


Parcel ID: U04-003-0000-0000-0000 (CARD 1 of 1)  
 Owner: TOWN OF FARMINGTON  
 Location: 86 SPRING STREET  
 Acres: 0.820

**General**

Valuation	
Building Value:	\$0
Features:	\$0
Taxable Land:	\$111,100
<hr/>	
Card Value:	\$111,100 
Parcel Value:	\$111,100

Listing History	
List Date	Lister
08/08/2013	EORM
11/02/2006	PD

**Notes:** PRIVATE SEPTIC & PUBLIC WATER, LAND IS CONSIDERED - VACANT SITE, FD=POOR LYOUT, OUTDATED, MIN.INSULATION. USED MORE FOR STORAGE. '13 REMOVED 6X7 SHED=NV, DET GAR IS CONDEMED (UNSAFE FOR HUMAN USE) DWELL=FALLING OVER, NO DOORS OR WINDOWS, OVERGROWN BRUSH

**History Of Taxable Values**

Tax Year	Building	Features	Land	Value Method	Total Taxable
2023	\$0	\$0	\$56,500	Cost Valuation	\$56,500
2022	\$0	\$0	\$56,500	Cost Valuation	\$56,500
2021	\$0	\$0	\$56,500	Cost Valuation	\$56,500
2020	\$0	\$0	\$56,500	Cost Valuation	\$56,500
2019	\$0	\$0	\$56,500	Cost Valuation	\$56,500
2018	\$200	\$11,000	\$44,300	Cost Valuation	\$55,500
2017	\$200	\$11,000	\$44,300	Cost Valuation	\$55,500
2016	\$200	\$11,000	\$44,300	Cost Valuation	\$55,500
2015	\$200	\$11,000	\$44,300	Cost Valuation	\$55,500
2014	\$200	\$11,000	\$44,300	Cost Valuation	\$55,500
2013	\$12,600	\$0	\$48,200	Cost Valuation	\$60,800

**Sales**

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
12/02/2019	VACANT	NO - GOVMT AGENCY GRNTR/E	\$1	NELSON GEORGIA ESTATE	4714	27
09/24/1993	IMPROVED	NO - UNCLASSFYD EXCLUSION	\$0	MEYER GEORGE & LORRAIN	1699	401
06/12/1980	IMPROVED	NO - UNCLASSFYD EXCLUSION	\$0	RICKER ROBERT & MILDRE	1050	232

**Land**

<b>Size:</b>	0.820 Ac.	<b>Site:</b>	UND/CLR
<b>Zone:</b>	02 - SR SUBURB RES	<b>Driveway:</b>	DIRT/GRAVEL
<b>Neighborhood:</b>	AVERAGE	<b>Road:</b>	PAVED
<b>Land Use:</b>	EXEMPT-MUNIC	<b>Taxable Value:</b>	\$111,100

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
EXEMPT-MUNIC	0.820 AC	153,840	E	100	80	100	95	95 MILD	100	111,100	0	N	111,100	

**Building**

There Is No Building For This Card

**Features**

There Are No Features For This Card

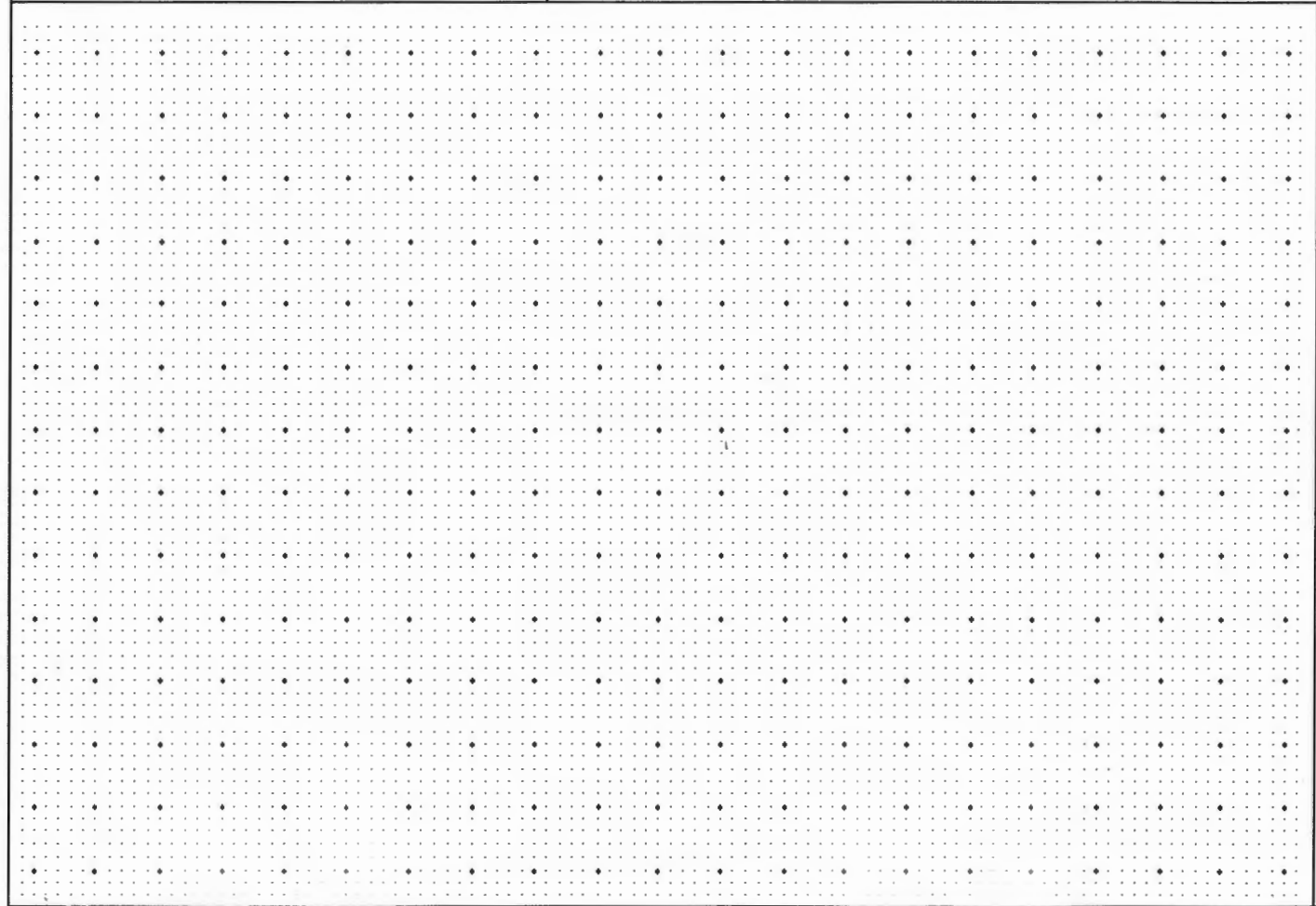
**Photo**

There Is No Photo For This Card

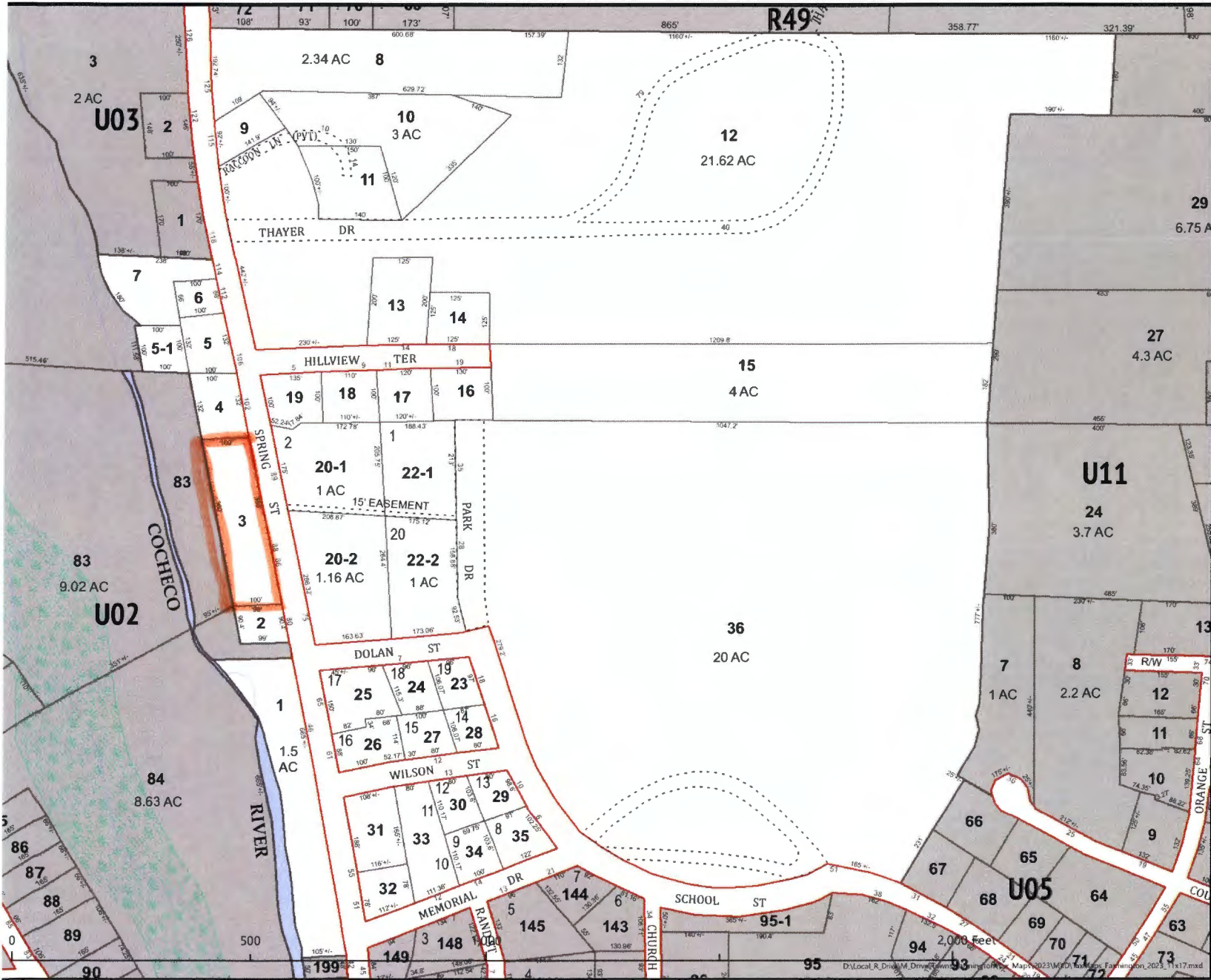
**Sketch**

OWNER INFORMATION		SALES HISTORY						PICTURE						
<b>TOWN OF FARMINGTON</b>  356 MAIN ST  FARMINGTON, NH 03835		<b>Date</b>	<b>Book</b>	<b>Page</b>	<b>Type</b>	<b>Price</b>	<b>Grantor</b>							
		12/02/2019	4714	27	U V 35		1 NELSON GEORGIA ESTATE							
		09/24/1993	1699	401	U 1 99		MEYER GEORGE & LORRAIN							
		06/12/1980	1050	232	U 1 99		RICKER ROBERT & MILDRE							
LISTING HISTORY		NOTES												
08/08/13	EORM	PRIVATE SEPTIC & PUBLIC WATER, LAND IS CONSIDERED - VACANT SITE, FD=POOR LYOUT, OUTDATED, MIN.INSULATION. USED MORE FOR STORAGE. '13 REMOVED 6X7 SHED=NV, DET GAR IS CONDEMED (UNSAFE FOR HUMAN USE) DWELL=FALLING OVER, NO DOORS OR WINDOWS, OVERGROWN BRUSH												
11/02/06	PD													
EXTRA FEATURES VALUATION											MUNICIPAL SOFTWARE BY AVITAR			
<b>Feature Type</b>	<b>Units</b>	<b>Lngh x Width</b>	<b>Size Adj</b>	<b>Rate</b>	<b>Cond</b>	<b>Market Value</b>	<b>Notes</b>	<b>FARMINGTON ASSESSING OFFICE</b>						
								PARCEL TOTAL TAXABLE VALUE						
<b>Year</b>	<b>Building</b>	<b>Features</b>	<b>Land</b>											
2022	\$ 0	\$ 0	\$ 56,500											
			Parcel Total: \$ 56,500											
2023	\$ 0	\$ 0	\$ 56,500											
			Parcel Total: \$ 56,500											
<b>2024</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 56,500</b>											
			<b>Parcel Total: \$ 56,500</b>											
LAND VALUATION											LAST REVALUATION: 2019			
<b>Zone:</b> SR SUBURB RES		<b>Minimum Acreage:</b> 1.00		<b>Minimum Frontage:</b> 150		<b>Site:</b> AVERAGE <b>Driveway:</b> DIRT/GRAVEL <b>Road:</b> PAVED								
<b>Land Type</b>	<b>Units</b>	<b>Base Rate</b>	<b>NC</b>	<b>Adj</b>	<b>Site</b>	<b>Road</b>	<b>DWay</b>	<b>Topography</b>	<b>Cond</b>	<b>Ad Valorem</b>	<b>SPI</b>	<b>R</b>	<b>Tax Value</b>	<b>Notes</b>
EXEMPT-MUNIC	0.820 ac	62,560	E	100	100	100	95	95 -- MILD	100	56,500	0	N	56,500	
	<b>0.820 ac</b>									<b>56,500</b>			<b>56,500</b>	

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS				
	<p><b>TOWN OF FARMINGTON</b></p> <p>356 MAIN ST</p> <p>FARMINGTON, NH 03835</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: Roof: Ext: Int: Floor: Heat: Bedrooms:      Baths:      Fixtures: Extra Kitchens:      Fireplaces: A/C:      Generators: Quality: Com. Wall: Stories:  Base Type:</p>
	District	Percentage					
PERMITS							
Date      Project Type      Notes							



BUILDING SUB AREA DETAILS
2019 BASE YEAR BUILDING VALUATION
<p>Year Built:      %</p> <p>Condition For Age:      %</p> <p>Physical:</p> <p>Functional:</p> <p>Economic:</p> <p>Temporary:      %</p>



# Map U04

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](mailto: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**

Catherine A. Berube  
Register of Deeds, Strafford County

## TAX COLLECTOR'S DEED

### KNOW ALL MEN BY THESE PRESENTS

That I, Kathy L. Seaver, Tax Collector of the Town of Farmington, in the County of Strafford, and the State of New Hampshire, for the year 2019 by the authority in me vested by the laws of the state, and in consideration of One Dollar and other valuable consideration to me paid by the Town of Farmington, located at 356 Main Street, do hereby sell and convey to the said Town of Farmington his heirs and assigns forever, a certain tract or parcel of land situated in the Town of Farmington, NH, aforesaid, to have and to hold the said premises with appurtenances to the said Town of Farmington, his heirs and assigns forever and taxed by the Assessing Officials in 2016 to:

NELSON GEORGIA ESTATE

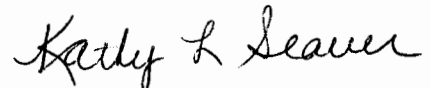
NELSON GEORGIA

located at and described in the Warrant Book as:

86 SPRING STREET U04-003

This deed is the result of the tax lien execution held at the Tax Collector's Office in the Town of Farmington, New Hampshire, on the 30th day of June, 2017 and I hereby covenant with the said Town of Farmington 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

In Witness Whereof, I have hereunto set my signature and seal, the 21st of November, in the year of our Lord 2019.



KATHY L. SEAVER, Tax Collector

State of New Hampshire, Strafford, SS. 11/21/2019

Personally appearing Kathy L. Seaver above names, and swore and affirmed the foregoing instrument to be his/her voluntary act and deed. Before me



Catherine A. Berube  
Justice of the Peace  
Notary Public

1993 SEP 24 PM 2:46

013166

REGISTER OF DEEDS  
STRAFFORD COUNTY

BK 1699PG0401

**WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS, THAT WE, George Meyer and Lorraine Meyer, husband and wife, of Farmington, Strafford County, New Hampshire, for consideration paid, grant to Dennis Nelson and Georgia Nelson, husband and wife, of Spring Street, Farmington, Strafford County, New Hampshire, as joint tenants with rights of survivorship, with WARRANTY COVENANTS, the following:

A certain tract of land with the buildings thereon, situate in Farmington, County of Strafford and State of New Hampshire, bounded and described as follows:

Beginning at a point on the southwesterly side of Spring Street at land formerly of Joseph E. Berry, but now of Vaughn Aiken and thence running northwesterly three hundred sixty (360) feet, more or less, by said Spring Street to an iron pipe at land formerly of Arthur Waldron, but later of Clara Goodwin; thence turning and running southwesterly one hundred (100) feet, more or less, by land of said White to a point; thence turning and running northeasterly by land of said White and land of said Vaughn Aiken to Spring Street and the bounds begun at.

Meaning and intending to mortgage the property described in the deed of Mildred M. Ricker to George and Lorraine Meyer dated June 12, 1980 and recorded in the Strafford County Registry of Deeds in Book 1050, Page 232.

This is not homestead property.

WITNESS our hands this 24<sup>th</sup> day of July 1993.

Debra A Pratt  
Witness

George Meyer  
George Meyer

Debra A Pratt  
Witness

Lorraine Meyer  
Lorraine Meyer

STATE OF NEW HAMPSHIRE  
STRAFFORD, SS.

Personally appeared the above named George and Lorraine Meyer and acknowledged that they executed the foregoing as their voluntary act and deed for the purposes therein contained. Before me,

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION

REAL ESTATE TRANSFER TAX

XXXX THOUSAND xx2 HUNDRED AND x50 DOLLARS

09-24-93 104096 \$ 250.00

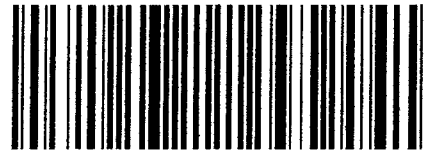
RECEIVED

Debra A Pratt  
Justice of the Peace / Notary Public

Leo Leonard  
REGISTER OF DEEDS  
STRAFFORD COUNTY

**CERTIFIED MAIL**

**TOWN CLERK-TAX COLLECTOR**  
356 Main Street  
Farmington, N.H. 03835



7018 3090 0000 3095 4719

NEOPOST FIRST-CLASS MAIL

10/03/2019

**US POSTAGE \$006.80<sup>00</sup>**



ZIP 03835  
041M11450160



VAC

**NOTICE OF IMPENDING TAX D**

**NELSON GEORGIA ESTATE**  
46 SPRING ST  
FARMINGTON, NH 03835-0052

- Not Deliverable As Addressed  
Unable To Forward
- Insufficient Address
- Moved, Left No Address
- Unclaimed  Refused
- Attempted-Not Known
- No Such Street  Number
- Vacant  Inhabitable
- No Mail Receipts
- Box Closed-No Order
- Returned For Better Address
- Postage Due \_\_\_\_\_

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**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

\$  
Tot  
\$  
Ser  
\$  
Str  
City

NELSON GEORGIA ESTATE  
46 SPRING STREET  
FARMINGTON, NH 03835



**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:

NELSON GEORGIA ESTATE  
46 SPRING STREET  
FARMINGTON, NH 03835



9590 9402 4220 8121 5315 79

2. Article Number (Transfer from service label)

7018 3090 0000 3095 4719

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt







TOWN OF FARMINGTON  
356 MAIN ST  
FARMINGTON, NH 03835  
  
(603) 755-3657

STATEMENT DATE  
10/02/2019

## NOTICE OF IMPENDING TAX DEED

**NELSON GEORGIA ESTATE**  
46 SPRING ST  
FARMINGTON, NH 03835-0052

RE: NELSON GEORGIA ESTATE                      2013

Pursuant to RSA 80:77 you are hereby notified of the impending deeding of real estate of the property described below. This is the final step resulting from the Execution of Real Estate Tax Liens in 2017 for the levy of 2016 (and prior liens, if any) in favor of the Town of Farmington.

### DESCRIPTION OF PROPERTY

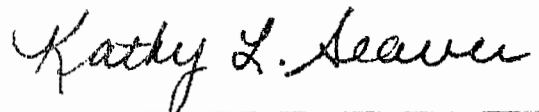
PARCEL IDENTIFIER: U04-003  
86-88 SPRING STREET  
0.82                      Acres

Full redemption in the amount of \$1,820.64 , which includes redemption costs and interest calculated through November 8, 2019. If full redemption is not made by this date at 12:30PM, you will be divested of ownership to this property.

Please contact me for the specific amount due if you pay earlier than the final date. No personal checks will be accepted after October 28, 2019. Payments by credit card can be accepted in person or by phone.

PLEASE NOTE: If you are under bankruptcy protection and are receiving this notice, it is not our intention to institute collection procedures. Please notify us and disregard this notice.

TAX COLLECTOR



KATHY L. SEAVER



CERTIFIED MAIL

TOWN CLERK-TAX COLLECTOR  
356 Main Street  
Farmington, N.H. 03835



7016 2710 0000 7356 1327

Hasler  
05/24/2017  
US POSTAGE

FIRST-CLASS MAIL  
\$06.56<sup>00</sup>



ZIP 03835  
011D11640079

- Not Deliverable As Addressed
- Unable To Forward
- Insufficient Address
- Moved, Left No Address
- Unclaimed  Refused
- Attempted-Not Known
- No Such Street  Number
- Vacant  Illegible
- No Mail Receptacle
- Box Closed-No Order
- Returned For Sender's Action

NELSON GEORGIA ESTATE  
46 SPRING STREET  
FARMINGTON, NH 03835

VAC

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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 \$ \_\_\_\_\_

Postmark Here

NELSON GEORGIA ESTATE  
46 SPRING STREET  
FARMINGTON, NH 03835

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

7016 2710 0000 7356 1327

**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:

NELSON GEORGIA ESTATE  
46 SPRING STREET  
FARMINGTON, NH 03835



9590 9402 2515 6306 9335 77

2. Article Number (Transfer from service label)

7016 2710 0000 7356 1327

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt



TAX COLLECTOR - TOWN OF FARMINGTON  
356 MAIN ST  
FARMINGTON, NH 03835  
(603) 755-3657

Hours: MON-WED 8:30-5:00; THURS 8:30-  
7:00; FRI 8:30-12:30

STATEMENT DATE  
05/24/2017

## NOTICE OF IMPENDING TAX LIEN

NELSON GEORGIA ESTATE  
46 SPRING STREET  
FARMINGTON, NH 03835

In accordance with RSA 80:60 you are hereby notified of the impending tax lien against the following real estate which is taxed to you in the tax list committed to me as tax collector for the year 2016 as follows:

Re: **NELSON GEORGIA ESTATE**

U04-003	86 SPRING STREET	Tax	Interest	Costs
2016 Real Estate 1st Half Tax		\$696.00	\$82.15	\$19.00
2016 Real Estate 2nd Half Tax		\$693.00	\$45.11	\$0.00
		<b>\$1,389.00</b>	<b>\$127.26</b>	<b>\$19.00</b>
<b>Parcel Total:</b>				<b>\$1,535.26</b>
<b>Total:</b>				<b>\$1,535.26</b>

If payment in full is not received on or before the 30th day of June 2017 at 12:30 o'clock in the afternoon, I shall execute a Tax Lien on said real estate. Please call 755-3657 for correct interest due prior to payment. CASH, CREDIT CARD OR BANK CHECK REQUIRED (NO PERSONAL CHECKS) AFTER ~~7/05/2016~~ 6/20/17

Explanation: If the total amounts are not paid before the time stated above, a real estate lien will be executed to the Town of Farmington and recorded in the Strafford County Registry of Deeds. Please see additional information below for taxpayers in bankruptcy.

This tax lien will entitle the Town to a tax deed for 100% interest in the property described above unless, within 2 years of the execution of the tax lien, the property is redeemed by payment of the above amount plus cost & interest at 18%.

PLEASE NOTE: If you are currently in bankruptcy and subject to the protections of the Automatic Stay provisions of Section 362(a) of the Bankruptcy Code, then the above language is hereby modified as follows:

(a) By sending this notice, the Town is not attempting to collect any delinquent tax debt from property owner(s) in bankruptcy and the notice should not be interpreted as requiring payment. The notice is a requirement of New Hampshire Law.

(b) The Tax Collector or Town may not increase the rate of interest in cases where the Court has set such rate without seeing appropriate Bankruptcy Court approval.

(c) The provisions for federal bankruptcy law may affect the rights of the municipality under state law as long as the assessed property owner is in bankruptcy. A tax collector's deed cannot and will not be issued without appropriate Bankruptcy Court approval. A Tax Lien may be imposed, and the Town is required to give separate notice of that action.

Please seek legal counsel if you have any questions concerning this bankruptcy section of the Notice of Delinquency and Unredeemed Tax Liens. The Tax Collector's Office cannot provide legal advice.

TAX COLLECTOR \_\_\_\_\_

KATHY L. SEAVER