



**Property Card: WEST MEADOW ROAD**  
Town of Bradford, NH

NO PHOTO  
AVAILABLE

**Parcel ID:** 05-099-00  
**PID:** 000005000099000000

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

**General Information**

**Assessed Value**

**Map:** 000005  
**Lot:** 000099  
**Sub:** 000000

**Land Use:** EXEMPT-MUNIC  
**Zone:** RURAL RES  
**Land Area in Acres:** 5  
**Current Use:** N  
**Neighborhood:** N-D  
**Frontage:** 0  
**Waterfront:** 0  
**View Factor:** N

**Land:** 97200  
**Buildings:** 0  
**Extra Features:** 0  
**Total:** 97200

**Sale History**

**Book/Page:** 3525-2252  
**Sale Date:** 8/9/2016 12:00:00 AM  
**Sale Price:** 0

**Building Details**

**Model Description:**  
**Living Area:** 0  
**Year Built:** 0  
**Building Grade:**  
**Stories:**

**Condition:**  
**Depreciation:** 0  
**No. Bedrooms:** 0  
**No. Baths:** 0  
**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		<b>Date</b>	<b>Book</b>	<b>Page</b>	<b>Type</b>	<b>Price Grantor</b>	
PO BOX 436		08/09/2016	3525	2252	U V 50	BOISVERT, STEVEN	
BRADFORD, NH 03221		11/10/2004	2720	1496	U V 18	27,700 LAGARDE, NANCY	
LISTING HISTORY		NOTES					
01/19/22	EORL	VAC; LOT SALE \$83K ALLOCATED LOTS 97, 99, 100; 7/10 FS AP \$50K; 2017: NC, VACANT; LEVEL WOODED ;22=NC					
02/21/17	EORL						
04/18/13	CFUL						
03/29/05	LCUL						
01/03/01	THRV						
04/20/92	BBR						

EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVITAR						
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	<b>BRADFORD ASSESSING OFFICE</b>					
							<b>PARCEL TOTAL TAXABLE VALUE</b>						
								<b>Year</b>	<b>Building</b>	<b>Features</b>	<b>Land</b>		
							2024	\$ 0	\$ 0	\$ 97,200	Parcel Total: \$ 97,200		
							2025	\$ 0	\$ 0	\$ 97,200	Parcel Total: \$ 97,200		
							<b>2026</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 97,200</b>	<b>Parcel Total: \$ 97,200</b>		

LAND VALUATION										LAST REVALUATION: 2024				
<b>Zone:</b> RURAL RES		<b>Minimum Acreage:</b> 2.00		<b>Minimum Frontage:</b> 250		<b>Site:</b>				<b>Driveway:</b>		<b>Road:</b>		
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
EXEMPT-MUNIC	2.000 ac	160,000	D	90	100	100	100		65	93,600	0	N	93,600	UND/TOPO
EXEMPT-MUNIC	3.000 ac	x 2,000	X	100					60	3,600	0	N	3,600	TOPO
	<b>5.000 ac</b>									<b>97,200</b>			<b>97,200</b>	

PICTURE

OWNER

TAXABLE DISTRICTS

BUILDING DETAILS

BRADFORD, TOWN OF

PO BOX 436

BRADFORD, NH 03221

District	Percentage

Model:  
 Roof:  
 Ext:  
 Int:  
 Floor:  
 Heat:  
 Bedrooms: Baths: Fixtures:  
 Extra Kitchens: Fireplaces:  
 A/C: Generators:  
 Quality:  
 Com. Wall:  
 Stories:

PERMITS

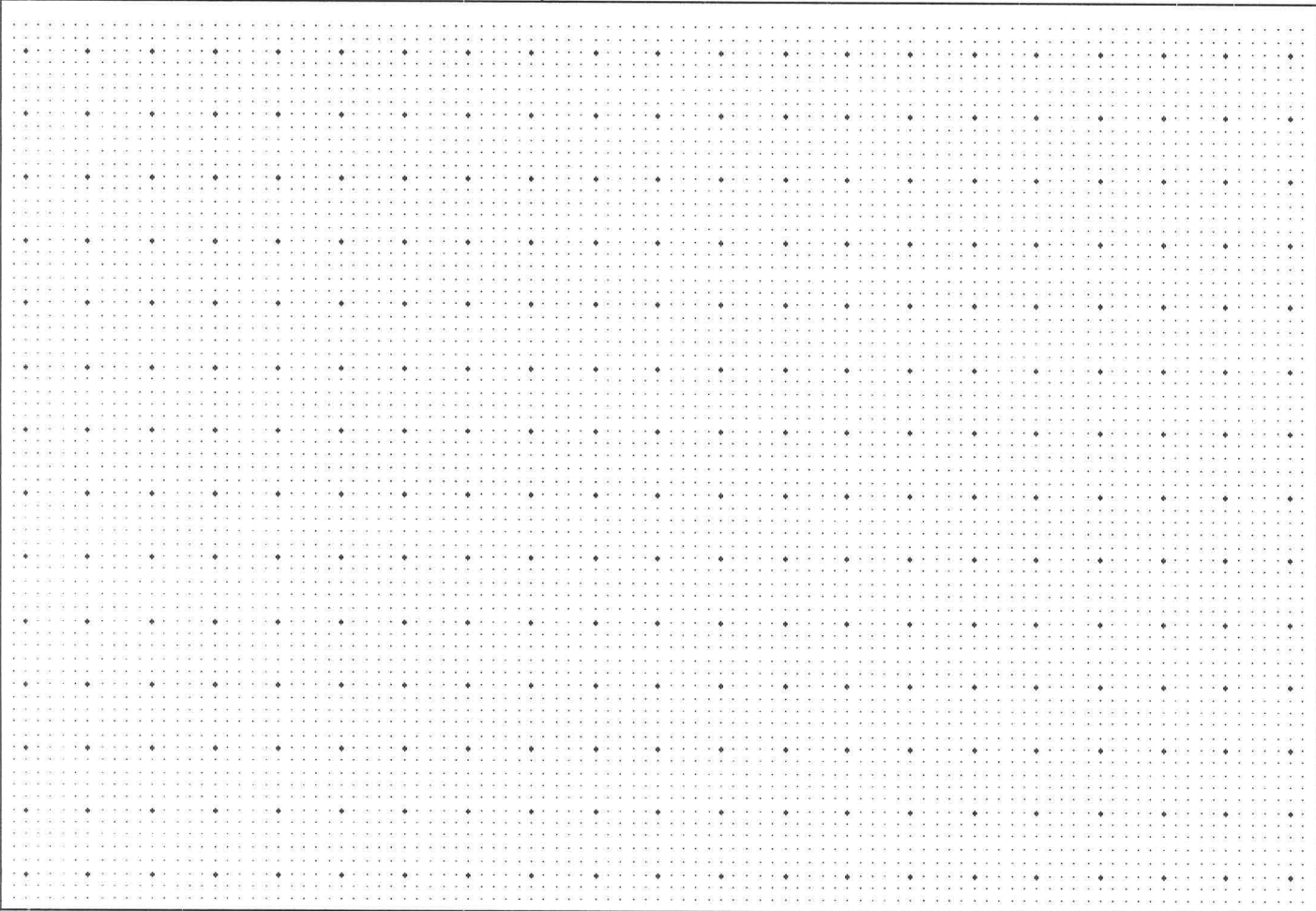
Date	Permit ID	Permit Type	Notes

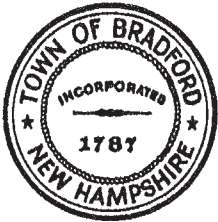
Base Type:

BUILDING SUB AREA DETAILS

2024 BASE YEAR BUILDING VALUATION

Year Built:  
 Condition For Age:  
 Physical:  
 Functional:  
 Economic:  
 Temporary:





# TOWN OF BRADFORD

NEW HAMPSHIRE 03221



OFFICE OF  
SELECTMEN

Docket Number: 201600014304  
Recorded in Merrimack County, NH  
Kathi L. Guay, CPO, Register  
BK: 3525 PG: 2252, 8/9/2016 11:23 AM  
RECORDING \$10.00  
SURCHARGE \$2.00

TELEPHONE  
603 938-5900

MERRIMACK COUNTY RECORDS

*Kathi L. Guay*, CPO, Register

B  
1047  
200

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

That I, Camila Devlin, Tax Collector for the Town of BRADFORD, in the County of MERRIMACK and the State of New Hampshire, for the year 2013 by the authority in me vested by the laws of the State, and for consideration received by the Town of BRADFORD, located at 134 EAST MAIN STREET, P O BOX 607, 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 2013 to:

**BOISVERT, STEVEN**

and described in the invoice books as:

Map: 000005      Lot: 000099      Sublot: 000000

Located At WEST MEADOW ROAD

Consisting of 5.000 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, in the State of New Hampshire on 04/01/2014, to have and to hold said Premises, with the appurtenances, to said Town's successors/heirs and assigns forever. And I hereby covenant with said Town, 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 11<sup>th</sup> day of April in the year of our Lord 2016.

Signed, Sealed and Delivered in the presence of:

[Signature]  
John Pfielle

[Signature]  
Jim Bibbo

[Signature]  
Sonny Harris

[Signature]  
Camila Devlin  
Tax Collector, BRADFORD



State of New Hampshire, County of MERRIMACK, On April 14, 2016  
Camila Devlin, the above named, personally appearing and acknowledged the foregoing instrument to be his/her voluntary act and deed. Before me

[Signature]  
Notary / J.P.  
My Commission expires: April 9, 2019



Doc# 584032  
Book: 2720  
Pages: 1496 - 1498  
Filed & Recorded  
11/10/2004 11:57:36 AM  
KATHI L. GURRY, CPO, REGISTER

MERRIMACK COUNTY REGISTRY OF DEEDS  
RECORDING \$ 18.00  
SURCHARGE \$ 2.00  
TRANSFER TAX \$ 1,245.00  
POSTAGE \$ 0.37

Book 2720 Page 1496

Robert Howard

After recording, please  
return to  
Brackett L. Scheffy, Esq.  
P. O. Box 297  
Warner, NH 03278

18.37  
2

1245.00 **WARRANTY DEED**

**KNOW ALL BY THESE PRESENTS**, that we, KATHLEEN L. LOISELLE and NANCY C. LaGARDE, , both of 287 Page Street, Avon, Massachusetts 02322,

**FOR CONSIDERATION PAID**, grant to STEVEN BOISVERT, of 333 County Road, Bradford, New Hampshire 03221,

**WITH WARRANTY COVENANTS**, three certain tracts or parcels of land with the buildings thereon in the Town of Bradford, County of Merrimack and State of New Hampshire, bounded and described as follows:

TRACT I: Beginning at an iron rod lying along the easterly side of West Meadow Road, so-called, at the Northwest corner of the within described premises;

Thence South 49° 30' East, 693.7 feet to an iron rod;

Thence South 42° 42' West, 213.6 feet to an iron rod;

Thence North 63° 11' West, 753.5 feet to an iron rod lying along the easterly side of said West Meadow Road;

Thence North 39° 9' East, 161.6 feet to a point along said Road;

Thence North 52° 51' East, 235.7 feet along said Road to the point of beginning.

Being Lot #9 of a Plan entitled "Fairgrounds Estates, Property of Philip Gallo, et al", recorded in the Merrimack County Records as Plan #3917.

TRACT II: Beginning at an iron rod lying along the easterly side of West Meadow Road, so-called, at the Northwest corner of the within described premises;

Thence South 63° 11' East, 753.5 feet to an iron rod;

Thence South 42° 42' West, 216.4 feet to an iron rod;

Thence North 76° 2' West, 780 feet to an iron rod lying along the easterly side of said West Meadow Road;

Thence North 36° 39' East, 387.3 feet to the point of beginning.

Being Lot #10 of the "Fairgrounds Estates" more particularly described in Tract I above.

TRACT III: Beginning at an iron rod lying along the easterly side of West Meadow Road, so-called;

Thence South 76° 2' East, 699.2 feet to an iron rod;

Thence South 15° 29' West, 302.8 feet to an iron rod;

Thence North 75° 44' West, 702 feet to an iron rod lying along the easterly side of the said West Meadow Road;

Thence North 00° 47' East, 90.2 feet to the end of a stone wall lying along said West Meadow Road;

Thence North 1° 36' East, 72.5 feet to a point in said stone wall;

Thence North 24° 29' East, 72.4 feet to a point at the end of said stone wall;

Thence North 39° 57' East, 76.9 feet along the said West Meadow Road to the point of beginning.

Being Lot #11 of "Fairgrounds Estates" more particularly described in Tract I above.

Meaning and intending to describe and convey hereby all and the same premises conveyed to the said Michael E. LaGarde, Kathleen L. Loiselle and Nancy C. LaGarde by Warranty Deed of Philip Gallo, Louis Gallo, Michael Gallo and Anthony Gody dated August 21, 1987, and recorded in the Merrimack County Registry of Deeds at Book 1674, Page 1067. Kathleen L. Loiselle and Nancy C. LaGarde derive their title as the surviving joint tenants, said Michael E. LaGarde having died on January 10, 2000. See death certificate recorded prior hereto.

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

THIS IS NOT HOMESTEAD PROPERTY.

WITNESS our hands and seals this 3 day of Nov., 2004.

Sandra J Lynch  
Kathleen L. Loiselle - Boesse  
Witness to K.L.L.

Kathleen Louelle - Boesse  
Kathleen L. Loiselle

Sandra J Lynch  
Witness to N.C.L.

Nancy LaGarde  
Nancy C. LaGarde

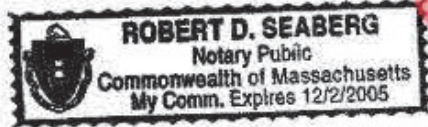
**COMMONWEALTH OF MASSACHUSETTS**

Norfolk, SS  
(county)

Nov 3, 2004

Personally appeared Kathleen L. Loiselle and Nancy C. LaGarde, known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing Warranty Deed and acknowledged that they executed the same for the purposes therein contained.

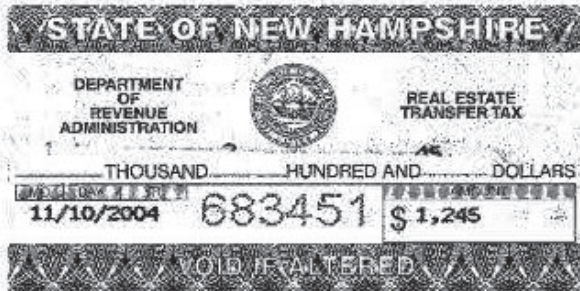
Before me:



Robert D Seaberg  
Justice of the Peace/Notary Public  
My commission expires 12/2/2005

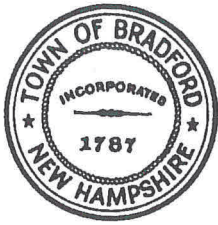


NOTICE: This deed was prepared by Brackett L. Scheffy at the request of the grantors and for their benefit. It was based solely on information provided by them. In the course of preparing the deed, no examination of title was requested and none was performed. Consequently, the said Brackett L. Scheffy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



MERRIMACK COUNTY RECORDS

Kathi L. Gray, CPO, Register



OFFICE OF  
SELECTMEN

Steven Boisvert  
333 County Rd  
Bradford, NH 03221

Dear Mr. Boisvert,

On April 6, 2016, a Tax deed for your property located at Map 5 Lot 99 on West Meadow Road was issued to the Town of Bradford, NH for nonpayment of 2013 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 given the opportunity to repurchase the property. If the Town does not exercise its option to sell by April 6, 2019, 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 15 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

7010 1670 0001 9675 2161

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

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

BRADFORD, NH 03221

**OFFICIAL USE**

Postage	\$2.70	0221 9
Certified Fee	\$0.00	
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$6.68	04/14/2016

Sent To: Steven Boisvert  
 Street, Apt. No., or PO Box No.: 333 County Rd  
 City, State, ZIP+4: Bradford NH 03221

PS Form 3800, August 2006 See Reverse for Instructions



TELEPHONE  
603 938-5900

April 14, 2016