



How to Contact us:

Local phone: xxxxxxxxxxxx
 Toll free: xxxxxxxxxxxxxx
 Web: www.nsassessment.ca

NOTICE OF PROPOSED 2007 PROPERTY ASSESSMENT

Assessment Account Number (AAN): xxxxxxxxxxxxxx
 PIN number: xxxxxxxxxxxxxx (See reverse for more directions for use.)

June 19, 2006

Your proposed 2007 Assessment for the property described below is \$ xxxxxxxxxxxx.
 This is an estimate of market value as of January 1, 2005. Your 2006 property assessment you received in January was \$ xxxxxxxxxxxxxx and reflected market value at January 1, 2004.

Property Description	Classification	Taxable	Exempt
XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX

This is a *proposed* notice for your information. Only the formal market value assessment that you receive in January 2007 can be appealed. Any changes to your property record between the time of this proposed notice and January 2007 will be reflected on your formal assessment notice.

The most common reason for a change in your assessment is that the market value of your property has increased or decreased due to changes in property values in your area. Other reasons might include new construction or renovations such as decks, garages, etc.

In 2005, the Province of Nova Scotia introduced the CAP Assessment Program. This limits the amount of taxable assessment increase on certain eligible properties. You must apply by September 30, 2006 in order to be considered for the 2007 CAP Program. Applications are available online at www.nsassessment.ca/cap or at your local Assessment Office. Previous applicants will continue to be considered on an annual basis and need not reapply. If you would like more information on the CAP Assessment Program or wish further information on property assessment in Nova Scotia, please visit our web site or call the number listed above.

This is not a tax bill. Your municipality determines your tax rate and sends you your tax bill.

Turn over for more information.

More information about your property assessment available online:

Nova Scotia property owners can obtain information about their property by entering their Personal Identification Number (PIN) and their Assessment Account Number (AAN) at www.nsassessment.ca

What information can I access?

This web site gives you access to some of the information that we use to determine your assessment. Your preliminary assessment for 2007 is based on market value as of January 1, 2005. Any changes to your property record between the time of this proposed notice and your formal notice in January 2007 will be reflected on your formal notice.

What to do with your PIN:

Your assigned PIN is located directly below your Assessment Account Number (AAN) on your notice.

1. Go to www.nsassessment.ca
2. Click on Online Property Assessment Information
3. Click on Property Search - read and accept the disclaimer
4. Choose the My Assessment search option.
5. Enter your Assessment Account Number and your PIN where prompted.

Access to this information is available online for approximately eight weeks after the release of assessment notices. Your PIN number is exclusive to your property and will allow only you to view detailed information about that property.

You can also use our website to look-up assessment values of other properties. Follow steps 1- 4 above and choose to search by Assessment Account Number (AAN) or by location.

What is the CAP Program? What properties are eligible? How do you apply?

The CAP Assessment Program (CAP) is a program designed to protect Nova Scotia property owners from dramatic increases in market value assessment by limiting or "capping" annual taxable residential assessment increases in eligible properties.

In order to qualify for an assessment cap, your property must:

- Be at least 50% owned by a Nova Scotia resident;
- Be classified as taxable residential or taxable vacant resource property;
- Have an increase in market value assessment greater than the CAP percentage excluding any new assessment value as a result of construction or renovations to the property;
- Have not transferred, or if transferred, then only to certain close relatives such as a spouse, child, grandchild, great grandchild, parent, grandparent, brother or sister. The property may also be transferred to family trusts or farm cooperatives and remain eligible.

Property owners who may be eligible only need to complete the application once - your application is maintained for future years. If multiple owners own the property, only one application is required on behalf of all owners. If you own more than one property, it is necessary to submit an application for each property you wish to have considered for a CAP.

If you don't have Internet access or have questions:

Call us at the number provided on your proposed notice and our staff will be happy to help. Be sure to have your Assessment Account Number (AAN) and PIN handy for easy reference.