


CURRENT OWNER				UTILITIES		TOPO		ZONING		CURRENT ASSESSMENT													
CITY OF ROCHESTER 31 WAKEFIELD ST ROCHESTER NH 03867				0	NONE	0	LEVEL	A	AGRICULTURAL	Description	LUC Co	Prior Assessed	Current Assesse			LAND 903 57,600 118,300							
				NEIGHBORHOOD		NHBD NAME		4009		INDUSTRIAL SPAULDI													
				UTL/ST/TRAF		EXEMPTIONS		Year		Code		Description											
				0	PAVED																		
0	LIGHT									Total		57,600	118,300										
SALES INFORMATION- GRANTEE				BOOK/PAGE		SALE DATE		SALE PRICE		SALE CODE		PREVIOUS ASSESSMENTS (HISTORY)											
CITY OF ROCHESTER UNKNOWN OWNER				5081	121	11-28-2022	0		35					Year	Descri	Prior Assesse	Year	Descri	Prior Assess	Year	Descri	Prior Assesse	
				0	0	01-01-1900	0		99	2021	LAND	57,600	2022	LAND	57,600	2023	LAND	57,600					
												Total		57,600	Total		57,600	Total		57,600	Total		57,600
BUILDING NOTES										APPRAISED VALUE SUMMARY													
AFTER READING ALL AVAILABLE DEEDS CARTOGRAPHICS COULD NOT IDENTIFY OWNER OF THIS PARCEL.										Appraised Building Value (Card) 0 Appraised Extra Feature Value (Bldg) 0 Appraised Outbuilding Value (Bldg) 0 Appraised Land Value (Bldg) 118,300 Total Appraised Parcel Value 118,300 Valuation Method C													
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY													
Issue Date	Permit Id	Description	Price	Insp Date	% C	Stat	Notes			Date	Id	Purpost/Result		Notes									
										01-31-2023	DF	CORRECTION		CHG LUC FRO									
										12-05-2022	HM	DEED CHANGE											
										08-01-2019	DF	CORRECTION		PER CITY ATT									
										02-02-2007	TM	CORRECTION		OWNER UNKN									
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	0.340	PRIMARY	P	1.000	225,00	1.93305	1.00	4009	0.800						347,940	118,300	118,300				
Total Card Land Units					0.34	AC	Parcel Total Land Area					0.34	AC	Total Land Value					118,300				

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

E Doc # 220017431 11/29/2022 03:40:43 PM
Book 5081 Page 121 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

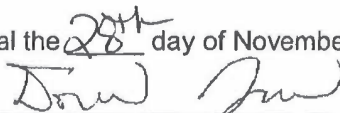
KNOW ALL MEN BY THESE PRESENTS that I, **DOREEN JONES**, collector of taxes for the City of Rochester, in the County of Strafford and State of New Hampshire, for the year 2022, by the authority vested in me by the laws of the state, for valuable consideration, do hereby convey forever to **THE CITY OF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

Starting at the southernmost point of land now or formerly owned by SBS New Hampshire 2020 LLC c/o Sparebox Storage LLC thence running and meandering in a southeasterly direction along an unnamed stream to land now or formerly owned by Spaulding Ave Industrial Complex LLC; thence running in a northwesterly direction along said land 169 feet; thence running in a southwesterly direction 162 feet 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.

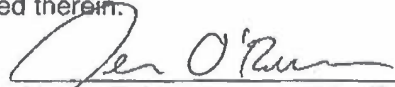
In witness whereof, I have hereunto set my hand and seal the ^{20th}~~20~~ day of November, 2022.



DOREEN JONES, TAX COLLECTOR
CITY OF ROCHESTER

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

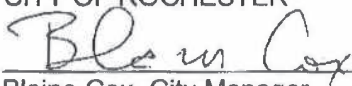
On this 28th day of November, 2022, before me personally appeared the above named Doreen Jones, Tax Collector, City of Rochester, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged the same to be her free act and deed for the purposes contained therein.


Notary Public / Justice of the Peace
My Commission Expires: 2/20/24

ACCEPTANCE

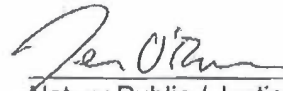
TERENCE O'ROURKE, Notary Public
State of New Hampshire
My Commission Expires February 20, 2024

The undersigned City of Rochester hereby accepts this Tax Deed.

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: 2/20/24

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: 020100250001

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.*****