

Parcel ID: U09-042-0000-0000-0000 (CARD 1 of 1)
 Owner: TOWN OF FARMINGTON
 Location: ELM STREET
 Acres: 0.660

General

Valuation		Listing History	
Building Value:	\$0	<u>List Date</u>	<u>Lister</u>
Features:	\$0	12/05/2012	JDRL
Taxable Land:	\$5,700		
<hr/>			
Card Value:	\$5,700		
Parcel Value:	\$5,700		

Notes: LAND LOCKED PARCEL ON COCHECO RIVER COMBINED WITH LOT 43. '12- N/C, VACANT LOT.

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2023	\$0	\$0	\$3,800	Cost Valuation	\$3,800
2022	\$0	\$0	\$3,800	Cost Valuation	\$3,800
2021	\$0	\$0	\$3,800	Cost Valuation	\$3,800
2020	\$0	\$0	\$3,800	Cost Valuation	\$3,800
2019	\$0	\$0	\$3,800	Cost Valuation	\$3,800
2018	\$0	\$0	\$100	Cost Valuation	\$100
2017	\$0	\$0	\$100	Cost Valuation	\$100
2016	\$0	\$0	\$100	Cost Valuation	\$100
2015	\$0	\$0	\$100	Cost Valuation	\$100
2014	\$0	\$0	\$100	Cost Valuation	\$100
2013	\$0	\$0	\$1,240	Cost Valuation	\$1,240

Sales

There Are No Sales For This Card

Land

Size: 0.660 Ac. Site: N/A
 Zone: 04 - UR URBAN RES Driveway: N/A
 Neighborhood: BACKLAND Road: N/A
 Land Use: EXEMPT-MUNIC
 Taxable Value: \$5,700
 Waterfront Description: COCHECO RIVER, PRIVATE, MAIN BODY

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
EXEMPT-MUNIC	0.660 AC	2,000	X	100	100	100	100	95 MILD	100	1,300	0	N	1,300	
COCHECO RIVER	1 WF	35,000			0	0	0	100 AVERAGE	50	4,400	0	N	4,400	ACC

Building

There Is No Building For This Card

Features

There Are No Features For This Card

Photo

There Is No Photo For This Card

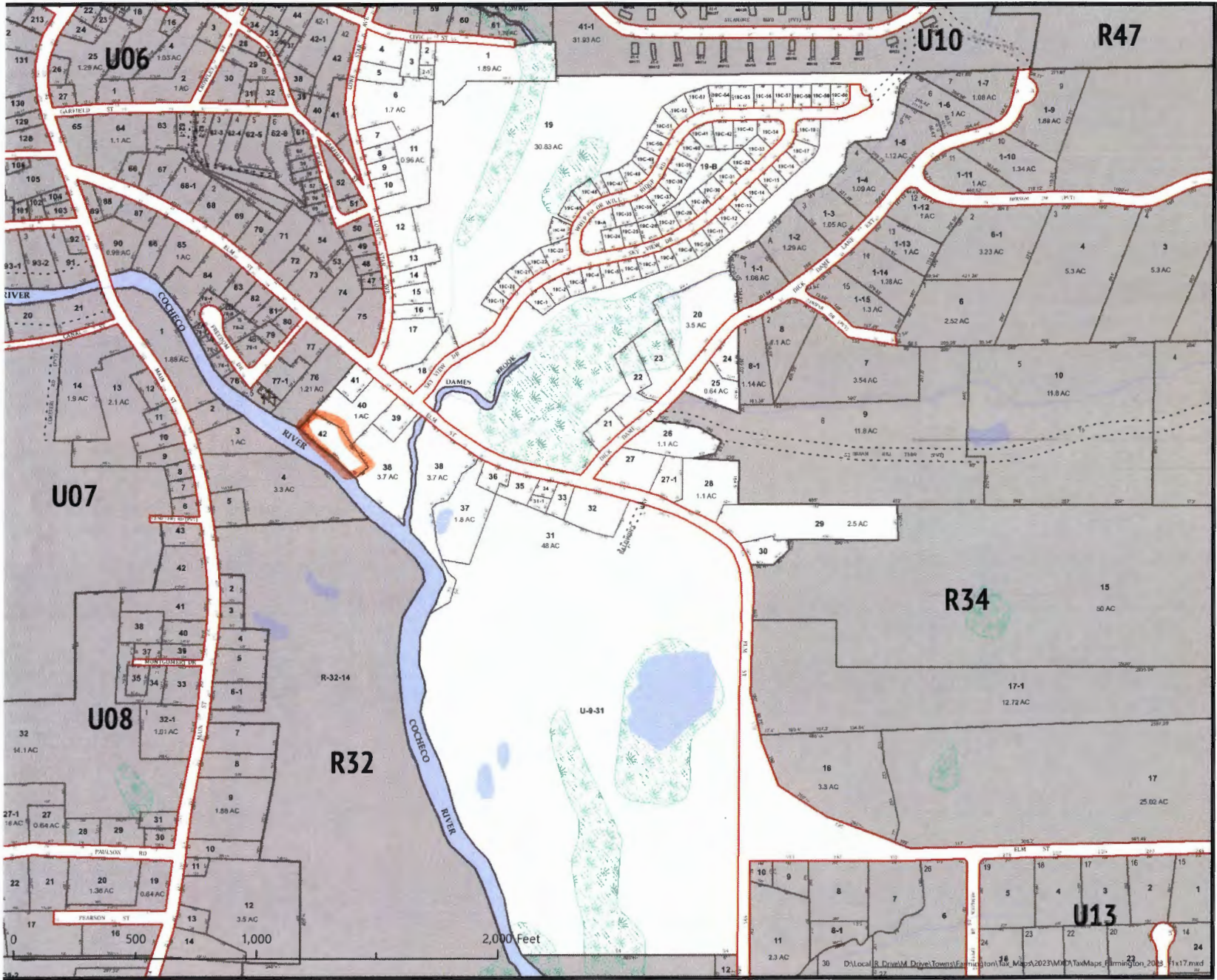
Sketch

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 colspan="6" style="height: 100px;"> </td> </tr> </tbody> </table>	Date	Book	Page	Type	Price	Grantor							
Date	Book	Page	Type	Price	Grantor									
LISTING HISTORY	NOTES													
12/05/12 JDRL	LAND LOCKED PARCEL ON COCHECO RIVER COMBINED WITH LOT 43. '12-N/C, VACANT LOT.													

EXTRA FEATURES VALUATION						MUNICIPAL SOFTWARE BY AVITAR					
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	FARMINGTON ASSESSING OFFICE			
PARCEL TOTAL TAXABLE VALUE								Year	Building	Features	Land
								2022	\$ 0	\$ 0	\$ 3,800
								Parcel Total:			\$ 3,800
								2023	\$ 0	\$ 0	\$ 3,800
								Parcel Total:			\$ 3,800
								2024	\$ 0	\$ 0	\$ 3,800
								Parcel Total:			\$ 3,800

LAND VALUATION													LAST REVALUATION: 2019		
Zone: UR URBAN RES		Minimum Acreage: 1.00		Minimum Frontage: 75									Site: N/A Driveway: N/A Road: N/A		
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes	
EXEMPT-MUNIC	0.660 ac	x 2,000	X	100	100	100	100	95 -- MILD	100	1,300	0	N	1,300		
COCHECO RIVER	1.000 wf	OWNED, MAIN BODY						100 -- AVERAGE	100	2,500	0		2,500	RF COCHECO WF	
										3,800		3,800			



Map U09

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

with warranty covenants

49-42
row

FARMINGTON, NEW HAMPSHIRE

A certain tract or parcel of land, with the buildings thereon, situate on the southerly side of Elm Street in Farmington, Strafford county, New Hampshire, bounded and described as follows:

Beginning on the line of land formerly of Charlotte Nelson, but now of Fred Nelson, at the southwesterly corner of land formerly of Ellamina Lord, but now of John Ham, thence running easterly by said Ham land, land formerly of Edward Teuninck, but now of one Chagnon and land formerly of John H. Barker, but now of Bertha Bartlett, occupied by house No. 3; thence turning and running northerly by said Bartlett land 9 1/2 rods to Elm Street; thence running southeasterly by said Elm Street to the great brook (being the second brook) running from said Street to the Cocheco River along land formerly of Marietta Wheeler but now of Fred Marcil; thence turning and running southerly by said Marcil land and land of Clarence Staples to the Cocheco River; thence westerly by said Cocheco River to land of the Town of Farmington; thence N 5 degrees E a distance of 80 feet to a point; thence running N 67degrees W a distance of 205 feet to a point; thence turning and running S 84 degrees W by land of the Town of Farmington to land of Fred Nelson; thence turning and running northerly along said Nelson land to the point of beginning.

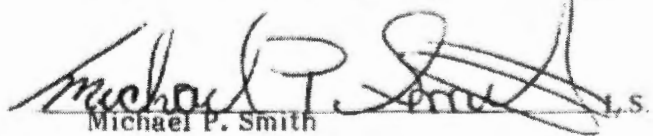
Said premises are subject to a right of way by the Town of Farmington to and from their land and subject to existing rights of way held by the Public Service Company of New Hampshire.

Excepting from the above described parcel that portion thereof conveyed to Roland C. and Imogene N. Chagnon by deed dated May 3, 1967, recorded Book 826, Page 490, said Records.

Meaning and intending to describe and convey the same premises conveyed to Cindy L. Forbes, k/k/a Cindy Young Smith by quitclaim deed of Douglas L. Forbes, dated December 28, 1982 and recorded December 30, 1982 at Book 1091, Page 257, Strafford County Registry of Deeds. For further reference see warranty deed of George G. Anderson and Elizabeth C. Anderson to Douglas L. Forbes and Cindy L. Forbes dated October 30, 1980 and recorded November 17, 1980 at Book 1057, Page 700, Strafford County Registry of Deeds.

Cindy Young Smith and Michael P. Smith, husband & wife of said grantor, release to said grantees all rights of homestead and other interests therein.

Signed this 2nd day of January, 1986


Michael P. Smith L.S.

L.S.
_____ L.S.

053833
STATE OF NEW HAMPSHIRE
TAX ON TRANSFER
OF REAL PROPERTY
STATE TAX COMMISSION
FEB -- '86
352.50
R.B. 10666

State of New Hampshire

Strafford ss.: January 2, A. D. 19 86

Personally appeared Michael P. Smith

known to me, or satisfactorily proven, to be the person whose name
subscribed to the foregoing instrument and acknowledged that he executed the same
for the purposes therein contained.

DN

1986 FEB -7 PM 2 23

STRAFFORD COUNTY
REGISTRY OF DEEDS

64430

BK 1209 PG 0448