

## MUNICIPALITY OF THE

JUR: 47

COUNTY OF

AAN: 03930793

CUMBERLAND

Primary Assignment: 47 -

Secondary Assignment: -

**NBHD: 470326 LUC: 0000 Res/Com: R ROLLTYPE: RPROLLEYEAR: 2027**

SABOULOVA KSENIA

126 NORTH ST VALLEY ROAD

1 of 11

Land Size 12.21 Acres

## Sales

| Price    | Date        | Number of Parcels |
|----------|-------------|-------------------|
| \$0      | 19-NOV-2013 | 1                 |
| \$0      | 29-JAN-2020 | 1                 |
| \$30,500 | 04-SEP-2020 | 1                 |

## Values History

| Year | Land     | Building | OBY | Total Building | Total Market Value Assessment | Cap Assessment |
|------|----------|----------|-----|----------------|-------------------------------|----------------|
| 2026 | \$27,500 | \$33,400 | 0   | \$33,400       | \$60,900                      | \$33,900       |
| 2025 | \$24,500 | \$27,400 | 0   | \$27,400       | \$51,900                      | \$33,100       |
| 2024 | \$21,900 | \$21,600 | 0   | \$21,600       | \$43,500                      | \$32,700       |
| 2023 | \$17,100 | \$14,900 | 0   | \$14,900       | \$32,000                      | \$0            |
| 2022 | \$17,100 | \$12,400 | 0   | \$12,400       | \$29,500                      | \$0            |
| 2021 | \$18,100 | \$12,400 | 0   | \$12,400       | \$30,500                      | \$0            |
| 2020 | \$18,200 | \$12,200 | 0   | \$12,200       | \$30,400                      | \$22,900       |
| 2019 | \$17,100 | \$12,100 | 0   | \$12,100       | \$29,200                      | \$22,700       |
| 2018 | \$17,100 | \$12,100 | 0   | \$12,100       | \$29,200                      | \$22,100       |
| 2017 | \$17,100 | \$12,100 | 0   | \$12,100       | \$29,200                      | \$22,000       |
| 2016 | \$17,100 | \$11,800 | 0   | \$11,800       | \$28,900                      | \$21,700       |
| 2015 | \$17,100 | \$12,000 | 0   | \$12,000       | \$29,100                      | \$21,700       |
| 2014 | \$17,100 | \$12,100 | 0   | \$12,100       | \$29,200                      | \$21,300       |
| 2013 | \$11,600 | \$12,000 | 0   | \$12,000       | \$23,600                      | \$21,200       |
| 2012 | \$11,400 | \$12,300 | 0   | \$12,300       | \$23,700                      | \$21,000       |
| 2011 | \$11,400 | \$11,900 | 0   | \$11,900       | \$23,300                      | \$20,300       |
| 2010 | \$11,400 | \$11,600 | 0   | \$11,600       | \$23,000                      | \$19,800       |
| 2009 | \$10,900 | \$11,100 | 0   | \$11,100       | \$22,000                      | \$19,800       |
| 2008 | \$9,700  | \$9,600  | 0   | \$9,600        | \$19,300                      | \$19,200       |

## MH Data

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

**TAX ACCOUNT#:** 03930793  
**PROPERTY:** 126 North Street, Valley Road, Nova Scotia  
**ASSESSED TO:** Ksenia Sabouloua  
**PID:** 25357849

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ALL that certain lot, piece or parcel of land known as Lot 93-2 on a Plan of Subdivision showing Lots 93-1 to 93-4 Lands of James M. Reynolds, Marilyn Reynolds, William Clyde Brown, Margaret Jean Brown, Loyal M. Reynolds and Olive A. Reynolds as prepared by Michael E. Greene, NSLS and dated the 17th day of May, 1993. Approved for Subdivision by the Municipality of the County of Cumberland, Province of Nova Scotia and revised July 27, 1993 and recorded at the Registry of Deeds Office at Amherst, Nova Scotia on July 27, 1993 as P-2054 more particularly bounded and described as follows:

BEGINNING at a survey marker set on the Southern boundary of lands of Cumberland Maccan Forestry Limited said survey marker set fifty-seven degrees fifty-four minutes thirty seconds east (S 57D 54M 30S E) a distance of one hundred and thirty-six point four three seven (136.437) meters from an NSCM 13555;

THENCE south zero zero degrees zero three minutes sixteen seconds east (S 00D 03M 16S E) a distance of one hundred and seventy-two point three seven three (172.373) meters to a survey marker set on the north eastern boundary of Lot 93-3;

THENCE south zero zero degrees zero three minutes sixteen seconds east (S 00D 03M 16S E) a distance of forty-four point one two eight (44.128) meters to a survey marker set on the northern boundary of North Street;

THENCE south seventy-three degrees twelve minutes forty-seven seconds east (S 73D 12M 47S E) a distance of six point eight six two (6.862) meters;

THENCE along the northern boundary of North Street in an easterly direction to a survey marker set on the southwest boundary of Lot 93-4;

THENCE north nineteen degrees thirty-six minutes fifty-six seconds west (N 19D 36M 56S W) a distance of two hundred and seven point eight six four (207.864) meters along lands of Lot 93-4 to a survey marker set on the southern boundary of lands of Cumberland Maccan Forestry Limited;

THENCE south seventy-six degrees zero two minutes forty-nine seconds west (S 76D 02M 49S W) a distance of one hundred and eighty-seven point three four six (187.346) meters along lands of Cumberland Maccan Forestry Limited to a survey marker and the place of beginning;

SAID lot containing four point nine four zero (4.940) hectares or twelve point two zero seven (12.207) acres;

SAID lot being a consolidation of lands of William Clyde Brown and Margaret Jean Brown;

BEING the same lot of land as found in a deed recorded at the Registry of Deeds Office at Amherst, Nova Scotia in Book 528 at Page 902 and lands of James M. Reynolds and Marilyn Reynolds as recorded at the Registry of Deeds Office at Amherst, Nova Scotia in Book 490 at Page 22, Book 233 at Page 59 and Book 594 at Page 544.

AND BEING lands conveyed to Loyal M. Reynolds and Olive A. Reynolds by deed recorded in Book 578 at Page 220.

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

Compliance:

The parcel is created by a subdivision (details below) that has been filed under the Registry Act or registered under the Land Registration Act

Registration District: CUMBERLAND COUNTY

Registration Year: 1993

Plan or Document Number: 2054

**AAN 03930793 - 126 NORTH ST, VALLEY RD A GRAPHICAL  
REPRESENTATION ONLY**



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04/23/2023

