

Property Card: WEST ROAD
Town of Bradford, NH

NO PHOTO
AVAILABLE

Parcel ID: 06-031-00
PID: 000006000031000000

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

General Information

Assessed Value

Map: 000006
Lot: 000031
Sub: 000000

Land Use: EXEMPT-MUNIC
Zone: RURAL RES
Land Area in Acres: 4.5
Current Use: N
Neighborhood: N-E
Frontage: 0
Waterfront: 0
View Factor: N

Land: 45000
Buildings: 0
Extra Features: 0
Total: 45000

Sale History

Book/Page: 3525-2251
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



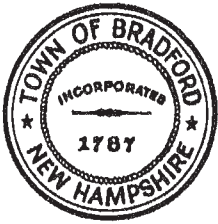
www.cai-tech.com

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

OWNER INFORMATION	SALES HISTORY	PICTURE																		
BRADFORD, TOWN OF PO BOX 436 BRADFORD, NH 03221	<table border="1"> <thead> <tr> <th>Date</th> <th>Book</th> <th>Page</th> <th>Type</th> <th>Price</th> <th>Grantor</th> </tr> </thead> <tbody> <tr> <td>08/09/2016</td> <td>3525</td> <td>2251</td> <td>U V 50</td> <td></td> <td>PATTEN, STEVEN S.</td> </tr> <tr> <td>05/16/2001</td> <td>2262</td> <td>1772</td> <td>Q V</td> <td>6,500</td> <td>ARONE, JOSEPH</td> </tr> </tbody> </table>	Date	Book	Page	Type	Price	Grantor	08/09/2016	3525	2251	U V 50		PATTEN, STEVEN S.	05/16/2001	2262	1772	Q V	6,500	ARONE, JOSEPH	
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LISTING HISTORY	NOTES																			
12/27/21 EORL 02/06/17 EORL 04/22/13 CFUL 04/28/04 CF 12/15/00 THRV 06/11/92 BBR	VAC; ACCESS THROUGH PATTEN PROP MAP 6 LOT 32; LCOND=-75 ACC/ROW; CTD=25; 2017: NC, VACANT '22=NC																			

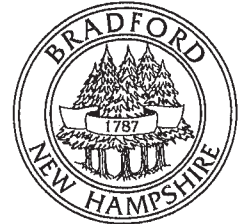
EXTRA FEATURES VALUATION						MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes		
						BRADFORD ASSESSING OFFICE			
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2024	\$ 0	\$ 0	\$ 45,000	Parcel Total: \$ 45,000					
2025	\$ 0	\$ 0	\$ 45,000	Parcel Total: \$ 45,000					
2026	\$ 0	\$ 0	\$ 45,000	Parcel Total: \$ 45,000					

LAND VALUATION										LAST REVALUATION: 2024				
Zone:	RURAL RES	Minimum Acreage:	2.00	Minimum Frontage:	250					Site:	Driveway:	Road:		
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	E	100	100	100	100		25	40,000	0	N	40,000	C NOTES
EXEMPT-MUNIC	2.500 ac	x 2,000	X	100					100	5,000	0	N	5,000	
	4.500 ac									45,000			45,000	



TOWN OF BRADFORD

NEW HAMPSHIRE 03221



OFFICE OF
SELECTMEN

Docket Number: 201600014303
Recorded in Merrimack County, NH
Kathi L. Guay, CPO, Register
BK: 3525 PG: 2251, 8/9/2016 11:23 AM
RECORDING \$10.00
SURCHARGE \$2.00

TELEPHONE
803 938-5900

MERRIMACK COUNTY RECORDS
Kathi L. Guay, CPO, Register

B
10⁴⁷
2

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:

PATTEN, STEVEN S.
PATTEN, RENEE L.

and described in the invoice books as:

Map: 000006 Lot: 000031 Sublot: 000000
Located At WEST ROAD

Consisting of 4.500 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 11th day of April in the year of our Lord 2016.

Signed, Sealed and Delivered in the presence of:

[Signature]
John Pfeifle

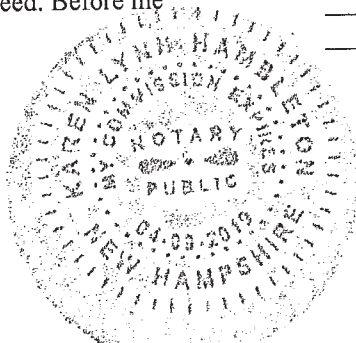
[Signature]
Sonny Harris

[Signature]
Jim Bibbo

[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



417648

2001 MAY 16 AM 8:14

BK2262 PG1772

33

98.⁰⁰

WARRANTY DEED

98.⁰⁰

KNOW ALL PERSONS BY THESE PRESENTS that I, **JOSEPH F. ARONE**, of Clay, New York, for consideration paid, grant to **STEVEN S. PATTEN and RENEE L. PATTEN**, of 459 Center Road, Bradford, New Hampshire 03221, **AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, WITH WARRANTY COVENANTS,**

That tract of land, with any improvements located thereon, situated in the Town of Bradford, County of Merrimack and State of New Hampshire, known as Lot No. 2 and bounded and described as follows:

Beginning at the southwest corner by land now or formerly owned by John Hoyt; thence northerly by said Hoyt land and land formerly of Charles H. Chase; thence easterly on said Chase land to land now or formerly of Clarence Smith; thence southerly by land of said Smith to bound of beginning, containing eight (8) acres, more or less.

Meaning and intending to describe and convey the same premises conveyed to Joseph F. Arone by deed of Vincent Arone, dated July 2, 1975 and recorded in Book 1248, Page 484 of the Merrimack County Registry of Deeds.

Subject to the rights of the town of Bradford and the public, if any, in the discontinued town road which transverses the premises, if at all.

This is not homestead property.

EXECUTED this 14 day of May 2001.

Joseph F. Arone
JOSEPH F. ARONE

STATE OF NEW YORK
COUNTY OF Onondaga

The foregoing instrument was acknowledged before me this 14th day of May 2001, by Joseph F. Arone, for the purposes contained herein.

Dianna M. Bellaire
Notary Public/Justice of the Peace

Printed name of officer: DIANNA M BELLAIRE

My Commission Expires: 4-12-2003

DIANNA M. BELLAIRE
Notary Public, State Of New York
Qualified in Cortland County
Commission Expires 4/12/2003

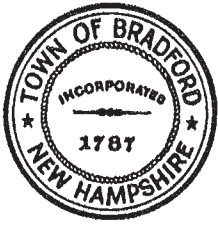
#6023098



MICHAEL CHIARELLA
ATTORNEY AT LAW
TRACY ROAD
P.O. BOX 526
NEW LONDON, N.H. 03257

Notice: This deed was prepared by Chiarella Law Office, P.C. at the request of the grantor and for his benefit. It was based solely on information provided by him. In the course of preparing the deed, no examination of title was requested and none was performed. Consequently, Chiarella Law Office, P.C. makes no representations as to any matters concerning the title to the conveyed premises that might be revealed by a title examination.

MERRIMACK COUNTY RECORDS
Kathi L. Quay, Register



OFFICE OF
SELECTMEN

TOWN OF BRADFORD

NEW HAMPSHIRE 03221



TELEPHONE
603 938-5900

April 14, 2016

Steven S. Patten
Renee L. Patten
459 Center Rd
Bradford, NH 03221

Dear Steven and Renee Patten,

On April 6, 2016, a Tax deed for your property located at Map 6 Lot 31 on West 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

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

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

BRADFORD, NH 03221

OFFICIAL USE

Postage	\$3.30	0221
Certified Fee	\$2.70	9
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 & Renee Patten
 Street, Apt. No.,
 or PO Box No. 459 Center Rd
 City, State, ZIP+4: Bradford NH 03221

PS Form 3800, August 2006 See Reverse for Instructions

COMPLETE THIS SECTION

1, 2, and 3.
 and address on the reverse
 turn the card to you.
 on the back of the mailpiece,
 space permits.

Renee Patten
 Center Rd.
 NH 03221



0602 5183 0162 81

(Transfer from service label)

001 9675 2178

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Morgan Patten Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
4/15/16

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
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

PSN 7530-02-000-9053

Domestic Return Receipt