

Parcel ID: U02-069-0000-0000-0000 (CARD 1 of 1)
 Owner: TOWN OF FARMINGTON
 Location: 1 LORING AVENUE
 Acres: 0.880

General

Valuation		Listing History	
Building Value:	\$0	<u>List Date</u>	<u>Lister</u>
Features:	\$0	12/12/2012	TNRL
Taxable Land:	\$80,300	12/04/2006	SM
<hr/>			
Card Value:	\$80,300		
Parcel Value:	\$80,300		

Notes: '12 VACANT LOT, MAJORITY OF LOW IS WET/SWAMPY

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2023	\$0	\$0	\$30,600	Cost Valuation	\$30,600
2022	\$0	\$0	\$30,600	Cost Valuation	\$30,600
2021	\$0	\$0	\$30,600	Cost Valuation	\$30,600
2020	\$0	\$0	\$30,600	Cost Valuation	\$30,600
2019	\$0	\$0	\$30,600	Cost Valuation	\$30,600
2018	\$0	\$0	\$33,400	Cost Valuation	\$33,400
2017	\$0	\$0	\$33,400	Cost Valuation	\$33,400
2016	\$0	\$0	\$33,400	Cost Valuation	\$33,400
2015	\$0	\$0	\$33,400	Cost Valuation	\$33,400
2014	\$0	\$0	\$33,400	Cost Valuation	\$33,400
2013	\$0	\$0	\$48,800	Cost Valuation	\$48,800

Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
11/06/2003	VACANT	NO - UNCLASSFYD EXCLUSION	\$0	CATALFO ALFRED JR	2894	042

Land

Size: 0.880 Ac.
Zone: 04 - UR URBAN RES
Neighborhood: AVERAGE-10
Land Use: EXEMPT-MUNIC

Site: UND/WDS
Driveway: UND
Road: DIRT/GRAVEL

Taxable Value: \$80,300

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
EXEMPT-MUNIC	0.880 AC	154,560	D	90	75	95	90	100 LEVEL	90	80,300	0	N	80,300	WET/SWAMPY

Building

There Is No Building For This Card

Features

There Are No Features For This Card

Photo

There Is No Photo For This Card

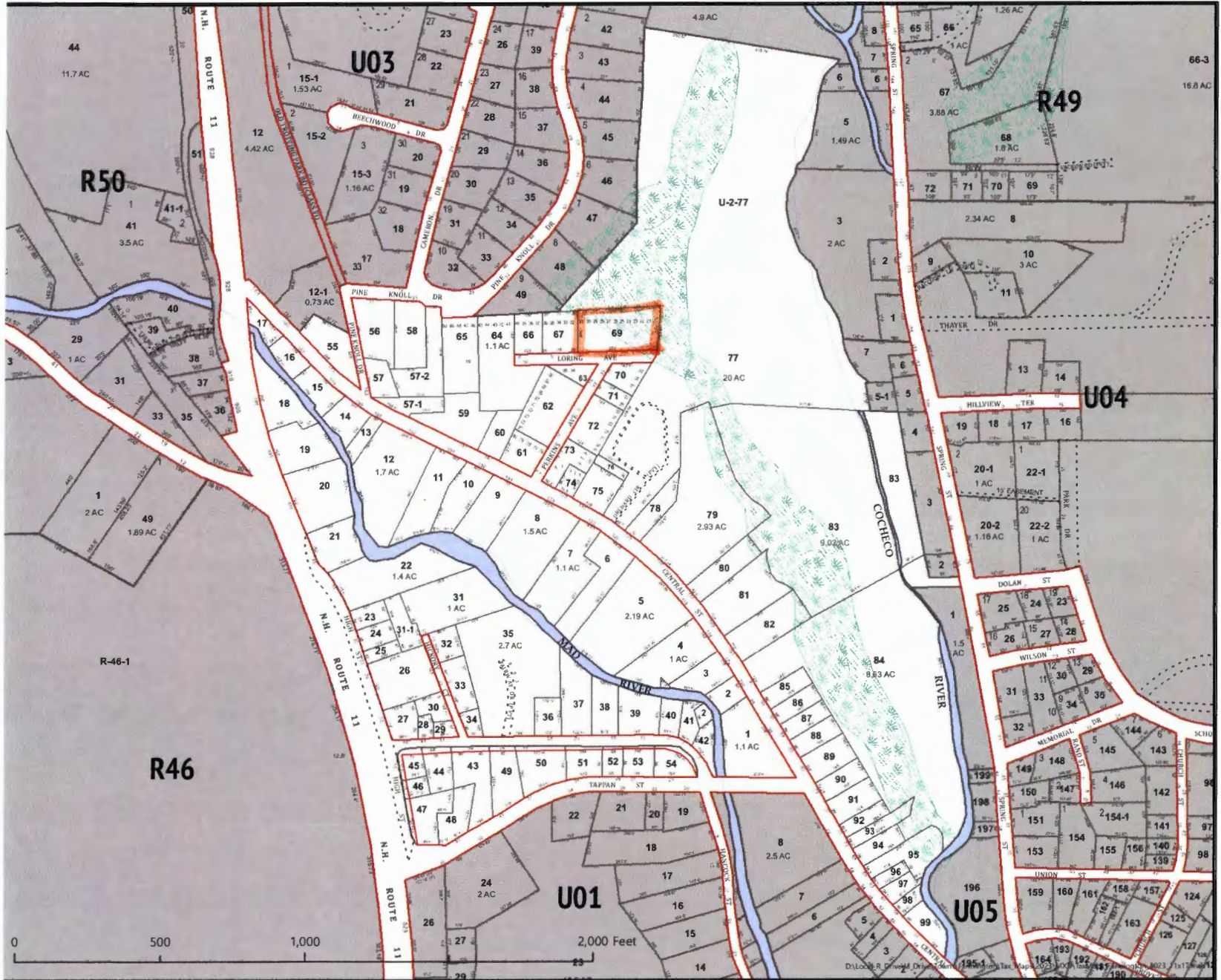
Sketch

Printed on 08-22-24

OWNER INFORMATION	SALES HISTORY	PICTURE												
TOWN OF FARMINGTON 356 MAIN STREET FARMINGTON, NH 03835	<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>11/06/2003</td> <td>2894</td> <td>042</td> <td>U V 99</td> <td></td> <td>CATALFO ALFRED JR</td> </tr> </tbody> </table>	Date	Book	Page	Type	Price	Grantor	11/06/2003	2894	042	U V 99		CATALFO ALFRED JR	
Date	Book	Page	Type	Price	Grantor									
11/06/2003	2894	042	U V 99		CATALFO ALFRED JR									
LISTING HISTORY	NOTES													
12/12/12 TNRL 12/04/06 SM	'12 VACANT LOT, MAJORITY OF LOW IS WET/SWAMPY													

EXTRA FEATURES VALUATION						MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes		
								FARMINGTON ASSESSING OFFICE	
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2022	\$ 0	\$ 0	\$ 30,600						
			Parcel Total: \$ 30,600						
2023	\$ 0	\$ 0	\$ 30,600						
			Parcel Total: \$ 30,600						
2024	\$ 0	\$ 0	\$ 30,600						
			Parcel Total: \$ 30,600						

LAND VALUATION													LAST REVALUATION: 2019		
Zone: UR URBAN RES			Minimum Acreage: 1.00			Minimum Frontage: 75			Site: UND/WDS Driveway: UND Road: DIRT/GRAVEL						
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes	
EXEMPT-MUNIC	0.880 ac	63,040	D	90	70	95	90	100 -- LEVEL	90	30,600	0	N	30,600	WET/SWAMPY	
										30,600		30,600			



Map U02

TAX PARCELS MAP
FARMINGTON
 NEW HAMPSHIRE



Legend

- Parcels
- Adjacent Map Sheets
- Cemetery
- Rivers and Streams
- Lakes and Ponds
- Wetlands
- Easements, Right-of-Way
- Roads

Prepared by the
Strafford Regional Planning Commission
 150 Wakefield St. Suite 12 Rochester, NH 03867
 Phone: (603) 994-3500
 Email: srpc@strafford.org
 Date: 9/7/2023
 Author: Jackson Rand, SRPC

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY. IT IS NOT INTENDED FOR LEGAL DESCRIPTION OR CONVEYANCE.

Base data layers from ESRI NH GRANIT, and the Town of Farmington. These agencies and organizations have derived this data using a variety of cited source materials, at different time frames, through different methodologies, with varying levels of accuracy. As such, errors are often inherent in GIS data and should be used for planning purposes only. Please visit the original location of the data, contact the original host source, or contact SRPC for information on the full data set.



2023

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42-69

ORIGINAL

2003 NOV -6 AM 11:15
STRAFFORD COUNTY
REGISTRY OF DEEDS

NO TRANSFER TAX DUE PURSUANT TO NH RSA 78-B:2(I)

DEED

KNOW ALL MEN BY THESE PRESENTS, that ALFRED CATALFO, JR., a married person, with an address of 20 Arch Street, Dover, New Hampshire, for consideration paid, grants to the TOWN OF FARMINGTON, a municipal corporation with offices at 41 South Main Street, Farmington, New Hampshire without COVENANTS, the following described premises:

A. THE HOMESTEAD PROPERTY

Seven certain tracts or parcels of land with the buildings thereon, situate in Farmington, County of Strafford and State of New Hampshire, and being Lots No. 21, 22, 23, 24, 25, 26 and 27 inclusive on a certain plan entitled "Central Park, Farmington, N.H. owned by Brissette, Stickney and Williamson, June 1921," said Plan being recorded in Strafford County Registry of Deeds, Plan 4, Pocket 4, Folder 4, said Central Park Development being situate on the northerly side of Central Street in Farmington and said lots being further located as being on the northerly side of Loring Avenue as depicted on said Plan, further information as to the boundaries and size of said lots being referred to on said Plan.

Meaning and intending to describe and convey the seven parcels contained in the description labeled "A. The Homestead Property" in deed from the Town of Farmington to Alfred Catalfo, Jr. recorded in the Strafford County Registry of Deeds on August 3, 1977 at Book 1001, Page 169. For further title reference see deed of William Hunt to Fred J. and Geraldine M. Beshaw, husband and wife as joint tenants dated July 9, 1958 and recorded in the Strafford County Registry of Deeds at Book 757, Page 470.

039844

BK 2894 PG 0042

B. LOT NO. 28:

Also, another certain tract of land situate in Farmington, County of Strafford and State of New Hampshire, and being Lot No. 28 on a certain Plan entitled "Central Park, Farmington, N.H. owned by Brissette, Stickney and Williamson, June 1921," said plan being recorded in Strafford County Registry of Deeds Plan 4, Pocket 4, Folder 4 of said Central Park Development being situate on the northerly side of Central Street in said Farmington and said Lot being further located as being on the northerly side of Loring Avenue as depicted in said plan, further information as to the boundaries and size of said Lot being referred to in said Plan.

Meaning and intending to describe and convey the parcel contained in the description labeled "B. Lot No. 28:" in deed from the Town of Farmington to Alfred Catalfo, Jr. recorded in the Strafford County Registry of Deeds on August 3, 1977 at Book 1001, Page 169. For further title reference see deed of Eugene Coulombe to Fred J. and Geraldine M. Beshaw, husband and wife as joint tenants dated July 9, 1958 and recorded in the Strafford County Registry of Deeds at Book 757, Page 469.

C. LOTS 29 AND 30:

Also, two other tracts of land situate in Farmington, County of Strafford, and State of New Hampshire, on the northerly side of Loring Avenue, bounded and described as follows:

Beginning at an iron pipe in the ground at the south easterly corner of the premises herein conveyed and thence running northerly one hundred forty (140) feet by land of Fred Beshaw, being Lot No. 28 on the plan referred to hereinafter, to an iron pipe in the ground; thence turning and running south seventy two degrees forty minutes west (S72°40'W) fifty (50) feet to an iron pipe at land of Agnes Coulombe; thence turning and running south eighteen degrees twenty minutes east (S18°20'E) by said Coulombe land (being Lot No. 31 on said plan) one hundred forty (140) feet to Loring Avenue; thence turning and running easterly by said Loring Avenue fifty (50) feet to the bounds begun at.

Meaning and intending to describe and convey the parcels contained in the description labeled "C. Lots 29 and 30:" in deed from the Town of Farmington to Alfred Catalfo, Jr. recorded in the Strafford County Registry of Deeds on August 3, 1977 at Book 1001, Page 169. See also Lots No. 29 and 30 on a plan of lots entitled "Central Park, Farmington, N.H." dated June 1921 and recorded in Strafford County Registry of Deeds, Plan 4, Pocket 4, Folder 4.

BK2894PG0043

D. LOT NO. 31:

Also another tract of land situate in said Farmington, and being Lot No. 31 on a certain plan entitled "Central Park, Farmington, N.H. owned by Brissette, Stickney and Williamson, June, 1921" said plan being recorded in Strafford County Registry of Deeds, Plan 4, Pocket 4, Folder 4, said Central Park Development being situate on the northerly side of Central Street in Farmington and said Lot being further located as being on the northerly side of Loring Avenue, as shown on said Plan.

Meaning and intending to describe and convey the parcel contained in the description labeled "D. Lot No. 31" in deed from the Town of Farmington to Alfred Catalfo, Jr. recorded in the Strafford County Registry of Deeds on August 3, 1977 at Book 1001, Page 169. For further title reference see deed of William Hunt to Fred J. and Geraldine M. Beshaw, husband and wife as joint tenants dated September 15, 1962 and recorded in the Strafford County Registry of Deeds at Book 757, Page 223.

This is not homestead property of the Grantor.

EXECUTED this 24 day of June, 2003.

Patricia A. Gower
Witness

Alfred Catalfo, Jr.
Alfred Catalfo, Jr.

STATE OF NEW HAMPSHIRE
COUNTY OF Strafford, ss

On this 24 day of June, 2003, before me, personally appeared Alfred Catalfo, Jr., known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

Jeanette F. Varney
Notary Public/Justice of the Peace
Printed Name: JEANNETTE F. VARNEY
My Commission expires:

S:\Farmington, Town of\Catalfo\Deed Quitclaim.wpd



BK 2894 PG 0044

CENTRAL PARK

FARMINGTON, N.H.

OWNED BY

BRISSETTE, STICKNEY, & WILLIAMSON.

JUNE 1921. SCALE: 1"=40'

WHEELER & BOSWORTH
ENGINEERS & ARCHITECTS
DOVER, N.H.

RECORDED JULY 8, 1921
VOL 398 PAGE 108

