

Minister of Municipal Affairs of Nova Scotia
Hon. John A MacDonald
P O Box 216
Halifax, Nova Scotia
B3J 2M4

NSFM JAN 07 2026

December 19, 2025

Dear Hon. Minister,

I wish to share my concern for how property assessments are currently valued in our Province.

The purpose of the assessment process is to provide a basis for funding to municipal units for the services they offer. When the NS Assessment Act was started, land values were basically equal across the province. Now, due mainly to non-resident purchases, the land values have gone crazy in some areas especially those properties having water views or frontage- which is most of the South Shore where my family and I live. As an example, my property in Mahone Bay, has a water view and the land my house stands on (100ftX100ft - .23 acres) has an assessed value of \$256,000.00 which equates to \$900,000.00 an acre! The average residential property assessment in Mahone Bay is roughly \$300,000.00 per dwelling. The current assessment for my home is \$530,600.00 which is \$230,000.00 above the average. My home is a 1 ½ story home with approximately 1200 sq footage on the main floor, not a large home by any standard.

Due to my concern, I would appreciate an explanation as to why I am paying more in property taxes than similar sized properties in the town of Mahone Bay for the same level of service. How does a "water view" warrant these extra taxes? People who own these water view/ frontage properties do not receive any extra municipal services for the "view".

I would suggest a possible solution to my concern is for land values; at least within a municipal unit; to be equal.

Sincerely,

Norman A Mossman
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Mahone Bay, NS
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Cc NS Federation of Municipalities ✓
MLA Susan Corum-Greek
Town of Mahone Bay