



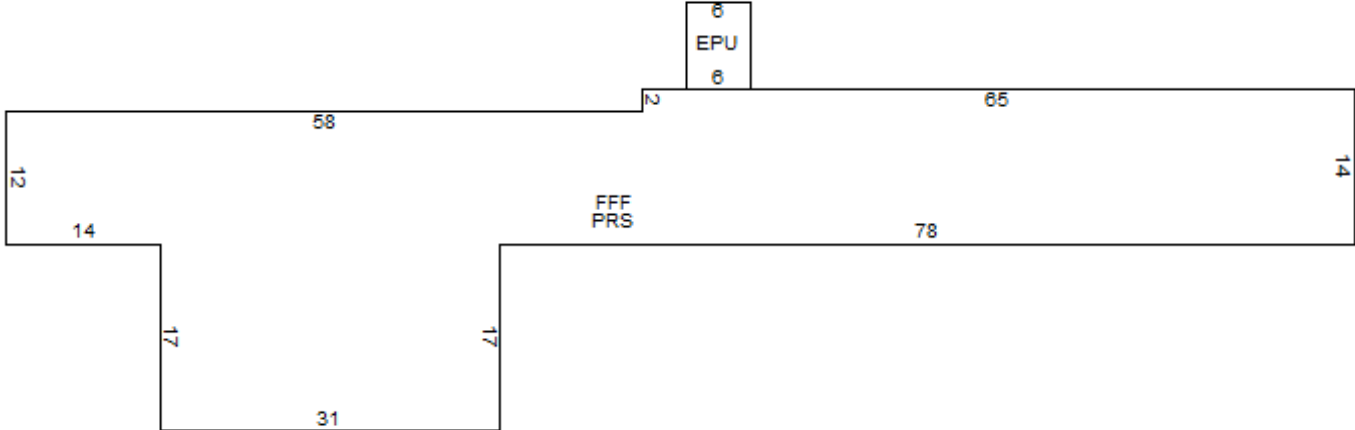


OWNER INFORMATION				SALES HISTORY				PICTURE						
TOWN OF EFFINGHAM  68 SCHOOL ST  EFFINGHAM, NH 03882				Date	Book	Page	Type	Price	Grantor					
				07/28/2025	3832	1089	U I 50	1	DUROCHER,					
				06/20/2003	2167	0332	Q I	300,000	VILLENEUVE,KEVIN&PAUL					
LISTING HISTORY				NOTES										
08/04/17	CRVM			"PK MOTEL" TOTAL RMS=22; 5' TO 7' OF FRNTG GIVEN TO TOWN FOR RD; APPRX 15-20 AC OF WETLANDS; RATES 1 PERSON=\$50/DBL=\$60; DNVI-NOT GOOD TIME; SEVERAL OLD MH ON LOT-NV;6/09 SHEDMETAL 56X12 & 66X12=OLD MH, YARD HEAVLY CLUTERD W/METAL; SITEPLAN BK 2862 PG 459; 5/12 APPRS MORE LONG TERM THAN TEMPORARY USE; 5/12 OFFICE LOCKED;										
04/25/17	INSP	MARKED FOR INSPECTION												
05/22/12	GRVM													
06/17/09	BHVM													
01/29/04	CMAM													
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				
GARAGE-1 STY		960	24	x 40	100	50.00	60	28,800	ATT TO SHED					
SHED-METAL		672	56	x 12	100	13.00	200	17,472	#37					
SHED-METAL		792	66	x 12	100	13.00	25	2,574	ATT TO GAR	PARCEL TOTAL TAXABLE VALUE				
								48,800						
Year		Building		Features		Land								
2023		\$ 413,200		\$ 21,000		\$ 135,500								
								Parcel Total: \$ 569,700						
2024		\$ 413,200		\$ 21,000		\$ 135,500								
								Parcel Total: \$ 569,700						
2025		\$ 348,000		\$ 48,800		\$ 224,000(c)								
								Parcel Total: \$ 934,400						
										(Card Total: \$ 620,800)				
LAND VALUATION										LAST REVALUATION: 2025				
Zone: RA RURAL AGRI		Minimum Acreage: 2.00		Minimum Frontage: 200		Site: FAIR Driveway: DIRT/GRAVEL Road: PAVED								
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	2.000 ac	108,000	E	100	95	100	95	100 -- LEVEL	150	146,200	0	N	146,200	USE
COM/IND	22.000 ac	x 2,000	X	85				85 -- MODERATE	100	31,800	0	N	31,800	
COM/IND	20.000 ac	x 2,000	X	85				95 -- MILD	50	16,200	0	N	16,200	WET
COM/IND	2,400.000 ff	x 10	E	100				95 -- MILD	100	22,800	0	N	22,800	
VIEW		HILLS, NARROW, TOP 25%, CLOSE/NEAR						100		7,000			7,000	
		44.000 ac								224,000			224,000	

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS
	TOWN OF EFFINGHAM  68 SCHOOL ST  EFFINGHAM, NH 03882	District      Percentage	Model: <b>2.00 STORY FRAME CONVENTNL</b> Roof: <b>GABLE OR HIP/PREFAB METALS</b> Ext: <b>VINYL SIDING</b> Int: <b>DRYWALL</b> Floor: <b>CARPET</b> Heat: <b>OIL/FA DUCTED</b>
			Bedrooms: <b>14</b> Baths: <b>12.0</b> Fixtures: Extra Kitchens:      Fireplaces: A/C: <b>No</b> Generators:
	PERMITS		Quality: <b>B1 AVG-10</b> Com. Wall: Size Adj: <b>0.8108</b> Base Rate: <b>CHM 110.00</b> Bldg. Rate: <b>0.7437</b> Sq. Foot Cost: <b>\$ 81.81</b>
Date      Permit ID      Permit Type      Notes			

BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	1081	0.25	270
STO	STORAGE AREA	192	0.25	48
EPF	ENCLOSED	45	0.70	32
DEK	DECK/ENTRANCE	16	0.10	2
FFF	FST FLR FIN	2136	1.00	2136
BMU	BSMNT	2048	0.20	410
UFF	UPPER FLR FIN	2048	1.00	2048
GLA: <b>4,184</b>		<b>7,566</b>		<b>4,946</b>
2025 BASE YEAR BUILDING VALUATION				
Market Cost New:		\$ 404,632		
Year Built:		1994		
Condition For Age:	AVERAGE	14 %		
Physical:				
Functional:				
Economic:				
Temporary:				
Total Depreciation:		14 %		
Building Value:		\$ 348,000		

OWNER INFORMATION				SALES HISTORY				PICTURE					
TOWN OF EFFINGHAM  68 SCHOOL ST  EFFINGHAM, NH 03882				Date	Book	Page	Type	Price	Grantor				
LISTING HISTORY				NOTES									
08/04/17 CRVM 04/25/17 INSP MARKED FOR INSPECTION 05/22/12 GRVM 06/17/09 BHVM				MH CONVERTED INTO MOTEL ROOMS; ROOF LEAKS;6/09 UNIT 12, 13, 14;									
EXTRA FEATURES VALUATION										MUNICIPAL SOFTWARE BY AVITAR			
Feature Type		Units	Lngh 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								
2025	\$ 164,900		\$ 0		\$ 0(c)		Parcel Total: \$ 934,400						
										(Card Total: \$ 164,900)			
LAND VALUATION										LAST REVALUATION: 2025			
Zone:	Minimum Acreage:	Minimum Frontage:				Site:		Driveway:		Road:			
Land Type	COM/IND	Neighborhood:				Cond	Ad Valorem	SPI	R	Tax Value	Notes		
0 ac													

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS						
	TOWN OF EFFINGHAM  68 SCHOOL ST  EFFINGHAM, NH 03882	District	Percentage	Model: 1.00 STORY FRAME CONTMPRARY Roof: GABLE OR HIP/PREFAB METALS Ext: VINYL SIDING Int: DRYWALL Floor: CARPET Heat: OIL/FA DUCTED  Bedrooms: 3      Baths: 3.0      Fixtures: Extra Kitchens:      Fireplaces: A/C: No      Generators:  Quality: B2 AVG-20 Com. Wall: Size Adj: 1.0023      Base Rate: CHM 110.00 Bldg. Rate: 0.8099 Sq. Foot Cost: \$ 89.08					
	PERMITS								
	Date	Permit ID	Permit Type	Notes					
									
BUILDING SUB AREA DETAILS									
ID	Description	Area	Adj.	Effect.					
FFF	FST FLR FIN	2133	1.00	2133					
PRS	PIER	2133	0.05	107					
EPU	COVERED BSMNT	48	0.35	17					
GLA:	2,133	4,314		2,257					
2025 BASE YEAR BUILDING VALUATION									
Market Cost New:		\$ 201,054							
Year Built:		1975							
Condition For Age:	AVERAGE	18 %							
Physical:									
Functional:									
Economic:									
Temporary:									
Total Depreciation:		18 %							
Building Value:		\$ 164,900							

**Map: 000414**

**Lot: 000005**

**Sub: 000000**


**Card: 3 of 3**

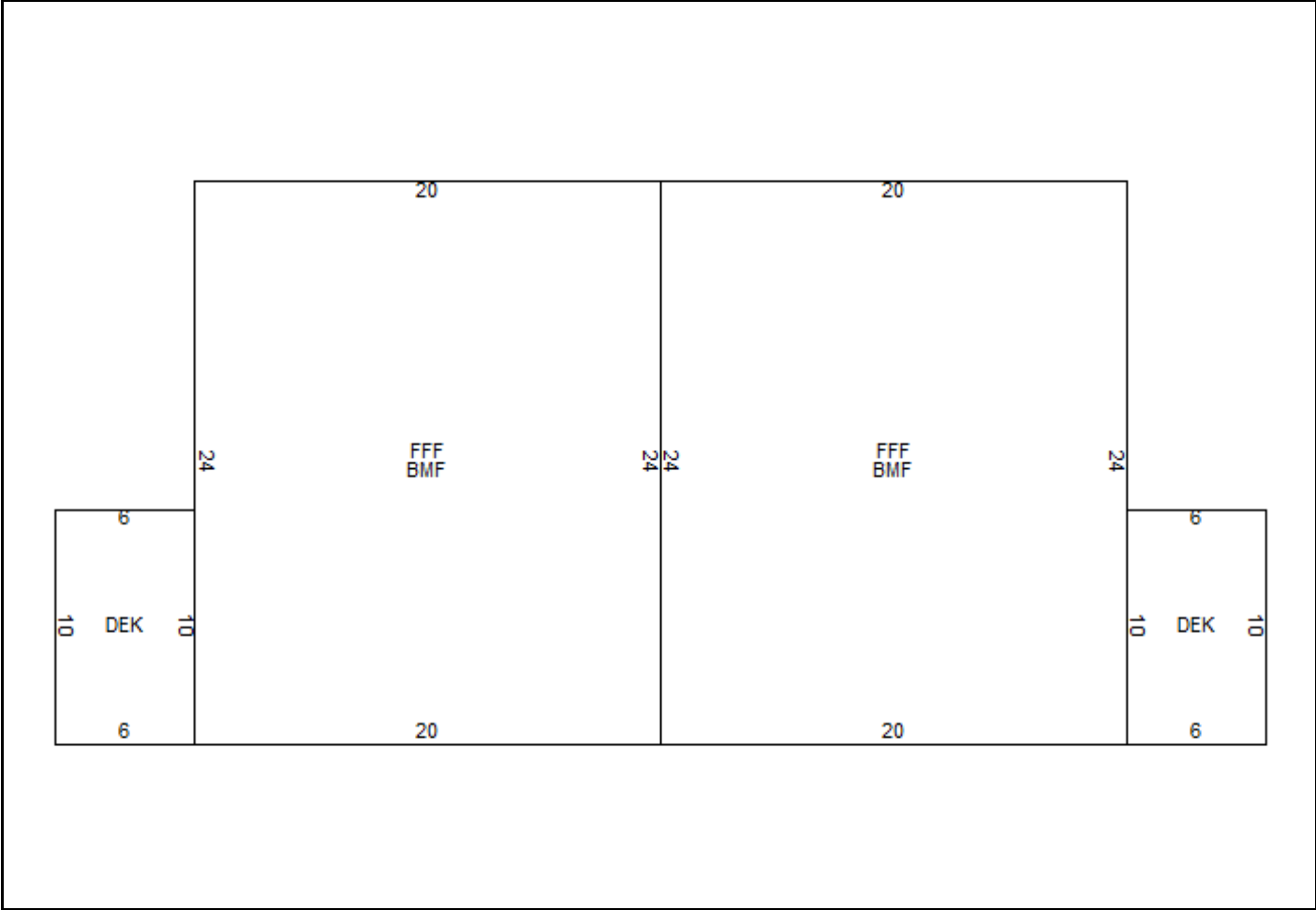
**171 PINE RIVER ROAD**

**EFFINGHAM**

Printed: 11/13/2025

OWNER INFORMATION				SALES HISTORY				PICTURE			
TOWN OF EFFINGHAM  68 SCHOOL ST  EFFINGHAM, NH 03882				<div>DateBookPageTypePriceGrantor</div>							
LISTING HISTORY				NOTES							
08/04/17 CRVM 04/25/17 INSP MARKED FOR INSPECTION 05/22/12 GRVM 06/17/09 BHVM				WHITE; 6/09 UNITS 21 THRU 24; 4-UNITS= 2 IN FFF, 2 IN BMF;							
EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR			
Feature TypeUnitsLngh x WidthSizeAdjRateCondMarket ValueNotes								Town of Effingham 68 School Street Effingham, NH 03882 (603)-539-7770			
								PARCEL TOTAL TAXABLE VALUE			
								YearBuildingFeaturesLand			
								2025\$ 148,700\$ 0\$ 0(c)			
								Parcel Total: \$ 934,400			
								(Card Total: \$ 148,700)			
LAND VALUATION								LAST REVALUATION: 2025			
Zone:		Minimum Acreage:		Minimum Frontage:		Site:		Driveway:		Road:	
Land Type		COM/IND		Neighborhood:		Cond		Ad Valorem		SPI R Tax Value Notes	
		0 ac									

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS
	TOWN OF EFFINGHAM  68 SCHOOL ST  EFFINGHAM, NH 03882	District      Percentage	Model: 1.00 STORY FRAME MOTEL Roof: GABLE OR HIP/PREFAB METALS Ext: VINYL SIDING Int: DRYWALL Floor: CARPET Heat: GAS/FA DUCTED
			Bedrooms: 4      Baths: 4.0      Fixtures: Extra Kitchens:      Fireplaces: A/C: No      Generators:
	PERMITS		Quality: B1 AVG-10 Com. Wall: Size Adj: 1.2364      Base Rate: CHM 110.00 Bldg. Rate: 1.1461 Sq. Foot Cost: \$ 126.08
		Date      Permit ID      Permit Type      Notes	



BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
BMF	BSMNT FINISHED	960	0.40	384
FFF	FST FLR FIN	960	1.00	960
DEK	DECK/ENTRANCE	120	0.10	12
GLA:	1,344	2,040		1,356



## TAX COLLECTOR'S DEED KNOWN ALL MEN BY THESE PRESENTS

That I, Andrea Hood, Tax Collector for the TOWN OF EFFINGHAM, in the County of Carroll and the State of New Hampshire, for the year 2025 by the authority in me vested by the laws of the State, and for consideration received by the TOWN OF EFFINGHAM, located at Office of the Tax Collector, 68 School Street, Effingham, NH 03882, 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 2022 to:

**DUROCHER, ERIC-REVOCABLE TRUST  
DUROCHER, ERIC-TRUSTEE**

and described in the invoice books as:

Map: 000414

Lot: 000005

Sublot: 000000

Located At 171 PINE RIVER ROAD

Consisting of 44.000 Acres of Land, Including Any Buildings Thereon, as Recorded at the Registry of Deeds in Book 2167, Page 0332.

The deed is the result of the tax lien execution held at the Tax Collector's Office in the above stated TOWN OF EFFINGHAM, in the State of New Hampshire on July 13, 2023 and recorded at the Registry of Deeds in Book 3730, Page 618, to have and to hold said Premises, with the appurtenances, to said TOWN OF EFFINGHAM's successors/heirs and assigns forever. And I hereby covenant with said TOWN OF EFFINGHAM, 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 22<sup>ND</sup> day of JULY in the year of our Lord 2025.

Signed, Sealed and Delivered in the presence of:

Leo Racine  
Leo Racine

Rosemarie Wissenbach  
Rosemarie Wissenbach

Christopher Seamans  
Christopher Seamans

Andrea Hood  
Andrea Hood

Tax Collector, TOWN OF EFFINGHAM

State of New Hampshire  
County of Carroll

On this 22<sup>ND</sup> day of JULY 2025, personally appeared Andrea Hood, 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.

Caitlyn M. Pitts  
Notary Public/Justice of the Peace

My Commission expires  
**CAITLYN M. PITTS**  
NOTARY PUBLIC  
State of New Hampshire  
My Commission Expires  
December 21, 2027

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

**September 11, 2025**

**Justin S. & Kimberly A. Blades  
102 Highwatch Road  
Effingham, NH 03882**

Re: *Sale of Tax Deeded Property*  
*Location: 171 Pine River Road, Effingham, NH 03882– Tax Map 414 Lot 5, Sub Lot 0*

**Dear Eric Durocher Revocable Trust,**

The Town of Effingham, NH (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, **December 13, 2025**, at the **Effingham Elementary School**, 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.<sup>1</sup> If all such back taxes, interest, costs and penalty have not been actually tendered within 30

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**<sup>1</sup> 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.



**Eric Durocher Revocable Trust**

**September 11, 2025**

Page 2

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:

**Town of Effingham  
Attn: Board of Selectmen  
68 School St.  
Effingham, NH 03882**

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.

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(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.

(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.

**Eric Durocher Revocable Trust**

**September 11, 2025**

Page 3

Very truly yours,

Caitlyn Pitts

Town Administrator

Town of Effingham, NH 03882

E: [townadmin@effingham.nh.gov](mailto:townadmin@effingham.nh.gov)

P: (603)539-7770, ext. 3

Cc: Board of Selectmen



**Town of Effingham**  
**Selectmen's Office**  
68 School Street  
Effingham, New Hampshire 03882

July 30, 2025

Eric Durocher Revocable Trust  
C/O Jamie Radloft  
15 Second St.  
Rochester, NH 03867

RE: Repurchase of 171 Pine River Road, Effingham, NH 03882

To Whom it May Concern:

The Town of Effingham received your notice with the intention of repurchasing the property located at 171 Pine River Road, Effingham, NH 03882. This letter is to inform you of the amount required to repurchase the above property, including back taxes, interest, costs, and penalties as defined in RSA 80:90.

Total Back Taxes	\$ 64,230.81
Penalty	\$ 35,264.43
Additional Fees:	\$ 109.00
<b>Total Repurchase</b>	<b>\$ 99,604.24</b>

If the amount of **\$99,604.24** is not paid within 30 days of this notice, the Town may proceed with disposal of the property.

Thank you,

Caitlyn Pitts  
Town Administrator  
Board of Selectman Office  
68 School St.  
Effingham, NH 03882  
P: (603)539-2705  
E: [townadmin@effingham.nh.gov](mailto:townadmin@effingham.nh.gov)



**Town of Effingham**  
**Selectmen's Office**  
68 School Street  
Effingham, New Hampshire 03882

July 30, 2025

Eric Durocher Revocable Trust  
C/O Jamie Radloft  
15 Second St.  
Rochester, NH 03867

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To Whom it May Concern:

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Penalty	\$ 35,264.43
Additional Fees:	\$ 109.00
<b>Total Repurchase</b>	<b>\$ 99,604.24</b>

If the amount of **\$99,604.24** is not paid within 30 days of this notice, the Town may proceed with disposal of the property.

Thank you,

Caitlyn Pitts  
Town Administrator  
Board of Selectman Office  
68 School St.  
Effingham, NH 03882  
P: (603)539-2705  
E: [townadmin@effingham.nh.gov](mailto:townadmin@effingham.nh.gov)

9589 0720 5270 3103 5049 91

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Rochester, NH 03867

**POSTMARK**  
JUL 30 2025  
EAST WAKEFIELD, NH 03830  
USPS

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To **ERIC DUROCHER REV. TRUST**

Street and Apt. No., or PO Box No. **15 Second St.**

City, State, ZIP+4® **ROCHESTER NH 03867**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- 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.

1. Article Addressed to:

ERIC DUROCHER REV. TRUST  
c/o JAMIE RADLOFF  
15 SECOND ST.  
ROCHESTER, NH 03867



9590 9402 9525 5069 8325 43

2. Article Number (Transfer from service label)

589 0710 5270 3103 5049 91

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ Agent ☐ Addressee

B. Received by (Print Name) *Jamie Radloff*

C. Date of Delivery *8/4/202*

D. Is delivery address different from item 1? ☐ Yes ☒ No  
If YES, enter delivery address below:

3. Service Type

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Adult Signature                    | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                               | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input checked="" type="checkbox"/> Signature Confirmation™         |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       |   |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |