

OWNER INFORMATION		SALES HISTORY							PICTURE															
TOWN OF EFFINGHAM		<table> <thead> <tr> <th>Date</th><th>Book</th><th>Page</th><th>Type</th><th>Price</th><th>Grantor</th><th></th></tr> </thead> <tbody> <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><td></td></tr> </tbody> </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.																			
OWNER UNKNOWN 68 SCHOOL ST EFFINGHAM, NH 03882																								
LISTING HISTORY		NOTES																						
10/06/17 CRVL 04/25/17 INSP MARKED FOR INSPECTION 09/18/13 JBLV 10/06/10 GRHC 07/05/05 KMRL		VACANT, WOODED;																						
EXTRA FEATURES VALUATION																								
Feature Type	Units	Lngh x Width	Size	Adj	Rate	Cond	Market Value	Notes																
MUNICIPAL SOFTWARE BY AVITAR																								
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											

Map: 000410

Lot: 000039

Sub: 000000

Card: 1 of 1

GRAY FOX ROAD

EFFINGHAM

Printed: 11/05/2025

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:

Michael Cabral
Michael Cabral

John Meisner
John Meisner

Charles E. Fuller
Charles Fuller

Deanna Amaral
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.

Gwendal English
Notary Public/Justice of the Peace
My Commission expires: Sept. 20, 2023

**GWENDA L 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.

U.S. Postal Service™
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BILLERICA, MA 01821

OFFICIAL USE

Certified Mail Fee \$3.50

\$ **\$12.80**
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**

0814
30

Postmark
Here

Postage \$0.55

\$ **\$0.55**

Total Postage and Fees \$ **\$6.85**

\$ **\$6.85**

08/24/2019

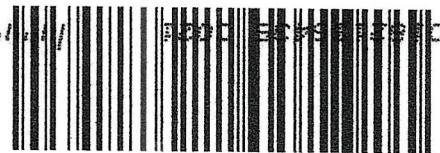
Sent To Brian J. Dinsmore
Street and Apt. No., or P.O. Box 14 Topl. Street
City, State, ZIP+4 Billerica MA 01821

See Reverse for Instructions

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

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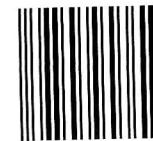
Town of Effingham
68 School Street
Effingham NH 03882



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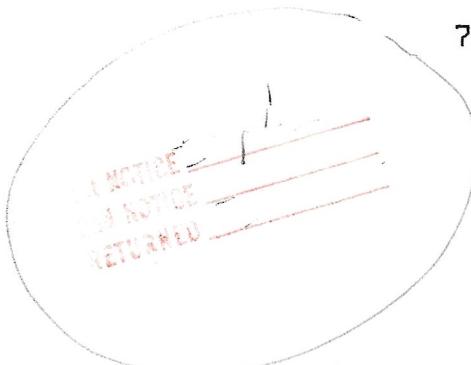


01821

U.S. POSTAGE
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AMOUNT

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Brian J. Dinsmore
14 Topl. Street
Billerica, MA 01821

24 8.28

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038822970099

