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Tx:4396919

19012882 10/04/2019 09:30 AM
Book 4470 Page 815 Page 1 of 1
Register of Deeds, Grafton County

Kerry C Flaherty

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 2019 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 2016 to:

**FLAHERTY, PATRICK
FLAHERTY, KERRY C**

and described in the invoice books as:

Map: 000203 Lot: 000183 Sublot: 000000

Located At SWIFTWATER CIRCLE

Consisting of 0.644 Acres of Land, Including Any Buildings Thereon, as Recorded at the Registry of Deeds in Book 4085, Page 941.

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 May 19, 2017, 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 3 day of October in the year of our Lord 2019.

Signed, Sealed and Delivered in the presence of:

Thomas J Friel
THOMAS J FRIEL

Alfred A Garofalo
ALFRED A GAROFALO

Darwin F Clogston
DARWIN F CLOGSTON

Howard Hatch
HOWARD HATCH

Matthew D Bjelebrk
MATTHEW D BJELOBRK

Melinda Boutin
Melinda Boutin
Tax Collector, TOWN OF HAVERHILL

State of New Hampshire
County of Grafton

On this 3 day of October 2019 personally appeared Melinda Boutin, Tax Collector who swore that the foregoing is true to the best of her knowledge and belief and acknowledged the foregoing instrument to be her free act and deed.

Christina C Hebert
Notary Public/Justice of the Peace
My Commission expires:



OWNER INFORMATION		SALES HISTORY					PICTURE
FLAHERTY, PATRICK FLAHERTY, KERRY C 212 WOODLANDS WAY ABINGTON, MA 02351		Date	Book	Page	Type	Price	Grantor
		10/01/2014	4085	941	Q V	5,650	GOMES, RYAN
		10/11/2005	3203	0546	Q V	8,867	CSOMOS, ALEX & IRENE
LISTING HISTORY		NOTES					
11/06/17 TNRL 06/24/16 TNSR 08/14/12 SSRL 09/14/07 GF V		VACANT; STEEP UP FROM RD/ ROLLING/WOODED LOT. 2ND OWNER KERRY C FLAHERTY, 193 PEREGRINE RD, ABINGTON, MA 02351. ADDRESS CHANGED 11/25/15 PER TAX BILL.ADDRESS CHANGED PER TX COLL.SH					

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	\$ 0	\$ 0	\$ 6,100						
					Parcel Total: \$ 6,100						
		2018	\$ 0	\$ 0	\$ 6,100						
					Parcel Total: \$ 6,100						
		2019	\$ 0	\$ 0	\$ 6,100						
					Parcel Total: \$ 6,100						

LAND VALUATION											LAST REVALUATION: 2016			
Zone: 101 MTN LAKES-NONWF Minimum Acreage: 0.50 Minimum Frontage: 200											Site: FAIR Driveway: NONE Road: DIRT			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES WTR ACS	0.500 ac	30,000	E	100	100	100	100		20	6,000	0	N	6,000	
IF RES WTR ACS	0.144 ac	x 2,500	X	100					20	100	0	N	100	
	0.644 ac									6,100			6,100	

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

VIA CERTIFIED MAIL – RETURN RECEIPT REQUESTED

7019 0160 0000 5433 6399

February 3, 2020, 2020

Patrick Flaherty
Kerry C. Flaherty
212 Woodlands Way
Abington, MA 02351

Property Location: Swiftwater Circle
Map/Lot: 203-183

Dear Patrick and Kerry,

Pursuant to RSA 80:89 you are hereby notified that the Town Of Haverhill intends to offer by sale by public auction on June 06, 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 10/03/2019. 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 \$2,215.97 (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 Connie Sleath, 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)

OF HAVERHILL

e SelectBoard
lorrill Municipal Building
100th College Highway
Haverhill, NH 03774

CERTIFIED MAIL®



7019 0160 0000 5433 6399



3-18-23
UNCLAIMED

Patrick + Kerry Flaherty
212 Woodlands Way
Abington, MA

NIXIE

UNC

BC: 637

0235132594 CC

7019 0160 0000 5433 6399

**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)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	Patrick + Kerry Flaherty
Street and Apt. No., or PO Box No.	212 Woodlands Way
City, State, ZIP+4®	Abington, MA 02351

