



Final Report Halifax Inland Terminal and Trucking Options Study

Excerpt on Impact on Property Values

p. 95

“the study attempted to consider the impact to property owners in terms of municipal taxation and real estate values. Following a review of assessments and the areas impacted, it was not possible to identify the market influences that would drive assessments in one direction or another.

Considering that homes abutting the rail cut are currently on an active rail line, the question becomes “will more rail traffic or truck traffic in a below grade cut affect property values that have been established with the cut already in place?” In discussions with real estate experts on the study team, it was the consensus that this would not be an appreciable change; **these properties are located along a transportation corridor that has existed for 80+ years. The value of the real estate as set by market transactions over these many years would naturally account for all attributes of the property. It is indeterminate if increased traffic in that corridor would affect values.** A survey or similar analysis could be conducted to resolve this point.”