04052773 56 BLACK RIVER RD SPRINGHILL



May 8, 2023

1:614

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.03 km

4550
Sq Feet

Derived from NS PRD, which is maintained by the Land Registry, and distributed by the Geomatics Centre

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JUR: 47 | MUNICIPALITY OF THE COUNTY OF CUMBERLAND | AAN: 04052773

Appeal & Permit Assignment: 47 - Allan Byers | NSAAT & Sales Assignment: | 47 - Allan Byers

NBHD: 510107 LUC: 0000 Res/Com: R ROLLTYPE: RPROLLYEAR: 2023

WALTON KRISTYN ELIZABETH | 56 BLACK RIVER RD SPRINGHILL

Land Size 4,550.00 Sq. Ft.

Sales

Price	Date	Number of Parcels
$0	09-SEP-2013	2
$0	14-MAR-2014	2
$40,000	04-JAN-2016	2

Values History

Year	Land	Building	OBY	Total Building	Total Market Value Assessment	Cap Assessment
2023	$6,500	$22,900	600	$23,500	$30,000	$24,300
2022	$6,500	$15,600	500	$16,100	$22,600	$0
2021	$6,400	$15,600	500	$16,100	$22,500	$0
2020	$6,400	$15,600	500	$16,100	$22,500	$0
2019	$6,500	$16,300	500	$16,800	$23,300	$0
2018	$6,500	$16,400	500	$16,900	$23,400	$0
2017	$6,500	$16,700	600	$17,300	$23,800	$0
2016	$7,000	$16,900	600	$17,500	$24,500	$23,200
2015	$8,000	$15,600	600	$16,200	$24,200	$23,200
2014	$8,000	$15,600	600	$16,200	$24,200	$22,800
2013	$8,000	$15,600	600	$16,200	$24,200	$22,600
2012	$8,000	$15,900	700	$16,600	$24,600	$22,300
2011	$8,000	$15,400	700	$16,100	$24,100	$21,500
2010	$6,000	$14,500	700	$15,200	$21,200	$20,900
2009	$6,000	$14,200	700	$14,900	$20,900	$0
2008	$5,200	$12,000	800	$12,800	$18,000	$0

Building Style: 2 Storey
Construction Quality: Fair
Under Construction: N
Year Built:

Parcel Description

ALL that lot of land which was conveyed to the Grantor by Deed dated May 8th, 1946 and recorded at the Office of the Registrar of Deeds for the County of Cumberland at Amherst, in Book 210 at Page 433 and which in said Deed is described as follows;

BEGINNING at the Northeast corner of land owned by Wilfred Rushton, where the said corner joins the Southern boundary of Black River Road;

THENCE running Easterly along said road a distance of Fifty Feet to a stake;

THENCE Southerly, preserving a uniform width, a distance of Ninety-one feet to a stake;

THENCE Westerly a distance of Fifty Feet to the aforesaid Rushton lot;

THENCE Northerly along the said Rushton lot Ninety-one Feet to the place of beginning.

Being the same lot of land as was conveyed from Ambrose Lees and Wife to Geneva Lilliam Rogers by deed dated 16th January, 1946.

SUBJECT TO an easement in favour of Cumberland Railway and Coal Company recorded at the Registry of Deeds Cumberland County in Book 189 Page 300 being more particularly described as follows:

EXCEPTING AND RESERVING nevertheless to the said Grantor the right to let down the surface and to excavate and dig under and beneath the said land and premises, and every part hereof, for the purpose of mining and raising coal and other minerals, in such places and at such times and in such manner and ways as the officers of the said Cumberland Railway and Coal Company, may deem expedient, and to do such other work as may be incidental or necessary in that behalf, without being or becoming liable in any way to the said Purchaser or any person or person whomsoever claiming under him for any loss or damage sustained or alleged to be sustained in consequence of or in connection with any of the mines and excavations nor existing under said land and premises or of any which may hereafter be made there, or of any mining work or operations which may hereafter be carried on or done thereon or thereunder by the Grantor or on its behalf, or of the explosion, burning or caving in of nay of the said mines or excavations, or of the subsidence of or alteration of the surface of the ground above or near them or any of them, no matter how caused or created.

The description for this parcel originates with a deed dated November 24, 1958, registered in the registration district of Cumberland County in book 295 at page 273 and the subdivision is validated by Section 291 of the Municipal Government Act.

04052773 56 Black River Rd, Springhill



05/11/2020

iasWorld Photo Report



Metadata

Filename	04052773_001.jpg
Category	Front
Jurisdiction	47
Parcel Id	04052773
Year	
Card	
Rank	4
Notes	
Captured Date	5/18/2007 12:30:18 AM