



Property Card: 89 WEST MAIN STREET
Town of Bradford, NH



Parcel ID: 16-087-00
PID: 000016000087000000

Owner: BRADFORD, TOWN OF
Co-Owner:
Mailing Address: 134 MAIN ST
PO BOX 436
BRADFORD, NH 03221

General Information

Assessed Value

Map: 000016
Lot: 000087
Sub: 000000

Land: 49500
Buildings: 244900
Extra Features: 0
Total: 294400

Land Use: EXEMPT-MUNIC
Zone: RURAL RES
Land Area in Acres: 0.39
Current Use: N
Neighborhood: N-E
Frontage: 0
Waterfront: 0
View Factor: N

Sale History

Book/Page: 3635-1401
Sale Date: 6/25/2019 12:00:00 AM
Sale Price: 0

Building Details

Model Description: CONVENTION
Living Area: 0
Year Built: 1900
Building Grade: AVG+30
Stories: 2.00 STORY

Condition: AVERAGE
Depreciation: 0
No. Bedrooms: 0
No. Baths: 2
Adj Bas: 0



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This information is believed to be correct but is subject to change and is not warranted.

BRADFORD, TOWN OF

134 MAIN ST
PO BOX 436
BRADFORD, NH 03221

Date	Book	Page	Type	Price	Grantor
06/25/2019	3635	1401	UI 35		ST. PETERS LODGE #31

01/04/19 RERM
06/07/11 CFUM
05/04/09 CFUM
05/10/04 CFUM
02/08/01 THRE
01/26/01 THRM
10/08/92 RLR

WHT; MASONIC LODGE ; 2019 CYC: FFF HAS NEW WINDOWS, INTERIOR APPEARS OD THROUGHOUT

Feature Type **Units** **Length x Width** **Size Adj** **Rate** **Cond** **Market Value** **Notes**

BRADFORD ASSESSING OFFICE

Year	Building	Features	Land
2021	\$ 242,400	\$ 0	\$ 49,500
Parcel Total: \$ 291,900			
2022	\$ 242,400	\$ 0	\$ 49,500
Parcel Total: \$ 291,900			
2023	\$ 244,900	\$ 0	\$ 49,500
Parcel Total: \$ 294,400			

Zone: RURAL RES Minimum Acreage: 2.00 Minimum Frontage: 250

Site:

Driveway:

Road:

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
EXEMPT-MUNIC	0.390 ac	49,500	E	100	100	100	100		100	49,500	0	N	49,500	
	0.390 ac									49,500			49,500	

BRADFORD, TOWN OF

134 MAIN ST
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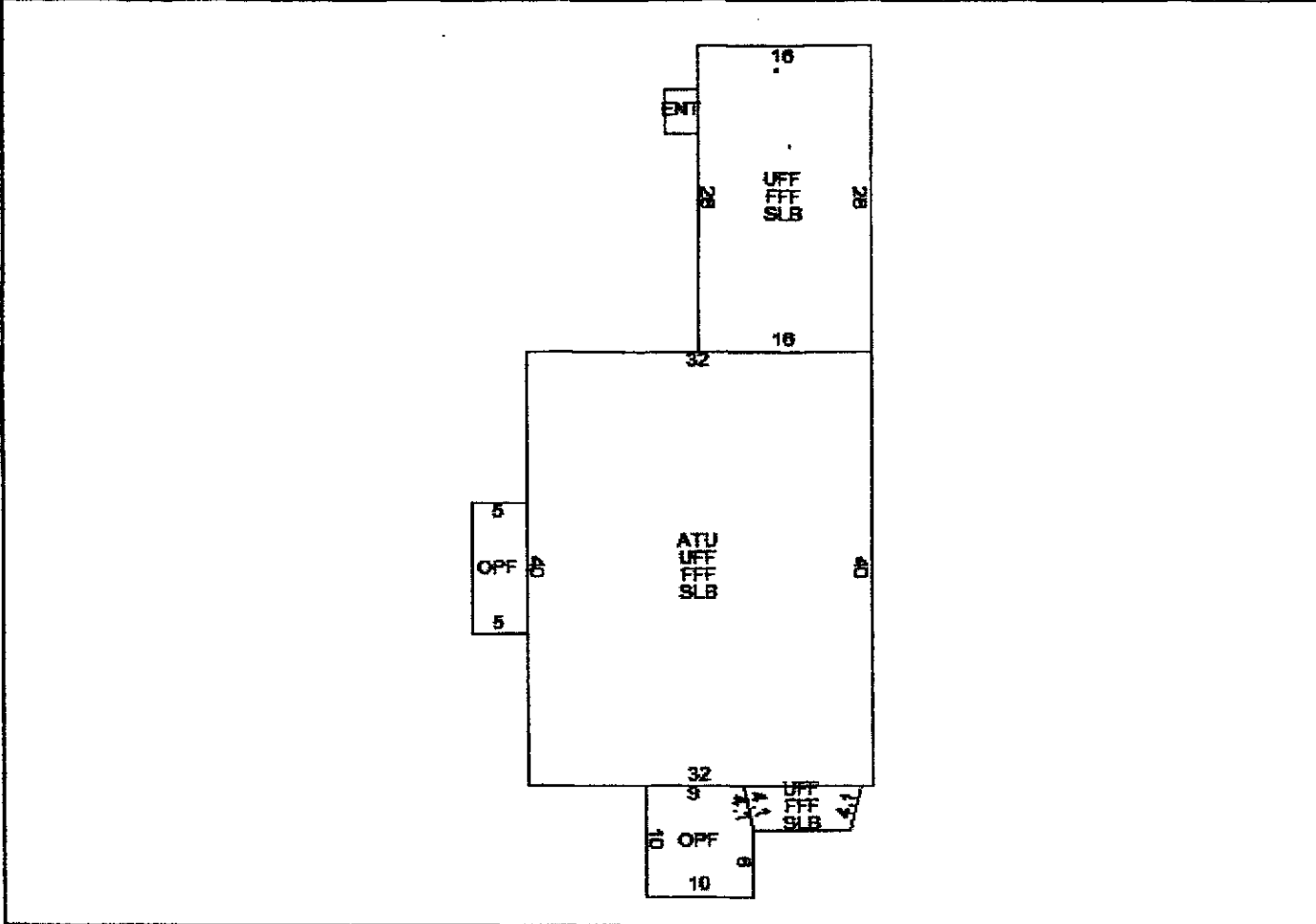
District	Percentage
TIF	% 100

Model: 2.00 STORY CONVENTION
Roof: GABLE HIP/ASPHALT
Ext: CLAP BOARD
Int: DRYWALL
Floor: PINE/SOFT WD/HARDWOOD
Heat: OIL/FA DUCTED

Bedrooms: Baths: 2.0 Fixtures:
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A3 AVG+30

Com. Wall:
Size Adj: 0.9264 Base Rate: ELC 100.00
Bldg. Rate: 1.0747
Sq. Foot Cost: \$ 107.47

Date	Permit ID	Permit Type	Notes



ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	1768	1.00	1768
FFF	FST FLR FIN	1768	1.00	1768
SLB	SLAB	1768	-0.05	-88
ENT	ENTRY LANDING	12	0.10	1
ATU	ATTIC	1280	0.10	128
OPF	OPEN PORCH FIN	158	0.25	40
		6,754		3,617

Market Cost New: \$ 388,719
Year Built: 1900
Condition For Age: AVERAGE 27 %
Physical:
Functional: OD 10 %
Economic:
Temporary:
Total Depreciation: 37 %
Building Value: \$ 244,900

Know all Men by these Presents.

That St Peter's Lodge No 31 A.F. & A.M. of Bradford in the County of Merrimack. and State of New Hampshire.

for and in consideration of the sum of one and more dollars to us in hand before the delivery hereof well and truly paid by the Town of Bradford

in the County of Merrimack and State of New Hampshire the receipt whereof we do hereby acknowledge, have granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeof, convey and confirm unto the said Town of Bradford its heirs and assigns forever

A certain piece of land with the buildings thereon, situated in the village of Bradford. on the southerly side of the main Street and bounded and described as follows: Beginning at an iron pin driven in the ground at the north west corner of said lot, running south about 100 feet to land of George A. Gilley. (said line being 46 1/2 feet east and paralell with line between land of Carlos F. Bartlett and St Peters Lodge) thence east by land of the said George A. Gilley to land of the Boston & Maine Railroad thence North by land of the Boston & Maine Railroad about 100 feet thence west to point of commencement. Said property to be used for Fire Department purposes only. It is understood that there shall be a right of way across land of st Peter's Lodge to said property at all times, also that st Peter's Lodge shall have right of way between buildings, and the right to dig up drain which crosses said land should occasion require. and it is further understood that should said property cease to be used for fire Department purposes, said land shall revert back to st Peter's Lodge or its heirs or assigns.

BK 505 Pa 88

To have and to hold the said granted premises, with all the privileges, and appurtenances to the same belonging to it the said grantee and its heirs and assigns, to them and their only proper use and benefit forever. And we the said grantor and our heirs, executors and administrators do hereby covenant, grant and agree, to and with the said grantee and its heirs and assigns that until the delivery hereof we are the lawful owner of the said premises, and are seized and possessed thereof in our own right in fee simple; and have full power and lawful authority to grant and convey the same in manner aforesaid; that the premises are free and clear from all and every incumbrance whatsoever; and that we and our heirs, executors and administrators, shall and will WARRANT and DEFEND the same to the said grantee and its heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.

And I consider that the above premises are well and truly paid for by the said grantee and its heirs and assigns.

In witness whereof we have hereunto set OUR hand and seal this First day of March in the year of our Lord 1929.

Signed, sealed and delivered in presence of us: St Peter's Lodge No 31 A.F. & A.M. Lester F. Hall Master George A. Putnam Treasurer Leon F. Perkins Secretary

State of New Hampshire, Merrimack ss. March 1 A. D. 1929 Personally appeared the above named Lester F. Hall, George A. Putnam & Leon F. Perkins and acknowledged the foregoing instrument to be their voluntary act and deed—Before me:

William K. Parley Notary Public

ENV *Diamond Woodson McMahon*

18th
2-9-1

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **St. Peter's Lodge #31 Masonic Association**, a New Hampshire non-profit corporation, with a mailing address c/o its secretary, Paul S. Gross, P.O. Box 537, Bradford NH 03221, for consideration paid, grants to the **Town of Bradford**, New Hampshire, a New Hampshire municipal corporation, with a mailing address of 134 Main Street, P.O. Box 436, Bradford, NH 03221, with **WARRANTY COVENANTS**,

(1) A certain **parcel of land**, with the buildings and improvements thereon, situate in the Town of Bradford, County of Merrimack and State of New Hampshire, bounded and described as follows:

Beginning at the westerly side of a stone post sunk in the ground at the northwesterly corner of the front yard on these premises, it being the northeasterly corner of the homestead formerly of Carlos F. Bartlett;

Thence running south about 15 3/4° west 13 rods and 5 feet by land of said Bartlett to a stone set perpendicularly in the ground at land formerly of George A. Cilley;

Thence south 67° east by land of said Cilley to land of the Boston & Maine Railroad;

Thence northerly by land of said Railroad to said Main Street;

Thence westerly by said Main Street to the point of commencement.

Meaning and intending to convey all and the same land and premises conveyed to St. Peter's Lodge #31 Masonic Association by warranty deed of St. Peter's Lodge #31 of A.F. & A.M. dated September 2, 1997 and recorded in the Merrimack County Registry of Deeds at Book 2068,

Page 1801, commonly referred to as 89 West Main Street in the Town of Bradford and identified as Map 16, Lot 87, Tax Parcel ID #16-087-00 on the Town of Bradford's tax maps.

AND

(2) A **release of possibility of reverter** as to that certain tract or parcel of land located in the Town of Bradford at 91 West Main Street, and identified as Map 16, Lot 88, Tax Parcel ID #16-088-00, the metes and bounds of which are described within a warranty deed at the Merrimack County Registry of Deeds at Book 505, Page 88 as follows:

Beginning at an iron pin driven in the ground at the north west corner of said lot, running south about 100 feet to land of George A. Cilley, (said line being 46 ½ feet east and parallel [sp] with line between land of Carlos F. Bartlett and St. Peter's Lodge) thence east by land of the said George A. Cilley to land of the Boston & Maine Railroad, thence north by land of the Boston & Maine Railroad about 100 feet, thence west to the point of commencement.

Meaning and intending to release the possibility of reverter set forth within a warranty deed from grantor St. Peter's Lodge No. 31 A.F. & A.M. to grantee Town of Bradford recorded at the Merrimack County Registry of Deeds at Book 505, Page 88, such possibility of reverter stating in relevant part: "Said property to be used for Fire Department purposes only. ...and it is further understood that should said property cease to be used for Fire Department purposes, said land shall revert back to St. Peter's Lodge or its heirs or assigns."

These transfers are exempt from taxation pursuant to RSA 78-B:2, I.

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Signed and dated on the 17 day of June, 2019.

St. Peter's Lodge #31 Masonic Association

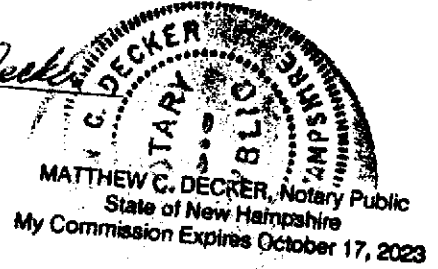
By: Paul S. Gross
Paul S. Gross, Secretary
Duly Authorized

By: Edwin J. Geffken
Edwin J. Geffken, Treasurer
Duly Authorized

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK, SS.

The foregoing instrument was acknowledged before me on the 17th day of June, 2019 by Paul S. Gross, Secretary, and Edwin J. Geffken, Treasurer on behalf of St. Peter's Lodge #31 Masonic Association.

Matthew C. Decker
Notary Public
My commission expires:



CERTIFICATE OF VOTE

I, Paul S. Gross, Secretary of ST. Peter's Lodge #31 Masonic Association, certify that it was voted at a meeting of said Lodge held Sept. 15, 2018 to authorize and direct the officers of the Lodge to convey the real estate interests described herein to the Town of Bradford.

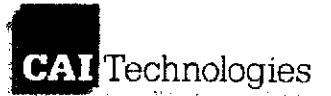
Dated: June 17, 2019.

Paul S. Gross
Paul S. Gross, Secretary
St. Peter's Lodge #31 Masonic Association



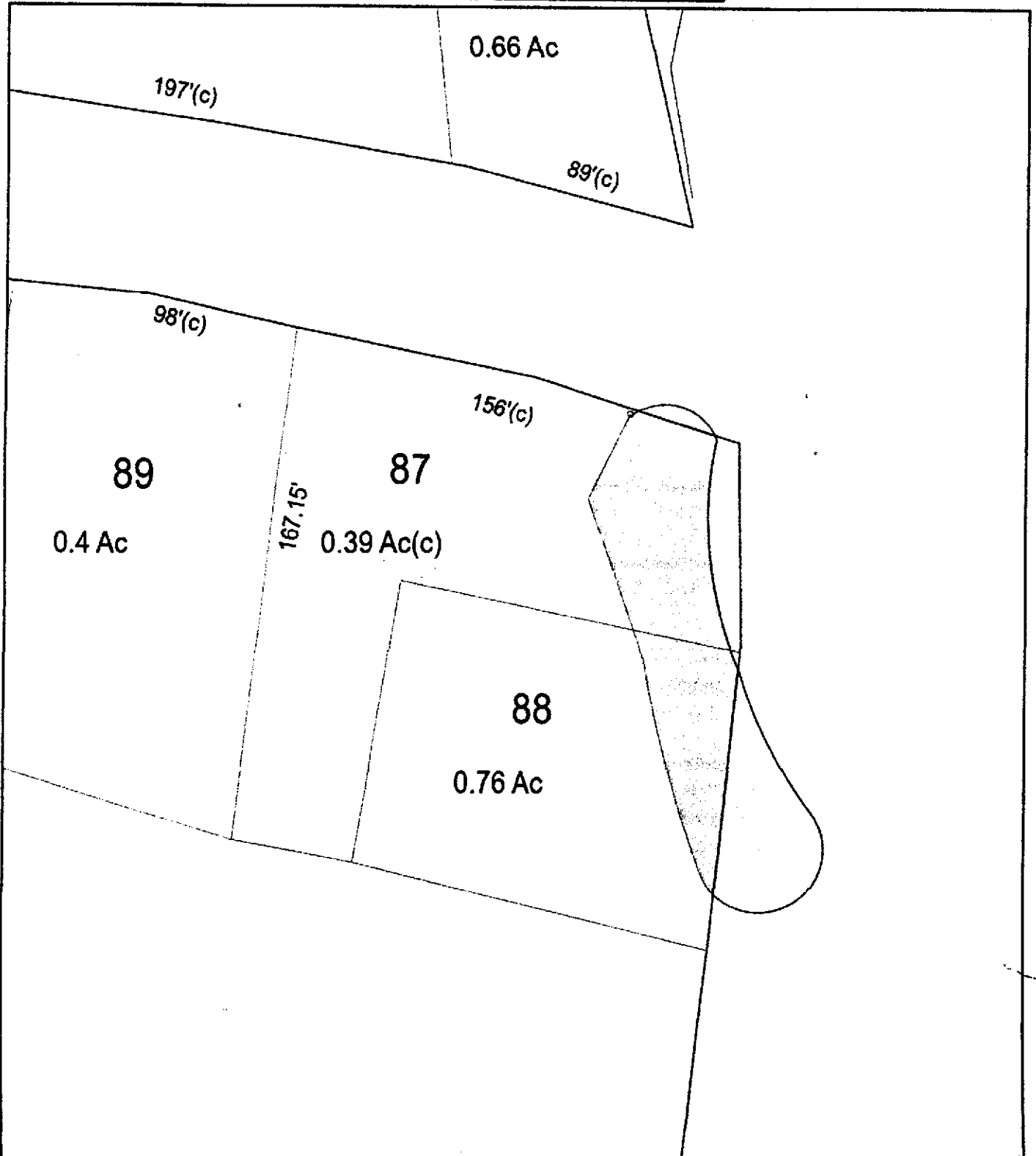
Town of Bradford, NH

1 Inch = 47 Feet



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June 29, 2023

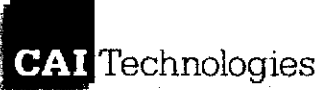


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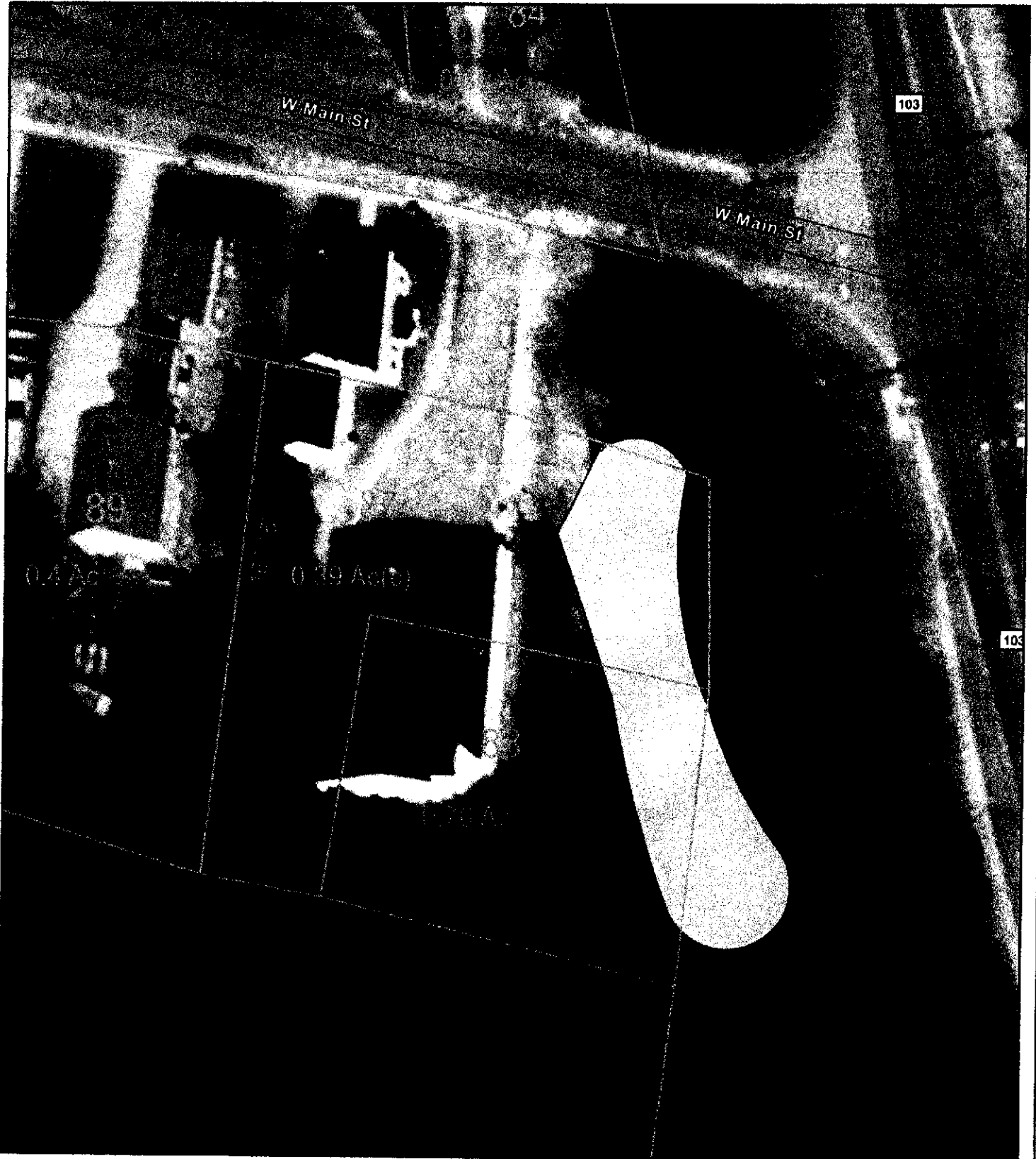
Town of Bradford, NH

1 inch = 47 Feet



www.cai-tech.com

June 29, 2023



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