

MUNICIPALITY OF THE

JUR: 47

COUNTY OF

AAN: 02377756

CUMBERLAND

Primary Assignment: 47 -

Secondary Assignment: -

NBHD: 470254 LUC: 0000 Res/Com: R ROLLTYPE: RPROLLEYEAR: 2027

LOWE TRISTAN CORY

8 TIDNISH HEAD RD TIDNISH BRIDGE

1 of 11

Land Size 28,600.00 Sq. Ft.

Sales

Price	Date	Number of Parcels
\$25,000	10-JUL-2015	1
\$70,000	05-OCT-2020	1

Values History

Year	Land	Building	OBY	Total Building	Total Market Value Assessment	Cap Assessment
2026	\$16,000	\$87,200	15700	\$102,900	\$118,900	\$85,700
2025	\$15,900	\$79,700	14600	\$94,300	\$110,200	\$83,600
2024	\$14,300	\$68,200	12200	\$80,400	\$94,700	\$82,400
2023	\$11,500	\$70,400	13800	\$84,200	\$95,700	\$79,900
2022	\$11,500	\$51,600	11100	\$62,700	\$74,200	\$0
2021	\$11,400	\$59,800	11200	\$71,000	\$82,400	\$0
2020	\$11,500	\$59,800	11100	\$70,900	\$82,400	\$79,300
2019	\$11,500	\$56,300	10800	\$67,100	\$78,600	\$0
2018	\$11,500	\$55,600	10900	\$66,500	\$78,000	\$0
2017	\$11,500	\$56,100	11300	\$67,400	\$78,900	\$77,600
2016	\$11,500	\$53,900	11200	\$65,100	\$76,600	\$0
2015	\$11,500	\$51,100	10700	\$61,800	\$73,300	\$51,800
2014	\$11,500	\$49,700	11300	\$61,000	\$72,500	\$50,800
2013	\$9,200	\$48,500	11600	\$60,100	\$69,300	\$50,400
2012	\$9,200	\$49,400	4000	\$53,400	\$62,600	\$49,800
2011	\$9,200	\$45,900	3900	\$49,800	\$59,000	\$48,000
2010	\$9,200	\$45,300	3000	\$48,300	\$57,500	\$46,700
2009	\$9,000	\$43,300	2900	\$46,200	\$55,200	\$46,700
2008	\$8,000	\$37,700	2500	\$40,200	\$48,200	\$45,200

MH Data

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

TAX ACCOUNT#: 2377756
PROPERTY: 8 Tidnish Head Rd, Tidnish Bridge
ASSESSED TO: Tristan Cory Lowe
PID: 25101601

ALL AND SINGULAR that certain lot, piece or parcel of land situate, lying and being at Tidnish Bridge, County of Cumberland, Province of Nova Scotia and being more particularly described as follows:

(Bearings in the following description are oriented to the Nova Scotia Co-ordinate Grid, 3 deg. MTM, Zone 5, Central Meridian 64 deg. 30 min. West Longitude)

BEGINNING at a survey marker on the northerly boundary of Highway 366, being 50' perpendicularly distant from the centreline thereof and being N 76 deg. 17 min 56 sec.W a distance of 46.26 feet from Nova Scotia Control Monument No 13338;

THENCE N 07 deg.40 min. E a distance of 18.91 feet along the westerly boundary of lands of Leonard Lowther as described in Book 226 at Page 195 to a survey marker at the southeast corner of other lands of Leonard Lowther as described in Book 212 at Page 102;

THENCE N 71 deg. 11 min. W a distance of 84 feet along said lands of Leonard Lowther to a survey marker;

THENCE N 07 deg. 40 min. E a distance of 108.0 feet along said lands of Leonard Lowther to a survey marker on the southerly boundary of the "Back Road", so-called;

THENCE westerly along the said southerly boundary of the "Back Road" to its intersection with the easterly boundary of the Tidnish Dock Road;

THENCE southwesterly along the various courses of the Tidnish Dock Road to its intersection with the said northerly boundary of Highway No 366;

THENCE easterly along the said northerly boundary of Highway 366 a distance of approximately 250' to the place of beginning.

The above described lot of land to contain 28,600 square feet more or less and is intended to be a portion of lands conveyed from Lorne C Kirby to Lorne C Kirby & Eunice J Kirby by deed dated 21 May, 1977 and recorded in Book 352 at Page 828, that is all of the said property north of Highway 366 save and except lands conveyed from Lorne C Kirby & Eunice J Kirby to Leonard Lowther by deed dated 20 October, 1949 and recorded in Book 212 at page 102.

BEING AND INTENDED TO BE all that lot of land conveyed from Eunice J Kirby to Roderick O'Neill by deed dated 9 November, 1989 and recorded on 10 November, 1990 in Book 542 at Page 261.

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

Not Subject To:

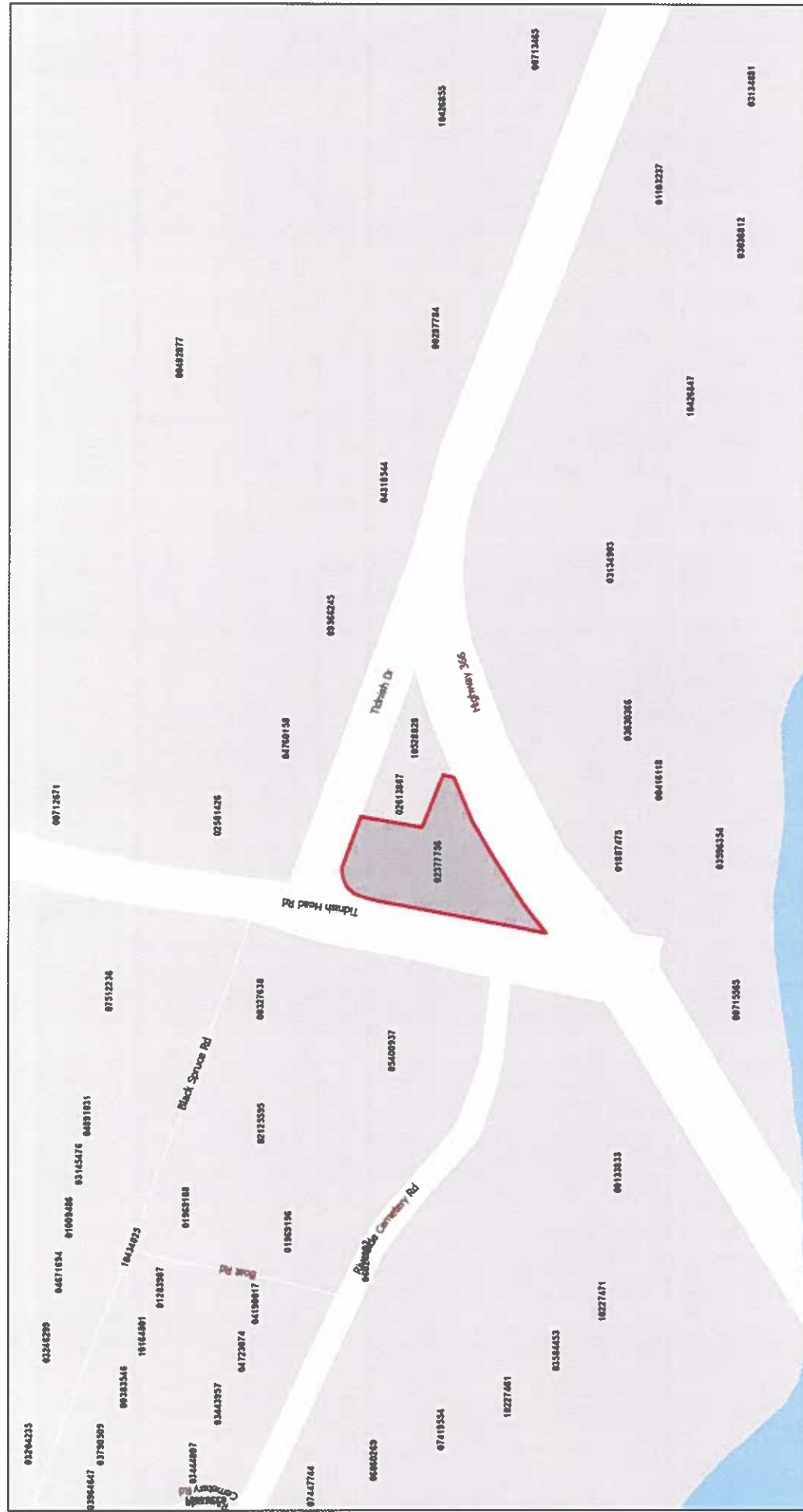
The parcel was created by a subdivision that predates subdivision control or planning legislation or by-laws in the municipality and therefore no subdivision approval was required for creation of this parcel.

**AAN 02377756 - 8 TIDNISH HEAD RD, TIDNISH BRIDGE A
GRAPHICAL REPRESENTATION ONLY**



04/28/2023

02377756 8 TIDNISH HEAD RD, TIDNISH BRIDGE A GRAPHICAL REPRESENTATION ONLY



August 26, 2026

1:2,444

