

OWNER INFORMATION		SALES HISTORY						PICTURE						
GRAFTON, TOWN OF PO BOX 299 GRAFTON, NH 03240		Date	Book	Page	Type	Price	Grantor							
		06/28/2023	4809	309	U I 35		1 GUIOU CLARENCE L							
LISTING HISTORY		NOTES												
01/31/24	JDPE	CURRENT USE REMOVED FOR 2004; DNPU STO CONT; 3/12 NO UPDATES; 1 MONITOR LIKE HEATER; WOOD HEAT ALSO; PLATFORM DEK DNPU=NV; DNPU STO CONT; 12/17; NOT LIVABLE DUE TO ROT & HOLES IN FLRS; NO HEAT, NO H2O-NEEDS EXT INT RENO; 3/19; DW NOT PLOWED, NOH; EST NC; CK 20; 5/19; NC; NOH; APPRS VACANT AS TREE FELL & BLOCKS DW NOT PASSABLE VIA CAR; 3/23; EST NC; CK 24; 8/23; HO NOT HOME, APPT REQ; EST NC; 1/24; EST NC; CK 25;												
08/07/23	RWVE													
03/31/23	JDPR													
01/01/23	INSP							MARKED FOR INSPECTION						
02/16/22	JDPR													
02/10/21	JDPR													
01/30/20	JDPR													
05/29/19	ZBVM													
EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVITAR							
Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes	GRAFTON ASSESSING OFFICE						
SHED-METAL	48	8 x 6	393	6.00	15	170	EST							
							200							
							PARCEL TOTAL TAXABLE VALUE							
		Year	Building	Features	Land									
		2022	\$ 11,500	\$ 200	\$ 64,100		Parcel Total: \$ 75,800							
		2023	\$ 11,500	\$ 200	\$ 64,100		Parcel Total: \$ 75,800							
		2024	\$ 11,500	\$ 200	\$ 64,100		Parcel Total: \$ 75,800							
LAND VALUATION							LAST REVALUATION: 2020							
Zone: RES RESIDENTIAL		Minimum Acreage: 2.00		Minimum Frontage: 200		Site: AVERAGE Driveway: GRAVEL/DIRT Road: PAVED								
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
EXEMPT-MUNIC	2.000 ac	70,000	E	100	100	100	95	95 -- MILD	100	63,200	0	N	63,200	
EXEMPT-MUNIC	0.700 ac	x 1,500	X	100				90 -- ROLLING	100	900	0	N	900	
		2.700 ac								64,100			64,100	

PICTURE



OWNER

GRAFTON, TOWN OF

PO BOX 299

GRAFTON, NH 03240

TAXABLE DISTRICTS

District	Percentage

BUILDING DETAILS

Model: 1 STORY RANCH
 Roof: GABLE OR HIP/ASPHALT
 Ext: VINYL SIDING
 Int: DRYWALL/WALL BOARD
 Floor: CARPET/LAMINATE/VINYL
 Heat: GAS/FA NO DUCTS
 Bedrooms: 3 Baths: 2.0 Fixtures: 7
 Extra Kitchens: Fireplaces:
 A/C: No Generators:
 Quality: A0 AVG
 Com. Wall:
 Size Adj: 1.0278 Base Rate: EMD 50.00
 Bldg. Rate: 0.9456
 Sq. Foot Cost: \$ 47.28

PERMITS

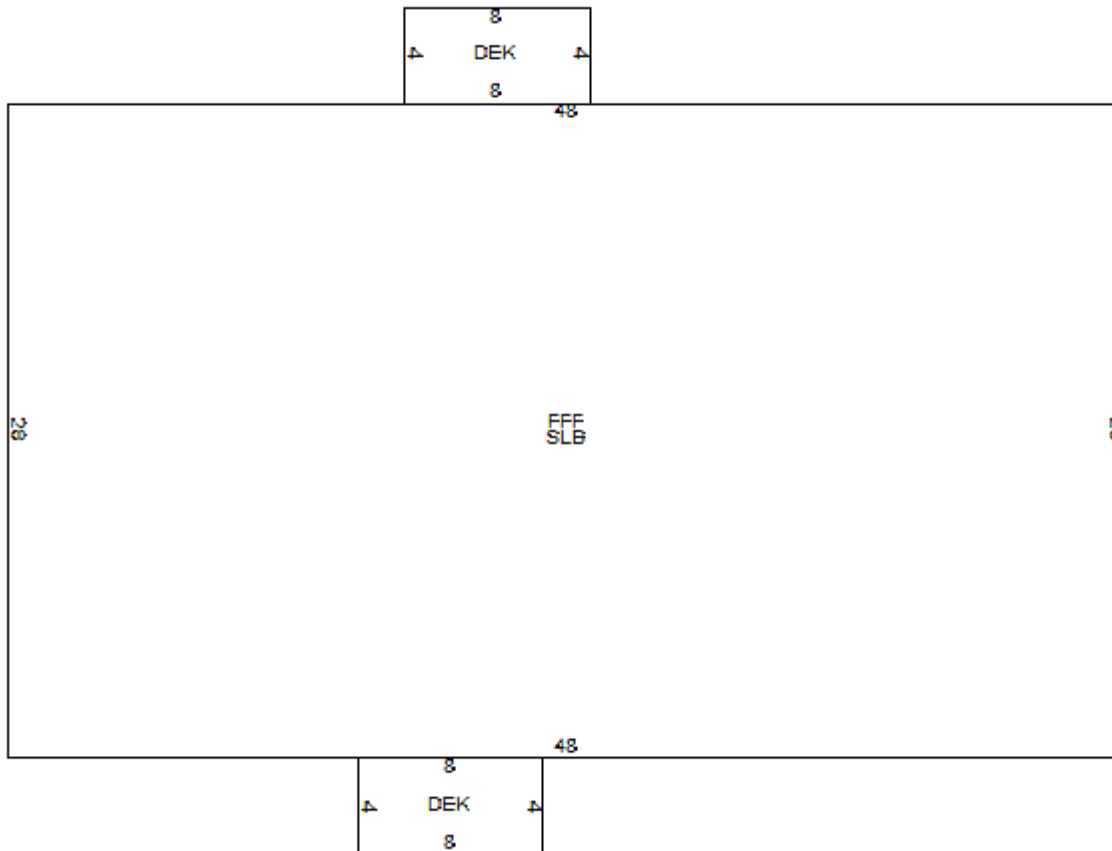
Date	Permit ID	Permit Type	Notes

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1344	1.00	1344
SLB	SLAB	1344	0.00	0
DEK	DECK/ENTRANCE	64	0.10	6
GLA:	1,344	2,752		1,350

2020 BASE YEAR BUILDING VALUATION

Market Cost New:		\$ 63,828
Year Built:		1978
Condition For Age:	AVERAGE	32 %
Physical:		
Functional:		
Economic:		
Temporary:	C-NOTES	50 %
Total Depreciation:		82 %
Building Value:		\$ 11,500





DocId:8692371
Tx:4619474

23006583 06/28/2023 09:41 AM
Book 4809 Page 309 Page 1 of 1
Register of Deeds, Grafton County

Kerry M. Mahan

514

**TAX COLLECTOR'S DEED
KNOWN ALL MEN BY THESE PRESENTS**

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:

GUIOU CLARENCE L
GUIOU ARLENE B

and described in the invoice books as:

Map: 000011 Lot: 001237 Sublot: 000003

Located At 49 DAVIS RD

Consisting of 2.700 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 May 14, 2021, 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

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. Pellegrino

Notary Public/Justice of the Peace
My Commission expires: 5/20/25

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

Clarence and Arlene Guiou
47 Davis Rd
Grafton, NH 03240

Re: *Sale of Tax Deeded Property*
Location: 49 Davis Road – Tax Map 11, Lot 1237-3

Dear Mr. and Mrs. Guiou,

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.

Clarence and Arlene Guiou
August 27, 2024
Page 3

Very truly yours,

Town of Grafton, NH

A handwritten signature in black ink, appearing to be the name 'Richard D. Sager'. The signature is stylized with a large, sweeping initial 'R' and 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 6634

7016 3560 0000 6997 6634

U.S. Postal Service™ 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 fee as appropriate)

<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ <u>4.10</u>
<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
\$ 0.69

Total Postage and Fees
\$ 9.64

Postmark
Here

Se _____
Sti _____
Ci _____
Clarance and Arlene Guiou
47 Davis Rd
Grafton, NH 03240

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:

Clarence and Arlene Guiou
47 Davis Rd
Grafton, NH 03240



9590 9402 6695 1060 7141 06

2. Article Number (Transfer from service label)

7016 3560 0000 6997 6634

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

033B 0071820152

Clarence and Arlene Guiou
47 Davis Rd
Grafton, NH 03240

ADDRESS SERVICE REQUESTED