

MUNICIPALITY OF THE

JUR: 47

COUNTY OF

AAN: 03963322

CUMBERLAND

Primary Assignment:

47 -

Secondary Assignment: -

NBHD: 470203 LUC: 0000 Res/Com: R ROLLTYPE: RPROLLEYEAR: 2027

RIPLEY CATHERINA LOUISE

18071 HIGHWAY 2 FENWICK

1 of 11

Land Size 1.92 Acres

Sales

Price	Date	Number of Parcels
\$0	23-MAY-2023	2

Values History

Year	Land	Building	OBY	Total Building	Total Market Value Assessment	Cap Assessment
2026	\$14,200	\$133,400	15400	\$148,800	\$163,000	\$85,700
2025	\$13,800	\$118,900	14000	\$132,900	\$146,700	\$83,600
2024	\$14,200	\$112,200	12800	\$125,000	\$139,200	\$82,400
2023	\$10,000	\$90,500	11400	\$101,900	\$111,900	\$79,900
2022	\$10,000	\$78,400	10800	\$89,200	\$99,200	\$74,200
2021	\$9,200	\$72,000	11400	\$83,400	\$92,600	\$70,400
2020	\$9,600	\$72,800	10900	\$83,700	\$93,300	\$70,200
2019	\$10,000	\$73,100	10900	\$84,000	\$94,000	\$69,600
2018	\$10,000	\$72,800	11200	\$84,000	\$94,000	\$67,700
2017	\$10,000	\$72,500	11400	\$83,900	\$93,900	\$67,100
2016	\$10,000	\$72,200	11600	\$83,800	\$93,800	\$66,200
2015	\$10,000	\$72,900	11200	\$84,100	\$94,100	\$66,100
2014	\$10,000	\$68,700	12000	\$80,700	\$90,700	\$61,300
2013	\$10,000	\$65,600	12000	\$77,600	\$87,600	\$60,800
2012	\$10,000	\$67,200	3700	\$70,900	\$80,900	\$60,000
2011	\$10,000	\$72,100	4100	\$76,200	\$86,200	\$57,800
2010	\$10,000	\$67,500	2900	\$70,400	\$80,400	\$56,200
2009	\$9,500	\$63,300	2700	\$66,000	\$75,500	\$56,200
2008	\$8,500	\$55,100	2400	\$57,500	\$66,000	\$54,400

MH Data

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

AAN 03963322 - 18071 Hwy 2, Fenwick "A graphical representation only"





TAX ACCOUNT#: 03963322
PROPERTY: 18071 Highway 2, Lot 1, Fenwick, Nova Scotia
ASSESSED TO: Catherina Louise Ripley (Personal Representative of Marie Louise Ripley)
APPARENT PID: 25048331

NOTE: An updated description for the Property was never created following the expropriation of a portion of the Property in Book 245 at Page 230 as Document No.: 2843 (Item # 2 of Title Abstract). The description below has been created to provide for the saving and exception of a portion of the property that was expropriated by the Province. However, a Retracement Plan was conducted following expropriation being Plan Number: 75086083 that shows the Properties updated lot size and boundary following the insertion of Ripley Branch Road. The description below can be used for the Tax Deed, but in reality, if the parcel is migrated after tax sale, the recipient will likely use a short form description referencing Plan Number 75086083 to migrate the Property. The Plan is also attached if you would like to provide the survey with the advertisement so potential buyers have a better understanding of exactly how the Property is configured.

DESCRIPTION:

All that lot, piece or parcel of land situate at Fenwick in the County of Cumberland and more particularly described as follows: BEGINNING on the southwesterly side of the main paved highway between Amherst and Springhill at an iron pipe placed on the southwest margin of the said highway at the northeasterly corner of lands of Joseph Lawless; THENCE running in a southwesterly direction Five Hundred and Fifty-six feet (556') to an iron pipe; Thence in a southeasterly direction One Hundred and Eighty-five feet (185') to an iron pipe; THENCE in a northeasterly direction Five Hundred and Twenty-seven Feet (527') to an iron pipe on the margin of the aforesaid highway; THENCE in a northwesterly direction along the said highway One Hundred and Sixty-four feet (164') to the place of beginning.

SAVE AND EXCEPTING all those lands expropriated by Her Majesty the Queen dated the 15th day of November, 1967, and recorded at the Registry of Deeds Office at Amherst, N.S., on November 17, 1967, in Book 245 at Page 230 as Document No. 2843.