



**Property Card: 225 EAST WASHINGTON ROAD**  
Town of Bradford, NH

**Parcel ID:** 09-005-01  
**PID:** 000009000005000001

**Owner:** BRADFORD, TOWN OF  
**Co-Owner:**  
**Mailing Address:** PO BOX 436  
BRADFORD, NH 03221

General Information	Assessed Value
<p><b>Map:</b> 000009 <b>Lot:</b> 000005 <b>Sub:</b> 000001</p> <p><b>Land Use:</b> EXEMPT-MUNIC <b>Zone:</b> RURAL RES</p> <p><b>Land Area in Acres:</b> 3.41 <b>Current Use:</b> N <b>Neighborhood:</b> N-E <b>Frontage:</b> 0 <b>Waterfront:</b> 0 <b>View Factor:</b> N</p>	<p><b>Land:</b> 41400 <b>Buildings:</b> 0 <b>Extra Features:</b> 0 <b>Total:</b> 41400</p> <hr/> <p style="text-align: center;"><b>Sale History</b></p> <p><b>Book/Page:</b> 3540-2075 <b>Sale Date:</b> 12/12/2016 12:00:00 AM <b>Sale Price:</b> 0</p>
Building Details	
<p><b>Model Description:</b> <b>Living Area:</b> 0 <b>Year Built:</b> 0 <b>Building Grade:</b> <b>Stories:</b></p>	<p><b>Condition:</b> <b>Depreciation:</b> 0 <b>No. Bedrooms:</b> 0 <b>No. Baths:</b> 0 <b>Adj Bas:</b> 0</p>



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

OWNER INFORMATION		SALES HISTORY					PICTURE
BRADFORD, TOWN OF  PO BOX 436  BRADFORD, NH 03221		Date	Book	Page	Type	Price	Grantor
		12/12/2016	3540	2075	U V 50		SAILER, MICHAEL
		09/22/2008	3088	692	U V 31		SAILER, MICHAEL
LISTING HISTORY		NOTES					
06/18/24	RERL	12/07 LOT CREATED FROM 9-5 PLAN NUMBER 18708 '18CYC= STEEP; ROCKY FRONTAGE; WOODED; VAC; 24 CYC=NC, VACANT					
03/01/18	EORL						
04/17/14	CFUL						
12/11/07	DLSL						

EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVITAR							
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	<b>BRADFORD ASSESSING OFFICE</b>						
							<b>PARCEL TOTAL TAXABLE VALUE</b>							
Year	Building	Features	Land											
2024	\$ 0	\$ 0	\$ 41,400				Parcel Total: \$ 41,400							
2025	\$ 0	\$ 0	\$ 41,400				Parcel Total: \$ 41,400							
2026	\$ 0	\$ 0	\$ 41,400				Parcel Total: \$ 41,400							

LAND VALUATION										LAST REVALUATION: 2024				
Zone: RURAL RES		Minimum Acreage: 2.00		Minimum Frontage: 250		Site:				Driveway:		Road:		
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
EXEMPT-MUNIC	2.000 ac	160,000	E	100	100	100	100		25	40,000	0	N	40,000	UND/TOPO
EXEMPT-MUNIC	1.410 ac	x 2,000	X	100					50	1,400	0	N	1,400	TOPO
	<b>3.410 ac</b>									<b>41,400</b>			<b>41,400</b>	

PICTURE

OWNER

TAXABLE DISTRICTS

BUILDING DETAILS

BRADFORD, TOWN OF

PO BOX 436

BRADFORD, NH 03221

District Percentage

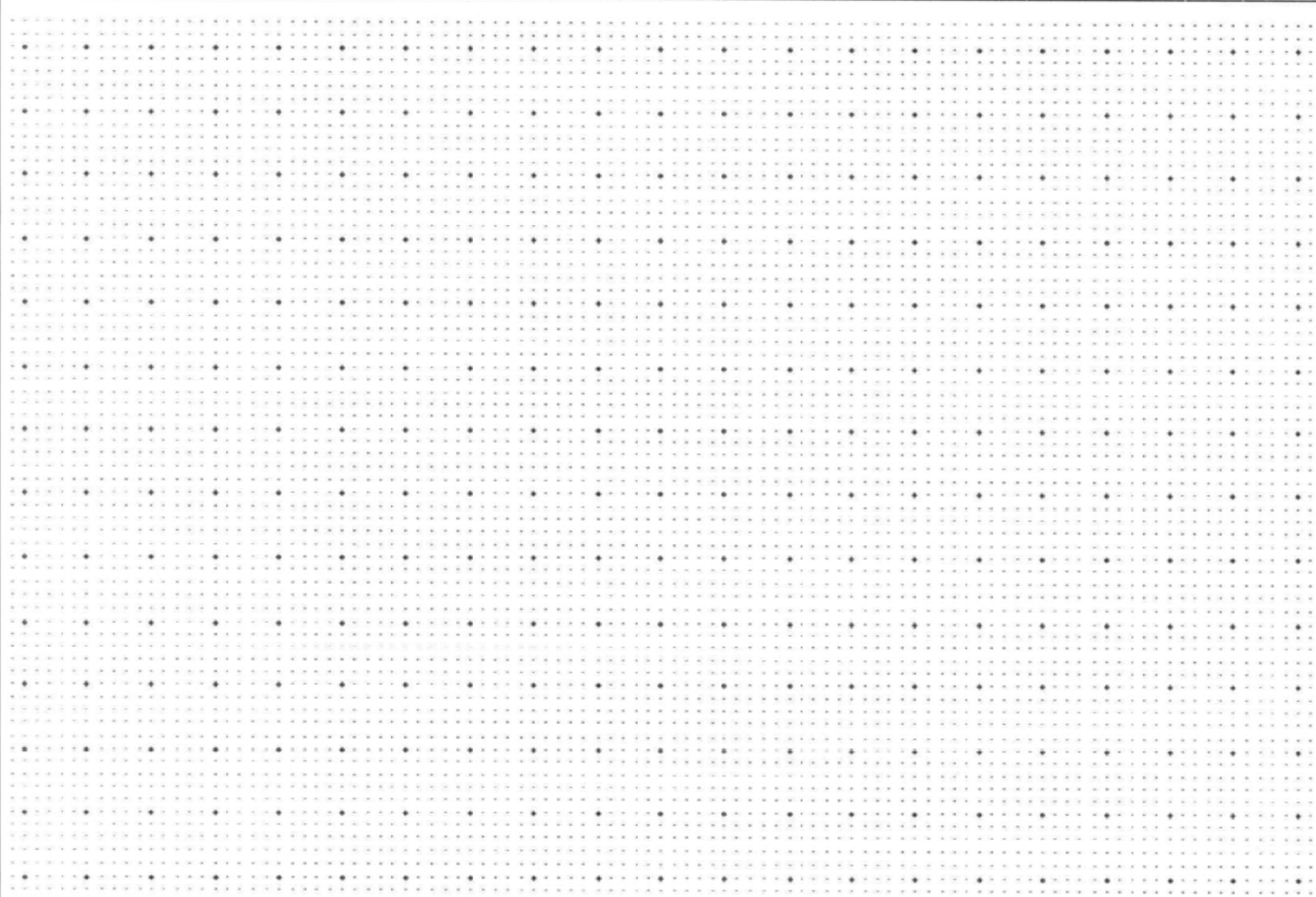
Model:  
Roof:  
Ext:  
Int:  
Floor:  
Heat:  
Bedrooms: Baths: Fixtures:  
Extra Kitchens: Fireplaces:  
A/C: Generators:  
Quality:  
Com. Wall:  
Stories:

PERMITS

Date Permit ID Permit Type Notes

Base Type:

BUILDING SUB AREA DETAILS



2024 BASE YEAR BUILDING VALUATION

Year Built:  
Condition For Age: %  
Physical:  
Functional:  
Economic:  
Temporary: %



# TOWN OF BRADFORD

NEW HAMPSHIRE 03221



OFFICE OF  
SELECTMEN

Docket Number: 201600023079  
Recorded in Merrimack County, NH  
Kathi L. Guay, CPO, Register  
BK: 3540 PG: 2075, 12/12/2016 12:41 PM  
RECORDING \$10.00  
SURCHARGE \$2.00

TELEPHONE  
603 938-5900

MERRIMACK COUNTY RECORDS

*Kathi L. Guay*, CPO, Register

B  
1647  
21010

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

That I, Camila Devlin, Tax Collector for the Town of BRADFORD, in the County of MERRIMACK and the State of New Hampshire, for the year 2013 by the authority in me vested by the laws of the State; and for consideration received by the Town of BRADFORD, located at PO BOX 607, 134 EAST MAIN ST, BRADFORD, NH 03221, do hereby sell and convey to the Town of BRADFORD, a certain tract or parcel of land situated in the Town of BRADFORD, New Hampshire aforesaid, taxed by the Selectmen/Assessors in 2013 to:

SAILER, MICHAEL

and described in the invoice books as:

Map: 000009 Lot: 000005 Sublot: 000001

Located At 225 EAST WASHINGTON ROAD

Consisting of 3.410 Acres of Land, Including Any Buildings Thereon, as Recorded at the Registry of Deeds in Book 3088, Page 692.

The deed is the result of the tax lien execution held at the Tax Collector's Office in the above stated Town, in the State of New Hampshire on 04/01/2014, 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.

In witness whereof, I have hereunto set my hand and seal, the 5<sup>th</sup> day of December in the year of our Lord 2016.  
Signed, Sealed and Delivered in the presence of:

[Signature]  
John Diefle

[Signature]  
Sonny Harris

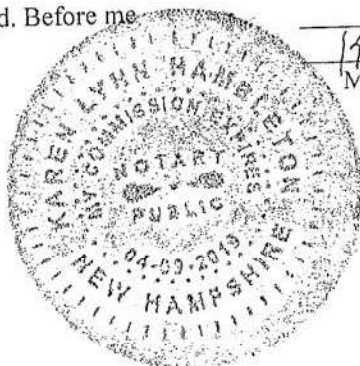
[Signature]  
Jim Bibbo

[Signature]  
Camila Devlin  
Tax Collector, BRADFORD



State of New Hampshire, County of MERRIMACK, On December 5 2016  
Camila Devlin, the above named, personally appearing and acknowledged the foregoing instrument to be his/her voluntary act and deed. Before me

[Signature]  
Karen Lynn Hambleton (Notary) J.P.  
My Commission expires: April 9, 2019



MERRIMACK COUNTY RECORDS  
*File of Log*

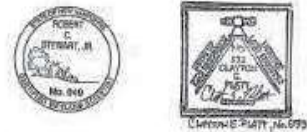
FOR REGISTRY USE ONLY

- KEY**
- Boundary Stone Wall
  - Boundary Stone Wall
  - 1" Iron Pipe (New) - set in 1957
  - 1/4" Iron Pipe (Old - July 2007)
  - Iron Pipe in Gravel (Old - July 2007)
  - Unimproved Open Street/Drive
  - Shaded Road/Trail
  - Utility Pole A / Overhead Line
  - Approximate Eign Assessment
  - Subdiv. Plat Boundary
  - One Inch Edge Overlay



- NOTES**
1. Deed Reference to MDP Book 2014 Page 5, Subdivision Dated in Bradford, N.H., July 21, 2004.
  2. This plan is the result of a 2004 274 East Washington Road, July 2007, having a cleared driveway leading west of the street greater than 12' wide.
  3. The purpose of this plan is to show subdivision of a tract subdivided by The Map of Lot 1. See a copy of the plan and note map by the office for all details and note information.
  4. This property is located in the Bradford Rural Zoning District, the required building setbacks are 50' from road and 50' from property line. A 50' buffer is required from the wetland area shown (12,000 sq ft).
  5. A road easement for the benefit of the State of Bradford shall apply to East Washington Road abutting this lot, the easement is to be shown on the title 25' of the existing width of the roadway.
  6. Lot 1 is subject to a 50' right of way and driveway easement for the benefit of Lot 2. The proposed drive will be used and maintained by the owners of both lots and the street easement will be shown as shown on this plan. The easement area will be shown with a 10' wide strip of the Bradford Subdivision Regulations.
  7. Policy drafted under Lot 1 was established by Robert Stewart, Certified Medical Scientist, March 3, 2007.
  8. Utility Approval granted.
  9. State Approval for Lot 1 - CA 200400000, July 1, 2004.
  10. State Approval for Lot 2 - CA 200700000, September 14, 2007.
  11. Subdivision Approval for Lot 1 and 2 - CA 000000000, September 13, 2007.
  12. This property is located in the Bradford Rural Zoning District and is not subject to a 100 year flood or other FEMA map for Bradford, N.H. Community Panel No. 330000 00000, effective April 25, 1985.
  13. For all information regarding property, assessed value, water charges, and building area - see a Topographic and Subdiv. Plat for the office dated July 24, 2007 and a Series of Subdiv. Plans for the office, dated September 12, 2007.

**Property #5**



TAX MAP 9 LOT 5 - 274 EAST WASHINGTON ROAD  
 PLAN OF MINOR SUBDIVISION

PROPERTY OF  
**MICHAEL SAILER**  
 90 Mount Hill Road, Bradford, NH 03306  
 LOCATED IN  
 BRADFORD, N.H.



JULY 25, 2007  
 Revised October 2, 2007

PLANNING: Hill Land Surveying & Forestry LLC  
 CLAYTON E. PLATT, L.L.C. SURVEYOR NO. 830  
 418 Pine Hill Road, Bradford, NH 03307 (603) 889-0881

**OWNER'S CERTIFICATION**

I, Michael Sailer, hereby certify that I am the owner of the property described in this plan, hereby certify that I have reviewed this plan and that I am in full compliance with all laws, rules and regulations of the State of New Hampshire, and that I am not subject to any other laws, rules and regulations of the State of New Hampshire.

*Michael Sailer* 9/12/07

APPROVED BY THE BRADFORD, N.H. PLANNING BOARD

Date: 10/24/07

*Thomas O. Kohn*  
*Lynda L. Grogan*

- REFERENCE PLANS**
1. MDP Plan 8200 - "Property of George and Ruth Harting," by Doug Small, dated May 1975.
  2. Unrecorded Plan - "Subdivision of Burton Park Land," by Clifford Baker, dated May 21, 1975.

- REVISIONS**
- 9/12/07 - All notes & map on PDR Owner Certification Subdiv. Plat
  - 10/2/07 - All notes & map on Rev. Map 5

Book 3051 Page 0951  
Doc# 703204  
Book: 3051  
Pages: 951 - 952  
e-Filed & e-Recorded  
03/06/2008 2:29:12 PM  
KATHI L. GUAY, CPO, REGISTER

Return to:  
Feeney Law Offices  
PO Box 389  
Newport, NH 03773

MERRIMACK COUNTY REGISTRY OF DEEDS  
RECORDING \$ 14.00  
SURCHARGE \$ 2.00  
TRANSFER TAX \$ 1,185.00

MERRIMACK COUNTY RECORDS *Kathi L. Guay* CPO, Register

STATE OF NEW HAMPSHIRE

REGISTERED  
OF  
MARRIAGE & DIVORCE



900000107  
NON EXPENSE  
TRANSFER TAX  
E-FILE

VOID IF ALTERED

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That MICHAEL SAILER, of Warner, New Hampshire for consideration paid grants to MICHAEL TAFFE and SUSAN TAFFE, whose present mailing address is 400 Park Street, North Reading, Massachusetts 01864, with Warranty Covenants to the said MICHAEL TAFFE and SUSAN TAFFE, as joint tenants with rights of survivorship:

A certain tract or parcel of land situated in Bradford, County of Merrimack and State of New Hampshire shown as Lot 1 on a plan entitled "Plan of Minor Subdivision Property of Michael Sailer" drawn by Clayton E. Platt, LLS, approved by the Bradford Planning Board October 24, 2007 and recorded as Plan #18708 in the Merrimack County Registry of Deeds, bounded and described as follows:

Beginning at an iron pipe set on the Westerly sideline of East Washington Road said iron pipe being the Northeasterly corner of Lot 1; thence following the Westerly sideline of East Washington Road in a general Southerly direction 251 feet, more or less, to an iron rod; thence North 83° 42' 40" West 10 feet to a granite bound; thence continuing North 83° 42' 40" West 592.93 feet to an iron rod, the previous two (2) courses being along Lot 2 as shown on said Plan; thence North 5° 44' 32" East 378 feet along land now or formerly of Hersh to an iron pipe; thence South 71° 35' 39" East 227.78 feet along land now or formerly of Duefield to an iron rod; thence South 71° 37' 36" East 385.46 feet along land now or formerly of Stanton to the point of beginning.

Said to contain 4.29 acres.

Excepting and reserving a road easement for the benefit of the Town of Bradford to maintain that portion of East Washington Road which is within twenty-five (25) feet of the centerline of said road.

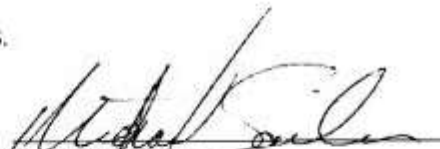
PUBLIC RECORDS  
\$ 1,185.00

Excepting and reserving a thirty (30) foot right of way and driveway easement for the benefit of Lot 2 as shown on said Plan to be used in common with Lot 1. The location of said driveway easement is shown on said Plan. The costs of maintaining said driveway, including snow plowing, shall be shared equally by the owners of Lot 1 and Lot 2.

Meaning and intending to describe and to convey a portion of the premises conveyed to Michael Sailer by Donnamarie Duffin by warranty deed dated July 27, 2006 and recorded in Volume 2914, Page 5 of the Merrimack County Registry of Deeds.

This is not homestead premises.

Dated this 6 day of March, 2008.

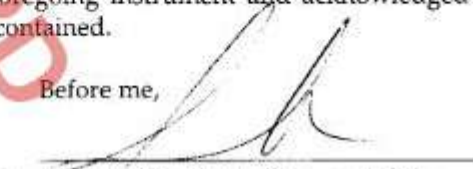
  
Michael Sailer

STATE OF NEW HAMPSHIRE  
COUNTY OF MERRIMACK

March 6, 2008

Personally appeared Michael Sailer, known to me or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

Before me,

  
Justice of the Peace / Notary Public

My commission expires:

(Please Print Name)

Mrfpc192\Sailer\WarrantyDeed



PEENEY LAW OFFICES  
#10, BOX 388, ALVORD, N. H. 03175-0388



Return to:  
Feeney Law Offices  
PO Box 389  
Newport, NH 03773

Book 2914 Page 5  
Doc# 652220  
Book: 2914  
Pages: 5 - 6  
e-Filed & e-Recorded  
07/27/2006 09:00:47 AM  
KATHI L. GUAY, CPO, REGISTER  
MERRIMACK COUNTY REGISTRY OF DEEDS  
RECORDING \$ 14.00  
SURCHARGE \$ 2.00  
TRANSFER TAX \$ 855.00

MERRIMACK COUNTY RECORDS *Kathi L. Guay* CPO, Register

**STATE OF NEW HAMPSHIRE**

DEPARTMENT  
OF  
REVENUE



80000035  
NON STATE  
TRANSFER TAX  
EFILE

\$ 855-

**WARRANTY**

VOID IF ALTERED

KNOW ALL MEN BY THESE PRESENTS: That Donnamarie Duffin, a single person, of 57 South Sugar Hill Road, Weare, New Hampshire 03281, for consideration paid grants to Michael Sailer, a married person, of 99 Mason Hill Road, Warner, New Hampshire 03278, with WARRANTY COVENANTS:

A certain tract of land situated in the Town of Bradford, County of Merrimack and State of New Hampshire, bounded and described as follows:

Beginning at an iron pipe on the Westerly sideline of the Washington Spring Road, also known as the East Washington Road, said pipe being at or near a utility pole numbered 21; thence running N 72° 45' W a distance of six hundred (600) feet, more or less by land now or formerly of Martin Stanton and land now or formerly of George Harling, Sr. to an iron pipe set in the ground, said pipe marking the Northwest corner of the premises herein conveyed, the Southwest corner of the land of said George Harling, Sr. and the Southeast corner of land now or formerly of David W. Harling; thence turning and running S 06° 00' W a distance of five hundred fifty-five (555) feet, more or less by other land of the said Burton Hersh to an iron pin on the south side of a stone wall; thence turning and running S 73° 45' E by a stone wall and wire fence and by land now or formerly of Beatrice Brown a distance of six hundred twenty-two (622) feet, more or less to an iron pipe near a large maple tree at the westerly sideline of the said highway; thence turning and running N 03° 30' E a distance of five hundred fifty (550) feet, more or less by said highway to the place of beginning.

Meaning and intending to describe and convey the same premises conveyed to Donnamarie Duffin by deed of James Anderson and Geraldine Brown dated October 27, 2003 recorded in the Merrimack County Registry of Deeds at Book 2590, Page 1.

The property is not the residence of the grantor and is not subject to homestead rights.

Executed this 27 day of July, 2006.

  
Donnamarie Duffin

State of New Hampshire  
County of Sullivan  
July 27, 2006

Then personally appeared before me the said Donnamarie Duffin and acknowledged the foregoing to be her voluntary act and deed.

  
Notary Public/Justice of the Peace  
My Commission Expires: \_\_\_\_\_



PUBLIC RECORD

**COMPLETE THIS SECTION**

1, 2, and 3. Also complete  
if Restricted Delivery is desired.



to:

J. Sailer  
Sarge Rd  
Leri, NH  
03278

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

*J. Sailer*

Agent

Addressee

B. Received by (Printed Name) <

*Michael Sailer*

C. Date of Delivery

*3-2-16*

D. Is delivery address different from item 1?  Yes

If YES, enter delivery address below:  No

3. Service Type

Certified Mail

Express Mail

Registered

Return Receipt for Merchandise

Insured Mail

C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

Postage label

7010 1670 0001 9675 2529

February 2004

Domestic Return Receipt

102595-02-M-1540