

MUNICIPALITY OF THE

JUR: 47

COUNTY OF

AAN: 00327638

CUMBERLAND

Primary Assignment: 47 -

Secondary Assignment: -

NBHD: 470255 LUC: 0000 Res/Com: R ROLLTYPE: RPROLLEYEAR: 2027

**BUDDEN JOHN ERIC GALLANT JACQUELYN
LEANNE**

11 BLACK SPRUCE RD TIDNISH BRIDGE

1 of 11

Land Size 21,780.00 Sq. Ft.

Sales

Price	Date	Number of Parcels
\$125,000	07-SEP-2016	1

Values History

Year	Land	Building	OBY	Total Building	Total Market Value Assessment	Cap Assessment
2026	\$65,600	\$82,500	30400	\$112,900	\$178,500	\$103,300
2025	\$49,300	\$85,400	31400	\$116,800	\$166,100	\$100,700
2024	\$44,400	\$78,800	27200	\$106,000	\$150,400	\$99,300
2023	\$30,000	\$48,600	17700	\$66,300	\$96,300	\$0
2022	\$30,000	\$44,800	17000	\$61,800	\$91,800	\$90,700
2021	\$30,000	\$40,400	15700	\$56,100	\$86,100	\$0
2020	\$30,000	\$41,600	15700	\$57,300	\$87,300	\$0
2019	\$30,000	\$41,600	15900	\$57,500	\$87,500	\$0
2018	\$30,000	\$42,600	16200	\$58,800	\$88,800	\$0
2017	\$30,000	\$42,500	16300	\$58,800	\$88,800	\$0
2016	\$30,000	\$44,100	16600	\$60,700	\$90,700	\$68,000
2015	\$30,000	\$45,400	16300	\$61,700	\$91,700	\$67,800
2014	\$30,000	\$45,900	17600	\$63,500	\$93,500	\$66,500
2013	\$24,600	\$45,900	17900	\$63,800	\$88,400	\$66,000
2012	\$24,600	\$47,700	7000	\$54,700	\$79,300	\$65,100
2011	\$24,600	\$45,700	6700	\$52,400	\$77,000	\$62,700
2010	\$24,600	\$43,400	5300	\$48,700	\$73,300	\$61,000
2009	\$22,400	\$39,300	4700	\$44,000	\$66,400	\$61,000
2008	\$20,000	\$34,700	4300	\$39,000	\$59,000	\$0

MH Data

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

TAX ACCOUNT#: 00327638
PROPERTY: 11 Black Spruce Road, Tidnish Bridge, Nova Scotia
ASSESSED TO: John Eric Budden & Jacquelyn Leanne Gallant
PID: 25102641

ALL that certain lot, piece or parcel of land situate, lying and being at Tidnish Bridge, in the county of Cumberland, Province of Nova Scotia, more particularly bounded and described as follows:

BEGINNING at the Southerly boundary of the access lane leading in from the shore highway at the Northeasterly corner of lands to be deeded to Dr. James G. Purdy;

THENCE at right angles and in a Southerly direction along said boundary of said highway for a distance of 100 feet;

THENCE at right angles and in a Westerly direction for a distance of 225 feet, more or less, to the Easterly line of lands to be deeded to Dr. James G. Purdy;

THENCE at right angles and in a Northerly direction for a distance of 100 feet to the place of beginning.

TOGETHER WITH a Right of Way Easement as being described in Book 804, at Page 328;

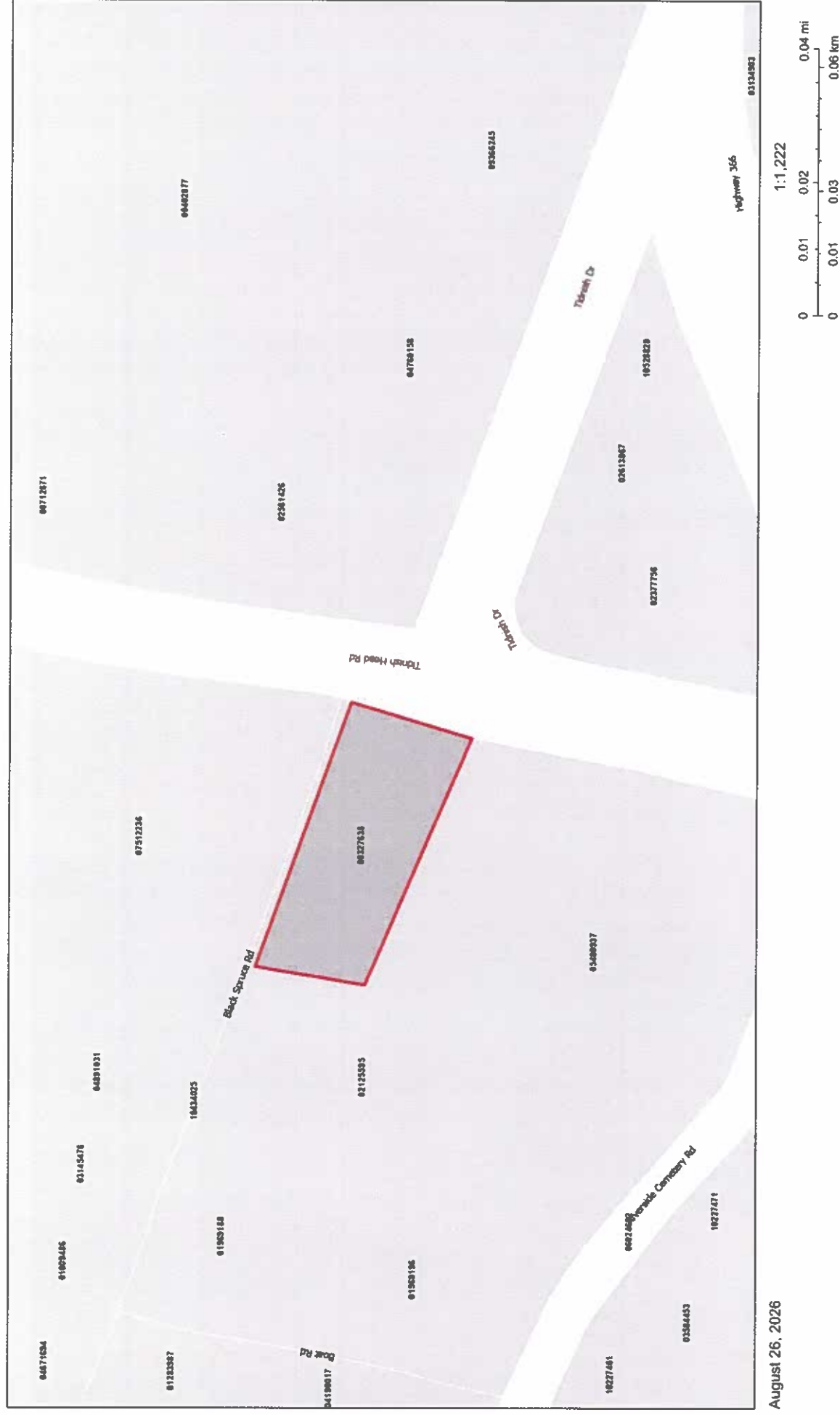
The parcel complies with the subdivision provisions of Part IX of the Municipal Government Act.

**AAN 327638 - 11 BLACK SPRUCE RD, TIDNISH BRIDGE A
GRAPHICAL REPRESENTATION ONLY**



04/28/2023

00327638 11 BLACK SPRUCE RD, TIDNISH BRIDGE A GRAPHICAL REPRESENTATION ONLY



August 26, 2026