



Keegan Minahan

TAX COLLECTOR'S DEED KNOWN ALL MEN BY THESE PRESENTS

517

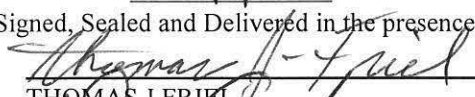




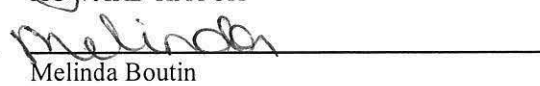
That I, Melinda Boutin, Tax Collector for the TOWN OF HAVERHILL, in the County of Grafton and the State of New Hampshire, for the year 2019 by the authority in me vested by the laws of the State, and for consideration received by the TOWN OF HAVERHILL, located at 2975 Dartmouth College Hwy, North Haverhill, 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:

TWEEDY, LOIS A
and described in the invoice books as:
Map: 000204 Lot: 000045 Sublot: 000000
Located At HAVERHILL LN
Consisting of 0.765 Acres of Land, Including Any Buildings Thereon.

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.

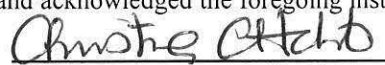
In witness whereof, I have hereunto set my hand and seal, the 3 day of October in the year of our Lord 2019.

Signed, Sealed and Delivered in the presence of:

 THOMAS J. FRIEL	 ALFRED A. GAROFALO
 DARWIN F. CLOGSTON	 HOWARD HATCH
 MATTHEW D. BJELOBRK	 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.


Notary Public/Justice of the Peace
My Commission expires: _____



OWNER INFORMATION		SALES HISTORY				PICTURE
TWEEDY, LOIS A PO BOX 277 NEWBURY, VT 05051		<u>Date</u>	<u>Book</u>	<u>Page</u>	<u>Type</u>	<u>Price Grantor</u>
		09/12/2002			U V 35	2,100 HAVERHILL, TOWN OF
LISTING HISTORY		NOTES				
12/13/17 TNRL 07/27/12 SSRL 08/23/07 GF V		VACANT WOODED LOT; 05/08/19 UPDATED ADDRESS PER TX COLL				

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	\$ 7,700				Parcel Total: \$ 7,700				
2018	\$ 0	\$ 0	\$ 7,700				Parcel Total: \$ 7,700				
2019	\$ 0	\$ 0	\$ 7,700				Parcel Total: \$ 7,700				

LAND VALUATION											LAST REVALUATION: 2016			
Zone: 101 MTN LAKES-NONWF Minimum Acreage: 0.50 Minimum Frontage: 200											Site: AVERAGE Driveway: NONE Road: DIRT			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTR ACS	0.500 ac	30,000	E	100	100	100	100		25	7,500	0	N	7,500	
1F RES WTR ACS	0.265 ac	x 2,500	X	100					25	200	0	N	200	
	0.765 ac									7,700			7,700	

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS								
	<p>TWEEDY, LOIS A</p> <p>PO BOX 277</p> <p>NEWBURY, VT 05051</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:</p> <p>Roof:</p> <p>Ext:</p> <p>Int:</p> <p>Floor:</p> <p>Heat:</p> <p>Bedrooms: Baths: Fixtures:</p> <p>Extra Kitchens: Fireplaces:</p> <p>A/C: Generators:</p> <p>Quality:</p> <p>Com. Wall:</p> <p>Stories:</p> <p>Base Type:</p>				
District	Percentage										
MOUNTAIN LAK	% 100										
PERMITS											
<table border="1"> <thead> <tr> <th>Date</th> <th>Permit ID</th> <th>Permit Type</th> <th>Notes</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			Date	Permit ID	Permit Type	Notes					
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	BUILDING SUB AREA DETAILS														
		<table border="1"> <thead> <tr> <th colspan="2" data-bbox="1478 610 2058 644">2016 BASE YEAR BUILDING VALUATION</th> </tr> </thead> <tbody> <tr> <td data-bbox="1478 644 2058 678">Year Built:</td> <td data-bbox="1478 678 2058 712"></td> </tr> <tr> <td data-bbox="1478 712 2058 747">Condition For Age:</td> <td data-bbox="1478 747 2058 781" style="text-align: right;">%</td> </tr> <tr> <td data-bbox="1478 781 2058 815">Physical:</td> <td data-bbox="1478 815 2058 849"></td> </tr> <tr> <td data-bbox="1478 849 2058 883">Functional:</td> <td data-bbox="1478 883 2058 917"></td> </tr> <tr> <td data-bbox="1478 917 2058 951">Economic:</td> <td data-bbox="1478 951 2058 985"></td> </tr> <tr> <td data-bbox="1478 985 2058 1019">Temporary:</td> <td data-bbox="1478 1019 2058 1053" style="text-align: right;">%</td> </tr> </tbody> </table>	2016 BASE YEAR BUILDING VALUATION		Year Built:		Condition For Age:	%	Physical:		Functional:		Economic:		Temporary:
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Year Built:															
Condition For Age:	%														
Physical:															
Functional:															
Economic:															
Temporary:	%														

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

VIA CERTIFIED MAIL – RETURN RECEIPT REQUESTED

7019 0160 0000 5433 6535

January 28, 2020

Lois Tweedy
PO Box 277
Newbury, VT 05051

Property Location: Haverhill Lane
Map/Lot: 204-45

Dear Lois,

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 October 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, II 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 \$2,486.78 (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)

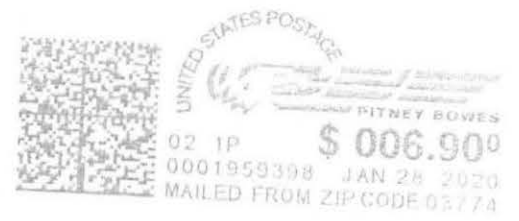
TOWN OF HAVERHILL

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

OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
CERTIFIED MAIL



7019 0160 0000 5433 6535



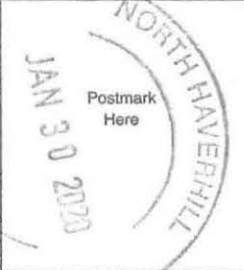
7019 0160 0000 5433 6535

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 Lois Tweedy
Street and Apt. No., or PO Box No. P.O. Box 277
City, State, ZIP+4® Newbury, VT 05051

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

Lois Tweedy
PO Box 277
Newbury, VT 05051

1st NOTICE 2-16
2nd NOTICE 2-6
RETURNED 2-16

UNCLAIMED
RETURN TO SENDER
UNABLE TO FORWARD
BC: 03774
*7584-16212-36-07

505160277 BK