

Map: 000014

Lot: 000003

Sub: 000000

Card: 1 of 1

5 YIELD ROAD

BARNSTEAD

Printed: 10/07/2025

OWNER INFORMATION		SALES HISTORY					PICTURE
BARNSTEAD, TOWN OF (TAX ACQ.)  PO BOX 11  CTR BARNSTEAD, NH 03225		Date	Book	Page	Type	Price	Grantor
		08/19/2021	3441	0438	UI 35		1 MILLER, MARY I
		03/05/1969	515	26	QI		1 IRWIN, JAMES
LISTING HISTORY		NOTES					
01/11/17	RWX	1/11 POSTED BJL 1/17 NO ANS EST ALL RW; SON MARK CAME IN 8/3/18 AND CHG'D ADDRESS TO HIS, VINNIE IN A HOME; NEW DEED 8/21;					
01/04/11	BJLX						
12/05/06	JARX						

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	BARNSTEAD ASSESSING			
SHED-WOOD	121	11 x 11	192	8.00	10	186					
						200					
PARCEL TOTAL TAXABLE VALUE											
Year	Building	Features	Land								
2023	\$ 67,900	\$ 200	\$ 90,300					Parcel Total: \$ 158,400			
2024	\$ 67,900	\$ 200	\$ 90,300					Parcel Total: \$ 158,400			
2025	\$ 67,900	\$ 200	\$ 90,300					Parcel Total: \$ 158,400			

LAND VALUATION											LAST REVALUATION: 2023			
Zone: 101 RES/AGR Minimum Acreage: 2.00 Minimum Frontage: 200											Site: AVERAGE Driveway: DIRT Road: PAVED			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
EXEMPT-MUNIC	0.750 ac	95,000	E	100	100	100	100		95	90,300	0	N	90,300	EASEMENT
										90,300		90,300		



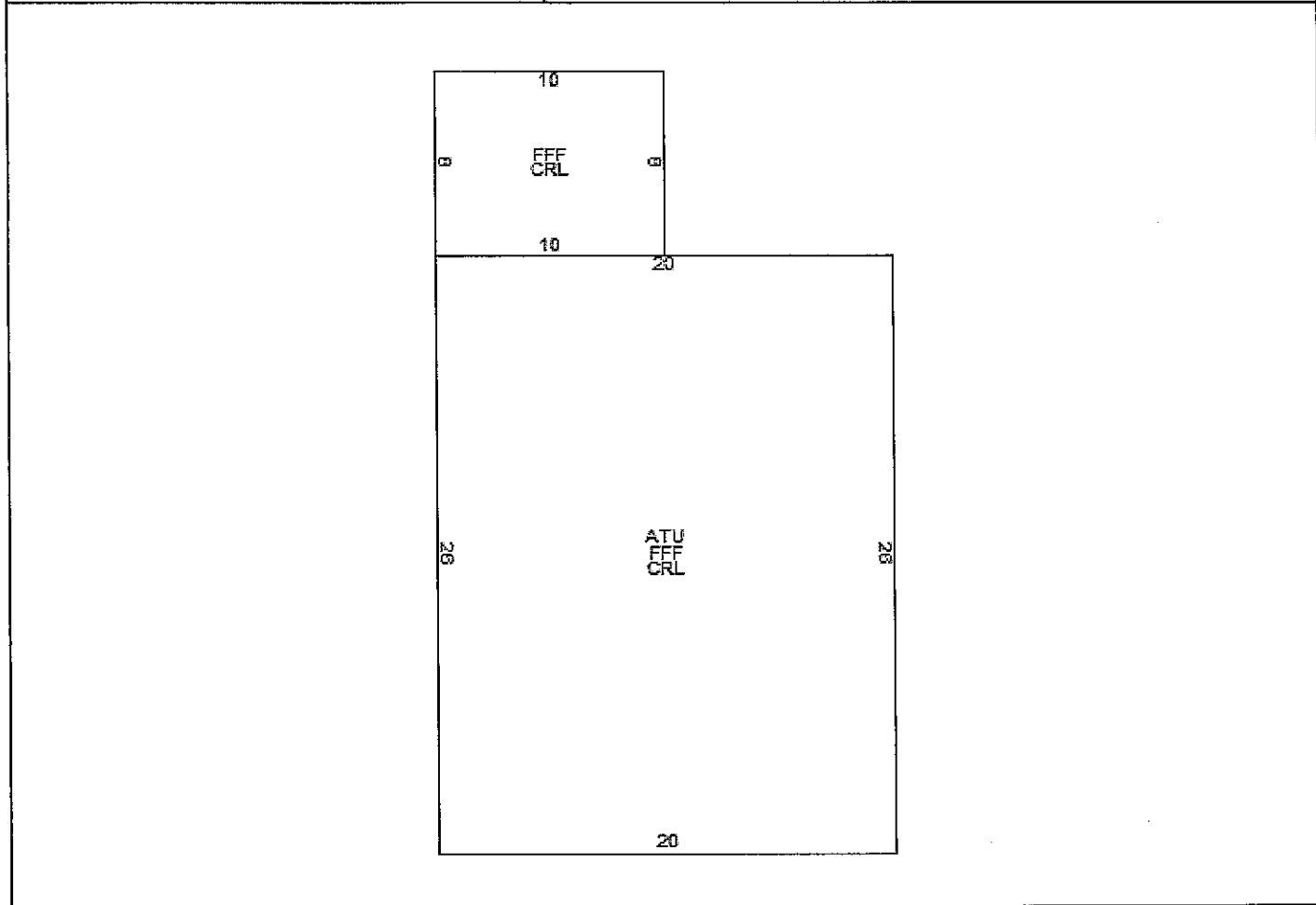
**OWNER**  
**BARNSTEAD, TOWN OF (TAX ACQ,)**  
 PO BOX 11  
 CTR BARNSTEAD, NH 03225

TAXABLE DISTRICTS	
District	Percentage

**BUILDING DETAILS**  
 Model: **1.00 STORY FRAME OLD STYLE**  
 Roof: **GABLE HIP/ASPHALT**  
 Ext: **CLAP BOARD**  
 Int: **PANEL**  
 Floor: **VINYL PLANK**  
 Heat: **GAS/WALL/FLR FURNACE**  
 Bedrooms: **4** Baths: **1.0** Fixtures:  
 Extra Kitchens: Fireplaces:  
 A/C: **No** Generators:  
 Quality: **A0 AVG**  
 Com. Wall:  
 Size Adj: **1.2084** Base Rate: **EXH 180.00**  
 Bldg. Rate: **1.0151**  
 Sq. Foot Cost: **\$ 182.71**

**PERMITS**

Date	Project Type	Notes



**BUILDING SUB AREA DETAILS**

ID	Description	Area	Adj.	Effect.
ATU	ATTIC	520	0.10	52
FFF	FST FLR FIN	600	1.00	600
CRL	CRAWL	600	0.00	0
<b>GLA:</b>	<b>600</b>	<b>1,720</b>		<b>652</b>

**2023 BASE YEAR BUILDING VALUATION**

Market Cost New:	<b>\$ 119,127</b>
Year Built:	<b>1900</b>
Condition For Age:	<b>AVERAGE 43 %</b>
Physical:	
Functional:	
Economic:	
Temporary:	
Total Depreciation:	<b>43 %</b>
Building Value:	<b>\$ 67,900</b>

8 2 2 3 2 9 0  
TX:4190477

*Judith A. McKeith*

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

That I, Jessie L. Fifield, Tax Collector for the TOWN OF BARNSTEAD, in the County of Belknap and the State of New Hampshire, for the year 2021 by the authority in me vested by the laws of the State, and for consideration received by the TOWN OF BARNSTEAD, located at 108 S. Barnstead Rd, PO BOX 11, Center Barnstead, NH 03225, do hereby sell and convey to the TOWN OF BARNSTEAD, a certain tract or parcel of land situated in the TOWN OF BARNSTEAD, New Hampshire aforesaid, taxed by the Selectmen/Assessors in 2018 to:

MILLER, MARY I  
C/O MARK MILLER

and described in the invoice books as:

Map: 000014 Lot: 000003 Sublot: 000000

Located At 5 YIELD ROAD

Consisting of 0.750 Acres of Land, Including Any Buildings Thereon, as Recorded at the Registry of Deeds in Book 515, Page 26.

The deed is the result of the tax lien execution held at the Tax Collector's Office in the above stated TOWN OF BARNSTEAD, in the State of New Hampshire on May 8, 2019, to have and to hold said Premises, with the appurtenances, to said TOWN OF BARNSTEAD's successors/heirs and assigns forever. And I hereby covenant with said TOWN OF BARNSTEAD, 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 9<sup>th</sup> day of August in the year of our Lord 2021.

Signed, Sealed and Delivered in the presence of:

\_\_\_\_\_  
Diane Beijer, Chair

*Richard Therrien*  
\_\_\_\_\_  
Richard Therrien, V Chair

\_\_\_\_\_  
Gary Madden

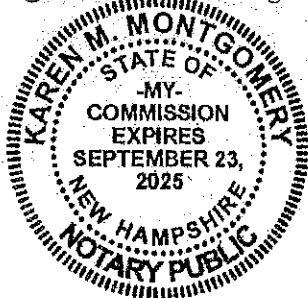
*Paula Penny*  
\_\_\_\_\_  
Paula Penny

*Edward A. Tasker*  
\_\_\_\_\_  
Edward Tasker

*Jessie L. Fifield*  
\_\_\_\_\_  
Jessie L. Fifield  
Tax Collector, TOWN OF BARNSTEAD

State of New Hampshire  
County of Belknap

On this 9<sup>th</sup> day of August 2021, personally appeared Jessie L. Fifield, 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.



*Karen Montgomery*  
\_\_\_\_\_  
Notary Public/Justice of the Peace  
My Commission expires: 9/23/2025

Town of Barnst  
 108 S. Barnstead R  
 PO BOX 11  
 Center Barnstead, NH  
 Office Hours  
 Mon - Fri 8:30am - 4:  
 (603) 269-4631

MILLER, MARY I  
 C/O MARK MILLER  
 8 JONES AVE  
 KITTERY, ME 03904

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee \$  
 Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

Postage \$  
 Total \$

7020 0640 0000 3545 6808

Postmark Here  
 JUL 02 2021  
 06225-9998

Send to:  
 Miller, Mary I  
 C/O Mark Miller  
 8 Jones Ave  
 Kittery, ME 03904

See Reverse for Instructions

Pursuant to RSA 80:76, 80:77-a, you are hereby notified of the impending deed on the following property which you own or hold mortgage interest in:

**PROPERTY INFORMATION**

**OWNER(S) OF RECORD:** MILLER, MARY I  
 C/O MARK MILLER  
**TAX MAP/LOT/SUB LOT:** 000014 000003 000000  
**LOCATION:** 5 YIELD ROAD  
**DESCRIPTION:** 0.750 ACRES OF LAND WITH BUILDINGS  
**AMOUNT DUE:** \$ 1,966.00  
**DEED EXECUTION DATE:** MONDAY, AUGUST 9, 2021

The impending deed is due to unpaid taxes, interest and penalties that were sold to lien on 05/08/2019. To prevent the execution of the Tax Deed for the Real Estate specified above, the amount due of \$ 1,966.00, including all interest and costs, must be paid in full on or before:

**Monday, August 9, 2021**  
**By 2:00 pm**

Contact the Office of the Tax Collector as noted above for the revised interest calculation if making payment prior to Monday, August 9, 2021. If paid after Monday, July 26, 2021, payment must be in the form of a bank check, certified check, or cash.

... will expire on Monday, August 9, 2021.

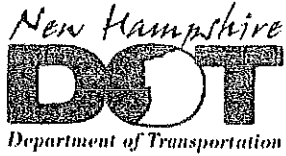
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<input checked="" type="checkbox"/> Complete items 1, 2, and 3. <input checked="" type="checkbox"/> Print your name and address on the reverse so that we can return the card to you. <input checked="" type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.	<b>A. Signature</b> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee <b>B. Received by (Printed Name)</b> <b>C. Date of Delivery</b>
<b>1. Article Addressed to:</b> MILLER, MARY I C/O MARK MILLER 8 JONES AVE KITTERY, ME 03904	<b>D. Is delivery address different from item 1?</b> <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
<b>2. Article Number (Transfer from service label)</b> 9590 9402 6107 0209 2890 62 7020 0640 0000 3545 6808	<b>3. Service Type</b> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery

**Town of Barnstead**  
**Total Due for MILLER, MARY I**

Interest as of 8/9/2021

Includes Only Unpaid Invoices

Current Owner	Warrant	PID	Location	Per Diem	Principal	Int/Pen	Amount Due
MILLER, MARY I	2021P01031301	000014 000003 000000	5 YIELD ROAD	\$ 0.2571	\$ 1,173.00	\$8.74	\$1,181.74
MILLER, MARY I	2020L01000070	000014 000003 000000	5 YIELD ROAD	\$ 0.9582	\$ 2,498.15	\$110.07	\$2,608.22
MILLER, MARY I	2019L01000067	000014 000003 000000	5 YIELD ROAD	\$ 0.9496	\$ 2,475.76	\$447.92	\$2,923.68
MILLER, MARY I	2018L01000073	000014 000003 000000	5 YIELD ROAD	\$ 0.6787	\$ 1,376.25	\$589.75	\$1,966.00
<b>Totals :</b>				<b>\$ 2.8436</b>	<b>\$ 7,523.16</b>	<b>\$1,156.48</b>	<b>\$8,679.64</b>



THE STATE OF NEW HAMPSHIRE  
DEPARTMENT OF TRANSPORTATION



Victoria F. Sheehan  
Commissioner

May 25, 2016

William Cass, P.E.  
Assistant Commissioner

NOTICE OF OFFER TO PURCHASE

Vincent Miller  
PO Box 65  
Center Barnstead, NH 03225

Lawrence B. Miller  
2101 Washington Street  
Newton, MA 02462

Joan Ford  
45 Dorchester Street  
Quincy, MA 02171

Alice M. Driscoll  
78 Town Farm Road  
Brookfield, MA 01506

Unknown Heirs of Mary I. Miller  
James Cassidy, Guardian Ad Litem  
Cassidy Law Office, PLLC  
14 South Street  
Concord, NH 03301

**Barnstead, X-A001(174) 14121E  
Parcel 19**

Dear Known and Unknown Heirs of Mary I. Miller:

The purpose of this notice is to reaffirm that interests in your property owned by Vincent Miller, Lawrence B. Miller, Joan Ford, Alice M. Driscoll and certain Unknown Heirs of Mary I. Miller (collectively the "Condemnees"), located on the Westerly side of NH Route 28, as now travelled, in the Town of Barnstead, will be required for the construction, reconstruction, maintenance and operation of NH Route 28 and associated transportation system improvements. To accomplish this work, the State of New Hampshire needs to acquire eight hundred seventy-one (871) square feet of slope easements, more or less, a six hundred forty-four (644) square foot drainage/slope easement, more or less, a fifty (50) square foot, temporary construction easement, more or less and landscaping improvements. The locations of these property interests are shown on the enclosed plan marked "EXHIBIT A" and are further described in "EXHIBIT B."

Letter to Known and Unknown Heirs of Mary I. Miller  
May 25, 2016

A qualified and impartial real estate appraiser has completed an appraisal as required by RSA 498-A:4, II(a) of the property interests described above. Based on this appraisal, which has an effective date of July 23, 2015, the New Hampshire Department of Transportation offers to pay the total sum of Ten Thousand Dollars (\$10,000.00) as the appraised fair market value of the property interests described above.

Under State law you have thirty (30) days from the date of this notice to again consider this offer. If during this time you wish to accept this offer, please so indicate in writing to me at the address listed below within the next thirty (30) days. This notice is being sent to all potentially impacted or affected Condemnees. As such, they may be entitled to a portion of the compensation for the property interests being acquired.

If you choose not to accept this offer within the thirty (30) day period, the State, through the Department of Justice, will file a Declaration of Taking with the New Hampshire Board of Tax and Land Appeals (BTLA) to acquire the above-described property interests under the provisions of RSA Chapter 498-A, the Eminent Domain Procedure Act. Just compensation for the taking shall be based on the value of the acquired property as of the date of taking or, at the sole election of all Condemnees, compensation may be based upon the property's value based upon the date the Commission voted to acquire the Condemnees' property. Any such election shall occur by written notice to the BTLA and the State not later than thirty (30) days from the return date of the RSA 498-A:8, I Order of Notice.

When a Declaration of Taking is filed with the BTLA, the full amount of the State's offer is also deposited with the BTLA. Any owner of record, including yourself and any mortgagees, can withdraw this money without prejudice toward the outcome of any future hearings regarding just compensation for a taking.

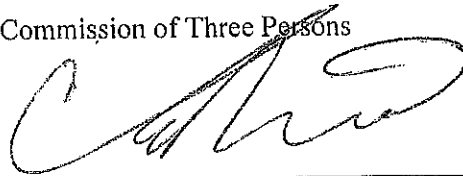
Letter to Known and Unknown Heirs of Mary I. Miller  
May 25, 2016

Should you choose not to accept this offer of compensation and a Declaration of Taking is filed, any questions you may have regarding the Declaration of Taking should be directed to the Transportation and Construction Bureau of the Department of Justice at (603) 271-3675. If at any time after receiving the Declaration of Taking you wish to withdraw the damages awarded and offered, please contact the Clerk of the Board for the New Hampshire Board of Tax and Land Appeals at (603) 271-2578.

Please give the State's compensation offer your immediate and careful consideration. If you have any questions, please do not hesitate to contact me.

THE STATE OF NEW HAMPSHIRE

Commission of Three Persons



---

Charles R. Schmidt, PE, Administrator  
Bureau of Right-of-Way  
Department of Transportation  
John O. Morton Building  
7 Hazen Drive, PO Box 483  
Concord, NH 03302-0483  
Telephone: (603) 271-3222  
Fax: (603) 271-6915

CRS/jl  
Attachments

cc: Town of Barnstead, Cynthia Treadwell, Tax Collector, 108 South Barnstead Road, PO Box 11, Center Barnstead NH 03225

Certified Mail - Return Receipt  
Bureau of Right-of-Way  
John O. Morton Building - Room 100  
7 Hazen Drive, PO Box 483  
Concord, NH 03302-0483  
Tel: (603) 271-3222

**“EXHIBIT B”**

Slope Easement:

Taking the permanent right and easement as shown on Parcel 19 on a Plan of Barnstead, X-A000(174), 14121E on file in the New Hampshire Department of Transportation to construct and maintain slopes and embankments on land of the Condemnee(s) at such an angle as will hold NH Route 28 and White Oak Road and the material in the slopes in repose against ordinary erosion in the areas shown on the above-referenced Plan in accordance with the standard practice of highway construction.

Containing eight hundred seventy-one (871) square feet, more or less.

Drainage/Slope Easement:

And also taking the permanent right and easement to construct, reconstruct, maintain, repair and operate ditches, culverts, pipes, catch basins or other facilities for drainage purposes over, under or through land of the Condemnee(s) and to construct and maintain slopes and embankments on land of the Condemnee(s) abutting or near NH Route 28 and Yield Road at such an angle as will hold NH Route 28 and Yield Road and the material in the slopes in repose against ordinary erosion in the area shown on the above-referenced Plan in accordance with the standard practice of highway construction.

Containing six hundred forty-four (644) square feet, more or less.

Temporary Driveway Easement:

And also taking the temporary right and easement for the purpose of matching the driveway to the new roadway construction on land of the Condemnee(s) as shown on the above-referenced Plan in accordance with the standard practice of highway construction. Said temporary construction easement area shall be affected for a period of twenty four (24) months during the construction of the project. The Condemnee(s) shall have unencumbered use of the area at all other times. Said easement shall expire on October 6, 2025, or one (1) year after completion of the construction for the project, whichever date shall come first.

Containing fifty (50) square feet, more or less.

Landscaping:

And also taking one (1) large Maple Tree.

Containing in all a slope easement totaling eight hundred seventy-one (871) square feet, more or less, a drainage/slope easement of six hundred forty-four (644) square feet, more or less, and a temporary driveway easement of fifty (50) square feet, more or less, and landscaping.

Meaning and intending to describe a portion of the property rights described in a document recorded March 5, 1969, at the Belknap County Registry of Deeds in Book 515, Page 26.

Easements Acquired by State of New Hampshire  
from Vincent Miller, Lawrence Miller, Joan Ford  
Alice M. Driscoll and Unknown Heirs of Mary I. Miller  
in Barnstead, NH Belknap County

