

Property Card: 95 WEST ROAD
Town of Bradford, NH



Parcel ID: 05-081-00
PID: 000005000081000000

Owner: BRADFORD, TOWN OF
Co-Owner:
Mailing Address: PO BOX 436
BRADFORD, NH 03221

General Information

Assessed Value

Map: 000005
Lot: 000081
Sub: 000000

Land Use: EXEMPT-MUNIC
Zone: RURAL RES
Land Area in Acres: 2
Current Use: N
Neighborhood: N-E
Frontage: 0
Waterfront: 0
View Factor: N

Land: 160000
Buildings: 11700
Extra Features: 15500
Total: 187200

Sale History

Book/Page: 3755-1303
Sale Date: 8/25/2021 12:00:00 AM
Sale Price: 1

Building Details

Model Description: CONVENTION
Living Area: 1605
Year Built: 1952
Building Grade: AVG-10
Stories: 1.75 STORY

Condition: FAIR
Depreciation: 0
No. Bedrooms: 3
No. Baths: 1
Adj Bas: 0



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

OWNER INFORMATION		SALES HISTORY				PICTURE	
BRADFORD, TOWN OF PO BOX 436 BRADFORD, NH 03221		<u>Date</u>	<u>Book</u>	<u>Page</u>	<u>Type</u>	<u>Price</u>	<u>Grantor</u>
		08/25/2021	3755	1303	U I 50		1 WHIPPLE, ANNIE
		05/22/2002	2367	559	U I 38		WHIPPLE
LISTING HISTORY		NOTES					
01/19/20	EONT	KENNLS=FNCD IN PENS;UNDR REMODL;SME DEF MAINT; LT 5X12,22X36 GAR ATT+CONNCTD 2 HSE;RF=PREFAB MTL/ASPHLT; 2010 ;NC. DWLL NDS SDNG. PU11-EXT SIDING,UNFIN INT. 4/2011 N/C PU 2012 FOR EXT/INT COMPL.; 2017: FENCED LOCKED, COULD NOT ACCESS; 18: N/C, EXT NEVER SIDED, UC=FD PULL FLAG '22= POSTED NT					
03/14/18	REPM						
02/17/17	EONT						
04/05/11	SMPM						
01/20/10	SMPM						
03/31/09	JDPM						
02/20/08	DMPR						
04/25/07	ETPR						

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR			
<u>Feature Type</u>	<u>Units</u>	<u>Lngh x Width</u>	<u>Size Adj</u>	<u>Rate</u>	<u>Cond</u>	<u>Market Value</u>	<u>Notes</u>	BRADFORD ASSESSING OFFICE			
BARN-1STRY	1,140	30 x 38	74	30.00	25	6,327					
DECK	144	12 x 12	171	12.00	5	148					
BARN-2STRY	960	40 x 24	77	40.00	25	7,392					
SHED-WOOD	48	6 x 8	393	12.00	5	113					
SHED-WOOD	80	8 x 10	260	12.00	5	125					
SHED-WOOD	120	10 x 12	193	12.00	5	139					
GARAGE-1 STY	756	21 x 36	81	40.00	5	1,225					
						15,500					
PARCEL TOTAL TAXABLE VALUE								<u>Year</u>	<u>Building</u>	<u>Features</u>	<u>Land</u>
								2024	\$ 11,700	\$ 15,500	\$ 160,000
								Parcel Total: \$ 187,200			
								2025	\$ 11,700	\$ 15,500	\$ 160,000
								Parcel Total: \$ 187,200			
								2026	\$ 11,700	\$ 15,500	\$ 160,000
								Parcel Total: \$ 187,200			

LAND VALUATION										LAST REVALUATION: 2024				
Zone: RURAL RES		Minimum Acreage: 2.00		Minimum Frontage: 250				Site:		Driveway:		Road:		
<u>Land Type</u>	<u>Units</u>	<u>Base Rate</u>	<u>NC</u>	<u>Adj</u>	<u>Site</u>	<u>Road</u>	<u>DWay</u>	<u>Topography</u>	<u>Cond</u>	<u>Ad Valorem</u>	<u>SPI</u>	<u>R</u>	<u>Tax Value</u>	<u>Notes</u>
EXEMPT-MUNIC	2.000 ac	160,000	E	100	100	100	100		100	160,000	0	N	160,000	
		2.000 ac								160,000			160,000	

1055
Town of Bradford
PO Box 607
Bradford NH
03221

Docket Number: 202100021989
Recorded in Merrimack County, NH
Susan Cragin, Register
BK: 3755 PG: 1303, 8/25/2021 1:24 PM
RECORDING \$10.00
SURCHARGE \$2.00

TAX COLLECTOR'S DEED KNOWN ALL MEN BY THESE PRESENTS

That I, Erica Gross, Tax Collector for the TOWN OF BRADFORD, in the County of MERRIMACK 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 BRADFORD, located at PO BOX 607, 134 EAST MAIN ST, BRADFORD, NH 03221, do hereby sell and convey to the TOWN OF BRADFORD, a certain tract or parcel of land situated in the TOWN OF BRADFORD, New Hampshire aforesaid, taxed by the Selectmen/Assessors in 2018 to:

WHIPPLE, ANNIE
and described in the invoice books as:
Map: 000005 Lot: 000081 Sublot: 000000
Located At 95 WEST ROAD
Consisting of 2.000 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 BRADFORD, in the State of New Hampshire on April 25, 2019, to have and to hold said Premises, with the appurtenances, to said TOWN OF BRADFORD's successors/heirs and assigns forever. And I hereby covenant with said TOWN OF BRADFORD, 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 23 day of August in the year of our Lord 2021.
Signed, Sealed and Delivered in the presence of:

Andrew Pinard
M. Pfeile
Mel Pfeile

Marlene Freyler
Marlene Freyler

Erica Gross
Erica Gross
Tax Collector, TOWN OF BRADFORD

State of New Hampshire
County of MERRIMACK

On this 23 day of August 2021, personally appeared Erica Gross, 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 Lynn Haskins
Notary Public/Justice of the Peace
My Commission expires: April 17, 2024



Doc# 459325
Book: 2367
Pages: 559 - 561
Filed & Recorded
05/22/2002 08:59:48 AM
KATHI L. BURY, CPO, REGISTER

When Recorded Return To:
Brackett L. Scheffy
P. O. Box 297
Warner, NH 03278

MERRIMACK COUNTY REGISTRY OF DEEDS
RECORDING \$ 18.00
SURCHARGE \$ 2.00
TRANSFER TAX \$ 0.00
POSTAGE \$ 0.34

CONFIRMATORY WARRANTY DEED

Book 2367 Page 559

KNOW ALL BY THESE PRESENTS, that I, ANNIE E. WHIPPLE, single, of 95 West Road, Bradford, New Hampshire 03221,

FOR CONSIDERATION PAID, grant to ANNIE E. WHIPPLE of 95 West Road, Bradford, New Hampshire 03221

WITH WARRANTY COVENANTS, two certain tracts of land in the Town of Bradford, County of Merrimack and State of New Hampshire, bounded and described as follows:

TRACT I: A certain tract of land situate in the Town of Bradford, County of Merrimack and State of New Hampshire, on the northerly side of the highway leading from Bradford Center, so-called, to East Washington; bounded and described as follows:

Beginning on the northerly side of the above mentioned highway at an iron pin driven in the ground by a stone wall; thence northerly eighty-four (84) feet by that tract of land as conveyed by deed of the said Lena L. Bagley to the said Whipples, Aug. 3, 1956, recorded in Merrimack County Registry of Deeds, Book 794, Page 548, to an iron pin driven in the ground; thence easterly one hundred thirty-one (131) feet by land formerly of said Bagley, now owned by said Whipples, to an iron pin driven in the ground at a stone wall next to land owned by Raymond P. McCauley; thence northerly about two hundred fifty (250) feet by stone wall next to land of said McCauley to a large rock in the wall; thence northeasterly about one hundred five (105) feet by stone wall next to land of said McCauley to an iron pin; thence westerly by stone wall next to land of said McCauley and land formerly of Percy F. Wolfe, now Adam A. Szymkiewicz, a total distance of about two hundred thirty-eight (238) feet to an iron pin; thence southerly about two hundred twenty-seven (227) feet by line of wire fence through pasture next to land this day being conveyed by said Lena L. Bagley to Helen L. Lyman to corner of stone wall and thence continuing southwesterly about fifty-six (56) feet by stone wall next to other land owned by the said Helen L. Lyman to an iron pin in stone wall; thence southerly about ninety (90) feet by stone wall next to land this day being conveyed by said Lena L. Bagley to Elwin D. Bagley to an iron pin; thence southerly about seventy-three (73) feet by stone wall next to land being conveyed to said Elwin D. Bagley to an iron pin, thence southeasterly about seventy-four (74) feet by

stone wall next to land being conveyed to said Elwin D. Bagley to an iron pin; thence southwesterly about forty-one (41) feet by wire fence next to land being conveyed to said Elwin D. Bagley to an iron pin in stone wall at the aforesaid highway; thence southeasterly by stone wall next to said highway about eleven (11) feet to the point of beginning.

Meaning and intending to describe and convey hereby, by the description of Tract I, all and the same premises conveyed to the said Robert B. Whipple and Annie E. Whipple as joint tenants with rights of survivorship by Warranty Deed of Lena L. Bagley dated December 6, 1969, and recorded in the Merrimack County Registry of Deeds at Book 1063, Page 271.

TRACT II: A certain tract of land situate in the Town of Bradford, County of Merrimack and State of New Hampshire bounded and described as follows:

Beginning at an iron pin located on the North side of the road from Bradford Center to East Washington at the Southeast corner of the premises herein conveyed and at other land of the Grantee Whipple; thence running in a general Westerly direction along the stone wall on the North side of the road from Bradford Center to East Washington approximately 74 feet to an intersection of stone walls at other land formerly of Elwin D. Bagley; thence turning and running in a general Northerly direction along a stone wall by other Bagley land approximately 41 feet to an iron pin in the wall; thence turning and running Westerly by other Whipple land 74 feet to an iron pin in the ground; thence turning and running Southerly still by Whipple land 41 feet to the iron pin begun at.

The above-described premises are part of the premises described in deed to Elwin Bagley recorded in Vol. 1063, Page 273 of the Merrimack County Registry of Deeds. The premises herein conveyed are to be annexed to and become part of the premises (Tract I above) conveyed to the Grantees by deed recorded in Vol. 1063, Page 271 of the Merrimack County Registry of Deeds and shall not hereafter be separated therefrom or sold as a separate lot.


Meaning and intending to describe and convey hereby, by the description of Tract II, all and the same premises conveyed to the said Annie B. Whipple and Robert B. Whipple as joint tenants with rights of survivorship by Quitclaim Deed of Lena L. Bagley dated June 3, 1986, and recorded in the Merrimack County Registry of Deeds at Book 1570, Page 0901.

Grantor derives her title to both Tract I and Tract II as the surviving joint tenant of Robert B. Whipple, who died on June 9, 1998. See death certificate of Robert B. Whipple recorded herewith.

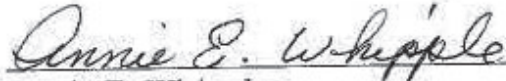
And I, the said grantor, release to the said grantee all rights of homestead and other interests therein.

This is a noncontractual transfer and therefore not subject to tax pursuant to RSA 78-B: 2, IX.

WITNESS my hand and seal this 20 day of May, 2002.



Witness to A.E.W.



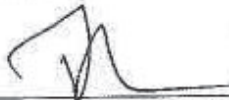
Annie E. Whipple

STATE OF NEW HAMPSHIRE
MERRIMACK, SS

May 20 2002

Personally appeared Annie E. Whipple, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing Warranty Deed and acknowledged that she executed the same for the purposes therein contained.

Before me:



Justice of the Peace / Notary Public
My commission expires _____

BRACKETT L. SCHEFFY, Notary Public
My Commission Expires July 25, 2006

NOTICE: This deed was prepared by Brackett L. Scheffy at the request of the grantors and for their benefit. It was based solely on information provided by them. In the course of preparing the deed, no examination of title was requested and none was performed. Consequently, the said Brackett L. Scheffy makes no representations as to any matters concerning the title that might be revealed by a title examination.

MERRIMACK COUNTY RECORDS


Keri L. Gray, CPO, Register



TOWN OF BRADFORD

NEW HAMPSHIRE 03221



OFFICE OF
SELECTMEN

TELEPHONE
603 938-5900

September 8, 2021

Annie Whipple
95 West Road
Bradford, NH 03221

Dear Mrs. Whipple,

On August 23, 2021, a Tax deed for your property located at Map 5 Lot 81 on West Road was issued to the Town of Bradford, NH for nonpayment of 2012, 2013, 2014, 2015, 2016, 2017 and 2018 taxes. This deed conveys 100% ownership to the Town of Bradford, NH.

For your information, a copy of the deed to the Town of Bradford and copies of the New Hampshire Statutes regarding the sale of tax deeded properties and your right to repurchase are also enclosed. At this time, you are no longer allowed access to the property without prior approval from the Town of Bradford. You have 60 days from the date of this letter to contact the Town of Bradford to make arrangements to remove any personal belongings from the property.

If the Town decides to sell the property within the next three years, you will be notified at least 90 days prior to the offering for sale and be given the opportunity to repurchase the property. If the Town does not exercise its option to sell by August 24, 2024, you may at any time prior to that date give notice to the Town, by certified mail, return receipt requested, of your intent to repurchase the property from the municipality, stating that you are ready, willing, and able to pay all back taxes, interest, cost and penalties, as defined in RSA 80:90. If all such back taxes, interest, costs and penalties have not been actually tendered within 30 days of such notice of intent to repurchase, the municipality may proceed with its offering and dispose of the property without any interest by you (RSA 80:89).

If you have questions regarding the process to repurchase your property, please contact the Selectmen's Office.

Sincerely,

Karen Hambleton
Town Administrator

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

For delivery information, visit our website at www.usps.com®.

Bradford, NH 03221
OFFICIAL USE

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$7.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.58
Total Postage and Fees	\$7.38

0221
 08
 Postmark
 Here
 09/09/2021

Sent To Annie Whipple
 Street and Apt. No., or PO Box No. 95 West Road
 City, State, ZIP+4® Bradford NH 03221
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

COMPLETE THIS SECTION

Items 1, 2, and 3.
 Name and address on the reverse
 can return the card to you.
 Attach card to the back of the mailpiece,
 front if space permits.

Used to:
 - Whipple
 West Rd
 Bradford NH 03221



or (Transfer from service label)
 0660 0000 9253 8097

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X K. Keenan Agent
 Addressee

B. Received by (Printed Name)
 C. Date of Delivery 9-25

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
 - Registered Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery