

MUNICIPALITY OF THE

JUR: 47

COUNTY OF

AAN: 02829703

CUMBERLAND

Primary Assignment: 47 -

Secondary Assignment: -

NBHD: 470380 LUC: 0000

Res/Com: R

ROLLTYPE: RPROLLEYEAR: 2027

FURY MICHAEL DAVID VILLOCERO JONATHAN

1455 NORTH SHORE RD NORTH SHORE

1 of 11

Land Size 4.20 Acres

Sales

Price	Date	Number of Parcels
\$0	30-DEC-2022	1
\$660,000	26-JAN-2024	1

Values History

Year	Land	Building	OBV	Total Building	Total Market Value Assessment	Cap Assessment
2026	\$94,000	\$522,400	38500	\$560,900	\$654,900	\$0
2025	\$94,000	\$334,000	39600	\$373,600	\$467,600	\$0
2024	\$94,000	\$318,400	36600	\$355,000	\$449,000	\$336,800
2023	\$94,000	\$291,100	36600	\$327,700	\$421,700	\$326,400
2022	\$80,000	\$248,300	33900	\$282,200	\$362,200	\$303,100
2021	\$80,000	\$212,200	30100	\$242,300	\$322,300	\$287,600
2020	\$80,000	\$202,900	28700	\$231,600	\$311,600	\$286,800
2019	\$80,000	\$197,100	28700	\$225,800	\$305,800	\$284,000
2018	\$80,000	\$200,400	29800	\$230,200	\$310,200	\$276,000
2017	\$80,000	\$197,900	30100	\$228,000	\$308,000	\$273,600
2016	\$80,000	\$201,300	31200	\$232,500	\$312,500	\$269,900
2015	\$80,000	\$201,300	29300	\$230,600	\$310,600	\$269,100
2014	\$80,000	\$197,900	31200	\$229,100	\$309,100	\$263,600
2013	\$80,000	\$181,600	29900	\$211,500	\$291,500	\$261,300
2012	\$80,000	\$186,800	12000	\$198,800	\$278,800	\$257,700
2011	\$70,000	\$200,200	13300	\$213,500	\$283,500	\$248,100
2010	\$86,200	\$134,400	7500	\$141,900	\$228,100	\$205,400
2009	\$78,400	\$120,200	6800	\$127,000	\$205,400	\$0
2008	\$72,800	\$104,700	6000	\$110,700	\$183,500	\$176,900

MH Data

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

TAX ACCOUNT#: 02829703
PROPERTY: 1451 North Shore Road, North Shore, Nova Scotia
ASSESSED TO: Michael David Fury & Jonathan Villocero
PID: 25177593

ALL that certain lot of land and premises situate at Malagash, Cumberland County, Nova Scotia, bounded and described as follows:

BEGINNING at the northwest corner of lands formerly owned by Neil R. McDonald, now owned by George Klass;

THENCE running southerly along said Klass line to the North Shore Road;

THENCE westerly along the North Shore Road until it comes to line of lands formerly owned by D.G. MacKenzie, now owned by Laura Ola Ross;

THENCE northerly along said Ross line to the shore of Northumberland Strait;

THENCE easterly the various courses of the shore to the place of beginning.

SAVING AND EXCEPTING those lands as were conveyed by Melville MacKenzie and Audrey P. MacKenzie to Peter Grady by Deed dated the 10th day of August, 1961 and registered at the Registry of Deeds Office for the County of Cumberland and Province of Nova Scotia on the 21st day of August 1961 in Book 227 at Page 483 as Document Number 1022-1961, being more fully bounded and described as follows:

ALL that lot, piece or parcel of land situate at Malagash, in the County of Cumberland, bounded and described as follows:

BEGINNING on the shore of Northumberland Strait at the corner of land formerly owned by D.G. MacKenzie now owned by Jack Ross;

THENCE running southerly along line of said D.E. MacKenzie's land five hundred (500) feet more or less to a stake at a brook;

THENCE easterly through land of the Grantors seven hundred (700) feet to a stake;

THENCE northerly and parallel with D.G. MacKenzie's line to the shore two hundred and sixty feet (260) more or less;

THENCE westerly along the shore to place of beginning.

ALSO SAVING AND EXCEPTING those lands as were conveyed by George Melville MacKenzie and Audrey P. MacKenzie to Raymond Belliveau and Mildred Belliveau by Deed dated the 17th day of

August, 1968 and registered at the Registry of Deeds Office for the County of Cumberland and Province of Nova Scotia on the 27th day of August, 1968 in Book 251 at Pages 829-831 as Document Number 1638-1968, being more fully bounded and described as follows:

ALL that certain lot, piece or parcel of land situate, lying or being at Malagash North Shore and being adjacent to the shore of Northumberland Strait, more particularly bounded and described as follows:

BEGINNING at a point on a small brook, marking the eastern boundary of lands of George Melville MacKenzie and lands known as the Neil MacDonald property at the Eastern extension of the southern boundary of lands sold by George Melville MacKenzie to Peter Grady;

THENCE in a westerly direction, proceeding from a large spruce tree at the top of the bank to the west of the point of beginning, and continuing West from the said spruce tree a distance of two hundred (200) feet more or less to a stake on the Eastern boundary of lands reserved by the Grantor, George Melville MacKenzie;

THENCE Northerly in a line parallel to the Eastern boundary of lands of Peter Grady and forming the Eastern boundary of lands reserved by George Melville MacKenzie a distance of two hundred (200) feet more or less to the top of the bank above the shore of Northumberland Strait;

THENCE Easterly following the top of the bank above the shore of the Northumberland Strait to a point where the bank changes direction;

THENCE Southerly following the bank above the shore of Northumberland Strait to where a small brook meets the high water mark of the waters of Northumberland Strait;

THENCE Southerly following the said brook and the Western boundary of the Neil MacDonald property to the point and place of beginning.

ALSO SAVING AND EXCEPTING those lands as were conveyed by George M. MacKenzie Sr. to George M. MacKenzie Jr. and Monica MacKenzie by Deed dated the 14th day of June, 1991 and registered at the Registry of Deeds Office for the County of Cumberland and Province of Nova Scotia on the 17th day of June, 1991 in Book 568 at Pages 302-306 as Document Number 3825, being more fully bounded and described as follows:

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

COMMENCING at the south-east corner of lands of one Jack Ross;

THENCE Eastwardly along the north boundary of the North Shore Road a distance of One Hundred Ten (110') feet more or less and to a right of way;

THENCE Northward along the western boundary of the right of way a distance of Three Hundred (300')

feet more or less and to the south boundary of lands of one Peter Grady;

THENCE Westward along the southern boundary of lands of Peter Grady and parallel with the North Shore Road a distance of one hundred ten (110') feet more or less and to the eastern line of land of Jack Ross;

THENCE in the southward direction along the eastern line of land of Jack Ross a distance of Three Hundred (300') feet more or less to the place of beginning;

AND ALSO SAVING AND EXCEPTING those lands as were conveyed by George M. MacKenzie Sr. to George M. MacKenzie Jr. and Monica T. MacKenzie by Deed dated the 19th day of June, 1992 and registered at the Registry of Deeds Office for the County of Cumberland and Province of Nova Scotia on the 26th day of June, 1992 in Book 583 at pages 849-853 as Document Number 5040, being more fully bounded and described as follows:

ALL that certain lot, piece or parcel of land situate, lying and being on the Northern boundary of the North Shore Road at Malagash, in the County of Cumberland, Province of Nova Scotia, and being lot number 92-M1, as shown on a plan showing subdivision lands of G. Melville MacKenzie, dated February 11, 1992, signed by Kenneth P. MacDonald, N.S. Land Surveyor, bounded and described as follows:

BEGINNING at an axle on the South Eastern corner of lands of J.A. Ross on the Northern boundary of the North Shore Road, said axle being North 85 deg. 01.0 minutes West a distance of 26.82 feet from Nova Scotia Control Monument No. 13193;

THENCE North 7 degrees 40.0 minutes West along the Eastern boundary of lands of J.A. Ross a distance of 300.47 feet to a pipe on the South Western corner of lot number 1 subdivision lands of Peter Grady;

THENCE North 72 degrees 45.0 minutes East along the Southern boundary of lot number 1 a distance of 100.0 feet to a pipe on the South Eastern corner of said lot number 1 on the Western boundary of a Right of Way;

THENCE South 7 degrees 19.0 minutes East along the Western boundary of a Right of Way a distance of 343.6 feet to a pipe on the South Western corner of said Right of Way on the Northern boundary of the North Shore Road;

THENCE following along a curve on the Northern boundary of the North Shore Road a chord of which has a bearing of North 82 degrees 21.0 minutes West and a chord distance of 100.0 feet and an arc distance of 100.06 feet to an axle on the South Eastern corner of lands of J.A. Ross and the place of beginning.

BEARINGS from Grid North 1979.

Save and excepting Lot 2004-1, Lot 2004-2, and Parcel X as shown on registered Plan # 91534686.

TOGETHER WITH the use of the well and the water located on lands conveyed to Cecil Hartling by Deed

registered in the Cumberland County Registry of Deeds Office on November 2, 1954 in Book 213, at Page 607 as Doc. No. 1335-1954 and the right to construct, inspect and repair pipe lines to carry said water to the house located on the above-noted lands and to dig up the soil for said purposes from time to time as may be required.

AND SUBJECT TO a Right of Way granted by Melville MacKenzie and Audrey P. MacKenzie to Peter Grady by Warranty Deed dated August 10, 1961, which was registered in the Cumberland County Registry of Deeds on August 21, 1961 in Book 227 at Page 483 as No. 1022-1961;

ALSO SUBJECT TO a Right of Way granted by George Melville MacKenzie and Audrey P. MacKenzie to Raymond John Belliveau and Mildred Therese Belliveau by Warranty Deed dated August 17, 1968, which was registered in the Cumberland County Registry of Deeds on August 27, 1968 in Book 251 at Pages 829-831 as No. 1638-1968;

ALSO SUBJECT TO a Right of Way granted by George M. MacKenzie, Sr. to George M. MacKenzie, Jr. and Monica T. MacKenzie by Warranty Deed dated June 14, 1991, which was registered in the Cumberland County Registry of Deeds on June 17, 1991 in Book 568 at Page 302 as Doc. No. 3825;

AND ALSO SUBJECT TO a Right of Way granted by George M. MacKenzie, Sr. to George M. MacKenzie, Jr. and Monica T. MacKenzie by Warranty Deed dated June 19, 1992, which was registered in the Cumberland County Registry of Deeds on June 26, 1992 in Book 583 at Page 849 as Doc. No. 5040.

And also subject to an easement/right of way recorded as document no. 121885025 on January 10, 2023.

And also subject to restrictive covenants as described in document 122448310 on May 16, 2023.

The parcel originates with an approved plan of subdivision that has been filed under the registry Act or registered under the Land Registration Act at the Land Registration Office for the registration district of Cumberland as plan # 91534686

MGA compliance statement has been applied by SNSMR during the processing of Land Registration Plan # 91534686 .

**AAN 02829703 - 1455 NORTH SHORE RD, NORTH SHORE A
GRAPHICAL REPRESENTATION ONLY**



04/28/2026

02829703 1455 NORTH SHORE RD, NORTH SHORE A GRAPHICAL REPRESENTATION ONLY

