



CURRENT OWNER				UTILITIES		TOPO		ZONING		CURRENT ASSESSMENT										
CITY OF ROCHESTER 31 WAKEFIELD ST ROCHESTER NH 03867				0	CITY WATER R	0	LEVEL	R2	RESIDENCE 2	Description	LUC Co	Prior Assessed	Current Assesse	 						
				0	NONE	NEIGHBORHOOD		NHBD NAME		BLDG	903	51,500	76,800							
				0	NONE	1250		URBAN DOWNTOWN		LAND	903	45,600	71,600							
				UTL/ ST / TRAF				EXEMPTIONS				OB	903		1,500	800				
				0	CITY SEWER	Year	Code	Description												
				0	PAVED															
				0	MEDIUM															
				LEGAL DESCRIPTION																
				Total											98,600	149,200				
				SALES INFORMATION- GRANTEE				BOOK/PAGE	SALE DATE	SALE PRICE	SALE CODE	PREVIOUS ASSESSMENTS (HISTORY)								
CITY OF ROCHESTER				5115	839	06-05-2023	0	35	Year	Descri	Prior Assesse	Year	Descri	Prior Assess	Year	Descri	Prior Assesse			
TUCKER RAYMOND C				0	0	12-11-2002	0	81	2021	BLDG	51,500	2022	BLDG	51,500	2023	BLDG	51,500			
TUCKER LAURETTA M ESTATE				UNK	0	09-22-1950	0	99		LAND	45,600		LAND	45,600		LAND	45,600			
										OB	1,500		OB	1,500		OB	1,500			
Total										98,600	Total	98,600	Total	98,600	Total	98,600				
BUILDING NOTES										APPRAISED VALUE SUMMARY										
FUNCT OBSOL ONLY ONE BEDROOM & BATH IN BASEMENT										Appraised Building Value (Card) 76,800										
										Appraised Extra Feature Value (Bldg) 0										
										Appraised Outbuilding Value (Bldg) 800										
										Appraised Land Value (Bldg) 71,600										
										Total Appraised Parcel Value 149,200										
										Valuation Method C										
BUILDING PERMIT RECORD										Total Appraised Parcel Value 149,200										
Issue Date	Permit Id	Description	Price	Insp Date	% C	Stat	Notes					VISIT / CHANGE HISTORY								
												Date	Id	Purpost/Result	Notes					
												06-08-2023	AM	DEED CHANGE						
												07-10-2008	NM	CORRECTION	FIX STYLE;					
												05-22-2007	TH	INTER ONLY	QUARTILE;					
												05-21-2007	TH	EXT ONLY	QUARTILE;					
												01-27-2003	VW	DEED CHANGE						
												09-27-2001	GN	NO INSP	D;					
												04-20-2001	TM	EXT ONLY	C;					
LAND LINE VALUATION SECTION																				
B	LUC	Description	LandU	Land Type	Loc Adj	UnitPric	Size Adj	Cond	Nbhd	Nb Adj	Inf1	Inf1 Adj	Inf2	Inf2 Adj	Inf3	Inf3 Adj	Adj UnitPrice	Appraised Value	Assessed Value	Notes
1	903R	CITY OF RO	0.120	PRIMARY	P	1.000	137,00	4.35563	1.00	1250	1.000						596,717.	71,600	71,600	
Total Card Land Units						0.12	AC	Parcel Total Land Area				0.12	AC	Total Land Value				71,600		

RETURN TO:
City Attorney
City of Rochester
31 Wakefield Street
Rochester, NH 03867

E Doc # 230006463 06/07/2023 09:59:37 AM
Book 5115 Page 839 Page 1 of 2
Catherine A. Berube
Register of Deeds, Strafford County

This conveyance is exempt from the NH Real Estate Transfer Tax pursuant to RSA 78-B:2 I. This transfer is also exempt from the LCHIP surcharge pursuant to RSA 478:17-g II (a).

TAX DEED

KNOW ALL MEN BY THESE PRESENTS that I, **DOREEN JONES**, collector of taxes for the City of Rochester, in the County of Strafford and State of New Hampshire, for the year 2023, by the authority vested in me by the laws of the state, for valuable consideration, do hereby convey forever to **THE CITY OF ROCHESTER**, a New Hampshire municipal corporation with a place of business at 31 Wakefield Street, Rochester, New Hampshire, the following described premises, formerly the property of **LAURETTA M. TUCKER** and her heir **RAYMOND C. TUCKER, JR.**, who failed to pay property taxes for Tax Year 2018:

A certain tract or parcel of land with the buildings thereon, situate in said Rochester at the intersection of Harvard and Maple Streets, both so-called, and bounded and described as follows, to wit:

Beginning at said intersection of said Maple and Harvard Streets, and thence running northwesterly by said Harvard Street one hundred (100) feet to land formerly of Martin S. and Ralph A. Brock; thence turning and running southwesterly by said Brock Land fifty-three (53) feet to land now or formerly of Thomas Treman; thence turning and running southeasterly by said Treman land one hundred two and two-tenths (102.2) feet, more or less, to said Maple Street; thence turning and running northeasterly by said Maple Street fifty-three (53) feet to the point of beginning.

Meaning and intending to convey the same premises as described in the Warranty Deed to Lauretta M. Tucker by Blanche H. Hodgdon dated September 11, 1950 and recorded on September 25, 1950 at the Strafford County Registry of Deeds at Book 586, Page 0045. Raymond C. Tucker, Jr. inherited the premises upon the death of his mother, Lauretta M. Tucker on December 10, 2002.

And I, **DOREEN JONES**, collector of taxes for the City of Rochester, do hereby covenant with the said **CITY OF ROCHESTER**, that in making this conveyance I have in all things complied with the law and that I have good right, so far as the right may depend upon the regularity of my own proceedings, so sell and convey in manner aforesaid.

In witness whereof, I have hereunto set my hand and seal the 5th day of June, 2023.

Doreen Jones
DOREEN JONES, TAX COLLECTOR
CITY OF ROCHESTER

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

On this 5 day of June, 2023, before me personally appeared the above named Doreen Jones, Tax Collector, City of Rochester, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged the same to be her free act and deed for the purposes contained therein.

JENNIFER MUTOLO
Justice of the Peace, State of New Hampshire
My Commission Expires January 12, 2027

Jennifer Mutolo
Notary Public/ Justice of the Peace
My Commission Expires:

ACCEPTANCE

The undersigned City of Rochester hereby accepts this Tax Deed.

CITY OF ROCHESTER
By: *Blaine Cox*
Blaine Cox, City Manager

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

On this 8 day of June, 2023, before me personally appeared the above named Blaine Cox, duly authorized, City Manager of the City of Rochester, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged the same to be his free act and deed for the purposes contained therein on behalf of the City of Rochester.

Jennifer Mutolo
Notary Public/ Justice of the Peace
My Commission Expires:

JENNIFER MUTOLO
Justice of the Peace, State of New Hampshire
My Commission Expires January 12, 2027



CITY OF ROCHESTER
Tax Collector
150 Wakefield St Ste. 271
Rochester, NH 03867
(603) 332-1136

Office Hours: Monday - Friday 8:00 am to 4:30 pm

TUCKER RAYMOND C
89 MAPLE ST
ROCHESTER NH 03867-2511

Date of Notice: 11/5/2021
Deed Date: 12/10/2021

NOTICE OF IMPENDING TAX DEED
(RSA 80:77)

In accordance with RSA 80:77 you are hereby notified of the impending deeding against the following real estate which is taxed in the tax list committed to me as Tax Collector, City of Rochester, NH for the tax year 2018 as follows:

Parcel ID#	Property Description	Tax Principal	Interest through Date of Deed	Costs	Total
012401130000	89 MAPLE ST	2,396.17	1,141.50	40.50	3,578.17

If payment in full is not received on or before December 10, 2021 by 4:30 p.m., the Tax Collector shall then proceed to execute a tax deed on said real estate. If you have a payment arrangement already set up, and you have honored the arrangement, you can disregard this letter at this time.

This means that if the total amount(s) are not paid before the time stated above you will be divested of ownership to this property when deeding takes place.

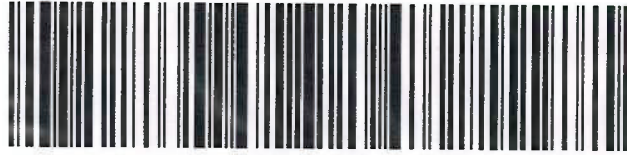
Please contact me at 603-332-1136 for the specific amount due if you pay earlier than December 10, 2021.

Doreen Jones, CTC

CERTIFIED MAIL™

City of Rochester
150 Wakefield St, Suite 271
Rochester NH 03867

USPS CERTIFIED MAIL



9214 8901 5692 4000 1416 57

Hasler

11/05/2021

US POSTAGE

\$06.13⁰



ZIP 03867
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TUCKER RAYMOND C
89 MAPLE ST
ROCHESTER NH 03867-2511

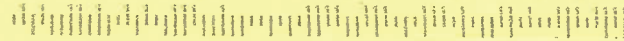
NIXIE 015 DE 1 0011/20/21

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

VAC

BC: 03867130071 *1669-01279-20-07

03867>1300





CITY OF ROCHESTER
Tax Collector
19 Wakefield Street
Rochester, NH 03867-1915
(603) 332-1136

Office Hours: Monday - Friday 8:00 am to 5:00 pm

TUCKER RAYMOND C
89 MAPLE ST
ROCHESTER NH 03867-2511

Date of Notice: March 15, 2019

Lien Date: April 19, 2019

NOTICE OF IMPENDING TAX LIEN
(RSA 80:60)

In accordance with RSA 80:60 you are hereby notified of the impending tax lien against the following real estate which is taxed in the tax list committed to me as Tax Collector, City of Rochester, NH for the tax year 2018 as follows:

Parcel ID#	Property Description	Tax Principal	Interest through Date of Lien	Cost of Lien Notification	Total
012401130000	89 MAPLE ST	2,224.00	135.67	18.00	2,377.67

If payment in full is not received on or before April 19, 2019 by 5:00 p.m., the Tax Collector shall then proceed to execute a tax lien on said real estate.

***** Payments received on or after April 05, 2019 MUST BE in the form of a certified check, cash, or credit card.*****
*****Payments can be made online at rochesternh.net.*****

If the total amounts are not paid before the time stated above a real estate tax lien will be executed to the City of Rochester and recorded in the Strafford County Registry of Deeds. This tax lien will entitle the City of Rochester to a tax deed for 100% interest in the property(s) described above unless, within 2 years of the execution of the tax lien, the property is redeemed by payment of the amount of the above totals plus interest at 18% per annum and redemption costs.

Important Note: Tax liens may stay on your credit report for 10 or more years.

Doreen Jones
Tax Collector

CERTIFIED MAIL™

9 Wakefield Street
Rochester NH 03867

USPS CERTIFIED MAIL



9214 8901 5692 4000 1214 68

Hasler

03/15/2019

US POSTAGE

\$05.60⁰⁰



ZIP 03867
011D11642289

TUCKER RAYMOND C
89 MAPLE ST
ROCHESTER NH 03867-2511

Vac.
Tax Lien Notice

NIXIE 015 SE 1 7203/19/19
RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 03867191519 *1369-01342-19-01



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03867 1915