


CURRENT OWNER				UTILITIES		TOPO		ZONING		CURRENT ASSESSMENT										
CITY OF ROCHESTER 31 WAKEFIELD ST ROCHESTER NH 03867				0	NONE	0	LEVEL	R1	RESIDENCE 1	Description	LUC Co	Prior Assessed	Current Assesse			LAND 903 700 4,200				
				NEIGHBORHOOD		NHBD NAME		1304		AVG TO GD SOUTH M										
				UTL/ST/TRAF		EXEMPTIONS		Year		Code		Description								
				0	PAVED															
				0	LIGHT															
LEGAL DESCRIPTION																				
										Total		700	4,200							
SALES INFORMATION- GRANTEE				BOOK/PAGE		SALE DATE		SALE PRICE		SALE CODE		PREVIOUS ASSESSMENTS (HISTORY)								
CITY OF ROCHESTER UNKNOWN OWNER				5081	119	11-28-2022	0	35	99		Year	Descri	Prior Assesse	Year	Descri	Prior Assess	Year	Descri	Prior Assesse	
				0	0	01-01-1900	0	2021			LAND	700	2022	LAND	700	2023	LAND	700		
										Total		700	Total	700	Total	700				
BUILDING NOTES										APPRAISED VALUE SUMMARY										
OWNERSHIP UNDER INVESTIGATION										Appraised Building Value (Card)								0		
										Appraised Extra Feature Value (Bldg)								0		
										Appraised Outbuilding Value (Bldg)								0		
										Appraised Land Value (Bldg)								4,200		
										Total Appraised Parcel Value								4,200		
										Valuation Method								C		
										Total Appraised Parcel Value								4,200		
VISIT / CHANGE HISTORY																				
		Date	Id	Purpost/Result		Notes														
		01-31-2023	DF	CORRECTION		CHG LUC FRO														
		12-05-2022	HM	DEED CHANGE		PER CITY ATT														
		08-01-2019	DF	CORRECTION		OWNER UNKN														
		02-02-2007	TM	CORRECTION																
		05-28-2004	GN	NAME CHG																
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	9030	CITY OF RO	0.270	EXCESS A	E	1.000	15,000.	1.00000	1.00	1304	1.040						15,600	4,200	4,200	NOT A BUILDABLE L
Total Card Land Units						0.27	AC	Parcel Total Land Area			0.27	AC	Total Land Value						4,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)									
Element	Cd	Description	Element	Cd	Description							
Style			Solar									
Grade			Central Vac									
Stories			Nbhd Modifier									
Units			MH Make									
Frame			MH Serial #									
Foundation			Color;Mdl #;D									
Exterior Wall 1												
Roof Structure												
Roof Cover												
View												
Interior Wall 1												
Interior Floor 1												
Basement Flo												
Bsmt Garage												
Finished Bsmt												
FBLA												
Rec Room												
Electric												
Insulation												
Interior/Exterio												
% Heated												
Heat Fuel												
Heat Type												
AC Percent												
Bedrooms												
Full Bath(s)												
3/4 Bath(s)												
Half Bath(s)												
Extra Fixture(s)												
Kitchen(s)												
Extra Kitchen(
Total Rooms												
Fireplace(s)												
WS Flues												
CONDO DATA												
Condo Main		Complex #										
Adjust Type	Code	Building #										
Condo Floor		Section #										
Condo Location		% Owner										
COST / MARKET VALUATION												
Building Value New		0										
Year Built												
Condition Code												
Remodel Rating												
Year Remodeled												
Depreciation %												
Functional Obsol												
Economic Obsol		1.000										
Trend Factor												
Special Adj												
Condition %												
Percent Good		0										
RCNLD												
Dep % Ovr												
Dep Ovr Comment												
Misc Imp Ovr												
Misc Imp Ovr Comment												
Cost to Cure Ovr												
Cost to Cure Ovr Comment												
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Description	L/B	Qnty	Dim 1	Dim 2	Grade	Condition	Yr Blt	% Gd	Unit Price	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undepreciated Value						
Ttl Gross Liv / Lease Area		0	0	0		0						

No Sketch

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

E Doc # 220017430 11/29/2022 03:40:42 PM
Book 5081 Page 119 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

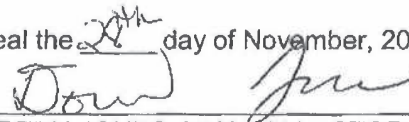
KNOW ALL MEN BY THESE PRESENTS that I, **DOREEN JONES**, collector of taxes for the City of Rochester, in the County of Strafford and State of New Hampshire, for the year 2022, by the authority vested in me by the laws of the state, for valuable consideration, do hereby convey forever to **THE CITY OF 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 **UNKNOWN OWNER**:

A certain tract or parcel of land, situated in the City of Rochester, County of Strafford and State of New Hampshire, known as 0 Hillside Drive, bounded and described as follows:

Starting at the northernmost corner of land now or formerly owned by Scott Brown thence running along said land in a southeasterly direction 74 ft; thence running in a northeasterly direction 234 feet to Hillside Drive; thence running in a northwesterly direction along Hillside Drive and turning and running along Juniper Street back to the point of beginning.

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 29th day of November, 2022.



DOREEN JONES, TAX COLLECTOR
CITY OF ROCHESTER

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

On this 28th day of November, 2022, 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.

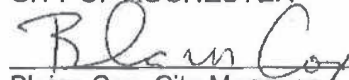

Notary Public / Justice of the Peace
My Commission Expires: 2/20/2024

ACCEPTANCE

The undersigned City of Rochester hereby accepts this Tax Deed.


TERENCE O'ROURKE, Notary Public
State of New Hampshire
My Commission Expires February 20, 2024

CITY OF ROCHESTER

By: 
Blaine Cox, City Manager

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

On this 28th day of November, 2022, 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.


Notary Public / Justice of the Peace
My Commission Expires: 2/20/2024

TERENCE O'ROURKE, Notary Public
State of New Hampshire
My Commission Expires February 20, 2024



City of Rochester
Tax Collector's Office
19 Wakefield Street
Rochester, New Hampshire 03867-1915

TELEPHONE
(603) 332-1136

FAX
(603) 335-7580

February 21, 2020

UNKNOWN OWNER
19 WAKEFIELD ST
ROCHESTER, NH 00000

Property code: 013500610000

Dear Property Owner,

We are sending reminders to our property owners that have a balance on their 2019 taxes.

Any property owners that owe 2019 property taxes should be aware that the tax lien certified letters will be sent in March 2020, with an additional fee.

We hope that this reminder will allow property owners time to make arrangements to ensure their 2019 taxes are paid before we go to tax lien in April 2020.

If you currently have a payment arrangement, please disregard this letter.

To inquire about your balance, or if you have any other questions, please call the tax collector's office at 603-332-1136.

Sincerely,

Doreen Jones
Tax Collector, CTC



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

UNKNOWN OWNER
19 WAKEFIELD ST
ROCHESTER NH 03867

Date of Notice: April 29, 2020

Lien Date: June 01, 2020

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 2019 as follows:

Parcel ID#	Property Description	Tax Principal	Interest through Date of Lien	Cost of Lien Notification	Total
012003890000	0 HANSON ST	30.00	0.83	18.50	49.33
013500610000	0 HILLSIDE DR	17.00	0.47	2.00	19.47
020100250001	0 SPAULDING AVE	1,434.00	39.60	2.00	1,475.60
020400350001	71 BETTS RD	1,519.00	41.95	2.00	1,562.95
020502470000	0 MILTON RD	5.00	0.27	2.00	7.27
023400020001	0 CROWN PT RD	15.00	0.41	2.00	17.41
024000500000	0 OFF SHAW DR	70.00	1.93	2.00	73.93
026400390001	0 BLACKWATER RD	5.00	0.14	2.00	7.14

If payment in full is not received on or before June 1, 2020 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 May 18, 2020 MUST BE in the form of a certified check, cash, or credit card.*****

*****Payments can be made online at rochesternh.net.*****