

HOEFLE, PHOENIX, GORMLEY & ROBERTS, PLLC

ATTORNEYS AT LAW

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Telephone: 603.436.0666 | Facsimile: 603.431.0879 | www.hpgrlaw.com

October 20, 2021

Karen Conard, City Manager
City Council
City of Portsmouth
One Junkins Avenue
Portsmouth, NH 03801

RE: Restoration of Involuntary Merged lots
Jeff & Randi Collins
77 Meredith Way, Map 162, Lot 16

Dear Mayor Becksted and City Council Members:

On behalf of Jeff and Randi Collins, (“Collins”), we submit the following documents and commentary in support of Collins’ Application for Un-Merger of 3 lots located at 77 Meredith Way which were involuntarily merged by the City of Portsmouth:

I. EXHIBITS

- A. 10/7/2021 – Application for Restoration of Involuntarily Merged Lots.
- B. Authorization
- C. Existing Conditions Plan – TF Moran.
- D. Plan of Elm Place, 1856; Rockingham County Registry of Deeds Plan 008.
- E. Current & Historical Tax Cards.
- F. Current and Historical Tax Maps.
- G. Deed Chain.

II. HISTORY

The square-shaped lot acquired by Collins is currently improved with one single family home 11.5 feet from the southwest (left) lot line and a shed 4.9 ft. from the southwest (left lot line)(the “Property”). The rest of the lot is undeveloped. The lot as it exists today was originally comprised of three 50 ft. by 150 ft. parcels shown as Lots 55, 56, and 57 in an 1856 plan titled Plan of Elm Place and recorded at the Rockingham County Registry of Deeds (“RCRD”) as Plan 008 and developed with a home on lot 57 (**Exhibits C & D**). Examination of early Portsmouth tax maps from 1927, 1935, and 1956 depict the Property as two lots: one is 100 ft. by 150 ft. and the other is 50 ft. by 100 ft. (**Exhibit D**). Only the 1935 map assigns lot numbers, depicting the

DANIEL C. HOEFLE	R. PETER TAYLOR	MONICA F. KIESER	AMANDA M. FREDERICK
R. TIMOTHY PHOENIX	KIMBERLY J.H. MEMMESHEIMER	SAMUEL HARKINSON	OF COUNSEL:
LAWRENCE B. GORMLEY	KEVIN M. BAUM	JACOB J.B. MARVELLEY	SAMUEL R. REID
STEPHEN H. ROBERTS	GREGORY D. ROBBINS	DUNCAN A. EDGAR	JOHN AHLGREN

Property as lots 45 and 46. A later tax map from 1979 depicts the Property as one lot. Similarly, the earliest tax card available (1950) describes only the 100 ft. by 150 ft. lot containing the existing 32 ft. wide home, the next two tax cards (1972 and 1983-86) describe a primary site and secondary site on the same card, before transitioning to a description of one single site by 1994. **(Exhibit E)**.

III. REQUEST TO UNMERGE

Pursuant to RSA 674:39-aa, lots involuntarily merged by the municipality before September 18, 2010 shall, upon request of the owner, be restored to their pre-merger status provided that the request is submitted before December 31, 2021 and no previous owner:

- a.) voluntarily merged their lot pursuant to the process in RSA 674:39-a, or
- b.) “any overt action or conduct that indicates that an owner regarded said lots as merged such as, but not limited to, abandoning a lot line.”

“The municipality shall have the burden of proof to show that any previous owner voluntarily merged his or her lots.” RSA 674:39-aa, II(b).

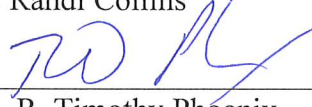
An examination of the deed chain back to 1898 demonstrates that the Property was described as a single square parcel of land measuring 150 ft. on each side **(Exhibit G)** without reference to the recorded Plan of Elm Place. **(Exhibit D)**. The mere description of the Property as one parcel alone is not enough to for a municipality to demonstrate an overt act of merger. Roberts v. Windham, 165 N.H. 236 (2013). Evaluation of an owner’s claim of involuntary merger considers several factors including the legal description of the land and the “meaning and intending to convey” clause of the deed, but also the physical characteristics of the lot, including building placement, and the conduct of the owners. Id. As the Existing Conditions Plan demonstrate here, the only developed area of the lot is the existing home on the first (Lot 57) of the three lots on the 1856 Plan. A review by the undersigned of the assessor records indicates that the rest of the Property remained undeveloped. **(Exhibit E)**. Early tax maps and tax cards depict the Property as two separate lots, with the tax cards in conflict regarding the size of the developed portion. Building records available only include repairs of the existing home, not construction of additional structures on the undeveloped portion of the parcel. Accordingly, there is no indication that the Parcels were merged by use, occupation, or any overt action or conduct indicating that any owner in the chain of title regarded the lots as merged. RSA 674: 39-a. In addition, review of Assessor Records and the chain of title from 1898 through the present reveal

that no voluntary lot merger was submitted or recorded. Accordingly, no voluntary lot merger by document exists.

RSA 674:30-aa, first enacted in 2011 and revised in 2016, requires the Council to approve unmerger. Based upon the foregoing information and evidence, the Property originally shown as three lots in 1956 and shown in the 1927, 1935 and 1956 tax maps as two lots were involuntarily merged into the single lot depicted on the current tax map and tax card. Accordingly, Collins has met the requirements for unmerger. We respectfully request that the Council grant the Unmerger Application and restore the Property to its pre-merger status as required by RSA 674:39aa (II).

Respectfully submitted,

Jeff & Randi Collins

By: 

R. Timothy Phoenix
Monica F. Kieser

Encl.

cc: Jeff & Randi Collins
Peter Britz, Acting Planning Director
Rosann Maurice-Lentz
Robert P. Sullivan, City Attorney

CITY OF PORTSMOUTH, NH

APPLICATION FOR RESTORATION OF INVOLUNTARILY MERGED LOTS

EXHIBIT A

PURSUANT TO RSA 674:39-aa

Name of Property Owner(s): Jeffrey and Randi Collins

Mailing Address: 77 Meredith Way Portsmouth, NH 03801

Telephone Number: c/o Counsel Tim Phoenix 436.0666

Email Address: c/o Counsel tphoenix@hpgrlaw.com

Street Location of Parcels Affected by the Requested Restoration:

77 Meredith Way

Properties Requested to be Restored (attach additional sheet if needed):

Parcel 1.

Current Deed Reference: Book 6274 Page 1666 Date Recorded _____

Tax Map _____ Lot Number _____

Parcel 2.

Current Deed Reference: Book _____ Page _____ Date Recorded _____

Tax Map _____ Lot Number _____

Parcel 3.

Current Deed Reference: Book _____ Page _____ Date Recorded _____

Tax Map _____ Lot Number _____

Please state when you believe the involuntary merger took place:

Please see attached letter.

Signature(s) of Property Owner(s):

Signature: [Signature] Name: JEFFREY COLLINS Date: 10/5/21

Signature: [Signature] Name: RANDI COLLINS Date: 10/8/21

Monica Kieser

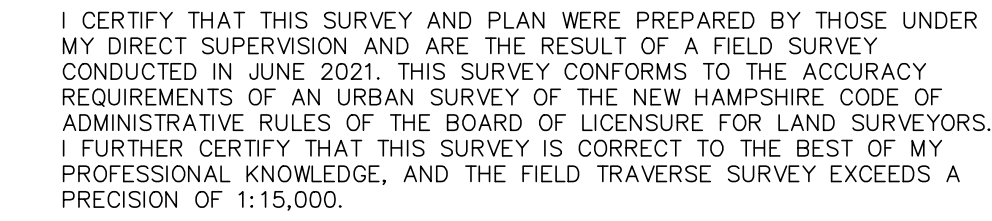
From: Jeff Collins <jeffreycollins@yahoo.com>
Sent: Friday, October 8, 2021 5:33 AM
To: Monica Kieser; Tim Phoenix
Cc: Randi Collins
Subject: Authorization

To whom it may concern,

We authorize Hoefle, Phoenix, Gormley & Roberts, PLLC to execute all applications before the City of Portsmouth Council and Land Use Boards and to take any and all actions necessary throughout the application and permitting process related to our property at 77 Meredith Way (Tax Map 162, 16) including but not limited to attendance and presentation at public hearings.

Jeff and Randi Collins

Jeff Collins
c. 774.278.8676
w. 603.435.3900 x100



2021-10-20
DATE

LEGEND:

MAP 137 LOT 11		ASSESSOR'S MAP AND LOT NUMBER
BK. PG.		BOOK / PAGE
CU		COPPER
EL.		ELEVATION
EM		ELECTRIC METER
EP		EDGE OF PAVEMENT
N/F		NOW OR FORMERLY
RCRD		ROCKINGHAM COUNTY REGISTRY OF DEEDS
S.F.		SQUARE FEET
W/		WITH
←		GUY WIRE
⊙		UTILITY POLE
⊙		DECIDUOUS TREE
⊕		WATER SHUT OFF
OHU		OVERHEAD WIRE
□		STOCKADE FENCE
—		BOUNDARY LINE
—		SETBACK LINE
~~~~~		TREE LINE
S		SEWER LINE
W		WATER LINE
▨		CONCRETE
▨		PAVEMENT
▨		GRAVEL

MAP 162 LOT 15

DAVID J. & JENNIFER M. CHAPNICK  
97 MEREDITH WAY  
PORTSMOUTH, NH 03801  
RCRD BK.#5267 PG.413

**MEREDITH WAY**  
REPORTED AS CLASS IV IN THE CITY  
OF PORTSMOUTH STREET INVENTORY

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48 Constitution Drive, Bedford, N.H. 03110

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This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.

MAP 162 LOT 3  
N/F  
SARAH B. CORNELL  
& SUSAN A. CURRY  
75 THORNTON STREET  
PORTSMOUTH, NH 0380  
RCRD BK.#5720 PG.204

FOUND 1" IRON  
PIPE (1' ABOVE  
GRADE, LEANING)  
06/06/18

MAP 162 LOT 2  
N/F  
JEFFREY P. BARTOLINI  
& ABIGAIL R. ROEMER  
55 PINE STREET  
PORTSMOUTH, NH 03801  
RCRD BK.#6274 PG.1684

MAP 162 LOT 17

JEFFREY P. BARTOLINI  
& ABIGAIL R. ROEMER  
55 PINE STREET  
PORTSMOUTH, NH 03801  
RCRD BK.#6274 PG.1684

## LOCATION PLAN

NOTES:

1. THE PARCEL IS LOCATED IN THE GENERAL RESIDENCE A (GRA) ZONING DISTRICT.
2. THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 162 AS LOT 16.
3. THE PARCEL IS LOCATED IN ZONE X AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 259 OF 681, MAP NUMBER 33015C0259F, MAP REVISED JANUARY 29, 2021.
4. 

<u>MINIMUM LOT DIMENSIONS:</u>	<u>REQUIRED:</u>
LOT AREA:	7,500 S.F.
LOT AREA PER DWELLING UNIT:	7,500 S.F.
CONTINUOUS STREET FRONTAGE:	100'
DEPTH	70'
<u>MINIMUM YARD DIMENSIONS:</u>	
FRONT	15'
SIDE	10'
REAR	20'
<u>MAXIMUM STRUCTURE DIMENSIONS:</u>	
STRUCTURE HEIGHT:	
SLOPED ROOF:	35'
FLAT ROOF:	30'
ROOF APPURTENANCE HEIGHT:	8'
BUILDING COVERAGE:	25%
MINIMUM OPEN SPACE:	30%
5. OWNER OF RECORD:  
MAP 162 LOT 16:  
RANDI & JEFF COLLINS  
162 REDDITH WAY  
PORTSMOUTH, NH 03801  
RCRD BK. #6274 PG.#1666
6. PARCEL AREA:  
MAP 162 LOT 16:  
22,400± S.F.  
(0.5± ACRES)
7. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
8. THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES, TOPOGRAPHY AND CURRENT SITE FEATURES OF MAP 162 LOT 16.
9. FIELD SURVEY COMPLETED BY TCE JUNE 2021 USING A TOPCON DS103 AND A TOPCON FC-5000 DATA COLLECTOR.
10. HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS. THE VERTICAL DATUM IS NAVD88 PER STATIC GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 2 FEET.
11. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY RECORDS OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
12. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.

## EXHIBIT C

PLAN REFERENCES:

1. "PLAN OF ELM PLACE, SITUATED IN PORTSMOUTH, N.H." DATED 1856. RCRD PLAN #008.
2. "LOT LINE REVISION, PINE STREET, PORTSMOUTH, NEW HAMPSHIRE, FOR JOYCE M. MAYO & CITY OF PORTSMOUTH" PREPARED BY DURGIN, VERRA AND ASSOCIATES, INC., DATED 6/9/93 WITH REVISION 1 DATED 10/4/93. RCRD PLAN #D-22643.

TAX MAP 162 LOT 16

## EXISTING CONDITIONS PLAN

**COLLINS**

**77 MEREDITH WAY**

**PORTSMOUTH, NEW HAMPSHIRE**

**COUNTY OF ROCKINGHAM**

OWNED BY

**RANDI & JEFF COLLINS**

**SCALE: 1" = 10' (22x34)**  
**1" = 20' (11x17)**

JULY 9, 2021

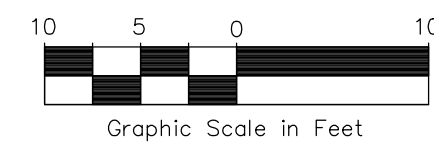
Seacoast Division



- Civil Engineers
- Structural Engineers
- Traffic Engineers
- Land Surveyors
- Landscape Architects
- Scientists

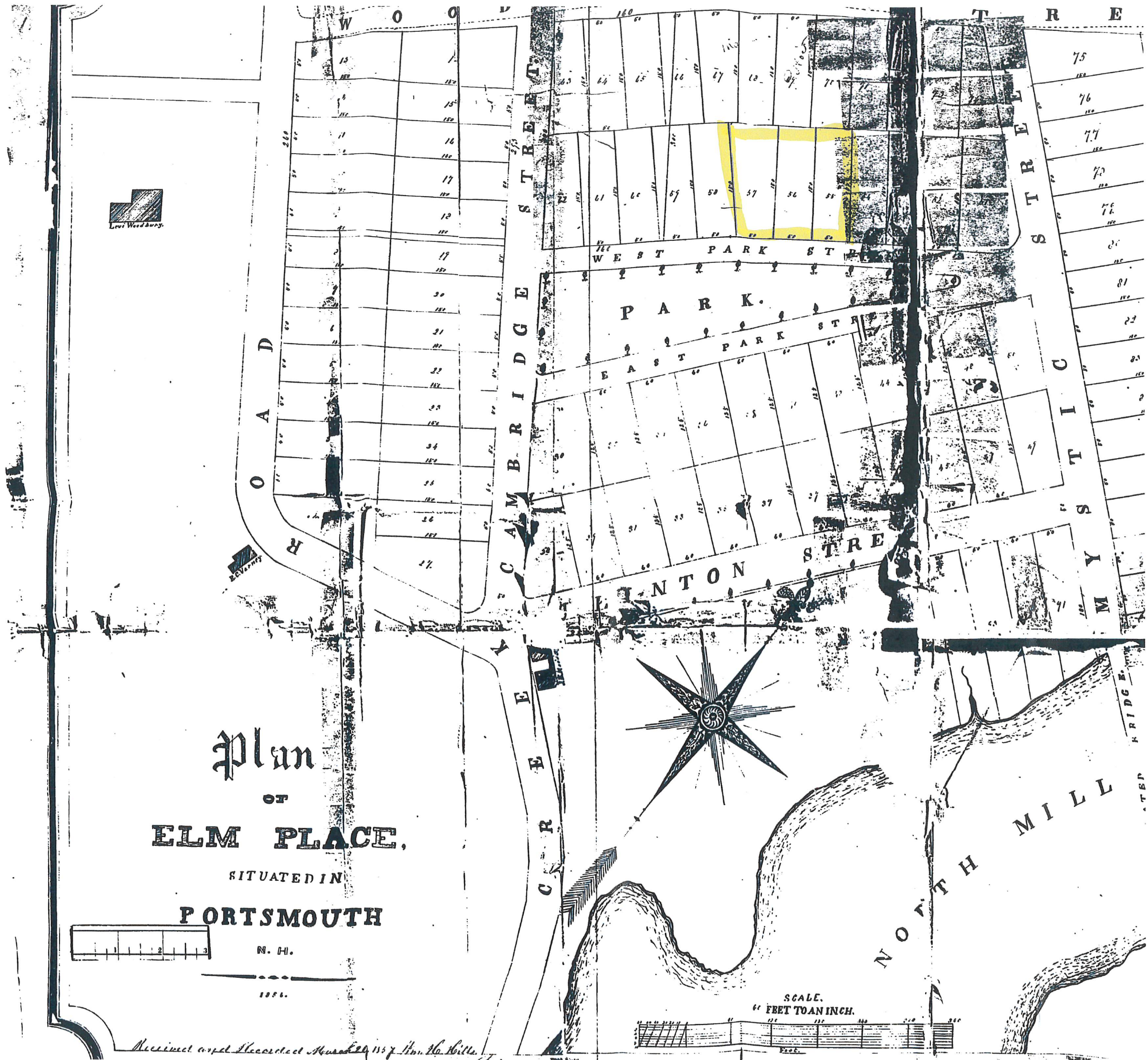
170 Commerce Way, Suite 102  
Portsmouth, NH 03801  
Phone (603) 431-2222  
Fax (603) 431-0910  
[www.tfmoran.com](http://www.tfmoran.com)

S-1



REV.	DATE	DESCRIPTION	DR	CK





CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				2229  PORTSMOUTH, NH
DUF0UR KAREN L	1 Level	0 All Public	1 Paved	8 2+ Off-St PKG		Description	Code	Assessed	Assessed	
						RESIDNTL	1010	138,900	138,900	
						RES LAND	1010	290,600	290,600	
77 MEREDITH WAY						SUPPLEMENTAL DATA				
PORTSMOUTH NH 03801						Alt Prc'l ID 0162-0016-0000-0000 OLDACTN 59180 CONDO C INLAW Y/ LOT SPLIT 2015 Reva JM EXCR Appll				
PREC. 1/2 HSE										
GIS ID 35046						Assoc Pld#				
VISION										

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENT(S) (HISTORY)							
DUF0UR KAREN L	2916	2173	03-23-1992	I		0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
										2020	1010	138,900	2019	1010	138,900	2019	1010	138,900
											1010	290,600		1010	290,600		1010	290,600
										Total		429,500	Total		429,500	Total		429,500

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor	
Year	Code	Description	Amount	Code	Description	Number	Amount		

APPT LETTER SENT 1/4/13															
NOTES															
EXHIBIT E															

BUILDING PERMIT RECORD										Total Appraised Parcel Value					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpose/Result
										07-13-2017		PM		FR	Field Review/Stat Update
										03-06-2015		DG		FR	Field Review/Stat Update
										01-17-2013		JM		10	Meas/LtrSnt Letter Sent
										10-07-2000		ET		1	Entry + Sign
										09-13-2000		ET		0	No one home
										09-06-2000		ET		0	No one home

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Frontage	Depth	Land Units	Unit Price	Size Ad	Site	Cond.	ST Idx	S.I. Adj.	Notes- Adj	Special Pricing	Adj Unit P	Land Value	
1	1010	SINGLE FAM M	GRA			22.787 SF	7.5	1.0000	1	1.00	131	1.700	0	1.0000	12.75	290,600	
Total Card Land Units						0.523	AC	Parcel Total Land Area			0.5231				Total Land Value		290,600



CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description					
Style: Model Grade: Stories: Occupancy	06 01 C+ 1.75	Conventional Residential C+								
Exterior Wall 1	25	Vinyl Siding	MIXED USE							
Exterior Wall 2	03	Gable/Hip	Code	Description	Percentage					
Roof Structure:	03	Asph/F Gls/Cmp	1010	SINGLE FAM MDL-01	100					
Roof Cover	03	Plastered			0					
Interior Wall 1			COST / MARKET VALUATION							
Interior Wall 2										
Interior Fir 1	12	Hardwood								
Interior Fir 2			Adj. Base Rate		178.99					
Heat Fuel	02	Oil	Building Value New		213,710					
Heat Type:	02	Warm Air	Year Built		1870					
AC Type:	01	None	Effective Year Built		1984					
Total Bedrooms	02	2 Bedrooms	Depreciation Code		AV					
Total Bthrms:	1		Remodel Rating							
Total Half Baths	0		Year Remodeled							
Total Xtra Fixts	0		Depreciation %		35					
Total Rooms:	6		Functional Obsol							
Bath Style:	1	Avg Quality	External Obsol							
Kitchen Style:	1	Avg Quality	Trend Factor		1					
Kitchen Gr			Condition							
WB Fireplaces	0		Condition %							
Extra Openings	0		Percent Good		65					
Metal Fireplace	0		RCNLD		138,900					
Extra Openings	0		Dep % Ovr							
Bsmt Garage			Dep Ovr Comment							
			Misc Imp Ovr							
			Misc Imp Ovr Comment							
			Cost to Cure Ovr							
			Cost to Cure Ovr Comment							
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	LB	Units	Unit Price	Yr Bit	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value				
BAS	First Floor	704	704	704	178.99	126,007				
FOP	Porch, Open	0	66	13	35.25	2,327				
TOS	Three Quarter Story	336	448	336	134.24	60,139				
UBM	Basement, Unfinished	0	704	141	35.85	25,237				
Ttl Gross Liv / Lease Area							1,040	1,922	1,194	213,710



LOT 10

ADDRESS		LOT	RECORD OF OWNERSHIP		DATE OF TRANSFER	SALE PRICE IF KNOWN	ASSESSMENT RECORD	
77 Pine St		45					LAND	
DESCRIPTION		11.1 E-1					BLDGs	
		100					TOTAL	14
		13					LAND	
		(15,234)					BLDGs	
		151					TOTAL	2000
		100					LAND	
PINE ST					1919		BLDGs	
KOSTANY ZABROCKI							TOTAL	2200
							LAND	
							BLDGs	
							TOTAL	1200
							LAND	
							BLDGs	
							TOTAL	7400
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							TOTAL	3400
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							TOTAL	4800
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							LAND	
							BLDGs	
							TOTAL	5900
							LAND	
							BLDGs	
							TOTAL	2400
							LAND	



[illegible]

**EVANS, A.** EVANS, A. VERNON, P. NEWBY, C. D.



PROPERTY OWNER

JAKIMCZYK/HELEN &amp; JOHN F

PROPERTY LOCATION

77 PINE ST

SIDE

N

LOCATION CODE

/ / /

PLAN LOT  
089 045

062 016

CARD

83 CAMDEN STREET  
83 CAMDEN ST  
LYNN MA 01905CITY OF PORTSMOUTH N.H.  
JOHN B. PETTY CAE, ASSESSORTYPE  
RESID

PROJECT

31001

1413089004500

CONTROL NO

1 OF 1

MORTGAGE

REMARKS-1  
RENT \$75 PER MONTH  
NO UTILITIES

PAID \$ 746

S.D.V.C

Cost 2800

LAND DEPRECIATION CODES  
1-EXCESS FRONTAGE

LEGAL

LAND FACTORS

LAND IMPROVEMENTS

SUMMARY

TOPOGRAPHY-1 LEVEL  
IMPROVEMENTS-1 C WATER  
-2 SEWER  
-3 ELEC  
STREET/RD-2 S IMP  
LOCATION DRAINAGE  
ZONING  
NEIGHBORHOOD  
SOIL-1  
-2  
FAIR +  
GOOD  
03  
STATIC  
SANDY  
LOAM

VALUE

EQ

ASSESSMENT

19 72 APPRAISED  
LAND 4900  
BLDG 10045  
TOTAL 1494519 ASSESSED  
LAND 4900  
BLDG 10000  
TOTAL 14900

ACREAGE COMPUTATION

TYPE

ACRES

PRICE

TOTAL

DEPR

VALUE

EQ

ASSESSMENT

19

LAND

BLDG

TOTAL

1 H-LOT 48 A

.230

10000

4800

10

4320

100

4300

19

LAND

BLDG

TOTAL

2 REAR 2

.290

2000

580

100

580

100

600

19

LAND

BLDG

TOTAL

3

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OCCUPANCY				INTERIOR FINISH				COMMERCIAL COMPUTATIONS				OCCUPANCY																																																																																																																																																																																																																																																																																																																																																																																																			
1	2	3		B	1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100																																																																																																																																																																																																																																																																																																				
1 VAC. LOT DWELLING OTHER				2 DRYWALL/PLASTER				3 WOOD PANELING				4 FIBERBOARD				5 UNFINISHED				6 LIVING ACCOMMODATIONS				7 NO. OF UNITS				8 TOTAL ROOMS				9 BED ROOMS				10 FAMILY ROOMS				11 PART MASONRY WALLS				12 FIREPLACE				13 BASEMENT REC. ROOM				14 FIN. BASEMENT LIVING AREA				15 BASEMENT GARAGE				16 MODERNIZED KITCHEN				17 UNIT HEATERS				18 PLUMBING				19 PLUMBING POINTS				20 STANDARD				21 BATHROOM				22 HALF BATH				23 SINK/LAVATORY				24 WATER CLOSET/URINAL				25 NO PLUMBING				26 ATTIC				27 1 NONE				28 2 UNFIN				29 3 PT. FIN				30 4 FULL FIN				31 5 FULL FIN/WH				32 SHINGLE-ASP/ASB./WOOD				33 SLATE/TILE/METAL				34 COMP. ON WOOD FRAME				35 COMP. ON STEEL FRAME				36 WALLS				37 FRAME/SIDING/ALUM./VINYL/STUCCO				38 SHINGLE-ASP/ASB./WOOD				39 CONCRETE BLOCK				40 BRICK VENEER/STONE				41 PLATE GLASS FRONT				42 FLOORS				43 CONCRETE				44 WOOD				45 CARPET				46 WD./STL. FRAME				47 REINFC. CONC.				48 TRUE VALUE				49 25100				50 29000				51 29000				52 29000				53 29000				54 29000				55 29000				56 29000				57 29000				58 29000				59 29000				60 29000				61 29000				62 29000				63 29000				64 29000				65 29000				66 29000				67 29000				68 29000				69 29000				70 29000				71 29000				72 29000				73 29000				74 29000				75 29000				76 29000				77 29000				78 29000				79 29000				80 29000				81 29000				82 29000				83 29000				84 29000				85 29000				86 29000				87 29000				88 29000				89 29000				90 29000				91 29000				92 29000				93 29000				94 29000				95 29000				96 29000				97 29000				98 29000				99 29000				100 29000			

TLA 1056

GRADE DENOTES QUALITY OF CONSTRUCTION: A-EXCELLENT, B-GOOD, C-AVERAGE, D-CHEAP, E-VERY CHEAP  
 CDU FACTOR REFERS TO THE CONDITION, DESIRABILITY, AND USEFULNESS OF THE BUILDING



OWNERSHIP AND MAPPING INFORMATION

No.	Alt. No.	Name	Way
77		MEREDITH	WY

Owner 1 DUFOR KAREN L

Owner 2

Street 77 MEREDITH WAY

City PORTSMOUTH

State NH Zip 03801

Office Y

NARRATIVE DESCRIPTION  
THIS CARD HAS 0.52 ACRES OF LAND MAINLY CLASSIFIED AS RESIDENTIAL WITH A(N) OLD STYLE BUILDING BUILT ABOUT 1870, HAVING PRIMARILY VINYL EXTERIOR, AND ASPHALT ROOF COVER, WITH 1 BATHS, 0 HALF BATHS, 1 UNITS, 5 ROOMS, 2 BEDRM

PROPERTY FACTORS

Item Code	%	Item	%	Descr
GR	100	Utilities		
		Town		
		Street		
		Traffic		

ASSESSMENT SUMMARY

Assess	Building Value	Yard Items	Land Area (Ac)	Asses d Land Val	Total Assessed
101	57,100	0	0.52	36,900	94,000

From	57,100	0	0.52	36,900	94,000
Total Assesmt Per S.F. Finished Area/Card	101,291	Parcel	101,291		

PREVIOUS ASSESSMENTS(S)

FY	Building Value	Yard Items	Land Area (Ac)	Asses d Land Val	Total Assessed
93	29,000	0	0.00	10,500	39,500

PRIOR (OTHER) IDENTIFICATION

Mo	Yr	Number	Description	Amount

SALES INFORMATION

Grantor	Legal Reference	Mo / Dy / Yr	Sale Price	V Adj Sale / Descr
	2916-2173	03/23/92 F	87,500 N	CONVLENC

BUILDING DESCRIPTION

Item	Code	Description
15	15	OLD STYLE
1H	1H	1+1/2 STR
1	1	BRICKSTONE
3	3	WOOD
4	4	VINYL

Struct	1	GABLE
Cover	1	ASPHALT
Av Ht/Ft	STD	STANDARD
Plaster	2	PLASTER
Part	1	TYPICAL
Sec	4	CARPET
Electric	2	GOOD
Insulation	2	TYPICAL
Fuel	1	OIL
Type	1	FORCED H/A
Kt Rating	A	Bath Rating A
Int vs Ext	S	Grade C
Yr Built	1870	E.Yr/Blt
All Class		% All Class

DEPRECIATION

Condition	A	Depreciation	31%
Func OBS		%	
Econ OBS		%	
Special		%	
Total Depreciation			31.0%

OTHER FEAT

Item	#	%	#
Baths	1		
1/2 Baths	0		
On-Fit	0		
Kitchens	1		
Employees	0		
W.S.Plugs	0		
Bent Gar	0		
Heat Sys	1		
Solar Pw	N		
Cent Vac	N		
% Heated	100		
% AC	0		
% Spr	0		
% Co Wall	0		

Use Code	No. Of Units	Descr	Unit Price	Int'l 1	Int'l 2	Int'l 3	Descr	Market Value	All Class	%	Special Land or SMC	Assessed Value
101	ONE FAM 22,787 S P SITE	1.80 EA 100 A-10 ACCESS						36,900				36,900

Total Acres 0.523

Total Square Feet 22,787

Total 36,900

Total 36,900

SPECIAL FEATURES AND YARD ITEMS

INCOME APPROACH

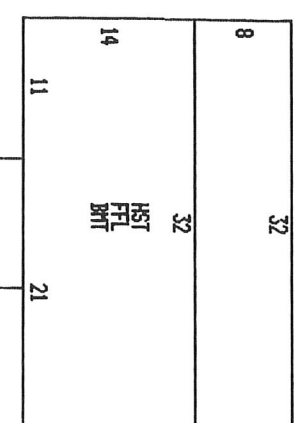
Reported Income

Description	Size or Units	Unit Price	Dep	Sound Value	Class	Attach

Type	Description	Ft	Out	Leased Area	No Ten	Benefit or No	Economic Income

Overall Profit	Income Adj	Expense Adj	Debt (+/-)	Net Income

SKETCH



SKETCH INSTRUCTIONS

(FFL, BMT, L32, D8, R32, (HST, FFL, BMT, L32, D14, R11, (DFP, D6XR10), R21, J14), J8).

SUB AREA SUMMARY

Code	Area (S.F.)	Area (Ac)	Underp. Value
BMT	704.0	16.72	11,771
FFL	704.0	16.72	47,076
HST	224.0	5.14	14,979
DFP	60.0	1.38	1,440

RES BREAKDOWN

LAST REVISION 05/12/94 6:48P

Units	1,692	Total	75,266
Sub Area	928	Fin Area	928

SUB AREA DETAIL

Sub Area	928	Fin Area	928
----------	-----	----------	-----

CONDO DATA

Loc	Floor	View

COMMENTS

SUMP PUMP

INSPECTION INFO

Date	03/08/94	By	210
Code	2	Result	MEASURED
Date	04/18/94	By	209
Code	14	Result	INSPECTED

ALT. APPROACH

Multiple Regression (M)	1.000
Adj Total	82,766
Adj Total	82,766
Deprec	25,657
Der Total	57,109
Spec Feat	0
Final Total	57,109
Fin Area	928

COMPARABLE SALES

Map	Block	Lot	Typ	Mo	Yr	Sale Price



PROPERTY LOCATION

ASSESSMENT SUMMARY

BUILDING DESCRIPTION

SKETCH

No.	Alt No.	Name	Way
77		MEREDITH	WY

Assessed	Building Value	Yard Items	Land Area (Ac)	Assessed Land Val	Total Assessed
101	51,400	0	0.52	36,900	88,300

Item	Code	Description
15	1H	OLD STYLE
1H	1H	1-HALF S/H
1	1	BRICKSTONE
3	3	WOOD
1	1	VINYL

8	FFL	32
8	BMT	32
1	HST	1
4	FFL	4
11	BMT	21

Owner 1: LUDFORD KAREN L  
Owner 2: 77 MEREDITH WAY  
City: PORTSMOUTH  
State: NH Zip: 03801

From	Total Assmt Per S.F.	Finished Area	Card	Parcel	35.15
51,400	0	0.52	36,900	88,300	

Item	Code	Description
1	1	BRICKSTONE
3	3	WOOD
1	1	VINYL

8	FFL	32
8	BMT	32
1	HST	1
4	FFL	4
11	BMT	21

Sheet: 77 MEREDITH WAY  
City: PORTSMOUTH  
State: NH Zip: 03801

Building Value	Yard Items	Land Area (Ac)	Assessed Land Val	Total Assessed
51,400	0	0.52	36,900	88,300

Item	Code	Description
1	1	BRICKSTONE
3	3	WOOD
1	1	VINYL

8	FFL	32
8	BMT	32
1	HST	1
4	FFL	4
11	BMT	21

NARRATIVE DESCRIPTION  
THIS LAND HAS 0.52 ACRES OF LAND  
MAINLY CLASSIFIED AS RESIDENTIAL  
WITH A(N) OLD STYLE BUILDING  
BUILT ABOUT 1870 HAVING PRIMARILY  
VINYL EXTERIOR, AND ASPHALT  
ROOF COVER, WITH 1 BATHS, 0 HALF  
BATHS, 1 UNITS, 5 ROOMS, 2 BETHRM

Building Value	Yard Items	Land Area (Ac)	Assessed Land Val	Total Assessed
51,400	0	0.52	36,900	88,300

Item	Code	Description
1	1	BRICKSTONE
3	3	WOOD
1	1	VINYL

8	FFL	32
8	BMT	32
1	HST	1
4	FFL	4
11	BMT	21

PROPERTY FACTORS  
Item Code: 100  
Zoning: Utilities  
Districts: Traffic

Building Value	Yard Items	Land Area (Ac)	Assessed Land Val	Total Assessed
51,400	0	0.52	36,900	88,300

Item	Code	Description
1	1	BRICKSTONE
3	3	WOOD
1	1	VINYL

8	FFL	32
8	BMT	32
1	HST	1
4	FFL	4
11	BMT	21

SALES INFORMATION  
Grantor: Legal Reference: 2316-2173 03/23/92 F  
Sale Price: 87,500 N CONVIENIC

Building Value	Yard Items	Land Area (Ac)	Assessed Land Val	Total Assessed
51,400	0	0.52	36,900	88,300

Item	Code	Description
1	1	BRICKSTONE
3	3	WOOD
1	1	VINYL

8	FFL	32
8	BMT	32
1	HST	1
4	FFL	4
11	BMT	21

LAND SECTION  
Use Code: 101 ONE FAM  
Descr: 22,787 S F SITE  
Unit Price: 1.80 EA 100 ACCESS

Building Value	Yard Items	Land Area (Ac)	Assessed Land Val	Total Assessed
51,400	0	0.52	36,900	88,300

Item	Code	Description
1	1	BRICKSTONE
3	3	WOOD
1	1	VINYL

8	FFL	32
8	BMT	32
1	HST	1
4	FFL	4
11	BMT	21

INCOME APPROACH  
Type Sp: Description: FI Qu: Leased Area: No Tenants/FF at Mo: Economic Income: Reported Income:

Building Value	Yard Items	Land Area (Ac)	Assessed Land Val	Total Assessed
51,400	0	0.52	36,900	88,300

Item	Code	Description
1	1	BRICKSTONE
3	3	WOOD
1	1	VINYL

8	FFL	32
8	BMT	32
1	HST	1
4	FFL	4
11	BMT	21

OTHER FEATURES AND YARD ITEMS  
Description: Size or Units: Unit Price: TMB: % Dep: Sound Value: class: attach:

Building Value	Yard Items	Land Area (Ac)	Assessed Land Val	Total Assessed
51,400	0	0.52	36,900	88,300

Item	Code	Description
1	1	BRICKSTONE
3	3	WOOD
1	1	VINYL

8	FFL	32
8	BMT	32
1	HST	1
4	FFL	4
11	BMT	21

COMPARABLE SALES  
Map: Block: Lot: Typ: Mo: Yr: Sale Price: Adj:

Building Value	Yard Items	Land Area (Ac)	Assessed Land Val	Total Assessed
51,400	0	0.52	36,900	88,300

Item	Code	Description
1	1	BRICKSTONE
3	3	WOOD
1	1	VINYL

8	FFL	32
8	BMT	32
1	HST	1
4	FFL	4
11	BMT	21

ALT. APPROACH  
Multiple Regression (M):  
Comparable Sales (C):  
Income Approach (I):  
Market Adj. Cost <>:  
Fin Area: Value/SF:

Building Value	Yard Items	Land Area (Ac)	Assessed Land Val	Total Assessed
51,400	0	0.52	36,900	88,300

Item	Code	Description
1	1	BRICKSTONE
3	3	WOOD
1	1	VINYL

8	FFL	32
8	BMT	32
1	HST	1
4	FFL	4
11	BMT	21









# PROPERTY ASSESSMENT RECORD, - CITY OF PORTSMOUTH, N.H.

81 LOT 45

ADDRESS

77 Blake St

DESCRIPTION

11-1-1-1

RECORD OF OWNERSHIP

DATE OF TRANSFER

SALE PRICE IF KNOWN

ASSESSMENT RECORD

1951  
LAND  
BLOGS  
TOTAL

1951  
LAND  
BLOGS  
TOTAL

1951  
LAND  
BLOGS  
TOTAL

1951  
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TOTAL

1951  
LAND  
BLOGS  
TOTAL

## PROPERTY FACTORS

TOPOGRAPHY	LEVEL	ROLLING	LEDGE
BOIL TYPE	LOAM	SAND	CLAY
LAND CLASS	GOOD	FAIR	POOR
DRAINAGE	GOOD	FAIR	POOR
WATER SUPPLY	GOOD	FAIR	POOR
FENCES	GOOD	FAIR	NONE
ELECTRICITY	YES	NO	
TELEPHONE	YES	NO	
ROAD	PAVED	IMPR.	DIRT

## LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL	NAME	DATES	ASSESSMENTS
TILLABLE						
PASTURE						
WOODED						
WASTE LAND						
TOTAL ACREAGE						
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND & BUILDINGS						

## RURAL PROPERTY

PINE ST KOSTANTY ZABROCKI

(28. month)

1919

## OWNERS PREVIOUS TO 1951

Mary Oakley 1910  
Isabella Mary 1910  
Est. N. Jones 1908

## PROPERTY FACTORS

TOPOGRAPHY	IMPROVEMENTS
VEL	WATER
SM	SEWER
W	GAS (partially)
CLING	ELECTRICITY
ARMY	ALL UTILITIES
	CARBIDE DISPOSAL
STREET	TREND OF DISTRICT
ED	IMPROVING
IMPROVED	STATIC
PAVED	DECLINING

## URBAN PROPERTY

## LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	TOTAL
100	150	300			300
TOTAL VALUE LAND					300
TOTAL VALUE BUILDINGS					1800
TOTAL VALUE LAND & BUILDINGS					2100



[illegible]

4—EVERETT, R. A. AND R. A. EVERETT. 1963. A new genus of the family Everetidae, with description of a new species. *Journal of the Kansas Entomological Society* 36: 1-10.

PROPERTY OWNER

JAKIMCZYK/HELEN &amp; JOHN F

PROPERTY LOCATION

77 PINE ST

SIDE

N

LOCATION CODE

/ / /

PLAN LOT  
089 045

062 016

CARD

83 CAMDEN STREET  
83 CAMDEN ST  
LYNN MA 01905CITY OF PORTSMOUTH N.H.  
JOHN B. PETTY CAE, ASSESSORTYPE  
RESID

PROJECT

31001

1413089004500

CONTROL NO

1 OF 1

MORTGAGE

REMARKS-1  
RENT \$75 PER MONTH  
NO UTILITIES

PAID \$746

S.D.V.C

Cost 2800

LAND DEPRECIATION CODES  
1-EXCESS FRONTAGE

LEGAL

LAND FACTORS

LAND IMPROVEMENTS

SUMMARY

TOPOGRAPHY-1 LEVEL  
IMPROVEMENTS-1 C WATER  
-2 SEWER  
-3 ELEC  
STREET/RD-2 S IMP  
LOCATION DRAINAGE  
ZONING  
NEIGHBORHOOD  
SOIL-1  
-2  
FAIR +  
GOOD  
03  
STATIC  
SANDY  
LOAM

VALUE

EQ

ASSESSMENT

19 72 APPRAISED  
LAND 4900  
BLDG 10045  
TOTAL 14945

ACREAGE COMPUTATION

TYPE

ACRES

PRICE

TOTAL

DEPR

VALUE

EQ

ASSESSMENT

19

LAND

BLDG

TOTAL

19

LAND

BLDG

TOTAL

1 H-LOT 48 A  
2 REAR 2.230 10000  
.290 20004800 10  
5804320 100  
580 1004300  
600

19

LAND

BLDG

TOTAL

19

LAND

BLDG

TOTAL

.520

ACREAGE TOTAL

4900 100

4900

19

LAND

BLDG

TOTAL

19

LAND

BLDG

TOTAL

LOT COMPUTATION

FRONT REAR FRONTAGE DEPTH STREET PRICE DEPTH % ADJ FR PR TOTAL DEPRECIATION CORNER VALUE EQ ASSESSMENT

1  
2  
3  
4

LOT TOTAL

LAND TOTAL

4900 100

4900

19

LAND

BLDG

TOTAL

UNITED APPRAISAL CO.







77 MEREDITH WAY  
FINE ST

PROPERTY ASSESSMENT RECORD

ZONING *GL* CLASS *R*

ROUTING NO

(17)

662 LOT 016 CARD 01 OF 01 (OLD M/L# 065 045 )

PROPERTY USE CODE 01

ASSESSMENT RECORD

RECORD OF OWNERSHIP

NAME

JAKIMCZYK HELEN & JOHN F

CARD

83 CAMDEN ST

BOOK-PAGE

2157/0032

DATE

07/72

AMOUNT

LAND

10500

BLDGS.

25100

TOTAL

35600

LYNN

MA 01905

2562/157

9/5/85

61,000

LAND

10500

BLDGS.

29000

TOTAL

39500

Philbrick Richard S & Harriet  
Doleac Charles B

217 Broad St  
Little Harbor Road 11/4

2580/2091

1/3/86

88000

LAND

Dufour Karen L

77 Meredith Way

2916/2173

3-23-92

87,500

LAND

LAND VALUE COMPUTATIONS AND SUMMARY

City water & sewer MEMORANDA  
E & I vinyl siding  
loose floorboards, etc;  
poor construction  
and/or  
1st 1/3  
B/O  
\$1325-Sell 10/1985-Replacement of existing bath  
& kitchen sell 10/85

LAND

1 PRIMARY SITE

7500

1.30

9000

1530

10500

19

LAND

2 SECONDARY SITE

15287

.10

1530

10500

19

LAND

3 UNDEVELOPED

4 RESIDUAL

5 WATERFRONT

22787

10500

CATEGORY CODES

NUMBER OF ACRES

RATE

1 PRIMARY SITE

2 SECONDARY SITE

3 UNDEVELOPED

4 TILLABLE

5 PASTURE

6 WOODLAND

7 WASTELAND

8 HOMESITE

9 FRONTAGE - ROAD

10 FRONTAGE - WATER

11 REAR

12 ACREAGE - DEPR.

TOTAL ACREAGE

TOTAL

FILE COMPANY 1981

CITY OF PORTSMOUTH, NEW HAMPSHIRE

PRC-078



OCCUPANCY				INTERIOR FINISH				COMMERCIAL COMPUTATIONS				OCCUPANCY																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
1	2	3		B	1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
1 VAC. LOT DWELLING OTHER				2 DRYWALL/PLASTER				3 WOOD PANELING				4 FIBERBOARD				5 UNFINISHED				6 LIVING ACCOMMODATIONS				7 NO. OF UNITS				8 TOTAL ROOMS				9 BED ROOMS				10 FAMILY ROOMS				11 EXTERIOR WALL CODES				12 1 BRICK 3 GLASS 5 STUCCO 7 STONE 9 CONCRETE				13 2 FRAME 4 BLOCK 6 TILE 8 METAL 0 EXAM. STL.				14 EXTERIOR WALLS				15 EFF. PERIMETER				16 PERIM. AREA RATIO %				17 NO. OF UNITS				18 AVG. UNIT SIZE				19 BASEMENT SIZE				20 SCHEDULE				21 HT.				22 BASEMENT				23 FIRST				24 SECOND				25 BASE PRICE				26 B. P. A.				27 SUBTOTAL				28 LIGHTING				29 HTG./AIR CON.				30 SPRINKLER				31 PARTITIONS				32 INTERIOR FINISH				33 SF./CF PRICE				34 AREA CUBE				35 SUBTOTAL				36 SPECIAL FEATURES*				37 ADDITIONS				38 TOTAL BASE				39 GRADE FACTOR				40 REPLACEMENT COST				41 SURPLUS CAP				42 ENCROACHMENTS				43 OBSCURSCENCE				44 BLIGHTED AREA				45 TYPE				46 NO.				47 CONSTRUCTION				48 SIZE				49 RATE				50 GRADE				51 ERECTED				52 CDU				53 REPLACEMENT COST				54 DEPR.				55 TRUE VALUE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
1 NONE 2 BASE 3 AIR CON				4 PART MASONRY WALLS				5 FIREPLACE				6 BASEMENT REC. ROOM				7 FIN. BASEMENT LIVING AREA				8 BASEMENT GARAGE				9 MODERNIZED KITCHEN				10 REMODELING DATA				11 YEAR				12 HEATING				13 GENERAL				14 KITCHEN				15 PLUMBING				16 ERECTED				17 AGE				18 CDU RATING				19 DWELLING COMPUTATIONS				20 1.0 STORY				21 M				22 C				23 ATTIC				24 1.0 STORY				25 M				26 C				27 1.0 STORY				28 M				29 C				30 1.0 STORY				31 M				32 C				33 1.0 STORY				34 M				35 C				36 1.0 STORY				37 M				38 C				39 1.0 STORY				40 M				41 C				42 1.0 STORY				43 M				44 C				45 1.0 STORY				46 M				47 C				48 1.0 STORY				49 M				50 C				51 1.0 STORY				52 M				53 C				54 1.0 STORY				55 M				56 C				57 1.0 STORY				58 M				59 C				60 1.0 STORY				61 M				62 C				63 1.0 STORY				64 M				65 C				66 1.0 STORY				67 M				68 C				69 1.0 STORY				70 M				71 C				72 1.0 STORY				73 M				74 C				75 1.0 STORY				76 M				77 C				78 1.0 STORY				79 M				80 C				81 1.0 STORY				82 M				83 C				84 1.0 STORY				85 M				86 C				87 1.0 STORY				88 M				89 C				90 1.0 STORY				91 M				92 C				93 1.0 STORY				94 M				95 C				96 1.0 STORY				97 M				98 C				99 1.0 STORY				100 M				101 C				102 1.0 STORY				103 M				104 C				105 1.0 STORY				106 M				107 C				108 1.0 STORY				109 M				110 C				111 1.0 STORY				112 M				113 C				114 1.0 STORY				115 M				116 C				117 1.0 STORY				118 M				119 C				120 1.0 STORY				121 M				122 C				123 1.0 STORY				124 M				125 C				126 1.0 STORY				127 M				128 C				129 1.0 STORY				130 M				131 C				132 1.0 STORY				133 M				134 C				135 1.0 STORY				136 M				137 C				138 1.0 STORY				139 M				140 C				141 1.0 STORY				142 M				143 C				144 1.0 STORY				145 M				146 C				147 1.0 STORY				148 M				149 C				150 1.0 STORY				151 M				152 C				153 1.0 STORY				154 M				155 C				156 1.0 STORY				157 M				158 C				159 1.0 STORY				160 M				161 C				162 1.0 STORY				163 M				164 C				165 1.0 STORY				166 M				167 C				168 1.0 STORY				169 M				170 C				171 1.0 STORY				172 M				173 C				174 1.0 STORY				175 M				176 C				177 1.0 STORY				178 M				179 C				180 1.0 STORY				181 M				182 C				183 1.0 STORY				184 M				185 C				186 1.0 STORY				187 M				188 C				189 1.0 STORY				190 M				191 C				192 1.0 STORY				193 M				194 C				195 1.0 STORY				196 M				197 C				198 1.0 STORY				199 M				200 C			

TLA 1056

GRADE DENOTES QUALITY OF CONSTRUCTION: A-EXCELLENT, B-GOOD, C-AVERAGE, D-CHEAP, E-VERY CHEAP  
CDU FACTOR REFERS TO THE CONDITION, DESIRABILITY, AND USEFULNESS OF THE BUILDING



\$ 94.000  
11/08/94  
6:56 PM

37

6

32
----

14

11	21
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[illegible]

47

[illegible]

SKETCH INSTRUCTIONS		SUB AREA SUMMARY	
Code	Area (S.F.)	Rate (Av Quat)	Undepr. Value
(FFL, BMT, L32, D8, R32, (H5T, FFL,			

BMT, L32, D14, R11, (DFP, D6XR10),	BMT	704.0	16.72	11,771
	FFL	704.0	66.87	47,076
	HST	224.0	66.87	17,879

RF1, U14, U8.	RF1	RF2	RF3
60.0	24.00	17,773	1,440


RES BREAKDOWN		LAST REVISION	
No	05/12/94 6:48P	Gross Area	1,692 Total
Units		Sq Yd	75,266
BRMS/Unit		Fin Area	928
BR/Unit			
Floor			
SUB AREA DETAIL		TA	1 916
		CALCULATIONS	

	Sub Area	% Usbl	Alt Type	No Ten	CALCULATIONS
1	5	21			VOLUME 75.266
					BASICSF 47.00

Size Adj	1.42284
Const Adj	1.00000
Adj/SF	66.87

Loc	Floor	View	Pumbing	4,000
			Fireplaces	0
%Own			WS Flues	0

Date	Model	Description	Qty.
		Bsmrt Gar	0
		Heating	0
		Cooling	0

Date	Room	Result	By	Unit Vac
03/08/94	2	MEASURED	210	Air Cond
04/18/94	14	INSPECTED	209	Sprink

SALES		ALT. APPROACH	
Kitchen	3,500		
Av Total	82,766		
Grade/Fac	1,000		

	Sale Price	Type	Mo.	Yr.	Block
A9	Multiple Regression (M)				
	Neigh Infr				4 B000
					1 .000
	Adj Total				82 ,766
	Dreece				OE C57
	Comparable Sales (C)				

Comparative Series (c)	Income Approach (i)
Depr/EC	53,837
Depr Total	57,109
Spec/Fuel	0
	57,109

[illegible]32

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∞

32
HST

14

11	21
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101

$\frac{d}{dt} \left( \frac{\partial L}{\partial v^j} - p_j \right) = 0$

SUB AREA SUMMARY	
Code	Area (S.F.)
DMT	707.0

	BHT	L32	D14	R11	(DFP	D6XR10)	FFL	HST
	104.0	10.7E	11.771				47.076	
	704.0	66.87					14.979	
	224.0	66.87						

DEP	60.0	24.00	1,440
DEI,UI4,UB			

RES BREAKDOWN	LAST REVISION	Gross	
		1,000 Total	75.5%

No Units	05/12/94	6:48P	ADD Size Adj	1.03E (Ud)	73,666
RMS/Unit	SUB AREA DETAIL		928 Fin Area		
BR/Unit	TGA 1,916		CALCULATIONS		
Floor					

Sub Area	Alt Type	% Type	No Ten	Value (K)	Basic SF	Size Adj
				75.266	47.00	1.42284

CONDO DATA	
100	Floor View
Const/Adj	1.000000
Adj/SF	66.87
Dwelling	A 000

	Furnings	4,000
	Fireplaces	0
%Own	W.S. Flues	0

INSPECTION INFO				Bsmrt Gar
Date	code	Result	By	
				Heating
				Cenl Vac
				0

03/08/94	2 MEASURED	210	Air Cond	0
04/18/94	14 INSPECTED	209	Sprink	0
			Kitchen	7 500

SALES				ALT. APPROACH			
Stock	nl	Turn	Md	Vr	Sale Price	Ad	Alt. App. Price
				FINANCIAL			
				3,500			
				AV Total			
				82,766			
				Grade/Fact			
				1,000			

Variable	Unit Price	Multiple Regression (M)
Comparable Sales (C)		
		Neigh Int 1,000
		Adj Total 82,766
		Deprec 25,657

Income Approach (I)	
Depr Total	57,109
SpecFeat	0
Final Total	57,100

[illegible]

# ASSESSMENT SUMMARY

PROPERTY LOCATION	Map No.	Name	Way
77	77	MEREDITH	W

## OWNERSHIP AND MAILING INFORMATION

Owner 1: LORRINE KAREN L  
Owner 2: 77 MEREDITH WAY  
City: PORTSMOUTH  
State: NH Zip: 03801

Street: 77 MEREDITH WAY

City: PORTSMOUTH

State: NH

Zip: 03801

Parcel: Y

Lot: 77

Block: 77

Sublot: 77

Tract: 77

Section: 77

County: 77

Town: 77

City: 77

State: 77

Zip: 77

Parcel: 77

Lot: 77

Block: 77

Sublot: 77

Tract: 77

Section: 77

County: 77

Town: 77

City: 77

State: 77

Zip: 77

Parcel: 77

Lot: 77

Block: 77

Sublot: 77

# BUILDING DESCRIPTION

Item	Code	Description
1	13	ULD STYLE
2	1H	1+HALF STR
3	1	LDY UNITS
4	3	BRICKSTONE
5	1	FOUNDN
6	4	WOOD
7	1	FRAME
8	4	VINYL
9	1	Sec
10	1	Garage
11	1	Struct
12	1	ASPHALT
13	1	COVER
14	1	STANDARD
15	1	AV HIFI
16	2	PLASTER
17	1	Sec
18	1	Typical
19	1	Prime
20	4	CARPET
21	1	Sec
22	1	Electric
23	2	GOOD
24	1	Insulation
25	1	Typical
26	1	Fuel
27	1	FORCED H/A
28	1	Type
29	1	Kit Haling
30	1	Bath Haling
31	1	Int vs Ext
32	1	Grade
33	1	Yr Built
34	1	EYRBL
35	1	All Class
36	1	% All Class

## PREVIOUS ASSESSMENTS

Year	Building Value	Yard Items	Land Area (Ac)	Assessed Land Val	Total Assessed
93	29,000	0	0.00	10,500	39,500
94	57,100	0	0.52	36,900	94,000
95	57,100	0	0.52	36,900	94,000

## PRIOR OTHER IDENTIFICATION

Code	Description	Amount
99180		

## OTHER ASSESSMENTS

Code	Description	Amount

## SALES INFORMATION

Grantor	Legal Reference	No. of Dy / Yr	Sale Price	V. Adj Sale / Desc
	2316-2173	03/23/92 F	87,500	N CONVENIENC

## DEPRECIATION

Condition	Depreciation	% All Class
A	31%	
B	10%	
C	10%	
D	10%	
E	10%	
F	10%	
G	10%	
H	10%	
I	10%	
J	10%	
K	10%	
L	10%	
M	10%	
N	10%	
O	10%	
P	10%	
Q	10%	
R	10%	
S	10%	
T	10%	
U	10%	
V	10%	
W	10%	
X	10%	
Y	10%	
Z	10%	

## OTHER FEAT

Item	#	%	%
Baths	1		
1/2 Baths	0		
On Flr	0		
Kitchens	1		
Fireplaces	0		
W.S. Pipes	0		
Bent Gar	0		
Heat Sys	1		
Sec HW	1		
Cent Vac	1		
% Heated	100		
% AC	0		
% Spr	0		
% Co Wall	0		

## CONDO DATA

Loc	Floor	View

## COMMENTS

9000 FULF

## COMPARABLE SALES

Rating	Map	Block	Lot	Typ	Mo	Yr	Sale Price	(A)

## ALT. APPROACH

Multiple Regression (M)	Comparable Sales (C)	Income Approach (I)	Market Adj. Cost <>	Final Area	Value/SF
			88,300		30.34

## INSPECTION INFO

Date	code	Result	By
03/05/94	2	MEASURED	210
04/18/94	14	INSPECTED	209

## SKETCH INSTRUCTIONS

FFL, BMT, L32, D14, R11, (OFF, D6XR10)

R21, U14, U8).

## SUB AREA SUMMARY

Code	Area (S.F.)	Rate (Per Sq Ft)	Undepr. Value
BMT	704.0	16.72	11,771
FFL	704.0	66.87	47,076
HST	224.0	66.87	14,979
OFF	50.0	24.00	1,440

## SUB AREA DETAIL

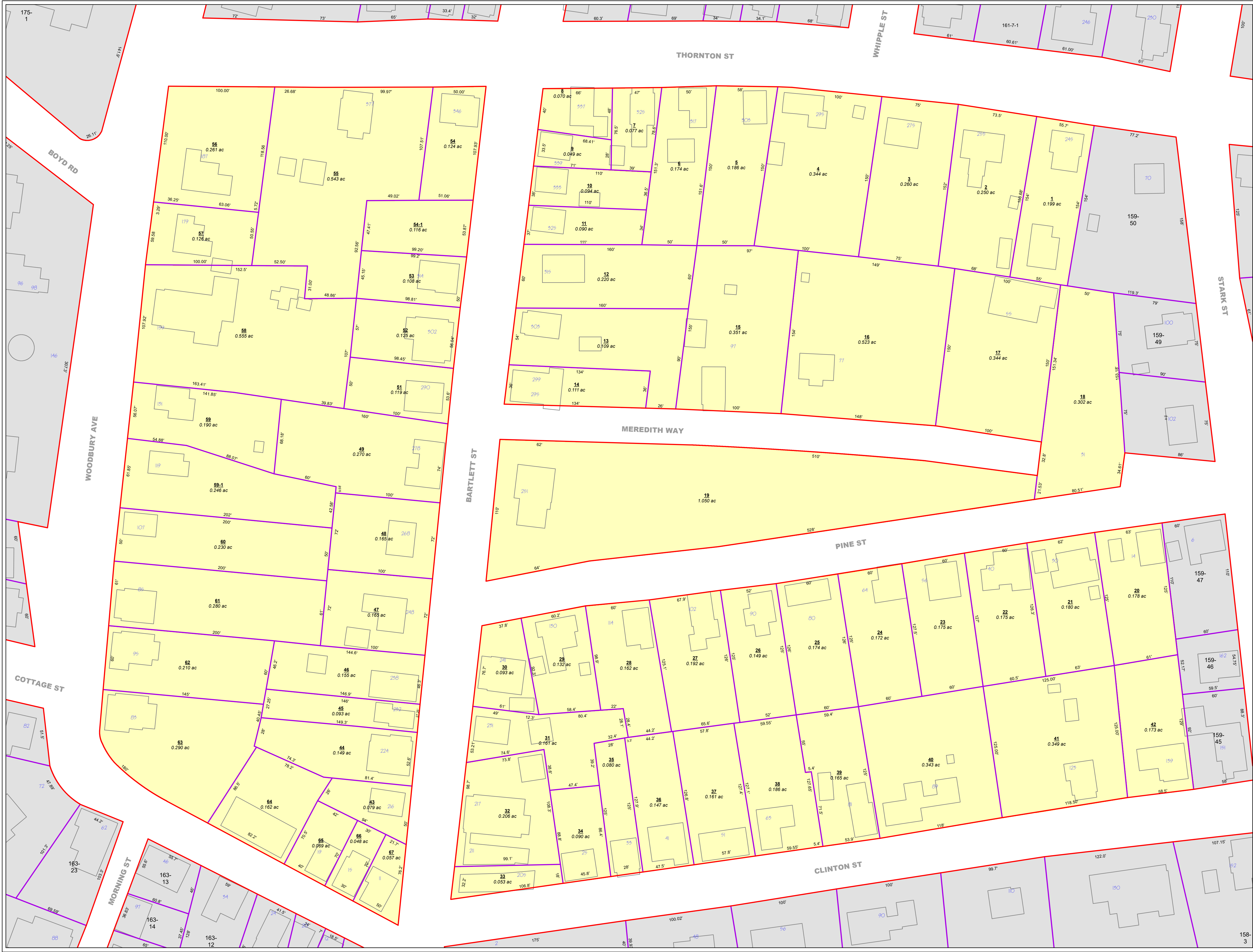
Code	Area (S.F.)	Rate (Per Sq Ft)	Undepr. Value
BMT	704.0	16.72	11,771
FFL	704.0	66.87	47,076
HST	224.0	66.87	14,979
OFF	50.0	24.00	1,440

## CALCULATIONS

Code	Area (S.F.)	Rate (Per Sq Ft)	Undepr. Value
BMT	704.0	16.72	11,771
FFL	704.0	66.87	47,076
HST	224.0	66.87	14,979
OFF	50.0	24.00	1,440







**Partial Legend**

See the cover sheet for the complete legend.

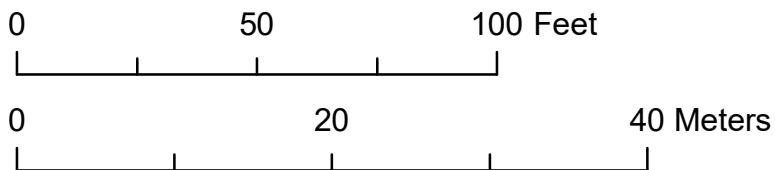
**7-5A** Lot or lot-unit number  
 2.56 ac Parcel area in acres (ac) or square feet (sf)  
 23 Address number  
 233-137 Parcel number from a neighboring map  
 68' Parcel line dimension  
 Street name

**SIMS AVE**

Parcel/Parcel boundary  
 Parcel/ROW boundary  
 Water boundary  
 Structure (1994 data)

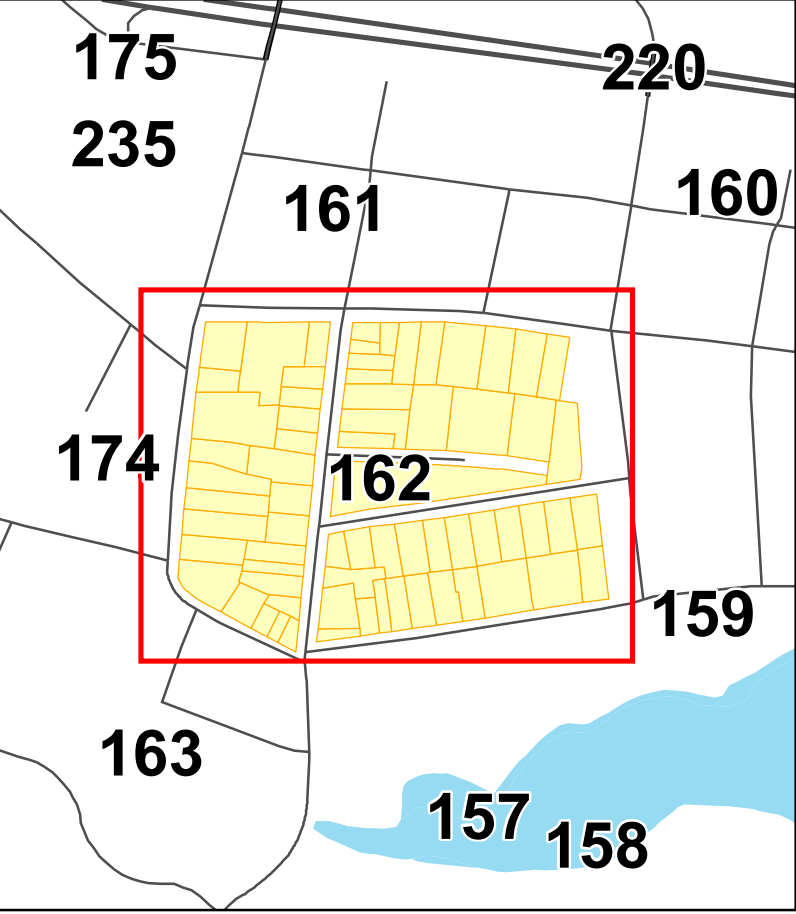
Parcel covered by this map  
 Parcel from a neighboring map (see other map for current status)

EXHIBIT F

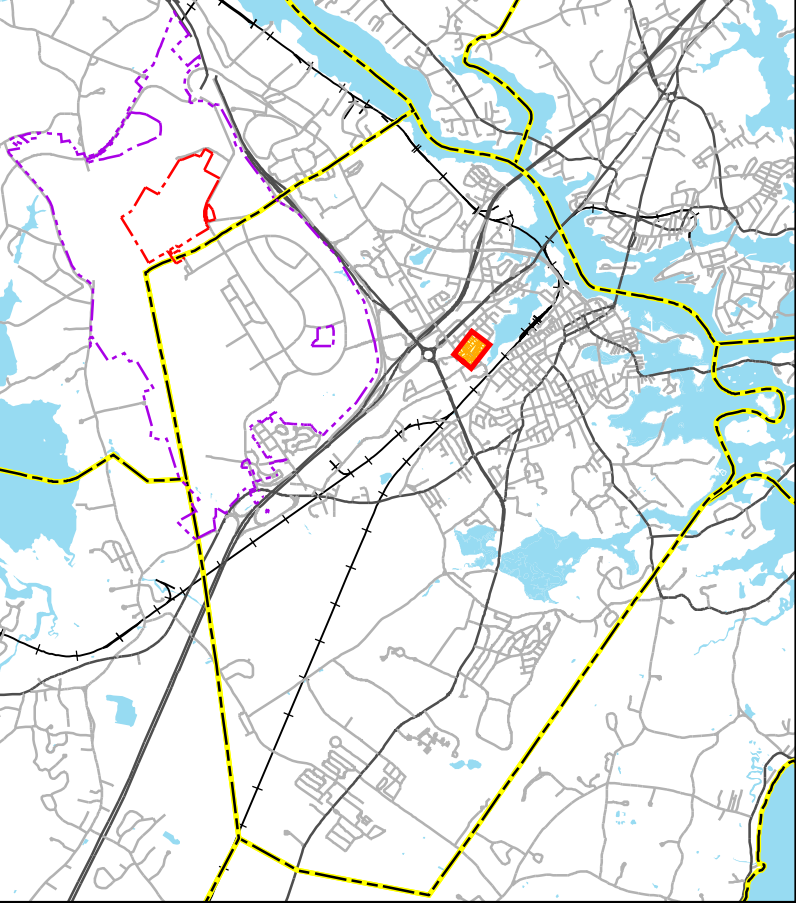


This map is for assessment purposes only. It is not intended for legal description or conveyance. Parcels are mapped as of April 1. Building footprints are 2006 data and may not represent current structures. Streets appearing on this map may be paper (unbuilt) streets. Lot numbers take precedence over address numbers. Address numbers shown on this map may not represent posted or legal addresses.

Nearby Tax Maps



Map Location

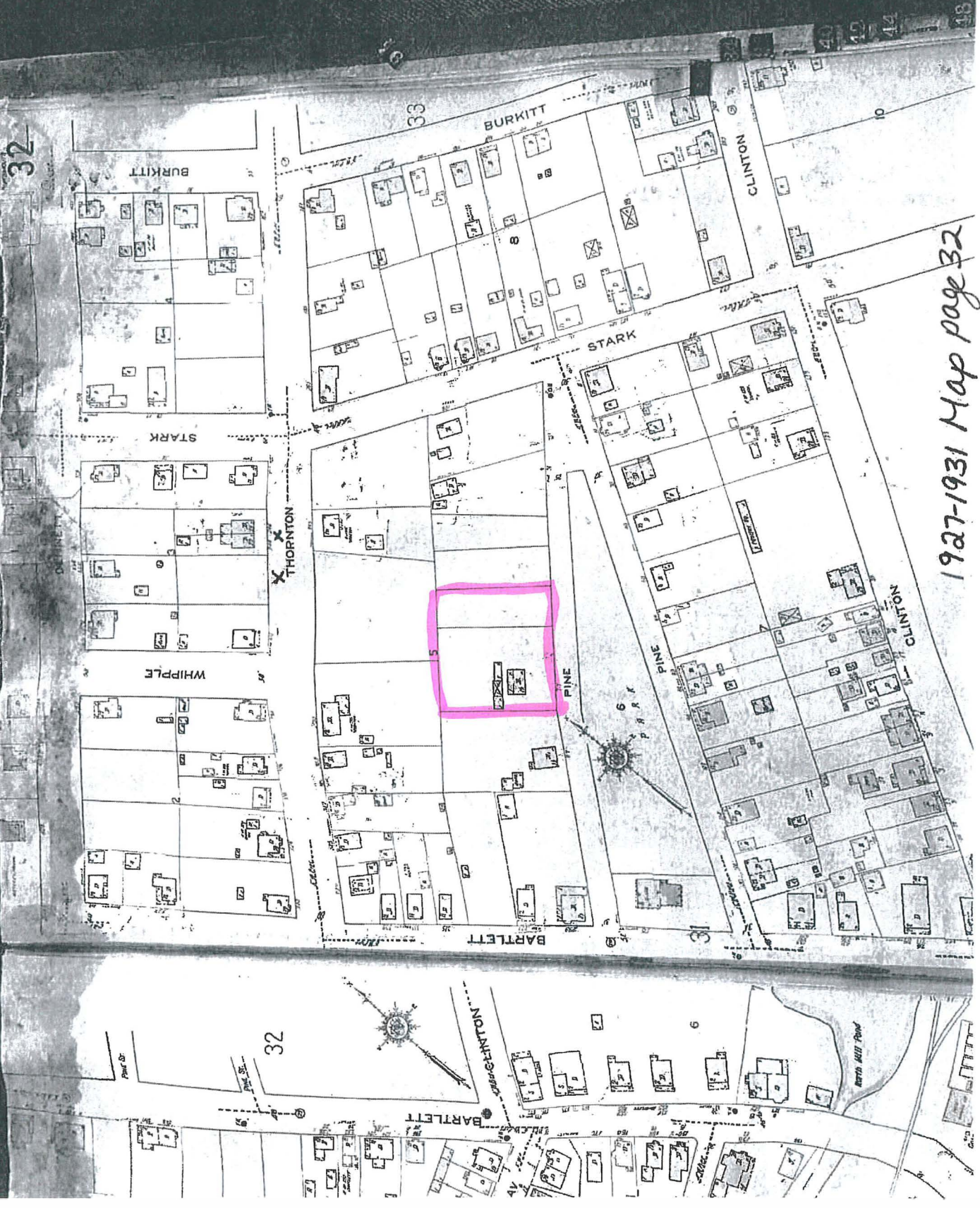


Portsmouth, New Hampshire  
 2020

Tax Map 162

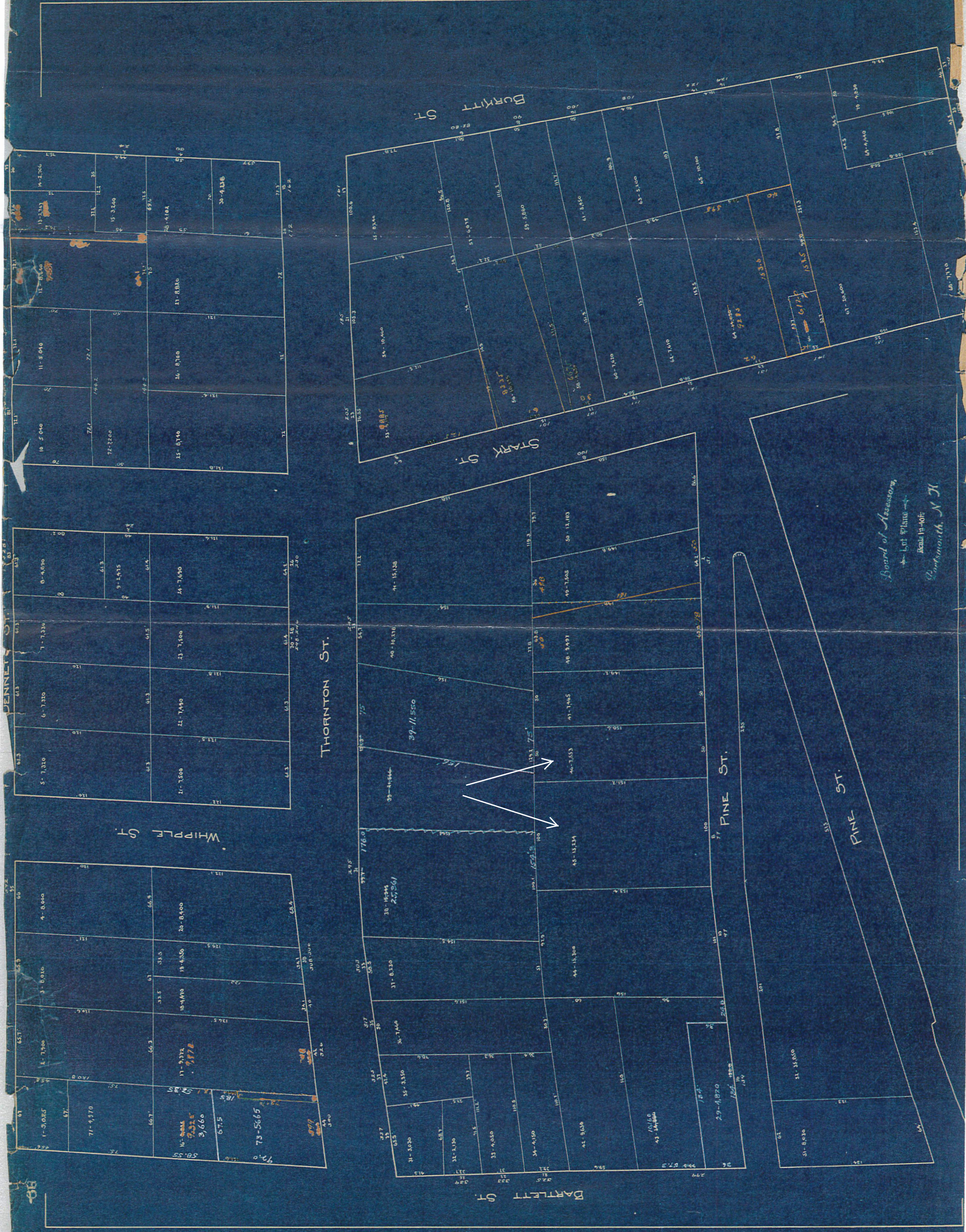


32



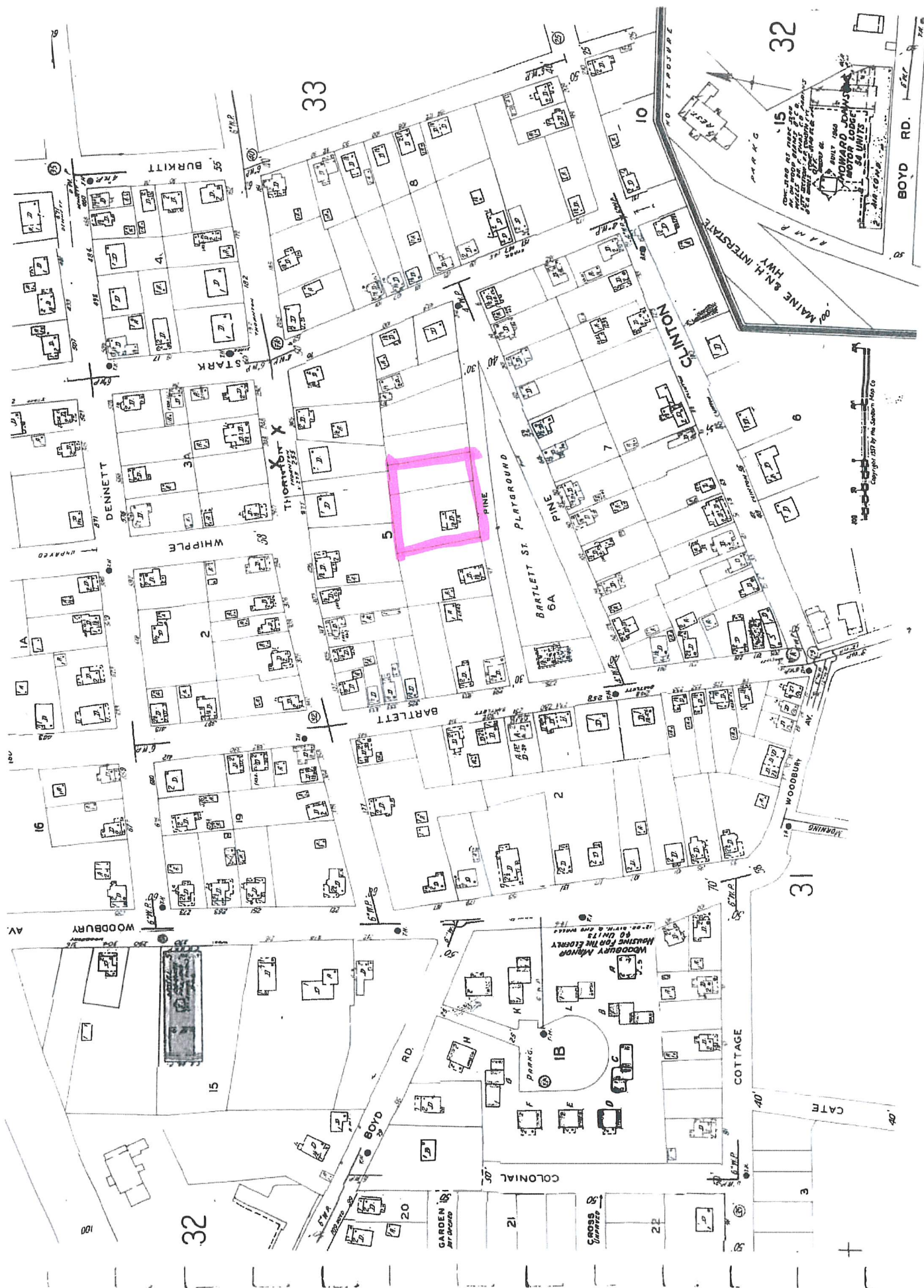
1927-1931 Map page 32



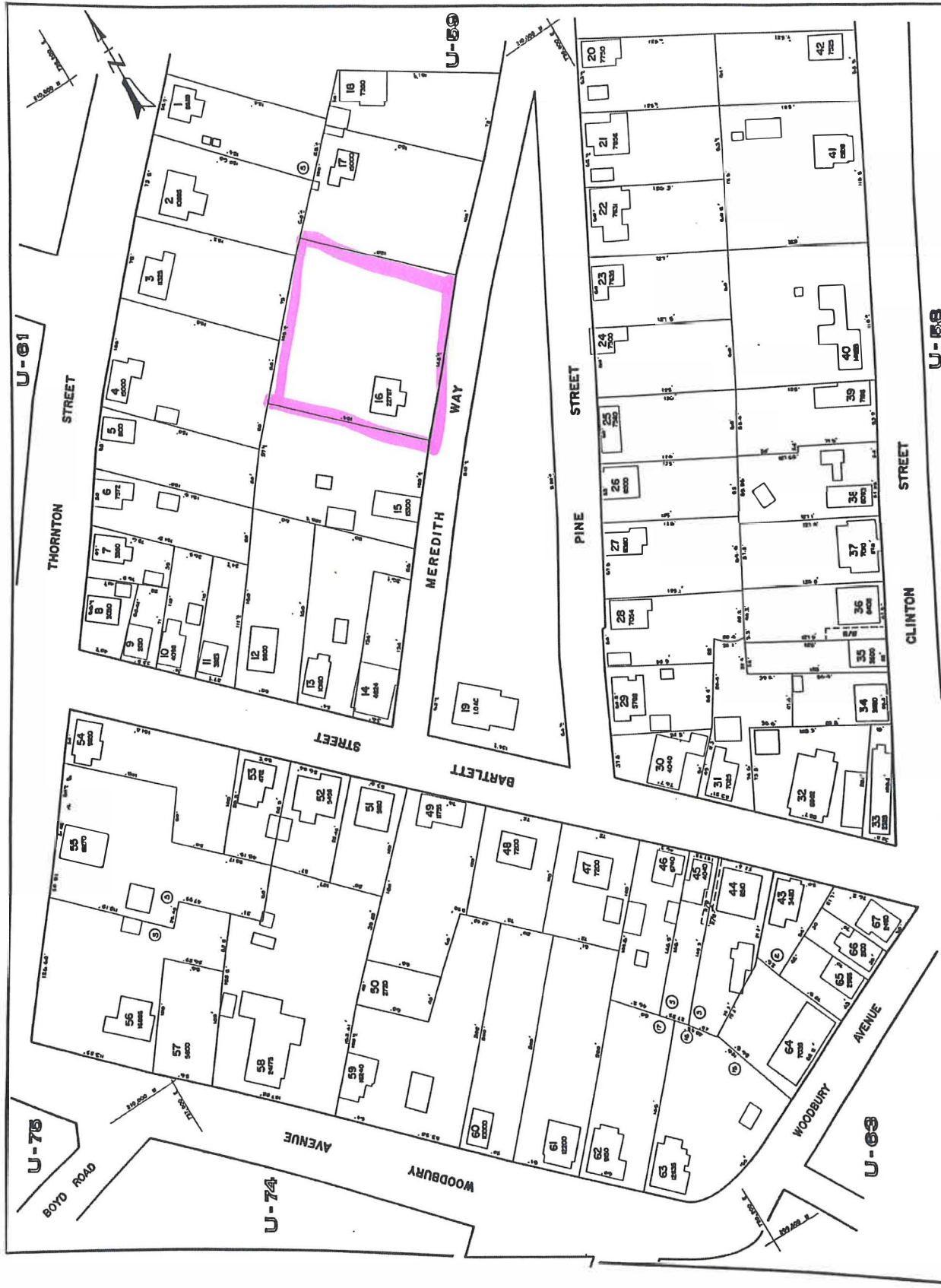


Board of Assessors  
of the Town of  
Durham, N. H.





1956



PREPARED BY PHOTOGRAPHIC METHODS BY  
 JOHN E. O'DONNELL & ASSOCIATES  
 AUBURN, MAINE  
 079

LEGEND  
 ADJACENT SHEET NO. 12  
 DEVELOPMENT LOT NO. 10  
 SCALED DIMENSIONS

PROPERTY MAP  
**PORTSMOUTH**  
 NEW HAMPSHIRE

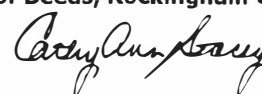
SCALE IN FEET  
 0 40 80

U-62



Book: 6274 Page: 1666

E # 21029791 05/04/2021 03:15:39 PM  
 Book 6274 Page 1666 Page 1 of 2  
 Register of Deeds, Rockingham County



LCHIP	ROA561516	25.00
TRANSFER TAX	RO105780	8,850.00
RECORDING		14.00
SURCHARGE		2.00

**RETURN TO:**

Stewart Title Company - New Hampshire  
 110 Corporate Drive, Suite 1  
 Portsmouth, NH 03801

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS THAT I/We Karen L. Dufour, a single person, of 77 Meredith Way, Portsmouth, NH 03801, for consideration paid, grant(s) to Randi Collins and Jeff Collins, a married couple, of 55 Pine Street, Portsmouth, NH 03801, as joint tenants, with WARRANTY COVENANTS, the following described premises:

A certain lot of land, together with the buildings thereon, situated in the City of Portsmouth, County of Rockingham and State of New Hampshire, being further bounded and described as follows:

Southerly by Pine Street;

Easterly by land now or formerly of Carroll Shershun;

Northerly by land now or formerly of Martin J. Early, Margaret Tebbetts, Douglas Arey and Carol Arey;  
 and

Westerly by land now or formerly of Laurence Robbins and Bella Robbins.

Said property being further described by instrument recorded in the Rockingham County Registry of Deeds in Book 2916, Page 2173.

I/We the grantor(s) hereby release all rights of homestead and any other interests therein in and to the above described premises.

Reference is made to title vested in Karen L. Dufour by virtue of a Warranty Deed from Charles B. Doleac dated March 23, 1992 and recorded in the Rockingham County Registry of Deeds in Book 2916, Page 2173.

EXECUTED this 4th day of May, 2021.

  
 Karen L. Dufour

State of New Hampshire  
County of Rockingham

On this 4th day of May, 2021, personally appeared, before me, the above named Karen L. Dufour, known to me or satisfactorily proven to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Stephanie M. Thompson  
Justice of the Peace/Notary Public  
Print Name: Stephanie M. Thompson  
My commission expires: 6.19.2024





P2173  
RK2916 P2173

KNOW ALL MEN BY THESE PRESENTS, That CHARLES B. DOLEAC, a married person, of Little Harbour Road, Portsmouth, New Hampshire,

for consideration paid, grants to KAREN L. DUFOUR, of 50 Snell Road, #4, Dover, New Hampshire,

with warranty covenants to the said Karen L. Dufour, the following-described real estate:

A certain lot of land, together with the buildings thereon, situated in the City of Portsmouth, County of Rockingham and State of New Hampshire, being further bounded and described as follows:

Southerly by Pine Street;  
Easterly by land now or formerly of Carroll Shershun;  
Northerly by land now or formerly of Martin J. Early, Margaret Tebbets, Douglas Arey and Carol Arey; and  
Westerly by land now or formerly of Laurence Robbins and Bella Robbins.

Being the same premises conveyed to Charles B. Doleac by Warranty Deed of Richard S. Philbrick and Harriet Philbrick, dated January 3, 1986 and recorded in the Rockingham County Registry of Deeds on January 3, 1986 at Book 2580, Page 2091.

STATE OF NEW HAMPSHIRE  
DEPARTMENT OF REVENUE ADMINISTRATION  
REAL ESTATE TRANSFER TAX  
\$919.00  
Lx THOUSAND 9 HUNDRED AND 19 DOLLARS  
CONTROL NUMBER 45870 VOID IF ALTERED

THIS IS NOT HOMESTEAD PROPERTY.

~~Notary Public~~ ~~Notary Public~~ ~~Notary Public~~

Signed this 23 day of March, 1992

*Charles B. Doleac*  
Charles B. Doleac L.S.

State of New Hampshire

ROCKINGHAM

88.1

March 23, A.D. 1992

Personally appeared Charles B. Doleac,

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

Before me, *Sandra Weston*  
Justice of the Peace - Notary Public

0012117

Mar 27 2 40 PM '92

ROCKINGHAM COUNTY  
REGISTRY OF DEEDS

BK2580 P2091

KNOW ALL MEN BY THESE PRESENTS, That RICHARD S. PHILBRICK and HARRIET PHILBRICK, husband and wife, of 217 Broad Street, Portsmouth, County of Rockingham, and State of New Hampshire,

for consideration paid, grant to CHARLES B. DOLEAC, of Little Harbor Road, Portsmouth, County of Rockingham, and State of New Hampshire,

with warranty covenants to the said Charles B. Doleac, the following described real estate:

A certain lot of land together with the buildings thereon situated in Portsmouth, NH and being further bounded and described as follows:

Southerly by Pine Street;  
Easterly by land now or formerly of Carroll Shershun;  
Northerly by land now or formerly of Martin J. Early,  
Margaret Tebbets, Douglas Arey and Carol Arey; and  
Westerly by land now or formerly of Laurence Robbins and  
Bella Robbins.

Being the same premises conveyed to Richard S. Philbrick and Harriet Philbrick by deed of Helen Jakimczyk, dated September 5, 1985, and recorded in the Rockingham County Registry of Deeds in Book 2562, Page 157.



We, being, ~~xxxxxx~~ said grantor~~s~~ release to said grantee all rights of homestead and other interests therein.

Signed this 3rd day of January, 1986

Eileen M. Jones  
Witness as to  
both

Richard S. Philbrick L.S.  
Richard S. Philbrick  
Harriet Philbrick L.S.  
Harriet Philbrick  
L.S.

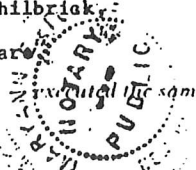
### State of New Hampshire

ROCKINGHAM ss.: January 3, A.D. 19 86

Personally appeared Richard S. Philbrick and Harriet Philbrick, known to me, or satisfactorily proven, to be the person s whose name s are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

MARYANN E. TOWLE, Notary Public  
My Commission Expires January 12, 1987

Before me, Maryann Towle  
Justice of the Peace - Notary Public





SEP 6 3 56 PM '85  
Rockingham County  
Registry of Deeds

KNOW ALL MEN BY THESE PRESENTS, that Helen Jakimczyk,  
of West Lynn, Massachusetts  
in consideration of **W2562 P0157**  
one dollar and other valuable consideration  
paid by Richard S. Philbrick & Harriet Philbrick of Portsmouth  
211 Broad Street, Portsmouth, N.H.  
the receipt whereof I do hereby acknowledge, do hereby  
give, grant, bargain, sell and convey unto the said Richard S. Philbrick and  
Harriet Philbrick their heirs and assigns forever,  
a certain lot or parcel of land

A certain lot of land together with the buildings  
thereon situated in Portsmouth, NH and being further  
bounded and described as follows:

Southerly by Pine Street;  
Easterly by land now or formerly of Carroll Shershun;  
Northerly by land now or formerly of Martin J. Early,  
Margaret Tebbets, Douglas Arey and Carol Arey; and  
Westerly by land now or formerly of Laurence Robbins and  
and Bella Robbins.

Meaning and intending to convey and hereby conveying the  
same parcel which was conveyed to the grantor herein by  
deed of Joseph Zabroski et al dated July 11, 1972 and  
recorded in the Rockingham County Registry of Deeds in  
Book 2157 Page 30. See also the Affidavit of the Grantor  
to be recorded herewith. The grantor is also conveying as  
the surviving joint tenant, John F. Jakimczyk having died on  
July 14, 1978 in West Lynn, Massachusetts.



To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Richard S. Philbrick and Harriet Philbrick  
their heirs and assigns, to them and their use and behoof forever.  
And I do COVENANT with the said Grantees, their heirs and assigns, that  
I am lawfully seized in fee of the premises that they are free of all encumbrances  
that I have good right to sell and convey the same to the said Grantees to hold as aforesaid,  
and that I and my heirs shall and will WARRANT and DEFEND the same to the said Grantees,  
their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, Harriet Jakimczyk, being an unmarried widow

~~do hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of the Registry of Deeds for the County of Rockingham, New Hampshire, and that the same has been duly recorded in Book 2157 Page 30.~~  
5th day of September in the year of our Lord one thousand nine hundred and 85.

Signed, Sealed and Delivered in presence of:

*[Signature]* *[Signature]*  
Helen Jakimczyk

State of ~~New~~ Hampshire September 5, 1985

Personally appeared the above named Helen Jakimczyk and acknowledged the above  
instrument to be her free act and deed.

CATHERINE J. YOUNGS, Notary Public Before me *[Signature]*  
My Commission Expires October 28, 1988 Justice of the Peace - Notary Public

**Know all Men by these Presents:****BK2157 PG032**

14615  
JUL 26 9 21 AM '72  
REC'D ROCKINGHAM COUNTY  
REGISTRY OF DEEDS

THAT I, Helen Jakimczyk, of West Lynn, County of Essex, State of Massachusetts,  
for consideration paid, grant to Helen Jakimczyk and John F. Jakimczyk, both of West Lynn, County of Essex, State of Massachusetts,  
with warranty covenants to the said Helen Jakimczyk and John F. Jakimczyk,  
as joint tenants with rights of survivorship, the

A certain lot of land with a building thereon situated in Portsmouth, County of Rockingham, State of New Hampshire, and bounded and described as follows:

Southerly by Pine Street; Easterly by land of Carroll Shershun; Northerly by land of Martin J. Early, Margaret Tebbets, and Douglas and Carol Arey; and Westerly by land of Laurence and Bella Robbins.

Being the same premises conveyed to the grantor by Deed dated July 11, 1972, to be recorded herewith.

(dower and homestead and other interests therein.  
(curtsey  
(wife of said grantor, release to said grantee all right of  
(husband

Witness my hand and seal this 25th day of July, 1972.

WITNESS:

*Lawrence W. Guptill*

*Helen Jakimczyk*

STATE OF NEW HAMPSHIRE

COUNTY OF ROCKINGHAM

On this the 25th day of July, 1972, before me, Lawrence W. Guptill, Jr. the undersigned officer, personally appeared Helen Jakimczyk known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purpose therein contained.

In witness whereof I hereunto set my hand and official seal.

*Lawrence W. Guptill*

Consideration less than \$100.00.

Justice of the Peace.



**BREK PG030**KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Joseph Zabroski, of Chelsea in the County of Suffolk and the State of Massachusetts; Stella Carideo of Everett in the County of Middlesex and the State of Massachusetts; Mary Gronska of Saugus in the County of Essex and the State of Massachusetts; and John Zabroski of Lynn in the County of Essex in the State of Massachusetts

for consideration less then One Hundred (\$100.00) Dollars grant to Helen Jakimczyk of West Lynn, County of Essex in the State of Massachusetts,

WITH WARRANTY COVENANTS to the said Helen Jakimczyk,

A certain lot of land with a building thereon situated in said Portsmouth, and bounded and described as follows:

Southerly by Pine Street; Easterly by land of Carroll Shershun; Northerly by land of Martin J. Early; Margaret Tebbets, and Douglas and Carol Arey; and Westerly by land of Laurence and Bella Robbins.

Being the same premises being conveyed to Kostanty Zabrockij a/k/a Kostanty Zabrocki by Warranty Deed of Mary Coakley, dated October 28, 1919 and recorded in Rockingham County, Registry of Deeds in Book 734, Page 223.

We, Vinci Zabroski, Willis Gronska, Eleanor Zabroski (wife of said grantors, release to said grantee all rights husband) of (dower and homestead and other interests therein. curtsey)

Witness Our Hands and Seals this 11th day of July 1972.

## WITNESS:

Jane Weinberg  
Jane Weinberg  
Jane Weinberg  
John Cronin  
John Cronin  
Ken P. P.  
Ken P. P.

Joseph K. Zabroski  
Vinci Zabroski  
Stella Carideo  
Mary Gronska  
Willis Gronska  
John S. Zabroski  
Eleanor M. Zabroski

## STATE OF MASSACHUSETTS

## COUNTY OF SUFFOLK

On this the TWELFTH day of July 1972, before me, NATHAN M. GOLDBERG the undersigned officer, personally appeared Joseph Zabroski and Vinci Zabroski known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purpose therein contained.

In witness whereof I hereunto set my hand and official seal.

N.P.S.

My commission expires:

NOTARY PUBLIC  
 MY COMMISSION EXPIRES  
 JAN. 7, 1977

Nathan M. Goldberg  
 Justice of the Peace  
 Notary Public

Jul 26 9 21 AM '72  
 REC'D ROCKINGHAM COUNTY  
 REGISTRY OF DEEDS

14614

BK2157 PG031

STATE OF MASSACHUSETTS

SUFFOLK  
COUNTY OF ~~WINDHAM~~

On this the ~~fourteenth~~ ^{fourteenth} day of July 1972, before me, Nathan M. Goffey the undersigned officer, personally appeared Stella Carideo known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same for the purpose therein contained.

In witness whereof I hereunto set my hand and official seal.

NOTARY PUBLIC  
MY COMMISSION EXPIRES  
JAN. 7, 1977  
N.S.  
My commission expires:

Nathan M. Goffey  
~~Justice of the Peace~~  
Notary Public

STATE OF MASSACHUSETTS

COUNTY OF ESSEX

On this the ~~Twenty~~ ^{Twenty} ~~First~~ day of July 1972, before me, William T. Sheehan, the undersigned officer, personally appeared Mary Gronska and Willis Gronska known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purpose therein contained.

In witness whereof I hereunto set my hand and official seal.

Subscribed and sworn to before me this twenty William T. Sheehan first day of July, 1972. ~~Justice of the Peace~~ (my term expires 7/31/75)  
N.P.S.  
My commission expires:

STATE OF MASSACHUSETTS

COUNTY OF ESSEX

On this the ~~eleventh~~ ^{eleventh} day of July 1972, before me, Wallace T. Bates the undersigned officer, personally appeared John Zabroski and Eleanor Zabroski known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purpose therein contained.

In witness whereof I hereunto set my hand and official seal.

Wallace T. Bates  
~~Justice of the Peace~~  
Notary Public

My commission expires:



V. A. P. P.

... of ... of ... in the county of Rock-  
ingham and State of New Hampshire married woman

For and in Consideration of the sum of One dollar  
to me in hand, before the delivery hereof, well and truly paid by Mary Leakey of the same Portsmouth  
Leakey

the receipt whereof I do hereby acknowledge, have given, granted, bargained and sold, and by these presents do give, grant, bargain, sell,  
alien, enfeof, convey and confirm unto the said

def. to } Mary Leakey and her heirs and assigns forever,  
T.H. Sines }  
myself. } A certain lot of land with the dwellinghouse thereon situate in  
Raid Portsmouth upon the Northern side of what was formerly known as  
West Park Street and now called Pine Street and being number 5 on said  
Street Bounded as follows viz: Southernly by said Street about one hundred  
and fifty (150) feet; Easternly by land of Sophia Hare and land of one  
Dorcas one hundred and fifty (150) feet, Northernly by land of Mary J. Freeman  
one hundred and fifty feet (150) and Westernly by land formerly of Charles H.  
Freeman now owned or occupied by one Pearson one hundred and  
fifty feet (150).  
Being the same premises conveyed to me by Calvin Page Trustee by deed recorded  
in Rockingham County Registry of Deeds.

To have and to hold the said granted premises, with all the privileges and appurtenances to the same belonging, to  
her the said Leakey and her heirs and assigns, to her and their only proper use and benefit forever. And I the  
said Leakey for myself and for my heirs,  
executors and administrators, do hereby covenant, grant, and agree to and with the said Leakey  
and her heirs and assigns, that until the delivery hereof I am the  
lawful owner of the said premises, and am seized and possessed thereof in my own right  
in fee simple; and have full power and lawful authority to grant and convey the same in manner aforesaid; that the said premises are free  
and clear from all and every incumbrance whatsoever; and that I and my heirs, executors and administrators,  
shall and will warrant and defend the same to the said Leakey  
and her heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.  
And I, Horace A. Maybey, husband of said Leakey, do hereby release my right of dower in the above mentioned premises.

And we and each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution and such other rights  
whatsoever in said premises and in each and every part thereof, as our Family Homestead, as are reserved or secured to us, or either of us, by the Statute of the State of  
New Hampshire, passed July 4, 1851, entitled "An act to exempt the Homestead of Families from attachment and levy or sale on execution," or by any other Statute or  
Statutes of said State.

IN WITNESS WHEREOF, We have hereunto set our hand & seal & this Record  
day of June in the year of our Lord one thousand nine hundred and 1910.

Signed, sealed and delivered in presence of us:

William L. Fernald. } Horace A. Maybey. (Ld)  
T.H. Sines. } Isabelle J. Maybey. (Ld)  
Horace A. Maybey Jr. } Charlotte M. Gladding. (Ld)  
STATE OF NEW HAMPSHIRE, Rockingham ss. June 25 A. D. 1910.

PERSONALLY appearing the above named Isabelle J. and Horace A. Maybey  
the foregoing instrument to be their voluntary act and deed. - BEFORE ME,  
T.H. Sines.

Received and Recorded, June 14 - 9.50 A.M. 1910. Justice of the Peace.  
D D M C



Suffold, ss.

May 9th A.D. 1908.

Personally appeared the above named Thomas J. Emery and acknowledged the foregoing instrument to be his voluntary act and deed - Before me

Geo. W. Estabrook

Justice of the Peace.

Received and Recorded Apr. 13, -4 P.M. 1910.

John W. A. Green Register

Deed  
Page 1  
Lupt.  
Maffey  
Del. to  
Mrs. H. L. Maffey  
by mail.

Know All Men By These Presents,  
That I, Calvin Page of Portsmouth in the County of Rock-  
ingham and State of New Hampshire, as I am Lupt.  
under the last will and testament of Nathan Jones,  
late of said Portsmouth, deceased, which will has been  
duly proved and allowed by the Probate Court for said  
County of Rockingham, for and in consideration of the  
sum of one dollar to me paid by Isabel J. Maffey of said  
Portsmouth, the receipt of which is hereby acknowledged,  
and because in my best judgment it is proper to  
make this conveyance, under and by virtue and in exe-  
cution of the powers in said will contained, have bar-  
gained and sold, and do hereby bargain, sell, release, and  
convey to the said Isabel J. Maffey, her heirs and assigns  
forever, a certain lot of land, with the dwelling house  
thereon, situated in said Portsmouth upon the westerly  
side of what was formerly known as West Park Street  
and is now called Pine Street, and being No. 1, on said  
street, bounded southerly by said street one hundred and  
fifty (150) feet, easterly by land of Sophia Searey and land  
of one, Drowne, one hundred and fifty (150) feet, northerly  
by land of Harry J. Green one hundred and fifty (150) feet  
and westerly by land formerly of Charles H. Mendum,  
now owned or occupied by Mrs. Pearson, one hundred  
and fifty (150) feet.

The premises intended to be conveyed are the same  
described in the deed of Lydia W. White and others to the  
said Nathan Jones, dated August 16, 1889, and recorded  
in Registry of deeds for said County of Rockingham,  
Book 576, Page 29.

To Have And To Hold the above granted premises to  
her the said Isabel J. Maffey and to her heirs and  
assigns to her and theirs, sole use and benefit forever.  
In Witness Whereof, I have hereunto set my hand and  
Real this thirteenth day of July, A. D. 1909.  
Signed, sealed and delivered  
in presence of:

to perform and observe the condition of this deed, rendering the surplus if any, to them or their heirs and assigns; and they here-  
by for themselves and their heirs and assigns, covenant with the  
grantees, their survivors, Successors and assigns, that, in case  
a sale shall be made under the foregoing power, they will, upon  
request, execute and deliver to the purchaser or purchasers a deed  
or deeds of release confirming the sale.

And it is agreed that the grantees, its successors, assigns,  
or any person or persons in their behalf, may purchase at any  
sale made as aforesaid, and that no other purchaser shall  
be answerable for the application of the purchase money; and  
that until default in the performance or observance of some  
one of the conditions of this deed, they and their heirs and  
assigns may hold and enjoy the granted premises and receive  
the rents and profits thereof.

In Witness Whereof, We the said Leonard H. Pillsbury and  
Evelyn S. Pillsbury have set our hands and seals this twenty-  
second day of August, in the year One thousand eight hun-  
dred and eighty nine.

Signed and Sealed  
in presence of.

John Ballantyne to wit,  
Charles W. Bell.

Leonard H. Pillsbury, ESQ.  
Evelyn S. Pillsbury, ESQ.

Commonwealth of Massachusetts.

Essex, ss. August 22, 1889.

Then personally appeared the above named Leonard  
H. Pillsbury and Evelyn S. Pillsbury and acknowledged  
the foregoing instrument to be their free act and deed.

Before me,

Charles W. Bell.

Justice of the Peace.

Received and Recorded.  
August 23, 1889.

Simon B. Hoyle  
Register.

Know all men by these Presents,  
That Mr. Lydia A. White of Boston in the County of Suf-  
folk and Commonwealth of Massachusetts, and Ella F.  
Shackford of Gelford in the County of Bermap and State  
of New Hampshire.

For and in consideration of the sum of One dollar and other  
valuable considerations to us in hand before the selling here-  
of, well and truly paid by Nathan Jones of Portsmouth  
in the County of Rockingham in said State of New Hamp-

White Etal  
to  
Jones.  
del. S. W. Coney.

unto the said grantee his heirs and assigns forever.

A certain parcel of land with the buildings thereon, situated in Portsmouth aforesaid, and bounded as follows: Beginning on West Park St. and running north by land formerly of Ephraim Pickering, One hundred and fifty feet; thence East by one hundred and fifty feet; thence South by land formerly of Sophia J. Moran One hundred and fifty feet; thence West by West Park St. to the point began at, One hundred and fifty feet.

Being the same premises formerly conveyed by Sarah L. Martin to Lydia W. White and Frank M. Shackford by her deed of July 10th, 1888, recorded in Rockingham Records, Book 12 570. Folio 255.

To have and to hold the said granted premises, with all the privileges and appurtenances to the same belonging, to the said grantee and his heirs and assigns, to his and their only proper use and benefit forever. And we the said grantors and our heirs.

Executors, and administrators, do hereby covenant grant and agree to and with the said grantee and his heirs and assigns, that until the delivery thereof we are the lawful owners of the said premises, and are seized and possessed thereof in our own right in fee simple, and have full power and lawful authority to grant and convey the same in manner aforesaid, that the said premises are free and clear from all and every incumbrance whatsoever, and that we and our heirs, executors and administrators, shall and will warrant and defend the same to the said grantee and his heirs and assigns against the lawful claims and demands of any person or persons whatsoever.

And I, Frank M. Shackford husband of the said Ella F. Shackford, And I, Henry White, husband of the said Lydia W. White, in consideration hereof, do hereby relinquish all of our rights in the before mentioned premises.

And we and each of us, do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution, and such other rights whatsoever in said premises, and in each and every part thereof as our family homestead, as are reserved or reserved to us, or either of us, by the Statute of the State of New Hampshire, or any act in amendment thereof, or any other statute of said State.

In Witness Whereof We have hereunto set our hands and Seals, this sixteenth day of August, in the year of our Lord, 1889.

Signed sealed and delivered in presence of us:

S. C. Clark.  
S. H. Smith.  
J. W. Emery.  
J. W. Emery

Ella F. Shackford.  
Frank M. Shackford.  
Lydia W. White.  
Henry White.

ES  
ES  
ES  
ES

State of New Hampshire.

Bethnap, ss, Aug. 16th, A. D. 1889.

Personally appeared the aboves named Ella F. Shackford



That *Sarah L. Martin* of *Portsmouth* in the County of *Rockingham* and State of *New Hampshire*.

for and in consideration of the sum of *One dollar*

to my hand before the delivery hereof, well and truly paid by *Sydia A. White* of *Boston* in the State of *Massachusetts*, and *Frank M. Shackford* of *Laconia* in the County of *Bellnap*, and State of *New Hampshire*

*Martin*  
to  
*White et al*

have remised, released and forever Quitclaimed, and by these presents do remise, release and forever quitclaim unto the said *Sydia A. White* and *Frank M. Shackford* - heirs and assigns forever.

Delivered to  
*M. Bufford.*

All my right title and interest in and to a certain parcel of land with the buildings thereon situated in said *Portsmouth* and bounded as follows: beginning on *West Park Street* and running northerly by land formerly of *Ephraim Pickering* one hundred and fifty feet; thence Easterly one hundred and fifty feet; thence Southerly by land formerly of *Saphia J. Moran* one hundred and fifty feet; thence Westerly by *West Park Street* to the point began at. One hundred and fifty feet.

Being the same premises conveyed to *Joseph L. Martin* by *Sydia A. White* and others by deed Oct 21, 1878, and recorded in *Rockingham Records* Liber 510 Folio 36

To HAVE and to HOLD the said premises, with all the privileges and appurtenances thereunto belonging, to the said *White and Shackford*, their heirs and assigns forever; and I do hereby covenant with the said *White and Shackford* that I will warrant and defend the said premises to them the said *White and Shackford* and their heirs and assigns, against the lawful claims and demands of any person or persons claiming by, from or under me.

And I, *wife of said* for the consideration aforesaid, do hereby release my right of dower in said premises.

And we, the said *and each of us* do hereby release discharge and waive all such rights of exemption from attachment and levy or sale and execution in consideration aforesaid, do hereby grant and release to said *and each of us* all the right, title, interest, claim or demand which we, or either of us have in or to the above described premises, by virtue of an act of the Legislature of the State of *New Hampshire* entitled "An act to exempt the Homestead of Families from attachment and levy or sale on execution," passed July 4, 1851.

IN WITNESS WHEREOF I have hereunto set my hand and seal, this *twentieth* day of *July* in the year of our Lord 188 *one thousand eight hundred and eighty eight*

SIGNED, SEALED AND DELIVERED IN PRESENCE OF US:

*Marcellus Bufford*  
*John J. Lasky*

*Sarah L. Martin*

State of *New Hampshire*, *Rockingham*, ss. *July 10.* A.D. 188 *8.*

Personally appeared the above named *Sarah L. Martin* and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: *On the tenth day of July, 1888.*  
*Marcellus Bufford.* Justice of the Peace

That We Lydia Ann White, of Boston in the State of Massachusetts, and Mary Jane Shackford, of Lake Village, in the State of New Hampshire,

White & Co  
Martin

for and in consideration of the sum of one dollar

to us in hand before the delivery hereof, well and truly paid by

Joseph L. Martin of Portsmouth, in the County of Rockingham and State of New Hampshire,

Delivered to  
M. Bufford  
mail.

have remised, released and forever Quitclaimed, and by these presents do remise, release and forever quitclaim unto the said

Joseph L. Martin, and his heirs and assigns forever.

A certain parcel of land with the buildings thereon situated in said Portsmouth, and bounded as follows, beginning on West Park Street and running northerly by land of Ephraim Pickering, one hundred and fifty feet, thence Easterly by land of Joseph L. Martin, and Phineas D. Hoyt, one hundred and fifty feet, thence Southerly by land of Sophie J. Moran, one hundred and fifty feet, thence Westerly by West Park Street, to the point begun at one hundred and fifty feet.

To HAVE and to HOLD the said premises, with all the privileges and appurtenances thereunto belonging, to the said

Joseph L. Martin his heirs and assigns forever; and we

do hereby covenant with the said Joseph L. Martin,

that we will warrant and defend the said premises to him the said Joseph L. Martin,

his heirs and assigns, against the lawful claims and demands of

any person or persons claiming by, from or under us

And we the Husbands wife of said grantors

for

the consideration aforesaid, do hereby release my right of dower in said premises.

And we, the said all and each of us and

wife of said

in consideration aforesaid, do hereby grant and release to said Joseph L. Martin,

all the right, title, interest, claim or demand which we, or either of us have in or to the above described premises, by virtue of an act of

the Legislature of the State of New Hampshire, entitled "An act to exempt the Homestead of Families from attachment and levy or sale

on execution," passed July 4, 1851.

In WITNESS WHEREOF we have hereunto set our hands and seals, this twenty first day of

October, in the year of Lord 1858.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF US:

Mary A. Wallaer, Emma White, Lydia A. White (L.S.)  
S. C. Clark, To Mr + Mrs. Henry White (L.S.)  
E. H. Blaisdell, Shackford, Mary Jane Shackford (L.S.)  
Belknap, Nathaniel Shackford (L.S.)  
State of New Hampshire, Rockingham, ss. October 24th A.D. 1858.

Personally appeared the above named Mary Jane Shackford and Nathaniel Shackford,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

S. C. Clark,

Justice of the Peace.

Co. of Massachusetts, County of Suffolk. October 31, 1858.  
I, S. C. Clark, Justice of the Peace, do hereby certify that the within instrument is a true and correct copy of the original as the same was presented to me, and that the same was acknowledged by the parties thereto before me, and that the same is a true and correct copy of the original as the same was presented to me, and that the same was acknowledged by the parties thereto before me.

tenor of a certain note given by said Sarah Huntington, bearing date even herewith said last mentioned sum of three hundred and twenty dollars, without interest thereon, then this deed and also said note shall be void otherwise they shall remain in full force.

In witness whereof I the said Sarah Huntington have hereunto set my hand and seal this Eleventh day of March in the year of our Lord one thousand eight hundred and fifty three.

Executed and delivered  
in presence of us  
Parker Merrill  
C. W. Huntington. } Sarah Huntington. (L.S.)

State of New Hampshire, Rockingham ss March 11. 1853. Then the aforesaid Sarah Huntington personally acknowledged the afore written instrument by her signed and sealed to be her deed.

Before me, Parker Merrill, Justice of the Peace.

Received and Recorded March 19. 1853.

J. Hamilton Shapley, Register.

White  
to  
White  
Oath Approp.

Now all men by these presents, that I William White of Haverhill, in the County of Essex and Commonwealth of Massachusetts, yeoman in consideration of one hundred and sixty seven dollars \$167 paid by Lydia White, of Haverhill aforesaid, single woman, the receipt whereof I do hereby acknowledge, have remised, released, and forever quit claimed, and do for myself and my heirs by these presents remise, release, and forever quit claim, unto the said Lydia White, her heirs and assigns, all my right title & interest & claim in & to a lot of land situate in Salem in the County of Rockingham and State of New Hampshire, containing about twenty six acres and 14 3/4 rods. Also all my right & title to about one hundred acres of land, being number fifteen, sixth range, second division right of Reuben French, in Warren in the County of Drafton, in said State. Also lot number twenty five, third division, right of said French containing about seventy acres in Warren aforesaid. The said pieces or lots being my part of my inheritance thereof, in the estate of my late sister, Fanny Whittier.

To have and to hold the afore mentioned premises, with all the privileges and appertinances thereunto belonging, to her the said Lydia White her heirs and assigns to her & their use forever, so that neither I the said William White, nor my heirs or any other person or persons, claiming from or under me, or them, or in the name right, or stead of me, or them, shall or will, by any way or means, have, claim, or demand, any right or title, to the aforesaid premises or their appertinances, or to any part or parcel thereof, forever.

In witness whereof I the said William White, and I Priscilla White wife of said William, in token of relinquishment of dower have hereunto set our hands and seals this ninth of February in the year of our Lord one thousand eight hundred and twenty seven.

Signed, Sealed, and delivered  
in presence of us  
William White  
Priscilla White } (L.S.) (L.S.)



Emily Stacey.  
State of New Hampshire  
Rockingham ss. July 13, 1909.

Then personally appeared the above named Calvin  
Page, Trustee under the will of Nathan Jones, and  
acknowledged the foregoing instrument to be his  
free act and deed.

Before me,

Howard C. Nelson

Justice of the Peace.

Received and Recorded April 19 - 3.40 P.M. 1910.

John W. A. Green Register

Know all men by these presents that I Catherine Beede  
wife of Alpheus Beede within named in consideration of  
one dollar to me paid by William S. Farrow within  
named do hereby release to said William S. Farrow all  
my right of dower in the within described premises.  
In witness whereof I have hereto set my hand and  
seal this 14 day of May A. D. 1891.

Signed sealed & delivered  
in presence of

Catherine Beede (ES)  
Edwin A. Beede

Release  
of Dower.

Beede

&

Farrow.

Del. &

J. K. & B. J. Bullitt

See B. - 493

P. - 273.

Received and Recorded April 2-10 A. M. 1910.

John W. A. Green Register

Mortgage.

Smith

&

Webster

Del. &

Call for

in full & hereby discharge the same

George J. Webster.

Received and Recorded Apr. 25-1911. John W. A. Green

Register

1891

1891

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