

***Via Certified Mail
(Return Receipt Requested and Address Service Requested)
& First-Class Mail***

December 9, 2025

Mollie Gendron a/k/a Mollie Crosby

Re: *Sale of Tax Deeded Property*

Location: 52 Mechanic Street, Alstead, NH 03602 – Tax Map #11 Lot #142 Sub Lot

Dear Mollie Crosby

The Town of Alstead (hereinafter “Town”) acquired title to the above-identified property (hereinafter “Property”) for non-payment of taxes, by Tax Collector’s Deed.

This notice is being sent to you in accordance with RSA 80:89. Pursuant to this statute, the following information is provided:

1. Terms of the Offering (RSA 80:89, I)

The Town will be auctioning this property (and other properties) to the highest bidder. The auction is scheduled to occur on Saturday, **March 14, 2025**, at **52 Mechanic Street** location or at such other date or location if a postponement becomes necessary. There is no minimum bid requirement.

2. Right to Repurchase the Property (RSA 80:89, II)

As a former owner, you have a right to repurchase the property, as follows: Within 30 days after your receipt of this notice, you as a former owner of the property may give notice by certified mail, return receipt requested, of your intent to repurchase the property from the Town, stating that you are ready, willing, and able to pay all back taxes, interest, costs and penalty, as defined in RSA 80:90.¹ If all such back taxes, interest, costs and penalty have not been actually tendered within 30

¹ 80:90. Definitions

I. For purposes of RSA 80:88 and 80:89, the phrase “back taxes, interest, costs and penalty” shall include all of the following:

- (a) All taxes assessed but unpaid as of the date of the tax deed, together with all taxes which would thereafter otherwise have been assessed against such property based on its valuation, but for its ownership by the municipality.
- (b) All statutory interest actually accrued on all back taxes as of the date of the tax deed, together with all statutory interest which would otherwise thereafter have accrued on all taxes listed in subparagraph (a), but for the property's ownership by the municipality.
- (c) All allowable statutory fees charged for notice and recording in connection with the tax collection process.
- (d) All legal costs incurred by the municipality in connection with the property, including those connected with the municipality's sale or the former owner's repurchase.
- (e) All incidental and consequential costs as are reasonably incurred or estimated to be incurred by the municipality in connection with its ownership and disposition of the property, including but not limited to insurance, maintenance, repairs or improvements, and marketing expenses.

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days of such notice of intent to repurchase, the Town may proceed with its offering and dispose of the property without any interest by the former owner. Any such notice sent by you should be mailed to:

Board of Selectmen
PO Box 60/ 15 Mechanic Street
Alstead, NH 03602

As a practical matter, if you intend to repurchase the Property, you are advised to contact the Town before you send the certified letter in order to obtain the total amount you will be required to pay to repurchase the Property. *However, regardless of whether the Town responds to you in a timely manner, you still need to give notice by certified mail, return receipt requested, of your intent to repurchase the property from the Town within 30 days (as stated above) so as to preserve your right of repurchase.*

3. Effect of Repurchase by Former Owner (RSA 80:89, III – IV)

The deed from the Town upon such repurchase shall convey the Town's interest in the property, or such portion as has not been previously disposed of by the Town, to all record former owners in the same proportional undivided interests as the former owners of record. The former owners' title upon repurchase shall be subject to any liens of record against the property as of the time of the tax deed to the Town, and subject to any leases, easements, or other encumbrances as may have been granted or placed on the property by the Town. In the case of multiple former owners, any owner paying more than a proportional share of the purchase price to the Town shall have a lien against the other owners for the amount of the excess paid.

This will be your only notice before the Town sells the Property at auction. If you intend to repurchase the Property, it is imperative you take action as required herein and pursuant to New Hampshire law.

Please free to contact me with any questions.

Very truly yours,

Town of Alstead

(f) An additional penalty equal in amount to 15 percent of the assessed value of the property as of the date of the tax deed, adjusted by the equalization ratio for the year of the assessment.

II. For purposes of RSA 80:88 and 80:89, "former owner" shall mean any person in whom title to the property, or partial interest therein, was vested at the time of the tax deed, and shall include any heir, successor, or assign of any former owner, provided, however, that any person to whom a former owner has attempted to convey or assign any interest, lien, or expectancy in the property subsequent to the date of the tax deed shall not be deemed a former owner.

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By: Joel C. McCarty
Alstead Select Board
Board Chair

Cc: Board of Selectmen

Town of Alstead NH
Payoff Calculations - Tax Deed property

Name: Mollie Gendron		Parcel #:	11-142 52 Mechanic St
Levy year Deeded:	2023	Book/Page:	3247/840
		Date of Recording:	May 28, 2025
Payoff Date:	March 2, 2026	Assessed Value:	161,500
		Year of Value:	2024

A. Total Amounts Owed at Deeding-14%

Year	Principal	Interest	Costs	Total
2022L	\$ 3,974.20	\$ 1,707.27	\$80.00	\$ 5,761.47
2023L	\$ 4,211.73	\$ 1,187.36	\$60.50	\$ 5,459.59
2024L	\$ 4,348.41	\$ 617.12	\$40.00	\$ 5,005.53
2024P01	\$ 2,053.00	\$ 148.94	\$22.50	\$ 2,224.44
2024P02	\$ 2,304.00	\$ 64.64		\$ 2,368.64

278 Days - deed to payoff \$ 5.76 PerDiem \$ 1,602.06

Total Prior: \$ 16,891.34 \$ 3,725.33 \$ 203.00 \$ 22,421.73

B. Subsequent Taxes accrued After deeding-12%

Year	Principal	PerDiem	Interest	Total
		\$ -	\$ -	\$ -
Total Sub:	\$ -	\$ -	\$ -	\$ -

Total

A: Total Prior \$ 22,421.73
 B: Total Subsequent \$ -
 C: Other Charges* (plus legal and recording for repurchase) \$ 2,544.50

Sub Total \$ 24,966.23

D: Equalized Assessed Value \$ 94,801.00 10% Penalty** \$ 9,480.10

Payoff Amount \$ 34,446.33

4/15/2022 \$ 7.38 2020L notice of impending tax deed

4/12/2023 \$ 8.13 2021L notice of impending tax deed

4/19/2023 \$ 8.13 2023L notice of impending lien

3/6/2024 \$ 8.73 2022L notice of impending tax deed

4/18/2024 \$ 8.73 2024L notice of impending lien

3/27/2025 \$ 9.68 2023L notice of impending tax deed

5/29/2025 \$ 17.00 deed recording fees

7/22/2025 \$ 39.72 Signage/Posts

7/22/2025 \$ 1,000.00 Wildcat Excavation

7/22/2025 \$ 452.00 True North Home Inspection+Specimen Analysis

7/22/2025 \$ 985.00 True North Home Inspection+Specimen Analysis

\$ 2,544.50

** Penalty is waived if property is primary residence for property owner at time of tax deeding.

* Other Charges (estimated) to include deed preparation, legal and recording fees, etc... to be adjusted at time of repurchase execution.