



Sandra Pike
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Halifax Real Estate: Listing Specialist

Monday, June 16, 2025



LOCATION

Property Address	2512 Poplar St Halifax, NS B3L 2Y8
County	Halifax
Region	Halifax - Dartmouth

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	00020404
Alternate Parcel ID	
AAN	03748529
Assessor Roll Year	2025

PROPERTY SUMMARY

Property Type	Residential
Land Use	Residential Taxable
Improvement Type	1 Storey
Square Feet	1405
Zoning Code	ER-3
Land Title	Land Registration

CURRENT OWNER

Name	Hiscott Melissa Dawne
Mailing Address	2512 Poplar St Halifax, NS B3L 2Y8

SALES HISTORY THROUGH 06/06/2025

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
12/5/2011		Hiscott Melissa Dawne		Deed		99663826
12/2/2011	\$308,000					
3/25/2009				Deed		93027283
3/17/2005				Deed		81571425
7/5/2001				Deed		6797/434 23010
12/9/1997				Estate Deed		6157/128 51914
12/9/1997				Deed		6157/125 51913
11/1/1994				Deed		5646/668 46240
8/1/1992				Deed		5272/516 33074
9/1/1990				Deed		4984/986 49396

7/1/1983	Estate Deed	3721/795 37020
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TAX ASSESSMENT

Tax Assessment	2025	Change (%)	2024	Change (%)	2023
Assessed Value	\$541,400.00	\$47,000.00 (9.5%)	\$494,400.00	\$4,200.00 (0.9%)	\$490,200.00
Taxable Assessed Value	\$344,600.00	\$5,000.00 (1.5%)	\$339,600.00	\$10,500.00 (3.2%)	\$329,100.00

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	1 Storey	Condition	Units	2
Year Built	1937	Effective Year	Stories	1
BRs	2	Baths	2	Rooms

Total Sq. Ft. 1,405

Building Square Feet (Living Space)	Building Square Feet (Other)
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PROPERTY CHARACTERISTICS: LOT

Land Use	Residential Taxable	Lot Dimensions
Block/Lot		Lot Square Feet 3,307
Latitude/Longitude	44.645976°/-63.605657°	Acreage 0.08

HALIFAX SCHOOL INFORMATION

English - Elementary School	English - Junior High School	English - High School
Sir Charles Tupper Elementary	Halifax Central Junior High	Citadel High
French - Elementary School	French - Early Junior High School	French - Late Junior High School
Lemarchant-st Thomas Elementary	Gorsebrook Junior High	
French - Early High School	French - Late High School	
Citadel High		

LEGAL DESCRIPTION

Subdivision	Plat Book/Page
Block/Lot	Tax District 090
Description	2512 Poplar St Halifax Land Dwellings

LISTING ARCHIVE

MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Buyer Agent	Buyer Broker
3580081	Sold	02/05/2009	01/12/2009	\$249,900	03/25/2009	\$234,500	Sandy Rutledge	Domus Realty Limited	Ainslie Macneil-Campbell	Domus Realty Limited
1329283	Sold	05/04/2001	04/06/2001	\$149,900	07/06/2001	\$155,000	Sandy Rutledge	Domus Realty Limited	Katherine Wambolt	Prudential Property Specialists - A220