

Recorded on 08/23/2024 at 11:18 AM
TID: 4288408 Doc # 202400072040

TAX COLLECTOR'S DEED KNOWN ALL MEN BY THESE PRESENTS

That I, Michael R. Brooks, Tax Collector for the TOWN OF MADISON, in the County of Carroll and the State of New Hampshire, for the year 2024 by the authority in me vested by the laws of the State, and for consideration received by the TOWN OF MADISON, located at 1923 Village Road, PO Box 248, Madison, NH 03849-0248, do hereby sell and convey to the TOWN OF MADISON, a certain tract or parcel of land situated in the TOWN OF MADISON, New Hampshire aforesaid, taxed by the Selectmen/Assessors in 2021 to:

ROUSSEL, DEBRA G
F/K/A DEBRA G MIDDLETON
and described in the invoice books as:

Map: 000116

Lot: 000067

Sublot: 000000

Located At **BLACK MOUNTAIN ROAD**

Consisting of 0.310 Acres of Land, Including Any Buildings Thereon, as Recorded at the Registry of Deeds in Book 1229, Page 35.

The deed is the result of the tax lien execution held at the Tax Collector's Office in the above stated TOWN OF MADISON, in the State of New Hampshire on April 4, 2022 and recorded at the Registry of Deeds in Book 3661, Page 292, to have and to hold said Premises, with the appurtenances, to said TOWN OF MADISON's successors/heirs and assigns forever. And I hereby covenant with said TOWN OF MADISON, 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 20th day of August in the year of our Lord 2024.

Signed, Sealed and Delivered in the presence of:

Adam Price

John Arruda

Joy Gray

Michael R. Brooks

Tax Collector, TOWN OF MADISON

State of New Hampshire
County of Carroll

On this 20th day of August 2024, personally appeared Michael R. Brooks, Tax Collector who swore that the foregoing is true to the best of his knowledge and belief and acknowledged the foregoing instrument to be his free act and deed.



L. Shackford
Notary Public/Justice of the Peace

My Commission expires: 08/26/2025

116-067

DEEDED AUG 20 2024

30

RECEIVED

009958

TOL SANDS - \$30.00

STATE OF NEW HAMPSHIRE
NOTARY PUBLIC

I, RICHARD F. MIDDLETON

of 219 Boardman Street, Haverhill, Essex
being unmarried, for consideration paid, and in full consideration of

County, Massachusetts,
ONE DOLLAR (\$1.00)

Grant to DEBRA G. MIDDLETON

3 Germano Drive, Danvers, Essex County, Massachusetts

All my right, title and interest in and to with warranty covenants

A certain parcel of land in Madison, County of Carroll and
State of New Hampshire, designated as Lot #58 on a plan
entitled "Madison Shores, Inc., Madison, New Hampshire, Stephen
H. Boomer, Surveyor, 1962," bounded and described as follows:

Beginning at a steel stake set at the Easterly side of Black
Mountain Road, at the Northwest corner of the lot herein con-
veyed, thence N 77° E one hundred (100) feet to an iron stake
along the line of Madison Mountain Drive; thence S 7° W one
hundred and sixty-two (162) feet along the boundary line of Lot
#57, to an iron stake; thence N 65° W one hundred and twenty-
three (123) feet to the Easterly side of Black Mountain Road;
thence along Black Mountain Road N 7° E one hundred (100) feet
to an iron stake and the point of beginning.

Together with a right of way to and from the public high-
way and the lot herein conveyed, including a right of way, in
common with other property owners of Madison Shores, over all
private roads now owned by Madison Shores.

Together with the right to use, in common with other
property owners of Madison Shores, those beaches on the shore
of Davis Pond designated as "beach" and "beach lot" on the plan
referred to above.

For my title see the Estate of Edward F. Middleton, Essex
County Probate Court Docket No. 85P 1987-E1. See also Deed
dated August 28, 1963 recorded with the Carroll County Registry
of Deeds in Book 372, Page 64.

Said premises are conveyed subject to restrictions of
record. Grantee has not requested a title examination.
Executed as a sealed instrument this 8th day of June 19 87

Richard F. Middleton

The Commonwealth of Massachusetts

ESSEX

ss.

June 8,

19 87

Then personally appeared the above named Richard F. Middleton

and acknowledged the foregoing instrument to be his free act and deed,

Before me, Kenneth E. Dindauer

Notary Public
State of New Hampshire

My commission expires September 2, 19 88

BK1229 PG 035

Estimated
First Bill



Town of Madison Real Estate Tax Bill

1923 Village Road, PO BOX 248, Madison, NH 03849-0248

DEEDED AUG 20 2024

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2021	2021P01033605	5/21/2021	8%	7/8/2021
MAP/PARCEL		LOCATION OF PROPERTY	ACRES	
000116-000067-000000		BLACK MOUNTAIN ROAD	0.31	
OWNER OF RECORD			CURRENT AMOUNT DUE	



ROUSSEL, DEBRA G
F/K/A DEBRA G MIDDLETON
PO BOX 227
HATHORNE, MA, 01937-0227

\$96.00

AMOUNT ENCLOSED

*** OTHER AMOUNT DUE ***
\$266.22

Please detach and return with your payment



Town of Madison Real Estate Tax Bill

Michael R. Brooks - Tax Collector
1923 Village Road, PO BOX 248, Madison, NH 03849-0248

8% APR Interest Charged After 7/8/2021

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2021	2021P01033605	5/21/2021	8%	7/8/2021
MAP/PARCEL		LOCATION OF PROPERTY	ACRES	
000116-000067-000000		BLACK MOUNTAIN ROAD	0.31	
OWNER OF RECORD			TOTAL TAX AT 1/2 2020 RATE	

ROUSSEL, DEBRA G
F/K/A DEBRA G MIDDLETON
PO BOX 227
HATHORNE, MA, 01937-0227

Estimated Tax First Bill **\$96.00**
- Veteran's Credit - \$0
- Abate/Pre-Pay - \$0

AMOUNT DUE \$96.00
7/8/2021

*** OTHER AMOUNT DUE ***
\$266.22

TOTAL AMOUNT OUTSTANDING:
\$362.22

TAX RATE PER \$1000		TAX DOLLARS BY RATE		ASSESSED VALUATION	
Municipal	\$1.77	Municipal	\$22,125.00	Buildings	\$0.00
School	\$4.34	School	\$1,362,500.00	Land	\$12,500.00
State Education	\$0.96	State Education	\$12,000.00	C Use Credit	- \$0.00
County	\$0.58	County	\$7,250.00		- \$0
	\$0		\$0.00		- \$0
TOTAL	\$7.65	TOTAL	\$96.00	TOTAL	\$12,500.00

INFORMATION TO TAXPAYERS

If you rent your property, as of 01-01-11, RSA 540:1 requires you to file an Affidavit of Designated Respondent (see Town's website) with the Town Clerk.

If you are elderly, blind, a veteran or veteran's spouse, or are unable to pay your taxes due to poverty or other good cause, you may be eligible for a tax exemption, credit, abatement, or deferral. The property for which you are claiming must be your primary residence. For details, additional qualifying factors, application information and filing deadlines, contact the SELECTMEN'S Office at 603-367-4332 Ext 300.

To dispute the property valuation, by March 1st and not afterwards, the taxpayer may file an abatement application form with the SELECTMEN'S OFFICE. To obtain the form, call 603-367-4332 Ext 1, write to PO Box 248, Madison, NH 03849, or download "Municipal Abatement Form" from www.nh.gov/btla/forms

PAYMENT POLICIES

Make check or money order payable to **Town of Madison, NH.** Tax bill information and **ON-LINE payment options** available at www.nhtaxkiosk.com and select MADISON. Post-dated checks cannot be accepted, and shall be returned to taxpayer. **WHEN PAYMENT IS MADE BY MAIL AND RECEIPT IS DESIRED, PLEASE SEND ENTIRE BILL AND A SELF ADDRESSED STAMPED ENVELOPE WITH YOUR PAYMENT. WHEN PAYING IN PERSON, BRING ENTIRE BILL.**

If this bill is paid by check or money order, it is not considered paid until the check or money order has cleared the bank. Fees shall be applied for any payment returned by the bank for any reason.

Your cancelled check is a valid receipt for federal income tax purposes. Payment of this bill does not prevent the collection of previous unpaid taxes, nor does an error in the name of the person(s) taxed prevent collection.

If you are not the present owner of this property, please forward to the proper owner. The Tax Collector is not responsible for payment applied to an incorrect parcel.

If your mortgage company is to pay the entire bill or any portion of that bill, it is your responsibility to send it to your mortgage company to ensure proper and timely payment.

Tax Collectors Office Hours: Mon-Thurs: 8 am - 4 pm; Fri: Closed
Phone: 603-367-9931 Ext 310 or Ext 305 | Fax: 603-367-4765
ONLINE PAYMENT OPTIONS: www.nhtaxkiosk.com select MADISON



Town of Madison Real Estate Tax Bill

1923 Village Road, PO BOX 248, Madison, NH 03849-0248

DEEDED AUG 20 2021

Second Bill

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2021	2021P02033702	11/22/2021	8%	12/30/2021
MAP/PARCEL		LOCATION OF PROPERTY	ACRES	
000116-000067-000000		BLACK MOUNTAIN ROAD	0.31	
OWNER OF RECORD			CURRENT AMOUNT DUE	

76.00

AMOUNT ENCLOSED

*** OTHER AMOUNT DUE ***

0.00



ROUSSEL, DEBRA G
F/K/A DEBRA G MIDDLETON
PO BOX 227
HATHORNE,MA, 01937-0227

Please detach and return with your payment



Town of Madison Real Estate Tax Bill

Michael R. Brooks - Tax Collector
1923 Village Road, PO BOX 248, Madison, NH 03849-0248

8.00% APR Interest Charged After 12/30/2021

Second Bill

Second Bill

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2021	2021P02033702	11/22/2021	8%	12/30/2021
MAP/PARCEL	LOCATION OF PROPERTY		ACRES	
000116-000067-000000	BLACK MOUNTAIN ROAD		0.31	
OWNER OF RECORD			TOTAL TAX AT 2021 RATE	

ROUSSEL, DEBRA G
F/K/A DEBRA G MIDDLETON
PO BOX 227
HATHORNE,MA, 01937-0227

Total 2021 Bill 172.00
Less First Bill - 96.00
- Veteran's Credit - \$0
- Abate Pre-Pay - \$0

AMOUNT DUE 12/30/2021 \$76.00

*** OTHER AMOUNT DUE ***

0.00

TOTAL AMOUNT OUTSTANDING:
\$76.00

TAX RATE PER \$1000		TAX DOLLARS BY RATE		ASSESSED VALUATION	
Municipal	3.30	Municipal	\$41.25	Buildings	0.00
School	7.55	School	\$13.38	Land	12,500.00
State Education	1.85	State Education	\$94.38	C Use Credit	0.00
County	1.07	County	\$23.13		- \$0
	\$0		0.00		- \$0
TOTAL	\$13.77	TOTAL	\$172.00	TOTAL	\$12,500.00

INFORMATION TO TAXPAYERS

If you rent your property, as of 01-01-11, RSA 540:1 requires you to file an Affidavit of Designated Respondent (see Town's website) with the Town Clerk.

If you are elderly, blind, a veteran or veteran's spouse, or are unable to pay your taxes due to poverty or other good cause, you may be eligible for a tax exemption, credit, abatement, or deferral. The property for which you are claiming must be your primary residence. For details, additional qualifying factors, and application information and filing deadlines, contact the SELECTMEN'S Office at 603-367-4332 Ext 300.

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PAYMENT POLICIES

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Tax Collectors Office Hours: Mon-Thurs: 8 am - 4 pm; Fri: Closed

Phone: 603-367-9931 Ext 310 or Ext 305 | Fax: 603-367-4765

ONLINE PAYMENT OPTIONS: www.nhtaxkiosk.com select MADISON

DEEDED AUG 20 2024

TOWN OF MADISON

1923 Village Road
PO Box 248
Madison, NH 03849-0248

Office Hours
M, T, W, TH
8 am - 4 pm
603-367-9931

FILE COPY

ROUSSEL, DEBRA G
F/K/A DEBRA G MIDDLETON
PO BOX 227
HATHORNE, MA 01937-0227

OFFICE OF THE TAX COLLECTOR
NOTICE OF DELINQUENT TAXES
Wednesday, January 5, 2022

----- All past due taxes and liens are listed below. For each, the tax and interest as of 02/24/2022 are listed. **To avoid the initiation..... of the Tax Lien Process and associated additional expenses, you should pay the total amount due (tax and interest) on or before 02/24/2022 by 12:00 PM for all levies listed not already liened.** Levies with "L" after the year were previously liened.

Please contact us for the revised amount due if payment is made before or after 02/24/2022. Payments made after 02/10/2022 should be by certified check, money order, or cash to ensure the avoidance of additional charges.

This notice is based on tax records as of 01/05/2022. Please notify us as soon as possible if you believe the information is not correct. Your cooperation is appreciated.

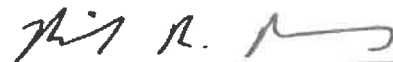
Levy Year	Property Location	Map Lot Sub	Tax Amount	Int Rate	Int/Pen	*Total Due
2021P02	BLACK MOUNTAIN ROAD	000116 000067 000000	\$ 76.00	8%	\$ 0.93	\$ 76.93
			\$ 76.00		\$ 0.93	\$ 76.93

LEVY YEAR TAX TYPE INFORMATION

B - Betterment	P - Property	T - Timber Yield
G - Gravel Yield	R - Residence	U - Use Change
L - Lien	S - Sewer	W - Water

(*Total Due Amounts as of 02/24/2022)

Total Per Diem: \$ 0.0167



Collector of Taxes
Michael R. Brooks

TOWN CLERK/TAX COLLECTOR'S OFFICE

Town of Madison
PO Box 248
Madison, NH 03849-0248

MANCHESTER NH 030

5 JAN 2022 PM 3 L

FIRST-CLASS



US POSTAGE^{IMP}PITNEY BOWES



ZIP 03849 \$ 000.53⁰
02 7H
0001355086 JAN 05 2022

RECEIVED

JAN 18 2022

CLERK/COLLECTOR
MADISON, NH

ROUSSEL, DEBRA G
F/K/A DEBRA G MIDDLETON
PO BOX 227
HATHORNE, MA 01937-0227

NIXIE 015 FE 1 0001/11/22

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 03849024848 *1363-08987-05-41

01937-0227
03849-0248

DEEDED AUG 20 2024

TOWN OF MADISON

1923 Village Road
PO Box 248
Madison, NH 03849-0248

Office Hours
M, T, W, TH
8 am - 4 pm
603-367-9931

FILE COPY

Certified Article Number

9414 7266 9904 2145 8985 85

SENDER'S RECORD

ROUSSEL, DEBRA G
F/K/A DEBRA G MIDDLETON
PO BOX 227
HATHORNE, MA 01937-0227

OFFICE OF THE TAX COLLECTOR
NOTICE OF IMPENDING LIEN
Monday, February 28, 2022

In accordance with RSA (80:60, 80:77, 80:77a), you are hereby notified of IMPENDING TAX LIEN(s) against the real estate taxed to you as listed below. **If payment in full is not received on or before Monday, April 4, 2022 by 12:00 PM, I shall EXECUTE A TAX LIEN(s) on the real estate listed.** Payments received after Monday, March 21, 2022 must be cash, certified check or money order to prevent execution of the lien as well as any additional costs.

If the total amounts are not paid before the date stated above, a "REAL ESTATE TAX LIEN" will be executed to the Municipality and recorded in the County Registry of Deeds. This tax lien will entitle the Municipality to legal interest in the property described below unless, within two (2) years of the execution of the tax lien, the property is redeemed by payment of the amount(s) listed below plus all accrued interest and costs. If you have any questions, please call for assistance. **If the payment is made before the date and time listed above, call our office for the correct interest amount.**

IMPORTANT NOTICE to assessed property owners currently in bankruptcy can be found on the reverse side of this Notice of Impending Lien.

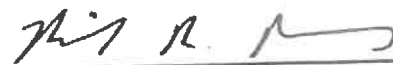
ALTERNATIVE TAX PAYMENT OPTIONS (credit card, debit card, ACH electronic check) and property tax information available on-line: www.nhtaxkiosk.com and select Madison. Alternative payments options shall NOT be available between March 30, 2015 and April 14, 2015. Please plan accordingly.

Levy Year	Property Location	Map Lot Sub	Tax Amount	Int/Pen	Costs	*Total Due
2021P02	BLACK MOUNTAIN ROA	000116 000067 000000	\$ 76.00	\$ 1.58	\$ 20.00	\$ 97.58
			\$ 76.00	\$ 1.58	\$ 20.00	\$ 97.58

LEVY YEAR TAX TYPE INFORMATION

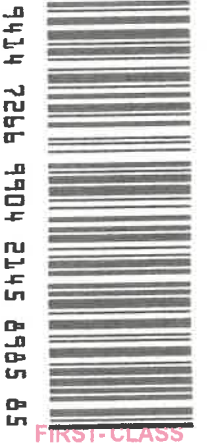
B - Betterment	P - Property	T - Timber Yield
G - Gravel Yield	R - Residence	U - Use Change
L - Lien	S - Sewer	W - Water

(*Total Due Amounts as of 04/04/2022)


Collector of Taxes
Michael R. Brooks

TOWN CLERK/TAX COLLECTOR'S OFFICE

Town of Madison
PO Box 248
Madison, NH 03849-0248
2021 LN



FIRST-CLASS



US POSTAGE
PITNEY BOWES
ZIP 03849
02 7H
0001355086
FEB 28 2022
\$ 007.330

RECEIVED

MAR 21 2022

CLERK/COLLECTOR
MADISON, NH

UTF

ROUSSEL, DEBRA G
F/K/A DEBRA G MIDDLETON
PO BOX 227
HATHORNE, MA 01937-0227

0153849302480

UTF

NIXIE 015 FEB 1 0003/16/22
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 03849024848 +1784-12342-01-43

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2145 8985 AS

Certified Mail Fee	\$ \$5.28
Return Receipt (Hardcopy)	\$ \$3.05
Return Receipt (Electronic)	\$ \$0.00
Certified Mail Restricted Delivery	\$
Postage	\$ \$0.58
Total Postage and Fees	\$ \$7.38

MAR 01 2022

Postmark
Here

03849

Sent to: ROUSSEL, DEBRA G
F/K/A DEBRA G MIDDLETON

PO BOX 227
HATHORNE, MA 01937-0227

Reference Information

000116 000067 000000
Notice of Impending Lien

CARROLL
COUNTY REGISTRY OF DEEDS
AFFIDAVIT OF EXECUTION OF REAL ESTATE TAX LIEN

STATE OF NEW HAMPSHIRE
COUNTY OF CARROLL

Dated: April 4, 2022

Personally appeared the above named Michael R. Brooks, Tax Collector for the Town of TOWN OF MADISON and being duly sworn states that:

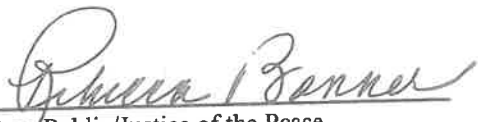
1. The foregoing listing represents a list of current owners or person to whom taxes were assessed and a description of the property assessed as committed to me for collection.
2. That as a result of non-payment of taxes, and after having provided notices as provided by law, I executed to the Town of TOWN OF MADISON, New Hampshire a statutory tax lien in accordance with RSA 80:61 on April 4, 2022, at the Town offices.



Michael R. Brooks
Tax Collector

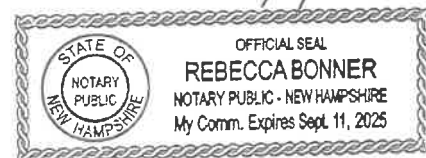
STATE OF NEW HAMPSHIRE
COUNTY OF CARROLL

On this 4th day of Apr. 2022, personally appeared Michael R. Brooks, Tax Collector who swore that the foregoing is true to the best of his knowledge and belief and acknowledged the foregoing instrument to be his free act and deed.



Notary Public/Justice of the Peace

My Commission expires: 9/11/25



Estimated
First Bill



Town of Madison Real Estate Tax Bill
1923 Village Road, PO BOX 248, Madison, NH 03849-0248

DEEDED AUG 20 2024

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2022	2022P01033703	4/22/2022	8%	7/5/2022
MAP/PARCEL		LOCATION OF PROPERTY	ACRES	
000116-000067-000000		BLACK MOUNTAIN ROAD	0.31	
OWNER OF RECORD			CURRENT AMOUNT DUE	

\$86.00

AMOUNT ENCLOSED



ROUSSEL, DEBRA G
F/K/A DEBRA G MIDDLETON
PO BOX 227
HATHORNE, MA, 01937-0227

*** OTHER AMOUNT DUE ***
\$140.18

Please detach and return with your payment



Town of Madison Real Estate Tax Bill
Michael R. Brooks - Tax Collector
1923 Village Road, PO BOX 248, Madison, NH 03849-0248

8% APR Interest Charged After 7/5/2022

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2022	2022P01033703	4/22/2022	8%	7/5/2022
MAP/PARCEL		LOCATION OF PROPERTY	ACRES	
000116-000067-000000		BLACK MOUNTAIN ROAD	0.31	
OWNER OF RECORD			ESTIMATED TAX AT 1/2 2021 RATE	

ROUSSEL, DEBRA G
F/K/A DEBRA G MIDDLETON
PO BOX 227
HATHORNE, MA, 01937-0227

Estimated Tax First Bill **\$86.00**
- Veteran's Credit - \$0
- Abate/Pre-Pay - \$0

AMOUNT DUE \$86.00
7/5/2022

*** OTHER AMOUNT DUE ***
\$140.18

TOTAL AMOUNT OUTSTANDING:
\$226.18

TAX RATE PER \$1000		TAX DOLLARS BY RATE		ASSESSED VALUATION	
Municipal	\$1.65	Municipal	\$20.63	Buildings	\$0.00
School	\$3.78	School	\$6.75	Land	\$12,500.00
State Education	\$0.93	State Education	\$47.25	C Use Credit	- \$0.00
County	\$0.54	County	\$11.63		- \$0
	\$0		\$0.00		- \$0
TOTAL	\$6.90	TOTAL	\$86.00	TOTAL	\$12,500.00

INFORMATION TO TAXPAYERS

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If you are elderly, blind, a veteran or veteran's spouse, or are unable to pay your taxes due to poverty or other good cause, you may be eligible for a tax exemption, credit, abatement, or deferral. The property for which you are claiming must be your primary residence. For details, additional qualifying factors, application information and filing deadlines, contact the SELECTMEN'S Office at 603-367-4332 Ext 300.

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Town of Madison Real Estate Tax Bill

1923 Village Road, PO BOX 248, Madison, NH 03849-0248

DEEDED AUG 20 2022

Second Bill

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2022	2022P02033807	11/21/2022	8%	12/29/2022
MAP/PARCEL	LOCATION OF PROPERTY			ACRES
000116-000067-000000	BLACK MOUNTAIN ROAD			0.31
OWNER OF RECORD			CURRENT AMOUNT DUE	

ROUSSEL, DEBRA G
F/K/A DEBRA G MIDDLETON
PO BOX 227
HATHORNE, MA 01937-0227

\$108.00

AMOUNT ENCLOSED

*** OTHER AMOUNT DUE ***
\$237.40

Please detach and return with your payment



Town of Madison Real Estate Tax Bill

Michael R. Brooks - Tax Collector
1923 Village Road, PO BOX 248, Madison, NH 03849-0248

8.00% APR Interest Charged After 12/29/2022

Second Bill

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2022	2022P02033807	11/21/2022	8%	12/29/2022
MAP/PARCEL	LOCATION OF PROPERTY		ACRES	
000116-000067-000000	BLACK MOUNTAIN ROAD		0.31	
OWNER OF RECORD			TOTAL TAX AT 2022 RATE	

ROUSSEL, DEBRA G
F/K/A DEBRA G MIDDLETON
PO BOX 227
HATHORNE, MA 01937-0227

Total 2022 Bill **\$194.00**
Less First Bill **\$- 86.00**
- Veteran's Credit **\$- \$0**
- Abate Pre-Pay **\$- \$0**

AMOUNT DUE **\$108.00**
12/29/2022

*** OTHER AMOUNT DUE ***
\$237.40

TOTAL AMOUNT OUTSTANDING:
\$345.40

TAX RATE PER \$1000		TAX DOLLARS BY RATE		ASSESSED VALUATION	
Municipal	\$4.13	Municipal	\$51.63	Buildings	\$0.00
School	\$8.94	School	\$111.75	Land	\$12,500.00
State Education	\$1.27	State Education	\$15.88	C Use Credit	\$0.00
County	\$1.15	County	\$14.38		- \$0
	\$0		\$0.00		- \$0
TOTAL	\$15.49	TOTAL	\$194.00	TOTAL	\$12,500.00

INFORMATION TO TAXPAYERS

If you rent your property, as of 01-01-11, RSA 540:1 requires you to file an Affidavit of Designated Respondent (see Town's website) with the Town Clerk.

If you are elderly, blind, a veteran or veteran's spouse, or are unable to pay your taxes due to poverty or other good cause, you may be eligible for a tax exemption, credit, abatement, or deferral. The property for which you are claiming must be your primary residence. For details, additional qualifying factors, and application information and filing deadlines, contact the SELECTMEN'S Office at 603-367-4332 Ext 300.

To dispute the property valuation, by March 1st and not afterwards, the taxpayer may file an abatement application form with the SELECTMEN'S OFFICE. To obtain the form, call 603-367-4332 Ext 1, write to PO Box 248, Madison, NH 03849, or download "Municipal Abatement Form" from www.nh.gov/btla/forms

PAYMENT POLICIES

Make check or money order payable to **Town of Madison, NH.** Tax bill information and **ON-LINE payment options** available at www.nhtaxkiosk.com and select MADISON. Post-dated checks cannot be accepted, and shall be returned to taxpayer. **WHEN PAYMENT IS MADE BY MAIL AND RECEIPT IS DESIRED, PLEASE SEND ENTIRE BILL AND A SELF ADDRESSED STAMPED ENVELOPE WITH YOUR PAYMENT. WHEN PAYING IN PERSON, BRING ENTIRE BILL.**

If this bill is paid by check or money order, it is not considered paid until the check or money order has cleared the bank. Fees shall be applied for any payment returned by the bank for any reason.

Your cancelled check is a valid receipt for federal income tax purposes. Payment of this bill does not prevent the collection of previous unpaid taxes, nor does an error in the name of the person(s) taxed prevent collection.

If you are not the present owner of this property, please forward to the proper owner. The Tax Collector is not responsible for payment applied to an incorrect parcel.

If your mortgage company is to pay the entire bill or any portion of that bill, it is your responsibility to send it to your mortgage company to ensure proper and timely payment.

Tax Collectors Office Hours: Mon-Thurs: 8 am - 4 pm; Fri: Closed
Phone: 603-367-9931 Ext 310 or Ext 305 | Fax: 603-367-4765

DEEDED AUG 20 2024

TOWN OF MADISON

1923 Village Road
PO Box 248
Madison, NH 03849-0248
Office Hours
M, T, W, TH
8 am - 4 pm
603-367-9931

FILE COPY

ROUSSEL, DEBRA G
F/K/A DEBRA G MIDDLETON
PO BOX 227
HATHORNE, MA 01937-0227

**OFFICE OF THE TAX COLLECTOR
NOTICE OF DELINQUENT TAXES**

Tuesday, January 10, 2023

All past due taxes and liens are listed below. For each, the tax and interest as of 02/23/2023 are listed. To avoid the initiation..... of the Tax Lien Process and associated additional expenses, you should pay the total amount due (tax and interest) on or before 02/23/2023 by 12:00 PM for all levies listed not already liened. Levies with "L" after the year were previously liened.

Please contact us for the revised amount due if payment is made before or after 02/23/2023. Payments made after 02/09/2023 should be by certified check, money order, or cash to ensure the avoidance of additional charges.

This notice is based on tax records as of 01/10/2023. Please notify us as soon as possible if you believe the information is not correct. Your cooperation is appreciated.

Levy Year	Property Location	Map Lot Sub	Tax Amount	Int Rate	Int/Pen	*Total Due
2021L01	BLACK MOUNTAIN ROAD	000116 000067 000000	\$ 116.08	14%	\$ 34.47	\$ 150.55
2022P01	BLACK MOUNTAIN ROAD	000116 000067 000000	\$ 86.00	8%	\$ 4.39	\$ 90.39
2022P02	BLACK MOUNTAIN ROAD	000116 000067 000000	\$ 108.00	8%	\$ 1.33	\$ 109.33
			\$ 310.08		\$ 40.19	\$ 350.27

LEVY YEAR TAX TYPE INFORMATION

B - Betterment	P - Property	T - Timber Yield
G - Gravel Yield	R - Residence	U - Use Change
L - Lien	S - Sewer	W - Water

Please note that any 2020L taxes or prior, if left unpaid, will be subject to the Tax Deeding process as of 08/22/2023.

(*Total Due Amounts as of 02/23/2023)

Total Per Diem: \$ 0.0870



Collector of Taxes
Michael R. Brooks

DEEDED AUG 20 2024

TOWN OF MADISON

1923 Village Road
PO Box 248
Madison, NH 03849-0248

Office Hours
M, T, W, TH
8 am - 4 pm
603-367-9931

FILE COPY

Certified Article Number

9414 7266 9904 2145 9001 41

SENDER'S RECORD

ROUSSEL, DEBRA G
F/K/A DEBRA G MIDDLETON
PO BOX 227
HATHORNE, MA 01937-0227

OFFICE OF THE TAX COLLECTOR
NOTICE OF IMPENDING LIEN
Monday, February 27, 2023

In accordance with RSA (80:60, 80:77, 80:77a), you are hereby notified of IMPENDING TAX LIEN(s) against the real estate taxed to you as listed below. If payment in full is not received on or before Monday, April 3, 2023 by 12:00 PM, I shall EXECUTE A TAX LIEN(s) on the real estate listed. Payments received after Monday, March 20, 2023 must be cash, certified check or money order to prevent execution of the lien as well as any additional costs.

If the total amounts are not paid before the date stated above, a "REAL ESTATE TAX LIEN" will be executed to the Municipality and recorded in the County Registry of Deeds. This tax lien will entitle the Municipality to legal interest in the property described below unless, within two (2) years of the execution of the tax lien, the property is redeemed by payment of the amount(s) listed below plus all accrued interest and costs. If you have any questions, please call for assistance. If the payment is made before the date and time listed above, call our office for the correct interest amount.

IMPORTANT NOTICE to assessed property owners currently in bankruptcy can be found on the reverse side of this Notice of Impending Lien.

ALTERNATIVE TAX PAYMENT OPTIONS (credit card, debit card, ACH electronic check) and property tax information available on-line: www.nhtaxkiosk.com and select Madison. Alternative payments options shall NOT be available between March 30, 2015 and April 14, 2015. Please plan accordingly.

Levy Year	Property Location	Map Lot Sub	Tax Amount	Int/Pen	Costs	*Total Due
2022P01	BLACK MOUNTAIN ROA	000116 000067 000000	\$ 86.00	\$ 5.13	\$ 21.00	\$ 112.13
2022P02	BLACK MOUNTAIN ROA	000116 000067 000000	\$ 108.00	\$ 2.25	\$ 0.00	\$ 110.25
			\$ 194.00	\$ 7.38	\$ 21.00	\$ 222.38

LEVY YEAR TAX TYPE INFORMATION

B - Betterment P - Property T - Timber Yield
G - Gravel Yield R - Residence U - Use Change
L - Lien S - Sewer W - Water

(*Total Due Amounts as of 04/03/2023)

Collector of Taxes
Michael R. Brooks

TOWN CLERK/TAX COLLECTOR'S OFFICE

Town of Madison
PO Box 248
Madison, NH 03849-0248

RECEIVED

MAR 13 2023

CLERK/COLLECTOR
MADISON, NH

ROUSSEL, DEBRA G
F/K/A DEBRA G MIDDLETON
PO BOX 227
HATHORNE, MA 01937-0227



9414 7266 9904 2145 9001 41

12020066902266

US POSTAGE
MPTNEY BOWES

ZIP 03849
02 7H
0001355086 FEB 27 2023

\$ 008.10

0193700227 B003

RETURN TO SENDER
UNDELIVERABLE AS ADDRESSED
TO FORWARD
1.33 510 SIXIN

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2145 9001 41

Certified Mail Fee \$ \$4.15
Return Receipt (Hardcopy) \$ \$3.35
Return Receipt (Electronic) \$ \$0.00
Certified Mail Restricted Delivery \$
Postage \$ \$0.63
Total Postage and Fees \$ \$8.13

Sent to: ROUSSEL, DEBRA G
F/K/A DEBRA G MIDDLETON
PO BOX 227
HATHORNE, MA 01937-0227

Reference Information

000116 000067 000000
Notice of Impending Lien

PS Form 3800, Facsimile, July 2015

CARROLL
COUNTY REGISTRY OF DEEDS
AFFIDAVIT OF EXECUTION OF REAL ESTATE TAX LIEN

STATE OF NEW HAMPSHIRE
COUNTY OF CARROLL

, Dated: April 3, 2023

Personally appeared the above named Michael R. Brooks, Tax Collector for the Town of TOWN OF MADISON and being duly sworn states that:

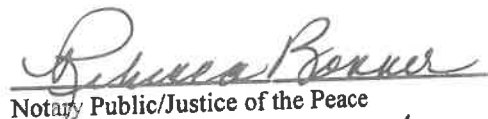
1. The foregoing listing represents a list of current owners or person to whom taxes were assessed and a description of the property assessed as committed to me for collection.
2. That as a result of non-payment of taxes, and after having provided notices as provided by law, I executed to the Town of TOWN OF MADISON, New Hampshire a statutory tax lien in accordance with RSA 80:61 on April 3, 2023, at the Town offices.



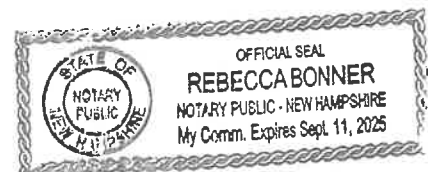
Michael R. Brooks
Tax Collector

STATE OF NEW HAMPSHIRE
COUNTY OF CARROLL

On this 3rd day of April 2023 personally appeared Michael R. Brooks, Tax Collector who swore that the foregoing is true to the best of his knowledge and belief and acknowledged the foregoing instrument to be his free act and deed.


Notary Public/Justice of the Peace

My Commission expires: 09/11/2025



Estimated
First Bill



Town of Madison Real Estate Tax Bill

1923 Village Road, PO BOX 248, Madison, NH 03849-0248

DEEDED AUG 20 2024

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2023	2023P01033804	5/12/2023	8%	7/6/2023
MAP/PARCEL		LOCATION OF PROPERTY		ACRES
000116-000067-000000		BLACK MOUNTAIN ROAD		0.31
OWNER OF RECORD			CURRENT AMOUNT DUE	

\$97.00

AMOUNT ENCLOSED



ROUSSEL, DEBRA G
F/K/A DEBRA G MIDDLETON
PO BOX 227
HATHORNE, MA, 01937-0227

*** OTHER AMOUNT DUE ***
\$426.55

Please detach and return with your payment



Town of Madison Real Estate Tax Bill

Michael R. Brooks - Tax Collector

1923 Village Road, PO BOX 248, Madison, NH 03849-0248

8% APR Interest Charged After 7/6/2023

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2023	2023P01033804	5/12/2023	8%	7/6/2023
MAP/PARCEL		LOCATION OF PROPERTY	ACRES	
000116-000067-000000		BLACK MOUNTAIN ROAD	0.31	
OWNER OF RECORD			ESTIMATED TAX AT ½ 2022 RATE	

ROUSSEL, DEBRA G
F/K/A DEBRA G MIDDLETON
PO BOX 227
HATHORNE, MA, 01937-0227

Estimated Tax First Bill **\$97.00**
- Veteran's Credit **- \$0**
- Abate/Pre-Pay **- \$0**

AMOUNT DUE \$97.00
7/6/2023

*** OTHER AMOUNT DUE ***
\$426.55

TOTAL AMOUNT OUTSTANDING:
\$523.55

TAX RATE PER \$1000		TAX DOLLARS BY RATE		ASSESSED VALUATION	
Municipal	\$2.07	Municipal	\$25.88	Buildings	\$0.00
School	\$4.47	School	\$55.88	Land	\$12,500.00
State Education	\$0.63	State Education	\$7.88	C Use Credit	- \$0.00
County	\$0.58	County	\$7.25		- \$0
	\$0		\$0.00		- \$0
TOTAL	\$7.75	TOTAL	\$97.00	TOTAL	\$12,500.00

INFORMATION TO TAXPAYERS

If you rent your property, as of 01-01-11, RSA 540:1 requires you to file an Affidavit of Designated Respondent (see Town's website) with the Town Clerk.

If you are elderly, blind, a veteran or veteran's spouse, or are unable to pay your taxes due to poverty or other good cause, you may be eligible for a tax exemption, credit, abatement, or deferral. The property for which you are claiming must be your primary residence. For details, additional qualifying factors, application information and filing deadlines, contact the SELECTMEN'S Office at 603-367-4332 Ext 300.

To dispute the property valuation, by March 1st and not afterwards, the taxpayer may file an abatement application form with the SELECTMEN'S OFFICE. To obtain the form, call 603-367-4332 Ext 1, write to PO Box 248, Madison, NH 03849, or download "Municipal Abatement Form" from www.nh.gov/btla/forms

PAYMENT POLICIES

Make check or money order payable to **Town of Madison, NH**. Tax bill information and **ON-LINE payment options** available at www.nhtaxkiosk.com and select MADISON. Post-dated checks cannot be accepted, and shall be returned to taxpayer. **WHEN PAYMENT IS MADE BY MAIL AND RECEIPT IS DESIRED, PLEASE SEND ENTIRE BILL AND A SELF ADDRESSED STAMPED ENVELOPE WITH YOUR PAYMENT. WHEN PAYING IN PERSON, BRING ENTIRE BILL.**

If this bill is paid by check or money order, it is not considered paid until the check or money order has cleared the bank. Fees shall be applied for any payment returned by the bank for any reason.

Your cancelled check is a valid receipt for federal income tax purposes. Payment of this bill does not prevent the collection of previous unpaid taxes, nor does an error in the name of the person(s) taxed prevent collection.

If you are not the present owner of this property, please forward to the proper owner. The Tax Collector is not responsible for payment applied to an incorrect parcel.

If your mortgage company is to pay the entire bill or any portion of that bill, it is your responsibility to send it to your mortgage company to ensure proper and timely payment.

Tax Collectors Office Hours: Mon-Thurs: 8 am - 4 pm; Fri: Closed

Phone: 603-367-9931 Ext 310 or Ext 305 | Fax: 603-367-4765

ONLINE PAYMENT OPTIONS: www.nhtaxkiosk.com select MADISON



Town of Madison Real Estate Tax Bill

1923 Village Road, PO BOX 248, Madison, NH 03849-0248

DEEDED AUG 20 2024

Second Bill

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2023	2023P02033805	11/6/2023	8%	12/14/2023
MAP/PARCEL		LOCATION OF PROPERTY	ACRES	
000116-000067-000000		BLACK MOUNTAIN ROAD	0.31	
OWNER OF RECORD			CURRENT AMOUNT DUE	

\$115.00

AMOUNT ENCLOSED



ROUSSEL, DEBRA G
F/K/A DEBRA G MIDDLETON
PO BOX 227
HATHORNE, MA 01937-0227

*** OTHER AMOUNT DUE ***

\$549.05

Please detach and return with your payment



Town of Madison Real Estate Tax Bill

Michael R. Brooks - Tax Collector

1923 Village Road, PO BOX 248, Madison, NH 03849-0248

8.00% APR Interest Charged After 12/14/2023

Second Bill

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2023	2023P02033805	11/6/2023	8%	12/14/2023
MAP/PARCEL	LOCATION OF PROPERTY		ACRES	
000116-000067-000000	BLACK MOUNTAIN ROAD		0.31	
OWNER OF RECORD			TOTAL TAX AT 2023 RATE	

ROUSSEL, DEBRA G
F/K/A DEBRA G MIDDLETON
PO BOX 227
HATHORNE, MA 01937-0227

Total 2023 Bill **\$212.00**
Less First Bill **- \$97.00**
- Veteran's Credit **- \$0**
- Abate Pre-Pay **- \$0**

AMOUNT DUE \$115.00
12/14/2023

*** OTHER AMOUNT DUE ***

\$549.05

TOTAL AMOUNT OUTSTANDING:

\$664.05

TAX RATE PER \$1000		TAX DOLLARS BY RATE		ASSESSED VALUATION	
Municipal	\$4.72	Municipal	\$59.00	Buildings	\$0.00
School	\$8.96	School	\$112.00	Land	\$12,500.00
State Education	\$1.93	State Education	\$24.13	C Use Credit	\$0.00
County	\$1.37	County	\$17.13		- \$0
	\$0		\$0.00		- \$0
TOTAL	\$16.98	TOTAL	\$212.00	TOTAL	\$12,500.00

INFORMATION TO TAXPAYERS

If you rent your property, as of 01-01-11, RSA 540:1 requires you to file an Affidavit of Designated Respondent (see Town's website) with the Town Clerk.

If you are elderly, blind, a veteran or veteran's spouse, or are unable to pay your taxes due to poverty or other good cause, you may be eligible for a tax exemption, credit, abatement, or deferral. The property for which you are claiming must be your primary residence. For details, additional qualifying factors, and application information and filing deadlines, contact the SELECTMEN'S Office at 603-367-4332 Ext 300.

To dispute the property valuation, by March 1st and not afterwards, the taxpayer may file an abatement application form with the SELECTMEN'S OFFICE. To obtain the form, call 603-367-4332 Ext 1, write to PO Box 248, Madison, NH 03849, or download "Municipal Abatement Form" from www.nh.gov/btla/forms

PAYMENT POLICIES

Make check or money order payable to **Town of Madison, NH.** Tax bill information and **ON-LINE payment options** available at www.nhtaxkiosk.com and select MADISON. Post-dated checks cannot be accepted, and shall be returned to taxpayer. **WHEN PAYMENT IS MADE BY MAIL AND RECEIPT IS DESIRED, PLEASE SEND ENTIRE BILL AND A SELF ADDRESSED STAMPED ENVELOPE WITH YOUR PAYMENT. WHEN PAYING IN PERSON, BRING ENTIRE BILL.**

If this bill is paid by check or money order, it is not considered paid until the check or money order has cleared the bank. Fees shall be applied for any payment returned by the bank for any reason.

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If you are not the present owner of this property, please forward to the proper owner. The Tax Collector is not responsible for payment applied to an incorrect parcel.

If your mortgage company is to pay the entire bill or any portion of that bill, it is your responsibility to send it to your mortgage company to ensure proper and timely payment.

Tax Collectors Office Hours: Mon-Thurs: 8 am - 4 pm; Fri: Closed

Phone: 603-367-9931 Ext 310 or Ext 305 | Fax: 603-367-4765

ONLINE PAYMENT OPTIONS: www.nhtaxkiosk.com select MADISON

TOWN OF MADISON

1923 Village Road

PO Box 248

Madison, NH 03849-0248

Office Hours

M, T, W, TH

8 am - 4 pm

603-367-9931

DEEDED AUG 20 2024

ROUSSEL, DEBRA G
F/K/A DEBRA G MIDDLETON
PO BOX 227
HATHORNE, MA 01937-0227

OFFICE OF THE TAX COLLECTOR
NOTICE OF DELINQUENT TAXES

Tuesday, January 9, 2024

All past due taxes and liens are listed below. For each, the tax and interest as of 02/22/2024 are listed. To avoid the initiation of the Tax Lien Process and associated additional expenses, you should pay the total amount due (tax and interest) on or before 02/22/2024 by 12:00 PM for all levies listed not already liened. Levies with "L" after the year were previously liened.

Please contact us for the revised amount due if payment is made before or after 02/22/2024. Payments made after 02/08/2024 should be by certified check, money order, or cash to ensure the avoidance of additional charges.

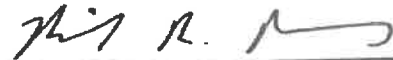
This notice is based on tax records as of 01/09/2024. Please notify us as soon as possible if you believe the information is not correct. Your cooperation is appreciated.

Levy Year	Property Location	Map Lot Sub	Tax Amount	Int Rate	Int/Pen	*Total Due
2021L01	BLACK MOUNTAIN ROAD	000116 000067 000000	\$ 116.08	14%	\$ 50.68	\$ 166.76
2022L01	BLACK MOUNTAIN ROAD	000116 000067 000000	\$ 241.38	14%	\$ 50.09	\$ 291.47
2023P01	BLACK MOUNTAIN ROAD	000116 000067 000000	\$ 97.00	8%	\$ 4.91	\$ 101.91
2023P02	BLACK MOUNTAIN ROAD	000116 000067 000000	\$ 115.00	8%	\$ 1.76	\$ 116.76
			\$ 569.46		\$ 107.44	\$ 676.90

LEVY YEAR TAX TYPE INFORMATION

B - Betterment	P - Property	T - Timber Yield
G - Gravel Yield	R - Residence	U - Use Change
L - Lien	S - Sewer	W - Water

Please note that any **2021L** taxes or prior, if left unpaid, will be subject to the Tax Deeding process as of **08/20/2024**.

(*Total Due Amounts as of 02/22/2024)**Total Per Diem: \$ 0.1836**

Collector of Taxes
Michael R. Brooks

TOWN CLERK/TAX COLLECTOR'S OFFICE

Town of Madison

PO Box 248

Madison, NH 03849-0248

2023 DAY

MANCHESTER NH 030

9 JAN 2024 PM 1 L

FIRST-CLASS



US POSTAGE IMPITNEY BOWES

ZIP 03849
02 7H
0001355086

\$ 000.63⁰

JAN 09 2024

RECEIVED

MAR 18 2024

CLERK/COLLECTOR
MADISON, NH

UTF
ROUSSEL, DEBRA G
F/K/A DEBRA G MIDDLETON
PO BOX 227
HATHORNE, MA 01937-0227

9326090100927868

01937-022701

NIXIE 01046 01/27/2024
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
SORT IN MANUAL ONLY NO AUTOMATION
BC: 56998999955

TOWN OF MADISON

1923 Village Road
PO Box 248
Madison, NH 03849-0248

Office Hours
M, T, W, TH
8 am - 4 pm
603-367-9931

Certified Article Number

9414 7266 9904 2145 9010 56

SENDER'S RECORD**DEEDED AUG 20 2024**

ROUSSEL, DEBRA G
F/K/A DEBRA G MIDDLETON
PO BOX 227
HATHORNE, MA 01937-0227

OFFICE OF THE TAX COLLECTOR
NOTICE OF IMPENDING LIEN
Monday, February 26, 2024

In accordance with RSA (80:60, 80:77, 80:77a), you are hereby notified of IMPENDING TAX LIEN(s) against the real estate taxed to you as listed below. **If payment in full is not received on or before Monday, April 1, 2024 by 12:00 PM, I shall EXECUTE A TAX LIEN(s) on the real estate listed.** Payments received after Monday, March 18, 2024 must be cash, certified check or money order to prevent execution of the lien as well as any additional costs.

If the total amounts are not paid before the date stated above, a "REAL ESTATE TAX LIEN" will be executed to the Municipality and recorded in the County Registry of Deeds. This tax lien will entitle the Municipality to legal interest in the property described below unless, within two (2) years of the execution of the tax lien, the property is redeemed by payment of the amount(s) listed below plus all accrued interest and costs. If you have any questions, please call for assistance. **If the payment is made before the date and time listed above, call our office for the correct interest amount.**

IMPORTANT NOTICE to assessed property owners currently in bankruptcy can be found on the reverse side of this Notice of Impending Lien.

ALTERNATIVE TAX PAYMENT OPTIONS (credit card, debit card, ACH electronic check) and property tax information available on-line: www.nhtaxkiosk.com and select Madison. Alternative payments options shall NOT be available between March 30, 2015 and April 14, 2015. Please plan accordingly.

Levy Year	Property Location	Map Lot Sub	Tax Amount	Int/Pen	Costs	*Total Due
2023P01	BLACK MOUNTAIN ROA	000116 000067 000000	\$ 97.00	\$ 5.74	\$ 22.00	\$ 124.74
2023P02	BLACK MOUNTAIN ROA	000116 000067 000000	\$ 115.00	\$ 2.75	\$ 0.00	\$ 117.75
			\$ 212.00	\$ 8.49	\$ 22.00	\$ 242.49

LEVY YEAR TAX TYPE INFORMATION

B - Betterment	P - Property	T - Timber Yield
G - Gravel Yield	R - Residence	U - Use Change
L - Lien	S - Sewer	W - Water

(*Total Due Amounts as of 04/01/2024)

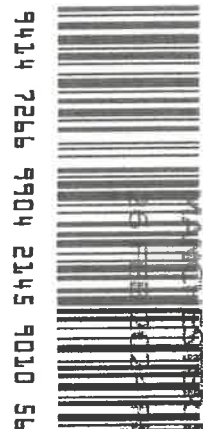

Collector of Taxes
Michael R. Brooks

TOWN CLERK/TAX COLLECTOR'S OFFICE

Town of Madison
PO Box 248
Madison, NH 03849-0248
23 LV

3.9.24

ROUSSEL, DEBRA G
F/K/A DEBRA G MIDDLETON
PO BOX 227
HATHORNE, MA 01937-0227



FIRST-CLASS



US POSTAGE
MADISON, NH 03849
02 7H
0001355086
FEB 26 2024
\$ 008.690

RECEIVED

MAR 11 2024

CLERK/COLLECTOR
MADISON, NH

01937-0227

NOT DELIVERABLE AS ADDRESSED
RETURN TO SENDER
UNABLE TO FORWARD
RC 03849024848 *1353-00515-25-48

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2145 9010 56

Certified Mail Fee	\$ \$4.40
Return Receipt (Hardcopy)	\$ \$3.65
Return Receipt (Electronic)	\$ \$0.00
Certified Mail Restricted Delivery \$	
Postage	\$ \$0.68
Total Postage and Fees	\$ \$8.73

Postmark
Here

Sent to: ROUSSEL, DEBRA G
F/K/A DEBRA G MIDDLETON
PO BOX 227
HATHORNE, MA 01937-0227

Reference Information

000116 000067 000000
Notice of Impending Lien

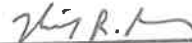
CARROLL
COUNTY REGISTRY OF DEEDS
AFFIDAVIT OF EXECUTION OF REAL ESTATE TAX LIEN

STATE OF NEW HAMPSHIRE
COUNTY OF CARROLL

, Dated: April 1, 2024

Personally appeared the above named Michael R. Brooks, Tax Collector for the Town of TOWN OF MADISON and being duly sworn states that:

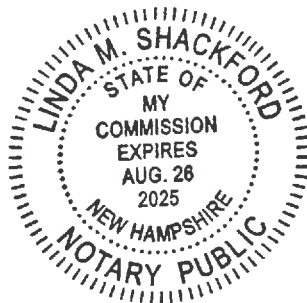
1. The foregoing listing represents a list of current owners or person to whom taxes were assessed and a description of the property assessed as committed to me for collection.
2. That as a result of non-payment of taxes, and after having provided notices as provided by law, I executed to the Town of TOWN OF MADISON, New Hampshire a statutory tax lien in accordance with RSA 80:61 on April 1, 2024, at the Town offices.

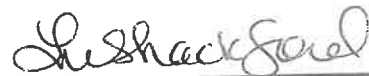


Michael R. Brooks
Tax Collector

STATE OF NEW HAMPSHIRE
COUNTY OF CARROLL

On this 1 day of April 2024 personally appeared Michael R. Brooks, Tax Collector who swore that the foregoing is true to the best of his knowledge and belief and acknowledged the foregoing instrument to be his free act and deed.





Notary Public/Justice of the Peace

My Commission expires: 08/26/2025

Estimated
First Bill



Town of Madison Real Estate Tax Bill

1923 Village Road, PO BOX 248, Madison, NH 03849-0248

DEEDED AUG 20 2024

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2024	2024P01033901	5/20/2024	8%	7/18/2024
MAP/PARCEL		LOCATION OF PROPERTY	ACRES	
000116-000067-000000		BLACK MOUNTAIN ROAD	0.31	
OWNER OF RECORD			CURRENT AMOUNT DUE	



ROUSSEL, DEBRA G
F/K/A DEBRA G MIDDLETON
PO BOX 227
HATHORNE, MA, 01937-0227

\$106.00

AMOUNT ENCLOSED

*** OTHER AMOUNT DUE ***
\$770.70

Please detach and return with your payment



Town of Madison Real Estate Tax Bill

Michael R. Brooks - Tax Collector

1923 Village Road, PO BOX 248, Madison, NH 03849-0248

8% APR Interest Charged After 7/18/2024

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2024	2024P01033901	5/20/2024	8%	7/18/2024
MAP/PARCEL		LOCATION OF PROPERTY	ACRES	
000116-000067-000000		BLACK MOUNTAIN ROAD	0.31	
OWNER OF RECORD			ESTIMATED TAX AT 1/2 2023 RATE	

ROUSSEL, DEBRA G
F/K/A DEBRA G MIDDLETON
PO BOX 227
HATHORNE, MA, 01937-0227

Estimated Tax First Bill **\$106.00**
- Veteran's Credit - \$0
- Abate/Pre-Pay - \$0

AMOUNT DUE \$106.00
7/18/2024

*** OTHER AMOUNT DUE ***
\$770.70

TOTAL AMOUNT OUTSTANDING:
\$876.70

TAX RATE PER \$1000		TAX DOLLARS BY RATE		ASSESSED VALUATION	
Municipal	\$2.36	Municipal	\$29.50	Buildings	\$0.00
School	\$4.48	School	\$56.00	Land	\$12,500.00
State Education	\$0.96	State Education	\$12.00	C Use Credit	- \$0.00
County	\$0.69	County	\$8.63		- \$0
	\$0		\$0.00		- \$0
TOTAL	\$8.49	TOTAL	\$106.00	TOTAL	\$12,500.00

INFORMATION TO TAXPAYERS

If you rent your property, as of 01-01-11, RSA 540:1 requires you to file an Affidavit of Designated Respondent (see Town's website) with the Town Clerk.

If you are elderly, blind, a veteran or veteran's spouse, or are unable to pay your taxes due to poverty or other good cause, you may be eligible for a tax exemption, credit, abatement, or deferral. The property for which you are claiming must be your primary residence. For details, additional qualifying factors, application information and filing deadlines, contact the SELECTMEN'S Office at 603-367-4332 Ext 300.

To dispute the property valuation, by March 1st and not afterwards, the taxpayer may file an abatement application form with the SELECTMEN'S OFFICE. To obtain the form, call 603-367-4332 Ext 1, write to PO Box 248, Madison, NH 03849, or download "Municipal Abatement Form" from www.nh.gov/btla/forms

PAYMENT POLICIES

Make check or money order payable to **Town of Madison, NH**. Tax bill information and **ON-LINE payment options** available at www.nhtaxkiosk.com and select MADISON. Post-dated checks cannot be accepted, and shall be returned to taxpayer. **WHEN PAYMENT IS MADE BY MAIL AND RECEIPT IS DESIRED, PLEASE SEND ENTIRE BILL AND A SELF ADDRESSED STAMPED ENVELOPE WITH YOUR PAYMENT. WHEN PAYING IN PERSON, BRING ENTIRE BILL.**

If this bill is paid by check or money order, it is not considered paid until the check or money order has cleared the bank. Fees shall be applied for any payment returned by the bank for any reason.

Your cancelled check is a valid receipt for federal income tax purposes.

Payment of this bill does not prevent the collection of previous unpaid taxes, nor does an error in the name of the person(s) taxed prevent collection.

If you are not the present owner of this property, please forward to the proper owner. The Tax Collector is not responsible for payment applied to an incorrect parcel.

If your mortgage company is to pay the entire bill or any portion of that bill, it is your responsibility to send it to your mortgage company to ensure proper and timely payment.

Tax Collectors Office Hours: Mon-Thurs: 8 am - 4 pm; Fri: Closed

Phone: 603-367-9931 Ext 310 or Ext 305 | Fax: 603-367-4765

ONLINE PAYMENT OPTIONS: www.nhtaxkiosk.com select MADISON

TOWN OF MADISON

1923 Village Road
PO Box 248
Madison, NH 03849-0248

Office Hours
M, T, W, TH
8 am - 4 pm
603-367-9931

Certified Article Number

9010 2211 9900 2212 5100 11

SENDER'S RECORD**DEEDED AUG 20 2024**

ROUSSEL, DEBRA G
F/K/A DEBRA G MIDDLETON
PO BOX 227
HATHORNE, MA 01937-0227

OFFICE OF THE TAX COLLECTOR
NOTICE OF IMPENDING TAX DEED

Wednesday, July 3, 2024
Levy Year: 2021

Pursuant to RSA 80:76, 80:77, 80:77-a, you are hereby notified of the impending deed on the following property which you own or hold mortgage interest in:

PROPERTY INFORMATION

OWNER(S) OF RECORD: ROUSSEL, DEBRA G
F/K/A DEBRA G MIDDLETON
TAX MAP/LOT/SUB LOT: 000116 000067 000000
LOCATION: BLACK MOUNTAIN ROAD
DESCRIPTION: 0.310 ACRES OF LAND
AMOUNT DUE: \$ 213.77
DEED EXECUTION DATE: TUESDAY, AUGUST 20, 2024

The impending deed is due to unpaid taxes, interest and penalties that were sold to lien on 04/04/2022. To prevent the execution of the Tax Deed for the Real Estate specified above, the amount due of \$ 213.77, including all interest and costs, must be paid in full on or before:

Tuesday, August 20, 2024

By 12:00 PM

Contact the Office of the Tax Collector as noted above for the revised interest calculation if making payment prior to Tuesday, August 20, 2024. If paid after Tuesday, August 6, 2024, payment must be in the form of a bank check, certified check, or cash.

Your right of redemption will expire on Tuesday, August 20, 2024.

A Tax Deed will be issued the next business day for the above described Real Estate to the Municipality. If the Tax Deed is issued the legal interest of the owner, as well as the legal interests of mortgagees, will be extinguished subject to any rights available in RSA 80:88,89,90,91.

This Notice of Impending Deed, dated July 22, 2015, is also being sent to the PROPERTY OWNER(S) by First Class Mail with Certificate of Mailing through the United States Postal Service to the address listed above--the most current address on file in the Office of the Town Clerk/Tax Collector. If any property owner is currently in bankruptcy, please contact this office. As of the date of this notice, the Tax Collector's Office is not aware that any property owner has filed bankruptcy.


Collector of Taxes
Michael R. Brooks

PS Form 3800, Facsimile, July 2015

TOWN OF MADISON

1923 Village Road
PO Box 248
Madison, NH 03849-0248
Office Hours
M, T, W, TH
8 am - 4 pm
603-367-9931

ROUSSEL, DEBRA G
F/K/A DEBRA G MIDDLETON
PO BOX 227
HATHORNE, MA 01937-0227

OFFICE OF THE TAX COLLECTOR
SUMMARY OF ACTIVITY FOR 000116 000067 000000
Printed Wednesday, August 21, 2024
Interest Calculated As Of 08/20/2024

Map Lot Sub: 000116 000067 000000

Invoice: 2021L01000051		Acres:	0.31	Location: BLACK MOUNTAIN ROAD		
		Bill Amount:	\$ 116.08	Due Date: 04/04/2022		
Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due	
04/04/2022	Mtge Search/Notice	\$ 0.00	\$ 0.00	\$ 20.00	\$ 0.00	
07/03/2024	Deed Notice	\$ 0.00	\$ 0.00	\$ 39.00	\$ 0.00	
08/20/2024	Deeded	(\$ 116.08)	\$ 38.69	(\$ 59.00)	\$ 0.00	
Per Diem: 0.0000		Total Due For Invoice 2021L01000051:				\$ 0.00

Invoice: 2022L01000055		Acres:	0.31	Location: BLACK MOUNTAIN ROAD		
		Bill Amount:	\$ 241.38	Due Date: 04/03/2023		
Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due	
04/03/2023	Mtge Search/Notice	\$ 0.00	\$ 0.00	\$ 20.00	\$ 0.00	
08/20/2024	Deeded	(\$ 241.38)	\$ 46.75	(\$ 20.00)	\$ 0.00	
Per Diem: 0.0000		Total Due For Invoice 2022L01000055:				\$ 0.00

Invoice: 2023L01000066		Acres:	0.31	Location: BLACK MOUNTAIN ROAD		
		Bill Amount:	\$ 261.49	Due Date: 04/01/2024		
Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due	
04/01/2024	Mtge Search/Notice	\$ 0.00	\$ 0.00	\$ 20.00	\$ 0.00	
08/20/2024	Deeded	(\$ 261.49)	\$ 14.14	(\$ 20.00)	\$ 0.00	
Per Diem: 0.0000		Total Due For Invoice 2023L01000066:				\$ 0.00

Invoice: 2024P01033901		Acres:	0.31	Location: BLACK MOUNTAIN ROAD		
		Bill Amount:	\$ 106.00	Due Date: 07/18/2024		
Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due	
08/20/2024	Deeded	(\$ 106.00)	\$ 0.77	\$ 0.00	\$ 0.00	
Per Diem: 0.0000		Total Due For Invoice 2024P01033901:				\$ 0.00

Total Due For Parcel 000116 000067 000000: \$ 0.00

Per Diem:

0.0

Total Due For All Parcels:

\$ 0.00

LEVY YEAR TAX TYPE INFORMATION

B - Betterment

P - Property

T - Timber Yield

G - Gravel Yield

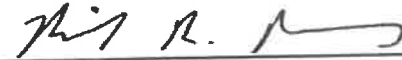
R - Residence

U - Use Change

L - Lien

S - Sewer

W - Water



Collector of Taxes
Michael R. Brooks

**TOWN OF MADISON
OFFICE OF SELECTMEN
POST OFFICE BOX 248
MADISON, NEW HAMPSHIRE 03849**

Phone: 603-367-4332

Fax: 603-367-4547

August 26, 2024

Debra G. Roussel
PO Box 227
Hathorne, MA 01937

Dear Debra Roussel:

On August 20, 2024, the Madison Board of Selectmen accepted a Tax Collector's Deed for your property at Black Mountain Road (Tax Map 116, lot 067). The Town is now the owner of the property subject to your right to repurchase which is explained in the enclosed documents.

Enclosed please find a copy of the deed from the Tax Collector to the Town of Madison. Also, please find a copy of Distribution of Proceeds from the Sale of Tax-Deeded Property (RSA 80:88), Notice to Former Owner and Opportunity for Repurchase (RSA 80:89), Definitions (RSA 80:90), and Liability and Obligations Limited (RSA 80:91).

If you have any questions or concerns, feel free to contact this office.

Sincerely,



Linda Shackford
Town Administrator

Enc: Deed
RSA 80:88; RSA 80:89; RSA 80:90; RSA 80:91
Copy to: Code Enforcement Officer
Police Department
Mailed: USPS First Class &
Certified Return Receipt Mail #7022 0410 0002 7775 6819

Carroll County New Hampshire Registry of Deeds
Book 3785 Page 0224 Page 1 of 1
Recorded on 08/23/2024 at 11:18 AM
TID: 4288408 Doc # 202400072040

TAX COLLECTOR'S DEED KNOWN ALL MEN BY THESE PRESENTS

That I, Michael R. Brooks, Tax Collector for the TOWN OF MADISON, in the County of Carroll and the State of New Hampshire, for the year 2024 by the authority in me vested by the laws of the State, and for consideration received by the TOWN OF MADISON, located at 1923 Village Road, PO Box 248, Madison, NH 03849-0248, do hereby sell and convey to the TOWN OF MADISON, a certain tract or parcel of land situated in the TOWN OF MADISON, New Hampshire aforesaid, taxed by the Selectmen/Assessors in 2021 to:

ROUSSEL, DEBRA G
F/K/A DEBRA G MIDDLETON
and described in the invoice books as:

Map: 000116

Lot: 000067

Sublot: 000000

Located At BLACK MOUNTAIN ROAD

Consisting of 0.310 Acres of Land, Including Any Buildings Thereon, as Recorded at the Registry of Deeds in Book 1229, Page 35.

The deed is the result of the tax lien execution held at the Tax Collector's Office in the above stated TOWN OF MADISON, in the State of New Hampshire on April 4, 2022 and recorded at the Registry of Deeds in Book 3661, Page 292, to have and to hold said Premises, with the appurtenances, to said TOWN OF MADISON's successors/heirs and assigns forever. And I hereby covenant with said TOWN OF MADISON, 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 20th day of August in the year of our Lord 2024.

Signed, Sealed and Delivered in the presence of:

Adam Price

John Arruda

Joy Gray

Michael R. Brooks

Tax Collector, TOWN OF MADISON

State of New Hampshire
County of Carroll

On this 20th day of August 2024, personally appeared Michael R. Brooks, Tax Collector who swore that the foregoing is true to the best of his knowledge and belief and acknowledged the foregoing instrument to be his free act and deed.

Lushadeford
Notary Public/Justice of the Peace

My Commission expires: 08/26/2025

