

**Sale
of
Tax Deeded Lands
Moultonborough, NH
March 20, 2025**



**Kevin D. Quinlan, Chairman
Board of Selectmen**

Table of Contents

Legal Notice of Sale	.....	3
List of Parcels	.....	4
Conditions of Sale	.....	5
Bid Form	.....	7
Exhibit A (Tax Maps, Photos, & Assessment Data)	.....	9



**NOTICE OF SALE
TAX DEEDED PROPERTIES
MOULTONBOROUGH, NH**

The Town of Moultonborough is offering fourteen (14) parcels of tax deeded land for sale. Sealed bids will be accepted until 2:00 p.m. on Thursday, May 1st, 2025, in the Offices of the Select Board, 6 Holland Street, PO Box 139, Moultonborough, NH 03254, at which time they will be opened and publicly read aloud. If mailed, each bid should be in a separate sealed envelope marked, Sale of Tax Deeded Lands Moultonborough, NH, May 1st, 2025, to protect against them being opened in error.

A package with further information on the conditions of sale, maps and the like is available on the Town website of www.moultonboroughnh.gov (click on Bids & Jobs then click on For Sale) or at said offices during normal business hours for payment of a non-refundable fee of \$25.00.

Any questions with respect to this invitation must be received, in writing, in hand, by mail (above address), fax (603.476.5835) or email cterenzini@moultonboroughnh.gov, by Carter Terenzini, Interim Town Administrator, no later than 2:00 p.m. on April 17th, 2025. Copies of the answers will be posted on the town's bidding page by 4:00 p.m. on April 24th, 2025. It is your responsibility to account for any such addendum in your bid price.

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

/s/ Kevin D. Quinlan, Chairman
Board of Selectmen

Advertised: Meredith News 03/20/25 & 03/27/25
 Laconia Daily Sun 03/21/25 & 03/28/25
 Abutters & Interested Parties

Posted: Town Web Site
 7 Town Bulletin Boards

**TAX DEEDED PROPERTIES
OFFERED FOR SALE
MARCH 20, 2025**

Parcel 1: Lee Road; Land in said Town of approximately 5⁺⁻ acres as shown on Tax Map 068 Lot 003. For title see Carroll Country Registry of Deeds Bk 3226 Pg 0735.

Parcel 2: Paradise Drive; Land in said Town of approximately 10,400⁺⁻ s.f. as shown on Tax Map 072 Lot 083. For title see Carroll Country Registry of Deeds Bk 2965 Pg 0075.

Parcel 3: Whittier Highway; Land in said Town of approximately 400⁺⁻ s.f. as shown on Tax Map 088 Lot 005. For title see Carroll Country Registry of Deeds Bk 2678 Pg 0891.

Parcel 4: 35 Saint Moritz Street; Land in said Town of approximately 14,400⁺⁻ s.f. as shown on Tax Map 098 Lot 049. For title see Carroll Country Registry of Deeds Bk 3537 Pg 0143.

Parcel 5: States Landing Road; Land in said Town of approximately 22,200⁺⁻ s.f. as shown on Tax Map 099 Lot 001. For title see Carroll Country Registry of Deeds Bk 3690 Pg 0962.

Parcel 6: Paradise Drive; Land in said Town of approximately 8,300⁺⁻ s.f. as shown on Tax Map 099 Lot 119. For title see Carroll Country Registry of Deeds Bk 3408 Pg 0345.

Parcel 7: Paradise Drive; Land in said Town of approximately 8,700⁺⁻ s.f. as shown on Tax Map 099 Lot 120. For title see Carroll Country registry of Deeds Bk 3408 Pg 0344.

Parcel 6/7A: This is a single bid on both of these two parcels if sold as a combined lot.

Parcel 8: Moser Street; Land in said Town of approximately 15,700⁺⁻ s.f. as shown on Tax Map 129 Lot 040. For title see Carroll Country registry of Deeds Bk 3338 Pg 0598.

Parcel 9: Hanson Mill Road; Land in said Town of approximately 3,900⁺⁻ s.f. as shown on Tax Map 146 Lot 024. For title see Carroll Country registry of Deeds Bk 2895 Pg 0820.

Parcel 10: Wyman Trail; Land in said Town of approximately 5.6⁺⁻ acres as shown on Tax Map 179 Lot 019. For title see Carroll Country registry of Deeds Bk 3180 Pg 0458.

Parcel 11: Kona Farm Road; Land in said Town of approximately 1,700⁺⁻ s.f. as shown on Tax Map 201 Lot 004. For title see Carroll Country registry of Deeds Bk 2895 Pg 0821.

Parcel 12: Wallace Point Road; Land in said Town of approximately 4,400⁺⁻ s.f. as shown on Tax Map 216 Lot 030. For title see Carroll Country registry of Deeds Bk 2895 Pg 0822.

Parcel 13: Echo Landing Road; Land in said Town of approximately 25,300⁺⁻ s.f. as shown on Tax Map 235 Lot 012. For title see Carroll Country registry of Deeds Bk 2895 Pg 0824.

Parcel 14: Shaker Jerry Road; Land in said Town of approximately 1⁺⁻ acre as shown on Tax Map 177 Lot 014. For title see Carroll Country registry of Deeds Bk 3408 Pg 0347.

Conditions of Sale

- 1.) There is no minimum price that you must bid.
- 2.) You must use a separate bid form for each parcel you bid upon.
- 3.) You must submit each bid form in a separate sealed envelope and mark on the face of that envelope, Sale of Tax Deeded properties, May 1st, 2025, and the Parcel # (1 through 14, including 6/7A).
- 4.) 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 to assure you complete the purchase if you are the successful high bidder.
- 5.) Certain parcels may be subject to Rights of First Refusal (ROFR), at the highest bid price, by the Property Owner's Association of Suissevale, Inc (POASI), Balmoral, or others.
- 6.) Abutters (i.e. Those whose property lines touch upon a property line of the property being sold) who bid on a parcel will have the ROFR at the highest bid price, subject to any superior ROFR. In the case of more than one abutter having bid on the property, the right of ROFR, will first be assigned to those abutters who jointly made a bid so that they might each improve their respective lots and then in the order of the highest to the lowest bid of any other abutter who may have bid on the parcel.
- 7.) If the land is acquired by an abutting property owner(s), the bidder(s) must complete a merger with their lot(s) prior to the property being transferred. For information on this you may contact Ms. Jennifer Pelczar-Connell, Land Use Administrator, at 603.476.2347 or jpelczar-connell@moultonboroughnh.gov .
- 8.) Some parcels may be conditioned as to what can be done with them. You must carefully review the offering chart for any such conditions.
- 9.) Bidders are responsible for performing their own due diligence appropriate to the purchase of any real estate. 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.
- 10.) In addition to the purchase price, you must pay 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.

No bid may be withdrawn unless you have delivered a formal written notice of your withdrawal, specifying which parcel you are revoking your bid on, to the Town prior to the opening of the bids

Any questions with respect to this invitation must be received, in writing, in hand, by mail (P.O. Box 139, Moultonborough, NH 03254), fax (603.476.5835) or email (cterenzini@moultonboroughnh.gov) by Carter Terenzini, Interim Town Administrator, no later than 2:00 p.m. on April 17th, 2025. Copies of the answers will be posted on the town's bidding page by 4:00 p.m. on April 24th, 2025. It is your responsibility to account for any such addendum in your bid price.

BID FORM



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 Bid Parcel # _____ Map _____ Lot _____ :

_____ In Numbers

_____ In Words (Dollars and Cents)

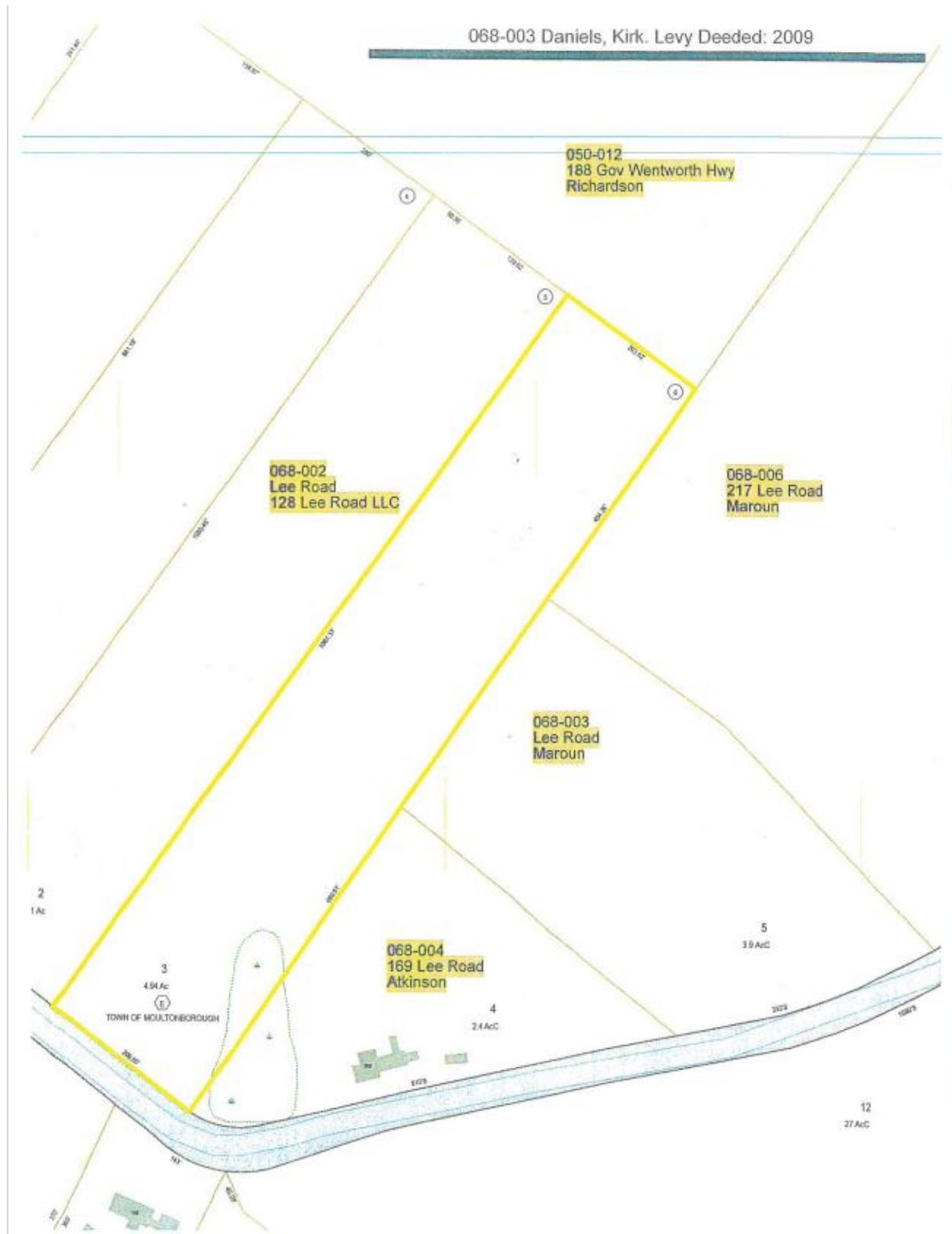
This bid is accompanied by a bid deposit (cash or bank check) in the amount of \$350.00. I understand you may hold this for forty-five (45) days and I forfeit this if I am notified, on or before May 8, 2025 that I am the successful bidder and do not complete the purchase on or before July 15, 2025. I also understand that the town reserves the right to reject any and all bids, and waive any minor or non-material informality, if deemed to be in its best interests.

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 that (4) 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

EXHIBIT A
Tax Maps & Photos
&
Assessment Data
Parcels 1 to 14

Parcel 1: Lee Road; Land in said Town of approximately 5 acres +/- as shown on Tax Map 068 Lot 003. For title see Carroll County Registry of Deeds Bk 3226 Pg 0735.

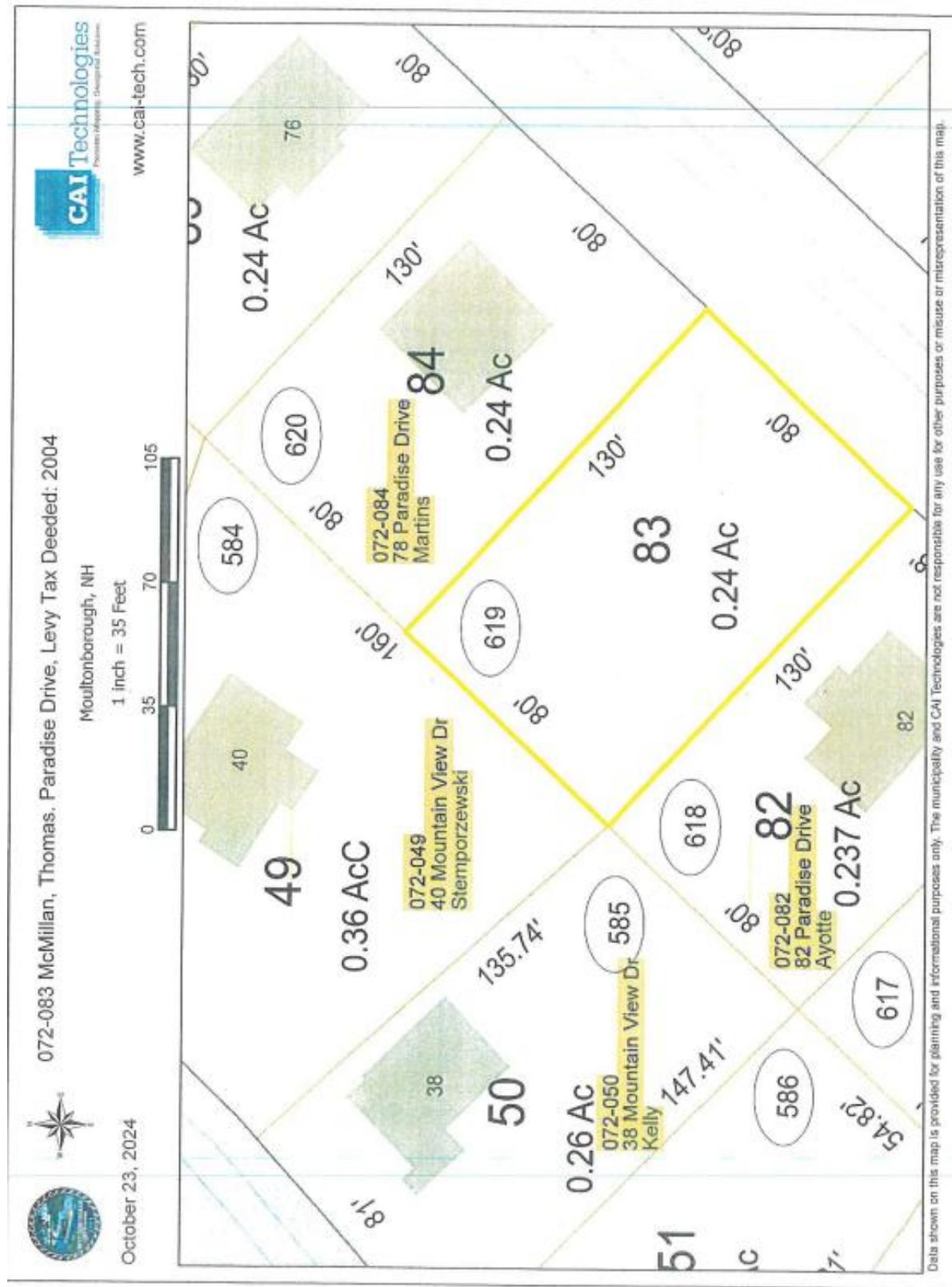


OWNER INFORMATION		SALES HISTORY				PICTURE	
Owner Name	Address	Date	Book	Page	Type	Price/Grantor	
MOULTONBOROUGH TOWN OF	PO BOX 139	1/09/2015	3226	0735	UV35	128 LEE ROAD LLC	
		05/15/2007	2628	460	UV27	830,000 SLEY MARILYN A	
MOULTONBOROUGH, NH 03354							
LISTING HISTORY		NOTES					
01/08/22	LIVL	MEASUR+LISTED	10/19/15 TAX DEED: 2023 VACANT/WOODED;				
08/08/13	RK16	FIELD REVIEW					
11/27/07	PMQC	QUALITY CONTROL					
08/23/06	DG41	HRING CHANGE					
03/03/04	M050	MEASUR+LISTED					

Feature Type	EXTRA FEATURES VALUATION				MUNICIPAL SOFTWARE BY ANTRAS	
	Unit	Large x Width	Size Adj	Rate	Cost	Market Value Notes

PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land
2022	\$ 0	\$ 0	\$ 83,300
			Parcel Total: \$ 83,300
2023	\$ 0	\$ 0	\$ 92,400
			Parcel Total: \$ 92,400
2024	\$ 0	\$ 0	\$ 124,300
			Parcel Total: \$ 124,300

Parcel 2: Paradise Drive; Land in said Town of approximately 10,400 +/- s.f. as shown on Tax Map 072 Lot 083. For title see Carroll County Registry of Deeds Bk 2965 Pg 0075.



Parcel ID: 000072 / 083 / 000 / 000 / 000

OWNER INFORMATION

MOULTONBOROUGH TOWN OF			
PO BOX 139			

MOULTONBOROUGH, NH 03254

LISTING HISTORY

Date	Book	Page	Type	Price	Grantor
12/05/2011	2965	0075	UV 35	606	MCMILLAN THOMAS
10/13/2000	1885	902	QV	9,000	

NOTES

WATER ACCESS: VACANT; 2011- TAX DEED; EXEMPT PROPERTY: LEVEL

01/02/19 SHVNL MEASURE+LISTED
 08/05/13 RK16 FIELD REVIEW
 11/29/07 PMOC QUALITY CONTROL
 02/13/04 M000 MEASURE+LISTED

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes

SALES HISTORY

Date	Book	Page	Type	Price	Grantor

MOULTONBOROUGH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land
2022	\$ 0	\$ 0	\$ 73,200
			Parcel Total: \$ 73,200
2023	\$ 0	\$ 0	\$ 81,200
			Parcel Total: \$ 81,200
2024	\$ 0	\$ 0	\$ 126,100
			Parcel Total: \$ 126,100

LAND VALUATION

Zone: RES/AGR	Minimum Acreage:	1.00	Minimum Frontage:	100	Site: BALMORAL - INLAND	Driveway:	Road:
Land Type	Units	Base Rate	N/C	Adj	Site	Road	DWay Topography
EXEMPT-MUNIC	0.240 ac	\$9,246	5	140	190	100	30
	0.240 ac						
	0.240 ac						

Site: BALMORAL - INLAND Driveway:

Road:

Parcel Total: \$ 73,200

Site: BALMORAL - INLAND Driveway:

Road:

Parcel Total: \$ 81,200

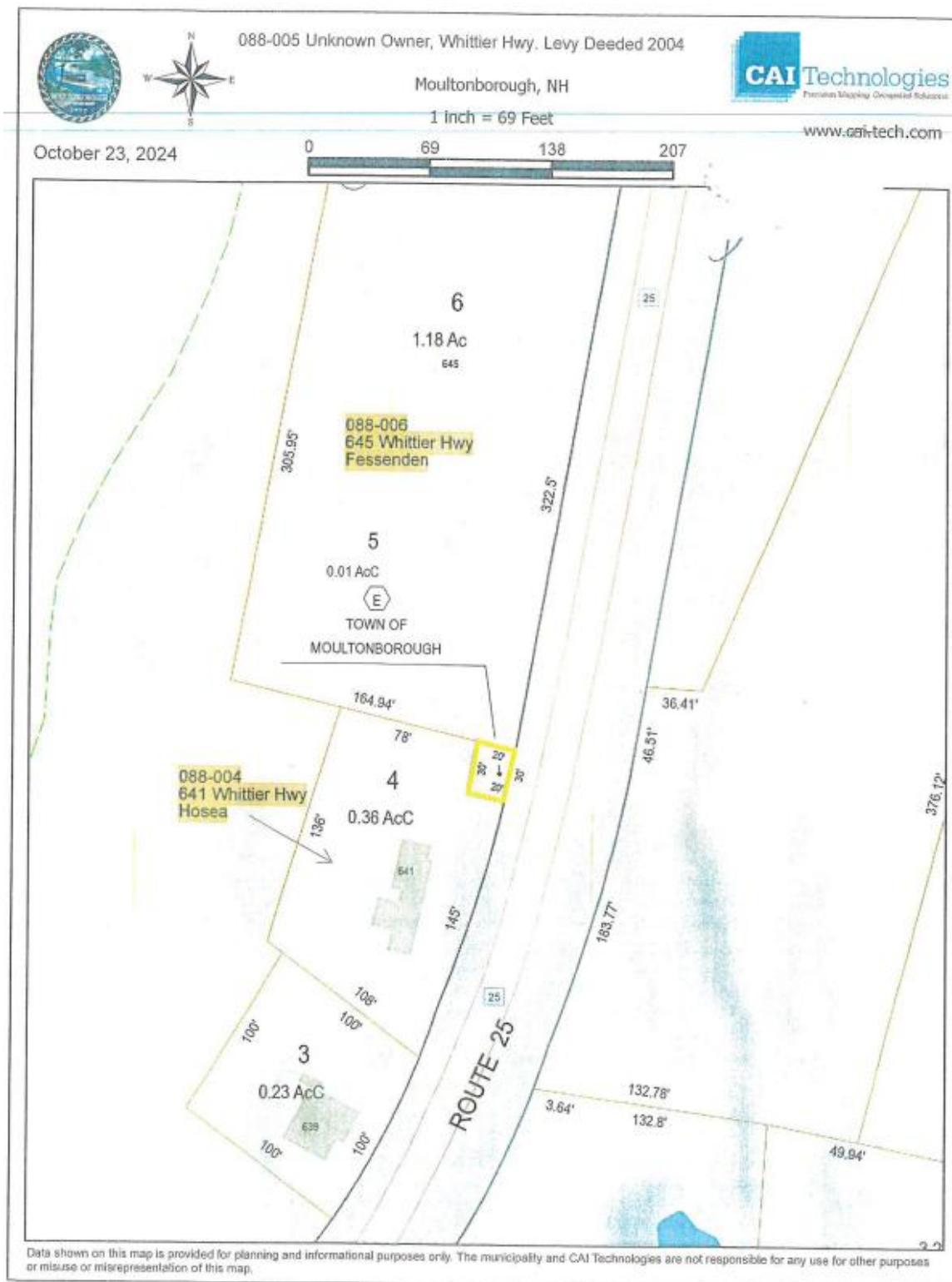
Site: BALMORAL - INLAND Driveway:

Road:

Parcel Total: \$ 126,100

Parcel 3: Whittier Highway; Land in said Town of approximately 400 +/- s.f. as shown on Tax Map 088 Lot 005. For title see Carroll County Registry of Deeds Bk 2678 Pg

0891

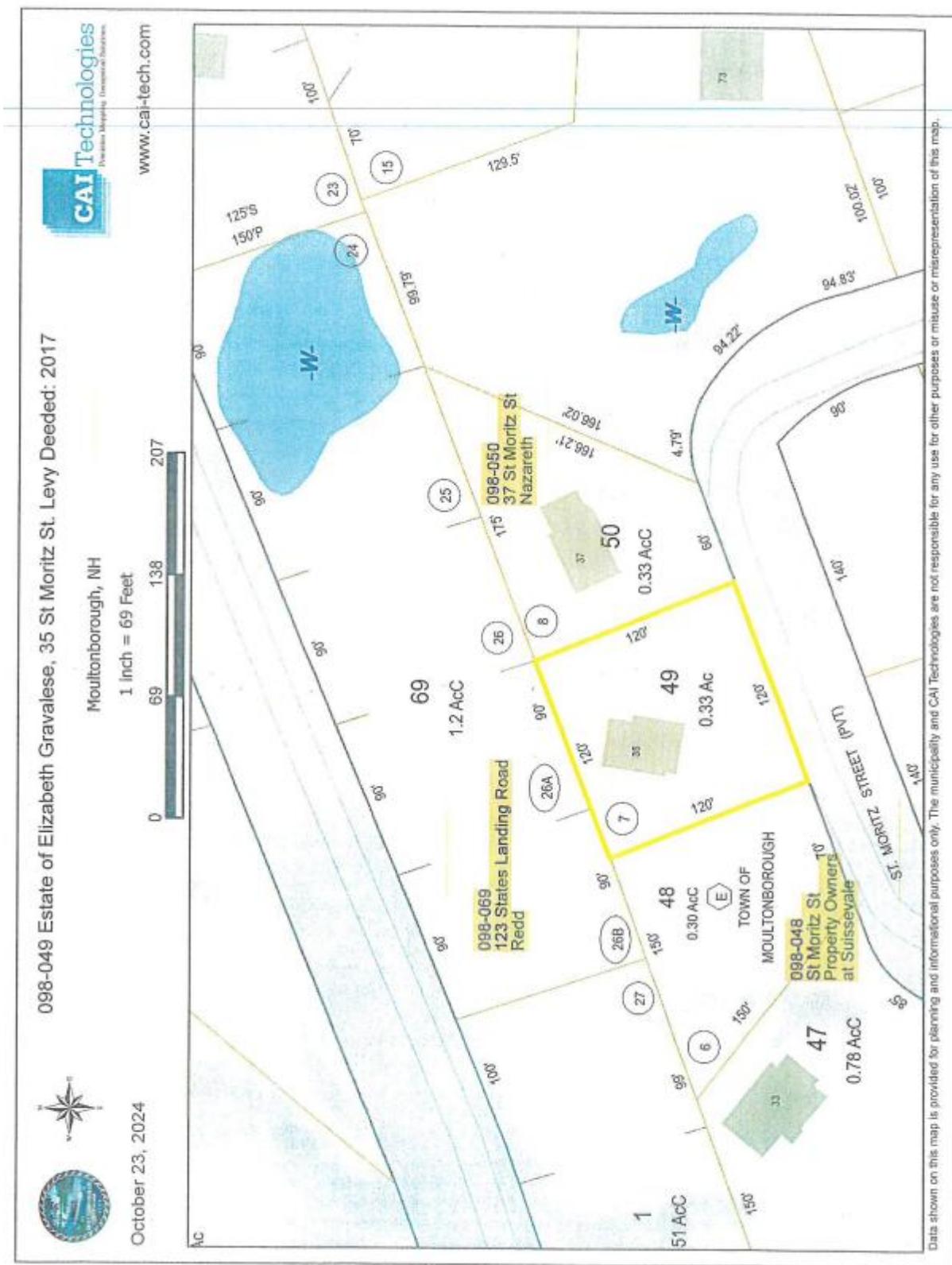


MOULTONBOROUGH										PICTURE				
WHITTIER HIGHWAY										Printed: 11/05/2024				
Card: 1 of 1										SALES HISTORY				
										Type	Price/Grantor			
										Book	Page			
Date										12/04/2007	2678			
OWNER INFORMATION										891	U V 38			
MOULTONBOROUGH TOWN OF PO BOX 139 MOULTONBOROUGH, NH 03254										UNKNOWN OWNER				
LISTING HISTORY										NOTES				
01/27/22 LREV MEASUR-LISTED 07/29/13 RK16 FIELD REVIEW 01/03/08 REQC QUALITY CONTROL 01/28/04 MO00 MEASUR-LISTED										2007-TAX DEeded EXEMPT: 2022-VACANT/WOODED;				
EXTRA FEATURES VALUATION										MUNICIPAL SOFTWARE BY AVANTAR				
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes	MOULTONBOROUGH ASSESSING OFFICE						
										PARCEL TOTAL TAXABLE VALUE				
										Building	Features	Land		
										\$ 0	\$ 0	\$ 2,300		
										\$ 0	\$ 0	Parcel Total: \$ 2,300		
										\$ 0	\$ 0	\$ 3,600		
										\$ 0	\$ 0	Parcel Total: \$ 3,600		
										\$ 0	\$ 0	\$ 4,500		
										Parcel Total: \$ 4,500				
LAND VALUATION										LAST REVALUATION: 2024				
Zone: RES/AGRI	Minimum Acreage: 1.00	Minimum Frontage: 100	Site:		Driveway:		Road:							
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
EXEMPT-MUNIC	0.010 ac	40.500	4	110	100	100	100		10	4,500	0	N	4,500	VACANT/SIZE
										4,500			4,500	

Card: 1 of 1 WHITTIER HIGHWAY MOULTONBOROUGH Printed: 11/05/2024



Parcel 4: 35 St. Moritz Street; Land in said Town of approximately 14,400 +/- s.f. as shown on Tax Map 098 Lot 049. For title see Carroll County Registry of Deeds Bk 3537 Pg 0143.



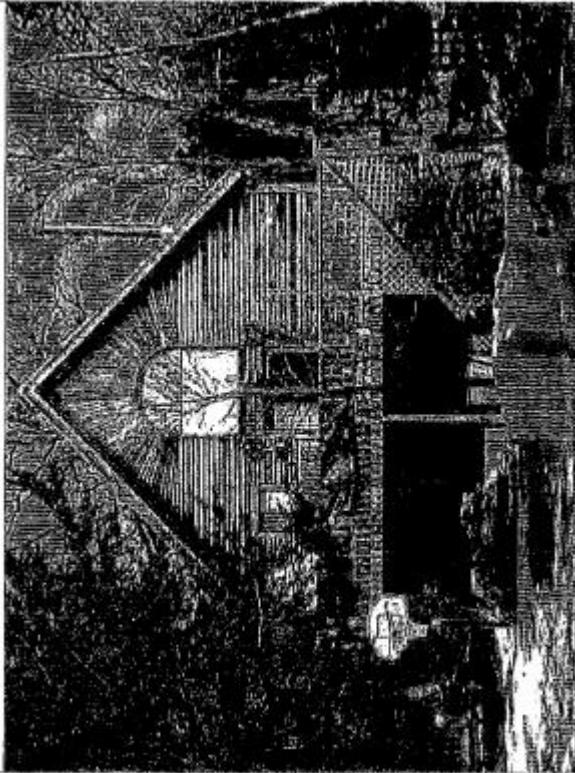
Card 1 of 1

35 ST MORITZ STREET



Card: 1 of 1 35 ST MORITZ STREET MOULTONBOROUGH Printed: 11/05/2024

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cr.	Ch.	Description	Element	Cr.	Ch.	Description
Style	102		Chained				
Block/Brick	01		Residential				
Grade	03		Averages				
Staircases	1.75		1 3/4 Stories				
Occupancy	1						
Exterior Wall 1	13		Pre-Fab Wood				
Exterior Wall 2	13		Gable/Hip				
Roof Structure	03		Asph/F/Gls/Cmp				
Roof Cover	05		Drywall/Sheet				
Interior Wall 1	14		Carpet				
Interior Wall 2	14		Gas				
Interior Flr 1	03		Hot Water				
Interior Flr 2	05		None				
Elect. Fuel	03		4 Bedrooms				
Elect. Type	05						
AC Type	01						
Total Bathrooms	14						
Total Billrms	2						
Total Half Bathns	0						
Total Xtra Fixts	7						
Total Rooms	0						
Bedch. Style	02						
Kitchen Style	02						



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Description	L/B	Units	Unit Price	Yr	Side	Dep. Est.	Cost	%Cost	Age
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area		Gross Area	Unit Cost		Unit Cost	Eff. Area				
OBAS	First Floor			884			884	884				
CIH	Cathedral Ceiling			0			44.2	0				
TQS	Three Quarter Story			332			44.2	332				
IGR	Garage, Basement			0			20.4	0				
URB	Basement, Raised, Unfinished			0			680	0				
WDK	Deck, Wood			0			320	0				
Total Cost							7,677	7,677				
Total Cost							1,216	1,216				

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Unit Cost	Undeprec. Value	
BRASS	First Floor	884	884	\$844	\$2,455	
CATH	Cathedral Ceiling	0	442	0	0	
CHTH	Three Quarter Story	332	442	332	23,456	
GTOS	Garage-Basement	0	204	51	3,683	
HEUR	Basement-Raised Unfinished	0	680	204	14,413	
WDWK	Deck, Wood	0	320	32	2,261	
Total Current Living Area		1,216	7,977	1,512	116,187	

APPROVAL FOR OPERATION

N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES
WATER SUPPLY & POLLUTION CONTROL DIVISION
P.O. BOX 95, 6 HAZEN DRIVE, CONCORD, NH 03301

THE INDIVIDUAL SEWAGE OR WASTE DISPOSAL SYSTEM CONSTRUCTED FOR:

Map 86
Lot 538

OWNER:

FRANK SUROWIEC
164 AUDUBON AVE.
NEWINGTON, CT 06111

COPY SENT TO:

OFFICE OF SELECTION
P.O. BOX 139
MOULTONBORO, NH 03254

APPROVAL NO. 157087-A

Lot Numbers: 538
Subd. Appl. No.:
Subd. Name: SUISSE VALLE
Type of System: 0000003BR
000450GPD

Town/City Location: MOULTONBORO

Street Location:

Installer: *Randy Martel* Street: *VIA ST. MORTIZ* Permit No. *2274*

Owner Installed For His Domicile
Was Inspected On (Date) *4-29-99*
Before Covering And Is Hereto Approved For Use.

Date Approved: *4-29-99*
By: *James V. M. Martel*
Authorized Agent Of N.H. Water Supply And
Pollution Control Division

(OVER)

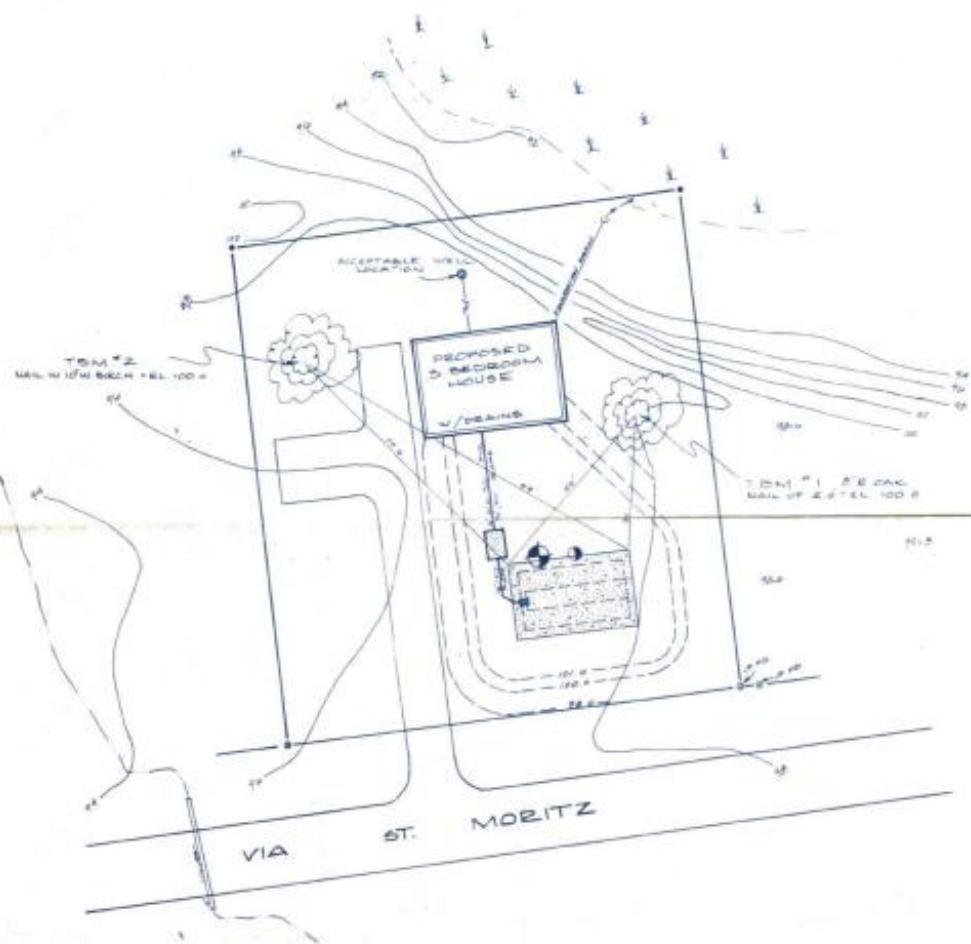
TOWN'S

W0027973

REVISED 2/87

Subsurface waste disposal systems must be operated
and maintained in a manner so as to prevent nuisance
or health hazard due to system failure.
(RSA 149-E:3b)

It is unlawful to discharge any hazardous chemicals
or substances into subsurface waste disposal systems.
Included are paints, thinners, gasoline and chlorinated
hydrocarbon solvents such as TCE, sometimes used
to clean failed septic systems and auto parts. (WS
410.05)



NOTES

THERE ARE NO SURFACE WATERS OR SEASONALLY WET AREAS WITHIN 75' OF THIS SYSTEM.

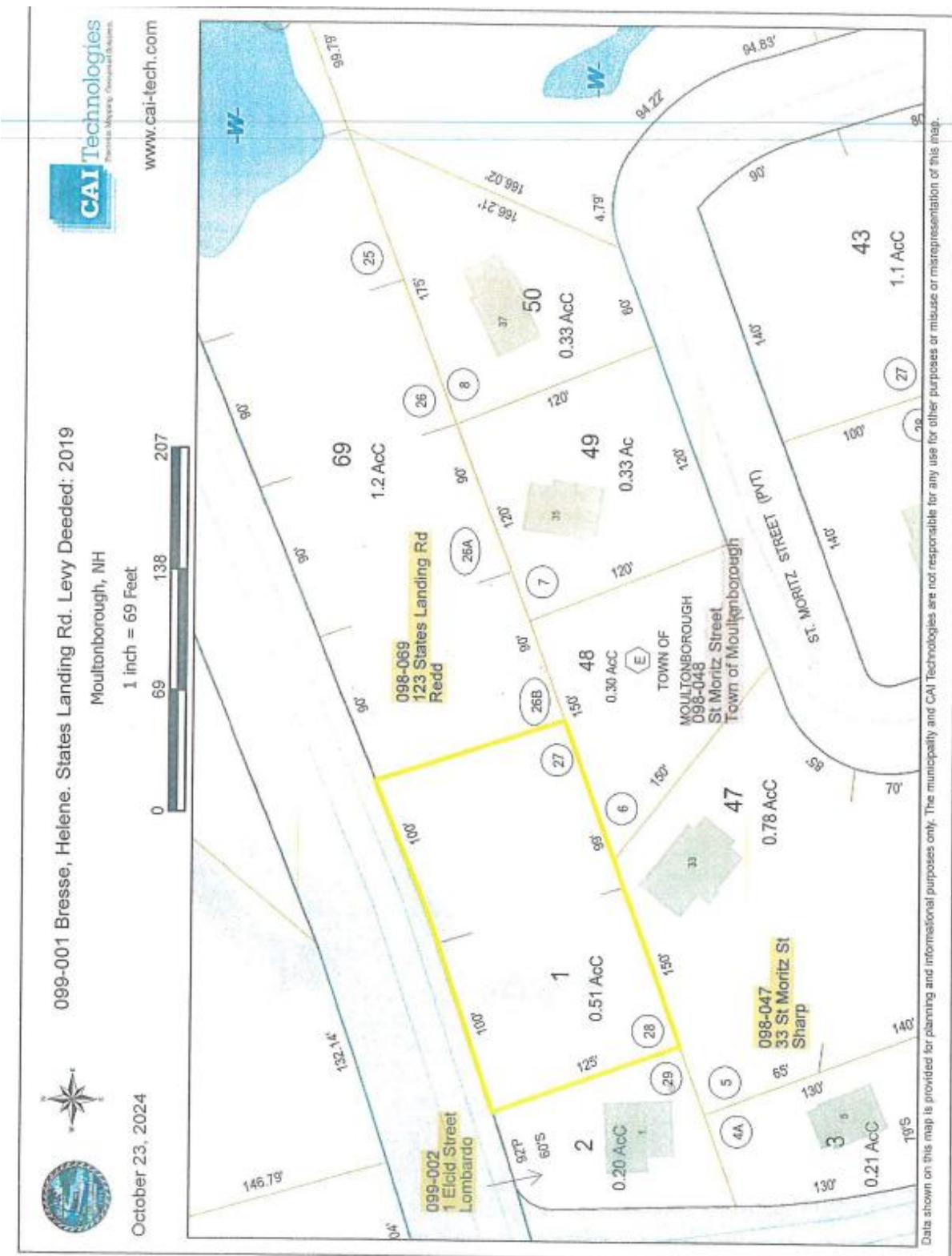
IN CASE OF FAILURE THIS SYSTEM MAY BE REBUILT IN PLACE.

CONCRETE PRODUCTS (BY DEL GROSSI & SONS, LACONIA, N.H.) ARE AS FOLLOWS:

- (1) 1000 GALLON SEPTIC TANK
- (1) 5' x 5' OUTLET BOX (MAY BE PLASTIC)

SITE PLAN SCALE: 1" = 20'

Parcel 5: States Landing Road; Land in said Town of approximately 22,200 +/- s.f. as shown on Tax Map 099 Lot 001. For title see Carroll County Registry of Deeds Bk 3690 Pg 0962.



Parcel ID: 000089 / 001 / 000 / 000 / 000

OWNER INFORMATION

MOULTONBOROUGH TOWN OF					
PO BOX 139					
MOULTONBOROUGH, NH 03245					
LISTING HISTORY					
01/07/19 SHVL MEASUR+LISTED 08/30/13 RK16 FIELD REVIEW 12/13/07 PWQC QUALITY CONTROL 02/23/04 PM/00 MEASUR+LISTED					

Card: 1 of 1

STATES LANDING ROAD

MOULTONBOROUGH

PICTURE

Printed: 11/05/2024

EXTRA FEATURES VALUATION

SALES HISTORY

PRICE HISTORY

PRICE GRANTOR

NOTES

WATER ACCESS: LOW AREA IN FRONTAGE; 2022-TAX COLL. DEED.

MUNICIPAL SOFTWARE BY AVANTAR

MOULTONBOROUGH

ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

YEAR

BUILDING

FEATURES

LAND

PARCEL TOTAL

Site: SUSSSEVALE - INLAND

Driveway:

Road:

Tax Value Notes

Cond:

Ad Valorem

SPL R

Tax Value Notes

\$0

\$153,900

0 N

\$153,900

\$153,900

\$153,900

\$153,900

\$153,900

\$153,900

\$153,900

\$153,900

\$153,900

\$153,900

\$153,900

\$153,900

LAST REVALUATION: 2024

Road:

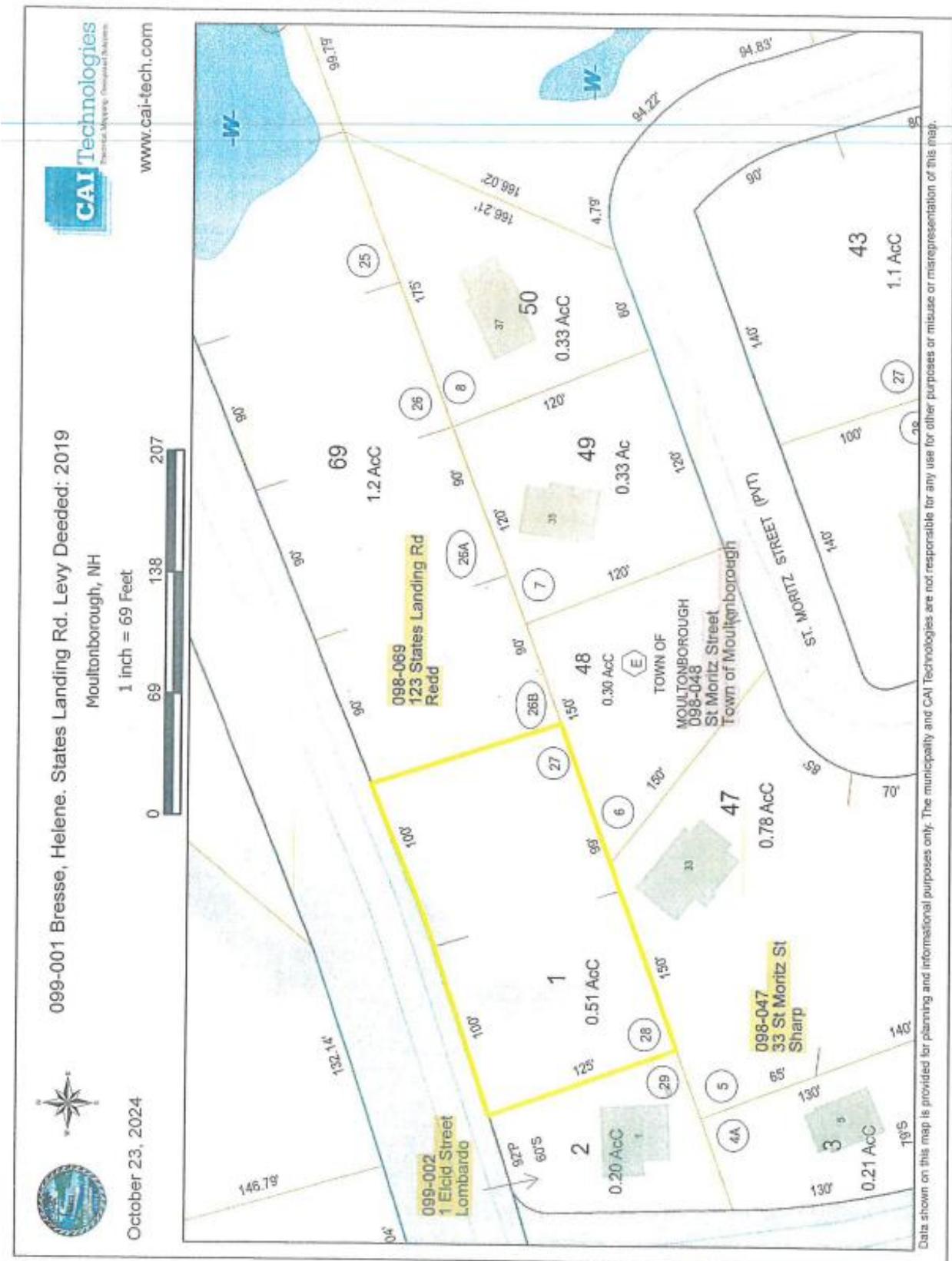
Tax Value Notes

EXEMPT-MUNIC

0.510 ac

Card: 1 of 1 STATES LANDING ROAD MOUNTAIN HOME, IDAHO 83458

Parcel 6: Paradise Drive; Land in said Town of approximately 8,300 +/- s.f. as shown on Tax Map 099 Lot 119. For title see Carroll County Registry of Deeds Bk 3408 Pg 0345.



Parcel ID: 000099 / 001 / 000 / 000

Card: 1 of 1 Printed: 11/05/2024

OWNER INFORMATION

MOULTONBOROUGH TOWN OF

PO BOX 139

MOULTONBOROUGH, NH 03245

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
09/22/2022	3690	0962	UV 55		BRESSE HELENE
07/05/2019	3450	1103	UV 58		BLOMSTROM NANCY
04/10/2014	3137	0154	UV 58		BRESSE HELENE
01/13/2014	000	000	UV 58		BRESSE FRANCOIS & HELENE

LISTING HISTORY

01/07/19 SEVYL MEASUR+LISTED
 08/01/13 RK16 FIELD REVIEW
 12/13/07 PMQC QUALITY CONTROL
 02/23/04 PM00 MEASUR+LISTED

NOTES

WATER ACCESS, LOW AREA IN FRONTAGE; 2022-TAX COLL. DEED.

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes

MOULTONBOROUGH
ASSESSING OFFICE

MUNICIPAL SOFTWARE BY AVITAR

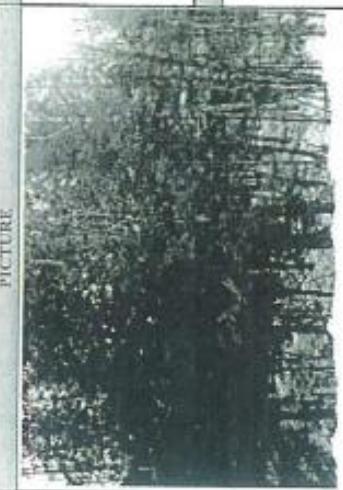
PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2022	\$ 0	\$ 0	\$ 106,000
			Parcel Total: \$ 106,000
2023	\$ 0	\$ 0	\$ 117,700
			Parcel Total: \$ 117,700
2024	\$ 0	\$ 0	\$ 153,900
			Parcel Total: \$ 153,900

LAST REVALUATION: 2024

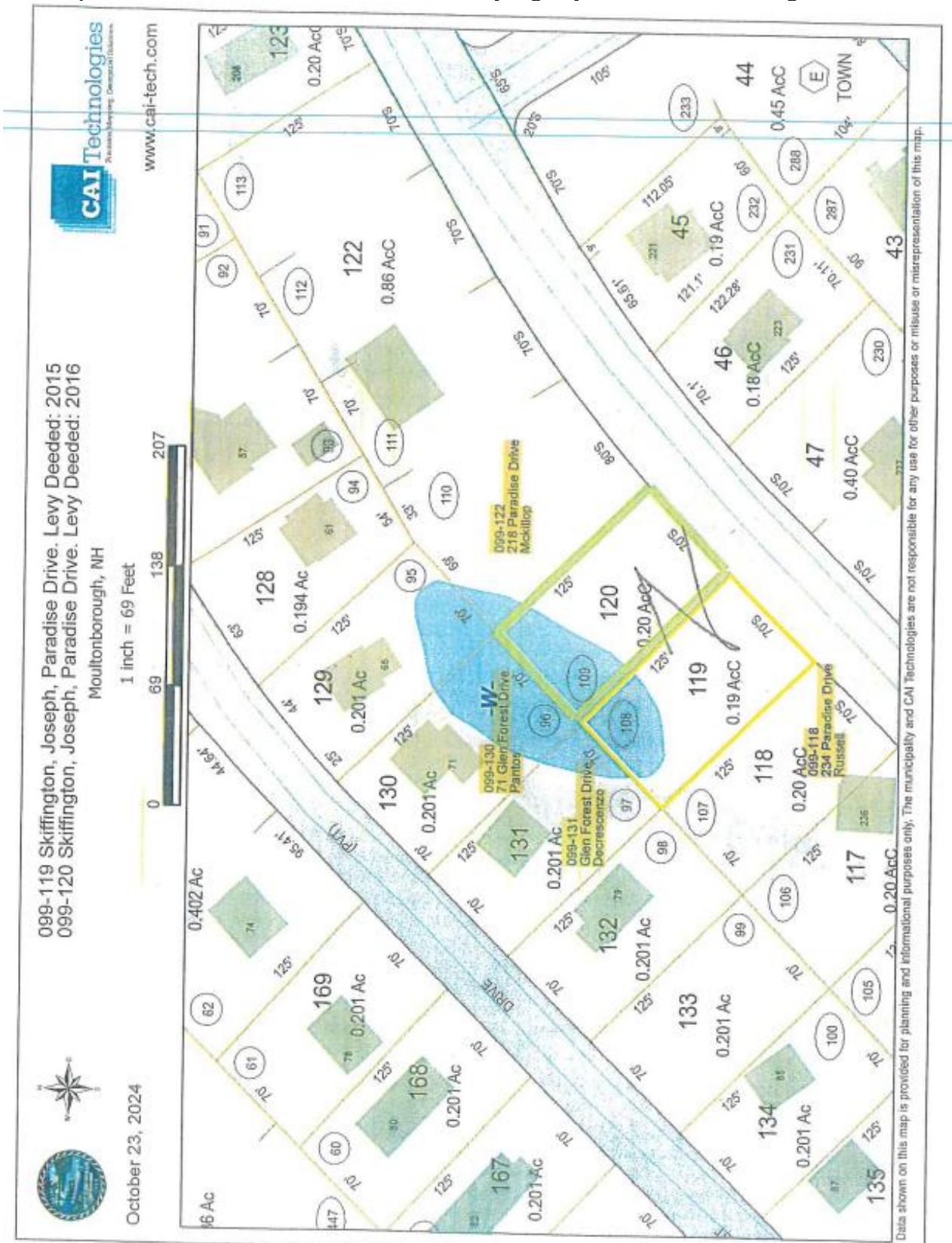
Zone: RES/AGRI	Minimum Acreage:	1.00	Minimum Frontage:	100	Site: SUISSEVALE - INLAND Driveway:						Road:			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
EXEMPT-MUNIC	0.510 ac	65.432	5	140	210	100	100		\$0	153,900	0	N	\$153,900	VACANT, WTR, ACS
	0.510 ac									153,900			153,900	

Card: 1 of 1
STATES LANDING ROAD
MOULTONBOROUGH
President
310-277074



Parcel ID: 000099 / 001 / 000 / 000 / 000		Card: 1 of 1		STATES LANDING ROAD		MOULTONBOROUGH		Printed: 11/05/2024	
		OWNER MOULTONBOROUGH TOWN OF PO BOX 139 MOULTONBOROUGH, NH 03245		TAXABLE DISTRICT'S District Percentage		BUILDING DETAILS Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Bath: Extra Kitchens: A/C: Fireplaces: Generators: Fixtures: Quality: Corn. Wall: Stories: Base Type:			
		PERMITS Date: _____ Project Type: _____ Notes: _____				BUILDING SUB AREA DETAILS 2024 BASE YEAR BUILDING VALUATION			
This page contains a detailed description of the property, including its address, ownership, and tax information. It also includes sections for building permits, building details, and a base year building valuation. The property is located in the States Landing Road area of Moultonborough, New Hampshire.									

Parcel 7: Paradise Drive; Land in said Town of approximately 8,700 +/- s.f. as shown on Tax Map 099 Lot 120. For title see Carroll County registry of Deeds Bk 3408 Pg 0344.



Parcel ID: 0000099 / 120 / 000 / 000 / 000

OWNER INFORMATION

Card: 1 of 1 Printed: 11/05/2024

OWNER INFORMATION		PARADISE DRIVE				MOULTONBOROUGH		PICTURE	
MOULTONBOROUGH TOWN OF	PO BOX 139	Date	Book	Page	Type	Prize	Grantor		
		09/18/2018	3408	0344	UV35		SKIFFINGTON JOSEPH		
		06/20/2005	2427	0655	UV38		NASTASINATALE & MARY		
MOULTONBOROUGH, NH 03354									
LISTING HISTORY		NOTES				MUNICIPAL SOFTWARE BY AVITAR			
Q2/04/20	MPVL MEASUR+LISTED	WATER ACCESS: 2018-TC DEED: 2020-VACANT & WET IN BACK;				MOULTONBOROUGH			
08/09/13	RK16 FIELD REVIEW	CF=DRAINAGE ISSUES: TAX-EXEMPT				ASSESSING OFFICE			
11/30/07	PMQC QUALITY CONTROL								
03/18/04	PM00 MEASUR+LISTED								

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes

PARCEL TOTAL TAXABLE VALUE							
Year	Building	Features	Land				
2022	\$ 0	\$ 0	\$ 44,300				
2023	\$ 0	\$ 0	\$ 49,200				
2024	\$ 0	\$ 0	\$ 76,400				
Parcel Total: \$ 76,400							

LAST REVALUATION: 2024

Zone: RES/AGRI	Minimum Acreage:	1.00	Minimum Frontage:	100	Site	Road	DWYay	Topography	Cond	Site: BALMORAL - INLAND		Driveway:	Road:
Land Type	Units	Base Rate	NC	Adj						Ad Valorem	SP/ R	Tax Value	Notes
EXEMPT-MUNIC	0.200 ac	57.433	5	140	190	100	100		50	76,400	0	76,400	VACANT/NET
	0.200 ac												76,400

Parcel ID: 000099 / 120 / 000 / 000 / 000

PICTURE



Card: 1 of 1

OWNER

MOULTONBOROUGH TOWN OF
PO BOX 139
MOULTONBOROUGH, NH 03254

PICTURE

PARADISE DRIVE

TAXABLE DISTRICTS

District

Percentage

Card: 1 of 1

MOULTONBOROUGH

BUILDING DETAILS

Model:

Roof:

Ext:

Int:

Floor:

Heat:

Bedrooms:

Baths:

Features:

Fireplaces:

Generators:

Stories:

A/C:

Quality:

Com. Wall:

Stories:

Base Type:

BUILDING SUB AREA DETAILS

2024 BASE YEAR BUILDING VALUATION

Year Built:

Condition For Age:

Physical:

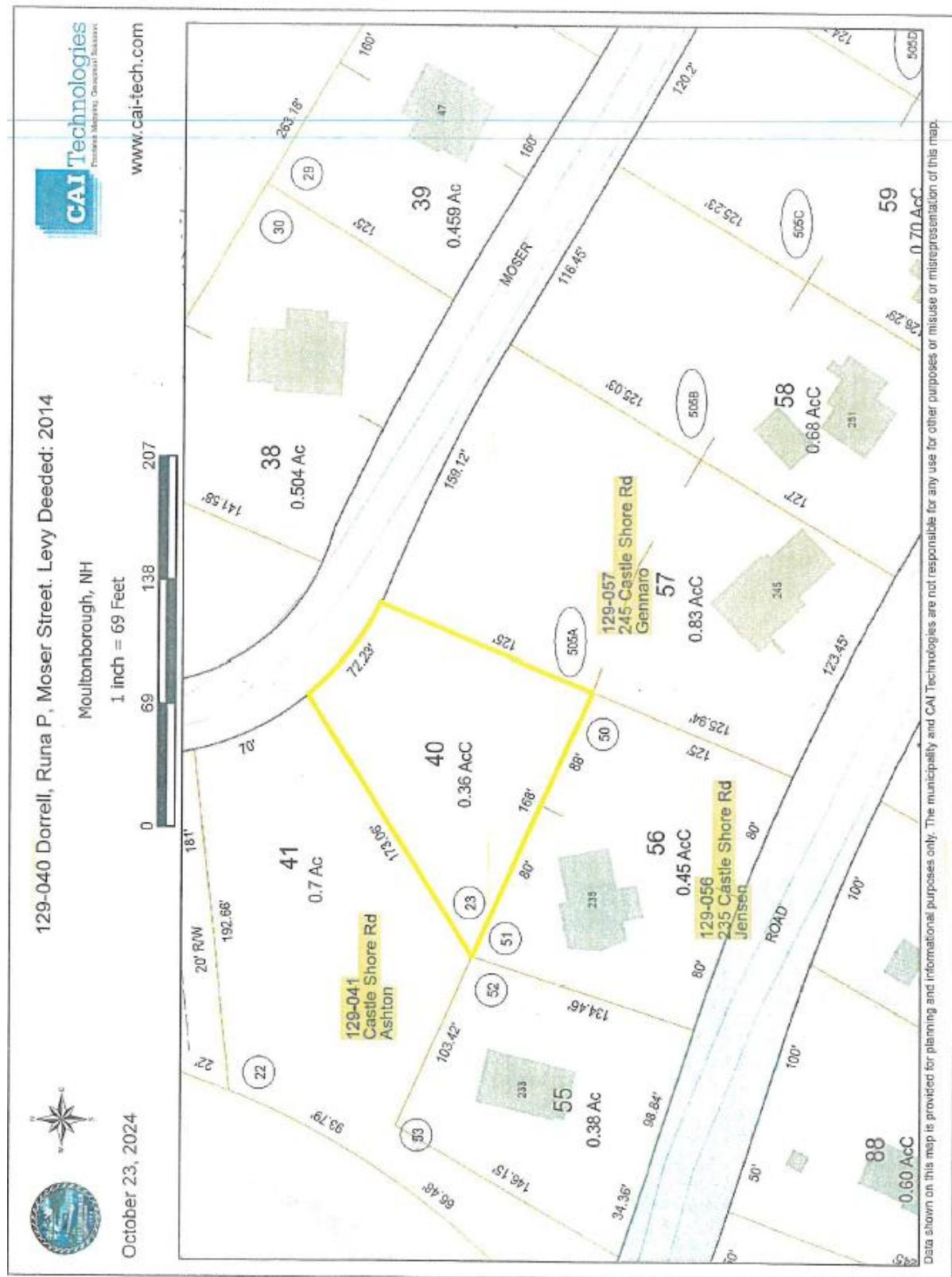
Functional:

Economic:

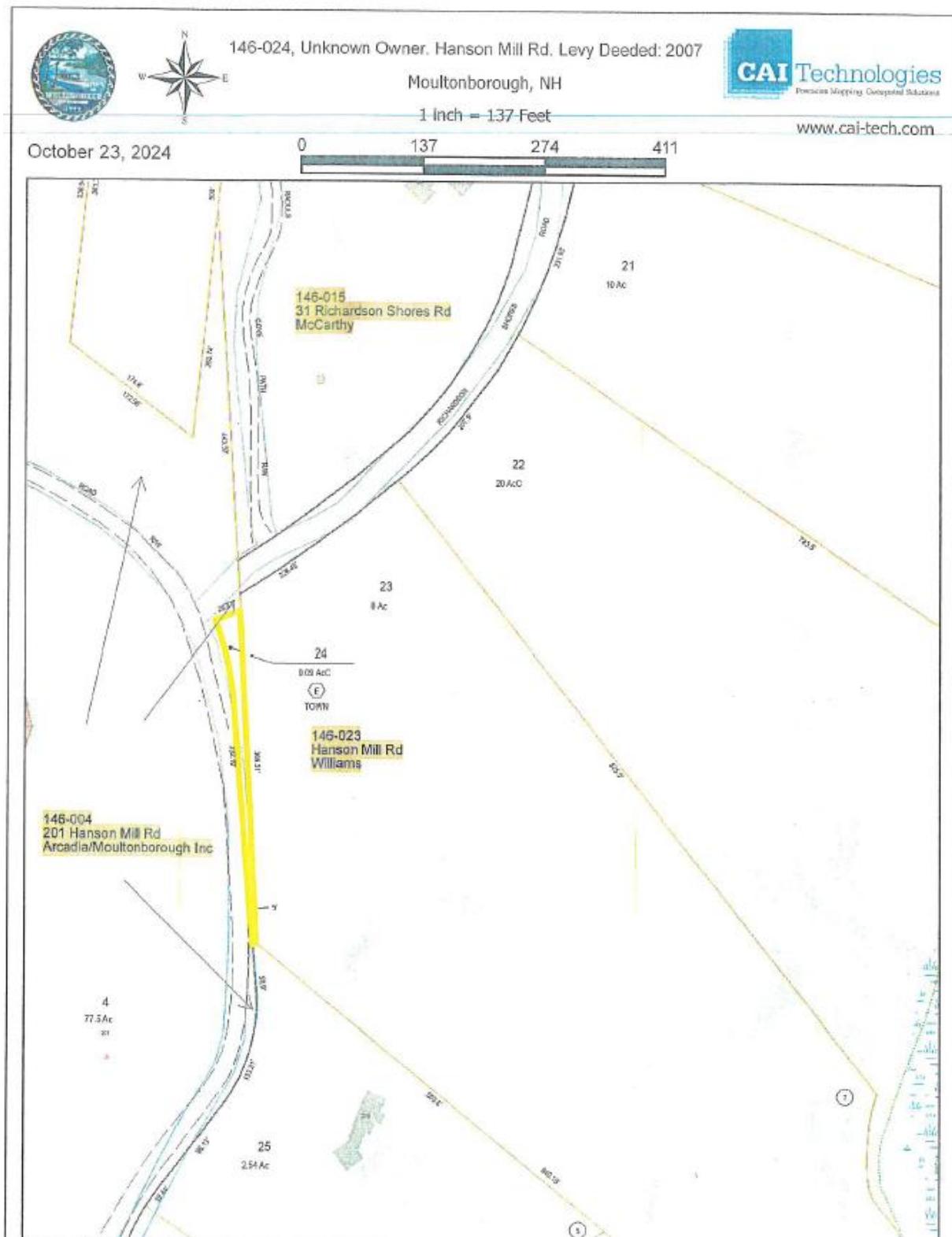
Temporary:

Printed: 11/05/2024

Parcel 8: Moser Street; Land in said Town of approximately 15,700 +/- s.f. as shown on Tax Map 129 Lot 040. For title see Carroll County registry of Deeds Bk 3338 Pg 0598.



Parcel 9: Hanson Mill Road; Land in said Town of approximately 3,900 +/- s.f. as shown on Tax Map 146 Lot 024. For title see Carroll Country registry of Deeds Bk 2895 Pg 0820.



Parcel ID: 000146 / 024 / 000 / 000

HANSON MILL ROAD

Printed: 11/05/2024
MOUTONBOROUGH

OWNER INFORMATION

MOULEUR

MUD: TORNADOBHN-HN 04251

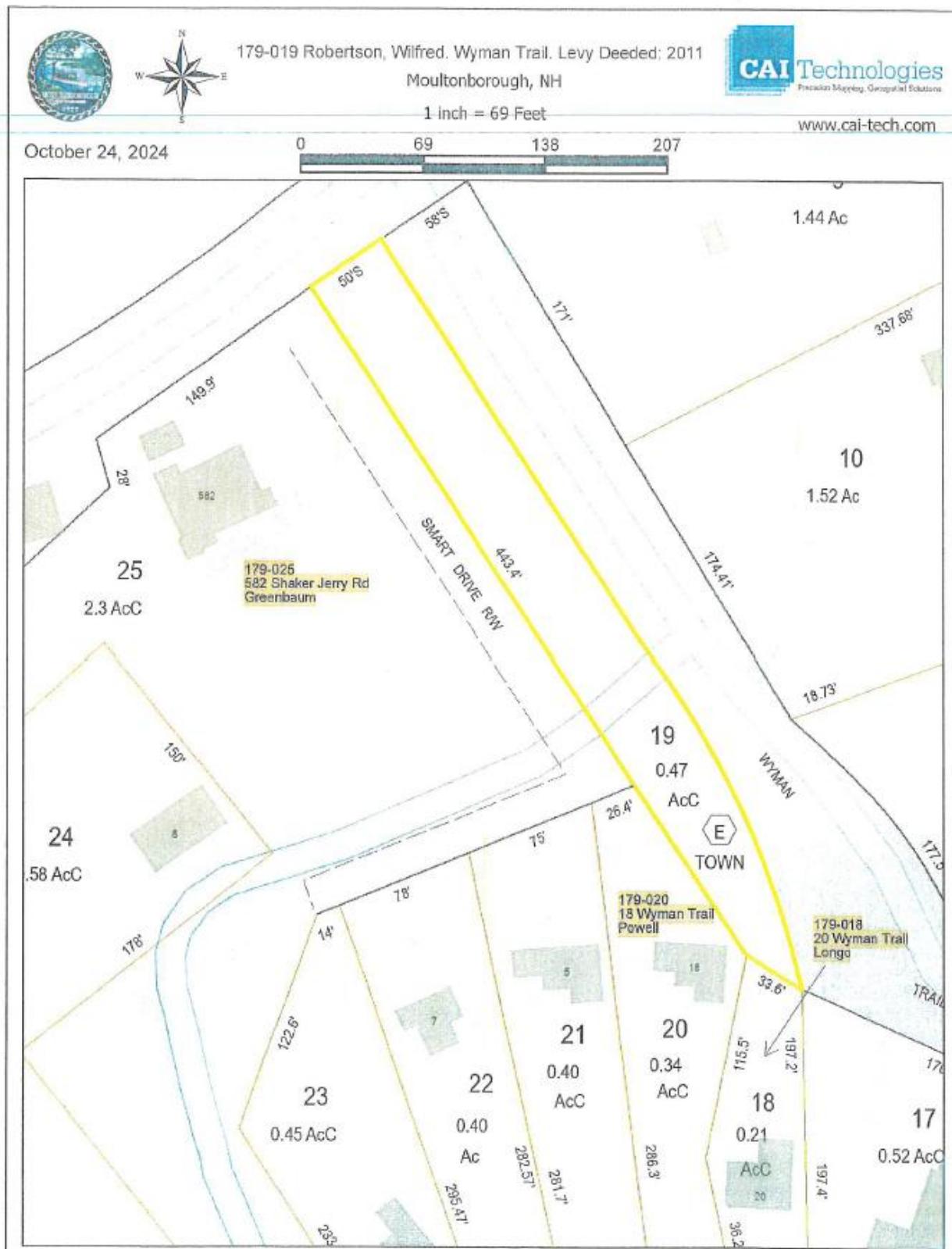
DATE OF REVIEW	REVIEWER	REVIEW COMMENTS
10/16/24	LRV8	VACANT
12/04/14	J99	VACANT LAND
07/26/13	RK16	FIELD REVIEW
01/10/08	PPQC	QUALITY CONTROL

Eastern Tasmania

ESTIMATION

GIBSON ET AL.

Parcel 10: Wyman Trail; Land in said Town of approximately 5.6 +/- acres as shown on Tax Map 179 Lot 019. For title see Carroll Country registry of Deeds Bk 3180 Pg 0458.



OWNER INFORMATION

PICTURE

Date	Book	Page	Type	Price	Grantor
12/22/2014	3180	0458	UV35		ROBERTSON WILFRED K
08/14/2008	2734	0017	UV38		ROBERTSON MARY L K REV
06/19/1995	1616	572	Q V		

LISTING HISTORY

02/05/24	MDY8	VACANT
12/29/23	MDYL	MEASUR+LISTED
10/29/14	IJ99	VACANT LAND
08/09/13	RK16	FIELD REVIEW
08/03/11	KL43	PHONE HEARING
01/23/08	PPQC	QUALITY CONTROL
10/04/04	KL40	HRING NO CHNG
07/28/03	DH00	MEASUR+LISTED

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes

PICTURE

NEIGHBORS DRYWY RUNS OVER LOT; 12/22/14-TAX DEED; VACANT-TAX EXEMPT; 2024-VACANT/WOODED STRIP ALONG WYMAN TRAIL & SMART DRIVE;

NOTES

MUNICIPAL SOFTWARE BY ANTILAR

MOULTONBOROUGH ASSESSING OFFICE

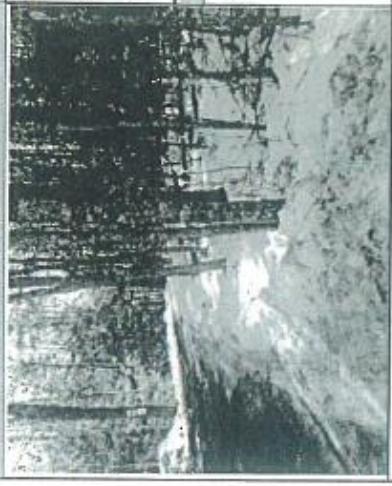
Year	Building	Features	Land
2022	\$ 0	\$ 0	\$ 6,200
			Parcel Total: \$ 6,200
2023	\$ 0	\$ 0	\$ 6,900
			Parcel Total: \$ 6,900
2024	\$ 0	\$ 0	\$ 9,000
			Parcel Total: \$ 9,000

LAST REVALUATION: 2024

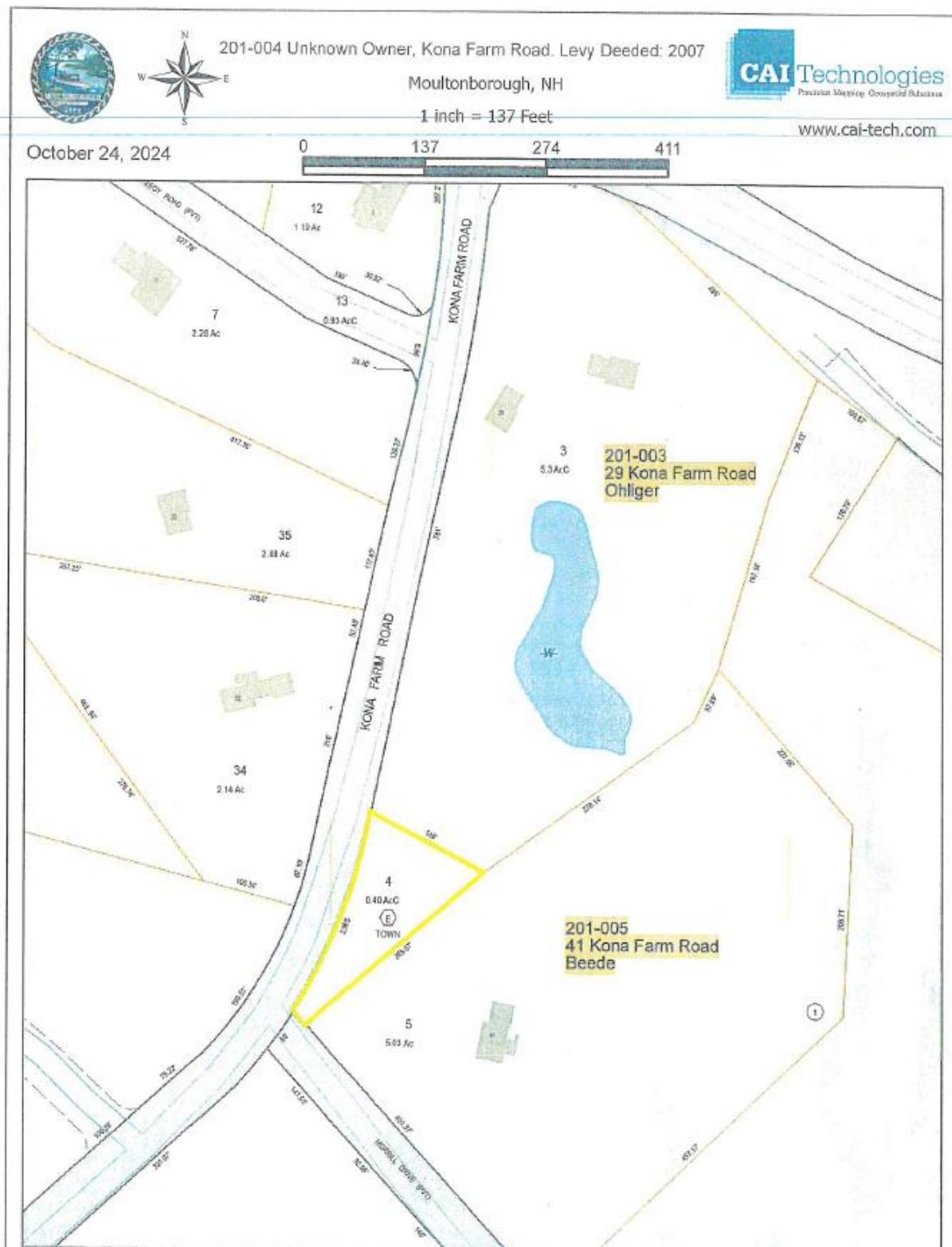
Zone: RES/AGRI Minimum Acreage: 1.00 Minimum Frontage: 100

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SP	R	Site:	Driveway:	Road:
EXEMPT-MUNIC	0.470 ac	64.452	5	140	100	100	100		10	9,000	0	N	9,000	SHAPE	

OLD MBLU: 014# 101/0000/0000

PICTURE		Card: 1 of 1		WYMAN TRAIL		MOULTONBOROUGH		Printed: 11/05/2024	
		OWNER	MOULTONBOROUGH TOWN OF PO BOX 139 MOULTONBOROUGH, NH 03254	District	TAXABLE DISTRICT'S Percentage	Building Details	Model:	Roof:	
PERMITS		Date	Project Type	Notes	Ext:	Int:	Floor:		
					Heat:	Baths:	Extra Kitchens:	Fixtures:	
					A/C:	Quality:	Fireplaces:		
					Com. Wall:	Stories:	Generators:		
					Base Type:				
BUILDING SUB-AREA DETAILS									
									
2024 BASE YEAR BUILDING VALUATION									
Year Built: Condition For Age: Physical: Functional: Economic: Temporal:									

Parcel 11: Kona Farm Road; Land in said Town of approximately 1,700 +/- s.f. as shown on Tax Map 201 Lot 004. For title see Carroll Country registry of Deeds Bk 2895 Pg 0821.

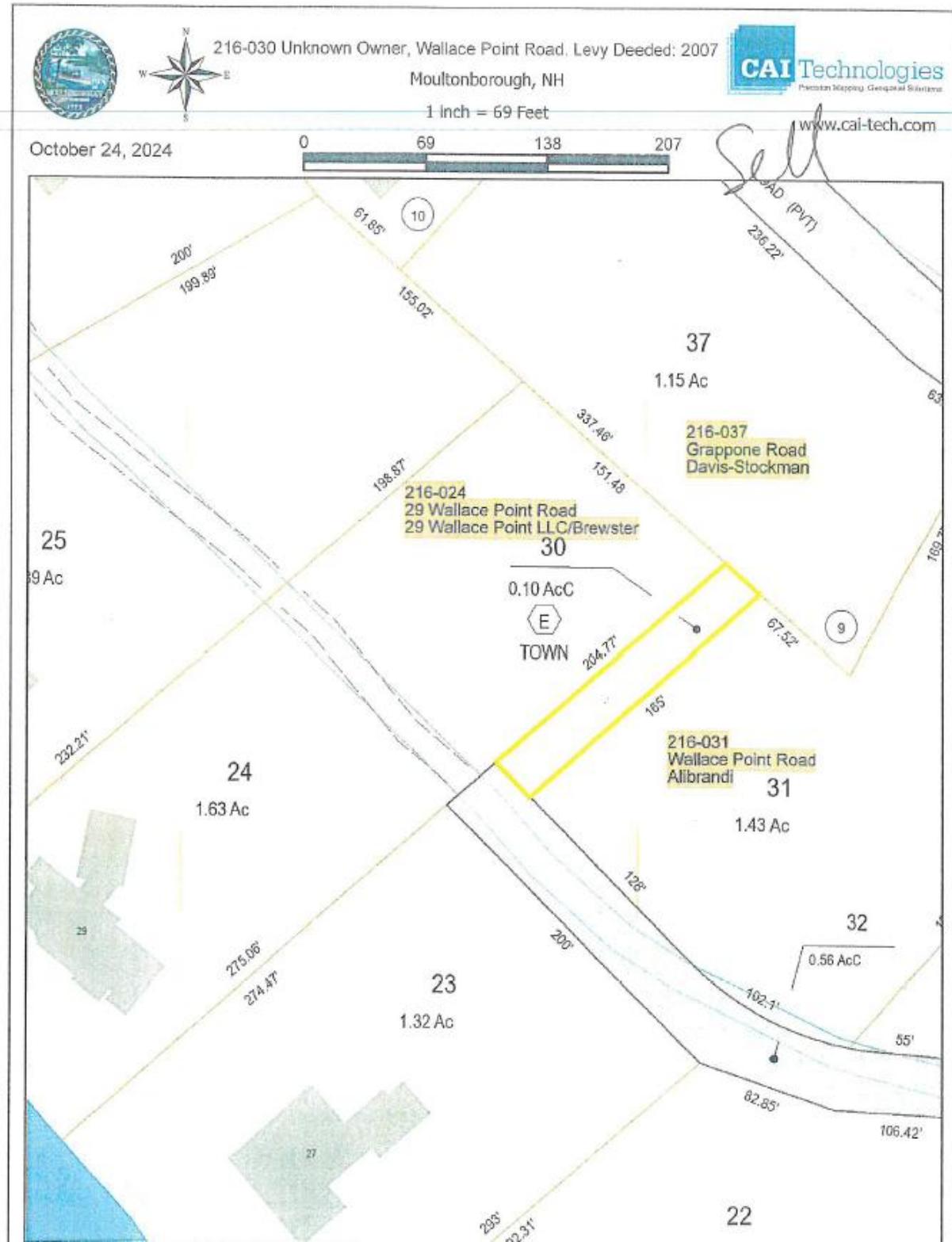


OWNER INFORMATION		SALES HISTORY				PICTURE			
MOULTONBOROUGH TOWN OF PO BOX 139		Date	Book	Page	Type	Price Grantor			
		11/23/2010 01/01/1990	2895 000	0821 000	U135 U199	UNKNOWN OWNER			
MOULTONBOROUGH, NH 03254		NOTES				MUNICIPAL SOFTWARE/BY ANNUAL			
		6/2007 CAL COR RELATED TO RANGE ROAD; 11/23/16 TAX DEED; 2023-VACANT-TAX EXEMPT							
LISTING HISTORY		EXTRA FEATURES VALUATION				MOULTONBOROUGH ASSESSING OFFICE			
06/20/23 MDVL VACANT 08/05/13 RR16 FIELD REVIEW 05/05/13 RR16 FIELD REVIEW 02/21/08 PPQC QUALITY CONTROL		Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes	PARCEL TOTAL TAXABLE VALUE
									Year Building Features Land
									2022 \$ 0 \$ 0 \$ 6,100 Parcel Total: \$ 6,100
									2023 \$ 0 \$ 0 \$ 6,700 Parcel Total: \$ 6,700
									2024 \$ 0 \$ 0 \$ 8,800 Parcel Total: \$ 8,800
LAST REVALUATION: 2024									
LAND VALUATION									
Zone: RES/AGRI	Minimum Acreage:	1.00	Minimum Frontage:	100	Site:				
Land Type	Units:	Base Rate	NC Adj	Site	Road	DWY	Topography	Cond	Ad Valorem
EXEMPT-MUNIC	0.400 ac	62.940	5	140	100	100		10	\$ 800
									N
									Site Value
									Notes
									R
									Tax Value
									Parcel Total: \$ 8,800

Card: 1 of 1

PICTURE		Card: 1 of 1		KONA FARM ROAD		MOULTONBOROUGH		Printed: 11/05/2024	
		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS			
		MOULTONBOROUGH TOWN OF PO BOX 139 MOULTONBOROUGH, NH 03254		District Percentage		Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: Extra Kitchens: A/C: Quality: Com. Wall: Stories: Base Type:			
				PERMITS					
		Date	Project Type	Notes					
BUILDING SUBAREA DETAILS									
2024 BASE YEAR BUILDING VALUATION									
Year Built: 1995 Condition For Age: Good Physical: Functional Economic: Stable Temporary									

Parcel 12: Wallace Point Road; Land in said Town of approximately 4,400 ⁺⁻ s.f. as shown on Tax Map 216 Lot 030. For title see Carroll Country registry of Deeds Bk 2895 Pg 0822.

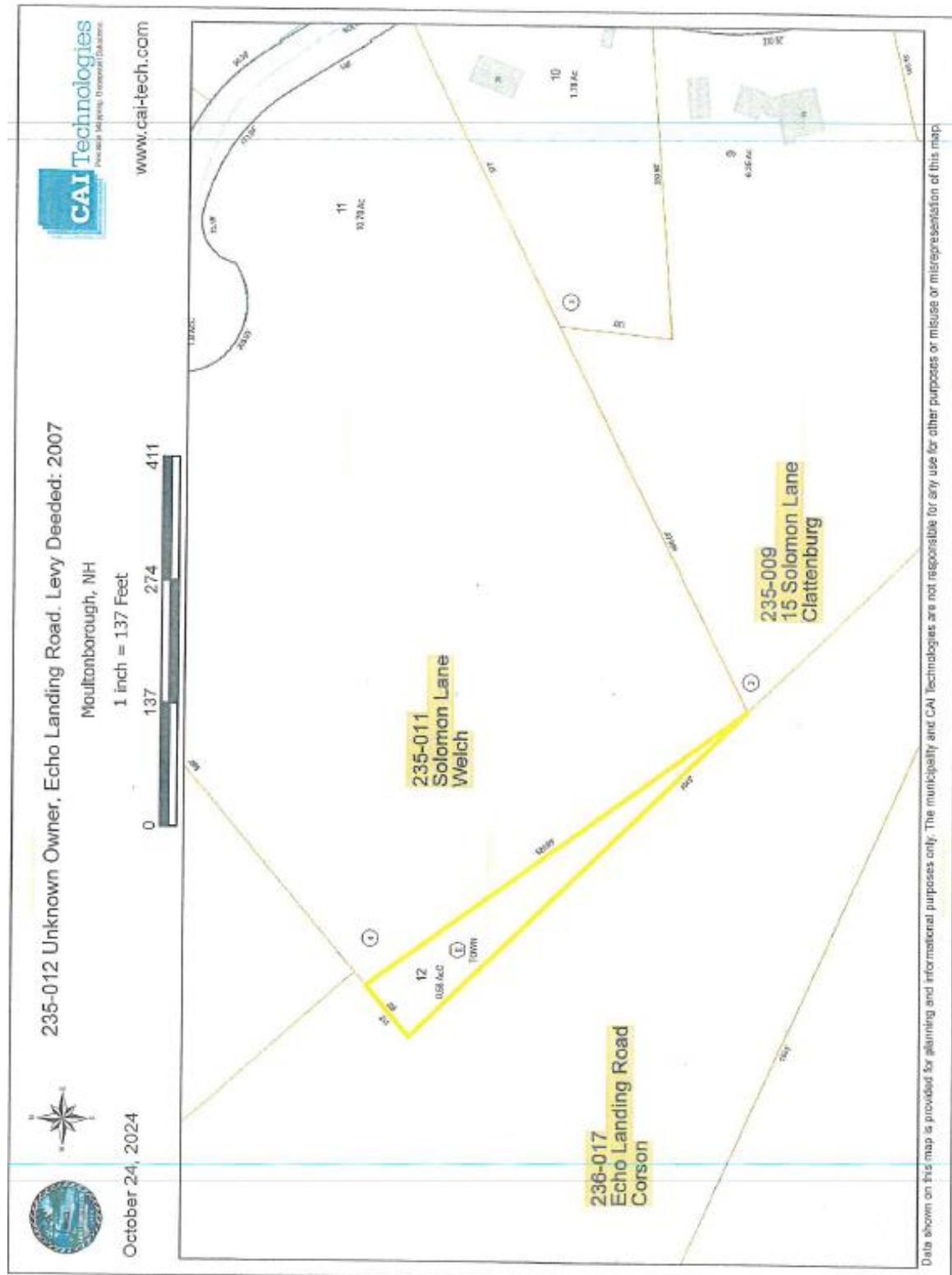


Parcel ID: 000216 / 030 / 000 / 000 / 000		Card: 1 of 1		SALES HISTORY		WALLACE POINT ROAD		MOULTONBOROUGH		PICTURE			
OWNER INFORMATION		Date	Book	Page	Type	Price	Grantor						
MOULTONBOROUGH TOWN OF		11/23/2010	2835	0822	UV 35		UNKNOWN OWNER						
PO BOX 139		01/01/1990	000	000	UV 99								
MOULTONBOROUGH, NH 03254													
LISTING HISTORY		NOTES											
1/1/4722 LRVL MEASUR-E LISTED 08/05/13 RK16 FIELD REVIEW 02/22/08 PPQC QUALITY CONTROL		11/23/10-TAX DEED; 2022-VACANT, TAX EXEMPT;											
EXTRA FEATURES VALUATION		Site Adj Rate Cond Market Value Notes											
Feature Type	Units	Length	Width	Site Adj	Rate	Cond	Market Value Notes						

LAND VALUATION													
Zone: RES/AGRI	Minimum Acreage:	1.00	Minimum Frontage:	100									
Land Type	Units	Base Rate	NC	Adj	Site	Read	DWay	Topography	Cond	Ad Valorem	SP/ R	Site:	Driveway:
EXEMPT-MUNIC	0.100 ac	52,900	5	140	100	100	100		10	7,400	0	Read:	
										7,400			

OLD MBLL: SEE 019/051/000/000

Parcel 13: Echo Landing Road; Land in said Town of approximately 25,300 ⁺⁻ s.f. as shown on Tax Map 235 Lot 012. For title see Carroll County registry of Deeds Bk 2895 Pg 0824.

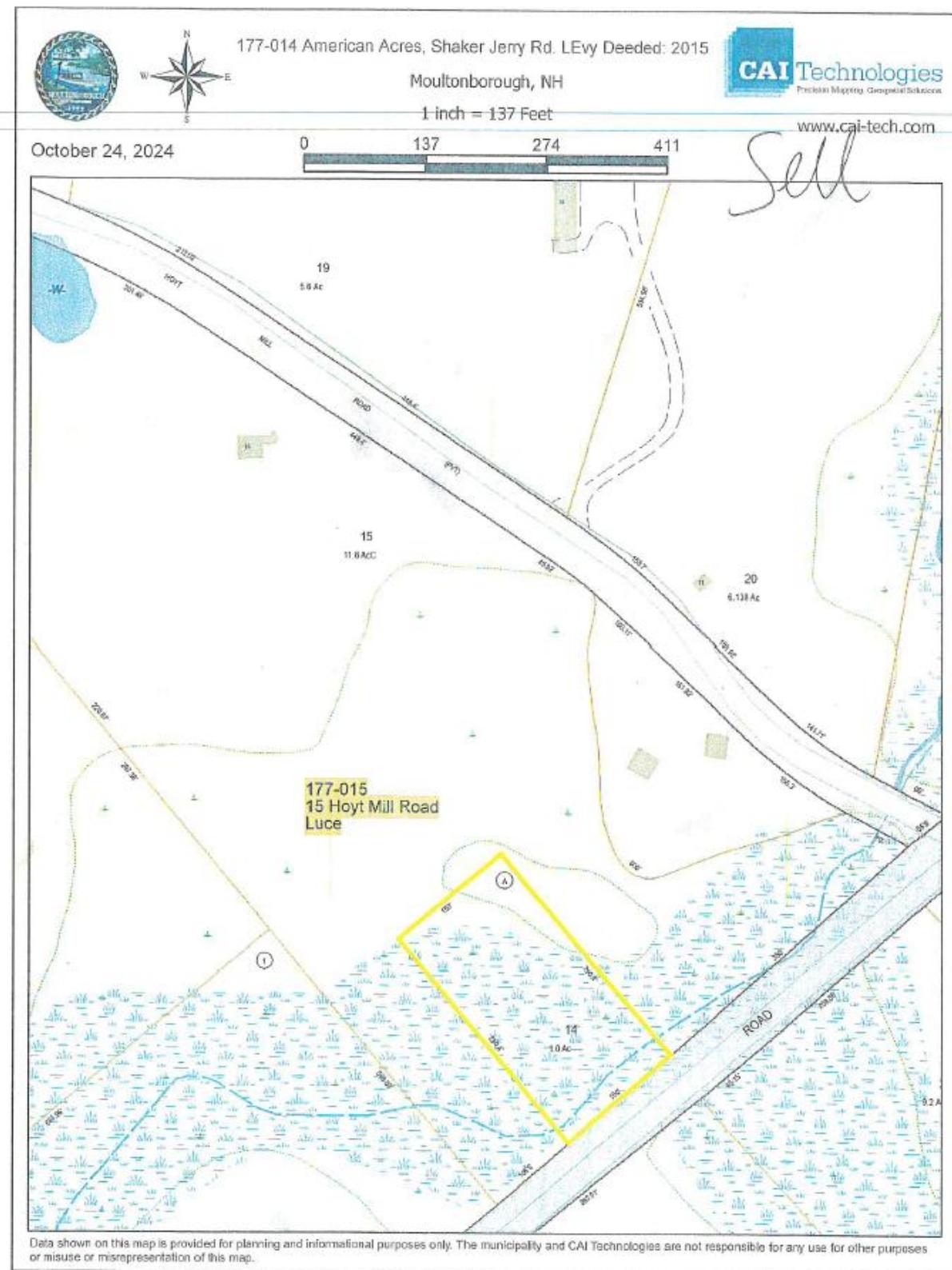


Parcel ID: 0000255 / 012 / 000 / 000 / 000

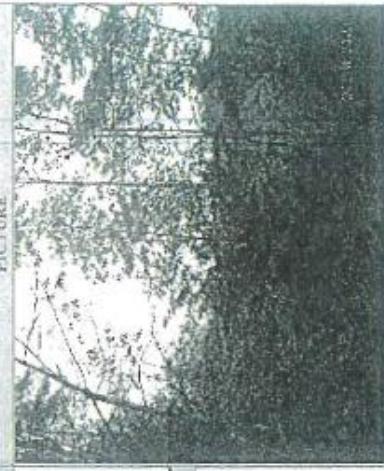
OWNER INFORMATION										ECHOLANDING ROAD										Printed:							
																				11/05/2024							
MOULTONBOROUGH TOWN OF		Date	Book	Page	Type	Price	Grantor																				
PO BOX 139		11/23/2010	2895	0824	U V 35		UNKNOWN OWNER																				
MOULTONBOROUGH, NH 03254		01/01/1900	000	000	U V 99																						
LISTING HISTORY																											
01/28/22	URVL	VACANT-LISTED																									
11/22/13	J399	VACANT LAND																									
08/05/13	RK16	FIELD REVIEW																									
02/06/08	PPQC	QUALITY CONTROL																									
EXTRA FEATURES VALUATION																						MUNICIPAL SOFTWARE BY ANTAR					
Feature Type	Units	Length x Width	Size Adj	Rate	Cost	Market Value	Notes											MOULTONBOROUGH ASSESSING OFFICE									
LAND VALUATION																						LAST REVALUATION: 2024					
Zone: RES/AGRI	Minimum Acreage:	1.00	Minimum Frontage:	100											Site:	Driveway:	Road:										
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cost	Ad Valorem	SPF	R	Tax Value	Notes													
EXEMPT-MUNIC	0.550 ac	67.756	\$	140	100	100			23	23,700	0	N	23,700														
	0.580 ac									23,700			23,700														

OLD MELL: SEE 012/103 FBW 000

Parcel 14: Shaker Jerry Road; Land in said Town of approximately 1 acre⁺⁻ as shown on Tax Map 177 Lot 014. For title see Carroll County registry of Deeds Bk 3408 Pg 0347.



OWNER INFORMATION		SALES HISTORY			PICTURE
MOULTONBOROUGH TOWN OF		Date	Book	Page	Type
PO BOX 139		09/18/2018	3408	0347	UV 35
MOULTONBOROUGH, NH 03254		01/01/1982	0851	0460	UV 99
LISTING HISTORY		NOTES			
09/18/23	LRVL MEASUR+LISTED	UNBUILDABLE; TC DEED; 2023-VACANTISWAMPY;			
08/09/13	RK16 FIELD REVIEW				
01/18/08	PPQC QUALITY CONTROL				
10/30/03	DH00 MEASUR+LISTED				



MULTON BOROUGH ASSESSING OFFICE						
MULTON BOROUGH ASSESSING OFFICE						
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes
<hr/>						
Year						PARCEL TOTAL TAXABLE VALUE
	Building			Features		Land
2022	\$ 0			\$ 0		\$ 7,500
					Parcel Total:	\$ 7,500
2023	\$ 0			\$ 0		\$ 8,300
					Parcel Total:	\$ 8,300
2024	\$ 0			\$ 0		\$ 10,900
					Parcel Total:	\$ 10,900

Card: 1 of 1 SHAKER JERRY ROAD MOUNTONBOROUGH Printed: 11/05/2024