

OWNER INFORMATION			SALES HISTORY					PICTURE
GRAFTON, TOWN OF PO BOX 277 GRAFTON, NH 03240			Date	Book	Page	Type	Price	Grantor
			06/28/2023	4809	308	U I 35	1	KENNEDY MARTIN
			10/18/2019	4474	276	U I 38	1	KENNEDY MARTIN
			07/24/2015	4145	269	U I 35	1	GRAFTON, TOWN OF
			08/18/2014	4076	597	U I 50	1	KENNEDY/TAX COLLECTOR
LISTING HISTORY			NOTES					
01/01/24	INSP	MARKED FOR INSPECTION	WHT; EXTERIOR SIDING ONLY 30% COMPLETE//NC=50 SHELL FOR 2006, RECHECK 2007; 4/10 PU DEK EST 100%; 9/11 NOH; 5/16 NOH; PU SHED (8X8); ADDED BELOW AVG SIDING=HORIZONTAL T&G PINEBRDS=SUBWALL;					
05/26/16	JDVM							
04/27/16	INSP	MARKED FOR INSPECTION						
09/23/11	KCVM							
09/13/11	INSP	MARKED FOR INSPECTION						
04/26/10	KCPM							

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	GRAFTON ASSESSING OFFICE			
SHED-WOOD	96	8 x 12	227	10.00	100	2,179	BUNK HSE				
DECK	72	12 x 6	282	7.00	50	711	ATT SHED				
SHED-WOOD	64	8 x 8	310	10.00	60	1,190	ATT TO BK HSE				
4,100											
PARCEL TOTAL TAXABLE VALUE								Year	Building	Features	Land
								2022	\$ 20,200	\$ 4,100	\$ 20,600
								Parcel Total: \$ 44,900			
								2023	\$ 20,200	\$ 4,100	\$ 20,600
								Parcel Total: \$ 44,900			
								2024	\$ 20,200	\$ 4,100	\$ 20,600
								Parcel Total: \$ 44,900			

LAND VALUATION											LAST REVALUATION: 2020			
Zone: RES RESIDENTIAL		Minimum Acreage: 2.00		Minimum Frontage: 200		Site: FAIR Driveway: GRAVEL/DIRT Road: GRAVEL/DIRT								
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
EXEMPT-MUNIC	0.500 ac	40,000	C	80	95	95	95	95 -- MILD	60	15,600	0	N	15,600	WELL/SEPT
EXEMPT-MUNIC	1.000 wf	x 50,000	X	100					10	5,000	0	N	5,000	HM POND WA WF
0.500 ac										20,600		20,600		

PICTURE



OWNER

GRAFTON, TOWN OF

PO BOX 277

GRAFTON, NH 03240

TAXABLE DISTRICTS

District	Percentage

BUILDING DETAILS

Model: **1.75 STORY CAMP**
 Roof: **GABLE OR HIP/WD SHINGLE**
 Ext: **WOOD SHINGLE**
 Int: **WOOD PANEL/AVE FOR USE**
 Floor: **MIN PLYWD/PINE/SOFT WD**
 Heat: **WOOD/COAL/CONVECTION**

Bedrooms: **1** Baths: Fixtures:
 Extra Kitchens: Fireplaces:
 A/C: **No** Generators:

Quality: **B4 AVG-40**

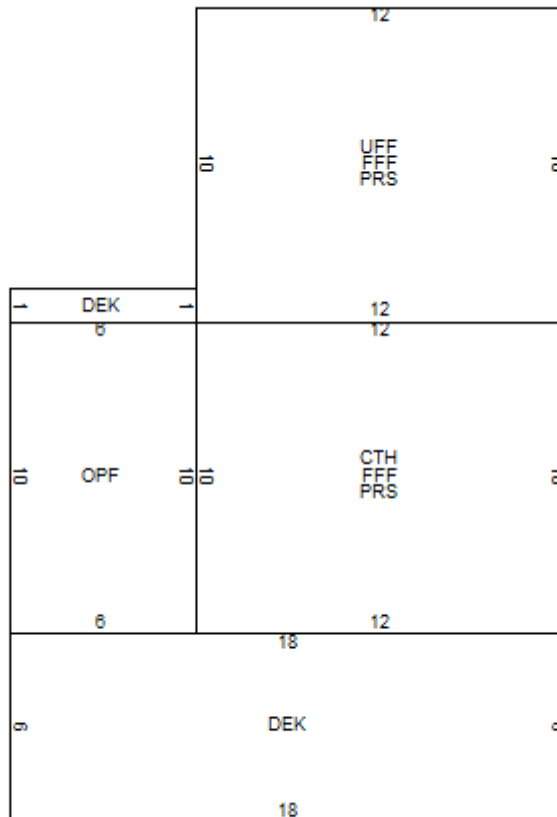
Com. Wall:
 Size Adj: **1.7215** Base Rate: **EHS 82.00**
 Bldg. Rate: **0.8300**
 Sq. Foot Cost: **\$ 68.06**

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
CTH	CATHEDRAL	120	0.10	12
DEK	DECK/ENTRANCE	114	0.10	11
FFF	FST FLR FIN	240	1.00	240
PRS	PIER	240	-0.05	-12
OPF	OPEN PORCH	60	0.25	15
UFF	UPPER FLR FIN	120	1.00	120
GLA:	360	894		386



2020 BASE YEAR BUILDING VALUATION

Market Cost New:		\$ 26,271
Year Built:		2005
Condition For Age:	AVERAGE	13 %
Physical:		
Functional:	UTILS	10 %
Economic:		
Temporary:		
Total Depreciation:		23 %
Building Value:		\$ 20,200



DocId:8692370
Tx:4819473

23006582 06/28/2023 09:40 AM
Book 4809 Page 308 Page 1 of 1
Register of Deeds, Grafton County

Kerry M. M... (Signature)

TAX COLLECTOR'S DEED KNOWN ALL MEN BY THESE PRESENTS

514

That I, Bonnie Haubrich, Tax Collector for the Town of Grafton, in the County of Grafton and the State of New Hampshire, for the year 2023 by the authority in me vested by the laws of the State, and for consideration received by the Town of Grafton, located at PO Box 277, 7 Library Rd, Grafton, NH 03240, do hereby sell and convey to the Town of Grafton, a certain tract or parcel of land situated in the Town of Grafton, New Hampshire aforesaid, taxed by the Selectmen/Assessors in 2020 to:

KENNEDY MARTIN
and described in the invoice books as:
Map: 00010S Lot: 000031 Sublot: 000000
Located At 67 HALFMOON POND RD
Consisting of 0.500 Acres of Land, Including Any Buildings Thereon.

The deed is the result of the tax lien execution held at the Tax Collector's Office in the above stated Town of Grafton, in the State of New Hampshire on June 8, 2018, to have and to hold said Premises, with the appurtenances, to said Town of Grafton's successors/heirs and assigns forever. And I hereby covenant with said Town of Grafton, 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 the same in manner aforesaid.

In witness whereof, I have hereunto set my hand and seal, the 23rd day of June in the year of our Lord 2023.

Bonnie J. Haubrich (Signature)
Bonnie Haubrich
Tax Collector, Town of Grafton

State of New Hampshire
County of Grafton

On this 23rd day of June 2023, personally appeared Bonnie Haubrich, Tax Collector who swore that the foregoing is true to the best of her knowledge and belief and acknowledged the foregoing instrument to be her free act and deed.



Audrey J. Pellegri (Signature)
Notary Public/Justice of the Peace
My Commission expires: 05/20/25

8 4 4 4 5 0 3
Tx:4397611

105-31

19013640 10/18/2019 12:46 PM
Book 4474 Page 276 Page 1 of 3
Register of Deeds, Grafton County

LCHIP FEE	GRA138229	25.00
TRANS TAX	GR065315	40.00

WARRANTY DEED

We, **Martin C. Kennedy and Ellen A. Lang**, both presently of 385 Massachusetts Avenue, #26, Arlington, Middlesex County, Massachusetts, 02474, husband and wife as joint tenants with rights of survivorship,

for consideration paid, and in full consideration of **One and No/100 (\$1.00) Dollar**,

grant to **Martin C. Kennedy**, individually, presently of 385 Massachusetts Avenue, #26, Arlington, Middlesex County, Massachusetts, 02474,

with **WARRANTY COVENANTS**

A lot of land in Grafton, Grafton County, State of New Hampshire, it being Lot B103 in Half Moon Subdivision, bounded and described as follows:

On the Southwest 135 (one hundred thirty five) feet, on road around Pond,
On the Southeast 150 (one hundred fifty) feet, by Lot B104,
On the Northeast 175 (one hundred seventy-five) feet, by Land of Guaraldi;
On the Northwest 150 (one hundred fifty) feet, by Lot B102

Access to this lot is by roads as they now exist and to be built by grantors.

Reserving the right of easement of the New Hampshire Electric Coop., Inc and the grantors to enter said lot to install and maintain utilities.

By accepting this deed, the grantees, their heirs and assigns to agree to the following restrictions:

All sewerage systems must be approved by the State of New Hampshire.

No cottage or camp shall have less than 500 square feet of living space.

Please return to:
Dowley Law PC
92 High Street, Suite T-32
Medford, MA 02155

Cottage must be finished on the outside with conventional siding, with no tar paper showing and outside must be finished within one year of start of construction.

No trailer or mobile homes are allowed in this subdivision, but permit for six months will be given by the grantors while cottage is being built. Tenting and camping is permitted.

No lot owner or their guests are allowed to use any outboard motor over three horse power.

The owner of this lot is given a deeded right of way to the public beaches or so designated by the grantors, over roads as they not exist and to be built by the grantors.

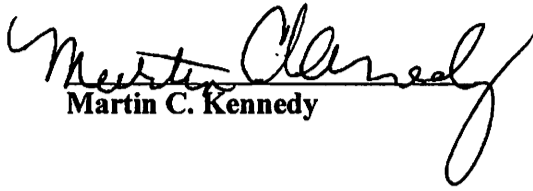
Meaning and intending to convey all the same lands and premises conveyed to Howard R. Bailey and Roberta A. Bailey as joint tenants by Warranty Deed of Leonard A. and Irene M. Guaraldi dated July 15, 1968, and recorded in the Grafton County Registry of Deeds at Book 1075, page 467. Roberta A. Bailey died April 21, 1986 in Haverhill, Massachusetts. Howard R. Bailey died in Hampstead, New Hampshire on February 12, 2002. For Title of Grantor, reference is made to Estate of Howard R. Bailey, Rockingham Probate Court, 2002-0416. Reference is also made to the Howard R. Bailey Trust Agreement recorded at the Rockingham County Registry of Deeds at Book 4196, page 2902.

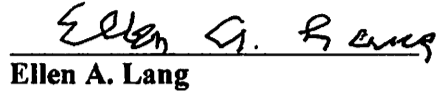
No Title Exam was performed as part of the preparation of this deed. Last Deed in Time was relied upon for description [*Grafton County Registry of Deeds, Book 3020-Page 0710*].

(The remainder of this page is left intentionally blank.)

Please return to:
Dowley Law PC
92 High Street, Suite T-32
Medford, MA 02155

WITNESS our hands and seal this 11th day of September, 2019.


Martin C. Kennedy


Ellen A. Lang


COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

Medford, Massachusetts

On this 11th day of September, 2019, before me, the undersigned notary public, personally appeared the above named individual, **Martin C. Kennedy**, proved to me through satisfactory evidence of identification, which was **MA Driver's License**, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose and that the foregoing is his free act and deed.




Notary Public: Lauren K. Dowley
My commission expires: March 26, 2021


COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

Medford, Massachusetts

On this 11th day of September, 2019, before me, the undersigned notary public, personally appeared the above named individual, **Ellen A. Lang**, proved to me through satisfactory evidence of identification, which was **MA Driver's License**, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose and that the foregoing is her free act and deed.




Notary Public: Lauren K. Dowley
My commission expires: March 26, 2021

Please return to:
Dowley Law PC
92 High Street, Suite T-32
Medford, MA 02155

Richard D. Sager
Donald M. Smith
Weston R. Sager

SAGER & SMITH, PLLC
LAWYERS

5 Courthouse Square ♦ P.O. Box 385
Ossipee, New Hampshire 03864-0385
(603) 539-8188 ♦ www.sagersmith.com

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

August 27, 2024

Martin Kennedy
259 Lowell St, Apt 104
Somerville, MA 02144

Re: *Sale of Tax Deeded Property*
Location: Tax Map 10s, Lot 31

Dear Mr. Kennedy,

The Town of Grafton (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 (and other properties) to the highest bidder. The auction is scheduled to occur on Saturday, December 7, 2024 at the Grafton Town Hall, 35 Turnpike Road, Grafton, NH, or at such other date or location if a postponement becomes necessary. There is no minimum bid requirement.

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

As a former owner, you have a right to repurchase the property, as follows: Within 30 days after your receipt of this notice, you as a former owner of the property may give notice by certified mail, return receipt requested, 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 80:90.¹ If all such

¹ 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.

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 mailed to:

Town of Grafton, NH
Attn: Board of Selectmen
PO Box 299
Grafton, NH 03240

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. *However, regardless of whether the Town responds to you in a timely manner, you still need to give notice by certified mail, return receipt requested, of your intent to repurchase the property from the Town within 30 days (as stated above) so as to preserve your right of repurchase.*

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.

(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 15 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.

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.

Martin Kennedy
August 27, 2024
Page 3

Very truly yours,

Town of Grafton, NH

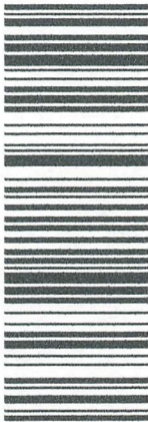
A handwritten signature in black ink, appearing to be the initials 'RS' with a long horizontal stroke extending to the right.

By: Richard D. Sager (NH Bar # 2236)
Auction Counsel

Cc: Board of Selectmen

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL[®]



7016 3560 0000 6997 6627

7016 3560 0000 6997 6627

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com[®].

OFFICIAL USE

Certified Mail Fee

\$ 4.85

Extra Services & Fees (check box, add fees as appropriate)

- Return Receipt (hardcopy) \$ 7.10
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____

Postage

\$ 0.69

Total Postage and Fees

\$ 9.64

Postmark
Here

Sent *T*

Street

Martin Kennedy
259 Lowell St, Apt 104
Somerville, MA 02144

City, *Σ*

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:

Martin Kennedy
 259 Lowell St, Apt 104
 Somerville, MA 02144



9590 9402 6695 1060 7141 13

2. Article Number (Transfer from service label)

7016 3560 0000 6997 6627

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
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Sager & Smith, PLLC
PO Box 385
Ossipee, NH 03864



FP  **US POSTAGE**
\$009.64⁰

First-Class - IMI

ZIP 03864

08/27/2024

0338 0071820152

Martin Kennedy
259 Lowell St, Apt 104
Somerville, MA 02144

ADDRESS SERVICE REQUESTED

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.
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1. Article Addressed to:

Martin Kennedy
 259 Lowell St, Apt 104
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9590 9402 6695 1060 7141 13

2. Article Number (Transfer from service label)

7016 3560 0000 6997 6627

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

 Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery

8/29/24

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

3. Service Type

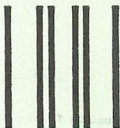
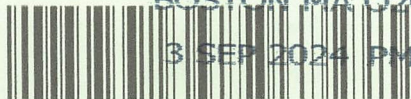
- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

USPS TRACKING #

BOSTON MA 020

3 SEP 2024 PM 5 L



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 6695 1060 7141 13

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

SAGER & SMITH, PLLC
PO Box 385
Ossipee, New Hampshire 03864

Grafton 2024

4-038585

