

PROPERTY TAX CASE STUDY

TAXES TANK

Our Client's Challenge

Our client was interested in purchasing a triangular shaped parcel of land located in Dartmouth, Nova Scotia inhabited solely by a large storage tank. They had no desire however to assume the tax burden resulting from the \$691,900 assessment, so they turned to Turner Drake for help.

Turner Drake's Approach

The chemical storage tank had a capacity of 2.8 million gallons but was no longer used. The purchaser intended cutting a hole in the side of the structure so that they could utilize it as a storage shed. We opened negotiations with the provincial assessment authority, Service Nova Scotia, and advanced a multiplicity of arguments to demonstrate that the property was vastly over-assessed. The site was triangular in shape and this limited its use and buildable area. Whilst it touched the harbour it had no real water frontage. The land was bordered by the CN Rail line to the north and by a steep embankment to the south. These constraints hampered any practical consolidation with neighbouring lands. The property only had 10.1 feet frontage to Pleasant Street, too narrow for a driveway, and its location on a curve next to the existing CN bridge militated against planning approval in any event.

Winning Results

We were successful in negotiating a reduction in assessment from \$691,900 to \$77,000, a tax saving of \$22,628/annum.

