

OWNER INFORMATION			SALES HISTORY					PICTURE	
TOWN OF EFFINGHAM OWNER UNKNOWN 68 SCHOOL ST EFFINGHAM, NH 03882			Date	Book	Page	Type	Price	Grantor	
			06/21/2017	3333	908	U V 50	1	VANTASSEL, RAYMOND B. II	
			10/29/2009	2823	0796	U V 50		TOWN OF EFFINGHAM	
			06/26/2009	2797	0434	U V 50	794	VANTASSEL II, RAYMOND	
			06/24/2003	prob		U V 81		VAN TASSEL, RAYMOND B.	
LISTING HISTORY			NOTES						
09/19/16	JDVL	MARKED FOR INSPECTION	8/10 4-SALE REMAX 356-9444; VACANT, WOODED; 9/16 SLOPES DOWN FR RD TO LEVEL/MILD TOPO; SOME GRASSY/CLEARED @ RD FRTG;						
09/15/16	INSP								
09/16/14	JBVL								
10/06/10	GRHC								
06/20/05	KMRL								

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							
2023	\$ 0		\$ 0		\$ 28,100							
Parcel Total: \$ 28,100												
2024	\$ 0		\$ 0		\$ 28,100							
Parcel Total: \$ 28,100												
2025	\$ 0		\$ 0		\$ 52,400							
Parcel Total: \$ 52,400												

LAND VALUATION												LAST REVALUATION: 2025			
Zone: RA RURAL AGRI		Minimum Acreage: 2.00		Minimum Frontage: 200								Site: UND/WDS Driveway: UNDEVELOPED Road: PAVED			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes	
EXEMPT-MUNIC	2.000 ac	108,000	E	100	50	100	90	100 -- LEVEL	100	48,600	0	N	48,600		
EXEMPT-MUNIC	1.900 ac	x 2,000	X	100				100 -- LEVEL	100	3,800	0	N	3,800		
3.900 ac										52,400		52,400			

PICTURE	OWNER	TAXABLE DISTRICTS		BUILDING DETAILS		
	TOWN OF EFFINGHAM OWNER UNKNOWN 68 SCHOOL ST EFFINGHAM, NH 03882	District	Percentage	Model:		
				Roof:		
	PERMITS		Ext:		Int:	
	Date	Permit ID	Permit Type	Notes	Floor:	
				Heat:		
				Bedrooms:		
				Baths:		
				Fixtures:		
				Extra Kitchens:		
				Fireplaces:		
				A/C:		
				Generators:		
				Quality:		
				Com. Wall:		
				Stories:		
				Base Type:		
BUILDING SUB AREA DETAILS						
2025 BASE YEAR BUILDING VALUATION						
Year Built:						
Condition For Age: %						
Physical:						
Functional:						
Economic:						
Temporary: %						



Doc # 1706386
06/21/2017 12:18:23 PM
B: 3333 P: 908 PAGE 1 OF 1
REGISTER OF DEEDS, CARROLL COUNTY
LISA SCOTT

Lisa Scott

TAX COLLECTOR'S DEED KNOWN ALL MEN BY THESE PRESENTS

That I, Deanna Amaral, Tax Collector for the TOWN OF EFFINGHAM, in the County of Carroll and the State of New Hampshire, for the year 2014 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 2014 to:

VANTASSEL II, RAYMOND B

and described in the invoice books as:

Map: 000401

Lot: 000009

Sublot: 000000

Located At NH ROUTE 25

Consisting of 3.900 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, in the State of New Hampshire on 06/02/2015, 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 13 day of June in the year of our Lord 2017.

Signed, Sealed and Delivered in the presence of:

Henry Spencer
Henry Spencer

John Meisner
John Meisner

Leonard Espie
Leonard Espie

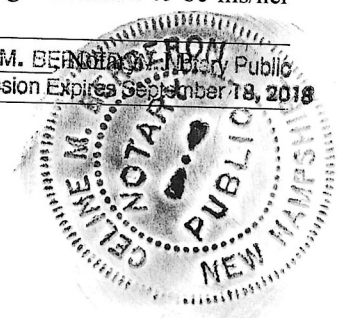
Deanna Amaral
Deanna Amaral

Tax Collector, TOWN OF EFFINGHAM

State of New Hampshire, County of Carroll, On June 13, 2017
Deanna Amaral, the above named, personally appearing and acknowledged the foregoing instrument to be his/her voluntary act and deed. Before me

Celine M. Bergeron
Celine M. Bergeron

My Commission expires: September 18, 2018




Register of Deeds, Carroll County

401/9

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that the Town of Effingham, a municipal corporation duly organized with a mailing address of 68 School Street, Effingham, New Hampshire 03882, for consideration paid, grant to Raymond B. VanTassel II with a mailing address of 13 Nutter Road, Effingham New Hampshire 03882 with QUITCLAIM COVENANTS, the following described real property situate in the Town of Effingham, County of Carroll and State of New Hampshire, to wit:

A certain tract of land situate on Route 25 (Tax Map 401-09) in Effingham, Carroll County, New Hampshire, being more particularly bounded and described as follows:

Beginning at a point on the south side of old Route 25; thence turning in an easterly direction and running 810', more or less, by old Route 25 to a State of New Hampshire right of way; thence turning in a southerly direction and running 230', more or less by said State of New Hampshire right of way to new Route 25; thence turning in a westerly direction and running 780', more or less by new Route 25 to a State of New Hampshire right of way; thence turning in a northerly direction and running 90', more or less, by said State of New Hampshire right of way to the point of beginning. Said parcel is further shown on State of New Hampshire Highway Drawing Project S-205 (1), Sheet No. 20. Said lot contains 3.3 acres, more or less, according to prior deeds and contains 3.9 acres according to the aforementioned tax map.

Meaning and intending to describe and convey all in the same premises as conveyed to the Town of Effingham by Tax Collector deed dated June 23, 2009 and recorded in Book 2797, Page 0434 at the Carroll County Registry of Deeds.


This conveyance is hereby authorized by the Effingham Board of Selectmen.

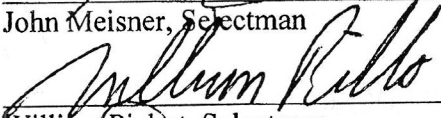
TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER STAMPS
PURSUANT TO RSA 78-B:2,XVIII.

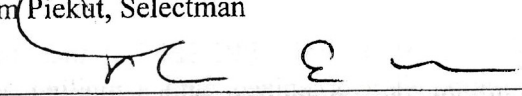
Executed by us, the Selectmen of the Town of Effingham this 20th day of October 2009.

BK2823PG1796

SELECTMEN OF THE TOWN OF EFFINGHAM


John Meisner, Selectman

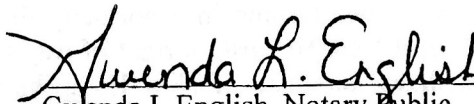

William Piekut, Selectman


Timothy Eldridge, Selectman

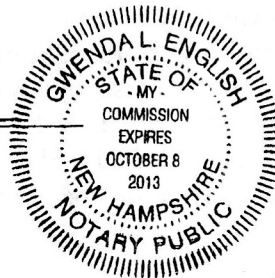
STATE OF NEW HAMPSHIRE
COUNTY OF CARROLL

In Effingham, this 20th day of October, 2009, personally appeared JOHN MEISNER, WILLIAM PIEKUT and TIMOTHY ELDRIDGE, Selectmen of the Town of Effingham and they acknowledged the foregoing instrument by them executed to be their voluntary act and deed.

Before me,


Gwenda L.English, Notary Public

My commission expires: 10/8/2013



BK2823PG0797


Register of Deeds, Carroll County

TAX COLLECTOR'S DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, Marilynn L. Maughan, Tax Collector for the Town of Effingham, County of Carroll and the State of New Hampshire, for the tax year 2006 by the authority in me vested by the laws of the State of New Hampshire, and in consideration of \$794.19 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 2006 to:

RAYMOND B. VANTASSEL, II

And described in the invoice book as:

Map	Lot	Sublot
000401	000009	000000

Located at NH ROUTE 25

Consisting of 3.9 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 05/24/2007, 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.

BK2797PG0434



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 18, 2017

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 NH Route 25, Effingham, New Hampshire, known as Tax Map 401 Lot 9, which the Town acquired by tax deed dated June 13, 2017 recorded in the Carroll County Registry of Deeds at Book 3333 Page 0908, 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:

\$1,000.00 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

*mailed
1st class
7-17-17
ce*

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:

Raymond B Vantassel II
13 Nutter Rd
Effingham NH 03882



9590 9403 0684 5196 4786 98

7015 0640 0005 7938 3323

PS Form 3811, April 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee
Raymond B Vantassel II

B. Received by (Printed Name) C. Date of Delivery
Raymond B Vantassel II

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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

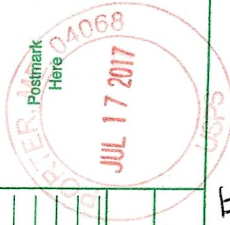
For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ 3.35
 Extra Services & Fees (check box, add fees as appropriate)
☒ Return Receipt (hardcopy) \$ 2.75
☐ Return Receipt (electronic) \$ 0.00
☐ Certified Mail Restricted Delivery \$ 0.00
☐ Adult Signature Required \$ 0.00
☐ Adult Signature Restricted Delivery \$ 0.00
 Postage \$ 0.49
 Total Postage and Fees \$ 6.59

Sent To
 Raymond B Vantassel II
 Street and Apt. No., or PO Box No.
 13 Nutter Rd
 City, State, ZIP+4®
 Effingham NH 03882

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7015 0640 0005 7938 3323