

OWNER INFORMATION
TOWN OF ALBANY
1972 NH ROUTE 16
ALBANY, NH 03818

SALES HISTORY					
Date	Book	Page	Type	Price	Grantor
11/04/2021	3632	0781	U V 50		BOWLES, MICHAEL J



LISTING HISTORY	NOTES
05/19/22 JCPE	ROLLING LOT, ROUGH DRIVE WITH CAMPERS, NO WSE. 2009-OLD MOBILE HOME STILL ON LOT, NO W/S, CAMPER SITES ALONG DRIVE & BEYOND CREST OF HILL; 15-OLDMH STILL THERE, AIRSTREAM ON HILL, NO VALUE = NOMAD 8X31 AT BOTTOM, 10X7 ICEHOUSE SHED, 8X4 OUTHOUSE; 22-REVIEW STATUS OWNERSHIP-CHANGE TO EXEMPT
06/30/15 JCPM	
08/17/11 JCPE	
09/11/09 JCPM	
12/07/04 MVRL	

**EXTRA FEATURES VALUATION**

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
CAMPER/UNREG TTLR	420	42 x 10	98	14.00	10	576	OLD MH, NOT LEVEL
CAMPER/UNREG TTLR	184	23 x 8	147	14.00	25	947	AIRSTREAM
						<b>1,500</b>	

**MUNICIPAL SOFTWARE BY AVITAR**



PARCEL TOTAL TAXABLE VALUE							
Year	Building	Features	Land				
2020	\$ 0	\$ 1,500	\$ 47,300	Parcel Total: \$ 48,800			
2021	\$ 0	\$ 1,500	\$ 47,300	Parcel Total: \$ 48,800			
<b>2022</b>	<b>\$ 0</b>	<b>\$ 1,500</b>	<b>\$ 47,300</b>	<b>Parcel Total: \$ 48,800</b>			

**LAND VALUATION**

Zone: RESIDENTIAL	Minimum Acreage: 2.00	Minimum Frontage: 200	Site: CLR/UND Driveway: GRAVEL/DIRT Road: PAVED											
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
EXEMPT-MUNIC	2.000 ac	57,000	E	100	75	100	100		100	42,800	0	N	42,800	
EXEMPT-MUNIC	3.000 ac	x 2,000	X	100					75	4,500	0	N	4,500	TOPO
										<b>5.000 ac</b>			<b>47,300</b>	

**LAST REVALUATION: 2020**

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PICTURE



OWNER

TOWN OF ALBANY  
1972 NH ROUTE 16  
ALBANY, NH 03818

TAXABLE DISTRICTS

District Percentage

BUILDING DETAILS

Model:  
Roof:  
Ext:  
Int:  
Floor:  
Heat:  
Bedrooms: Baths: Fixtures:  
Extra Kitchens: Fireplaces:  
A/C: Generators:  
Quality:  
Com. Wall:  
Stories:

Base Type:

PERMITS

Date Permit ID Permit Type Notes

BUILDING SUB AREA DETAILS

2020 BASE YEAR BUILDING VALUATION

Year Built:  
Condition For Age: %  
Physical:  
Functional:  
Economic:  
Temporary: %

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**Town of Albany, NH**

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PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS														
	<p><b>TOWN OF ALBANY</b></p> <p>1972 NH ROUTE 16</p> <p>ALBANY, NH 03818</p>	<table border="1"> <thead> <tr> <th>District</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	District	Percentage			<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 style="text-align: right;">Base Type:</p>										
	District	Percentage															
PERMITS		<b>BUILDING SUB AREA DETAILS</b>															
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This area is filled with a grid of small black dots, likely representing a map or a placeholder for a drawing.	This area is also filled with a grid of small black dots.	This area is filled with a grid of small black dots.	<table border="1"> <thead> <tr> <th colspan="2" data-bbox="1449 610 2037 644">2020 BASE YEAR BUILDING VALUATION</th> </tr> </thead> <tbody> <tr> <td data-bbox="1449 644 1512 1201">Year Built:</td> <td data-bbox="1512 644 2037 1201"> </td> </tr> <tr> <td data-bbox="1449 1201 1512 1235">Condition For Age:</td> <td data-bbox="1512 1201 2037 1235" style="text-align: right;">%</td> </tr> <tr> <td data-bbox="1449 1235 1512 1269">Physical:</td> <td data-bbox="1512 1235 2037 1269"> </td> </tr> <tr> <td data-bbox="1449 1269 1512 1304">Functional:</td> <td data-bbox="1512 1269 2037 1304"> </td> </tr> <tr> <td data-bbox="1449 1304 1512 1338">Economic:</td> <td data-bbox="1512 1304 2037 1338"> </td> </tr> <tr> <td data-bbox="1449 1338 1512 1372">Temporary:</td> <td data-bbox="1512 1338 2037 1372" style="text-align: right;">%</td> </tr> </tbody> </table>	2020 BASE YEAR BUILDING VALUATION		Year Built:		Condition For Age:	%	Physical:		Functional:		Economic:		Temporary:	%
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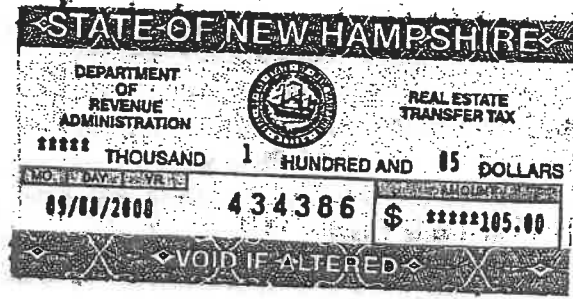


011525

RECEIVED  
CARROLL COUNTY REGISTRY

2000 SEP 08 PM 1:16

*Laura Brooks*  
REGISTER OF DEEDS



MAP 10 LOT 17  
CC 1017  
MIC 10  
APR 10

**QUITCLAIM DEED**

KNOW ALL PERSONS BY THESE PRESENTS, that we, **DANNY S. QUINT**, n/k/a Danny S. Quint, Sr., and **ELINOR G. QUINT**, husband and wife, both of 2460A West Side Road, Town of Conway, County of Carroll, State of New Hampshire, 03860,

**FOR CONSIDERATION PAID**, quitclaims unto

**MICHAEL JOHN BOWLES**, a single person, of Cate Street, Town of Epping, County of Rockingham, State of New Hampshire, 03042, the following:

A certain tract or parcel of land situated in the Town of Albany, County of Carroll, State of New Hampshire, more particularly bounded and described as follows:

Beginning at an iron pipe beside an oak tree in a wire fence, said iron pipe being approximately 385 feet West of High Street, so-called, at the Northwest corner of the land formerly of the late Minnie Bigley (Annis Field), said iron pipe further being at the northeast corner of land now or formerly of Caroline H. Huntington, and at the southeast corner of the land hereby conveyed; thence bearing North 7° East, by land now or formerly of W. Harry Bosworth, 200 feet to an iron pipe and stones; thence North 81° West still by land now or formerly of said Bosworth, 1060 feet to an iron pipe and stones on the east line of land of the U.S. Government; thence approximately South 12° West by land of said U.S. Government 200 feet to an iron pipe and stones at the corner of wire fences at the northwest corner of land or formerly of said Huntington; thence southeasterly by land now or formerly of said Huntington to the point of beginning.

Containing approximately five acres, more or less.

the south border of land now or formerly of said W. Harry Bosworth, to the parcel hereby described; the course and distances in the foregoing description being according to a survey by Roger S. Burnell, Conway, N.H., dated October 15 and 16, 1953.

Meaning and intending to describe and convey all and the same premises conveyed to the grantors herein by warranty deed Otis M. Quint, Jr. and Joyce W. Quint, said deed dated February 27, 1974 and recorded on or about March 1, 1974 in the Carroll County Registry of Deeds at Book 564, Page 437, and by warranty deed of Ralph L. Leavitt and Bernice R. Leavitt, said deed dated August 6, 1971 and recorded on August 10, 1971 in the Carroll County Registry of Deeds at Book 491, Page 158.

This is NOT homestead property of the grantors herein.

IN WITNESS WHEREOF, the grantors have executed this quitclaim deed on this the 6 day of September, 2000.

Danny S. Quint Sr.  
Danny S. Quint, Sr.

Elinor G. Quint  
Elinor G. Quint.

BK 1879 PG 691

Quitclaim Deed  
Danny S. Quint Sr. and Elinor G. Quint to Michael John Bowles  
Page 2

Quitclaim Deed


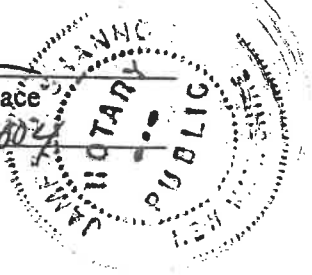
Danny S. Quint Sr. and Elinor G. Quint to Michael John Bowles

Page 2

STATE OF NEW HAMPSHIRE  
COUNTY OF CARROLL, ss

Personally appeared the above named Danny S. Quint, Sr., known to me or satisfactorily proven to be the person whose name is subscribed above, who acknowledged that he executed this deed of his own free act and deed. Before me,



Dated: 9/6/00

  
Notary Public/Justice of the Peace  
My Comm. Exp.: 2/17/2004  


STATE OF NEW HAMPSHIRE  
COUNTY OF CARROLL, ss

Personally appeared the above named Elinor G. Quint, known to me or satisfactorily proven to be the person whose name is subscribed above, who acknowledged that she executed this deed of her own free act and deed. Before me,

Dated: 9/6/00

  
Notary Public/Justice of the Peace  
My Comm. Exp.: 2/17/2004  




# Town of Albany, New Hampshire



1972-A NH Route 16  
Albany, NH 03818-7442  
603-447-6038  
[contact@albanynh.org](mailto:contact@albanynh.org)

*Via Certified Mail  
(Return Receipt Requested and Address Service Requested)  
& First Class Mail*

August 1, 2022

Michael J. Bowles  
19 Cate Street  
Epping NH 03042

Re: *Sale of Tax Deeded Property*  
*Location: 227 High Street – Map 10, Lot 17, Albany NH*

Dear Former Owner of the Above-Described Tax Deeded Property:

The Town of Albany (hereinafter “Town”) acquired title to the above-identified property (hereinafter “Property”) for non-payment of taxes, by Tax Collector’s Deed.

This notice is being sent to you in accordance with RSA 80:89. Pursuant to this statute, the following information is provided:

## **1. Terms of the Offering (RSA 80:89, I)**

The Town will be auctioning this property to the highest bidder at 11:00 o’clock (morning) on Saturday, November 19, 2022. The auction will occur at the \_\_\_\_\_ Town Hall, 1972 NH Route 16, Albany, NH.<sup>1</sup> The minimum deposit

<sup>1</sup> The date, time and place for the auction are subject to change due to Covid protocols or other circumstances. If you plan to attend the auction, you should visit [www.NHTaxDeedAuctions.com](http://www.NHTaxDeedAuctions.com) or contact the auctioneer by calling (603) 301-0185 or emailing [karen@nhtaxdeedauctions.com](mailto:karen@nhtaxdeedauctions.com) for the latest information.

to qualify as a bidder is \$1,000.00. There is no minimum bid requirement. In addition to the successful bid amount, the successful bidder is required to pay a 10% buyer's premium based upon the successful bid amount.

## 2. Right to Repurchase the Property (RSA 80:89, II)

As the former owner, you have a right to repurchase the property, as follows: Within 30 days after your receipt of this notice, you as the former owner of the property may give written notice of your intent to repurchase the property from the Town, stating that you are ready, willing, and able to pay all back taxes, interest, costs and penalty, as defined in RSA 80:90.<sup>2</sup> If all such back taxes, interest, costs and penalty have not been actually tendered within 30 days of such notice of intent to repurchase, the Town may proceed with its offering and dispose of the property without any interest by the former owner. Any such notice sent by you should be sent by certified mail, return receipt requested, to:

Board of Selectmen  
Town of Albany  
1972-A NH Route 16  
Albany, NH 03818

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### <sup>2</sup> 80:90 Definitions. –

I. For purposes of RSA 80:88 and 80:89, the phrase "back taxes, interest, costs and penalty" shall include all of the following:

(a) All taxes assessed but unpaid as of the date of the tax deed, together with all taxes which would thereafter otherwise have been assessed against such property based on its valuation, but for its ownership by the municipality.

(b) All statutory interest actually accrued on all back taxes as of the date of the tax deed, together with all statutory interest which would otherwise thereafter have accrued on all taxes listed in subparagraph (a), but for the property's ownership by the municipality.

(c) All allowable statutory fees charged for notice and recording in connection with the tax collection process.

(d) All legal costs incurred by the municipality in connection with the property, including those connected with the municipality's sale or the former owner's repurchase.

(e) All incidental and consequential costs as are reasonably incurred or estimated to be incurred by the municipality in connection with its ownership and disposition of the property, including but not limited to insurance, maintenance, repairs or improvements, and marketing expenses.

(f) An additional penalty equal in amount to 10 percent of the assessed value of the property as of the date of the tax deed, adjusted by the equalization ratio for the year of the assessment. (Note: The 10 percent penalty shall not apply "if the property is the former owner's principal residence, or was the former owner's principal residence at the time of execution of the tax deed under RSA 80:76" pursuant to RSA 80:89.)

II. For purposes of RSA 80:88 and 80:89, "former owner" shall mean any person in whom title to the property, or partial interest therein, was vested at the time of the tax deed, and shall include any heir, successor, or assign of any former owner, provided, however, that any person to whom a former owner has attempted to convey or assign any interest, lien, or expectancy in the property subsequent to the date of the tax deed shall not be deemed a former owner.

As a practical matter, if you intend to repurchase the Property, you are advised to contact the Town before you send the certified letter in order to obtain the total amount you will be required to pay to repurchase the Property.

**3. Effect of Repurchase by Former Owner (RSA 80:89, III – IV)**

The deed from the Town upon such repurchase shall convey the Town's interest in the property, or such portion as has not been previously disposed of by the Town, to all record former owners in the same proportional undivided interests as the former owners of record. The former owners' title upon repurchase shall be subject to any liens of record against the property as of the time of the tax deed to the Town, and subject to any leases, easements, or other encumbrances as may have been granted or placed on the property by the Town. In the case of multiple former owners, any owner paying more than a proportional share of the purchase price to the Town shall have a lien against the other owners for the amount of the excess paid.

**This will be your only notice before the Town sells the Property at auction. If you intend to repurchase the Property, it is imperative you take action as required herein and pursuant to New Hampshire law.**

Please free to contact me with any questions.

Sincerely,



Kelley A. Collins  
Town Administrator

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**

Domestic Mail Only

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

Epping, NH 03042

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$3.25
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.60
Total Postage and Fees	\$7.85

Sent To  
 Street and Michael J. Bowles  
 19 Cate Street  
 City, State Epping NH 03042

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

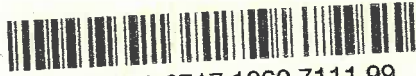


7019 0140 0000 1697 8700

**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.
1. Article Addressed to:

Michael J. Bowles  
 19 Cate Street  
 Epping NH 03042



9590 9402 6717 1060 7111 99

2. Article Number (Transfer from service label)

7019 0140 0000 1697 8700

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent  Addressee  
 X
- B. Received by (Printed Name)  Agent  Addressee  
 Bowles
- C. Date of Delivery  
 8-1
- D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type
- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                               | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       |   |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

Domestic Return Receipt