

MUNICIPALITY OF THE

JUR: 47

COUNTY OF

AAN: 04433157

CUMBERLAND

Primary Assignment: 47 -

Secondary Assignment: -

NBHD: 470205 LUC: 0308 Res/Com: C ROLLYEAR: 2027

EPS PROPERTY HOLDINGS INC.

329 HIGHWAY 6 EAST AMHERST

1 of 11

Land Size 1.11 Acres

Sales

Price	Date	Number of Parcels
\$185,000	01-APR-2021	1
\$0	16-MAY-2025	1

Values History

Year	Land	Building	OBY	Total Building	Total Market Value Assessment	Cap Assessment
2026	\$30,000	\$92,300	58000	\$150,300	\$180,300	\$0
2025	\$30,000	\$98,100	58000	\$156,100	\$186,100	\$0
2024	\$25,500	\$108,500	58000	\$166,500	\$192,000	\$0
2023	\$25,000	\$99,600	58000	\$157,600	\$182,600	\$0
2022	\$25,000	\$92,800	58000	\$150,800	\$175,800	\$0
2021	\$25,000	\$64,600	58000	\$122,600	\$147,600	\$145,600
2020	\$25,000	\$65,100	58000	\$123,100	\$148,100	\$145,400
2019	\$25,000	\$62,400	58000	\$120,400	\$145,400	\$144,600
2018	\$25,000	\$61,700	58000	\$119,700	\$144,700	\$142,400
2017	\$25,000	\$59,700	58000	\$117,700	\$142,700	\$141,700
2016	\$25,000	\$63,400	58000	\$121,400	\$146,400	\$140,700
2015	\$25,000	\$66,300	58000	\$124,300	\$149,300	\$140,500
2014	\$25,000	\$55,900	58000	\$113,900	\$138,900	\$135,800
2013	\$27,600	\$57,500	58000	\$115,500	\$143,100	\$138,900
2012	\$25,000	\$59,300	53700	\$113,000	\$138,000	\$135,900
2011	\$25,000	\$62,000	53700	\$115,700	\$140,700	\$138,300
2010	\$21,700	\$61,400	52700	\$114,100	\$135,800	\$134,700
2009	\$20,700	\$62,700	52700	\$115,400	\$136,100	\$135,400
2008	\$18,500	\$68,600	52700	\$121,300	\$139,800	\$0

MH Data

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

TAX ACCOUNT#: 04433157
PROPERTY: 329 Highway 6, East Amherst, Nova Scotia
ASSESSED TO: EPS Property Holdings Inc.
PID: 25069956

PID 25069956

ALL that lot of land situate at East Amherst in the County of Cumberland, Province of Nova Scotia and lying on the northerly side of Trunk Highway No. 6 and more particularly described as follows:

COMMENCING on the northerly margin of said Highway where it is intersected by the westerly line of a right of way leading to a gravel pit to the north;

THENCE running along the westerly line of the right of way a distance of Two Hundred Twenty feet (220');

THENCE in a westerly direction along the southerly side of the said gravel pit a distance of Two Hundred Twenty feet (220') to land of Hartley Northrup;

THENCE in a southerly direction along the easterly line of the said Northrup land a distance of Two Hundred Twenty feet (220') to the margin of the said Highway;

THENCE in an easterly direction along the said margin a distance of Two Hundred Twenty feet (220') to the place of beginning;

MGA Compliance Statement: 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 4433157 - 329 HWY 6, EAST AMHERST A GRAPHICAL
REPRESENTATION ONLY**



04/27/2026

This map displays a residential neighborhood with various lot numbers and street names. A specific lot, 04433157, is highlighted with a red border. The map includes streets such as Fox Ranch Rd, Victoria St, and Hubbard Dr. Lot numbers are scattered throughout the area, with some highlighted in yellow.

Highlighted Lot: 04433157

Streets: Fox Ranch Rd, Victoria St, Hubbard Dr, North Lane, Dwyer Dr.

Lot Numbers (Yellow Highlighted): 04433157, 04433145, 04433144, 04433143, 04433142, 04433141, 04433140, 04433139, 04433138, 04433137, 04433136, 04433135, 04433134, 04433133, 04433132, 04433131, 04433130, 04433129, 04433128, 04433127, 04433126, 04433125, 04433124, 04433123, 04433122, 04433121, 04433120, 04433119, 04433118, 04433117, 04433116, 04433115, 04433114, 04433113, 04433112, 04433111, 04433110, 04433109, 04433108, 04433107, 04433106, 04433105, 04433104, 04433103, 04433102, 04433101, 04433100, 04433099, 04433098, 04433097, 04433096, 04433095, 04433094, 04433093, 04433092, 04433091, 04433090, 04433089, 04433088, 04433087, 04433086, 04433085, 04433084, 04433083, 04433082, 04433081, 04433080, 04433079, 04433078, 04433077, 04433076, 04433075, 04433074, 04433073, 04433072, 04433071, 04433070, 04433069, 04433068, 04433067, 04433066, 04433065, 04433064, 04433063, 04433062, 04433061, 04433060, 04433059, 04433058, 04433057, 04433056, 04433055, 04433054, 04433053, 04433052, 04433051, 04433050, 04433049, 04433048, 04433047, 04433046, 04433045, 04433044, 04433043, 04433042, 04433041, 04433040, 04433039, 04433038, 04433037, 04433036, 04433035, 04433034, 04433033, 04433032, 04433031, 04433030, 04433029, 04433028, 04433027, 04433026, 04433025, 04433024, 04433023, 04433022, 04433021, 04433020, 04433019, 04433018, 04433017, 04433016, 04433015, 04433014, 04433013, 04433012, 04433011, 04433010, 04433009, 04433008, 04433007, 04433006, 04433005, 04433004, 04433003, 04433002, 04433001, 04433000, 04432999, 04432998, 04432997, 04432996, 04432995, 04432994, 04432993, 04432992, 04432991, 04432990, 04432989, 04432988, 04432987, 04432986, 04432985, 04432984, 04432983, 04432982, 04432981, 04432980, 04432979, 04432978, 04432977, 04432976, 04432975, 04432974, 04432973, 04432972, 04432971, 04432970, 04432969, 04432968, 04432967, 04432966, 04432965, 04432964, 04432963, 04432962, 04432961, 04432960, 04432959, 04432958, 04432957, 04432956, 04432955, 04432954, 04432953, 04432952, 04432951, 04432950, 04432949, 04432948, 04432947, 04432946, 04432945, 04432944, 04432943, 04432942, 04432941, 04432940, 04432939, 04432938, 04432937, 04432936, 04432935, 04432934, 04432933, 04432932, 04432931, 04432930, 04432929, 04432928, 04432927, 04432926, 04432925, 04432924, 04432923, 04432922, 04432921, 04432920, 04432919, 04432918, 04432917, 04432916, 04432915, 04432914, 04432913, 04432912, 04432911, 04432910, 04432909, 04432908, 04432907, 04432906, 04432905, 04432904, 04432903, 04432902, 04432901, 04432900, 04432899, 04432898, 04432897, 04432896, 04432895, 04432894, 04432893, 04432892, 04432891, 04432890, 04432889, 04432888, 04432887, 04432886, 04432885, 04432884, 04432883, 04432882, 04432881, 04432880, 04432879, 04432878, 04432877, 04432876, 04432875, 04432874, 04432873, 04432872, 04432871, 04432870, 04432869, 04432868, 04432867, 04432866, 04432865, 04432864, 04432863, 04432862, 04432861, 04432860, 04432859, 04432858, 04432857, 04432856, 04432855, 04432854, 04432853, 04432852, 04432851, 04432850, 04432849, 04432848, 04432847, 04432846, 04432845, 04432844, 04432843, 04432842, 04432841, 04432840, 04432839, 04432838, 04432837, 04432836, 04432835, 04432834, 04432833, 04432832, 04432831, 04432830, 04432829, 04432828, 04432827, 04432826, 04432825, 04432824, 04432823, 04432822, 04432821, 04432820, 04432819, 04432818, 04432817, 04432816, 04432815, 04432814, 04432813, 04432812, 04432811, 04432810, 04432809, 04432808, 04432807, 04432806, 04432805, 04432804, 04432803, 04432802, 04432801, 04432800, 04432799, 04432798, 04432797, 04432796, 04432795, 04432794, 04432793, 04432792, 04432791, 04432790, 04432789, 04432788, 04432787, 04432786, 04432785, 04432784, 04432783, 04432782, 04432781, 04432780, 04432779, 04432778, 04432777, 04432776, 04432775, 04432774, 04432773, 04432772, 04432771, 04432770, 04432769, 04432768, 04432767, 04432766, 04432765, 04432764, 04432763, 04432762, 04432761, 04432760, 04432759

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