



January 8, 2024



0513965-9

GALLANT JANINE  
16 LACY ANNE AVE  
ENFIELD NS B2T 0A4

Dear Property Owner,

This is your official 2024 Property Assessment Notice for the 2024/2025 municipal tax year.

Your 2024 *Assessed Value* is determined in accordance with the *Nova Scotia Assessment Act* using mass appraisal methods and quality standards. It reflects your property's market value as of January 1, 2023 and its physical state as of December 1, 2023.

The *Taxable Assessed Value* (and/or *Acres* in the case of exempt farm or partially exempt forest property), is what your municipality will use to determine your property taxes. **This Notice is not a tax bill.**

Sincerely,

Dave Penny, Director of Assessment

## 2024 PROPERTY ASSESSMENT NOTICE

**Assessment Account Number (AAN):**

09806601

**\*PIN Access Number:**

4a4z2K

*\*To safeguard your confidential information, please keep your PIN private.*

### PROPERTY DETAILS

**Address:**

16 LACY ANNE AVE  
LOT 8 ENFIELD  
DWELLING GARAGE

**Dwelling Unit(s):** 001

**Municipality:**

MUNI. OF THE DISTRICT OF EAST HANTS

### 2024 PROPERTY ASSESSMENT

Classification	Assessed Value	*Capped Assessment	Acres	Taxable Assessed Value
RESIDENTIAL TAXABLE	\$479,300	\$379,200		\$379,200
<b>2024 TOTAL</b>	<b>\$479,300</b>			<b>\$379,200</b>

\*The provincial government's Capped Assessment Program (CAP) places a 'cap' on the amount the *Taxable Assessed Value* for eligible residential property can increase year over year. The *Taxable Assessed Value* reflects the *Assessed Value* or the *Capped Assessment*, whichever is lower. If your property's *Assessed Value* is less than the *Capped Assessment*, the *Capped Assessment* field appears blank.



ASSESSMENT HISTORY		
Year	Assessed Value	Capped Assessment
2024	\$479,300	\$379,200
2023	\$441,200	\$367,500
2022	\$344,300	\$341,300
2021	\$326,800	\$323,900
2020	\$324,200	\$323,000
2019	\$319,900	

## IS YOUR CONTACT INFORMATION UP TO DATE?

If your property is impacted by an unexpected event or natural disaster, having your phone number and email on file helps us reach you when it matters most.

Fill out the contact information webform by scanning the QR code or by visiting: [pvsc.ca/contactupdate](https://pvsc.ca/contactupdate).



**APPEAL INFORMATION:** Assessment staff are available to discuss your property assessment and answer questions. To file an appeal, you must complete and sign the appeal form and return it to PVSC by mail, email or fax by the deadline.



Your ***signed appeal*** must be received by **midnight, February 8, 2024.**

### MAIL:

Assessment Appeals  
6-15 Arlington Place  
Truro, Nova Scotia  
B2N 0G9  
Canada

### EMAIL:

[inquiry@pvsc.ca](mailto:inquiry@pvsc.ca) (include a scan or photo of your signed appeal)

### FAX:

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

## WANT TO LEARN MORE ABOUT THE CAP?

Scan the QR code below  
or visit [pvsc.ca/cap](https://pvsc.ca/cap).



## HAVE QUESTIONS?

Assessment staff are available to discuss your property assessment and answer questions.

[www.pvsc.ca](https://www.pvsc.ca)

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

**1-800-380-7775**

(within North America)

**1-902-893-5800**

(outside North America)

## MY PROPERTY REPORT

Use the AAN and PIN number on the front page of this Notice to see more information about your property on *My Property Report* at [pvsc.ca](https://pvsc.ca).