


OWNER INFORMATION				SALES HISTORY					PICTURE				
TOWN OF EFFINGHAM OWNER UNKNOWN 68 SCHOOL ST EFFINGHAM, NH 03882				Date	Book	Page	Type	Price	Grantor				
				06/26/2009	2797	0436	U V 50	1,197	VANTASSEL II, RAYMOND				
				06/24/2003	prob		U V 81		VAN TASSEL, RAYMOND B.				
LISTING HISTORY				NOTES									
09/17/24	BHVL			WTRFRNT LAND; 9/13 VACANT; WOODED; RD DOES NOT REACH LOT; 9/24; EST VAC, PAPER ST;									
01/01/24	INSP	MARKED FOR INSPECTION											
09/06/19	JBVL												
07/01/19	INSP	MARKED FOR INSPECTION											
10/13/15	CRHC												
09/05/13	JBVL												
12/14/05	KMPR												
09/28/05	LMHC												
EXTRA FEATURES VALUATION										MUNICIPAL SOFTWARE BY AVITAR			
Feature Type		Units	Lngth x Width	Size	Adj	Rate	Cond	Market Value	Notes		Town of Effingham 68 School Street Effingham, NH 03882 (603)-539-7770		
											PARCEL TOTAL TAXABLE VALUE		
Year		Building		Features		Land							
2023		\$ 0		\$ 0		\$ 62,600		Parcel Total: \$ 62,600					
2024		\$ 0		\$ 0		\$ 62,600		Parcel Total: \$ 62,600					
2025		\$ 0		\$ 0		\$ 76,100		Parcel Total: \$ 76,100					

PICTURE					OWNER					TAXABLE DISTRICTS					BUILDING DETAILS				
					TOWN OF EFFINGHAM OWNER UNKNOWN 68 SCHOOL ST EFFINGHAM, NH 03882					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				
<div></div>																			
															2025 BASE YEAR BUILDING VALUATION				
<div></div>															Year Built: Condition For Age: % Physical: Functional: Economic: Temporary: %				


Register of Deeds, Carroll County

TAX COLLECTOR'S DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, Marilyn L. Maughan, Tax Collector for the Town of Effingham, County of Carroll and the State of New Hampshire, for the tax year 2005 by the authority in me vested by the laws of the State of New Hampshire, and in consideration of \$1,197.21 to me paid by the Town of Effingham do hereby sell and convey to the Town of Effingham, a certain tract or parcel of land situated in the Town of Effingham, New Hampshire aforesaid, taxed by the Selectmen/Assessors in 2005 to:

RAYMOND B. VANTASSEL, II

And described in the invoice book as:

Map	Lot	Sublot
000106	000013	000000

Located at LAKE SHORE DRIVE

Consisting of 0.073 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 Effingham, New Hampshire on 06/26/2006, 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.

BK2797PG0436

IN WITNESS WHEREOF I have hereunto set my hand and seal this 23rd day of June 2009.

Signed, Sealed and Delivered in the presence of:

[Signature]
John Meisner

[Signature]
William Piekut

[Signature]
Timothy Eldridge

[Signature]
Marilynn L. Maughan Tax Collector

State of New Hampshire
County of Carroll

June 23, 2009

Personally appeared the above named Marilynn L. Maughan and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me,



[Signature]
Gwenda English, Notary Public
My commission expires: Oct. 8, 2013

BK2797PG0437



Town of Effingham

Board of Selectmen
68 School Street
Effingham, New Hampshire 03882

Notice of Offering for Sale or Conveyance Pursuant to RSA 80:89

TO: Raymond B. VanTassel II

Date: July 17, 2009

The Town of Effingham, New Hampshire, (the "Town") intends to offer for sale or conveyance, the real estate described below (the "Property"), which you may have a right to repurchase, upon the following terms:

1. The Property: The land and buildings thereon, if any, located at Lake Shore Drive, Effingham, New Hampshire, known as Tax Map 106 Lot 13, which the Town acquired by tax deed dated June 23, 2009, recorded in the Carroll County Registry of Deeds at Book 2797 Page 0436, and which, according to the records of the Town Tax Collector, was previously owned by: Raymond B. VanTassel II
2. Right to Repurchase: you may have a right to repurchase the Property in accordance the RSA 89:89 II, which provides in part:

Within 30 days after this notice..., any former owner of the property may give notice by certified mail, return receipt requested, of intent to repurchase the property from the municipality, and stating that such owner is ready, willing and able to pay all back taxes, interest, costs and penalty, as defined in RSA 80:90. If all such back taxes, interest, costs and penalty 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 the former owner.

3. Terms of Offering: If you do not repurchase the Property, it will be offered for sale or conveyance upon the following terms:

\$5,000.00 deposit, cash or bank funds. Closing in 30 days. Property will be sold as is, where it is, without covenants, with all faults. There are no warranties regarding use, condition or title. Sold subject to immediate confirmation.

If you wish to repurchase the Property, please deliver a notice of intent to repurchase, in the form, by the method of delivery, and within the times specified by RSA 89:89

II, addressed to: The Board of Selectmen, Town of Effingham, 68 School Street, Effingham, New Hampshire 03882.

For information on the amount of back taxes, interest costs, and penalties payable to repurchase the Property, please call Claudia Lamphier at the Selectmen's Office, Town of Effingham, at 603-539-7770.

7005 3110 0003 7876 0811

U.S. Postal Service TM		
CERTIFIED MAIL TM RECEIPT		
(Domestic Mail Only; No Insurance Coverage Provided)		
For delivery information visit our website at www.usps.com		
OFFICIAL USE		
Postage	\$ 0.44	0814 05 Postmark Here
Certified Fee	\$2.80	
Return Receipt Fee (Endorsement Required)	\$2.30	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.54	07/17/2009
Sent To <u>R Vantassel II</u>		
Street, Apt. No., or PO Box No.		
City, State, ZIP+4 <u>Map 106 Lot 13</u>		
PS Form 3800, June 2002 See Reverse for Instructions		

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <u>[Signature]</u> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <u>Ray Vantassel</u> C. Date of Delivery <u>7-18-09</u></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p><u>Raymond Vantassel II</u> <u>13 Nutter Rd.</u> <u>Effingham NH</u> <u>03882</u></p>	<p>3. Service Type</p> <p><input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>
<p>2. Article Number</p> <p>(Transfer from service)</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>7005 3110 0003 7876 0811</p>	