

MUNICIPALITY OF THE

JUR: 47

COUNTY OF

AAN: 07453388

CUMBERLAND

Primary Assignment:

47 -

Secondary Assignment: -

NBHD: 470257 LUC: 0000 Res/Com: R ROLLTYPE: RPROLLEYEAR: 2027

ARMOUR KYLE BRADLEY

9340 HIGHWAY 366 PORT HOWE

1 of 11

Land Size 15.56 Acres

Sales

Price	Date	Number of Parcels
\$0	02-APR-2015	1
\$0	05-DEC-2022	1

Values History

Year	Land	Building	OBY	Total Building	Total Market Value Assessment	Cap Assessment
2026	\$56,700	\$170,200	34700	\$204,900	\$261,600	\$138,500
2025	\$37,100	\$164,300	33100	\$197,400	\$234,500	\$134,400
2024	\$36,800	\$167,100	32400	\$199,500	\$236,300	\$132,800
2023	\$31,500	\$156,100	32200	\$188,300	\$219,800	\$128,900
2022	\$26,500	\$141,800	31300	\$173,100	\$199,600	\$120,200
2021	\$26,500	\$128,300	28700	\$157,000	\$183,500	\$114,400
2020	\$26,500	\$123,900	27400	\$151,300	\$177,800	\$114,100
2019	\$26,500	\$129,000	28700	\$157,700	\$184,200	\$113,100
2018	\$26,500	\$129,000	29000	\$158,000	\$184,500	\$110,100
2017	\$26,500	\$129,000	29400	\$158,400	\$184,900	\$109,200
2016	\$31,100	\$126,500	28900	\$155,400	\$186,500	\$107,400
2015	\$31,100	\$132,600	28100	\$160,700	\$191,800	\$107,100
2014	\$31,100	\$131,900	30100	\$162,000	\$193,100	\$105,100
2013	\$31,100	\$129,400	30700	\$160,100	\$191,200	\$104,300
2012	\$30,500	\$115,000	16300	\$131,300	\$161,800	\$102,400
2011	\$14,200	\$105,200	15500	\$120,700	\$134,900	\$98,300
2010	\$12,600	\$101,100	14300	\$115,400	\$128,000	\$95,300
2009	\$11,500	\$91,400	13200	\$104,600	\$116,100	\$94,900
2008	\$10,300	\$79,600	11900	\$91,500	\$101,800	\$91,700

MH Data

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

TAX ACCOUNT#: 07453388
PROPERTY: 9340 Highway 366, Port Howe, Nova Scotia
ASSESSED TO: Kyle Bradley Armour
PID: 25119322

ALL that certain lot, piece or parcel of land situate, lying and being at Port Howe, Cumberland County, Nova Scotia, and more particularly described as follows:

BEGINNING at an iron stake at the western corner of the Port Howe Shore Road and running in a southwesterly direction along the boundary of the Bauld line for a distance of 1,237 feet to a second iron stake;

THENCE running in a southeasterly direction for a distance of 590 feet to a third iron stake;

THENCE running in a northeasterly direction along the boundary of Fraser MacDonald's so called back lot, for a distance of 1,303.5 feet to a fourth iron stake;

THENCE running along the boundary of the aforementioned Port Howe Shore Road in a northwesterly direction for a distance of 568 feet to the first iron stake at the place of beginning.

This being the lot of land conveyed to Elaine MacDonald and Gerald MacDonald by Sarah L. MacDonald by Deed dated November 15, 1977, registered in the Registry of Deeds Office at Amherst, Nova Scotia in Book 362 at Page 191.

TOGETHER WITH an Easement granted by Carman Louis Adshade and Mabel Louise Adshade to Clarence Carman Adshade and Helen Audrey Adshade, dated May 31, 2002 and registered in the Cumberland County Land Registration Office on May 28, 2009 as Doc. No. 93448687.

SAVING AND EXCEPTING Lot 90-1, more fully described as follows:

ALL that certain lot, piece or parcel of land situate, lying and being at Port Howe, Cumberland County, Nova Scotia, known as Lot 90-1 as shown on a Plan of Subdivision of the lands of Carman L. and Mabel L. Adshade, prepared by Rayworth and Roberts Surveys Ltd., dated May 1, 1990, approved by the Municipality of the County of Cumberland on May 28, 1990, as Plan No. 2423, and filed in the Registry of Deeds on May 28, 1990, as No. 1406. Lot 90-1 is more particularly described as follows:

BEGINNING at a survey marker adjacent to the southerly boundary of Provincial Highway No. 366 at Port Howe, Cumberland County, Nova Scotia, which survey marker is distant 95.086 meters on a bearing of 298 deg. 42 min. 26 sec. from N.S.C.M. No. 13671;

THENCE along the southerly boundary of Provincial Highway No. 366 on a bearing of 123 deg. 29 min. 00 sec. a distance of 84.612 meters to a point;

THENCE continuing along the southerly boundary of Provincial Highway No. 366 and following the arc of curve an arch distance of 14.710 meters to a survey marker;

THENCE 218 deg. 46 min. 40 sec. a distance of 54.879 meters to a survey marker;

THENCE 303 deg. 27 min. 30 sec. a distance of 99.249 meters to a survey marker located on the boundary of lands of Carl and Beatrice Brander (Book 533, Page 703);

THENCE 38 deg. 41 min. 30 sec. along the boundary of the Carl and Beatrice Brander land a distance of 54.995 meters to a survey marker and the place of beginning.

Lot 90-1 contains 5,435.1 square meters, more or less.

BEING a portion of those lands as conveyed by Warranty Deed dated January 22, 1985 from Elaine MacDonald to Carman Louis Adshade and Mabel Louise Adshade, registered in the Cumberland County Land Registration Office on January 31, 1985 in Book 464 at Page 154.

SUBJECT TO an Easement granted by Carman Louis Adshade and Mabel Louise Adshade to Clarence Carman Adshade and Helen Audrey Adshade, dated May 31, 2002 and registered in the Cumberland County Land Registration Office on May 28, 2009 as Doc. No. 93448687.

MGA Compliance Statement: 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 County as plan or document number 2423.

AAN 7453388 - 9340 Hwy 366, Port Howe "A graphical representation only"



04/28/2023



1:4,888