

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



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

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(Tax Maps, Photos, & Assessment Data)		



**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)

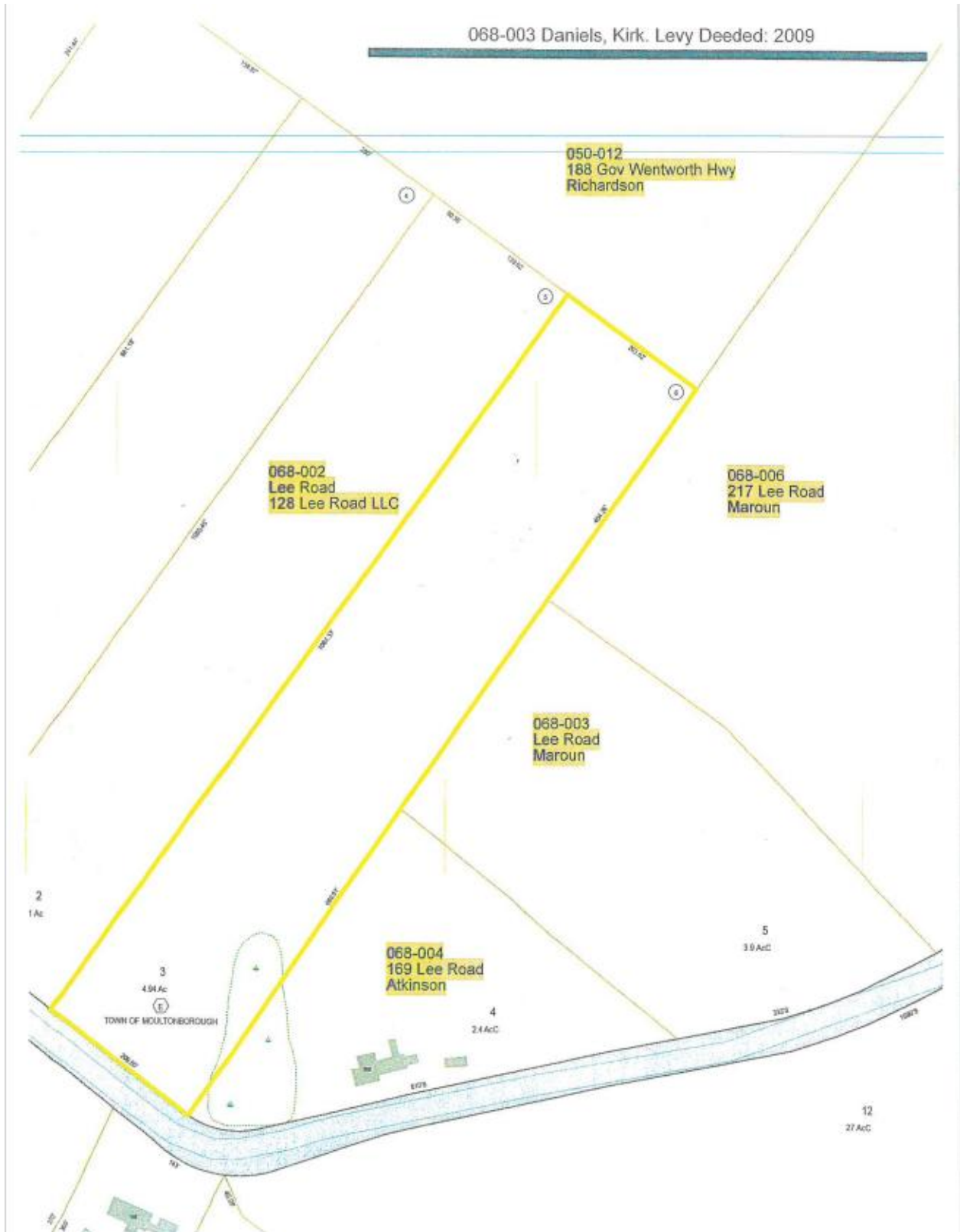
This bid is accompanied by a bid deposit (cash or bank check) in the amount of \$350.00. I understand you may hold this for forty-five (45) days and I forfeit this if I am notified, on or before May 8, 2025 that I am the successful bidder and do not complete the purchase on or before July 15, 2025. I 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.



Parcel ID: 000068 / 003 / 000 / 000 / 000

Card: 1 of 1

LEE ROAD

MOULTONBOROUGH

Printed: 11/05/2024

OWNER INFORMATION

MOULTONBOROUGH TOWN OF

PO BOX 139

MOULTONBOROUGH, NH 03254

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/09/2015	3226	0735	U V 35		128 LEE ROAD LLC
05/15/2007	2628	400	U V 27		830,000 SELEY MARILYN A

LISTING HISTORY

01/06/22	LRVL	MEASUR+LISTED
08/09/13	RK16	FIELD REVIEW
11/27/07	PMQC	QUALITY CONTROL
08/31/06	DGH1	HRING CHANGE
03/03/04	MD00	MEASUR+LISTED

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVTHAR

MOULTONBOROUGH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

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

LAND VALUATION

Zone: RES/AGRI	Minimum Acreage: 3.00	Minimum Frontage: 100												
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWwy	Topography	Conf	Ad Valorem	SFI	R	Tax Value	Notes
EXEMPT-MUNIC	1.000 ac	77,500	5	140	100	100	100		90	97,700	0	N	97,700	VACANT
EXEMPT-MUNIC	3.940 ac	x 7,500	X	100					90	26,600	0	N	26,600	
											124,300		124,300	

LAST REVALUATION: 2024

Driveway:

Road:

OLD MBLU: 0718/025/ B60/ 000

[illegible]



OWNER
MOULTONBOROUGH TOWN OF

MOULTONBOROUGH TOWN OF

PO BOX 139

MOULTONBOROUGH, NH 03254

TAXABLE DISTRICTS

Product	Percentage
...	...

Product	Percentage
...	...

PERMITS

Notes

Date:

Project Type

Model:

Roof

Ext.

Int:

Floor:

Heat:

Bedroom:

4. 107

Qualitative

Quantity:
Com. Wall:

Society:

Bethel:

Extra Kitchens.

Generators:

1

Base Type:

BUILDING SUB AREA DETAILS

2024 BASE YEAR BUILDING VALUATION

Year Built

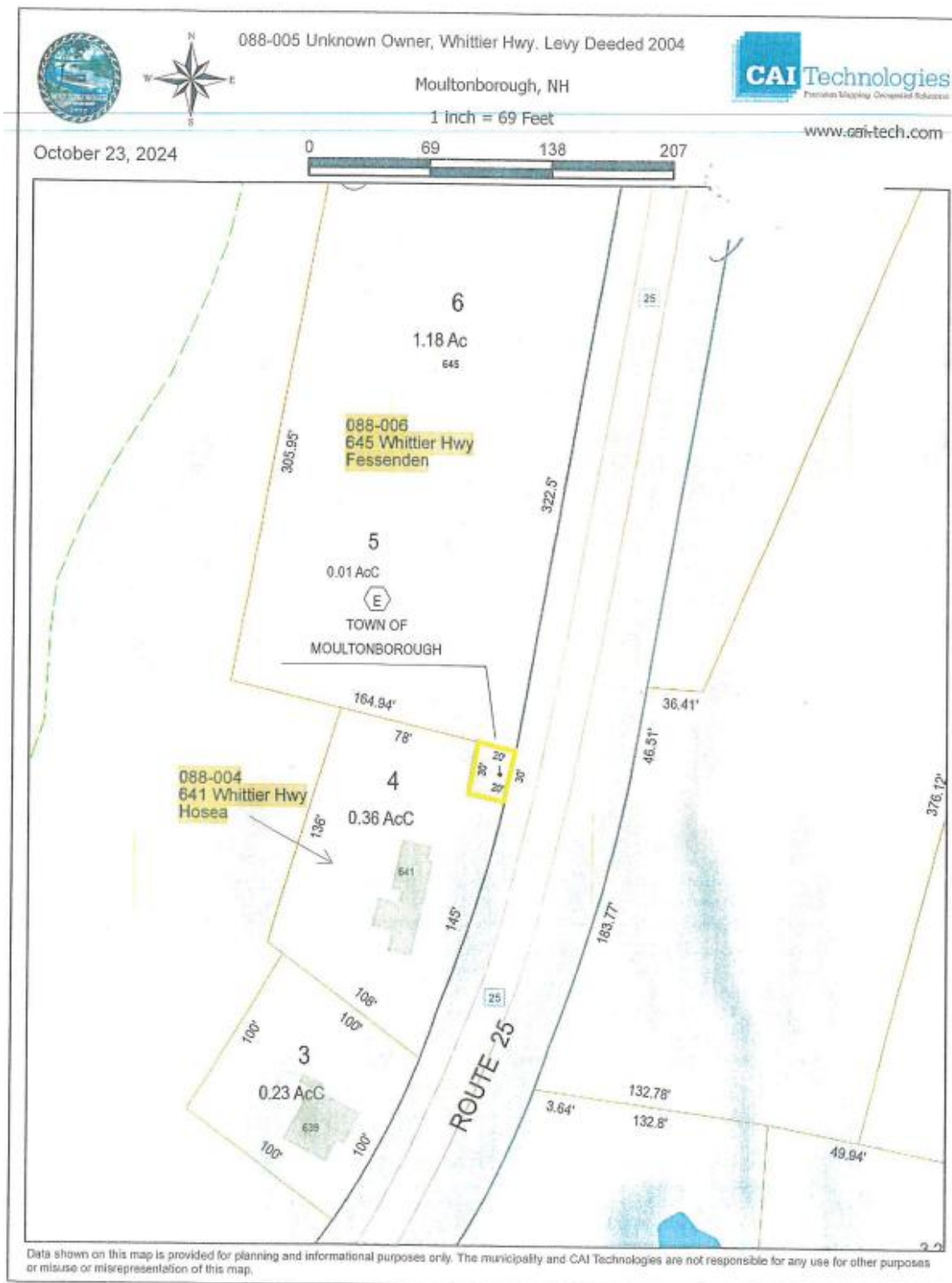
Condition For Age:

Physical:

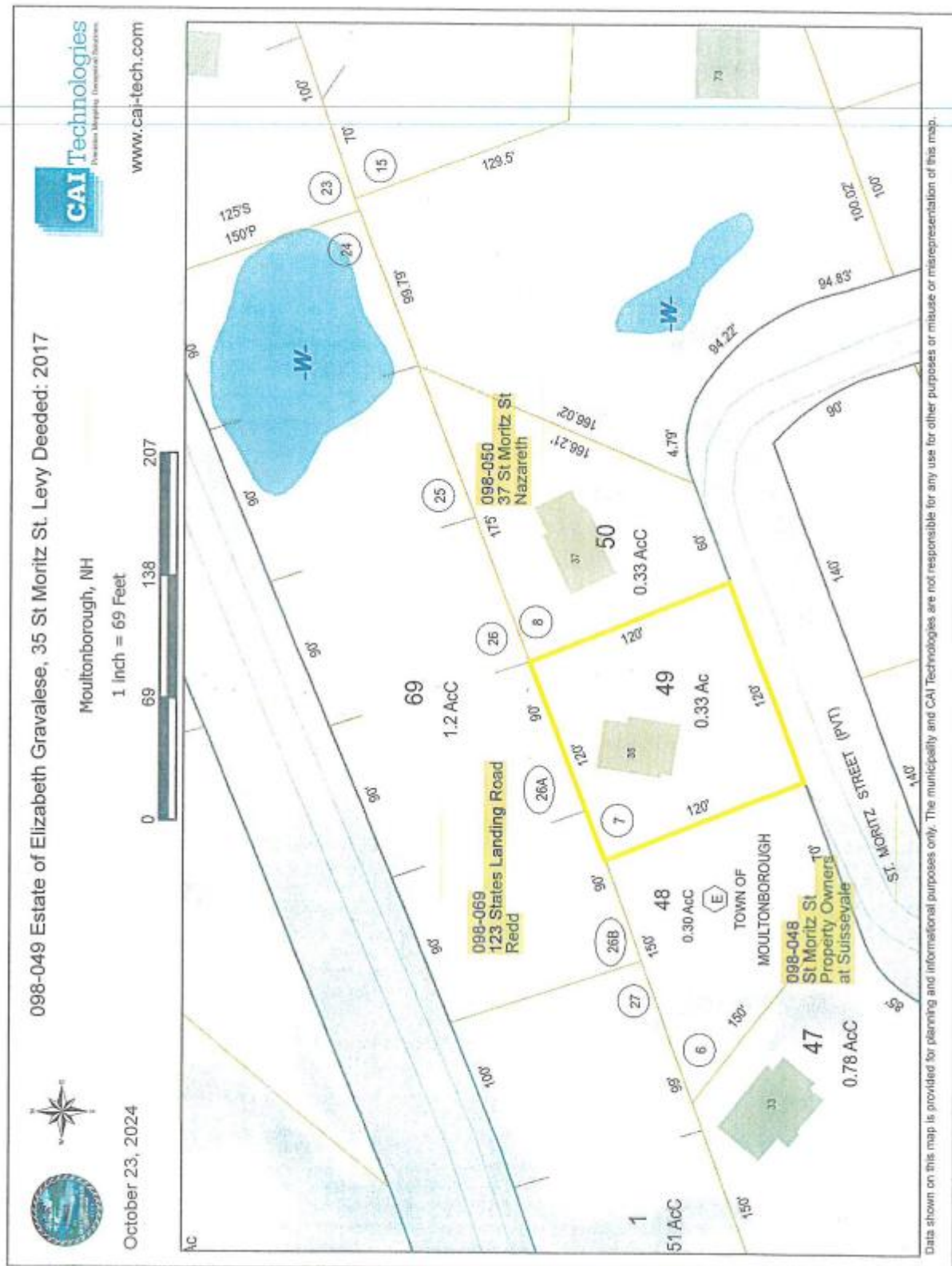
Functional:

Economic

Temporary.



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.



Parcel ID: 000098 / 049 / 000 / 000 / 000

Card: 1 of 1

35 ST MORITZ STREET

MOULTONBOROUGH

Printed: 11/05/2024

OWNER INFORMATION

MOULTONBOROUGH TOWN OF

PO BOX 139

MOULTONBOROUGH, NH 03254

LISTING HISTORY

01/07/19 SHVL MEASUR+LISTED

07/27/13 PP16 FIELD REVIEW

12/10/07 PMQC QUALITY CONTROL

02/20/04 PM01 MEASUR+1VISIT

02/20/04 PM02 MEASUR+2VISIT

NOTES

WATER ACCESS; FOUNDATION AS OUTBUILDING; LEVEL; 2020- TAX DEED;

EXTRA FEATURES VALUATION

Feature Type FOUNDATION

Units 1

Length x Width

Size Adj 100

Rate 20,000.00

Cond 50

Market Value Notes 10,000

MUNICIPAL SOFTWARE BY AVITAR

MOULTONBOROUGH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year 2022

Building \$ 0

Features \$ 7,500

Land \$ 124,400

Parcel Total: \$ 131,900

2023

\$ 0

\$ 8,800

\$ 138,200

Parcel Total: \$ 147,000

2024

\$ 0

\$ 10,000

\$ 180,600

Parcel Total: \$ 190,600

LAND VALUATION

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

Land Type EXEMPT-MUNIC

Units 0.330 ac

Base Rate 61,428

NC 5

Adj 140

Site 210

Road 100

DWY 100

Topography 100

Ad Valorem 180,600

SPI 0

R N


Tax Value 180,600

Notes 180,600

LAST REVALUATION: 2024

Site: SUISSEVALE - INLAND Driveway: Road:

OLD MBLU: 086/ 538/ 000/ 000/

	OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
	MOULTONBOROUGH TOWN OF		District	Percentage	Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: Extra Kitchens: A/C: Quality: Com. Wall: Stories: Fixtures: Fireplaces: Generators:	
	PO BOX 139 MOULTONBOROUGH, NH 03254					
PERMITS						
Date	Project Type	Notes				
Base Type:						
BUILDING SUB AREA DETAILS						
2024 BASE YEAR BUILDING VALUATION						
Year Built: Condition For Age: Physical: Functional: Economic: Temporary:						

APPROVAL FOR CONSTRUCTION

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

THE PLANS AND SPECIFICATIONS FOR SEWAGE OR WASTE DISPOSAL SYSTEM SUBMITTED FOR:

OWNER:

FRANK SUROWIEC
164 AUDUBON AVE.
NEWINGTON, CT 06111

APPROVAL NO. 1570H7

Lot Numbers: 538
Subd. Appl. No.:
Subd. Name: SUISSEVALE

COPY OF PLAN & APPROVAL SENT TO:

Type of System:

0000003BR
000450GPD

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

Town/City Location:

MOULTONBORO

Street Location:

VIA ST. MORITZ

BY APPLICANT: PERMIT NO.

000000865

BOLLINGER ASSOCIATES
P.O. BOX 487
MOULTONBORO, NH 03254

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

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)

ADVISE YOUR CONTRACTOR OF REQUIRED CHANGES
IN PLANS AS INDICATED BY BELOW CONDITIONS

Approved this date:

12/03/87

By:

N.H. Water Supply & Pollution Control
Division Staff

REVISED 2/87

W0027973

STEPHANIE LARSON

(OVER)

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:

OWNER:

FRANK SUROWIEC
164 AUDUBON AVE.
NEWINGTON, CT 06111

COPY SENT TO:

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

APPROVAL NO.

538

Lot Numbers:

Subd. Appvl. No.:

Subd. Name:

SUTSSEVALE

Type of System:

0000003BR
000450GP0

Town/City Location:

MOULTONBORO

Street Location:

VIA ST MORITZ

Installer:

Randy Martel

Permit No.:

2274

☐ Owner Installed For His Domicile

Was Inspected On (Date) 4-29-89
Before Covering And Is Hereby Approved For Use.

Date Approved:

4-29-89

By:

James V. M. Burke

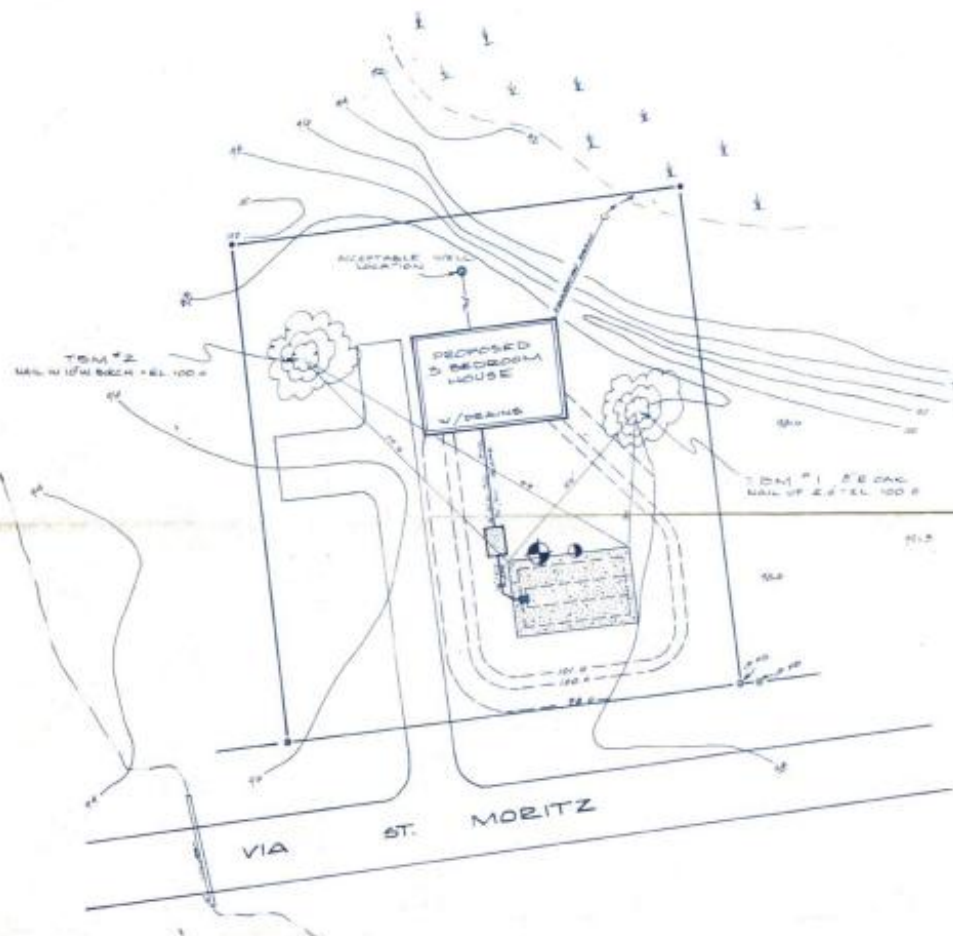
Authorized Agent Of N.H. Water Supply And
Pollution Control Division

REVISED 2/87

NO027973

(OVER)

TOWN'S



NOTES

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

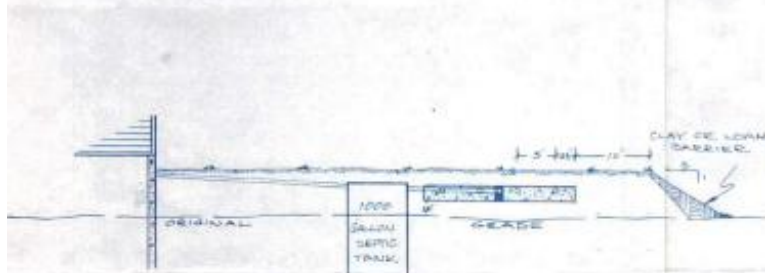
IN CASE OF FAILURE THIS SYSTEM MAY BE REBUILT IN PLACE

CONCRETE PRODUCTS (BY DR. GILBERT & SONS, LAGUNA, N.H.) ARE AS FOLLOWS:

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

SITE PLAN SCALE: 1" = 20'

PROFILE AND CROSS SECTION OF SYSTEM



GENERAL NOTES

1. THIS SUBSURFACE DISPOSAL SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE RULES, REGULATIONS AND PRACTICES OF THE NEW HAMPSHIRE WATER SUPPLY AND POLLUTION CONTROL DIVISION (NHWS&PCD). CONSTRUCTION MUST BE DONE IN STRICT ACCORDANCE WITH THIS PLAN AND THESE RULES AND REGULATIONS. BEFORE BACKFILLING OR COVERING THE INSTALLED COMPONENTS, THE CONTRACTOR MUST NOTIFY THE NHWS&PCD FOR FINAL INSPECTION.
2. SEWER PIPE FROM BUILDING TO SEPTIC TANK SHALL BE CAST IRON OR SCHEDULE 40 SOLVENT WELDED PLASTIC PIPE. EXHAUST PIPE FROM SEPTIC TANK SHALL BE FLEXIBLE JOINT RIGID PLASTIC PIPE UNLESS OTHERWISE NOTED. PUMP DISCHARGE PIPE WHERE INDICATED SHALL BE 20 PSI PRESSURE RATED FLEXIBLE PLASTIC PIPE.
3. SEPTIC TANK, PUMP CHAMBER AND DISTRIBUTION BOX (WHERE APPLICABLE) TO BE PRECAST CONCRETE WITH MANUFACTURER'S STANDARD BARRILES AND TEES. UNITS TO BE SET ON FIRMLY COMPACTED GROUND WITH INLET AND OUTLET MANIFOLDS AT LEVELS INDICATED. PIPE JOINTS AT UNITS SHALL BE TIGHTLY SEALED WITH PORTLAND CEMENT MORTAR OR "WATER-PLUG" CEMENT. NO ROOFING TIES!
4. THIS IS A SITE PLAN AND NOT A FORMAL SURVEY. LOT LINE LOCATIONS SHOULD BE VERIFIED BY A LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION.
5. ANY CHANGES OR DEVIATIONS FROM THIS PLAN MAY BE MADE REVERSED OR AMENDED PLANS AND A RE-SUBMITTAL TO THE NHWS&PCD FOR REVIEW.
6. APPROVAL EXPIRES FIVE (5) YEARS FROM THE DATE ISSUED.

INVERTS

TOP OF FOUNDATION: 102.50
 EXIT FOUNDATION: 100.60
 ENTER TANK: 100.05
 EXIT TANK: 99.80
 ENTER PUMP CHAMBER:
 PUMP ON: N/A
 PUMP OFF:
 ENTER D-BOX: 99.625
 EXIT D-BOX: 99.50
 LATERALS: 99.50
 BED BOTTOM: 99.00
 FINISH GRADE: 101.00

SOIL DATA

TEST PITS DATE 7-22-87

PERCOLATION TEST DATE 8-17-87 DEPTH 2.30' RATE 4.0"



SCS SOIL TYPE 3B3 SCITUATE BOOK 4850 PAGE 15
(THIS SOIL APPEARS TO BE A TRANSITION SOIL BETWEEN SCITUATE AND WINDSOR.)

DESIGN DATA

LOADING 3 BEDROOM HOUSE (450 GPD)

AREA REQUIRED 617 SQ. FT.
 AREA PROVIDED 640 SQ. FT.

DESIGN INTENT

THE BOTTOM OF THE BED IS TO BE 12" ABOVE THE ORIGINAL GRADE AT THE HIGH CONTOUR (20' = 98.00')

LOCUS PLAN



SITE

SEWAGE DISPOSAL SYSTEM

FOR FRANK J. SUROWIEC
(VIA ST. MORTIZ)

LOT NO. 538
 SUBDIVISION NAME SUNDYVALE
 STATE SUBD. APPROVAL NO. N/A PRE 67
 TOWN MOULTONBOROUGH




NEW HAMPSHIRE
 WATER SUPPLY & POLLUTION CONTROL DIVISION
 Seal: *Stephanie...*
 15708.7

MOULTONBOROUGH, N.H. 03894
 803-476-2510


JOB NO. 87-251 DATE 7-27-87

[illegible]

OWNER INFORMATION		SALES HISTORY					PICTURE
MOULTONBOROUGH TOWN OF		Date	Book	Page	Type	Price	Grantor
PO BOX 139 MOULTONBOROUGH, NH 03245		09/22/2022	3690	0962	U V 35		BRESSE HELENE
		07/05/2019	3450	1103	U V 38		BLOMSTROM NANCY
		04/10/2014	3137	0154	U V 38		BRESSE HELENE
		01/13/2014	000	000	U V 38		BRESSE FRANCOIS & HELE
LISTING HISTORY		NOTES					
01/07/19 SHVL MEASUR+LISTED 08/01/13 RK16 FIELD REVIEW 12/13/07 PMQC QUALITY CONTROL 02/23/04 PM00 MEASUR+LISTED		WATER ACCESS; LOW AREA IN FRONTAGE; 2022-TAX COLL DEED;					
EXTRA FEATURES VALUATION							
Feature Type	Units	Length x Width	Size Adj	Rate	Concd	Market Value	Notes
LAND VALUATION							
Zone: RES/AGRI	Minimum Acreage: 1.00	Minimum Frontage: 100	Site: SUJISSEVALE - INLAND Driveway: Road:				
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWY
EXEMPT-MUNIC	0.510 ac	65.432	5	140	210	100	100
	0.510 ac						
		Concd	Ad Valorem	SPI	R	Tax Value	Notes
		80	153,900	0	N	153,900	VACANT, WTR ACS
		153,900					
LAST REVALUATION: 2024							
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				
MUNICIPAL SOFTWARE BY AVITAR							
MOULTONBOROUGH ASSESSING OFFICE							


 099-001 Bresse, Helene. States Landing Rd. Levy Deeded: 2019
Moultonborough, NH

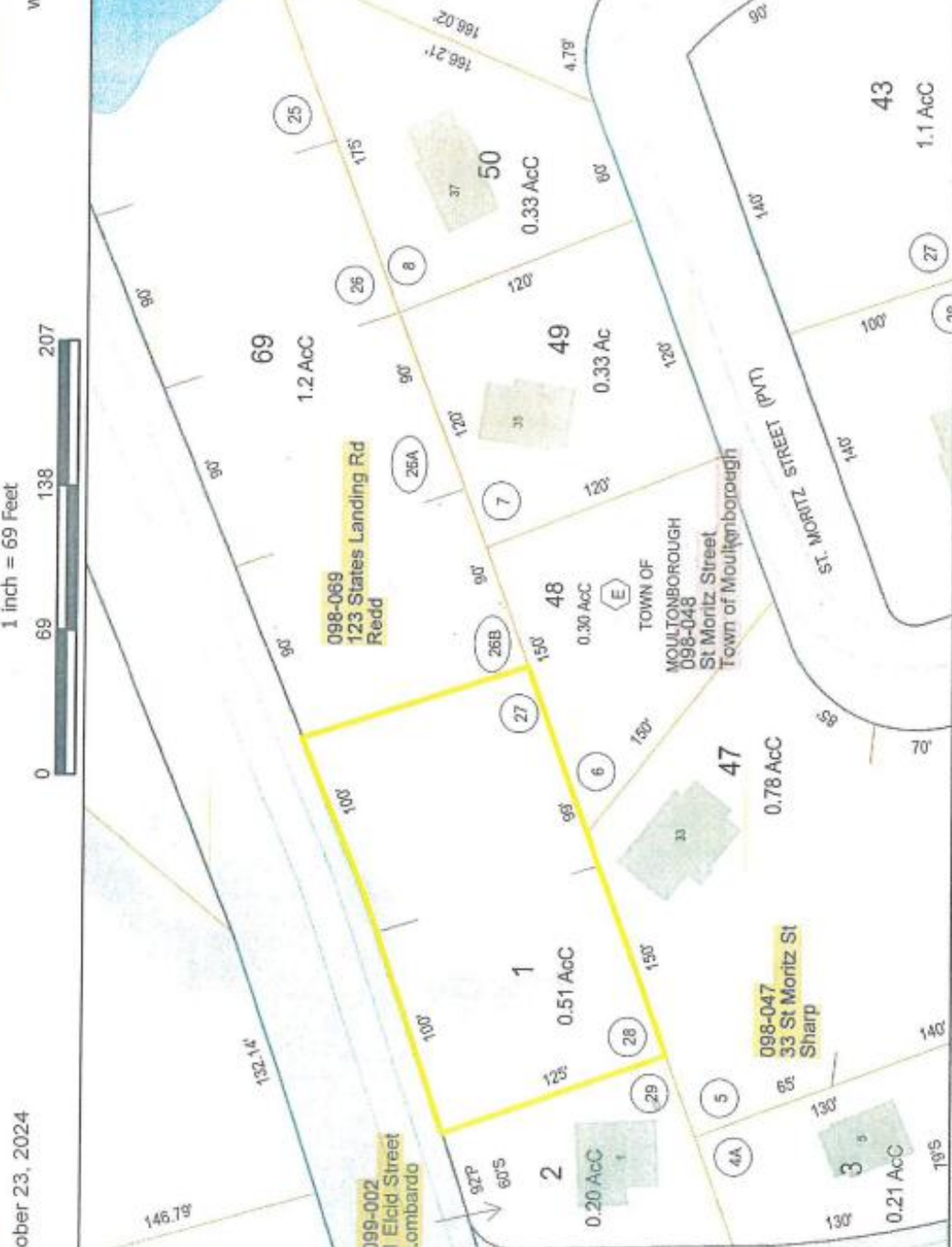
October 23, 2024



1 inch = 69 Feet

0 69 138 207


Precise. Moving. Connected Solutions.
www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this info.

Parcel ID: 000099 / 001 / 000 / 000 / 000
Card: 1 of 1
STATES LANDING ROAD
MOULTONBOROUGH
11/05/2024
Printed:

OWNER INFORMATION		SALES HISTORY				PICTURE	
Date	Book	Page	Type	Price	Grantor		
09/22/2022	3690	0962	U V 35		BRESSE HELENE		
07/05/2019	3450	1103	U V 38		BLOMSTROM NANCY		
04/10/2014	3137	0154	U V 38		BRESSE HELENE		
01/13/2014	000	000	U V 38		BRESSE FRANCOIS & HELE		

LISTING HISTORY		NOTES	
01/07/19	SHVL MEASUR+LISTED	WATER ACCESS; LOW AREA IN FRONTAGE; 2022-TAX COLL DEED;	
08/01/13	RK16 FIELD REVIEW		
12/13/07	PMQC QUALITY CONTROL		
02/23/04	PM00 MEASUR+LISTED		


EXTRA FEATURES VALUATION		MUNICIPAL SOFTWARE BY AVITAR	
Feature Type	Units	Length x Width	Rate

LAND VALUATION				LAST REVALUATION: 2024			
Zone	RES/AGRI	Minimum Acreage	1.00	Minimum Frontage	100	Site	SUISSEVALE - INLAND Driveway:
Land Type	EXEMPT-MUNIC	Units	Base Rate	NC	Adj	Site	Road
		0.510 ac	65,432	5	140	210	100
		0.510 ac					

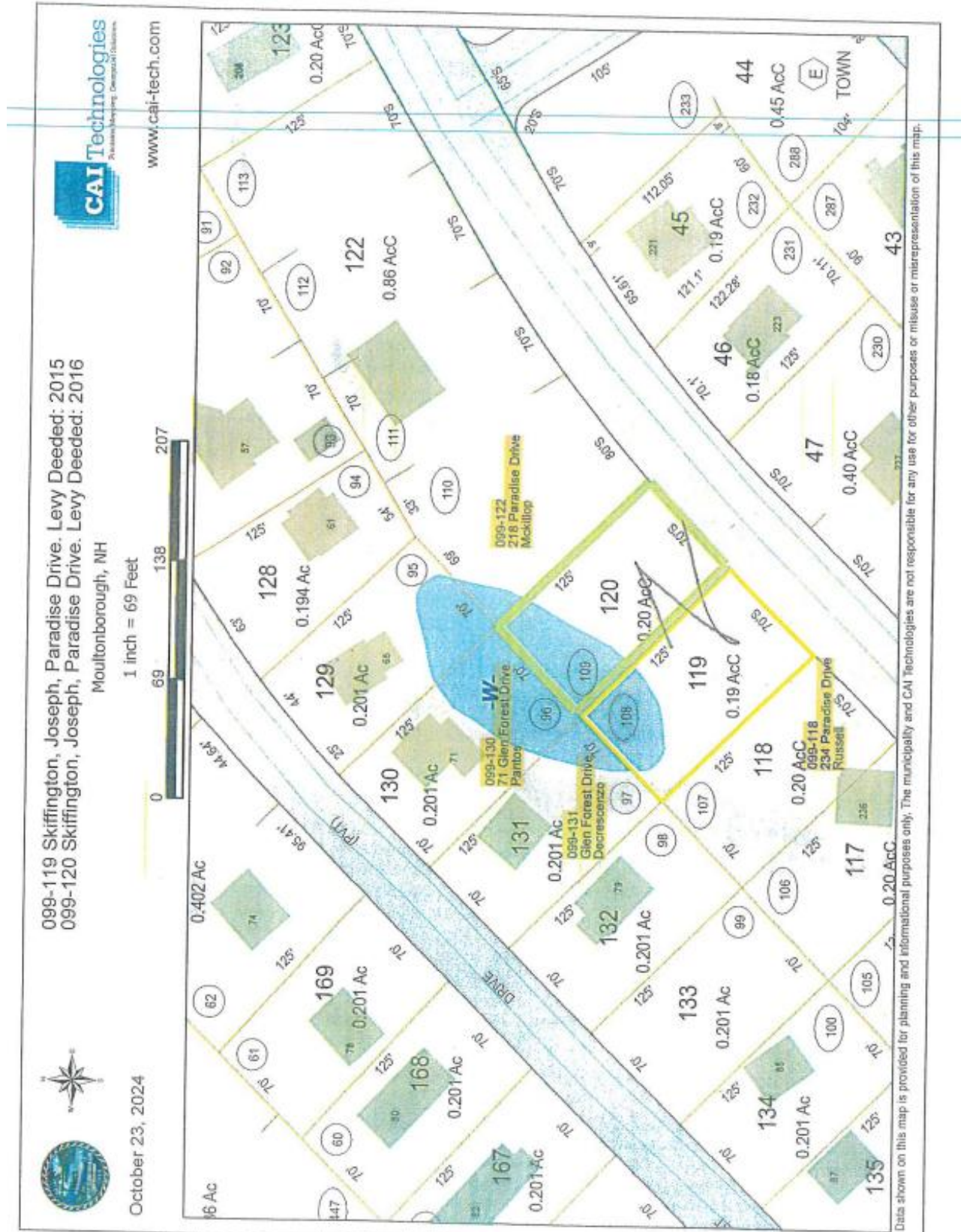
PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land
2022	\$ 0	\$ 0	\$ 106,000
			Parcel Total: \$ 106,000
2023	\$ 0	\$ 0	\$ 117,700
			Parcel Total: \$ 117,700
2024	\$ 0	\$ 0	\$ 153,900
			Parcel Total: \$ 153,900

LAST REVALUATION: 2024			
Site	Ad Valorem	SPT	R
	153,900	0	N
	153,900		

MOULTONBOROUGH ASSESSING OFFICE

	OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
	MOULTONBOROUGH TOWN OF		District	Percentage	Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: Extra Kitchens: A/C: Quality: Corn Wall: Stories: Fixtures: Fireplaces: Generators:	
	PO BOX 139					
	MOULTONBOROUGH, NH 03245					
PERMITS						
Date	Project Type					Notes
Base Type:						
BUILDING SUB-AREA DETAILS						
2024 BASE YEAR BUILDING VALUATION						
Year Built: Condition For Age: Physical: Functional: Economic: Temporary:						

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



Parcel ID: 000099 / 120 / 000 / 000 / 000
Card: 1 of 1
MOULTONBOROUGH
PARADISE DRIVE
Printed: 11/05/2024

OWNER INFORMATION		SALES HISTORY			PRICE GRANTOR		PICTURE	
Date	Book	Page	Type					
09/18/2018	3408	0344	U V 35			SKIFFINGTON JOSEPH		
06/20/2005	2427	0655	U V 38			NASTASI NATALE & MARY		

LISTING HISTORY		NOTES	
02/04/20	MPVL MEASUR+LISTED	WATER ACCESS: 2018-TC DEED; 2020-VACANT & WET IN BACK;	
08/09/13	RK16 FIELD REVIEW	CF-DRAINAGE ISSUES: TAX-EXEMPT	
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

LAND VALUATION									
Zone: RES/AGRI	Minimum Acreage: 1.00	Minimum Frontage: 100							
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond
EXEMPT-MUNIC	0.200 ac	57,433	5	140	190	100	100		50
		0.200 ac							
		76,400							


LAST REVALUATION: 2024			
Site: BALMORAL - INLAND Driveway:	Road:		
Ad Valorem	SPI	R	Tax Value Notes
76,400	0	N	VACANT/WET
		76,400	

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

MUNICIPAL SOFTWARE BY AVITAR

MOULTONBOROUGH

ASSESSING OFFICE

<div>PICTURE</div> 	OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
	MOULTONBOROUGH TOWN OF		District	Percentage	<div>Model: Roof: Ext: Int: Floor: Heats: Bedrooms: Baths: Extra Kitchens: A/C: Quality: Comm. Wall: Stories: Figures: Fireplaces: Generators: Base Type:</div>	
	PO BOX 139					
	MOULTONBOROUGH, NH 03254					
PERMITS						
Date	Project Type					Notes
<div>2024 BASE YEAR BUILDING VALUATION</div> <div>Year Built: Condition For Age: Physical: Functional: Economic: Temporary:</div>						

[illegible]

Parcel ID: 000129 / 040 / 000 / 000 / 000

Card: 1 of 1

MOSER STREET

MOULTONBOROUGH

Printed: 11/05/2024

MOULTONBOROUGH TOWN OF

PO BOX 139

MOULTONBOROUGH, NH 03254

LISTING HISTORY

03/05/19 SHVL MEASUR+LISTED

08/01/13 RK16 FIELD REVIEW

12/19/07 PMQC QUALITY CONTROL

01/08/04 DG00 MEASUR+LISTED

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/18/2017	3338	598	U V 35		DORREL RUNA P HEIRS OF
09/27/2016	000	000	U V 38		DORREL RUNA P
08/11/1976	632	402	U V 99		

NOTES

WATER ACCESS: 7/18/17 TAX DEEDED. TAX- EXEMPT

MUNICIPAL SOFTWARE BY AVITAR
MOULTONBOROUGH
ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2022	\$ 0	\$ 0	\$ 75,400
Parcel Total:			\$ 75,400
2023	\$ 0	\$ 0	\$ 83,800
Parcel Total:			\$ 83,800
2024	\$ 0	\$ 0	\$ 109,500
Parcel Total:			\$ 109,500

LAND VALUATION

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

Land Type EXEMPT-MUNIC Units 0.360 ac Base Rate 62,076 5 140 210 100 100 100

EXTRA FEATURES VALUATION

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

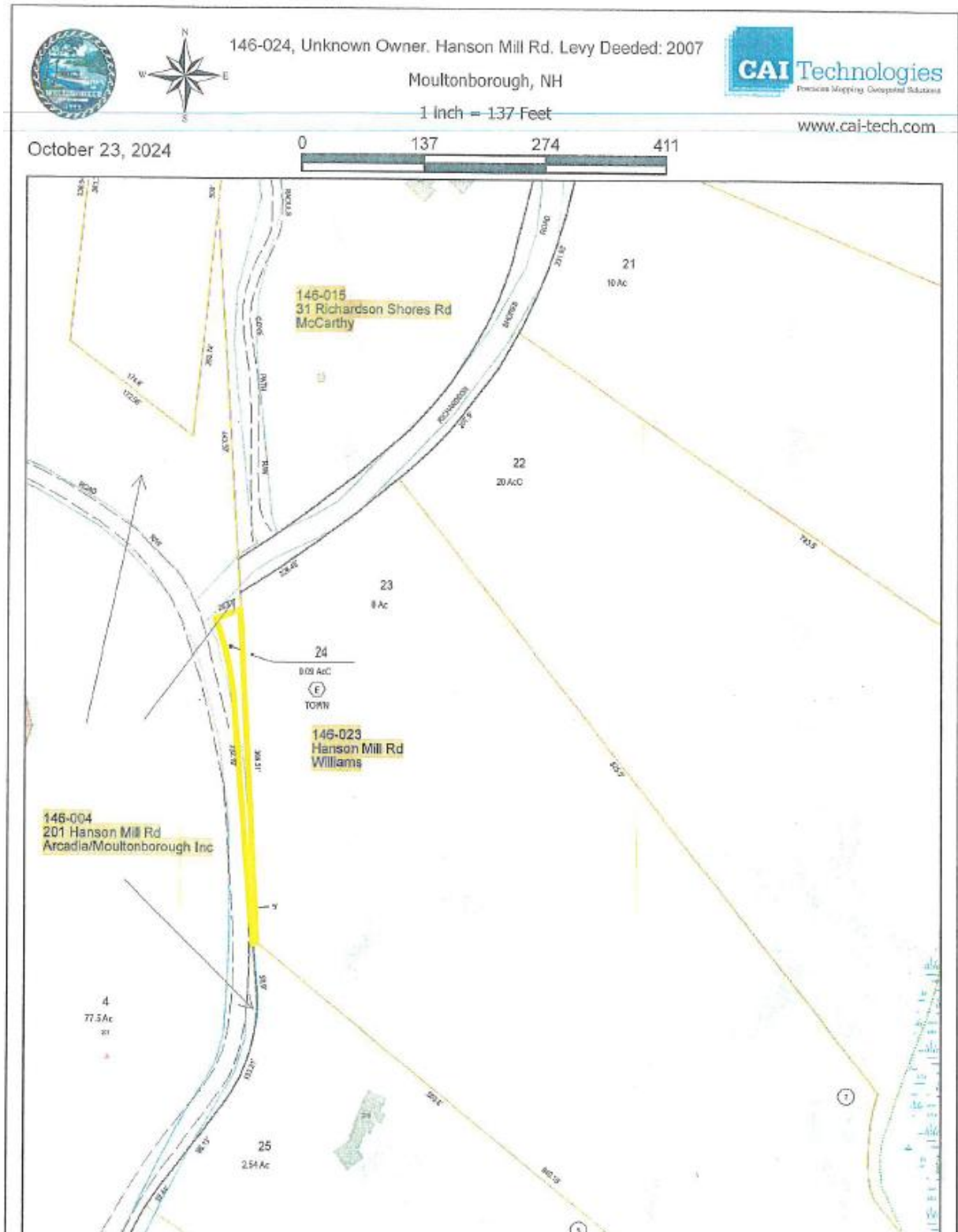
LAST REVALUATION: 2024

Site: SUSSEVALE - INLAND Driveway: Road:

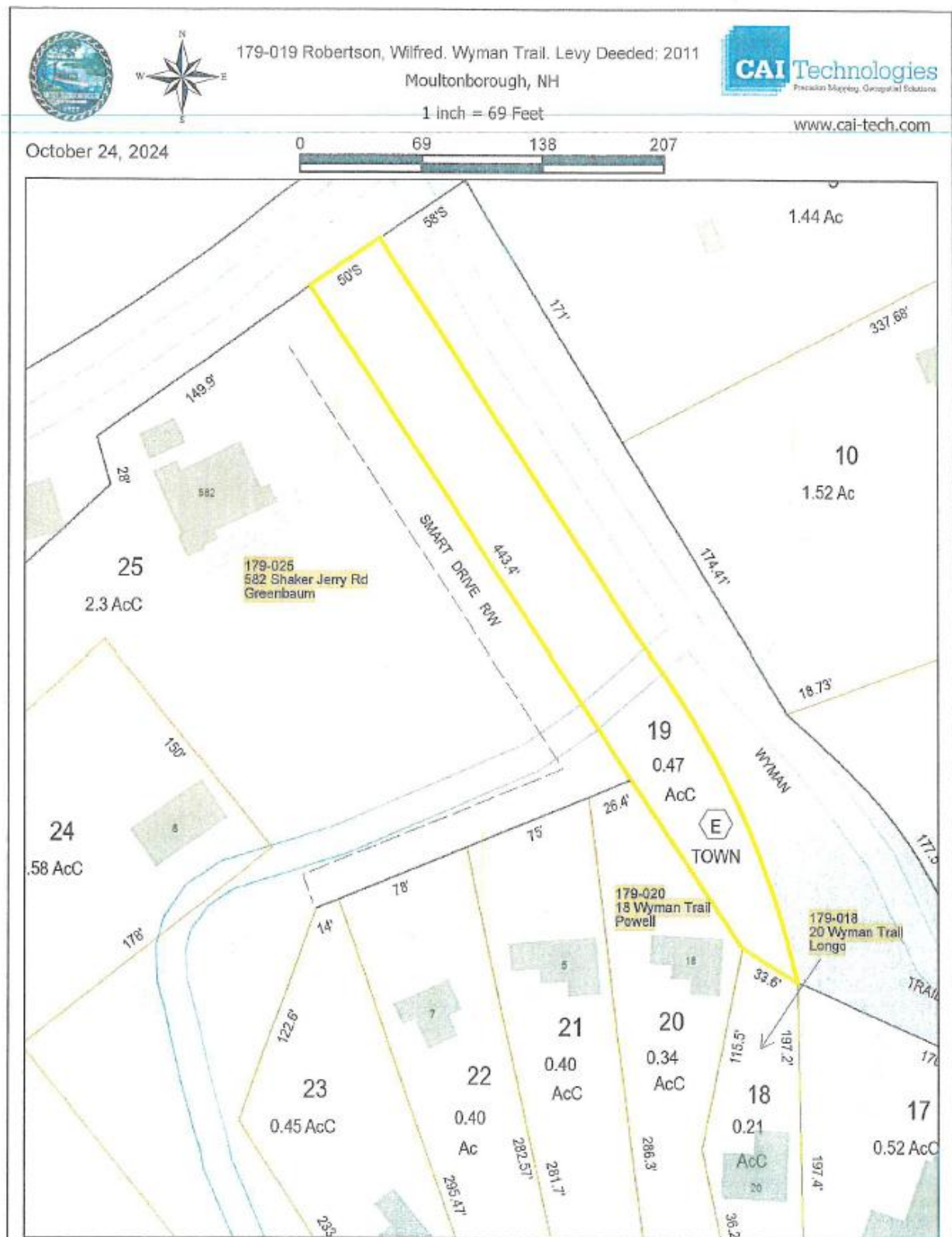
Ad Valorem	SPI	R	Tax Value	Notes
109,500	0	N	109,500	LESS THAN 50 AC
			109,500	

OLD MBLU: 087/513/000/000/

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 County 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 County registry of Deeds Bk 3180 Pg 0458.



Parcel ID: 000179 / 019 / 000 / 000 / 000

MOULTONBOROUGH

MOULTONBOROUGH

11/05/2024

WYMAN TRAIL

Card: 1 of 1

SALES HISTORY

Picture

OWNER INFORMATION

MOULTONBOROUGH TOWN OF

PO BOX 139

MOULTONBOROUGH, NH 03254

LISTING HISTORY

02/05/24 MDV8 VACANT

12/29/23 MDV1 MEASUR+LISTED

10/29/14 J199 VACANT LAND

08/09/13 RK36 FIELD REVIEW

08/05/11 KL43 PHONE HEARING

01/23/08 PPQC QUALITY CONTROL

10/04/04 KL40 HRING NO CHNG

07/28/03 DH09 MEASUR+LISTED

NOTES

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

EXTRA FEATURES VALUATION

Feature Type

Units Length x Width Size 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 Road DWay Topography Cond Ad Valorem SPI R Tax Value Notes

EXEMPT-MUNIC 0.470 ac 64,452 5 140 100 100 100 10 9,000 0 N 9,000 SHAPE

0.470 ac

LAST REVALUATION: 2024

Driveway: Road:

PARCEL TOTAL TAXABLE VALUE

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

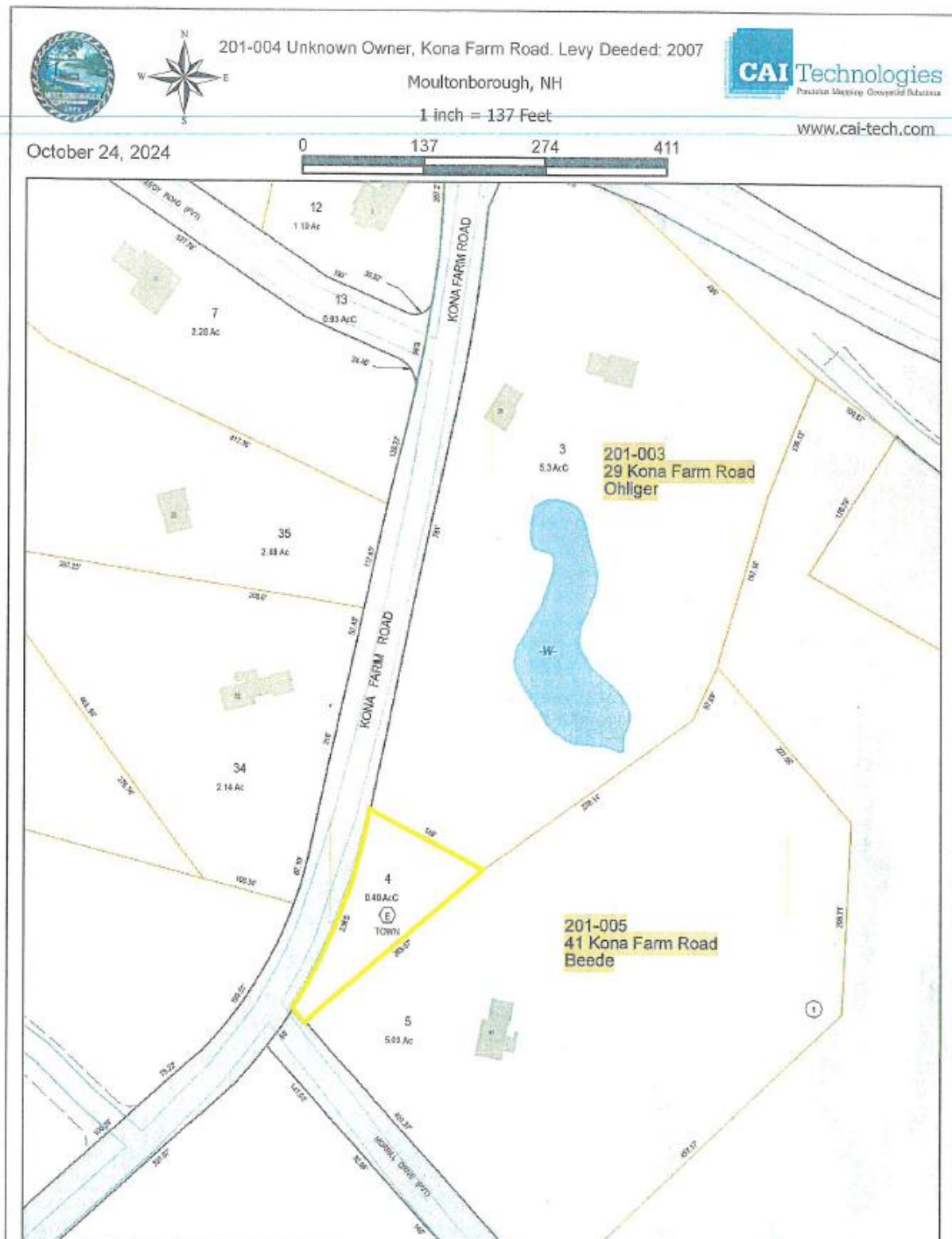
Parcel Total: \$ 9,000

MUNICIPAL SOFTWARE BY AVITAR

MOULTONBOROUGH

ASSESSING OFFICE

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 County registry of Deeds Bk 2895 Pg 0821.



Parcel ID: 000201 / 004 / 000 / 000 / 000
Card: 1 of 1
KONA FARM ROAD
MOULTONBOROUGH
Printed: 11/05/2024

OWNER INFORMATION
MOULTONBOROUGH TOWN OF
PO BOX 139

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/23/2010	2895	0821	U135		UNKNOWN OWNER
01/01/1990	000	000	U199		

LISTING HISTORY
MOULTONBOROUGH, NH 03254

Date	MDVL	VACANT	FIELD REVIEW	FIELD REVIEW	PPQC	QUALITY CONTROL
06/20/23						
08/05/13						
05/05/13						
02/21/08						

NOTES
6/20/07 CAI COR RELATED TO RANGE ROAD; 11/23/10-TAX DEED; 2023-VACANT-TAX EXEMPT

EXTRA FEATURES VALUATION

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

LAND VALUATION
Zone: RES/AGRI Minimum Acreage: 1.00 Minimum Frontage: 100
Land Type: EXEMPT-MUNIC Units: 0.400 ac Base Rate: 62,940 NC 5 140 100 100 100 100

LAST REVALUATION: 2024
Site: 8,800
Drive: 8,800
Road: 8,800

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

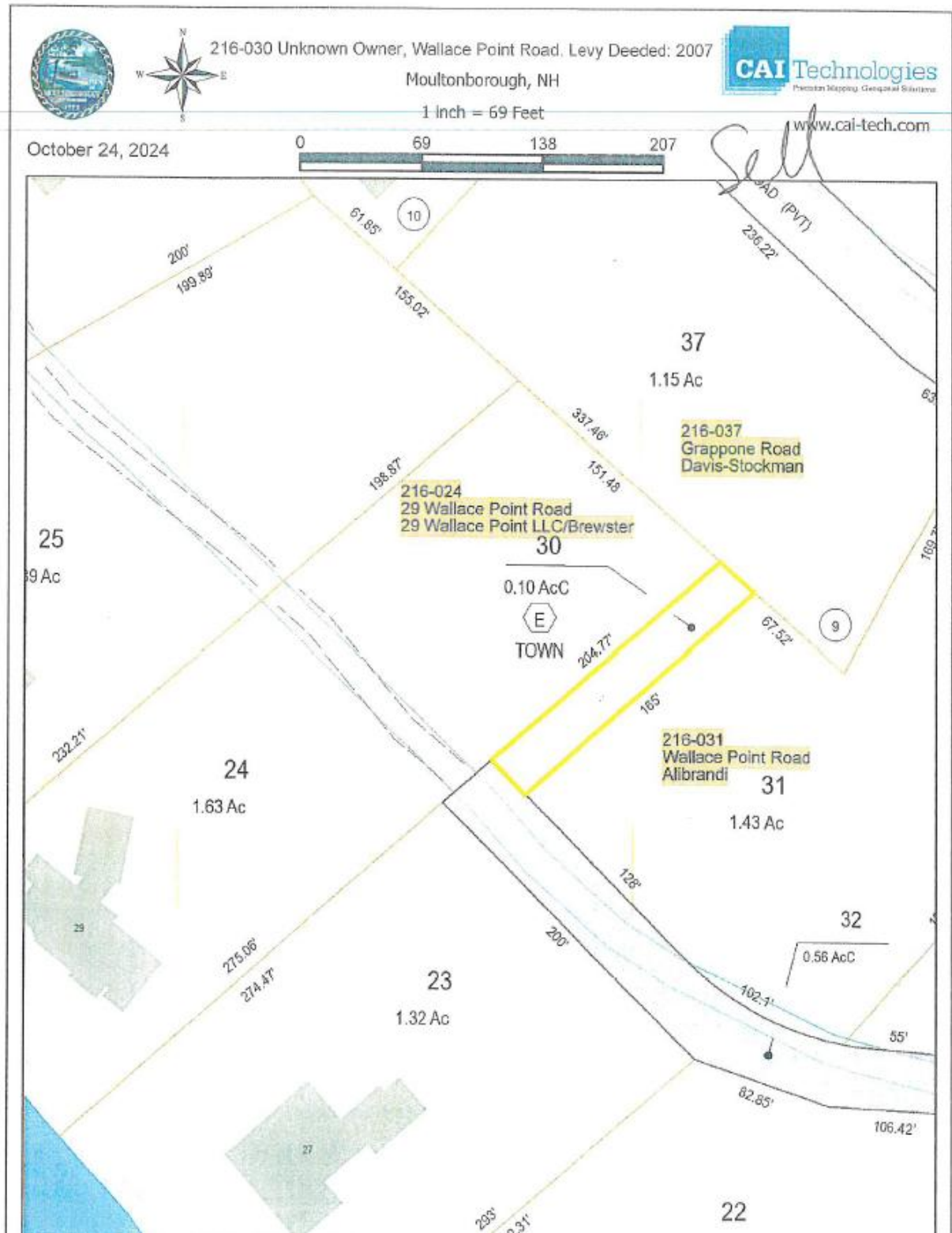
MOULTONBOROUGH ASSESSING OFFICE

MUNICIPAL SOFTWARE BY AVTAR

OLD MBLU: SEE 020/002/003/000/

- 47 -

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 County registry of Deeds Bk 2895 Pg 0822.



Parcel ID: 000216 / 030 / 000 / 000 / 000
Card: 1 of 1
WALLACE POINT ROAD
MOULTONBOROUGH
Printed: 11/05/2024

OWNER INFORMATION

MOULTONBOROUGH TOWN OF
PO BOX 139
MOULTONBOROUGH, NH 03254

LISTING HISTORY

11/14/22 LRVL MEASUR+LISTED
08/05/13 RK16 FIELD REVIEW
02/22/08 PPOC QUALITY CONTROL

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/23/2010	2895	0822	U V 35		UNKNOWN OWNER
01/01/1900	000	000	U V 99		

PICTURE

MUNICIPAL SOFTWARE BY AVTRK

MOULTONBOROUGH
ASSESSING OFFICE

EXTRA FEATURES VALUATION

Feature Type	Units	Length	Width	Size	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	Road	DWY	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
EXEMPT-MUNIC	0.100 ac	52,900	5	140	100	100	100	100	10	7,400	0	N	7,400	SIZE
	0.100 ac									7,400			7,400	

LAST REVALUATION: 2024

Road:

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2022	\$ 0		\$ 5,100
			Parcel Total: \$ 5,100
2023	\$ 0		\$ 5,700
			Parcel Total: \$ 5,700
2024	\$ 0		\$ 7,400
			Parcel Total: \$ 7,400

OLD MBLU: SEE 019/ 051/ 000/ 000

MOULTONBOROUGH TOWN OF

PO BOX 139

MOULTONBOROUGH, NH 03254

LISTING HISTORY

01/28/22 LRVL VACANT-LISTED

11/22/13 2399 VACANT LAND

08/05/13 RK16 FIELD REVIEW

02/06/08 PPQC QUALITY CONTROL

OWNER INFORMATION

11/23/2010 2895 0824 U V 35

01/01/1900 000 000 U V 99

UNKNOWN OWNER

SALES HISTORY

11/23/10-TAX DEED; VACANT-TAX EXEMPT; 2022-VACANT LOT-NO ROAD ACCESS;

EXTRA FEATURES VALUATION

Feature Type Units Length x Width Size 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 Road DWY Topography Cond Ad Valorem SPT R Tax Value Notes

EXEMPT-MUNIC 0.580 ac 67,756 5 140 100 100 100 23 23,700 0 N 23,700 LANDLOCKED

0.580 ac 23,700

LAST REVALUATION: 2024

Parcel Total: \$ 23,700

MOULTONBOROUGH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year Building Features Land

2022 \$ 0 \$ 0 \$ 16,300

Parcel Total: \$ 16,300

2023 \$ 0 \$ 0 \$ 18,100

Parcel Total: \$ 18,100

2024 \$ 0 \$ 0 \$ 23,700

Parcel Total: \$ 23,700

MUNICIPAL SOFTWARE BY AVTPAR

MOULTONBOROUGH

ASSESSING OFFICE

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177-014 American Acres, Shaker Jerry Rd. LEvy Deeded: 2015

Moultonborough, NH

1 inch = 137 Feet

October 24, 2024

0 137 274 411

19
5.6 Ac

15
11.8 Ac

20
6.138 Ac

14
10.4 Ac

177-015
15 Hoyt Mill Road
Luce

Sell

CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com

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Parcel ID: 000177 / 014 / 000 / 000 / 000

MOULTONBOROUGH

Printed: 11/05/2024

MOULTONBOROUGH TOWN OF
FO BOX 139
MOULTONBOROUGH, NH 03254

Date

Book

Page

Type

Price

Grantor

09/18/2018

3408

0347

U V 35

AMERICAN ACRES INC

01/01/1982

0851

0460

U V 99

LISTING HISTORY

09/18/23

LEVL

MEASUR-1LISTED

08/09/13

RK16

FIELD REVIEW

01/18/08

PPQC

QUALITY CONTROL

10/31/03

DH00

MEASUR-1LISTED

NOTES

UNBUILDABLE; TC DEED; 2023 VACANT/SWAMPY;

SALES HISTORY

SHAKER JERRY ROAD

Picture

Municipal Software by Avitar

MOULTONBOROUGH
ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	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			

LAND VALUATION

Zone: RES/AGRI

Minimum Acreage: 1.00

Minimum Frontage: 100

Land Type

EXEMPT-MUNIC

Units

Base Rate

NC

5

77,500

1,000 ac

1,000 ac

Site

Ad Valorem

SPT

R

Tax Value

Notes

10

10,900

0

N

10,900

UNBLD

10,900

10,900

LAST REVALUATION: 2024

OLD MBLU: 024/ 061/ 000/ 000/

