



Property Card: 225 EAST WASHINGTON ROAD
 Town of Bradford, NH



Parcel ID: 09-005-01
PID: 000009000005000001

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

General Information

Assessed Value

Map: 000009
Lot: 000005
Sub: 000001

Land Use: EXEMPT-MUNIC
Zone: RURAL RES
Land Area in Acres: 3.41
Current Use: N
Neighborhood: N-E
Frontage: 0
Waterfront: 0
View Factor: N

Land: 41400
Buildings: 0
Extra Features: 0
Total: 41400

Sale History

Book/Page: 3540-2075
Sale Date: 12/12/2016 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		Date	Book	Page	Type	Price Grantor	
		12/12/2016	3540	2075	U V 50	SAILER, MICHAEL	
		09/22/2008	3088	692	U V 31	SAILER, MICHAEL	
LISTING HISTORY		NOTES					
06/18/24	RERL	12/07 LOT CREATED FROM 9-5 PLAN NUMBER 18708 '18CYC= STEEP; ROCKY FRONTAGE; WOODDED; VAC; 24 CYC=NC, VACANT					
03/01/18	EORL						
04/17/14	CFUL						
12/11/07	DLSL						

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	\$ 41,400				Parcel Total: \$ 41,400				
2025	\$ 0	\$ 0	\$ 41,400				Parcel Total: \$ 41,400				
2026	\$ 0	\$ 0	\$ 41,400				Parcel Total: \$ 41,400				

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	UND/TOPO	
EXEMPT-MUNIC	1.410 ac	x 2,000	X	100					50	1,400	0	N	1,400	TOPO	
	3.410 ac									41,400			41,400		

PICTURE



OWNER

BRADFORD, TOWN OF

PO BOX 436

BRADFORD, NH 03221

TAXABLE DISTRICTS

District	Percentage

BUILDING DETAILS

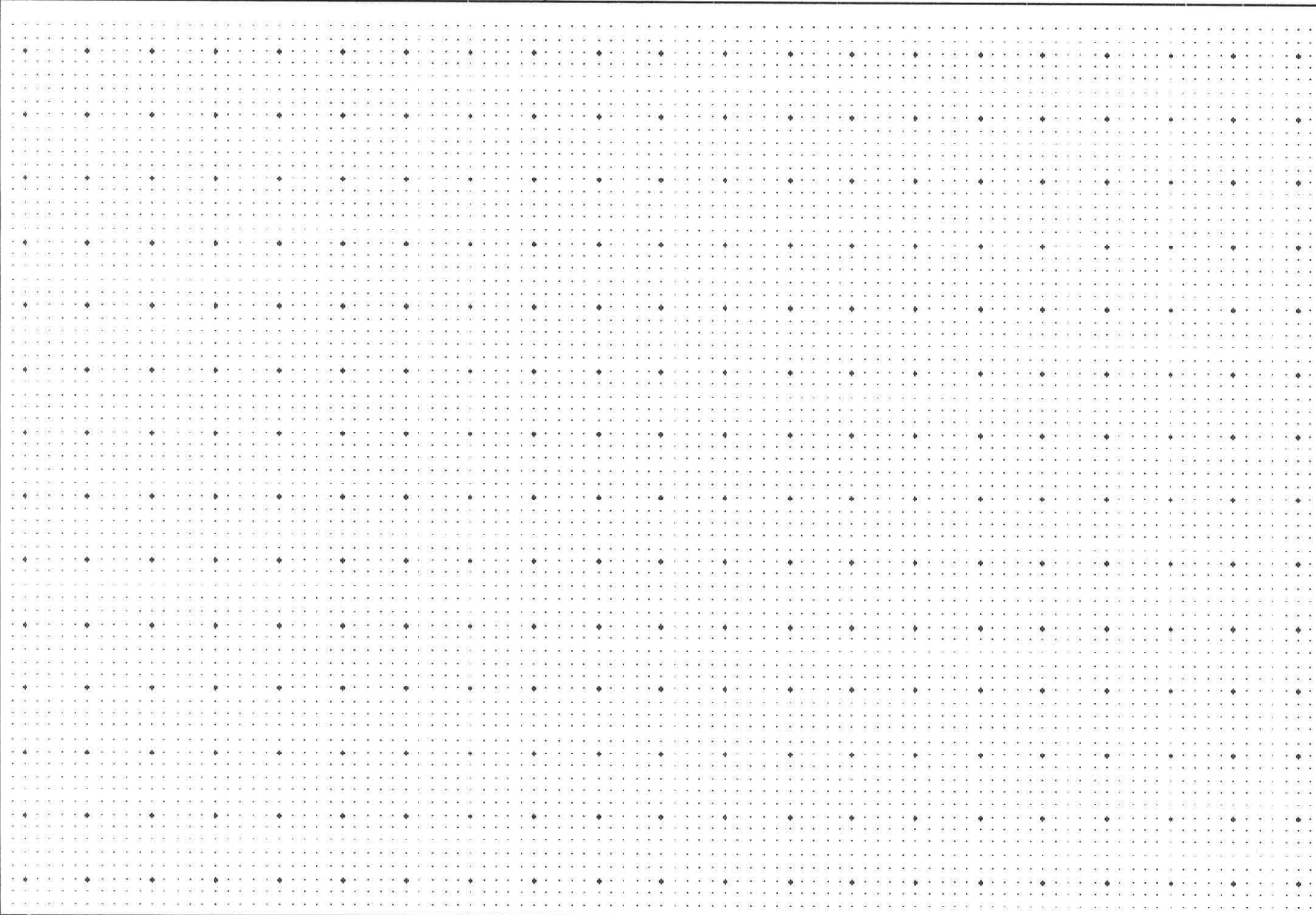
Model:
 Roof:
 Ext:
 Int:
 Floor:
 Heat:
 Bedrooms: Baths: Fixtures:
 Extra Kitchens: Fireplaces:
 A/C: Generators:
 Quality:
 Com. Wall:
 Stories:

Base Type:

PERMITS

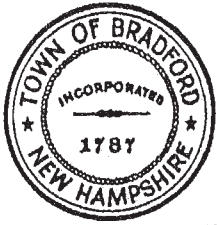
Date	Permit ID	Permit Type	Notes

BUILDING SUB AREA DETAILS



2024 BASE YEAR BUILDING VALUATION

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



TOWN OF BRADFORD

NEW HAMPSHIRE 03221



OFFICE OF
SELECTMEN

Docket Number: 201600023079
Recorded in Merrimack County, NH
Kathi L. Guay, CPO, Register
BK: 3540 PG: 2075, 12/12/2016 12:41 PM
RECORDING \$10.00
SURCHARGE \$2.00

TELEPHONE
603 938-5900

MERRIMACK COUNTY RECORDS

Kathi L. Guay, CPO, Register

B
1647
21818

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 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 2013 to:

SAILER, MICHAEL

and described in the invoice books as:

Map: 000009 Lot: 000005 Sublot: 000001

Located At 225 EAST WASHINGTON ROAD

Consisting of 3.410 Acres of Land, Including Any Buildings Thereon, as Recorded at the Registry of Deeds in Book 3088, Page 692.

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 5th day of December in the year of our Lord 2016.

Signed, Sealed and Delivered in the presence of:

[Signature]
John Diefle

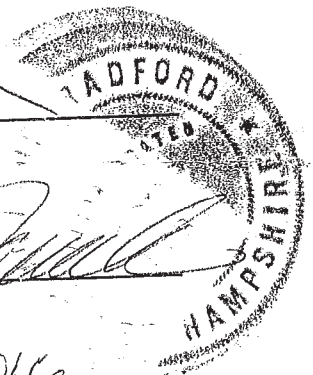
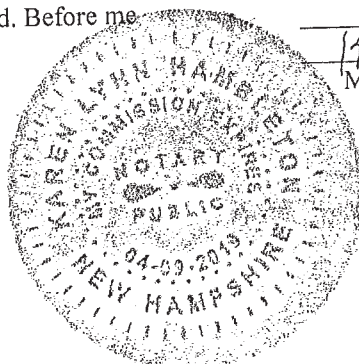
[Signature]
Sonny Harris

[Signature]
Jim Bibbo

[Signature]
Camila Devlin
Tax Collector, BRADFORD

State of New Hampshire, County of MERRIMACK, On December 5 2016
Camila Devlin, the above named, personally appearing and acknowledged the foregoing instrument to be his/her voluntary act and deed. Before me

[Signature]
Karen Lynn Hambleton (Notary) J.P.
My Commission expires: April 9, 2019



COMPLETE THIS SECTION

1, 2, and 3. Also complete
Return Receipt if desired.



to:

J. Sailer
Sarge Rd
eri, NH
03278

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

J. Sailer

Agent

Addressee

B. Received by (Printed Name) <

Michael Sailer

C. Date of Delivery

3-2-16

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

Certified Mail

Express Mail

Registered

Return Receipt for Merchandise

Insured Mail

C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

Postnet label

7010 1670 0001 9675 2529

February 2004

Domestic Return Receipt

102595-02-M-1540