



4388-0613

09/14/2018 1:37 PM Pages: 1 REGISTER OF DEEDS, GRAFTON COUNTY

Keely M. Mahan

**TAX COLLECTOR'S DEED
KNOWN ALL MEN BY THESE PRESENTS**

517

That I, Melinda Boutin, Tax Collector for the TOWN OF HAVERHILL, in the County of Grafton and the State of New Hampshire, for the year 2015 by the authority in me vested by the laws of the State, and for consideration received by the TOWN OF HAVERHILL, located at 2975 Dartmouth College Hwy, North Haverhill, NH 03774, do hereby sell and convey to the TOWN OF HAVERHILL, a certain tract or parcel of land situated in the TOWN OF HAVERHILL, New Hampshire aforesaid, taxed by the Selectmen/Assessors in 2015 to:

REED, CHRISTOPHER G
and described in the invoice books as:

Map: 000201 Lot: 000199 Sublot: 000000
Located At AMHERST LN

Consisting of 0.725 Acres of Land, Including Any Buildings Thereon, as Recorded at the Registry of Deeds in Book 3165, Page 0975.

The deed is the result of the tax lien execution held at the Tax Collector's Office in the above stated TOWN OF HAVERHILL, in the State of New Hampshire on 05/24/2016, to have and to hold said Premises, with the appurtenances, to said TOWN OF HAVERHILL's successors/heirs and assigns forever. And I hereby covenant with said TOWN OF HAVERHILL, that in making this conveyance I have in all things complied with the law, and that I have good right, so far as that right may depend upon the regularity of my own proceedings, to sell and convey the same in manner aforesaid.

In witness whereof, I have hereunto set my hand and seal, the 12 day of September in the year of our Lord 2018

Signed, Sealed and Delivered in the presence of:

Wayne Fortier
WAYNE E FORTIER
Christopher M Luurfsema
CHRISTOPHER M LUURFSEMA
Alfred Garofalo
ALFRED GAROFALO

Darwin Clogston
DARWIN CLOGSTON
Thomas J Friel
THOMAS J FRIEL
Melinda Boutin
Melinda Boutin
Tax Collector, TOWN OF HAVERHILL

State of New Hampshire, County of Grafton, On 9/12/18
Melinda Boutin, the above named, personally appearing and acknowledged the foregoing instrument to be his/her voluntary act and deed. Before me

Christina C. Hebert

My Commission expires:



CHRISTINA C. HEBERT, Notary Public
My Commission Expires July 2, 2019

**NOTICE OF OPPORTUNITY FOR REPURCHASE
OF REAL ESTATE TAKEN BY TAX COLLECTOR'S DEED**

VIA CERTIFIED MAIL – RETURN RECEIPT REQUESTED

7019 0160 0000 5433 6627

January 24, 2020

Christopher Reed
209 Gordon Circle
Windsor, CT 06095

Property Location: Amherst Lane
Map/Lot: 201-199

Dear Christopher,

Pursuant to RSA 80:89 you are hereby notified that the Town Of Haverhill intends to offer by sale by public auction on June 20, 2020 at 10:00am in the James R. Morrill Building, the real estate identified above that you once owned, but which was acquired by the town by tax collector's deed dated September 12, 2018. Potential bidders will need to pay a refundable \$1,000.00 registration fee in order to qualify as a bidder and NO MINIMUM BID WILL BE REQUIRED.

Pursuant to RSA 80:89, If you have the right to repurchase the property if you pay all back taxes, interest, costs and the penalty as defined in RSA 80:90. We estimate that total amount to be \$2,898.11 (actual totals may vary due to additional interest and penalties assessed up to the actual date of repurchase).

To exercise your right to repurchase, you must give us notice by certified mail, return receipt requested, within 30 days of your receipt of this letter, of your intent to repurchase, stating that you are ready, willing and able to do so. Also, you must actually pay the Town of Haverhill the repurchase price stated above within 30 days of our receipt of your intent to repurchase.

Please call the town offices at 603-787-6800 and speak with Jennifer Collins, if you have any questions.

Sincerely,

Connie Sleath
Property Records Clerk

Cc: (Each mortgagee (also via certified mail, return receipt requested) to whom notice of the impending tax deed was sent)

TOWN OF HAVERHILL

Office of the SelectBoard
James R. Morrill Municipal Building
2975 Dartmouth College Highway
North Haverhill, NH 03774

CERTIFIED MAIL®



7019 0160 0000 5433 6627

UNITED STATES POSTAGE
PITNEY BOWES
02 1P \$ 006.80⁰⁰
0001959398 JAN 24 2020
MAILED FROM ZIP CODE 03774

24

ANK

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

- Certified Mail Fee \$ _____
- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$ _____
 - Return Receipt (electronic) \$ _____
 - Certified Mail Restricted Delivery \$ _____
 - Adult Signature Required \$ _____
 - Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage and Fees \$ _____

Sent To
Christopher Reed
Street and Apt. No., or PO Box No.
209 Gordon Circle
City, State, ZIP+4®
Windsor, CT 06095

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 0160 0000 5433 6627



Christopher Reed
209 Gordon Circle
Windsor, CT 06095

661 DC 1 0002/07/20
661 AA 1 N 0001/29/20
UNABLE TO FORWARD
UNABLE TO FORWARD

ANK BC: 03774
FWD
0001959398-24-46

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS																											
	<p>HAVERHILL, TOWN OF - TD</p> <p>2975 DATMOUTH COLLEGE HWY</p> <p>NO HAVERHILL, NH 03774</p>	<table border="1"> <thead> <tr> <th>District</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>MOUNTAIN LAK</td> <td>% 100</td> </tr> </tbody> </table>	District	Percentage	MOUNTAIN LAK	% 100	<p>Model: 1.00 STORY FRAME CAMP/COTTA</p> <p>Roof: GABLE HIP/ASPHALT</p> <p>Ext: WOOD SHINGLE</p> <p>Int: MINIMUM</p> <p>Floor: MIN PLYWD</p> <p>Heat: WOOD/COAL/CONVECTION</p> <p>Bedrooms: Baths: Fixtures:</p> <p>Extra Kitchens: Fireplaces:</p> <p>A/C: No Generators:</p> <p>Quality: B3 MINIMUM</p> <p>Com. Wall:</p> <p>Size Adj: 8.2167 Base Rate: ECP 53.00</p> <p>Bldg. Rate: 3.2612</p> <p>Sq. Foot Cost: \$ 172.84</p>																							
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2016 BASE YEAR BUILDING VALUATION																														
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OWNER INFORMATION		SALES HISTORY					PICTURE
HAVERHILL, TOWN OF - TD 2975 DATMOUTH COLLEGE HWY NO HAVERHILL, NH 03774		Date	Book	Page	Type	Price	Grantor
		09/14/2018	4388	0613	U I 50		REED, CHRISTOPHER G
		07/15/2005	3165	0975	U V 35	2,667	DUNHAM, RICHARD G. JR.
LISTING HISTORY		NOTES					PICTURE
03/26/18	TNPE	NON-MAINTAINED SECTION OF ROAD; 2017: DNV DUE TO OVERGROWTH; 2018: POSTED, EXT REV; ADDRESS CHANGED PER TX COLL.SH					
05/23/17	TNRE						
08/29/12	SSRL						

EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVITAR				
Feature Type	Units	Lngh	x Width	Size Adj	Rate	Cond	Market Value	Notes			
									Haverhill Assessing Office		
									PARCEL TOTAL TAXABLE VALUE		
		Year	Building	Features			Land				
		2017	\$ 2,700	\$ 0			\$ 3,100				
				Parcel Total:			\$ 5,800				
		2018	\$ 3,800	\$ 0			\$ 3,100				
				Parcel Total:			\$ 6,900				
		2019	\$ 3,800	\$ 0			\$ 3,100				
				Parcel Total:			\$ 6,900				

LAND VALUATION											LAST REVALUATION: 2016			
Zone: 101 MTN LAKES-NONWF Minimum Acreage: 0.50 Minimum Frontage: 200											Site: AVERAGE Driveway: NONE Road: N/A			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
EXEMPT-MUNIC	0.500 ac	30,000	E	100	100	100	100		10	3,000	0	N	3,000	
EXEMPT-MUNIC	0.225 ac	x 2,500	X	100					10	100	0	N	100	
	0.725 ac									3,100			3,100	