

MUNICIPALITY OF THE

JUR: 47

COUNTY OF

AAN: 05028337

CUMBERLAND

Primary Assignment: 47 -

Secondary Assignment: -

NBHD: 470226 LUC: 0111 Res/Com: R ROLLTYPE: RPROLLEYEAR: 2027

HUNT ANDREW JAMES

1192 HIGHWAY 246 WENTWORTH

1 of 11

Land Size 1.06 Acres

Values History

Year	Land	Building	OBY	Total Building	Total Market Value Assessment	Cap Assessment
2026	\$30,000	\$0	6700	\$6,700	\$36,700	\$20,800
2025	\$30,000	\$0	6700	\$6,700	\$36,700	\$20,300
2024	\$30,000	\$0	6700	\$6,700	\$36,700	\$20,000
2023	\$25,000	\$0	6700	\$6,700	\$31,700	\$19,400
2022	\$16,000	\$0	6700	\$6,700	\$22,700	\$18,100
2021	\$13,500	\$0	6700	\$6,700	\$20,200	\$17,200
2020	\$13,500	\$0	6700	\$6,700	\$20,200	\$17,200
2019	\$13,500	\$0	6700	\$6,700	\$20,200	\$17,100
2018	\$13,500	\$0	6700	\$6,700	\$20,200	\$16,700
2017	\$13,500	\$0	6700	\$6,700	\$20,200	\$16,600
2016	\$13,500	\$0	6700	\$6,700	\$20,200	\$16,400
2015	\$13,500	\$0	6700	\$6,700	\$20,200	\$16,400
2014	\$13,500	\$0	6700	\$6,700	\$20,200	\$16,100
2013	\$15,000	\$0	6700	\$6,700	\$21,700	\$16,000
2012	\$12,000	\$0	6700	\$6,700	\$18,700	\$15,800
2011	\$12,000	\$0	6700	\$6,700	\$18,700	\$15,300
2010	\$9,900	\$0	6700	\$6,700	\$16,600	\$14,900
2009	\$9,000	\$0	6700	\$6,700	\$15,700	\$14,900
2008	\$8,000	\$0	7000	\$7,000	\$15,000	\$14,500

MH Data

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

MH Notes

NEW ANNAN RD
WENTWORTH
LAND DWELLING
1967 12X48

TAX ACCOUNT#: 5028337
PROPERTY: 1192 Highway 246, Wentworth
ASSESSED TO: Andrew James Hunt
PID: 25371758

PID: 25371758

ALL that lot, piece, or parcel of land in East Wentworth, Cumberland County, Nova Scotia, known as Other Lands on a Plan of Subdivision showing Lots 95-1, Lands of the Estate of Helen B. Yorke, prepared by Mark MacMillan dated June 29, 1995, registered September 26, 1995 at the Registry of Deeds for the County of Cumberland at Amherst, Nova Scotia as plan number 2378, said lot being more particularly described as follows:

BEGINNING at a survey marker on the Southern limit of Highway 246, said point being the Northeastern corner of lands of Clarence Langille and Linda Langille;

THENCE N 89 degrees 29 minutes E a distance of 273.09 feet along the Southern limit of Highway 246 to a survey marker, said survey marker being a distance of 89.57 feet on a bearing of S 02 degrees 49 minutes 20 seconds W from Nova Scotia Coordinate Monument number 12967;

THENCE a distance of 335.16 feet along a curve having a radius of 1636.65 feet to a survey marker at the intersection of the Southern limit of Highway 246 and the Northern limit of delisted portion of Highway 246, said point being distant 334.58 feet on a bearing of S 84 degrees 47 minutes 58 seconds E from last described point;

THENCE S 68 degree 37 minutes 18 seconds W a distance of 220.37 feet along the Northern limited of the delisted portion of Highway 246 to a survey marker;

THENCE N 87 degrees 43 minutes 21 seconds W a distance of 212.64 feet along said delisted highway limit to a survey marker;

THENCE N 77 degrees 16 minutes 31 seconds W a distance of 167.76 feet along said delisted highway limit to a survey marker on the Eastern boundary of lands of Clarence Langille and Linda Langille;

THENCE N 21 degrees 40 minutes 24 seconds W a distance of 67.60 feet along the Eastern boundary of said Langille land to the place of beginning.

CONTAINING 46,240.8 square feet more or less.

ALL bearings refer to Nova Scotia Coordinate Survey System.

TOGETHER WITH a right of way and right to use a water well as in a deed recorded at the Registry of Deeds for Cumberland County on August 27, 1996 in Book 651 at page 363.

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

**AAN 05028337 - 1192 HWY 246, WENTWORTH A GRAPHICAL
REPRESENTATION ONLY**



05/01/2025

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