

How To Use the Tax Sale Web Map Application

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INTRODUCTION

Hello, and thank you for your interest in using the Tax Sale Web Map Application. There is also an instructional video you can watch to supplement this how-to document found on the same webpage where the link to this document is: [Municipality of the County of Kings - Tax Sales](#).

To start, it is of importance to state that *The Municipality of the County of Kings makes no representations or warranties to any purchaser regarding the fitness, geophysical or environmental suitability of the property(ties) offered for sale for any particular use and are being sold on an “as is” basis only. All interested bidders are strongly urged to obtain independent legal advice prior to submission of a bid or bids.*

All information pertaining to the Tax Sale can be obtained by either visiting the municipal office at 181 Coldbrook Village Park Drive in Coldbrook, NS where there are printed copies of the Tax Sale Ad and hardcopy printed maps of each of the property parcels participating in this year’s sale. Or, if you have internet access, you can visit the County website at www.countyofkings.ca. From the main webpage, click the “BUSINESS” tab in the horizontal menu along the top and then choose “Tax Sales.” On this webpage, you will find all the information, listings and web map application links pertaining to the Tax Sale.



1	#00051942 1530 MELANSON RD, MELANSON LAND DWELLING ZONED A2
2	#00053333 MELANSON RD, MELANSON LAND ZONED A2 NOT A BUILDING LOT HST IS APPLICABLE ON THE PURCHASE PRICE
3	#00214671 270 JACKSON BARKHOUSE RD, MEDFORD LAND DWELLING ZONED A1
4	#00215503 FALKENHAM RD, EAST DALHOUSIE LAND ZONED N1 HST IS APPLICABLE ON THE PURCHASE PRICE

IMPORTANT - Please read all the information provided on the website or in the physical documents before making a bid. The “2024 Tax Sale Current listing.pdf” document found here contains the list of properties that are up for sale. This list is repeatedly updated leading up to the day of the sale to remove any properties for which the tax arrears have been paid off. Therefore, you may see listing numbers which appear to the left of each table cell appear to be out of order.

THE WEB MAP APP DETAILS

To access the Tax Sale Web Mapping Application, click on the icon with the municipality’s logo titled “Tax Sale Map App” or click [here](#) to open it. Please note that the web map app works best in the following browsers: Firefox, Chrome, and Edge. Internet Explorer is not recommended.



The map itself takes up the largest amount of space on the right side of your screen and on the left are two separate panels. The middle panel with the small pictures, is defaulted to open the ‘Bookmarks’ for each of the individual listings. The items in the left-hand panel include the **Legend, Basemap Gallery, Bookmarks, Layers, and Info**. At the bottom of the left-hand

panel, there is a 'Collapse' button which will give you more screen real estate in which to view the map. You can then click on the double arrows in the same location to open the menu item panel again.

Link to Tax Sale webpage

Municipality of the County of Kings - 2023 Tax Sale Web App

Legend

Basemap Gallery

Bookmarks

Layers

Info

Listing #1 - AAN 00021942

Listing #2 - AAN 00053333

Listing #3 - AAN 00214871

Listing #4 - AAN 00215503

Listing #5 - AAN 00381799

Listing #6 - AAN 00462519

Listing #7 - AAN 00492833

Listing #8 - AAN 01101501

Listing #9 - AAN 01248529

Listing #10 - AAN 02014009

Listing #11 - AAN 02030675

Listing #12 - AAN 02090705

Take a screenshot

Zoom tools

Convert Map to PDF

Open measure tools

Scale Bar

Change Basemap toggle

Return to Landing Page

Left-hand panel

Middle panel

BOOKMARKS & POP UPS

When you click on a Bookmark for an individual sale listing, the map will navigate to the geographic location of that listing. If you move your cursor over the map, you can scroll out to view the surroundings of that parcel either using the zoom tools in the upper, left of the map window or if you have a mouse with a wheel, you can roll your mouse wheel to zoom in and out.

Click on the property parcel on the map to see what is called the Pop-Up window details. This Pop-Up window opens and *replaces the Bookmarks as the active panel in the middle.*

Municipality of the County of Kings - 2024 Tax Sale Web App

Legend

Basemap Gallery

Bookmarks

Layers

Info

Zoom to

2024 Tax Sale Listing # 1

The Municipality of the County of Kings will hold a property tax sale by public auction on March 2, 2023 at 10:00am in the Municipal Council Chambers, located at 181 Coldbrook Village Park Drive, Coldbrook NS.

PID	55117972
ASSESSMENT ACCOUNT (AAN)	00177717
OWNERS	Sallyann & Sarah Sutherland
LOCATION	187 Ward, Rd., Greenwood Square
ELECTORAL DISTRICT	4
ZONE DESIGNATION	A4
ASSETS	Dwelling, Garage
REDEEMABLE?	Yes
DETAILS	

Property parcels' source: Nova Scotia Property Records Database (NSPRD) via the NS Geomatics Centre (NSGC). To view a copy of the Provincial license agreement, click [here](#).

For questions or issues pertaining to Property parcels, please contact the Office of the Registrar General at 1-800-670-4357 or visit them online at this [website](#).

To view another listing, you *must* click the Bookmarks Menu in the left-hand panel to reinstate those options. The information found in the Pop-Ups are the details sourced from the official Tax Sale PDF document mentioned above, available in person at the municipal office or via the municipal website. You can

also click the County of Kings logo in the upper, left corner of the Application to open the Tax Sale web page again where the official PDF document can be found. The listing numbers in the bookmarks match the listing numbers found in this PDF document.

The pop-up window that appears when you click on a property participating in the tax sale, contains information about each particular listing including the Property Identifier or PID #, the Assessment Account #, Owner name(s), the geographic location of the parcel for sale, the Electoral District it falls within, the Zoning designation it falls within, any assets found on the parcel (as designated by the Property Valuation Services Corporation), whether or not the parcel is "redeemable" and finally, the size of the parcel in square meters.

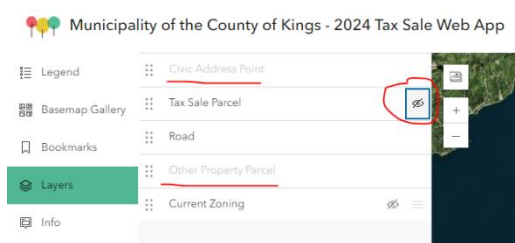
If a parcel is redeemable, that means the current owner of the parcel can pay their owed tax arrears for up to six months after a tax sale bid is accepted. In this event, the ownership would not be transferred to the successful bidder but remain in the current owners' name and possession and a refund is then issued to the bidder. A non-redeemable parcel indicates that this six-month window is not available to the current owner in arrears and a successful bid means immediate transfer of ownership to the new purchaser.

Other features to note in the Pop-Up window include two links in the bottom portion of the window. One is a legal license that the County is required to display in order to include property parcels in an online map application since they are sourced from a provincial body (Kings updates the property parcel lines on a monthly basis) and the other is to take you to the website for the Nova Scotia Land Registry offices which govern the creation, use and maintenance of property parcels for the entire province.

The far-left panel is a menu for what becomes visible or active in the middle panel. If you click on “Layers” it will show you that this map has five layers in it. Civic Address Point, Tax Sale Parcel, Road, Other Property Parcel, and Current Zoning. The Tax Sale Parcel layer is the only map layer which returns pop-up window information although the Zoning, Road and Civic Address Points are all labelled within the map.

LAYERS

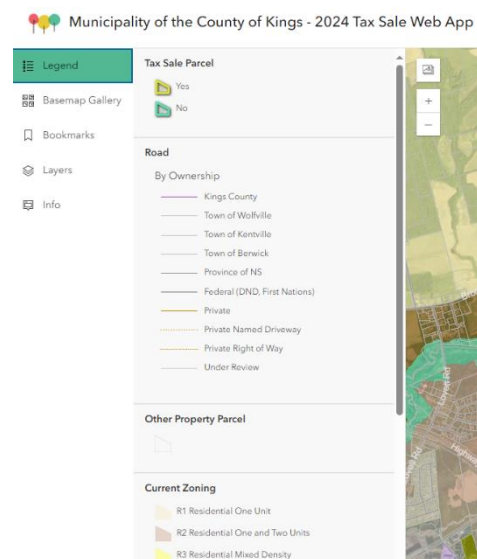
When the App first opens, the map is zoomed out to a scale which shows the entire County. Two map layers will appear grey (if you click on the Layers menu item) and that is simply because you must zoom into the map to make them visible. You can click on the eyeball icon next to a layer name to turn layers on or off. This can be helpful if you wish to see additional details on a specific parcel. For example, if you turn off both zoning and the tax sale parcels, you can see better what features that were on the ground at the time the imagery was captured. The basemap toggle is in the bottom, right corner of the map window and will switch back and forth between the topography basemap and the one with the aerial imagery. click the toggle again (bottom-right corner) or use the Basemap Gallery menu item in the left-hand panel for one additional option of a simple, light grey canvas. There are more details on this on the following page.



LEGEND & ZONING

The Legend menu when clicked, shows the symbology used for each map layer or how it appears on the map. It also provides descriptions for the Zone ID labels. If a map layer is not showing up here, it needs to be turned back on in the Layers menu first. If you wish to find out more about a specific zone and it's permitted uses, the Land Use By-Law zone details are available via the municipal website [here](#); or click the “GOVERNMENT” tab, then By-laws, then scroll down and click on the link for By-law #106 Land Use By-law.

Please note: It is imperative that one consult with a Development Officer at the County office to verify zoning and that any intended uses or construction planned for the parcel are deemed to be permitted by a Development Officer before placing a bid on a given property parcel.

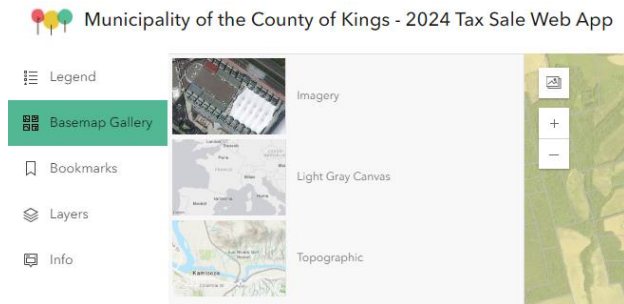


BASEMAP GALLERY

The basemap gallery will switch the basemap or what appears underneath all the map layers. In addition to the basemap toggle in the lower, right corner of the map, the menu item also



has one more selection of a “Light Gray Canvas” that you can choose. Aerial imagery that appears in the ‘Imagery’ basemap may be sourced from different years. Most images are not older than 2019 and can be as recent as 2024 but this can not be confirmed. **A potential bidder should physically visit any property before placing a bid to view what is one the ground at present day.**

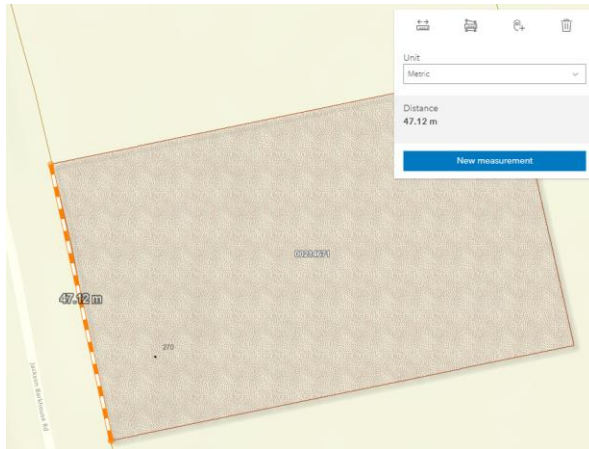


INFO TAB

The Info menu item in the left-hand panel is specifically for viewing the pop-ups of the listings in the Bookmarks. You can only click on the map on a property parcel actually participating in the sale to view any information here. *Hint: Click the bookmarks menu item to get back to a property listing.*

MEASURE TOOLS

This year, a measure tool has been added for increased functionality. It can be found on the top,



right of the map pane. Click the icon with the ruler on it to open the toolbar. There are four options here which when you hover your cursor over them, give a description of what they do. The first one measures a linear line, the second one measures an area or polygon, the third will give you coordinates of a given point in a variety of units and the last button will erase any measurements made. Clicking on a measure tool will activate it and directions will pop up on screen to begin by click on the map to start. Once you have drawn a line or area, double-click to end and your measurement will stay on screen. This is helpful to find

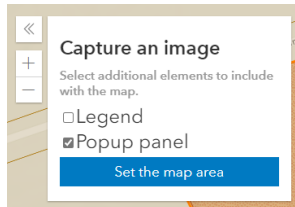
how much road frontage a parcel has or even the area in different units (for example acres or hectares). Units can be changed after a measurement has been taken to see the conversions as well.

Note: parcel sizes on the map may not match what is in a legal deed description for a given parcel. Parcel lines and sizes on a map are for graphic purposes only!

This can be handy for making a printable PDF document of your map screen as well as discussed in the next section.

SCREENSHOT AND PRINT MAP

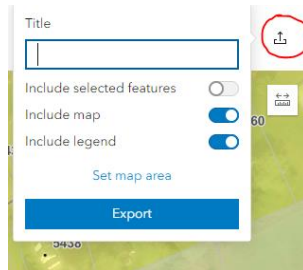
Two different tools are included that allow one to capture the map screen. One is the screenshot tool in the upper, left of the map window. This tool creates a .png output (it goes right to your



'Downloads' folder) but gives you the option of also including the legend and/or pop up information as well. Due to the lengthy nature of the Zoning layer, it is not recommended to include the Legend or you can turn it off first in the

Layers list before making your screenshot. You can give the map a title and then download the image.

This tool will *not* include the Pop Up info unless there is *no active measurement* on the map. For this reason, the Print or PDF Export tool was also included if one wishes to export a map with the measurement showing on it. This tool



can be found in the upper, right-hand of your screen. It looks like an 'upload' button with an arrow pointing up.

When you click to open the tool, you have the choice of including the Map and/or Legend and creating a map title. When you click Export, a window will pop up asking if you want to print your map. This is also a preview window. If you don't like how it looks, click "Cancel" and return to the map and make any adjustments. You can print the map to PDF to create a document or send it to a printer to get a hardcopy.

2023 Tax Sale Listing # 18
The Municipality of the County of Kings will hold a property tax sale by public auction on March 2, 2023 at 10:00am in the Municipal Council Chambers, located at 181 Coldbrook Village Park Drive, Coldbrook NS.

PID	55094031
ASSESSMENT ACCOUNT (AAN)	02743641
OWNERS	Matthew Earle Moses, Alice Raylene Moses
LOCATION	1828 Brown of Mountain Road West, Viewmount
ELECTORAL DISTRICT	3
ZONE DESIGNATION	A2
ASSETS	Land, Dwelling, Garage
REDEEMABLE?	Yes

Property parcels' source: Nova Scotia Property Records Database (NSPRD) via the NS Geomatics Centre (NSGC). To view a copy of the Provincial license agreement, click [here](#).

For questions or issues pertaining to Property parcels, please contact the Office of the Registrar General at 1-800-670-6677 at this website.

Map of Property

Download Image Return to the map

For questions and concerns about all things to do with the tax sale, please direct your inquiries to Scott MacKay, Revenue Manager for the Municipality of the County of Kings at 902-690-6120.