

MUNICIPALITY OF THE

JUR: 47

COUNTY OF

AAN: 01325191

CUMBERLAND

Primary Assignment: 47 -

Secondary Assignment: -

NBHD: 470478 LUC: 0000 Res/Com: R ROLLTYPE: RPROLLEYEAR: 2027

HARRISON PETER ARNOLD

3101 WYVERN RD RIVER PHILIP

1 of 11

Land Size 2.42 Acres

Sales

Price	Date	Number of Parcels
\$40,000	29-JUL-2011	1

Values History

Year	Land	Building	OBY	Total Building	Total Market Value Assessment	Cap Assessment
2026	\$14,400	\$69,500	11800	\$81,300	\$95,700	\$66,500
2025	\$18,300	\$66,300	11500	\$77,800	\$96,100	\$64,900
2024	\$18,900	\$59,600	10000	\$69,600	\$88,500	\$64,000
2023	\$11,500	\$53,100	9800	\$62,900	\$74,400	\$62,100
2022	\$11,500	\$44,400	9000	\$53,400	\$64,900	\$57,700
2021	\$11,300	\$41,400	9000	\$50,400	\$61,700	\$54,800
2020	\$11,400	\$40,900	8800	\$49,700	\$61,100	\$54,700
2019	\$11,500	\$39,800	8800	\$48,600	\$60,100	\$54,200
2018	\$11,500	\$39,900	9000	\$48,900	\$60,400	\$52,700
2017	\$11,500	\$39,900	9200	\$49,100	\$60,600	\$52,300
2016	\$11,500	\$39,200	9500	\$48,700	\$60,200	\$51,600
2015	\$11,500	\$38,900	9200	\$48,100	\$59,600	\$51,500
2014	\$11,500	\$40,400	10400	\$50,800	\$62,300	\$50,500
2013	\$7,500	\$40,000	10800	\$50,800	\$58,300	\$50,100
2012	\$7,500	\$38,800	3200	\$42,000	\$49,500	\$0
2011	\$5,900	\$37,400	3200	\$40,600	\$46,500	\$35,500
2010	\$5,900	\$36,800	2300	\$39,100	\$45,000	\$34,500
2009	\$5,600	\$34,200	2200	\$36,400	\$42,000	\$34,500
2008	\$5,000	\$29,700	1900	\$31,600	\$36,600	\$33,500

MH Data

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

TAX ACCOUNT#: 1325191
PROPERTY: 3101 Wyvern Road, River Philip
ASSESSED TO: Peter Arnold Harrison
PID: 25460148

ALL that certain lot, piece or parcel of land lying, situate and being at River Philip, Cumberland County, Nova Scotia, shown as Lot 2004-2 on a Plan of Subdivision of Lands of Daniel Thomas Wood, David Donald Wood and Donald J. Oram and Carol Oram by Jerry L. Borden, N.S.L.S., dated November 30, 2003 and filed in the Cumberland County Land Registration Office as Plan No. 81112733, and being more fully bounded and described as follows:

BEGINNING at a survey marker on the southern boundary of Route 321 at the northeast corner of Lot 2004-1 as shown on the above-described Plan of Subdivision;

THENCE following a bearing of 106 deg. 50 min. 00 sec. a distance of 100.573 metres along the boundary of Route 321 to a point;

THENCE following an arc having a radius of 133.00 metres, a distance of 51.946 metres to a point on the Wyvern Road Route 486, such point being located 51.616 metres on a bearing of 157 deg. 44 min. 51 sec. from the last mentioned point;

THENCE following a bearing of 187 deg. 10 min. 00 sec. a distance of 69.092 metres along the westerly boundary of the Wyvern Road, Route 486 to a survey marker;

THENCE following a bearing of 330 deg. 58 min. 18 sec. a distance of 68.792 metres along the boundary of lands of Mark Stephen Ripley and Brenda Eileen Ripley to a survey marker;

THENCE following a bearing of 271 deg. 25 min. 54 sec. a distance of 85.790 metres along the boundary of the Ripley lands to an iron bar;

THENCE following a bearing of 08 deg. 07 min. 28 sec. a distance of 88.918 metres to the place of beginning.

CONTAINING 9800 square metres.

SUBJECT TO a right of way over the existing lane as shown on the above-noted Plan of Subdivision which was granted to Ralston H. Ripley by Florence L. Duffy by Deed dated June 20, 1978, recorded in the Cumberland County Registry of Deeds in Book 382 at Page 100.

**AAN 01325191 - 3101 WYVERN RD, RIVER PHILIP A
GRAPHICAL REPRESENTATION ONLY**



05/01/2025

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August 26, 2026