

OWNER INFORMATION		SALES HISTORY	
Date	Book Page Type	Price	Grantor
MATTESON, WILLIAM A. MATTESON, WINIFRED 531 WILD AMMONOOSUC ROAD BATH, NH 03740			

LISTING HISTORY				NOTES			
04/29/19	SAE			05- 2 LOT SUB-DIV. COMM/IND ZONE-LAND ADJ -25% FOR INFERIOR LOCATION TO BATH VILLAGE. PUMPS AND TANKS OWNED BY BRADFORD PRATTS.;2019-BTHRM REMODEL N.V.			
01/23/16	RVCE						
12/03/10	AMCE						
10/24/05	RVCE						
05/07/05	RV						

EXTRA FEATURES VALUATION									
Feature Type	Units	Length	Width	Size	Adj	Rate	Cond	Market Value	Notes
COOLER	160	8	x	20	160	60.00	100	15,360	15,400

LAND VALUATION			
Zone: CI	COMM/IND	Minimum Acreage: 2.00	Minimum Frontage: 150
Land Type	COM/IND	Units	Base Rate
		2.000 ac	60,000 E
		2.000 ac	

LAST REVALUATION: 2016				
Site:	Driveway:	PAVED	Road:	PAVED
Ad Valorem	SPI	R	Topography	Notes
75	45,000	0	N	45,000 USE
				45,000

MUNICIPAL SOFTWARE BY AVITAR			
BATH ASSESSING OFFICE			
PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land
2019	\$ 96,400	\$ 15,400	\$ 45,000
		Parcel Total:	\$ 156,800
2020	\$ 96,400	\$ 15,400	\$ 45,000
		Parcel Total:	\$ 156,800

BUILDING DETAILS	
Model:	1.00 STORY FRAME STORE
Roof:	GABLE HIP/METAL/TIN
Ext:	LOGS
Int:	CUSTOM WOOD
Floor:	LINOLEUM OR SIM
Heat:	GAS/FA DUCTED
Bedrooms:	Baths: 1.0
	Fixtures:
	Extra Kitchens:
	Fireplaces:
	Generators:
A/C:	Yes 100.00 %
Quality:	A0 AVG
Com. Wall:	WOOD, 12 FT.
Size Adj:	1.0855
	Base Rate: CSC 70.00
	Bldg. Rate: 1.0312
	Sq. Foot Cost: \$ 72.19

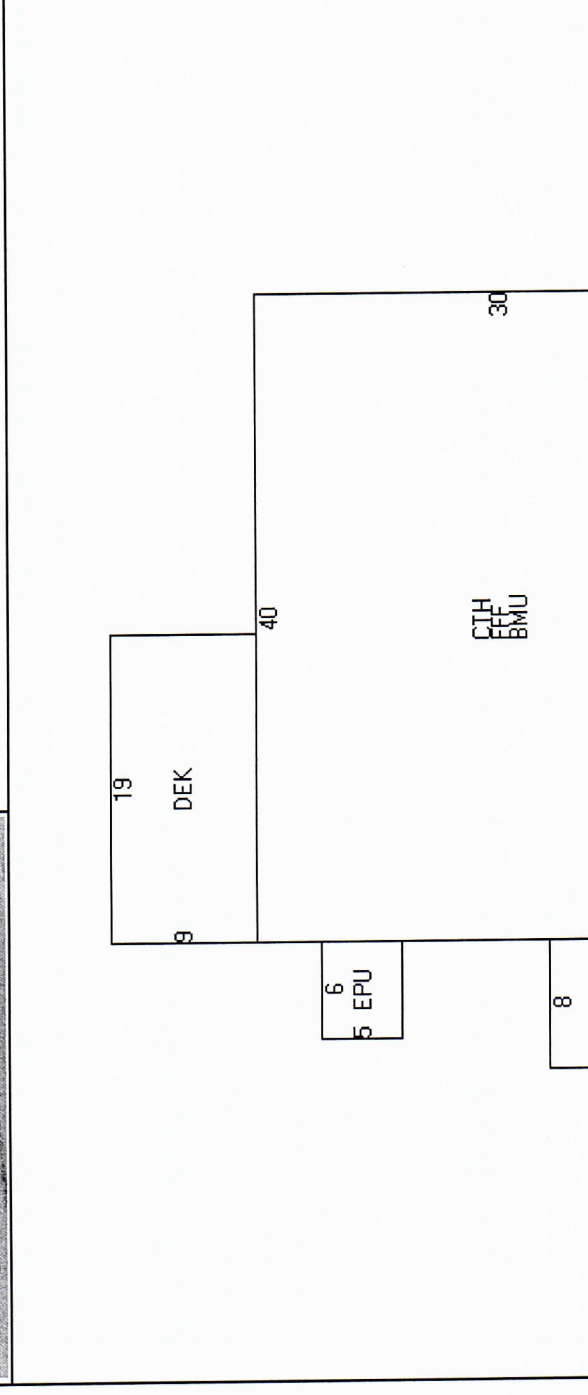
TAXABLE DISTRICTS	
District	Percentage

OWNER	
MATTESON, WILLIAM A.	
MATTESON, WINFRED	
531 WILD AMMONOOSUC ROAD	
BATH, NH 03740	

PERMITS			
Date	Permit ID	Permit Type	Notes



BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
DEK	DECK/ENTRANCE	283	0.10
CTH	CATHEDRAL	1200	0.10
FFP	FST FLR FIN	1200	1.00
BMU	BSMNT	1200	0.15
EPU	ENCL PORCH	30	0.35
OPF	OPEN PORCH FIN	360	0.25
			1,629



2016 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 117,598
Year Built:	1986
Condition For Age:	AVERAGE
Physical:	18 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	18 %
Building Value:	\$ 96,400

(DEK=L19D9)(CTH,FFF,BMU=R40D30)U30L40D4(EPU=L6D5)D9R6(DEK=L8D12R4D4R4U4)D12(OPF=D9R40)

TOWN OF BATH
P.O. BOX 88
BATH, NH 03740

TAX COLLECTOR INFORMATION
 Patricia Woods, Tax Collector
 Phone: (603) 747-2454
 Monday - Thursday: 8-12, 1-4
 Friday: 8-12

Second Bill REAL ESTATE TAX BILL

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2019	002644-001000	10/31/2019	8% if paid after	12/01/2019

MAP / PARCEL	LOCATION OF PROPERTY	AREA
20-076	L/B 533 WILD AMMONOOSUC ROAD	2.00

OWNER OF RECORD		TAX CALCULATION	
MATTESON, WILLIAM A. MATTESON, WINIFRED S. 531 WILD AMMONOOSUC ROAD BATH, NH 03740		Municipal Tax Amount 730.69 School Tax Amount 2,021.15 State Tax Amount 351.23 County Tax Amount 252.45 Total Tax 3,355.52	
TAX RATE	ASSESSED VALUATION	Actual Tax Amount 3,355.52 Paid to Date -1,712.26	
Municipal 4.660 School 12.890 State 2.240 County 1.610	Buildings 111,800 Land Value 45,000	Patricia Woods Town Clerk / Tax Collector Paid <u>12-01-19</u> # 6658 <Amount To Pay> 1,643.26	
TOTAL 21.400	NET VALUE 156,800		

INFORMATION TO TAXPAYERS

Real Estate tax payments will be applied first to the oldest delinquent real estate taxes (if any) for the indicated property.

All taxes are assessed April 1st of each year. Tax bills are mailed to last known address.

If you are elderly, disabled, blind, a veteran or veteran's spouse, you may be eligible for a tax exemption or credit. Applications must be filed by April 15th each year. For information, contact the Selectmen's Office (603) 747-2454.

If you believe that your assessment may contain an error or omission, or you are unable to pay taxes due to poverty or other good cause, you have the right to apply for an abatement or deferral in writing by March 1st following the date of notice of tax and not afterward. For details contact the Selectmen's Office at (603) 747-2454.

- PAYMENT POLICIES:**
- A \$25.00 fee plus all additional delinquency penalties and collection costs will be charged for any check returned by the bank for any reason.
 - Payment of this bill does not prevent the collection of previous unpaid taxes, nor does an error in the name of the person(s) taxed prevent collection.
 - If this bill is paid by check or money order, it is not considered paid until the check or money order is cleared by the bank.
 - **Please make check payable to: Town of Bath**
 - If payment is made by mail and a receipt is desired, return payment with self addressed, stamped envelope.
 - If you are not the present owner of the property, please forward to the proper owner

PLEASE KEEP THIS ENTIRE UPPER PORTION OF BILL FOR YOUR RECORDS.


#150

028521

2002 DEC -2 PM 12: 54

BK 2745PG0875

GRAFTON COUNTY
REGISTRY OF DEEDS

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	 REAL ESTATE TRANSFER TAX
****3 THOUSAND 8 HUNDRED AND 25 DOLLARS	
MO. DAY YR.	AMOUNT
12/02/2002	573699 \$ ****3825.00
VOID IF ALTERED	

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That **Fernand G. Beaudoin and Lise G. Beaudoin**, husband and wife, both of 531 Wild Ammonoosuc Road, Bath, County of Grafton and State of New Hampshire 03740, for consideration paid grant to **William A. Matteson and Winifred S. Matteson**, husband and wife, both of 10 Leonard Avenue, Springfield, Vermont 05156, as joint tenants with rights of survivorship, with **Warranty Covenants**, the following described real estate:

A certain parcel of land with the buildings and improvements thereon located in Swiftwater in the Town of Bath, County of Grafton and State of New Hampshire, bounded and described as follows:

Beginning at a concrete monument on the easterly side of Route 112 at the southwesterly corner of the property herein conveyed and the northwesterly corner of land of the State of New Hampshire;

Thence North 14° 33' 34" West, One Hundred Thirty-eight and Eighteen Hundredths feet (138.18'), more or less, along the easterly side of Route 112 to a point;

Thence North 21° 06' 26" West, Two Hundred Six and Eighty-eight Hundredths feet (206.88'), more or less, along the easterly side of Route 112 to a point;

Thence northerly and northeasterly One Hundred Fifty-seven and Fifteen Hundredths feet (157.15'), more or less, along Route 112 [Radius of curve = 102.67] to a point;

Thence North 66° 35' 39" East, Ten feet (10.0'), more or less, to an iron pin;

Thence South 89° 04' 49" East, Three Hundred Forty feet (340.0'), more or less, along land now or formerly of Richardson Brothers, Inc., known as Pioneer Park, to an iron pin;

Thence South 31° 12' 32" East, Three Hundred Fifteen and Nine Hundredths feet (315.09'), more or less, along land now or formerly of Richardson Brothers, Inc. to a point;

Thence South 67° 48' 05" West, Seventy-five feet (75.0'), more or less, along land now or formerly of Richardson Brothers, Inc. to a concrete monument at the northeasterly corner of land now or formerly of the State of New Hampshire;

Thence South 67° 48' 05" West, Four Hundred Nineteen and Eighty-four Hundredths feet (419.84'), more or less, along land now or formerly of Richardson Brothers, Inc. to a concrete monument at the northeasterly corner of land now or formerly of the State of New Hampshire;

Warranty Deed
Beaudoin to Matteson

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The above-described premises are conveyed **subject to** an easement in favor of the Woodsville Fire District for a water main.

The above-described premises are conveyed **subject to** an easement in favor of Connecticut Valley Electric Company, Inc. and New England Telephone and Telegraph Company, by virtue of a deed recorded in Book 1751, Page 564.

The above-described premises are conveyed **subject to** the terms of an agreement with Bradford Oil Company, Inc. recorded in Book 1875, Page 677.

EXCEPTING and RESERVING an easement over the fifty (50) foot wide right-of-way shown on Plan #5806 from Route 112 for ingress to and egress from other property now or formerly of Richardson Brothers, Inc., together with the right, from time to time, to maintain and repair said right-of-way.

EXCEPTING and RESERVING the well on the above-described property and an easement for a water pipe line from the well on the above-described property to other land now or formerly of Richardson Brothers, Inc. as shown on Plan #5806, together with the right to enter upon the above-described property, from time to time, with men and machines to maintain, repair, or replace said well and pipe line, doing no unnecessary damage and restoring the above-described property to the condition in which it was found at the time of entry.

SUBJECT TO New Hampshire Water Supply and Pollution Control Commission Regulation 310.08 with respect to a protective buffer zone around said well.

MEANING & INTENDING to describe and convey all and the same premises as conveyed to Fernand G. Beaudoin and Lise G. Beaudoin by Warranty Deed of Gordon K. White, Jacqueline B. White and Donald G. White, dated November 5, 1993 and recorded November 5, 1993 at Book 2058, Page 0720 in the Grafton County Registry of Deeds.

And we and each of us hereby release any and all homestead rights and interests herein.

IN WITNESS WHEREOF; We hereunto set our hands this 2nd day of December, 2002.


Fernand G. Beaudoin

Warranty Deed
Beaudoin to Matteson

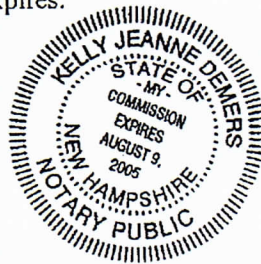
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STATE OF NEW HAMPSHIRE
County of Grafton, ss.

On this the 2nd day of December, 2002, before me, the undersigned officer, personally appeared the above-named individuals, Fernand G. Beaudoin and Lise G. Beaudoin, known to me or satisfactorily proven to be the persons whose names are subscribed herein, and acknowledged the foregoing as their voluntary act and deed.

Kelly Jeanne Demers
Notary Public

My Commission Expires:



Carol A. Elliott, Register
GRAFTON COUNTY REGISTRY OF DEEDS