

**Sale
Of
Tax Deeded Lands
Moultonborough, NH
September 8, 2011**



**Joel R. Mudgett, Chairman
Board of Selectmen**

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NOTICE OF SALE TAX DEEDED PROPERTIES MOULTONBOROUGH, NH

By virtue of our authority under Article 33 of the Town Meeting of March 12, 2003, we offer for sale eight (8) parcels of tax deeded land. Sealed bids will be accepted until 2:00 p.m. on Thursday, September 8, 2011, in the Offices of the SelectBoard, 6 Holland Street, PO Box 139, Moultonborough, NH, 03254 at which time they will be opened and publicly read aloud.

A package with further information on the conditions of sale, maps and the like is available at said offices during normal business hours for payment of a non-refundable fee of \$25.00. Bid forms may be picked up at no cost. Said bid package is also available on-line at www.moultonboroughnh.gov (Click on Paid, Volunteer and Contract Opportunities).

Tax Deeded Parcels:

Parcel 1: Interlaken Street; Land in said Town of approximately 14,810+/- s.f. shown as Parcel 26 on Assessors Map 98. For title see Carroll Country Registry of Deeds Bk 1617 Pg 852.

Parcel 2: Woodstream Drive; Land in said Town of approximately 17,500+/- s.f. shown as Parcel 60 on Assessors Map 92. For title see Carroll Country Registry of Deeds Bk 1596 Pg 280.

Parcel 3: St. Moritz Street; Land in said Town of approximately 13,068+/- s.f. shown as Parcel 48 on Assessors Map 98. For title see Carroll Country Registry of Deeds Bk 1953 Pg 775.

Parcel 4: Mountain View Drive; Land in said Town of approximately 18,339+/- s.f. shown as Parcel 70 on Assessors Map 72. For title see Carroll Country Registry of Deeds Bk 2352 Pg 822.

Parcel 5: Evans Road; Land in said Town of approximately 22,216+/- s.f. shown as Parcel 22 on Assessors Map 18. For title see Carroll Country Registry of Deeds Bk 2579 Pg 234.

Parcel 6: Evans Road; Land in said Town of approximately 29,185+/- s.f. shown as Parcel 28 on Assessors Map 18. For title see Carroll Country Registry of Deeds Bk 2579 Pg 233.

Parcel 7: Evans Road; Land in said Town of approximately 30,056+/- s.f. shown as Parcel 29 on Assessors Map 18. For title see Carroll Country registry of Deeds Bk 2579 Pg 232.

Parcel 8: Ben Berry Road; Land in said Town of approximately 43,560 s.f. shown as Parcel 33 on Assessors Map 18. For title see Carroll Country registry of Deeds Bk 2579 Pg 235.

[* Note 8/30/11: See Addendum 1 in which this is corrected to 9.8± acres]

In addition to the purchase price the successful bidder must pay all deed preparation, recording, and legal services regarding the sale of the property in the amount of \$350.00. Additional fees may apply depending upon the parcel that you acquire.

All bidders are required to pay a bid deposit of \$350.00 in the form of cash or a bank check to assure their completion of the purchase. This deposit is applied toward the purchase price and all related expenses identified above.

Successful bidders must close on the sale within forty five (45) days of being notified that their bid has been accepted. All bids may be held for a period of forty five (45) days to evaluate them and account for certain rights of refusal.

If mailed, each bid should be in a separate sealed envelope marked, Sale of Tax Deeded Lands Moultonborough,

NH, September 8, 2011 to protect against them being opened in error. Any questions with respect to this invitation must be received, in writing by mail (above address), fax (603.476.5835) or email (cterenzini@moultonboroughnh.gov), by Carter Terenzini, Town Administrator, no later than 4:00 p.m. on August 29, 2011.

The town reserves the right to reject any and all bids, and waive any minor or non-material informalities, if deemed to be in its best interests.

Joel R. Mudgett, Chairman
Board of Selectmen/

Advertised: Meredith News & Carroll County Independent
07/28/11 & 08/04/11

Posted: Town BBs (Seven)
Town Web Site
NHLGC
Standard Mailing List

Conditions of Sale

- 1.) There is no required minimum acceptable bid.
- 2.) Parcels 5, 6, 7, and 8 are being sold subject to language that will read as follows:
"Excepting and reserving an easement for highway purposes, appurtenant to the adjoining Town or State of New Hampshire right of way and extending 25 feet therefrom, in favor of the Grantor, for the purposes of cutting slopes, expanding the improved surface, installing drainage, and related activities and maintaining the foregoing."
- 3.) You must use a separate bid form for each parcel you bid upon.
- 4.) You must submit each bid form in a separate sealed envelope.
- 5.) You must submit a deposit of \$350.00, in the form of cash or a bank check (i.e. cashier's, certified, money order), with each bid. This deposit will be held for a period of up to 45 days for us to evaluate the bids and notify the parties of our decision.
- 6.) If you are informed you are the successful bidder you will have fifteen days in which to pay any the amount you have proposed to pay for the parcel that you have bid upon. This will be held until the various rights of first refusal have been exhausted and the closing. At that time you will pay any final sums owed to the Town. If you do not pay the amount you bid on the parcel within said fifteen days the initial bid deposit of \$350.00 will become the property of the Town of Moultonborough.
- 7.) Abutters (i.e. those whose property lines touch upon the property line of the property being sold) who bid on parcel will have the right of first refusal at the highest bid price. In the case of more than one abutter having bid on the property, the right of first refusal will first be assigned to those abutters which jointly made a bid so that they might each improve their respective lots and then in order of the highest to lowest bid of any other abutters who may have bid on the parcel.
- 8.) Certain parcels may also be subject to rights of refusal, at the highest bid price, by the Property Owner's Association of Suissevale, Inc (POASI), Balmoral Improvement Association and/or others.
- 9.) If the land is acquired by an abutting property owner(s), the bidder(s) must merge the parcel being acquired with their lot(s) prior to the property being transferred. For information on this you may contact Ms. Bonnie Whitney, Administrative Assistant in the Office of Development Services, at 603.476.2347 or bwhitney@moultonboroughnh.gov.
- 10.) In addition to the purchase price and a lump sum fee of \$350.00 to cover our attorney and recording costs, you must also pay the transfer tax of \$15 per thousand dollars of sales price, the recording fee for any notices of a merger of lots, and any similar closing costs of which none are currently known to exist.

11.) The Town makes no express or implied warranties of any information contained herein. All parcels are sold without warranty as to suitability for building, the ability to gain any desired regulatory approval from the town (i.e. zoning compliance), or the absence of any environmental hazard. Bidders are responsible for performing their own due diligence appropriate to the purchase of any real estate.

12.) Any questions with respect to this invitation must be received, in writing by mail (PO Box 139, Moultonborough, NH 03254), fax (603.476.5835) or email (cterenzini@moultonboroughnh.gov), by Carter Terenzini, Town Administrator, no later than 4:00 p.m. on August 29, 2011. Copies of the answers will be posted on line no later than 4:00 p.m. on September 1, 2011. It is the responsibility of the bidders to check on-line and account for any addendum so issued.

EXHIBIT A
Tax Maps/Aerial Photos
And
Assessment Data
Parcels 1 to 8

**Parcel 1:
Map 098 Lot 026 Interlaken Street**

Property Location: INTERLAKEN STREET
 Account # B00680
 MAP ID: 098 / 026/000 000/000
 Vision ID: 313
 Bidg #: 1 of 1
 Sec #: 1 of 1
 Card 1 of 1
 State Use: 9035
 Print Date: 07/01/2011 10:10

PERMIT RECORD	ISSUE DATE	TYPE	DESCRIPTION	AMOUNT	ISSUE DATE	% COMP.	DATE COMP.	COMMENTS	DATE	TYPE	IS	ID	CA	PURPOSE/RESULT
									12/10/2007					
									2/19/2004					

VISIT/CHANGE HISTORY	DATE	TYPE	IS	ID	CA	PURPOSE/RESULT
	12/10/2007					
	2/19/2004					

LAND LINE VALUATION SECTION	USE	ZONE	FRONTAGE	DEPTH	UNITS	UNIT PRICE	FACTOR A	S	ACRE	DISC	FACTOR C	ST. ADJ.	ST. ADJ.	RECORD Y/N	COND.	SPECIAL PRICING	UNIT PRICE	LAND VALUE
1	TOWN-PROP MDL-00	P	14810		SF	3.52	1.00	\$	1.0000	0.50		SV1	1.50	N	0.000		2.64	39,100

Total Card Land Units: 0.34 AC
 Parcel Total Land Area: 0.34 AC
 Total Land Value: 39,100

EXEMPTIONS	YEAR	TYPE	DESCRIPTION	AMOUNT	CODE	DESCRIPTION	NUMBER	AMOUNT	COMM. INT.
OTHER ASSESSMENTS									
ASSESSING NEIGHBORHOOD									
NOTES									

APPRaised VALUE SUMMARY	APPRaised Bldg. Value (Card)	APPRaised XF (B) Value (Bldg)	APPRaised OB (L) Value (Bldg)	APPRaised Land Value (Bldg)	SPECIAL Land Value	TOTAL APPRAISED Parcel Value	VALUATION Method:	ADJUSTMENT:	NET Total APPRAISED Parcel Value
	0	0	0	39,100	0	39,100	C	0	39,100

PREVIOUS ASSESSMENTS (HISTORY)	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
	2010	9035	39,100	2009	9035	49,300	
Total:			39,100	Total:			49,300

This signature acknowledges a visit by a Data Collector or Assessor

CURRENT ASSESSMENT	Code	Assessed Value	Code	Assessed Value
9035	39,100	9035	39,100	

RECORD OF OWNERSHIP	ASSOC PID#	SALE DATE	Yr.	Code	SALE PRICE / AC.
		06/19/1995	U	V	37.04

UTILITIES	TOPO	STREET/ROAD	LOCATION
4 Rolling	5 Well	3 Impaved	3 Rural
5 Septic			

SUPPLEMENTAL DATA	Other ID:	Value
	086/490/000/000/	
	086/490/000/000/	
	BAY SEWER	

RECORD OF OWNERSHIP	ASSOC PID#	SALE DATE	Yr.	Code	SALE PRICE / AC.
		06/19/1995	U	V	37.04

EXEMPTIONS	Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.

ASSESSING NEIGHBORHOOD	NBHD / SUB	NBHD NAME	STREET INDEX NAME	TRACING	BATCH

VISIT/CHANGE HISTORY	DATE	TYPE	IS	ID	CA	PURPOSE/RESULT
	12/10/2007					
	2/19/2004					

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)																																																	
Element	Cd. Ch. Description	Element	Cd. Ch. Description																																																
Model	900 Vacant																																																		
		<table border="1"> <thead> <tr> <th colspan="2">MIXED USE</th> </tr> <tr> <th>Code</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>9035</td> <td>TOWN-TROP MDL-00</td> </tr> <tr> <td></td> <td>Percentage</td> </tr> <tr> <td></td> <td>100</td> </tr> </tbody> </table>		MIXED USE		Code	Description	9035	TOWN-TROP MDL-00		Percentage		100																																						
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		<table border="1"> <thead> <tr> <th colspan="2">COST/MARKET VALUATION</th> </tr> <tr> <th>Adj. Base Rate:</th> <th>0.00</th> </tr> <tr> <th>Section RCN:</th> <th>0</th> </tr> <tr> <th>Net Other Adj:</th> <th>0.00</th> </tr> <tr> <th>Replace Cost</th> <th>0</th> </tr> <tr> <th>AYB</th> <th>0</th> </tr> <tr> <th>EYB</th> <th>0</th> </tr> <tr> <th>Dep Code</th> <th></th> </tr> <tr> <th>Remodel Rating</th> <th></th> </tr> <tr> <th>Year Remodeled</th> <th></th> </tr> <tr> <th>Dep %</th> <th></th> </tr> <tr> <th>Functional Obsolete</th> <th></th> </tr> <tr> <th>External Obsolete</th> <th></th> </tr> <tr> <th>Cost Trend Factor</th> <th></th> </tr> <tr> <th>Condition</th> <th></th> </tr> <tr> <th>% Complete</th> <th></th> </tr> <tr> <th>Overall % Cond</th> <th></th> </tr> <tr> <th>Apprais Val</th> <th>0</th> </tr> <tr> <th>Dep % Ovr</th> <th>0</th> </tr> <tr> <th>Dep Ovr Comment</th> <th></th> </tr> <tr> <th>Misc Imp Ovr</th> <th>0</th> </tr> <tr> <th>Misc Imp Ovr Comment</th> <th></th> </tr> <tr> <th>Cost to Cure Ovr</th> <th>0</th> </tr> <tr> <th>Cost to Cure Ovr Comment</th> <th></th> </tr> </thead> </table>		COST/MARKET VALUATION		Adj. Base Rate:	0.00	Section RCN:	0	Net Other Adj:	0.00	Replace Cost	0	AYB	0	EYB	0	Dep Code		Remodel Rating		Year Remodeled		Dep %		Functional Obsolete		External Obsolete		Cost Trend Factor		Condition		% Complete		Overall % Cond		Apprais Val	0	Dep % Ovr	0	Dep Ovr Comment		Misc Imp Ovr	0	Misc Imp Ovr Comment		Cost to Cure Ovr	0	Cost to Cure Ovr Comment	
COST/MARKET VALUATION																																																			
Adj. Base Rate:	0.00																																																		
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OB-OUTBUILDING & YARD ITEMS(A) /XF-BUILDING EXTRA FEATURES(B)																																																			
Code	Description	Sub	Sub Description	LB	Units	Unit Price	Yr	Code	Dep Rr	Cond	%Cnd	Rpr Value																																							
BUILDING SUB-AREA SUMMARY SECTION																																																			
Code	Description	Living Area	Gross Area	Eft Area	Unit Cost	Undeprcc Value																																													
		0	0	0	0																																														
Ttl Gross Liv/Lease Area:		0	0	0	0																																														

No Photo On Record



Map 098 Lot 026 Interlaken Street
 Moultonborough, NH
 1 Inch = 63 Feet



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**Parcel 2:
Map 092 Lot 060 Woodstream Drive**

Property Location: WOODSTREAM DRIVE
 Vision ID: 6777 Account # K01260 MAP ID: 092 / 060/000 000/000 Bidg Name: Bidg #: 1 of 1 Sec #: 1 of 1 Card 1 of 1 State Use: 9035
 Moultonborough Town of Moultonborough, NH 03254
 PO BOX 139
 Additional Owners: Other ID: 082 374 000/ 000/ 000
 OLD MBILL 082 374 000/ 000/ 000
 BAY SEWER

UTILITIES
 4 Rolling 5 Well 3 Unpaved 3 Rural
 6 Septic

SUPPLEMENTAL DATA
 GIS ID: 092060000 ASSOC PID#
 RECORD OF OWNERSHIP BK-VOL/PAGE SALE DATE SALE PRICE P.C.
 Moultonborough Town of Moultonborough T1 1 08/17/2004 01/01/1990 U V 0 00 2010 9035

EXEMPTIONS
 Year Type Description Amount Code Description Number Amount Comm. Int.

OTHER ASSESSMENTS
 NBHD SUB NBHD NAME STREET INDEX NAME TRACING BATCH
 BML/A

NOTES
 ASSESSING NEIGHBORHOOD

APPRAISED VALUE SUMMARY
 Appraised Bldg. Value (Card) 0
 Appraised XF (B) Value (Bldg) 0
 Appraised OB (L) Value (Bldg) 66,100
 Appraised Land Value (Bldg) 0
 Special Land Value 66,100
 Total Appraised Parcel Value 66,100
 Valuation Method: C
 Adjustment: 0
 Net Total Appraised Parcel Value 66,100

PREVIOUS ASSESSMENTS (HISTORY)
 Total 66,100 66,100
 Yr. Code 1 Assessed Value 66,100 2009 9035
 Yr. Code 1 Assessed Value 69,500 2008 9035
 Total 69,500 74,200

APPROXIMATE VALUE
 66,100

BUILDING PERMIT RECORD
 Permit ID Issue Date Type Description Amount Insp. Date % Comp. Date Comp. Comments

VISIT/CHANGE HISTORY
 Date Type IS ID Cd. Cd. Purpose/Result
 5/17/2008 PM 00 Measur-Listed
 3/22/2004 PM 00 Measur-Listed

LAND LINE VALUATION SECTION
 B Use Use Zone Frontage Depth Unit Unit L S A C. SF S.I. Note-Idi Rec Y/N CU Special Prtng. Unit Price Land Value
 # Code Description P 17,555 SF 3.04 1.00 5 1,000 0.80 BML 155 N 0.000 3.76 66,100
 1 9035 TOWN-PROP MDL-00

Total Card Land Units: 0.40 AC Parcel Total Land Area: 0.4 AC Total Land Value: 66,100

VISION

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)									
Element	Ch. Description	Element	Ch. Description								
Model	00 Vacant										
MIXED USE											
		Code Description	Percentage								
		9035 TOWN-PROP MDL-00	100								
COST/MARKET VALUATION											
Adj. Base Rate: 0.00											
Section RCN: 0											
Net Other Adj: 0.00											
Replace Cost: 0											
AYB: 0											
EYB: 0											
Dep Code: 0											
Remodel Rating: 0											
Year Remodeled: 0											
Dep %: 0											
Functional Obshc: 0											
External Obshc: 0											
Cost Trend Factor: 1											
Condition: 0											
% Complete: 0											
Overall % Cond: 0											
Apprais Val: 0											
Dep % Ovr: 0											
Dep Ovr Comment: 0											
Misc Imp Ovr Comment: 0											
Misc Imp Ovr Comment: 0											
Cost to Cure Ovr Comment: 0											
Cost to Cure Ovr Comment: 0											
ON-OUTBUILDING & YARD ITEMS(A) / XP-BUILDING EXTRA FEATURES(B)											
Code	Description	Sub	Sub Description	U/A Units	Unit Price	Code	Dep Rr	Cond	%Chd	App Value	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprc. Value					
		0	0	0	0	0					
Ttl. Gross Liv/Lease Area:		0	0	0	0	0					

No Photo On Record



Map 092 Lot 060 Woodstream Drive
 Moultonborough, NH
 1 Inch = 62 Feet



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CARTOGRAPHIC ASSOCIATES, INC.

**Parcel 3:
Map 098 Lot 048 St. Moritz Street**

Property Location: ST MORITZ STREET Account # K02130 MAP ID: 098 / 048/000 000/000 Bidg Name: Vision ID: 345 Bidg #: 1 of 1 Card 1 of 1 Print Date: 07/01/2011 10:13

MOULTONBOROUGH TOWN OF
PO BOX 139
MOULTONBOROUGH, NH 03254
Additional Owners:
Other ID: 086/ 537/ 000/ 000/
OLD MBLU 086/ 537/ 000/ 000/
RAY SEWER

UTILITIES
4 Rolling
5 Well
6 Septic

STRT./ROAD
3 Unpaved
3 Rural

LOCATION
Description: EXM LAND
Code: 9035
Assessed Value: 38,500
Appraised Value: 38,500

CURRENT ASSESSMENT
Code: 9035
Assessed Value: 38,500
Appraised Value: 38,500

VISION
1612
OULTONBOROUGH, N

RECORD OF OWNERSHIP
BK-YOL/PAGE SALE DATE (q/m y) SALE PRICE Y.C.
1/ 1 08/17/2004 0905/2001 U V 0 09 2010 9035
1953/ 775 0905/2001 U V 0 09 2010 9035

PREVIOUS ASSESSMENTS HISTORY
Total: 38,500
Yr. Code Assessed Value Appraised Value
38,500 9035 38,500 38,500
48,600 9035 48,600 48,600

EXEMPTIONS
Year Type Description Amount Code Description Number Amount Comm. hlt.

OTHER ASSESSMENTS
Year Type Description Amount Code Description Number Amount Comm. hlt.

ASSESSING NEIGHBORHOOD
NBHD SUB NBHD NAME STREET INDEX NAME TRACING BATCH
SV1/A SV1/A

NOTES
Total Appraised Parcel Value: 38,500
Adjustment: 0
Net Total Appraised Parcel Value: 38,500

APPRAISED VALUE SUMMARY
Appraised Bldg. Value (Card) 0
Appraised XF (B) Value (Bldg) 0
Appraised OB (L) Value (Bldg) 0
Appraised Land Value (Bldg) 38,500
Special Land Value 0
Total Appraised Parcel Value 38,500
Valuation Method: C
Adjustment: 0
Net Total Appraised Parcel Value 38,500

BUILDING PERMIT RECORD
Permit ID Issue Date Type Description Amount Insp. Date % Comp. Date Comp. Comments

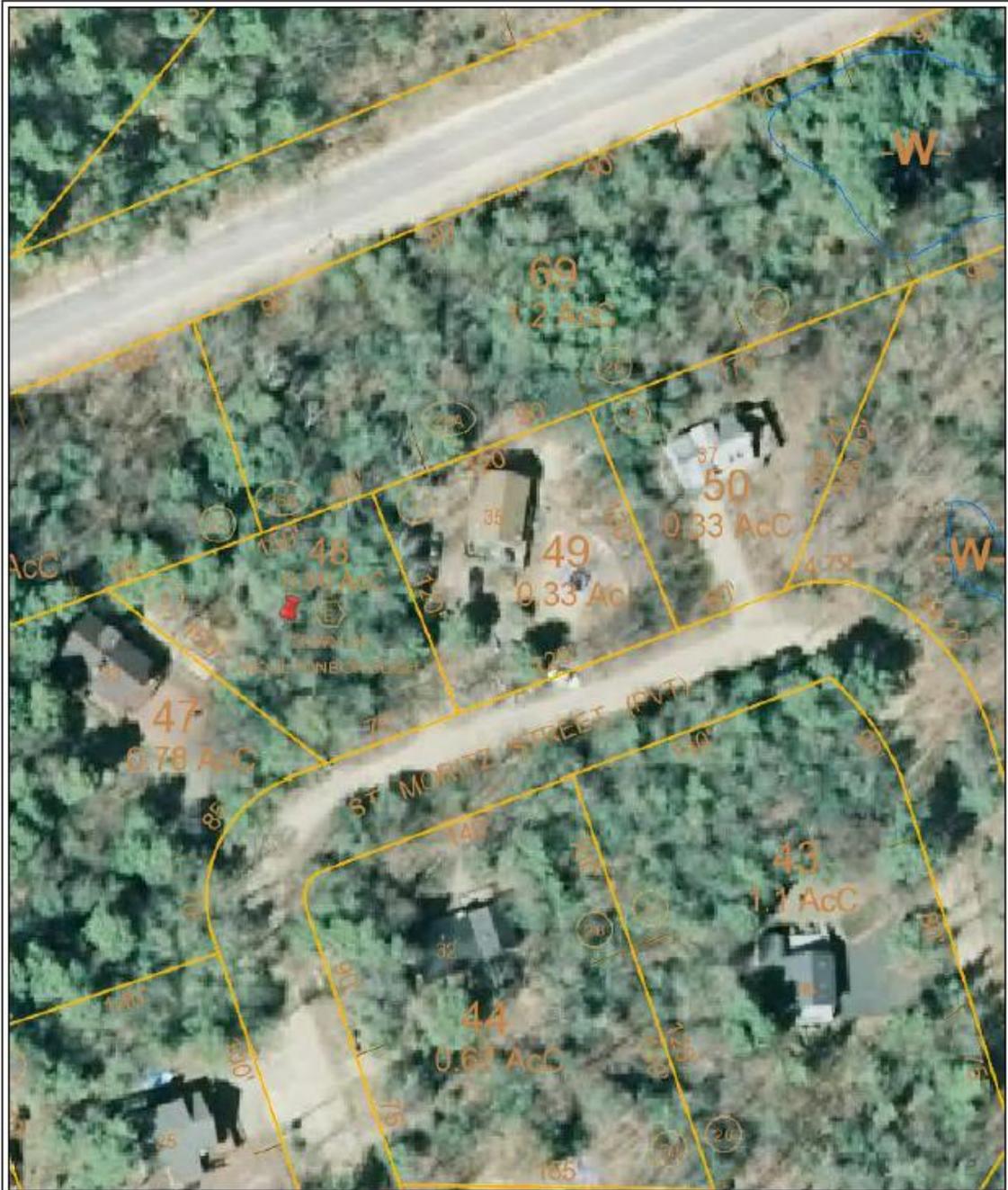
VISIT/CHANGE HISTORY
Date Type IS ID CD Cd. Purpose/Result
12/10/2007 PM 00 Quality Control
2/20/2004 PM 00 Measure-Listed

LAND LINE VALUATION SECTION
B Use Use Zone Frontage Depth Limits Unit Price L S Acre C. Factor ldx ST. Adi. S.I. Notes-Adi. Rec. CU Cond Special Pricing Adj. Price Land Value
I 9035 TOWN-PROP MDL-00 P 13068 SF 3.93 1.00 5 1.0000 0.50 SV1 1.50 N 0.000 2.95 38,500

Total Card Land Units: 0.30 AC Parcel Total Land Area: 0.3 AC Total Land Value: 38,500

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	CD	Ch Description	Element	CD	Ch Description		
Model	00	Vacant					
MIXED USE							
			Code Description			Percentage	
			9035 TOWN-PROP MDL-00			100	
COST/MARKET VALUATION							
			Adj. Base Rate:			0.00	
			Section, RCN:			0	
			Net Other Adj:			0.00	
			Replace Cost			0	
			AVB			0	
			EYB			0	
			Dep Code				
			Remodel Rating				
			Year Remodeled				
			Dep %				
			Functional Obshne				
			External Obshne				
			Cost Trend Factor				
			Condition				
			% Complete				
			Overall % Cond				
			Apprais Val				
			Dep % Ovr				
			Dep Ovr Comment				
			Misc Imp Ovr				
			Misc Imp Ovr Comment				
			Cost to Cure Ovr				
			Cost to Cure Ovr Comment				
OB-OUTBUILDING & YARD ITEMS(L) / XE-BUILDING EXTRA FEATURES(B)							
Code	Description	Sub	Sub Description	UB	Units	Unit Price	Yr
BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Est. Area	Unit Cost	Underprec. Value	
TH. Gross Liv/Lease Area:		0	0	0			

No Photo On Record



Map 098 Lot 048 St Moritz Street
 Moultonborough, NH
 1 Inch = 69 Feet



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CARTOGRAPHIC ASSOCIATES, INC.

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)									
Element	Ch. Description	Element	Ch. Description								
Model	Vacant										
		MIXED USE									
		Code Description	Percentage								
		9035 TOWN-PROP MDL-00	100								
COST/MARKET VALUATION											
Adj. Base Rate: 0.00											
Section RCN: 0											
Net Other Adj: 0.00											
Replace Cost: 0											
ATB: 0											
EYB: 0											
Dep Code											
Remodel Rating											
Year Remodeled											
Dep %											
Functional Obshc											
External Obshc											
Cost Trend Factor											
Condition											
% Complete											
Overall % Cond											
Apprais Val											
Dep % Ovr											
Dep Ovr Comment											
Misc Imp Ovr											
Misc Imp Ovr Comment											
Cost to Cure Ovr											
Cost to Cure Ovr Comment											
OB-OUTBUILDING & YARD ITEMS(I) / XF-BUILDING EXTRA FEATURES(B)											
Code	Description	Sub	Sub Descrip	U/B Units	Unit Price	By	Code	Dep. Ri	Cond	%Cnd	Apr Value
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description		Living Area	Gross Area	Eff. Area		Unit Cost		Undeprec. Value		
				0	0		0		0		
Ttl. Gross Liv/Lease Area:											
No Photo On Record											

**Parcel 5:
Map 018 Lot 022 Evans Road**

Property Location: EVANS ROAD
 Vision ID: 2071 Account # N00800 MAP ID: 018 / 022,000 000/000 Bldg #: 1 of 1 Bldg Name: State Use: 9035
 Vision ID: 2071 Account # N00800 MAP ID: 018 / 022,000 000/000 Bldg #: 1 of 1 Card 1 of 1 Print Date: 07/01/2011 10:14

PERMIT RECORD	ISSUE DATE	TYPE	DESCRIPTION	AMOUNT	ISSUE DATE	% COMP	DATE COMP	COMMENTS
1	9035	TOWN-PROP	MDL-400	22,216 SF	2.49	1.00	5	1.00000

LAND LINE VALUATION SECTION	UNIT	PRICE	FACTOR	ACRE	DISC	FACTOR	ST. ADJ.	SI	Notes-Adj	Rec Y/N	CU Cond	Special Pricing	Unit Price	Land Value
1	9035	TOWN-PROP	MDL-400	22,216	SF	2.49	1.00	5	1.00000		0.000		2.49	55,400

PREVIOUS ASSESSMENTS (HISTORY)	Yr	Code	Assessed Value	Yr	Code	Assessed Value
	2010	9035	55,400	2008	9035	55,400

APPRaised VALUE SUMMARY	Appraised Bldg. Value (Card)	Appraised XF (B) Value (Bldg)	Appraised OB (L) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
	0	0	0	55,400	0	55,400

EXEMPTIONS	Year	Type	Description	Amount	Code	Description	Number	Amount

OTHER ASSESSMENTS	Year	Type	Description	Amount	Code	Description	Number	Amount

RECORD OF OWNERSHIP	Year	Type	Description	Amount	Code	Description	Number	Amount

ASSESSING NEIGHBORHOOD	NBHD / SUB	NBHD NAME	STREET INDEX NAME	TRACKING	BATCH
0001/A					

NOTES
TAX LIEN 2/7/06 11/1/06 CORRECTIVE TAX DEED

APPRaised VALUE SUMMARY	Appraised Bldg. Value (Card)	Appraised XF (B) Value (Bldg)	Appraised OB (L) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
	0	0	0	55,400	0	55,400

VISIT/CHANGE HISTORY	Date	Type	IS	IB	CD	QC	Quality Control
	11/16/2007						
	4/14/2008						
	1/29/2004						

VISION

Property Location: EVANS ROAD
 Vision ID: 2071

Account # N00800

MAP ID: 018 / 022/000 000/000

Bldg #: 1 of 1 Bidg Name: 1 of 1 Card 1 of 1

State Use: 9035

Print Date: 07/01/2011 10:14

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)																																																	
Element	Cd Ch Description	Element	Cd Ch Description																																																
Model	00 Vacant																																																		
		<table border="1"> <thead> <tr> <th>Code</th> <th>Description</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>9035</td> <td>TOWN-PROP MDI-00</td> <td>100</td> </tr> </tbody> </table>		Code	Description	Percentage	9035	TOWN-PROP MDI-00	100																																										
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9035	TOWN-PROP MDI-00	100																																																	
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COST/MARKET VALUATION																																																			
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Section, RCN:	D																																																		
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OB-OUTBUILDING & YARD ITEMS(D) / XE-BUILDING EXTRA FEATURES(B)																																																			
Code	Description	Sub Description	U/B Limits	Unit Price	%	Code	Dp R	Chd	%Cnd	Apr Value																																									
BUILDING SUB-AREA SUMMARY SECTION																																																			
Code	Description	Living Area	Gross Area	Elv. Area	Unit Cost	Undeprec. Value																																													
Ttl. Gross Liv/Lease Area:							0	0	0	0																																									

No Photo On Record



Map 018 Lot 022 Evans Road
 Moultonborough, NH
 1 Inch = 95 Feet



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**Parcel 6:
Map 018 Lot 028 Evans Road**

Property Location: EVANS ROAD
 Vision ID: 2070
 Account # N90790
 MAP ID: 018 / 028/000 000/000
 Bidg #: 1 of 1
 Bidg Name: 1 Card 1 of 1
 State Use: 9035
 Print Date: 07/01/2011 10:15

CURRENT OWNER
 MOULTONBOROUGH TOWN OF
 PO BOX 139
 MOULTONBOROUGH, NH 03254
 Additional Owners:

UTILITIES
 TOPO: 4
 ROLLING: 4
 SUPPLEMENTAL DATA
 Other ID: 073/004/000/000/
 OLD MBLU: 073/004/000/000/
 BAY SEWER

STRT/ROAD LOCATION
 3 Rural

ASSOCIATED DATA
 GIS ID: 018028000
 ASSOC PID#

RECORD OF OWNERSHIP
 BK-VOL/PAGE: 2579/233
 SALE DATE (M/D/Y): 11/01/2006
 SALE PRICE (K): 2481/802
 U/V: U/V

PREVIOUS ASSESSMENTS (HISTORY)
 Yr. Code: 011 2010 9035
 Assessed Value: 59,600
 Yr. Code: 011 2010 9035
 Assessed Value: 59,600

EXEMPTIONS
 Year: 2010
 Description: ASSESSING NEIGHBORHOOD
 Amount: 59,600
 Code: 011
 Description: TRACING
 Amount: 0
 Code: 011
 Description: BATCH
 Amount: 0
 Code: 011

OTHER ASSESSMENTS
 Total: 59,600

APPRaised VALUE SUMMARY
 Appraised Bldg. Value (Card): 0
 Appraised XF (B) Value (Bldg): 0
 Appraised OB (L) Value (Bldg): 0
 Appraised Land Value (Bldg): 59,600
 Special Land Value: 0
 Total Appraised Parcel Value: 59,600
 Valuation Method: C
 Adjustment: 0
 Net Total Appraised Parcel Value: 59,600

BUILDING PERMIT RECORD
 Permit ID: 11/1/06
 Issue Date: 11/1/06
 Type: CORRECTIVE TAX DEED
 Description:

LAND LINE VALUATION SECTION

B Use # Code	Use Description	Zone	Frontage	Depth	Units	Unit Price	L	S	A	C	ST	ST	ST	Notes-Adj	Rec Y/N	CU	Special Pricing	Adj. Unit Price	Land Value
1	TOWN-PROP MDL-00	P	29.185	SF	2.04	1,000	1.00	5	1.00	1.00	0.00			N	0.000			2.04	59,600

Total Card Land Units: 0.67 AC
 Parcel Total Land Area: 0.67 AC
 Total Land Value: 59,600

VISIT/CHANGE HISTORY

Date	Type	IS	ID	CD	Purpose/Result
11/16/2007					QC: Quant Control
4/18/2006					PM: 00 Measur-Listed
1/29/2004					TB: 00 Measur-Listed

VISION

Property Location: EVANS ROAD
 Vision ID: 2070

Account # N00790

MAP ID: 018 / 028/000 0000/000

Bldg #: 1 of 1
 Sec #: 1 of 1
 Card 1 of 1

State Use: 9035
 Print Date: 07/01/2011 10:15

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)											
Element	Ch Description	Element	Ch Description										
Model	00 Vacant												
		MIXED USE											
		Code Description	Percentage										
		9035 TOWN-PROP MDL-00	100										
		COST/MARKET VALUATION											
		Adj. Base Rate:	D,00										
		Section RCN:	D										
		Net Other Adj:	D,00										
		Replace Cost	D										
		AYB	D										
		EYB	D										
		Dep Code											
		Remodel Rating											
		Year Remodeled											
		Dep %											
		Functional Obshc											
		External Obshc											
		Cost Trend Factor											
		Condition											
		% Complete											
		Overall % Cond											
		Apprais Val											
		Dep % Ovr											
		Dep Ovr Comment											
		Misc Imp Ovr											
		Misc Imp Ovr Comment											
		Cost to Cure Ovr											
		Cost to Cure Ovr Comment											
OB-OUTBUILDING & YARD ITEMS(U) / XF-BUILDING EXTRA FEATURES(B)													
Code	Description	Sub	Sub Descrip	LB/Units	Unit Price	Pr	Code	Dep	Rt	Cond	%Cond	Apr	Value
BUILDING SUB-AREA SUMMARY SECTION													
Code	Description			Living Area	Gross Area		Eff Area			Unit Cost	Underprec	Value	
				Ttl Gross Liv/Lease Area:		0		0		0		0	

No Photo On Record



Map 018 Lot 028 Evans Road
 Moultonborough, NH
 1 Inch = 95 Feet



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**Parcel 7:
Map 018 Lot 029 Evans Road**

Property Location: EVANS ROAD Account # N00810 MAP ID: 018 / 029/000 000/000 Bidg Name: Bldg #: 1 of 1 Card 1 of 1 State Use: 9035
 Vision ID: 2069 Vision ID: 2069 Account # N00810 Bidg #: 1 of 1 Sec #: 1 of 1 Print Date: 07/01/2011 10:15

CURRENT OWNER
 MOULTONBOROUGH TOWN OF
 PO BOX 139
 MOULTONBOROUGH, NH 03254
 Additional Owners:
 MOULTONBOROUGH, NH 03254
 OLD MBLU
 BAY SEWER

TOPO UTILITIES STREET/ROAD LOCATION
 4 Rolling
 1 Paved
 3 Rural
 EXM LAND
 9035
 60,200
 60,200
 1612
 MOULTONBOROUGH, N

RECORD OF OWNERSHIP
 GIS ID: 018029000
 ASSOC PID#
 SALE DATE (Yr) M D SALE PRICE (K) C
 11/01/2006 T 1 0 1E
 11/21/2005 U Y 0 1E 2010 9035
 01/01/1990 U Y 0 00

EXEMPTIONS
 Year Type Description Amount Code Description Number Amount Comm. Int.
 Total: 60,200

OTHER ASSESSMENTS
 Total: 60,200

PREVIOUS ASSESSMENTS (HISTORY)
 Yr. Code Assessed Value Yr. Code Assessed Value Yr. Code Assessed Value
 60,200/2009 9035 63,300/2008 9035 64,000

APPAISED VALUE SUMMARY
 Appraised Bldg Value (Card) 0
 Appraised XE (B) Value (Bldg) 0
 Appraised OB (L) Value (Bldg) 0
 Appraised Land Value (Bldg) 60,200
 Special Land Value 0
 Total Appraised Parcel Value 60,200
 Valuation Method: C
 Adjustment: 0
 Net Total Appraised Parcel Value 60,200

NOTES
 TAX LIEN 2/8/06
 11/1/06 CORRECTIVE TAX COLLECTOR DEED

BUILDING PERMIT RECORD
 Permit ID Issue Date Type Description Amount Insp. Date % Comp. Date Comp. Comments
 11/16/2007
 4/18/2006
 1/29/2004

LAND LINE VALUATION SECTION
 B Use # Code Description Zone Frontage Depth Units SF Unit Price Factor A S A Dge Factor C ST ST Adj Notes Adj Rec Y/N Cond Special Pricing Unit Price Land Value
 1 9035 TOWN-PROP MDL-00 P 30.056 30.056 2.00 1.00 5 1.0000 1.00 0.00 0.00 N 0.000 2.00 60,200
 Total Card Land Units: 0.69 AC Parcel Total Land Area: 0.69 AC Total Land Value: 60,200

VISIT/ CHANGE HISTORY
 Date Type IS ID CD Land Purpose/Result
 11/16/2007
 4/18/2006
 1/29/2004

VISION

Property Location: EVANS ROAD

Account # N00810

MAP ID: 018 / 029/000 000/000

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 9035

Print Date: 07/01/2011 10:15

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	CD	Ch Description	Element	CD	Ch Description
Model	00	Vacant			

MIXED USE

Code	Description	Percentage
9035	TOWN-PROP MDL-00	100

COST/MARKET VALUATION

Adj. Base Rate:	0.00
Section RCN:	0
Net Other Adj:	0.00
Release Cost:	0
ATB:	0
EVB:	0
Dep Code:	
Remodel Rating:	
Year Remodeled:	
Dep %:	
Functional Obshnc:	
External Obshnc:	
Cost Trend Factor:	
Condition:	
% Complete:	
Overall % Cond:	
Apprais Val:	
Dep % Ov:	
Dep Ov Comment:	
Misc Imp Ov Comment:	
Misc Imp Ov Comment:	
Cost to Cure Ov Comment:	

OB-OUTBUILDING & YARD ITEMS(D) / X-BUILDING EXTRA FEATURES(B)

Code	Description	Sub Description	L/B Units	Unit Price	Yr	Est	Dep	Ry	Kind	%Cond	App Value
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description		Living Area	Gross Area	Eff. Area		Unit Cost		Undeprc. Value		

Ttl. Gross Liv/Lease Area:

0

0

0

No Photo On Record



Map 018 Lot 029 Evans Road
 Moultonborough, NH
 1 Inch = 95 Feet



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**Parcel 8:
Map 018 Lot 033 Ben Berry Road**

Property Location: BEN BERRY ROAD		Account # N00820		MAP ID: 018 / 033/000 000/000		Bldg #: 1 of 1		Bldg Name:		State Use: 9035																																																																																																																															
Vision ID: 2088		Moultontborougtown of		Moultontborougtown of		Moultontborougtown of		Moultontborougtown of		Print Date: 07/01/2011 10:18																																																																																																																															
<p>RECORD OF OWNERSHIP</p> <p>MOULTONTBOROUGH TOWN OF MOULTONTBOROUGH TOWN OF NICKERSON DAVID W</p> <p>Additional Owners: MOULTONTBOROUGH, NH 03254</p> <p>Other ID: OLD MBLU 073/021/B00/000/ BAY SEWER</p> <p>GIS ID: 018033000</p> <p>ASSOC PID#</p>																																																																																																																																									
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Total:																																																																																																																																									
<p>APPRaised VALUE SUMMARY</p> <p>Appraised Bldg. Value (Card) 0 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 90,800 Special Land Value 0 Total Appraised Parcel Value 90,800 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 90,800</p>																																																																																																																																									
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1	TOWN-PROP MDL-00	P	43.560		SF	1.50	1.00	5	1.0000	1.00	0.50		0.00		N	0.800			2,897,750	65,300																																																																																																																					
1	TOWN-PROP MDL-00	P	8.80		AC	6,100.00	1.00	0	0.9500				0.00	TOPO						25,500																																																																																																																					
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Parcel Total Land Area: 8 AC																																																																																																																																									
Total Land Value: 90,800																																																																																																																																									

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

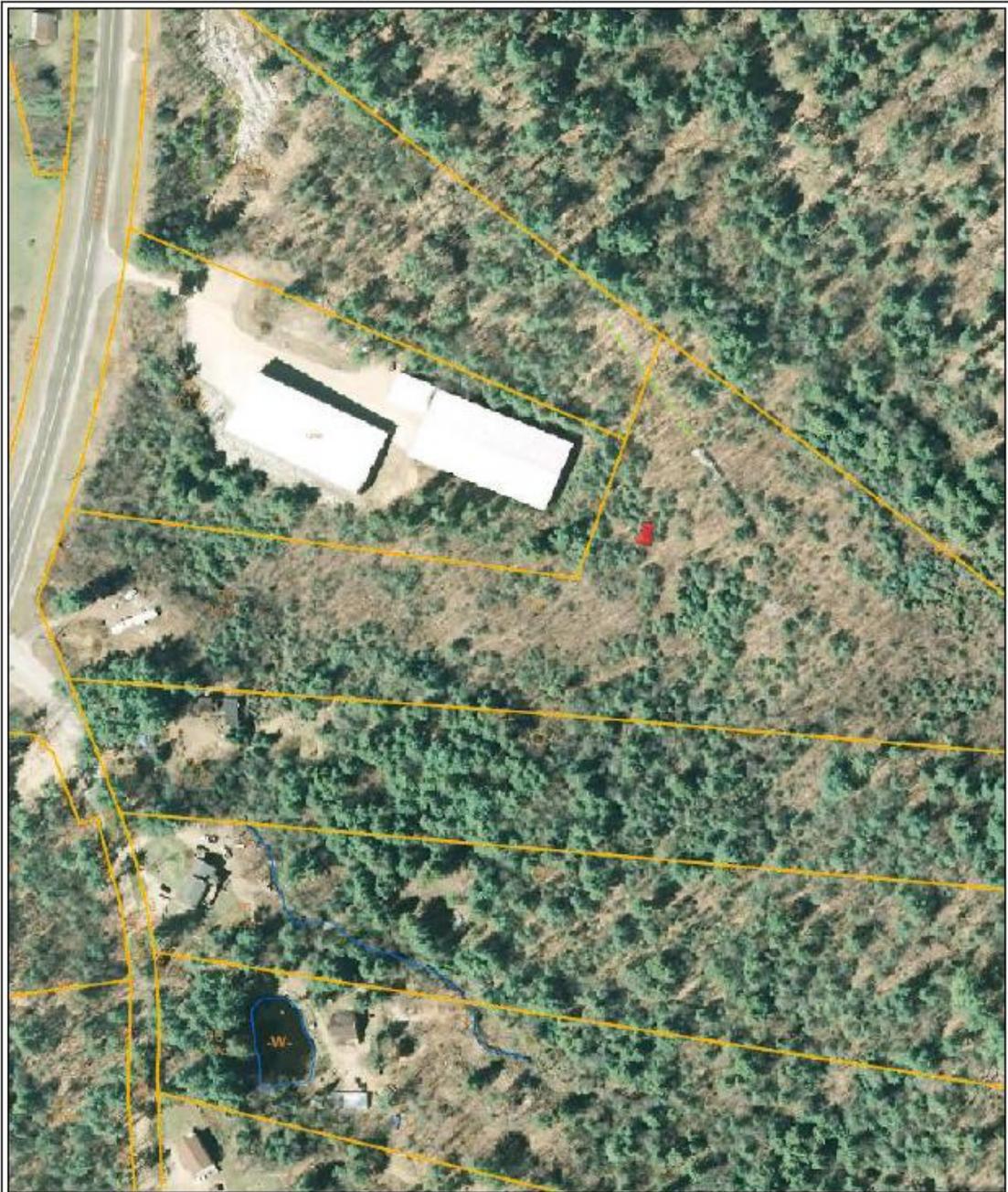
Element	CD	Ch. Description	Element	CD	Ch. Description
Model	00	Vacant			
MIXED USE					
			Code Description		Percentage
			9035 TOWN-FROP MDL-00		100

COST/MARKET VALUATION	
Adj. Base Rate:	0.00
Section, RCN:	0
Net Other Adj:	0.00
Replace Cost	0
AYB	
EYB	0
Dep Code	
Renodel Rating	
Year Renodeled	
Dep %	
Functional Obshie	
External Obshie	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	
Apprais Val	
Dep % Ovr	0
Dep Ovr Comment	
Mise Imp Ovr	0
Mise Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

OB-OUTBUILDING & YARD ITEMS(U) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	U/B Units	Unit Price	Eqd	Dp	Rt	Chd	%Chd	Apr Value
BUILDING SUB-AREA SUMMARY SECTION											
	Code Description		Living Area		Gross Area		Eff Area		Unit Cost		Indeprec Value
				0	0	0	0	0			
			Ttl Gross Liv/Lease Area:								
			0								

No Photo On Record



Map 018 Lot 033 Ben Berry Road
Moultonborough, NH
1 Inch = 190 Feet



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CARTOGRAPHIC ASSOCIATES, INC.

BID FORMS

Town of Moultonborough

Tax Deed Property Sale

Bid Form

(Please Use a Separate Form for Each Parcel you are Bidding On)

(Please Print or Type)

Name of Bidder: _____

Address: _____

Contact Person: _____

Telephone _____ Fax _____

eMail

Submitted herewith is my bid for Parcel # _____ Map # _____ Lot # _____:

In Numbers

In Words (Dollars and Cents)

This bid is accompanied by a bid deposit (cash or bank check) in the amount of \$350.00 which you may hold for forty five (45) days while you evaluate my bid. I understand that I forfeit this deposit if I do not pay to you, in addition to the foregoing, the sum I bid above within fifteen (15) days of being notified I am the apparent high bidder.

I certify, under the penalties of perjury, that (1) I have had an opportunity to view the full bid package and am aware it was my responsibility to perform my own due diligence appropriate to the purchase of real estate, (2) I am fully authorized to submit this bid, (3) I have not engaged in discussions, negotiations, or collusion with any person to determine what my bid will be and (4) that I, to the best of my knowledge and belief, have paid all local taxes, fees, assessments, betterments or other municipal charges that I am liable for.

Signature