

Parcel ID: 000116 072000 000000 (CARD 1 of 1)
 Owner: IN THE FOREST OF TIME LLC
 Location: 35 SPRING STREET
 Acres: 1.034

General

Valuation		Listing History	
Building Value:	\$138,000	List Date	Lister
Features:	\$0	04/26/2024	ZSPM
Taxable Land:	\$136,800	06/01/2023	RM
Card Value:	\$274,800	05/09/2022	KCVR
Parcel Value:	\$274,800	04/11/2022	GWH
		04/02/2021	GWH

Notes: THE FOREST OF TIME ANTIQUE FURNITURE & VINTAGE GOODS(OLD PID: 54-1474);3/17 INT CLEANED UP+ DECLUTTERED, DEK ADDED;94X38 ATF=EA SIDE SETS IN 9';18 INT GOOD COND, 42X100 EX=POOR, 42X100 NO HEAT & 100% ANTIQUE BUS USE, 38X94=MIXED BUS & 2 BED/1BATH RES USE, PLBG = 3 FIXT BTH & SINK;'22 NC TO UC (EXT & ROOF), 40X100 EXT REPAIR/PAINT JUST STARTED; '23 NC; '24 CLOSE OUT

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2023	\$138,000	\$0	\$136,800	Cost Valuation	\$274,800
2022	\$138,000	\$0	\$136,800	Cost Valuation	\$274,800
2021	\$115,700	\$0	\$69,100	Cost Valuation	\$184,800
2020	\$115,700	\$0	\$69,100	Cost Valuation	\$184,800
2019	\$115,700	\$0	\$69,100	Cost Valuation	\$184,800
2018	\$115,700	\$0	\$69,100	Cost Valuation	\$184,800
2017	\$100,600	\$0	\$69,100	Cost Valuation	\$169,700
2016	\$230,200	\$6,000	\$87,100	Cost Valuation	\$323,300
2015	\$230,300	\$6,000	\$87,100	Cost Valuation	\$323,400
2014	\$230,300	\$8,900	\$87,100	Cost Valuation	\$326,300
2013	\$230,300	\$8,900	\$87,100	Cost Valuation	\$326,300
2012	\$230,300	\$8,900	\$87,100	Cost Valuation	\$326,300
2011	\$266,000	\$8,900	\$99,000	Cost Valuation	\$373,900
2010	\$266,000	\$8,900	\$99,000	Cost Valuation	\$373,900
2009	\$266,000	\$8,900	\$99,000	Cost Valuation	\$373,900
2008	\$266,000	\$8,900	\$100,500	Cost Valuation	\$375,400
2007	\$266,000	\$8,900	\$100,500	Cost Valuation	\$375,400
2006	\$199,500	\$6,200	\$71,000	Cost Valuation	\$276,700

Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
11/03/2021	IMPROVED	NO - LNDLRD/TENANT SALE	\$137,133	BASCOM '08 REV TR, RICHARD N	2174	0188
10/01/2008	IMPROVED	NO - FAMILY/RELAT GRNTR/E	\$0	BASCOM, RICHARD N	1704	0881
03/12/1999	IMPROVED	NO - UNCLASSFYD EXCLUSION	\$192,500	HODGDON, ERNEST JR	1183	147
04/06/1984	IMPRVED	YES	\$1	NPT CLOTHING	758	642

Land

Size: 1.034 Ac. **Site:** AVERAGE
Zone: 17 - IND INDUSTRIAL **Driveway:** GRAVEL/DIRT
Neighborhood: AVERAGE **Road:** PAVED
Land Use: COM/IND **Taxable Value:** \$136,800

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	1.000 AC	101,000	E	100	100	100	95	95 MILD	150	136,700	0	N	136,700	USE/LOC/ACC
COM/IND	0.034 AC	2,000	X	100	0	0	0	95 MILD	150	100	0	N	100	USE

Building

2.00 STORY FRAME STORE Built In 1900

Roof: GABLE OR HIP METAL/TIN	Bedrooms: 3	Quality: AVG-20
Exterior: CLAP BOARD WOOD SHINGLE	Bathrooms: BELOW AVG	Size Adj. 0.8688
Interior: AVG FOR USE	Extra Kitchens: 0	Base Rate: 70.00
Flooring: PINE/SOFT WD LINOLEUM OR SIM	Fireplaces: 0	Building Rate: 0.5546
Heat: WOOD/COAL	Generators: 0	Sq. Foot Cost: 38.82
	AC: NO	Effective Area: 9,117
	Comm. Wall Factor: 100	Gross Living Area: 8,304
	Comm Wall: WOOD	Cost New: \$353,922

Depreciation

Normal AVERAGE	Physical EXT	Functional	Economic	Temporary	Total Dpr.	Assessment
56%	5%	0%	0%	0%	61%	\$138,000

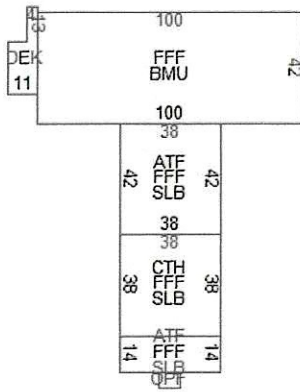
Features

There Are No Features For This Card

Photo



Sketch



Code	Description	Area	Eff Area	GL Area
ATF	ATTIC FINISHED	2,128	532	532
SLB	SLAB	3,572		0
FFF	FST FLR FIN	7,772	7,772	7,772
BMU	BSMNT UNFINISHED	4,200	630	0
CTH	CATHEDRAL CEILING	1,444	144	0
OPF	OPEN PORCH FIN	48	12	0
DEK	DECK/ENTRANCE	272	27	0
Totals			9,117	8,304

Code	Description	Gross Area	Living Area
BAS	First Floor	910	910
		910	910

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1031
Description Manufact House/NL
Zone R
Neighborhood
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0
Frontage
Depth
Assessed Value \$0
Appraised Value \$0

Outbuildings

Outbuildings							Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #	Comment
SHD	SHED	01	FRAME/MSNRY	140.00 S.F.	\$1,100	1	

Janet Gibson, Register of Deeds

Sullivan County New Hampshire

LCHIP SUA068999 25.00

TRANS TAX SU019961 2,057.00

Tax Stamps: \$2,057.00

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT I, RICHARD N. BASCOM, Trustee of THE RICHARD N. BASCOM 2008 REVOCABLE TRUST dated August 14, 2008, and any amendments thereto, of the Town of Sunapee, County of Sullivan and State of New Hampshire, for consideration paid, grant to IN THE FOREST OF TIME LLC, a New Hampshire domestic limited liability company with an address of 35 Spring Street, Newport, New Hampshire 03773, with WARRANTY COVENANTS, the following described premises:

A certain tract or parcel of land, with any buildings and improvements thereon, situated in the Town of Newport, County of Sullivan and State of New Hampshire, and identified as Lot 2 on a plan entitled "Hillside Plaza, Tax Map 116 Lot 72 - 35 Spring Street, Plan of Minor Subdivision, Property of the Richard N. Bascom Revocable Trust, 105 Keys Road, Sunapee, NH 03782, Located in Newport, N.H.", Scale 1"=30', June 13, 2016, revised July 11, 2016, prepared by Pennyroyal Hill Land Surveying & Forestry, LLC, Clayton E. Platt, LIC, Surveyor No. 833, approved by the Newport N.H. Planning Board on July 12, 2016 and recorded in DR05-0061 of the Sullivan County Registry of Deeds.

Lot 2 is more particularly bounded and described as follows:

Beginning at point A, a 1.5" iron pipe found 3" down on the westerly side of Spring Street, so-called, said point being at the northeasterly corner of the premises herein described and the southeasterly corner of the premises now or formerly of Dale and Lori Flewelling; thence South 11° 25' 13" East 118.03 feet along the westerly side of spring street to point B, a 3/4" iron rod, set 2" down, ± 7.0 feet west of pavement; thence South 09° 35' 16" West 69.86 to point C, ± 7.0 feet west of pavement along Spring Street; thence South 23° 59' 51" West 32.97 feet to point D, a 3/4" iron rod, set 1" down, ± 7.0 feet west of pavement; thence South 50° 37' 07" West 88.71 feet to point E, said point being ± 24.75 feet north of CL Knoll Street; thence South 56° 38' 52" West 70.84 feet to point F, a 3/4" iron rod, set 8" up, the last two courses being along the

BUCKLEY AND ZOPF · ATTORNEYS AT LAW
233 BROAD STREET, P.O. BOX 1485 · CLAREMONT, NEW HAMPSHIRE 03743

northerly side of Knoll Street, so-called; thence North 19° 49' 44" West 248.73 feet along the easterly side of Lot 1 to a 3/4" iron rod, set 15" up at the premises, now or formerly, of said Dale and Lori Flewelling; thence North 70° 26' 31" East 226.88 feet along the southerly side of said Flewelling premises to point A, the 1.5" iron pipe found 3" down, said point A being the point and place of beginning.

Lot 2 contains 1.034 acres, or 45,070 square feet.

The within premises are conveyed together with the rights reserved in the deed of Newport Clothing Manufacturing Company, Inc. to Robert H. and Kathryn C. Blake recorded in Volume 289, Page 286, recited therein as the "right and privilege to use the roads and passageways which lie on the east and south side of the granted premises and which consist of driveways leading to and from the Newport Clothing Manufacturing Company, Inc."

The within premises are conveyed subject to the right conveyed by Newport Clothing Manufacturing Company, Inc. to said Blakes in said deed recorded in Volume 289, Page 286, "to use the passageway lying on the north side of said Newport Clothing Manufacturing Company, Inc. for the purpose of gaining an entrance to or leaving the premises" conveyed to said Blakes.

Lot 2 is subject to a drainage easement for the benefit of Lot 1, allowing the subsurface drainage to flow in its current location to Spring Street and to allow the existing surface drainage from Lot 1 to flow into the s.drain on Lot 2.

Subject to an easement to be granted to the Town of Newport for the existing drainage system and sewer line.

Subject to an easement to be granted to the Town of Newport, 20 feet in width, for the relocation of the drainage across the southeast corner of the premises.

Subject to all the terms and conditions as set forth on the plan, and plan notes, recorded at DR05-0061 of the Sullivan County Registry of Deeds.

Meaning and intending to convey a portion of Tract III of the premises conveyed to Richard N. Bascom, Trustee of The Richard N. Bascom 2008 Revocable Trust, by Richard N. Bascom dated September 30, 2008, and recorded on October 1, 2008 in Volume 1704, Page 881 of the Sullivan County Registry of Deeds.

The premises conveyed hereby are not homestead property.

The undersigned trustee as Trustee under **The Richard N. Bascom 2008 Revocable Trust** created by Richard N. Bascom under trust agreement dated August 14, 2008, and thereto have full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the trustee for a conveyance thereof, pursuant to NH RSA 564-A:7.

Dated this 7th day of November, 2021

Richard N Bascom
Richard N. Bascom, Trustee of The
Richard N. Bascom 2008 Revocable
Trust dated August 14, 2008

STATE OF NEW HAMPSHIRE
COUNTY OF SULLIVAN

This 7th day of November, 2021

Personally appeared the above-named **Richard N. Bascom**, Trustee of the Richard N. Bascom 2008 Revocable Trust dated August 14, 2008, and any amendments thereto, known to me or satisfactorily proven to be the person whose names is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

Before me,

My commission expires:

[Signature]
Justice of the Peace/Notary Public

Nicholas Kanakis
Justice/Notary printed or typed name

(seal)

NICHOLAS A KANAKIS
Justice of the Peace, State of New Hampshire
My Commission Expires May 1, 2024

TOWN OF NEWPORT
 TAX OFFICE
 15 SUNAPEE STREET
 NEWPORT, NH 03773
 Temp - Return Service Requested

IN THE FOREST OF TIME LLC
 35 SPRING STREET
 NEWPORT, NH 03773

2024 NEWPORT PROPERTY TAX -- BILL 1 OF 2

Invoice: 2024P01019104
 Billing Date: 05/31/2024
 Payment Due Date: 07/01/2024
 Amount Due: \$ 3,240.00

8% APR Charged After 07/01/2024

Property Owner		Assessments	
Owner: IN THE FOREST OF TIME LLC			
Tax Rates		Assessments	
County:	\$ 1.00	Taxable Land:	136,800
School:	\$ 6.36	Buildings:	138,000
Town:	\$ 3.81	Total:	274,800
State Education:	\$ 0.62		
Total Tax Rate: \$ 11.79 *		Net Value: 274,800	

Property Description		
Map: 000116	Lot: 072000	Sub: 000000
Location: 35 SPRING STREET Acres: 1.034		
Summary Of Taxes		
First Bill:		\$ 3,240.00
- Abated/Paid:		\$ 0.00
- Veteran Credits:		\$ 0.00

Amount Due By 07/01/2024: **\$ 3,240.00**

Other Due Amount(s): **\$ 7,008.26**

Total: **\$ 10,248.26**

"Other Due Amount(s)" indicates additional balance(s) existing on this property. Please call for the proper payment amount(s).

* First Bill Tax Rate Equals 1/2 Last Year's Final Tax Rate

2024 NEWPORT PROPERTY TAX -- BILL 1 OF 2

Mailed To:
 IN THE FOREST OF TIME LLC
 35 SPRING STREET
 NEWPORT, NH 03773

TOWN OF NEWPORT
 MONDAY-FRIDAY
 8:00 A.M. - 5:00 P.M.
 (603) 863-6407

Tax Collector: KYLE HARRIS

Owner: IN THE FOREST OF TIME LLC

Location: 35 SPRING STREET
 Map: 000116 Lot: 072000 Sub: 000000
 Invoice: 2024P01019104

Amount Due By 07/01/2024: **\$ 3,240.00**

Other Due Amount(s): **\$ 7,008.26**

Total: **\$ 10,248.26**

Remit To:
 TOWN OF NEWPORT
 TAX OFFICE
 15 SUNAPEE STREET
 NEWPORT, NH 03773
 Temp - Return Service Requested

RETURN THIS PORTION WITH PAYMENT

REMITTED AMOUNT: _____



VIGUE
KENNETH N
& TRAVIS L

MAI
THAO

WELLING
ALE L &
LORI H

UNIFIEDLAYER
NETWORKS
LLC

IN THE
FOREST
OF TIME
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NEW HAMPSHIRE
STATE OF

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WENTZELL
RICHARD A



DETAILED