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Tx:4313174

4334-0751

12/27/2017 10:45 AM Pages: 1
REGISTER OF DEEDS, GRAFTON COUNTY

Keeey Mmahan

Corrected Collectors Deed
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 2014 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 2014 to:

LEONARD, WANDA

and described in the invoice books as:

Map: 000411 Lot: 000007 Sublot: 000001

Located At 2637 BENTON RD

Consisting of 0.000 Acres of Land, Including Any Buildings Thereon.

Book 4332 Page 545 wrong Data

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 05/28/2015, 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 26th day of December in the year of our Lord 2017.

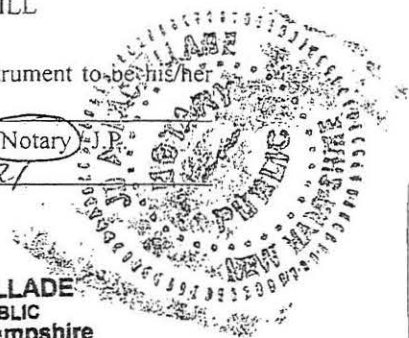
Signed, Sealed and Delivered in the presence of:

<u><i>Wayne Fortier</i></u> WAYNE E. FORTIER	<u><i>Michael Bonanno</i></u> MICHAEL BONANNO
<u><i>Christopher M. Luurtsema</i></u> CHRISTOPHER M. LUURTSEMA	<u><i>Thomas J. Friel</i></u> THOMAS J. FRIEL
<u><i>Alfred Garofalo</i></u> ALFRED GAROFALO	<u><i>Melinda Boutin</i></u> Melinda Boutin Tax Collector, TOWN OF HAVERHILL


State of New Hampshire, County of Grafton, On 12/26/17

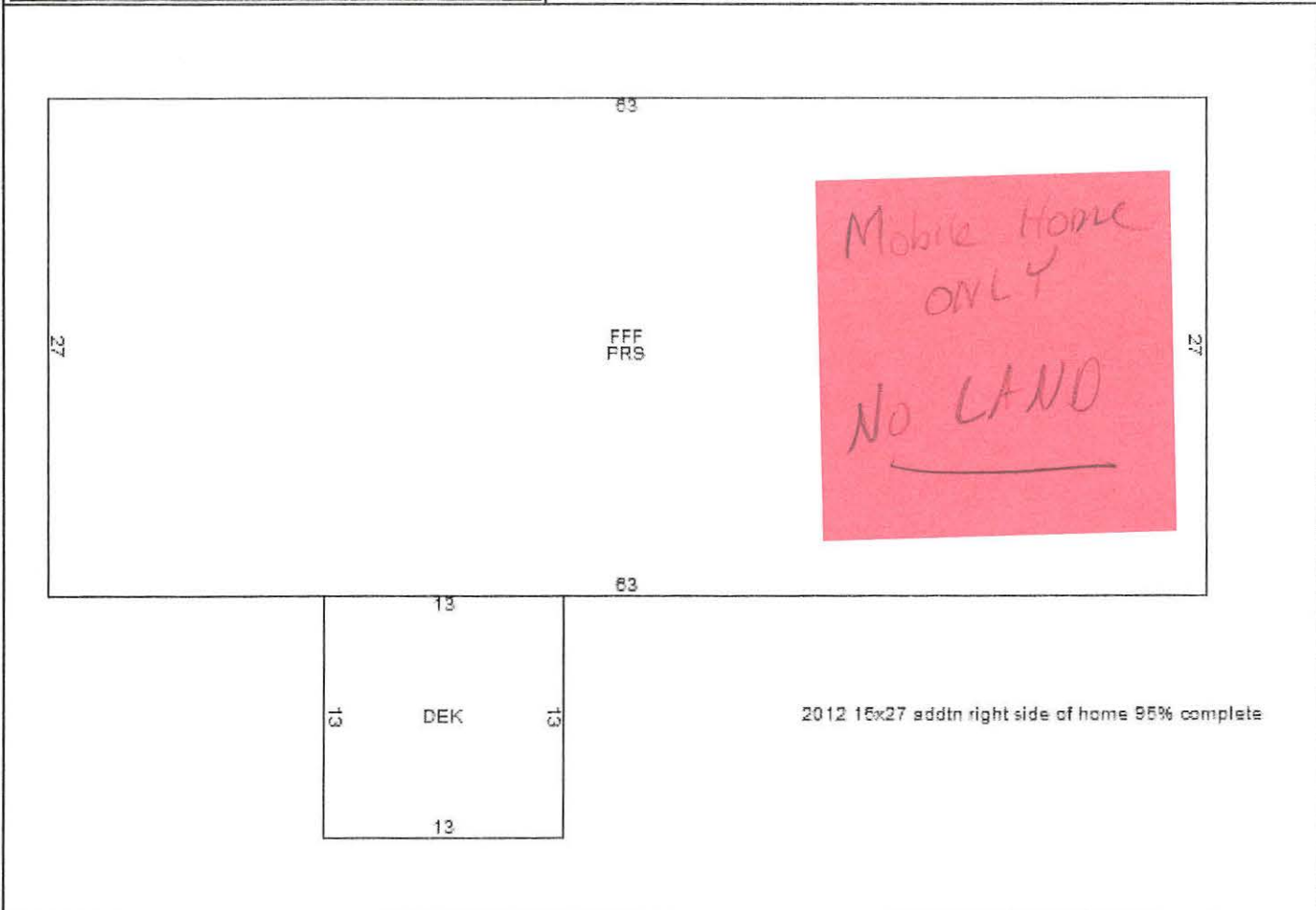
Melinda Boutin, the above named, personally appearing and acknowledged the foregoing instrument to be his/her voluntary act and deed. Before me

Jo A. Lacaille, Notary
My Commission expires: 8/24/2021



JO A. LACAILLADE
NOTARY PUBLIC
State of New Hampshire
My Commission Expires
August 24, 2021

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS								
	<p>HAVERHILL, TOWN OF - TD</p> <p>2975 DARTMOUTH 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>TOWN</td> <td>% 100</td> </tr> </tbody> </table>	District	Percentage	TOWN	% 100	<p>Model: 1.00 STORY FRAME MANUFACTUR</p> <p>Roof: GABLE HIP/METAL/TIN</p> <p>Ext: VINYL SIDING</p> <p>Int: DRYWALL</p> <p>Floor: CARPET</p> <p>Heat: OIL/FA DUCTED</p> <p>Bedrooms: 3 Baths: 1.0 Fixtures:</p> <p>Extra Kitchens: Fireplaces:</p> <p>A/C: No Generators:</p> <p>Quality: A0 AVG</p> <p>Com. Wall:</p> <p>Size Adj: 0.9010 Base Rate: EDW 74.00</p> <p>Bldg. Rate: 0.8893</p> <p>Sq. Foot Cost: \$ 65.81</p>				
District	Percentage										
TOWN	% 100										
PERMITS											
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BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1701	1.00	1701
PRS	PIERS	1701	0.00	0
DEK	DECK/ENTRANCE	169	0.10	17
GLA:	1,701	3,571		1,718

2016 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 113,062
Year Built:	1998
Condition For Age:	FAIR 26 %
Physical:	
Functional:	
Economic:	
Temporary:	
Total Depreciation:	26 %
Building Value:	\$ 83,700

OWNER INFORMATION	SALES HISTORY	PICTURE																		
HAVERHILL, TOWN OF - TD 2975 DARTMOUTH COLLEGE HWY NO HAVERHILL, NH 03774	<table border="1"> <thead> <tr> <th>Date</th> <th>Book</th> <th>Page</th> <th>Type</th> <th>Price</th> <th>Grantor</th> </tr> </thead> <tbody> <tr> <td>12/27/2017</td> <td>4334</td> <td>0751</td> <td>U I 50</td> <td></td> <td>LEONARD, WANDA</td> </tr> <tr> <td>01/01/1980</td> <td></td> <td></td> <td>Q V</td> <td></td> <td>LEONARD, WANDA</td> </tr> </tbody> </table>	Date	Book	Page	Type	Price	Grantor	12/27/2017	4334	0751	U I 50		LEONARD, WANDA	01/01/1980			Q V		LEONARD, WANDA	
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LISTING HISTORY	NOTES																			
03/13/13 TNPM 03/13/13 TNRM 04/26/12 CPM 09/16/08 GF O	2012, DNPU RAMP ATTACHED TO DECK. ADDTN =95% COMPLETE. PU-2013 FOR INT/EXT COMPLETION OF 15X27 ADDTN. (SHED ON PROPERTY OWNED BY LAND OWNER). 2013 REMOVE UC CHANGE COND TO FR, REMOVED SHED AND PLACED ON 411-7-1																			

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR																																			
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	Haverhill Assessing Office <table border="1"> <thead> <tr> <th colspan="4">PARCEL TOTAL TAXABLE VALUE</th> </tr> <tr> <th>Year</th> <th>Building</th> <th>Features</th> <th>Land</th> </tr> </thead> <tbody> <tr> <td>2017</td> <td>\$ 83,700</td> <td>\$ 0</td> <td>\$ 0</td> </tr> <tr> <td colspan="4" style="text-align: right;">Parcel Total: \$ 83,700</td> </tr> <tr> <td>2018</td> <td>\$ 83,700</td> <td>\$ 0</td> <td>\$ 0</td> </tr> <tr> <td colspan="4" style="text-align: right;">Parcel Total: \$ 83,700</td> </tr> <tr> <td>2019</td> <td>\$ 83,700</td> <td>\$ 0</td> <td>\$ 0</td> </tr> <tr> <td colspan="4" style="text-align: right;">Parcel Total: \$ 83,700</td> </tr> </tbody> </table>				PARCEL TOTAL TAXABLE VALUE				Year	Building	Features	Land	2017	\$ 83,700	\$ 0	\$ 0	Parcel Total: \$ 83,700				2018	\$ 83,700	\$ 0	\$ 0	Parcel Total: \$ 83,700				2019	\$ 83,700	\$ 0	\$ 0	Parcel Total: \$ 83,700			
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SEPTIC SYSTEM	1		100	0.00	100	0																																					
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LAND VALUATION				LAST REVALUATION: 2016			
Zone: 200 OUTLYING	Minimum Acreage: 1.00	Minimum Frontage: 200		Site:	Driveway:	Road:	
Land Type: EXEMPT-MUNIC	Neighborhood: E			Cond	Ad Valorem	SPI	R Tax Value Notes
<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border-top: 1px solid black; width: 100px; text-align: center;">0 ac</div> <div style="border-top: 1px solid black; width: 100px;"></div> </div>							

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Wanda Leonard
2191 #3 Dartmouth College Hwy
N. Haverhill, NH
03774-4527



9590 9402 5017 9063 1570 82

Article Number (Transfer from service label)

019 0160 0000 5433 6283

Form 3811, July 2015 PSN 7530-02-000-9053

2191 - #3 Dartmouth College Highwa
North Haverhill, NH 03774-4527

Property Location: 2637 Benton Road
Map/Lot: 411-007-001

Dear Wanda,

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Wanda Leonard Agent Addressee

B. Received by (Printed Name)

Wanda Leonard

C. Date of Delivery

7/6/20

D. Is delivery address different from item 1? Yes No

If YES, enter delivery address below:

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

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

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

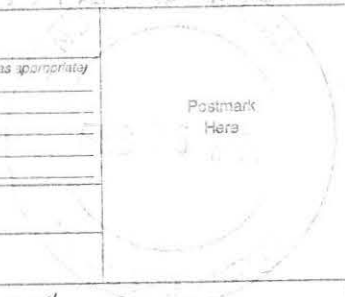
\$

Sent To

Wanda Leonard
2191 - #3 Dartmouth College Hwy
North Haverhill, NH 03774-4527

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

7019 0160 0000 5433 6283



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 12/26/2017. 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 \$40,237.94 (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)