

Property Card: CHENEY HILL ROAD
Town of Bradford, NH

NO PHOTO
AVAILABLE

Parcel ID: 06-094-00
PID: 000006000094000000

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

General Information

Assessed Value

Map: 000006
Lot: 000094
Sub: 000000

Land Use: EXEMPT-MUNIC
Zone: RURAL RES
Land Area in Acres: 7
Current Use: N
Neighborhood: N-E
Frontage: 250
Waterfront: 0
View Factor: N

Land: 98500
Buildings: 0
Extra Features: 0
Total: 98500

Sale History

Book/Page: 3755-1304
Sale Date: 8/25/2021 12:00:00 AM
Sale Price: 1

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		Date	Book	Page	Type	Price Grantor	
		08/25/2021	3755	1304	U V 50	1 DRUMMOND, C.& KIMBLE, G	
LISTING HISTORY		NOTES					
02/14/17	EORL	VACANT; WOODS; STEEP SECTIONS ALONG CHENEY HILL RD; 2017: NC, VACANT '22=NC					
04/08/13	CFUL						
12/20/00	THRL						
05/25/92	BBR						

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	\$ 98,500
								Parcel Total: \$ 98,500			
								2025	\$ 0	\$ 0	\$ 98,500
								Parcel Total: \$ 98,500			
								2026	\$ 0	\$ 0	\$ 98,500
								Parcel Total: \$ 98,500			

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		50	80,000	0	N	80,000	UND/STEEP/TOPO	
EXEMPT-MUNIC	5.000 ac	x 2,000	X	100					100	10,000	0	N	10,000		
EXEMPT-MUNIC	250.000 ff	x 68	E	100					50	8,500	0	N	8,500		
	7.000 ac									98,500			98,500		

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:

Base Type:

PERMITS

Date

Permit ID

Permit Type

Notes

BUILDING SUB AREA DETAILS

2024 BASE YEAR BUILDING VALUATION

Year Built:

Condition For Age:

Physical:

Functional:

Economic:

Temporary:

B
1055
2-

Town of Bradford

Docket Number: 202100021991
Recorded in Merrimack County, NH
Susan Cragin, Register
BK: 3755 PG: 1305, 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:

**DRUMMOND, C. & KIMBLE, G & CARRILLO, D
CRESSY DRUMMOND**

and described in the invoice books as:

Map: 000006 Lot: 000094 Sublot: 000000

Located At CHENEY HILL ROAD

Consisting of 7.000 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

Mel Pfeife

Marlene Freyler
Marlene Freyler

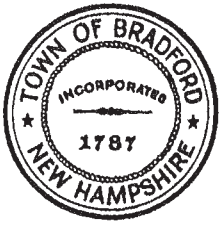
Erica Gross
Erica Gross
Tax Collector, TOWN OF BRADFORD

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.

Lauren Moulton
Notary Public, Justice of the Peace
My Commission expires: April 17 2024





TOWN OF BRADFORD

NEW HAMPSHIRE 03221



OFFICE OF
SELECTMEN

TELEPHONE
603 938-5900

September 8, 2021

Cressy Drummond
56 Bookout NW
Tularosa, NM 88352

Dear Ms. Drummond,

On August 23, 2021, Tax deeds for your properties located at Map 6 Lot 17 on Center Road, Map 6 Lot 48 on West Road and Map 6 Lot 94 on Cheney Hill Road were issued to the Town of Bradford, NH for nonpayment of 2018 taxes. These deeds convey 100% ownership of those properties to the Town of Bradford, NH.

For your information, a copy of the deeds to the Town of Bradford and copies of the New Hampshire Statutes regarding the sale of tax dedeed 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.

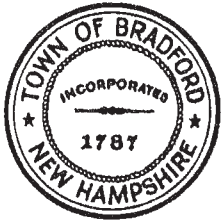
If the Town decides to sell the property/properties within the next three years, you will be notified at least 90 days prior to the offering for sale and be given the opportunity to repurchase the property/properties. If the Town does not exercise its option to sell by August 24, 2024, you may at any time prior to that date give notice to the Town, by certified mail, return receipt requested, of your intent to repurchase the property/properties 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/properties without any interest by you (RSA 80:89).

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

Sincerely,

Karen Hambleton
Town Administrator

Cc: George Kimble



OFFICE OF
SELECTMEN

TOWN OF BRADFORD

NEW HAMPSHIRE 03221



TELEPHONE
603 938-5900

September 8, 2021

George Kimble
340 Good Intent Road
Gettysburg, PA 17325

Dear Mr. Kimble,

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Sincerely,

Karen Hambleton
Town Administrator

Cc: Cressy Drummond

