

OWNER INFORMATION				SALES HISTORY								PICTURE															
TOWN OF EFFINGHAM OWNER UNKNOWN 68 SCHOOL ST EFFINGHAM, NH 03882				<table><tr><th>Date</th><th>Book</th><th>Page</th><th>Type</th><th>Price</th><th>Grantor</th></tr><tr><td>08/16/2019</td><td>3458</td><td>0496</td><td>U V 35</td><td>1</td><td>DINSMORE, BRIAN J.</td></tr></table>								Date	Book	Page	Type	Price	Grantor	08/16/2019	3458	0496	U V 35	1	DINSMORE, BRIAN J.				
				Date	Book	Page	Type	Price	Grantor																		
				08/16/2019	3458	0496	U V 35	1	DINSMORE, BRIAN J.																		
LISTING HISTORY				NOTES																							
10/06/17 CRVL 04/25/17 INSP MARKED FOR INSPECTION 09/18/13 JBVL 10/06/10 GRHC 07/05/05 KMRL				VACANT, WOODED;																							
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		\$ 52,100		Parcel Total: \$ 52,100																	
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	F	110	50	100	90	95 -- MILD	100	50,800	0	N	50,800														
EXEMPT-MUNIC	1.394 ac	x 2,000	X	100				95 -- MILD	50	1,300	0	N	1,300	SHAPE													
	3.394 ac									52,100			52,100														

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:
	PERMITS		Quality: Com. Wall: Stories:
	Date	Permit ID	Permit Type
		Notes	
			Base Type:
			BUILDING SUB AREA DETAILS
			2025 BASE YEAR BUILDING VALUATION
			Year Built:
			Condition For Age: %
			Physical:
			Functional:
			Economic:
			Temporary: %

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 2019 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 2016 to:

DINSMORE, BRIAN J.

and described in the invoice books as:

Map: 000410

Lot: 000039

Sublot: 000000

Located At GRAY FOX ROAD

Consisting of 3.394 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 August 4, 2017 and recorded at the Registry of Deeds in Book 3342, Page 681, 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 August in the year of our Lord 2019.

Signed, Sealed and Delivered in the presence of:

[Signature]
Michael Cahelane

[Signature]
John Meisner

[Signature]
Charles Fuller

[Signature]
Deanna Amaral

Tax Collector, TOWN OF EFFINGHAM

State of New Hampshire

County of Carroll

On this 13 day of August 2019, personally appeared Deanna Amaral, 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.

[Signature]
Notary Public/Justice of the Peace

My Commission expires: Sept. 20, 2023

GWENDAL ENGLISH
NOTARY PUBLIC
State of New Hampshire
My Commission Expires
September 20, 2023



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

DATE: August 23, 2019

TO: Dinsmore, Brian J.

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 Gray Fox Road, Effingham, New Hampshire, known as Tax Map 410 Lot 039, which the Town acquired by tax deed dated August 16, 2019 recorded in the Carroll County Registry of Deeds at Book 3458 Page 0496, and which, according to the records of the Town Tax Collector, was previously owned by: Brian J. Dinsmore
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:

Sale by auction, sealed bid or as justice may require, to the highest bidder, and subject to the discretion of the Board of Selectmen to determine the best interests of the Town. A deposit, in the form of cash or bank funds, may be charged. 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. Closing to occur within 30 days, time being of the essence.

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 Town of Effingham, Board of Selectmen's Office at 603-539-7770.

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BILLERICA, MA 01821

Certified Mail Fee \$3.50
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0814
30

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08/24/2019

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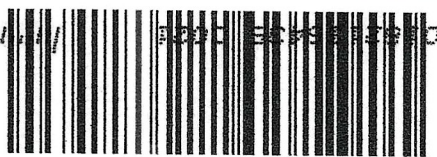
Sent To Brian J. Dinsmore
14 Topliff Street
Billerica MA 01821

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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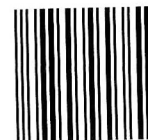
Town of Effingham
68 School Street
Effingham NH 03882



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Brian J. Dinsmore
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Billerica, MA 01821

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