

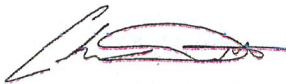
December 16, 2019

The *Municipal Profile Report* provides an overview of property attributes, assessment data, and market and Capped Assessment Program (CAP) impacts within your municipality.

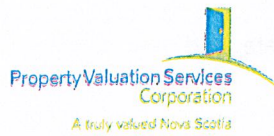
For 2020, assessments are based on market value as of January 1, 2019. The official 2020 assessment roll will be provided to you on December 30, 2019 on the secure .ftp site.

If you have any questions or would like to discuss this report, please contact us at 1-800-380-7775 and we will direct you to the manager for your area.

Regards,



Chris Doucette
Chief Operating Officer



Property Assessment & Market Overview

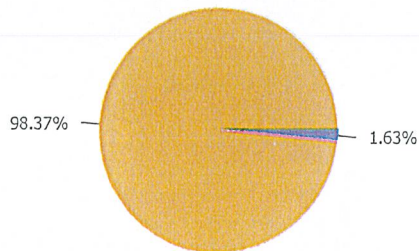
Assessment Year: 2020

Report Run Date: 7-Dec-19 10:08:10 PM
Data Current To: 7-Dec-19 9:54:10 PM

Provincial Assessment Values

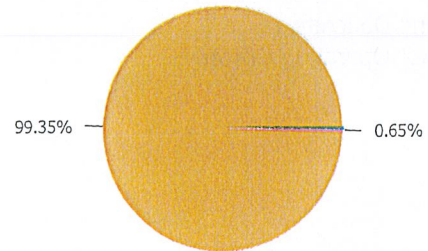
	Filed Year: 2020	Filed Year: 2019	Change \$	Change %
Total Assessment	\$111,322,281,300	\$108,614,239,800	\$2,708,041,500	2.49%
Residential Assessment	\$86,737,408,600	\$84,328,055,700	\$2,409,352,900	2.86%
Residential with CAP (taxable)	\$79,926,765,300	\$77,434,115,000	\$2,492,650,300	3.22%
Commercial Assessment	\$24,584,872,700	\$24,286,184,100	\$298,688,600	1.23%

Number of Accounts in NS



MUNICIPALITY OF THE DISTRICT OF ARGYLE REMAINING NS MUNICIPALITIES

Total Assessment in NS



MUNICIPALITY OF THE DISTRICT OF ARGYLE REMAINING NS MUNICIPALITIES



Property Assessment & Market Overview

MUNICIPALITY OF THE DISTRICT OF ARGYLE

Assessment Year: 2020

Report Run Date: 7-Dec-19 10:08:10 PM
Data Current To: 7-Dec-19 9:54:10 PM

Properties and Assessment Overview:

	Filed Year: 2020	Filed Year: 2019	Change \$	Change %
All Residential Assessed Value	\$602,693,500	\$590,966,700	\$11,726,800	1.98%
Total Residential Taxable Assessed Value	\$443,236,500	\$433,763,000	\$9,473,500	2.18%
Total Residential Taxable Assessed Value not eligible for the CAP	\$169,367,700	\$269,303,800	(\$99,936,100)	-37.11%
Total Residential Taxable Assessed Value eligible for the CAP	\$273,868,800	\$164,459,200	\$109,409,600	66.53%
Total Resource Taxable Assessed Value	\$35,536,000	\$36,457,100	(\$921,100)	-2.53%
Total Residential Exempt Assessed Value	\$101,071,100	\$100,677,600	\$393,500	0.39%
All Commercial Assessed Value	\$122,367,800	\$122,221,900	\$145,900	0.12%
Total Commercial Taxable Assessed Value	\$52,337,300	\$51,162,300	\$1,175,000	2.30%
Total Commercial Exempt Assessed Value	\$70,030,500	\$71,059,600	(\$1,029,100)	-1.45%

Assessed Value reflects market value as of a specific point in time (base date).

Taxable Assessed Value is used to calculate property taxes and includes eligible Capped Assessments.

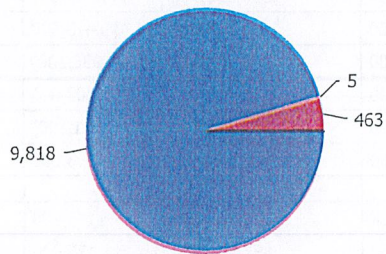
Property Assessment & Market Overview

MUNICIPALITY OF THE DISTRICT OF ARGYLE

Assessment Year: 2020

Report Run Date: 7-Dec-19 10:08:10 PM
 Data Current To: 7-Dec-19 9:54:10 PM

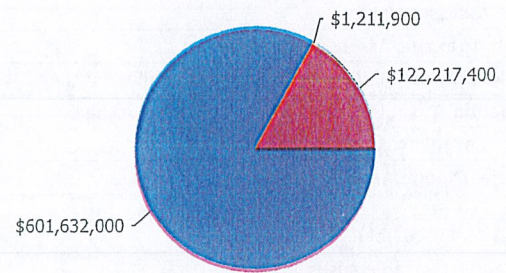
Number of Accounts by Property Type



PROPERTY TYPE

■ Residential
 ■ Apartment *
 ■ Commercial

Assessed Value by Property Type



PROPERTY TYPE

■ Residential
 ■ Apartment *
 ■ Commercial

* Properties with more than three self contained living units



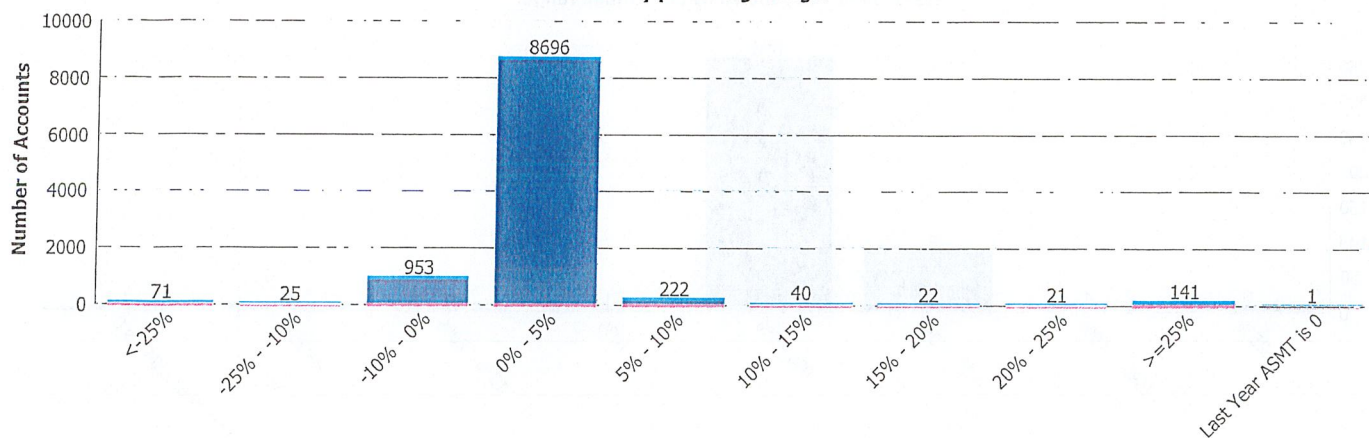
Property Assessment & Market Overview

MUNICIPALITY OF THE DISTRICT OF ARGYLE

Assessment Year: 2020

Report Run Date: 7-Dec-19 10:08:10 PM
Data Current To: 7-Dec-19 9:54:10 PM

Total number of accounts that experienced a change in assessed value, between the current assessment year and the previous assessment year, shown by percentage range.



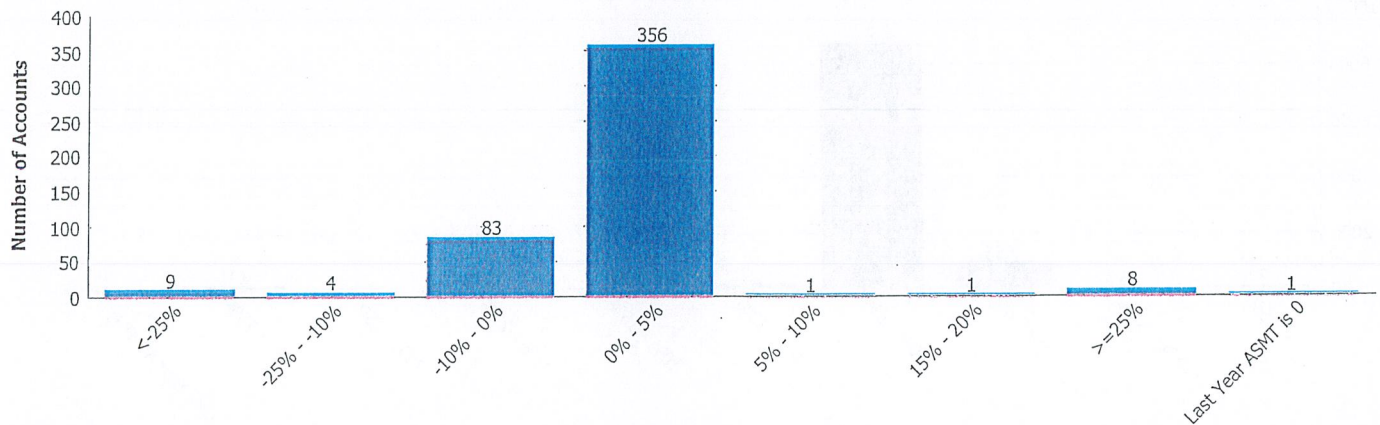
Property Assessment & Market Overview

MUNICIPALITY OF THE DISTRICT OF ARGYLE

Assessment Year: 2020

Report Run Date: 7-Dec-19 10:08:10 PM
 Data Current To: 7-Dec-19 9:54:10 PM

Total number of commercial accounts that experienced a change in assessed value, between the current assessment year and the previous assessment year, shown by percentage range.





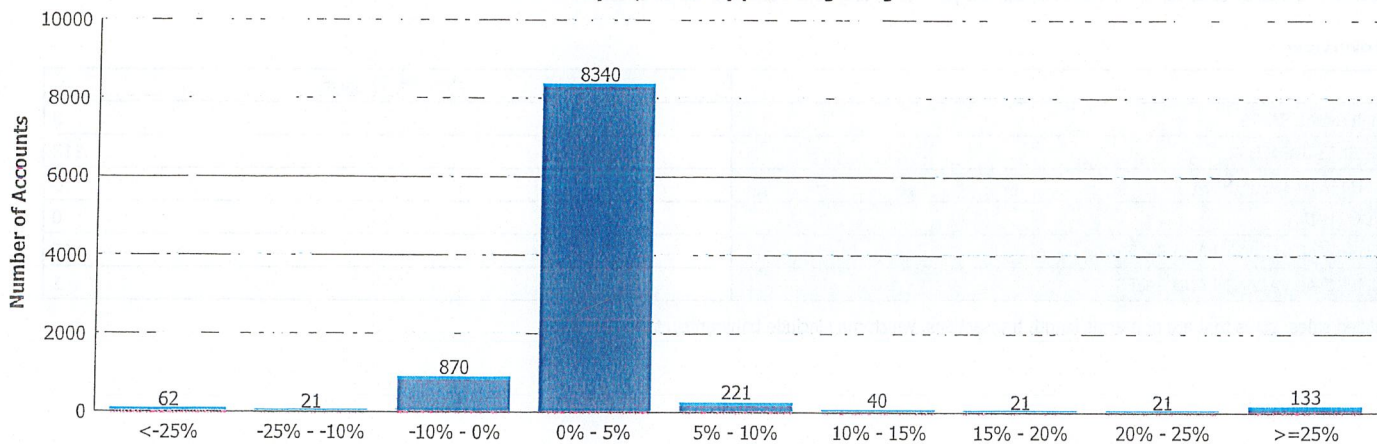
Property Assessment & Market Overview

MUNICIPALITY OF THE DISTRICT OF ARGYLE

Assessment Year: 2020

Report Run Date: 7-Dec-19 10:08:10 PM
Data Current To: 7-Dec-19 9:54:10 PM

Total number of residential accounts that experienced a change in assessed value, between the current assessment year and the previous assessment year, shown by percentage range.





Property Assessment & Market Overview

MUNICIPALITY OF THE DISTRICT OF ARGYLE

Assessment Year: 2020

Report Run Date: 7-Dec-19 10:08:10 PM
Data Current To: 7-Dec-19 9:54:10 PM

Market Activity Overview:

This section includes all sales for the current assessment year, excluding \$0, \$1 and unqualified sales.

Sales overview

	Number of Sales
COMMERCIAL SALES	3
RESIDENTIAL SALES	113
APARTMENT (BUILDINGS)	0
CONDO (UNIT)	0
RESIDENTIAL VACANT LAND SALES	45
COMMERCIAL VACANT LAND SALES	1

Unqualified sales: sales that are non-arms length transactions, which may include bankruptcy, tax sales, etc.



Property Assessment & Market Overview

MUNICIPALITY OF THE DISTRICT OF ARGYLE

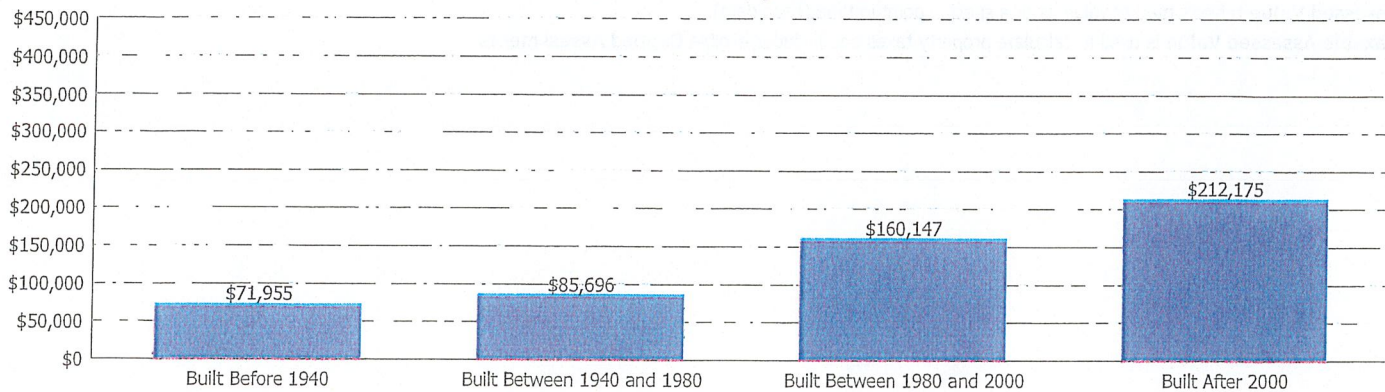
Assessment Year: 2020

Report Run Date: 7-Dec-19 10:08:10 PM
Data Current To: 7-Dec-19 9:54:10 PM

Residential dwelling sales by year built:

	Number of Sales	Average Sales Price
Built Before 1940	24	\$71,955
Built Between 1940 and 1980	12	\$85,696
Built Between 1980 and 2000	22	\$160,147
Built After 2000	8	\$212,175

Average Sales Price By Year Built





Property Assessment & Market Overview

MUNICIPALITY OF THE DISTRICT OF ARGYLE

Assessment Year: 2020

Report Run Date: 7-Dec-19 10:08:10 PM
Data Current To: 7-Dec-19 9:54:10 PM

Residential Dwelling Assessment and CAP Overview:

	Average Assessed Value	Average Taxable Assessed Value	# of Properties	# of Properties Eligible for CAP	% of Accounts Capped
Residential Dwelling	\$112,119	\$107,206	4,006	2,652	66%
Condo (Unit)			0		

Assessed Value reflects market value as of a specific point in time (base date).

Taxable Assessed Value is used to calculate property taxes and includes eligible **Capped Assessments**.