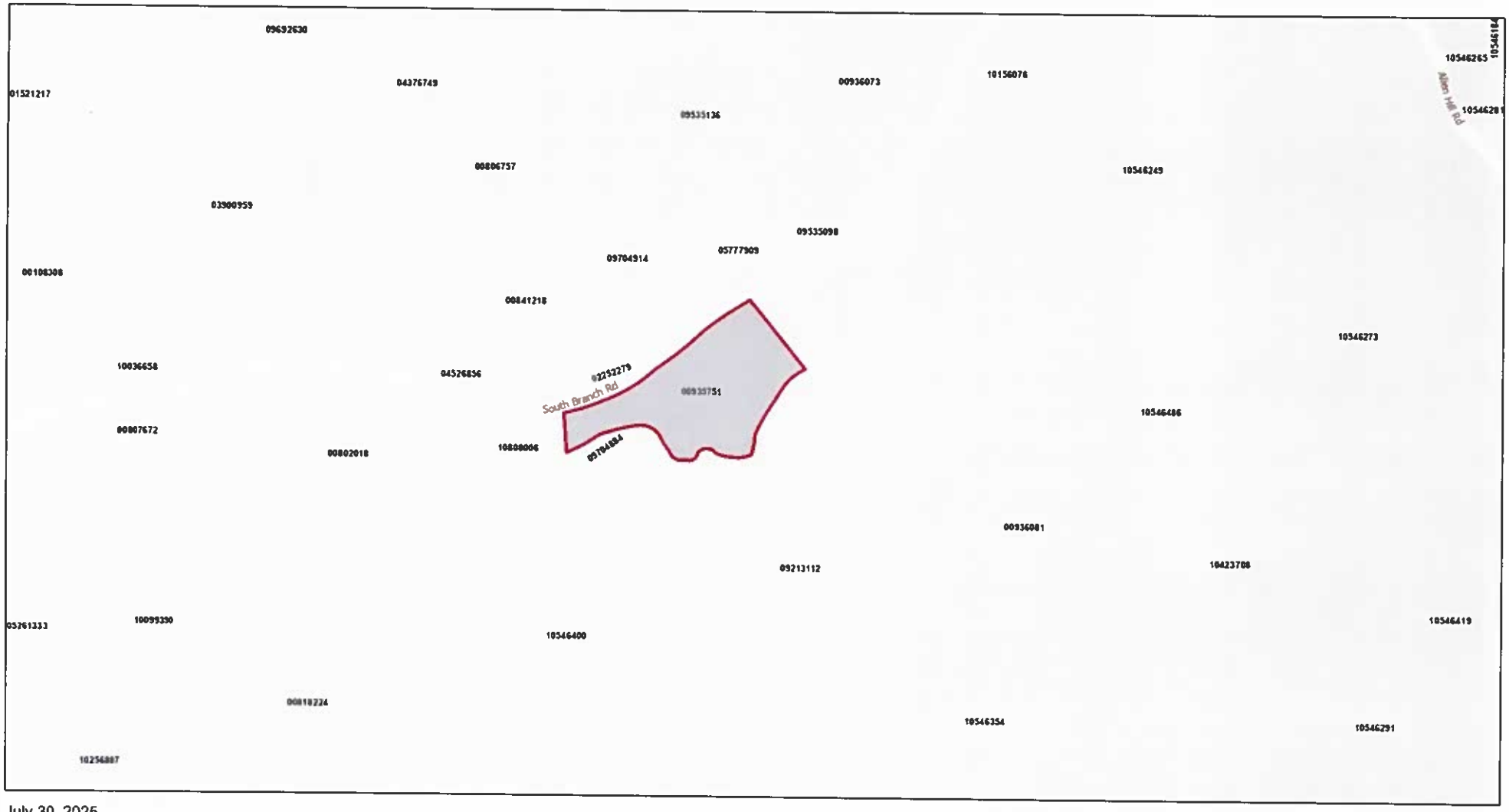
00935751 306 SOUTH BRANCH RD, NEW SALEM A GRAPHICAL REPRESENTATION ONLY



July 30, 2025

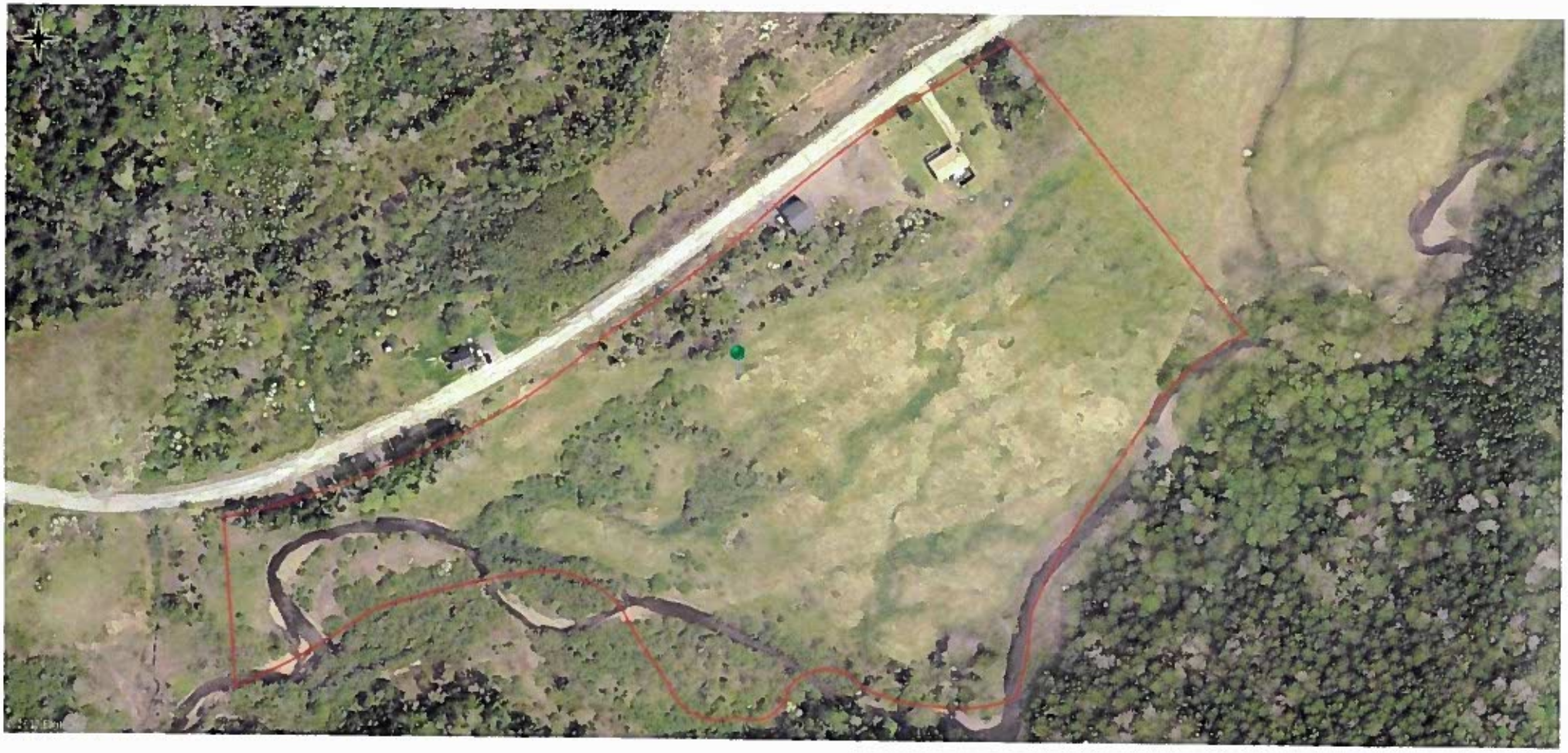
1:9,776

0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 km

Copyright 2015

00935751 306 SOUTH BRANCH RD, NEW SALEM A
GRAPHICAL REPRESENTATION ONLY



MUNICIPALITY OF THE

JUR: 47 COUNTY OF AAN: 00935751

CUMBERLAND

Primary Assignment: 47 - Secondary Assignment: -

NBHD: 470428 LUC: 0000 Res/Com: R ROLLTYPE: RPROLLYEAR: 2026

CORBIN S. WAYNE ROSS

306 SOUTH BRANCH RD NEW SALEM

Land Size 15.00 Acres

Sales

Price	Date	Number of Parcels
$0	24-FEB-2020	3
$0	02-JUL-2020	3

Values History

Year	Land	Building	OBY	Total Building	Total Market Value Assessment	Cap Assessment
2025	$31,700	$145,700	24200	$169,900	$201,600	$100,000
2024	$21,100	$96,400	15800	$112,200	$133,300	$92,800
2023	$18,500	$81,200	14100	$95,300	$113,800	$88,900
2022	$18,500	$71,400	13100	$84,500	$103,000	$82,800
2021	$18,500	$67,300	12800	$80,100	$98,600	$78,900
2020	$18,500	$67,500	12600	$80,100	$98,600	$78,700
2019	$18,500	$67,800	12500	$80,300	$98,800	$78,000
2018	$14,000	$68,700	12400	$81,100	$95,100	$76,000
2017	$14,000	$70,300	12500	$82,800	$96,800	$75,500
2016	$13,600	$74,600	13200	$87,800	$101,400	$74,600
2015	$13,600	$76,200	12300	$88,500	$102,100	$74,000
2014	$13,600	$80,500	13400	$93,900	$107,500	$72,900
2013	$13,600	$79,500	13700	$93,200	$106,800	$72,500
2012	$13,000	$84,000	7300	$91,300	$104,300	$71,400
2011	$8,500	$82,400	7200	$89,600	$98,100	$68,500
2010	$8,100	$79,600	6300	$85,900	$94,000	$66,400
2009	$7,600	$77,100	6300	$83,400	$91,000	$66,100
2008	$6,800	$69,100	5600	$74,700	$81,500	$63,600

MH Data

MH Width:
MH Length:
MH Make:
MH Model:
MH Park Name:
MH Serial #:

Schedule A

ALL that certain piece of land situate, lying and being on the southern side of South Branch Road at New Salem in the County of Cumberland and Province of Nova Scotia more particularly bounded and described as follows:

BEGINNING at a stake at the northeast side of river and;

THENCE running in a northeast direction 29 chains 1 rod and 13 links, on line between Marden Lunn and Robert MacAloney;

THENCE across at right angles to lands of Wesley Rector, west 16 degrees 11 chains and 3 rods;

THENCE south 16 degrees west, 3 chains to a hardwood tree;

THENCE south 20 degrees west to a red post, at river;

THENCE along said river 77 rods 10 links, to a stake at place of beginning.

CONTAINING 40 acres, more or less.

SAVING AND EXCEPTING ALL that lot of land lying to the north of the south boundary of South Branch Road.

THE description for this parcel originates with a deed dated May 31, 1965 registered in the registration district of Cumberland in book 236 at page 150 and the subdivision is validated by Section 291 of the Municipal Government Act.