

MUNICIPALITY OF THE

JUR: 47

COUNTY OF

AAN: 04462432

CUMBERLAND

Primary Assignment: 47 -

Secondary Assignment: -

NBHD: 470201 LUC: 0000 Res/Com: R ROLLTYPE: RPROLLEYEAR: 2027

KEMSLEY BRENDA LEE

256 RIVERSIDE DR MACCAN

1 of 11

Land Size 18,731.00 Sq. Ft.

Values History

Year	Land	Building	OBY	Total Building	Total Market Value Assessment	Cap Assessment
2026	\$6,300	\$63,200	8300	\$71,500	\$77,800	\$46,000
2025	\$6,800	\$63,000	8400	\$71,400	\$78,200	\$44,900
2024	\$6,100	\$51,900	6700	\$58,600	\$64,700	\$44,300
2023	\$5,300	\$40,400	5800	\$46,200	\$51,500	\$43,000
2022	\$5,300	\$31,900	5000	\$36,900	\$42,200	\$40,000
2021	\$5,300	\$31,600	5200	\$36,800	\$42,100	\$38,000
2020	\$5,300	\$30,000	4900	\$34,900	\$40,200	\$37,900
2019	\$5,300	\$31,500	4900	\$36,400	\$41,700	\$37,600
2018	\$5,300	\$36,800	5000	\$41,800	\$47,100	\$36,600
2017	\$5,300	\$37,200	5200	\$42,400	\$47,700	\$36,300
2016	\$5,300	\$36,400	5300	\$41,700	\$47,000	\$35,800
2015	\$5,300	\$34,700	5000	\$39,700	\$45,000	\$35,700
2014	\$5,300	\$33,400	5300	\$38,700	\$44,000	\$35,000
2013	\$5,300	\$33,100	5500	\$38,600	\$43,900	\$34,700
2012	\$5,300	\$33,900	1700	\$35,600	\$40,900	\$34,300
2011	\$5,300	\$36,000	1900	\$37,900	\$43,200	\$33,100
2010	\$5,300	\$35,600	1400	\$37,000	\$42,300	\$32,200
2009	\$5,000	\$33,300	1300	\$34,600	\$39,600	\$32,200
2008	\$4,500	\$29,000	1100	\$30,100	\$34,600	\$31,200

MH Data

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

TAX ACCOUNT#: 4462432
PROPERTY: 256 Riverside Dr., Maccan
ASSESSED TO: Brenda Lee Kemsley
PID: 25064627

ALL those lands and premises which were conveyed from James A. St. Peter and Alma St. Peter to the aforesaid Harvey St. Peter by Warranty Deed dated May 10, 1951 and therein more particularly bounded and described as follows:

ALL that piece or parcel of land situate at Maccan in the County of Cumberland and Province of Nova Scotia, beginning on the southeasterly side of the David Pugsley Farm Road at an iron pin at the corner of former David Pugsley land;

THENCE in an easterly direction along the southeasterly margin of the said Road a distance of 120 feet to land of Cecil Cameron;

THENCE southerly at right angles to said Road 40 feet to land of George Hurley;

THENCE south 77 degrees west along the said George Hurley's line 55 feet;

THENCE south 11.5 degrees east along the rear line of lands of George Hurley, Elwin Long, and Henry Parlee a distance of 232 feet to land of William Canning;

THENCE westerly along the line of the said Canning's land 60 feet to the above-mentioned road;

THENCE north 11.5 degrees west along the said Road to the place of beginning; and all other, if any, the lands and premises comprised in an Indenture bearing date the 13th day of April 1950, and made between Clarence J. Ripley et ux. of the one part, and the Vendor, of the other part;

BEING the same lands as were conveyed from Harvey St. Peter and Elizabeth Rebecca St. Peter to Harvey St. Peter and Elizabeth Rebecca St. Peter as Joint Tenants by deed dated the 15th day of June, 1978 and recorded at the Registry of Deeds Office at Amherst, Nova Scotia in Book 366 at Pages 746-748.

SAVING AND EXCEPTING those lands conveyed from John Hurley et al to Her Majesty the Queen by deed dated the 2nd of September, 1981, in Book 413 Page 162, and more fully described as follows:

BEGINNING at the point of intersection of the southwestern boundary of C.N.R. right-of-way and the southeastern boundary of lands of John Hurley, said point being 25 feet perpendicularly distant from the centerline of construction thereof;

THENCE in a northwesterly, westerly, southwesterly, southerly direction and parallel to the said center line, a distance of 1097 feet, more or less, or until it meets the B.C. curve having a radius of

37 feet at station 11 + 35, as shown on the annexed plan;

THENCE following said curve to the right a distance of 30 feet, more or less, or until it meets the B.C. curve having a radius of 55 feet;

THENCE following said curve to the left a distance of 250 feet, more or less, or until it meets the B.C. curve having a radius of 37 feet;

THENCE following said curve to the right a distance of 30 feet, more or less, or until it meets the centerline station 11 + 35, said point being 25 feet perpendicularly distant from the centerline of construction thereof;

THENCE in a northwesterly, northerly, northeasterly, easterly, southeasterly direction and parallel to the said center line, a distance of 1065 feet, more or less, or until it meets the aforementioned southwestern boundary of the C.N.R. right-of-way;

THENCE in a northwesterly direction following the aforementioned C.N.R. boundary, a distance of 98 feet, more or less, to the place of beginning.

THE above-described parcel of land is shown outlined in red on the annexed plan and contains 1.37 acres, more or less.

PLAN on file as P-1797.

Subject to a Right of Way Easement made between Brenda Lee Kemsley (hereinafter called the Grantor, of the First Part) - and - The Municipality of the County of Cumberland (hereinafter called the Grantee, of the Seconds Part), said easement is more particularly described as follows:

THAT in consideration of the sum of 1 dollar now paid by the Grantee to the Grantor, receipt of which is hereby acknowledged, the Grantors grants to the Grantee, it successors and assigns, an easement and rights:

To enter, construct, maintain, inspect, alter and repair a sewer line including all appurtenances thereto, on and under the lands described in Schedule "A";

For the servants, agents, contractors, and workers of the Grantee to enter with machinery, material, vehicles and equipment necessary for the use of the easement.

The location of the easement created under the terms of this agreement is graphically depicted as set out in red on the sketch attached here as Schedule "B".

The Grantor covenants to keep the land outlined in red in Schedule "B" clear of all brush, trees and other obstructions, as may be necessary for the Grantee's use of the easement.

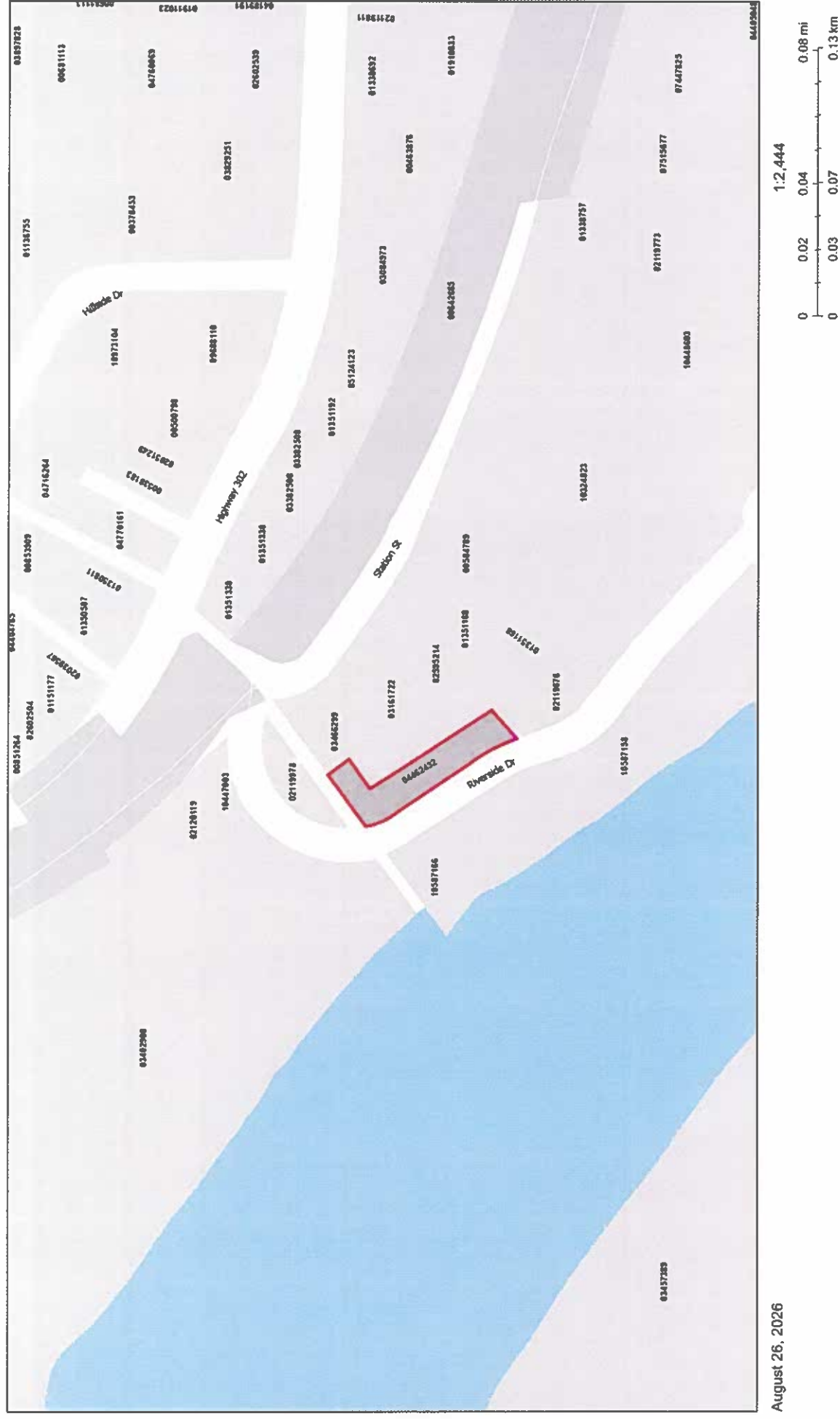
The description for this parcel originates with a deed dated May 10, 1951, registered in the registration district of Cumberland in Book 366 at Page 742 as document number 82941494 and the subdivision is validated by Section 291 of the Municipal Government Act.

The parcel complies with the subdivision provisions of Part IX of the Municipal Government Act.

**AAN 04462432 - 256 RIVERSIDE DR, MACCAN A GRAPHICAL
REPRESENTATION ONLY**



04462432 256 RIVERSIDE DR, MACCAN A GRAPHICAL REPRESENTATION ONLY



August 26, 2026