNICIPALITY (CBRM)

Category	2025	2026
1. Total Residential	8,678,314,600	9,694,252,000
2. Adjusted Total Residential with CAP Applied	5,946,414,600	6,395,204,600
3. Total Commercial	2,022,971,800	2,283,797,700
4. Total Assessment Roll	10,701,286,400	11,978,049,700

## MUNICIPALITY OF THE COUNTY OF COLCHESTER

Category	2025	2026
1. Total Residential	5,075,221,500	5,633,184,000
2. Adjusted Total Residential with CAP Applied	3,598,302,300	3,872,346,500
3. Total Commercial	698,863,500	709,681,300
4. Total Assessment Roll	5,774,085,000	6,342,865,300

## TOWN OF TRURO

Category	2025	2026
1. Total Residential	1,231,193,400	1,357,038,100
2. Adjusted Total Residential with CAP Applied	950,148,100	1,035,593,000
3. Total Commercial	657,377,700	693,630,200
4. Total Assessment Roll	1,888,571,100	2,050,668,300

## TOWN OF STEWIACKE

Category	2025	2026
1. Total Residential	214,062,700	250,417,800
2. Adjusted Total Residential with CAP Applied	157,966,500	181,347,000
3. Total Commercial	31,363,600	33,176,800
4. Total Assessment Roll	245,426,300	283,594,600

## MUNICIPALITY OF THE COUNTY OF CUMBERLAND

Category	2025	2026
1. Total Residential	3,305,613,400	3,555,605,200
2. Adjusted Total Residential with CAP Applied	2,443,046,900	2,591,463,100
3. Total Commercial	388,790,200	397,026,400
4. Total Assessment Roll	3,694,403,600	3,952,631,600

## TOWN OF AMHERST

Category	2025	2026
1. Total Residential	696,763,700	765,124,200
2. Adjusted Total Residential with CAP Applied	536,638,500	595,988,400
3. Total Commercial	221,029,700	233,697,600
4. Total Assessment Roll	917,793,400	998,821,800

## TOWN OF OXFORD

Category	2025	2026
1. Total Residential	95,624,700	103,668,900
2. Adjusted Total Residential with CAP Applied	69,987,600	75,637,400
3. Total Commercial	49,129,700	57,143,300
4. Total Assessment Roll	144,754,400	160,812,200

## HALIFAX REGIONAL MUNICIPALITY (HRM)

Category	2025	2026
1. Total Residential	87,283,755,600	93,911,680,700
2. Adjusted Total Residential with CAP Applied	63,694,866,600	68,550,048,600
3. Total Commercial	18,473,152,000	19,925,911,500
4. Total Assessment Roll	105,756,907,600	113,837,592,200

## MUNICIPALITY OF THE DISTRICT OF EAST HANTS

Category	2025	2026
1. Total Residential	4,198,593,400	4,682,068,100
2. Adjusted Total Residential with CAP Applied	2,971,042,400	3,281,951,000
3. Total Commercial	359,334,500	416,153,700
4. Total Assessment Roll	4,557,927,900	5,098,221,800

## WEST HANTS REGIONAL MUNICIPALITY

Category	2025	2026
1. Total Residential	2,968,855,200	3,296,616,200
2. Adjusted Total Residential with CAP Applied	2,130,760,600	2,291,440,800
3. Total Commercial	286,260,000	299,349,300
4. Total Assessment Roll	3,255,115,200	3,595,965,500



## MUNICIPALITY OF THE COUNTY OF INVERNESS

Category	2025	2026
1. Total Residential	2,237,941,400	2,492,901,100
2. Adjusted Total Residential with CAP Applied	1,657,282,900	1,790,300,500
3. Total Commercial	275,310,000	285,194,600
4. Total Assessment Roll	2,513,251,400	2,778,095,700

## TOWN OF PORT HAWKESBURY

Category	2025	2026
1. Total Residential	253,549,100	278,721,400
2. Adjusted Total Residential with CAP Applied	197,842,100	210,962,500
3. Total Commercial	155,487,400	159,960,800
4. Total Assessment Roll	409,036,500	438,682,200

## MUNICIPALITY OF THE COUNTY OF RICHMOND

Category	2025	2026
1. Total Residential	1,296,034,200	1,359,986,200
2. Adjusted Total Residential with CAP Applied	1,003,299,700	1,060,692,400
3. Total Commercial	294,281,700	296,638,400
4. Total Assessment Roll	1,590,315,900	1,656,624,600

## MUNICIPALITY OF THE COUNTY OF VICTORIA

Category	2025	2026
1. Total Residential	1,300,508,300	1,410,857,800
2. Adjusted Total Residential with CAP Applied	996,533,000	1,048,086,200
3. Total Commercial	322,630,500	340,094,600
4. Total Assessment Roll	1,623,138,800	1,750,952,400

## MUNICIPALITY OF THE COUNTY OF KINGS

Category	2025	2026
1. Total Residential	7,311,022,100	8,026,715,300
2. Adjusted Total Residential with CAP Applied	5,243,278,500	5,628,210,900
3. Total Commercial	921,671,300	930,400,400
4. Total Assessment Roll	8,232,693,400	8,957,115,700

## TOWN OF BERWICK

Category	2025	2026
1. Total Residential	297,972,500	346,344,400
2. Adjusted Total Residential with CAP Applied	213,826,000	253,944,100
3. Total Commercial	66,081,400	66,034,900
4. Total Assessment Roll	364,053,900	412,379,300

## TOWN OF KENTVILLE

Category	2025	2026
1. Total Residential	871,144,400	962,471,400
2. Adjusted Total Residential with CAP Applied	659,907,400	712,049,700
3. Total Commercial	179,154,800	193,609,200
4. Total Assessment Roll	1,050,299,200	1,156,080,600

## TOWN OF WOLFVILLE

Category	2025	2026
1. Total Residential	903,285,800	962,490,700
2. Adjusted Total Residential with CAP Applied	712,908,200	764,819,500
3. Total Commercial	222,728,400	222,490,700
4. Total Assessment Roll	1,126,014,200	1,184,981,400

## MUNICIPALITY OF THE DISTRICT OF CHESTER

Category	2025	2026
1. Total Residential	3,280,697,500	3,647,626,600
2. Adjusted Total Residential with CAP Applied	2,366,545,300	2,548,145,000
3. Total Commercial	202,573,700	201,670,300
4. Total Assessment Roll	3,483,271,200	3,849,296,900

## MUNICIPALITY OF THE DISTRICT OF LUNENBURG

Category	2025	2026
1. Total Residential	5,578,183,700	6,169,982,200
2. Adjusted Total Residential with CAP Applied	3,973,522,900	4,275,232,000
3. Total Commercial	290,444,000	294,483,400
4. Total Assessment Roll	5,868,627,700	6,464,465,600

## TOWN OF BRIDGEWATER

Category	2025	2026
1. Total Residential	1,030,198,100	1,132,416,500
2. Adjusted Total Residential with CAP Applied	780,190,900	843,424,100
3. Total Commercial	382,007,300	410,897,600
4. Total Assessment Roll	1,412,205,400	1,543,314,100

## TOWN OF LUNENBURG

Category	2025	2026
1. Total Residential	490,012,100	538,556,400
2. Adjusted Total Residential with CAP Applied	360,635,000	386,495,700
3. Total Commercial	120,831,700	123,701,600
4. Total Assessment Roll	610,843,800	662,258,000

## TOWN OF MAHONE BAY

Category	2025	2026
1. Total Residential	270,736,000	293,448,300
2. Adjusted Total Residential with CAP Applied	208,634,100	223,651,500
3. Total Commercial	43,680,900	42,990,800
4. Total Assessment Roll	314,416,900	336,439,100

## MUNICIPALITY OF THE COUNTY OF PICTOU

Category	2025	2026
1. Total Residential	3,248,649,800	3,465,143,800
2. Adjusted Total Residential with CAP Applied	2,307,278,400	2,455,343,500
3. Total Commercial	370,832,600	368,105,100
4. Total Assessment Roll	3,619,482,400	3,833,248,900

## TOWN NEW GLASGOW

Category	2025	2026
1. Total Residential	823,488,600	885,515,200
2. Adjusted Total Residential with CAP Applied	620,378,500	668,067,400
3. Total Commercial	260,197,300	273,193,200
4. Total Assessment Roll	1,083,685,900	1,158,708,400

## TOWN OF PICTOU

Category	2025	2026
1. Total Residential	264,053,000	297,550,800
2. Adjusted Total Residential with CAP Applied	197,243,100	217,307,000
3. Total Commercial	84,950,500	84,871,100
4. Total Assessment Roll	349,003,500	382,421,900

## TOWN OF STELLARTON

Category	2025	2026
1. Total Residential	334,210,500	361,010,700
2. Adjusted Total Residential with CAP Applied	244,386,400	260,741,500
3. Total Commercial	151,222,300	153,048,500
4. Total Assessment Roll	485,432,800	514,059,200

## TOWN OF TRENTON

Category	2025	2026
1. Total Residential	168,189,800	186,037,300
2. Adjusted Total Residential with CAP Applied	120,054,800	127,897,100
3. Total Commercial	83,081,400	85,609,400
4. Total Assessment Roll	251,271,200	271,646,700

## TOWN OF WESTVILLE

Category	2025	2026
1. Total Residential	257,479,800	282,828,200
2. Adjusted Total Residential with CAP Applied	182,645,100	198,999,000
3. Total Commercial	25,188,000	25,660,000
4. Total Assessment Roll	282,667,800	308,488,200

## MUNICIPALITY OF THE DISTRICT OF BARRINGTON

Category	2025	2026
1. Total Residential	735,765,000	788,872,700
2. Adjusted Total Residential with CAP Applied	554,048,100	586,676,000
3. Total Commercial	134,523,200	139,733,000
4. Total Assessment Roll	870,288,200	928,605,700

## TOWN OF CLARK'S HARBOUR

Category	2025	2026
1. Total Residential	56,240,800	58,890,200
2. Adjusted Total Residential with CAP Applied	40,987,500	42,399,600
3. Total Commercial	23,237,700	23,551,800
4. Total Assessment Roll	79,478,500	82,442,000

## QUEENS, REGION OF QUEENS MUNICIPALITY

Category	2025	2026
1. Total Residential	2,167,932,200	2,319,768,900
2. Adjusted Total Residential with CAP Applied	1,574,271,500	1,676,282,800
3. Total Commercial	230,224,700	231,168,800
4. Total Assessment Roll	2,398,156,900	2,550,937,700

## TOWN OF LOCKEPORT

Category	2025	2026
1. Total Residential	61,771,200	65,252,400
2. Adjusted Total Residential with CAP Applied	41,351,600	43,914,200
3. Total Commercial	17,274,200	17,199,900
4. Total Assessment Roll	79,045,400	82,452,300

## MUNICIPALITY OF THE DISTRICT OF SHELBURNE

Category	2025	2026
1. Total Residential	783,203,100	826,322,500
2. Adjusted Total Residential with CAP Applied	584,606,500	615,678,400
3. Total Commercial	75,949,600	78,755,400
4. Total Assessment Roll	859,152,700	905,077,900

## TOWN OF SHELBURNE

Category	2025	2026
1. Total Residential	148,518,000	159,013,300
2. Adjusted Total Residential with CAP Applied	106,618,500	113,406,600
3. Total Commercial	39,956,100	39,932,200
4. Total Assessment Roll	188,474,100	198,945,500



### MUNICIPALITY OF THE DISTRICT OF ARGYLE

Category	2025	2026
1. Total Residential	979,055,400	1,046,348,400
2. Adjusted Total Residential with CAP Applied	756,858,300	790,968,500
3. Total Commercial	137,308,100	136,808,800
4. Total Assessment Roll	1,116,363,500	1,183,157,200

### MUNICIPALITY OF THE DISTRICT OF CLARE

Category	2025	2026
1. Total Residential	1,098,777,800	1,182,783,300
2. Adjusted Total Residential with CAP Applied	844,452,300	895,820,400
3. Total Commercial	141,524,700	146,711,400
4. Total Assessment Roll	1,240,302,500	1,329,494,700

### MUNICIPALITY OF THE DISTRICT OF YARMOUTH

Category	2025	2026
1. Total Residential	1,327,979,800	1,465,528,100
2. Adjusted Total Residential with CAP Applied	1,010,722,100	1,078,939,700
3. Total Commercial	107,442,900	108,898,200
4. Total Assessment Roll	1,435,422,700	1,574,426,300

### TOWN OF YARMOUTH

Category	2025	2026
1. Total Residential	506,788,800	551,248,900
2. Adjusted Total Residential with CAP Applied	411,303,000	439,498,800
3. Total Commercial	332,814,700	352,026,900
4. Total Assessment Roll	839,603,500	903,275,800