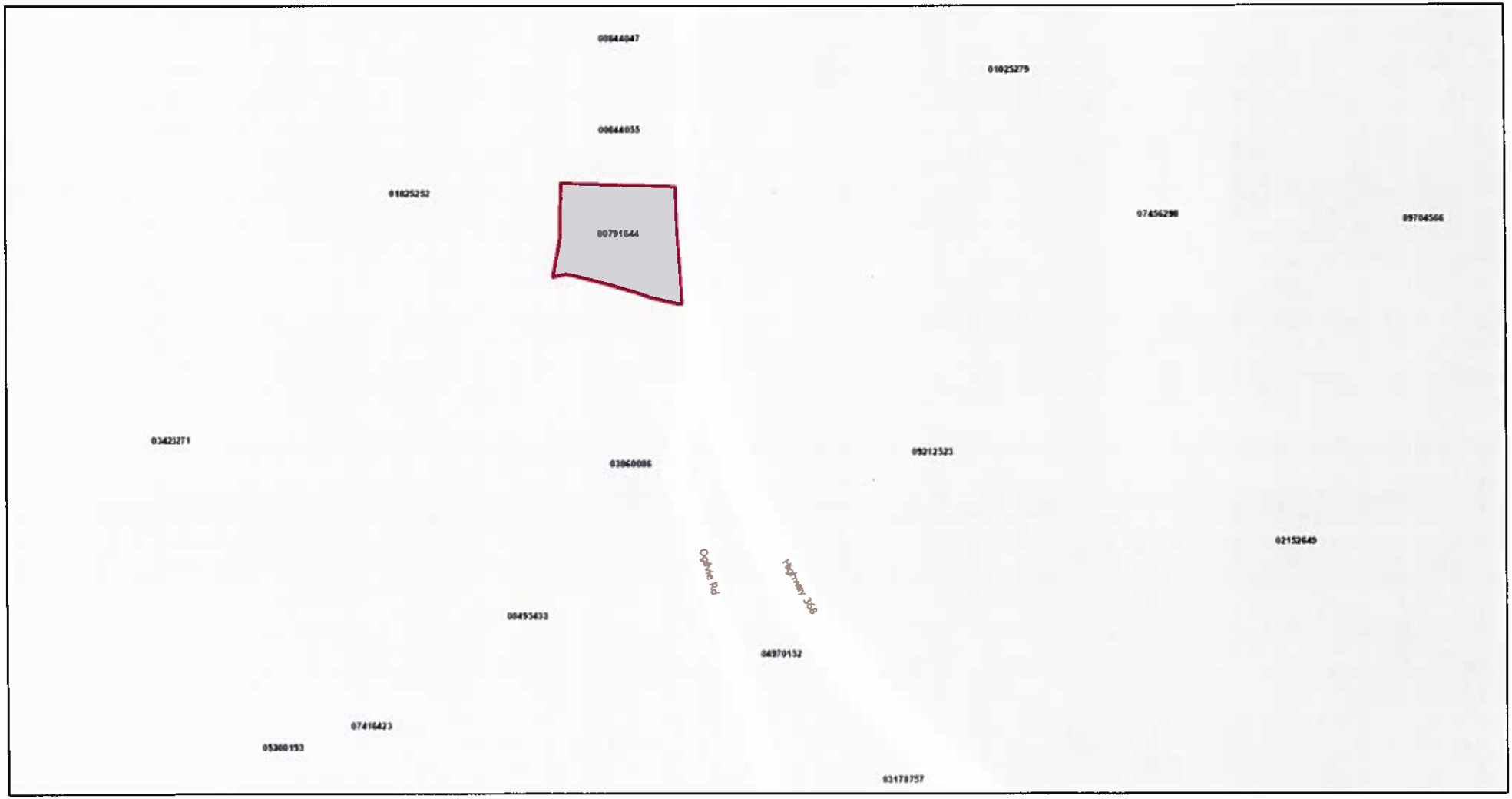
00791644 187 HIGHWAY 368, WEST WENTWORTH A GRAPHICAL REPRESENTATION ONLY



August 8, 2025

1:4,888

0 0.04 0.09 0.17 mi

0 0.05 0.1 0.2 km

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00791644 187 HIGHWAY 368, WEST WENTWORTH A
GRAPHICAL REPRESENTATION ONLY



Land Size 2.70 Acres

Sales

Price	Date	Number of Parcels
$25,335	25-JUN-2014	1
$31,390	19-JAN-2017	1

Values History

Year	Land	Building	OBY	Total Building	Total Market Value Assessment	Cap Assessment
2025	$30,400	$20,900	17800	$38,700	$69,100	$0
2024	$30,400	$20,100	15600	$35,700	$66,100	$0
2023	$25,300	$9,000	28600	$37,600	$62,900	$0
2022	$16,300	$7,400	26400	$33,800	$50,100	$0
2021	$13,800	$6,100	13200	$19,300	$33,100	$0
2020	$13,800	$6,300	13100	$19,400	$33,200	$0
2019	$13,800	$6,100	13100	$19,200	$33,000	$0
2018	$13,800	$5,900	12700	$18,600	$32,400	$0
2017	$13,800	$0	25400	$25,400	$39,200	$0
2016	$13,800	$0	25400	$25,400	$39,200	$0
2015	$13,800	$0	26200	$26,200	$40,000	$0
2014	$13,800	$0	23100	$23,100	$36,900	$0
2013	$15,300	$0	23100	$23,100	$38,400	$0
2012	$12,300	$0	14500	$14,500	$26,800	$0
2011	$12,300	$0	14500	$14,500	$26,800	$0
2010	$10,200	$0	13600	$13,600	$23,800	$0
2009	$9,300	$0	13500	$13,500	$22,800	$0
2008	$8,300	$0	13600	$13,600	$21,900	$21,400

MH Data

MH Width: 10
MH Length: 60
MH Make:
MH Model:
MH Park Name:
MH Serial #:

MH Notes

NO 204 HWY
MAHONEYS CRN
LAND DWELLING
1966 SKYLINE 10X56

TAX ACCOUNT#: 00791644

PROPERTY: Highway 368, West Wentworth, Lot 96-1A, Nova Scotia

ASSESSED TO: Musason Canada Limited

PID: 25366725

ALL that certain lot, piece or parcel of land lying, situate and being in West Wentworth, in the County of Cumberland and Province of Nova Scotia shown as Lot 96-1A on a Plan of Survey and Consolidation of Lands of Edwin F. Claflin and Ethel G. Claflin filed in the Cumberland County Land Registration Office on May 16, 1996 as Plan No. 2456, and being more fully bounded and described as follows:

BEGINNING at a survey marker on the westerly boundary of Highway 204 located north twenty-six degrees fifty-six minutes eight seconds west (N 26 deg. 56 min. 08 sec. W) a distance of 2,355.70 feet from N.S.C.M. No. 27625 at the southeast corner of Lot 96-2;

THENCE north eighty-eight degrees forty-eight minutes thirty-nine seconds west (N 88 deg. 48 min. 39 sec. W) a distance of 340.84 feet along the southerly boundary of Lot 96-2 to a survey marker;

THENCE south zero degrees thirty-six minutes fifty-six seconds west (S 0 deg. 36 min. 56 sec. W) a distance of 164.67 feet along lands now or formerly owned by Gerald P. Crowley, Mary A. Crowley and Donald B. Couse to a survey marker;

THENCE south zero three degrees twenty minutes twenty-two seconds east (S 03 deg. 20 min. 22 sec. E) continuing along the boundary of the Crowley / Couse lands a distance of 140.7 feet more or less to Drennan brook;

THENCE easterly following Drennan brook a distance of 374 feet more or less to the westerly boundary of Highway 204;

THENCE northerly following the westerly boundary of Highway 204 to a survey marker located north seven degrees forty-four minutes twenty-two seconds west (N 7 deg. 44 min. 22 sec. W) a distance of 200 feet from Drennan brook;

THENCE following a curve to the right having a radius of 2,310.7 feet a distance of 164.27 feet following the westerly boundary of Highway 204 to the place of beginning, being north two degrees thirty-seven minutes nineteen seconds west (N 2 deg. 37 min. 19 sec. W) a distance of 164.24 feet from the last survey marker.

BEING AND INTENDED TO BE a consolidation of those lands conveyed to Edwin F. Claflin and Ethel G. Claflin by Deed recorded in the Cumberland County Land Registration Office in Book 331 at Page 705 and a portion of those lands conveyed to Edwin F. Claflin and Ethel G. Claflin by Deed recorded in the Cumberland County Land Registration Office in Book 502 at Page 43.

BEING the same lands as conveyed by Warranty Deed dated April 22, 2009 from Ethel G. Claflin, in her personal capacity and as Executor / Personal Representative of the Estate of Edwin Forrest Claflin, to Ethel G. Claflin and Eric Andrew Claflin, registered in the Cumberland County Land Registration Office on April 30, 2009 as Doc. No. 93259969.

SUBJECT TO AN EASEMENT recorded on October 8, 2021 as Document No. 119422278.

*** Municipal Government Act, Part IX Compliance ***

Compliance:

The parcel is created by a subdivision (details below) that has been filed under the Registry Act or registered under the Land Registration Act

Registration District: CUMBERLAND COUNTY

Registration Year: 1996

Plan or Document Number: 2456