

402.045

PAGE 1 of 1 BK 4388 PG 0618



4388-0618

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

*Keely McMahon*

### 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:

**GOODWIN, LAUREL**

and described in the invoice books as:

Map: 000402 Lot: 000045 Sublot: 000009

Located At 53 BRILL HILL RD

Consisting of 0.000 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 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:

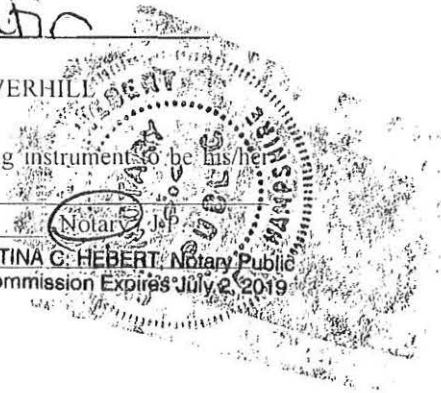
*Wayne Fortier*  
WAYNE E FORTIER  
*Christopher M Luurtsema*  
CHRISTOPHER M LUURTSEMA  
*Alfred Garofalo*  
ALFRED GAROFALO

*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 Hebert*

My Commission expires: CHRISTINA G. HEBERT, Notary Public  
My Commission Expires July 2, 2019



Map: 000402

Lot: 000045

Sub: 000009

Card: 1 of 1

53 BRILL HILL RD

HAVERHILL

Printed: 11/19/2019

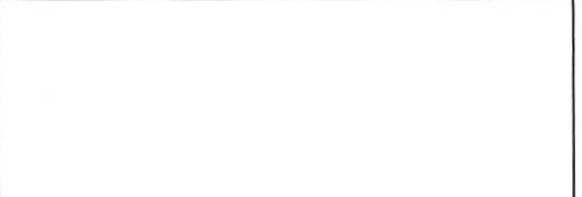
OWNER INFORMATION	SALES HISTORY	PICTURE
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**HAVERHILL, TOWN OF - TD**

2975 DARTMOUTH COLLEGE HWY

NO HAVEHRILL, NH 03774

Date	Book	Page	Type	Price	Grantor
09/14/2018	4388	0618	U I 50		GOODWIN, LAUREL



LISTING HISTORY	NOTES
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07/28/15 TNRM  
04/27/11 KCM

02//28/17 UPDATED ADDRESS PER RTND ENVELOPE

EXTRA FEATURES VALUATION	MUNICIPAL SOFTWARE BY AVITAR
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Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED METAL	70	10 x 7	100	3.00	50	105	
						<b>100</b>	

**Haverhill Assessing Office**

PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land
2017	\$ 16,300	\$ 100	\$ 0
Parcel Total: \$ 16,400			
2018	\$ 16,300	\$ 100	\$ 0
Parcel Total: \$ 16,400			
<b>2019</b>	<b>\$ 16,300</b>	<b>\$ 100</b>	<b>\$ 0</b>
<b>Parcel Total: \$ 16,400</b>			

LAND VALUATION	LAST REVALUATION: 2016
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**Zone:** 301 WOODSVILLE RES    **Minimum Acreage:** 1.00    **Minimum Frontage:** 200    **Site:**    **Driveway:**    **Road:**

**Land Type:** EXEMPT-MUNIC    **Neighborhood:** E    **Cond:**    **Ad Valorem:**    **SPI:**    **R:**    **Tax Value:**    **Notes:**

\_\_\_\_\_

**0 ac**

\_\_\_\_\_

PICTURE



OWNER

**GOODWIN, LAUREL**  
 14 MAPLE STREET  
 WOODSVILLE, NH 03785

TAXABLE DISTRICTS

District	Percentage
WOODSVILLE	% 100

BUILDING DETAILS

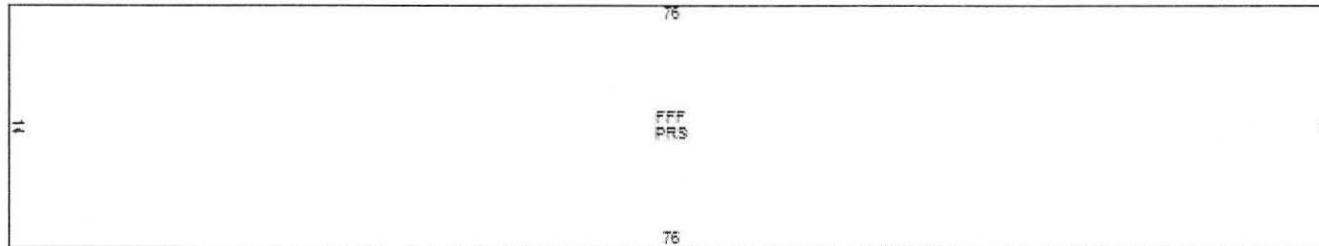
Model: **1.00 STORY FRAME MANUFACTUR**  
 Roof: **GABLE HIP/METAL/TIN**  
 Ext: **VINYL SIDING**  
 Int: **PANEL**  
 Floor: **CARPET**  
 Heat: **OIL/FA DUCTED**  
 Bedrooms: **3** Baths: **2.0** Fixtures:  
 Extra Kitchens: Fireplaces:  
 A/C: **No** Generators:  
 Quality: **A0 AVG**  
 Com. Wall:  
 Size Adj: **0.9930** Base Rate: **MHS 42.00**  
 Bldg. Rate: **1.0114**  
 Sq. Foot Cost: **\$ 42.48**

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1064	1.00	1064
PRS	PIERS	1064	0.00	0
OPF	OPEN PORCH FIN	16	0.25	4
<b>GLA:</b>	<b>1,064</b>	<b>2,144</b>		<b>1,068</b>



2016 BASE YEAR BUILDING VALUATION

Market Cost New:		<b>\$ 45,369</b>
Year Built:		<b>1988</b>
Condition For Age:	<b>FAIR</b>	<b>64 %</b>
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		<b>64 %</b>
Building Value:		<b>\$ 16,300</b>



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

For delivery instructions, visit our website at [www.usps.com](http://www.usps.com)

7016 0910 0000 9649 3401

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 Laurel Goodwin

Street and Apt. No., or PO Box No. 14 Maple Street

City, State, ZIP+4® Woodsville NH 03785

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

Postmark  
 JUN 22 2020  
 WOODSVILLE NH

**NOTICE OF OPPORTUNITY  
 OF REAL ESTATE TAKEN BY**

**VIA CERTIFIED MAIL – RETURN RECEIPT REQUESTED**

7016 0910

June 20, 2020

Laurel Goodwin  
 14 maple Street  
 Woodsville, NH 03785

Property Location: 53 Brill Hill Road  
 Map/Lot: 402-45-09

Pursuant to RSA 80:89 you are hereby notified that due to COVID – 19, the tax sale, scheduled for 06/06/2020 has been postponed until 09/26/2020 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 09/12/2018. 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 \$6189.04 (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.

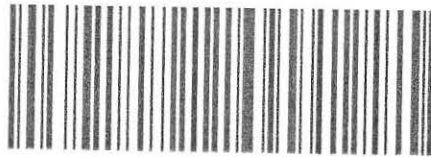
Sincerely,

Connie Sleath  
 Property Records Clerk

**TOWN OF HAVERHILL**

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

**CERTIFIED MAIL®**



7016 0910 0000 9649 3401



*Handwritten signature/initials*



**Laurel Goodwin  
14 Maple Street  
Woodsville, NH 03785**

NAME \_\_\_\_\_  
1ST NOTICE \_\_\_\_\_

NY 0378 015 CE 1700 0006/30/25

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

UNF  
0378531242 C

BCI 03774 \*1158-00000-12-01