

HOEFLE, PHOENIX, GORMLEY & ROBERTS, PLLC

ATTORNEYS AT LAW

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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

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

Signature: [Handwritten 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

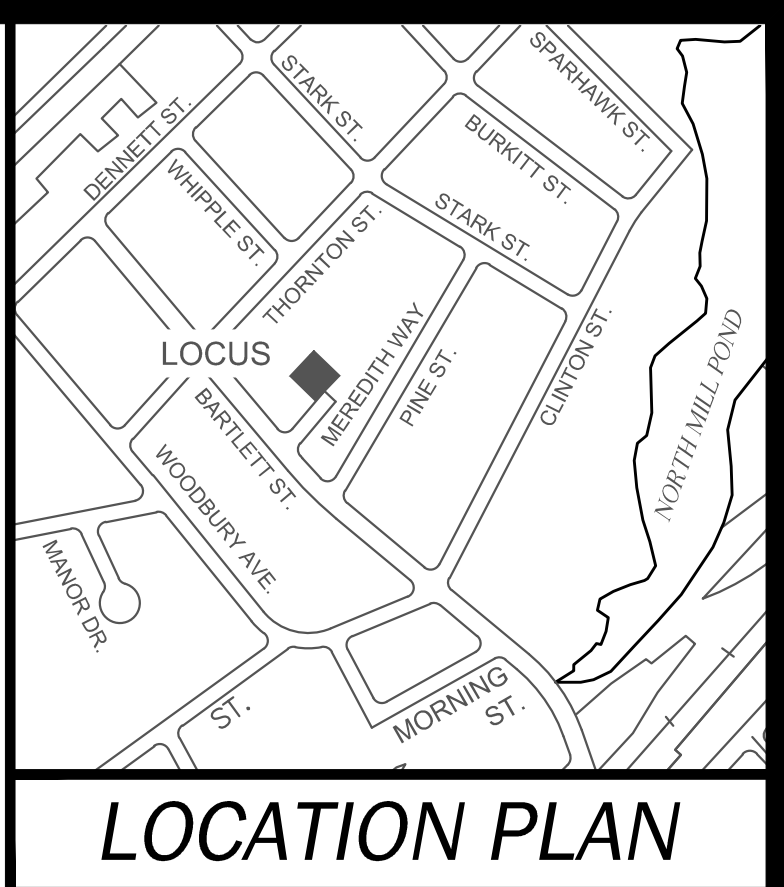
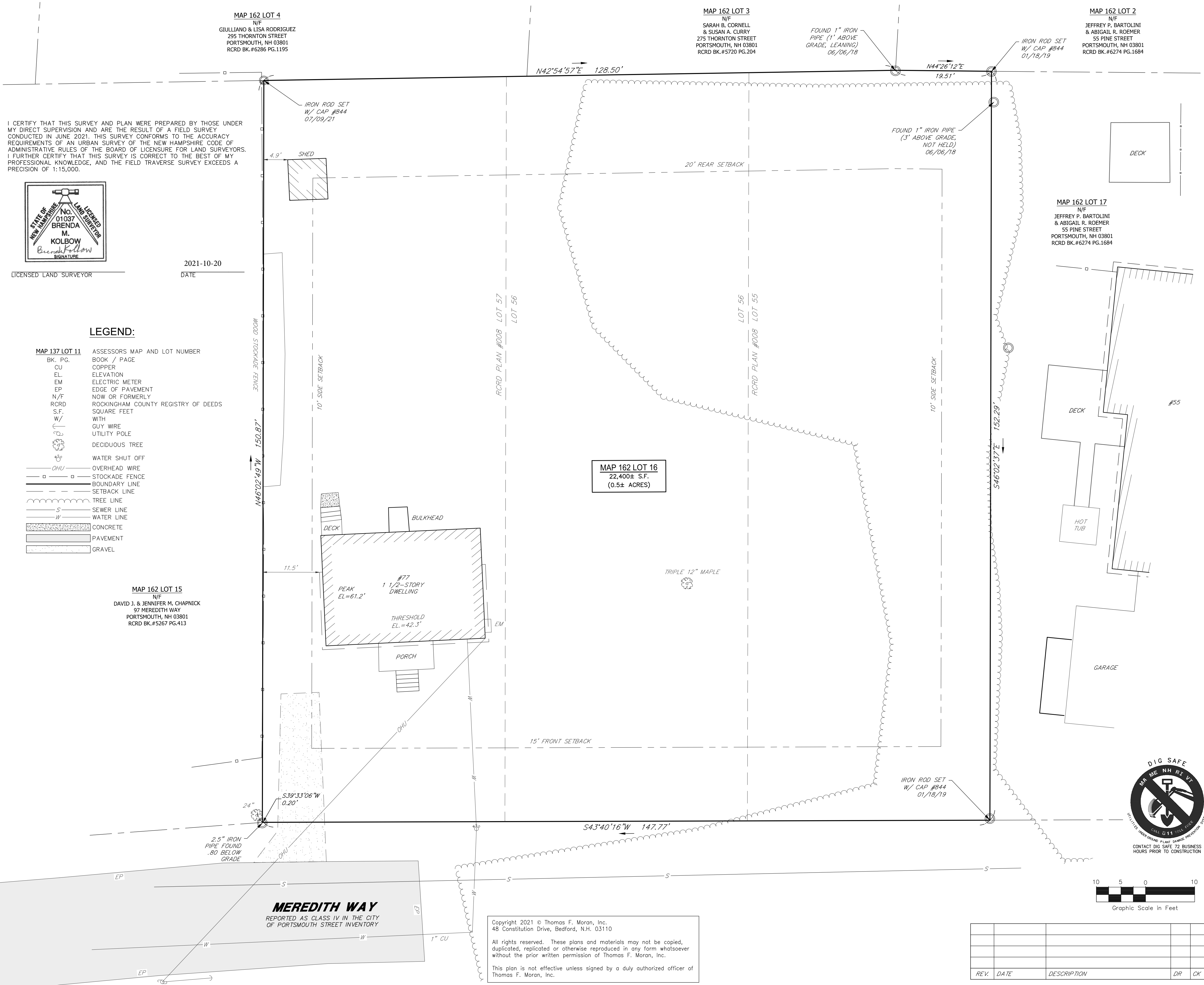
To whom it may concern,

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

Oct 20, 2021 - 9:38am
 F:\MSC Projects\47442-77 Meredith Way - Portsmouth\47442-00 - Collins - 77 Meredith Way\Collison Survey\Dwg\47442-00 Survey.dwg



- NOTES:**
- THE PARCEL IS LOCATED IN THE GENERAL RESIDENCE A (GRA) ZONING DISTRICT.
 - THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 162 AS LOT 16.
 - 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.
 - | | |
|--------------------------------------|------------------|
| MINIMUM LOT DIMENSIONS: | REQUIRED: |
| LOT AREA: | 7,500 S.F. |
| LOT AREA PER DWELLING UNIT: | 7,500 S.F. |
| CONTINUOUS STREET FRONTAGE: | 100' |
| DEPTH: | 70' |
| MINIMUM YARD DIMENSIONS: | |
| FRONT: | 15' |
| SIDE: | 10' |
| REAR: | 20' |
| MAXIMUM STRUCTURE DIMENSIONS: | |
| STRUCTURE HEIGHT: | |
| SLOPED ROOF: | 35' |
| FLAT ROOF: | 30' |
| ROOF APPURTENANCE HEIGHT: | 8' |
| BUILDING COVERAGE: | 25% |
| MINIMUM OPEN SPACE: | 30% |
 - OWNER OF RECORD:
 MAP 162 LOT 16:
 RANDI & JEFF COLLINS
 77 MEREDITH WAY
 PORTSMOUTH, NH 03801
 RCRD BK.#6274 PG.#1666
 - PARCEL AREA:
 MAP 162 LOT 16:
 22,400± S.F.
 (0.5± ACRES)
 - 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.
 - THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES, TOPOGRAPHY AND CURRENT SITE FEATURES OF MAP 162 LOT 16.
 - FIELD SURVEY COMPLETED BY TCE JUNE 2021 USING A TOPCON DS103 AND A TOPCON FC-5000 DATA COLLECTOR.
 - HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS. THE VERTICAL DATUM IS NAVD88 PER STATIC GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 2 FEET.
 - EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
 - 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:**
- "PLAN OF ELM PLACE, SITUATED IN PORTSMOUTH, N.H." DATED 1856. RCRD PLAN #008.
 - "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 #0-22643.

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

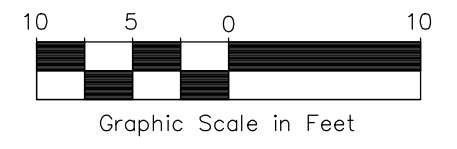
170 Commerce Way, Suite 102
 Portsmouth, NH 03801
 Phone (603) 431-2222
 Fax (603) 431-0910
 www.tfmoran.com

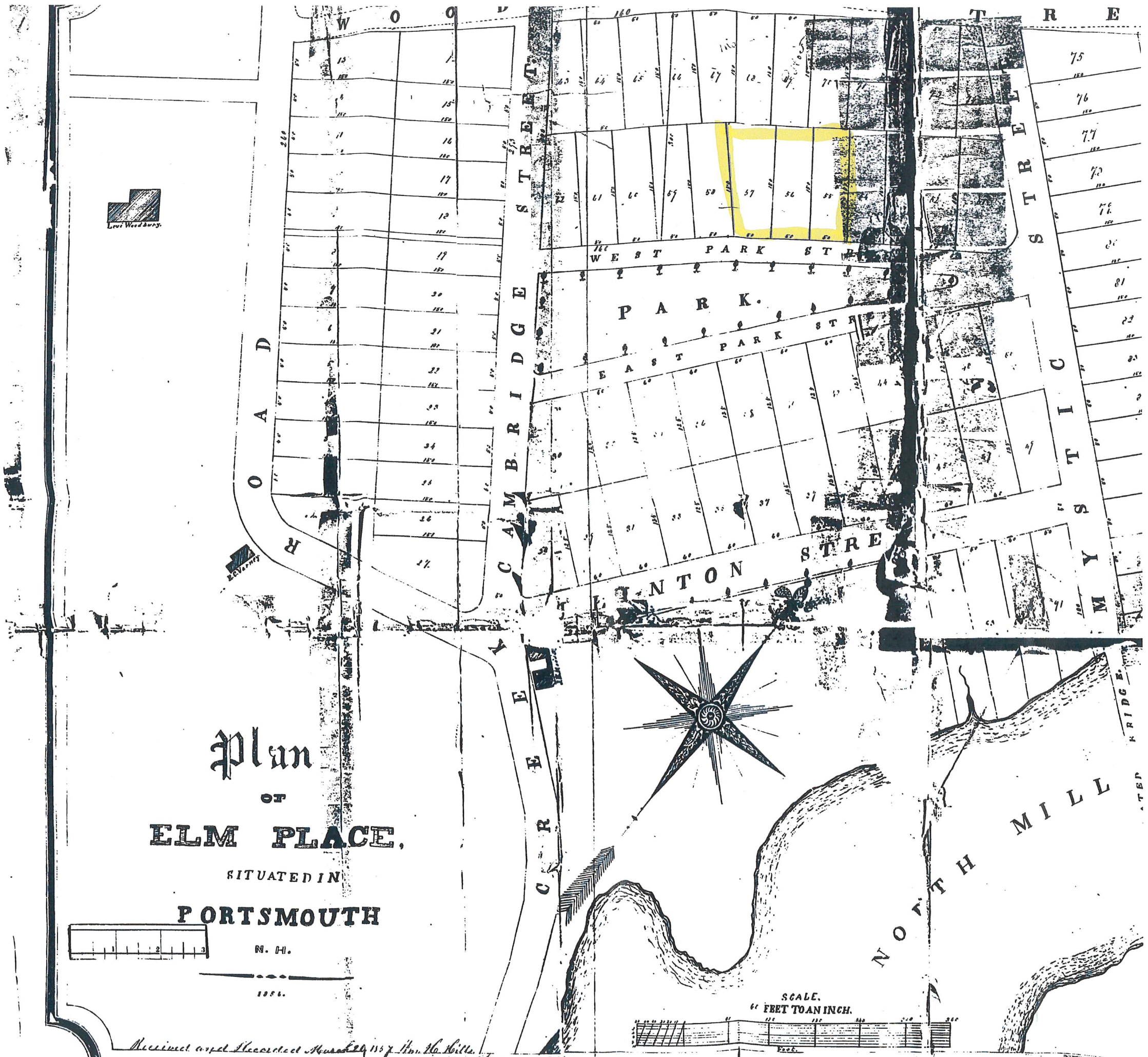
F 47442-00 DR FB
 CK CADFILE

S-1

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

REV.	DATE	DESCRIPTION	DR	CK





Plan
 OF
ELM PLACE,
 SITUATED IN
PORTSMOUTH

N. H.

1876.

SCALE.
 66 FEET TO AN INCH.

Received and Recorded March 24 1877 Hon. W. H. Hill

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
DUFOUR KAREN L	1 Level	0 All Public	1 Paved	8 2+ Off-St PKG		Description	Code	Assessed	Assessed
						RESIDENTL	1010	138,900	138,900
						RES LAND	1010	290,600	290,600
77 MEREDITH WAY						SUPPLEMENTAL DATA			2229
PORTSMOUTH NH 03801						CONDO C			PORTSMOUTH, NH
ALT Prcl ID 0162-0016-0000-0000						INLAW Y/			
OLDACTN 59180						LOT SPLIT			
PHOTO						2015 Reva			
WARD						Ex/Cr Appl			
PREC. 1/2 HSE						Assoc Pld#			
GIS ID 35046						Total			429,500

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DUFOUR KAREN L	2916	2173	03-23-1992	1		0		Year	Code	Assessed	Year	Code	Assessed
								2020	1010	138,900	2019	1010	138,900
								1010	1010	290,600	1010	1010	290,600
Total								429,500	Total	429,500	Total	429,500	Total

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int	APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
			0.00						Appraised Bldg. Value (Card)		138,900	
									Appraised Xt (B) Value (Bldg)		0	
									Appraised Ob (B) Value (Bldg)		0	
									Appraised Land Value (Bldg)		290,600	
									Special Land Value		0	
									Total Appraised Parcel Value		429,500	
									Valuation Method		C	

ASSESSING NEIGHBORHOOD		Nbrhd Name	Tracing	Batch
Nbrhd	131	B		
APPT LETTER SENT 1/4/13				
NOTES				

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
Total Appraised Parcel Value										
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	2	No one home					

EXHIBIT E

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: 06	01	Conventional Residential			
Model: 01	C+	C+			
Grade: C+	1.75				
Stories: 1					
Occupancy: 1					
Exterior Wall 1: 25		Vinyl Siding			
Exterior Wall 2: 03		Gable/Hip			
Roof Structure: 03		Asph/F Gls/Cmp			
Roof Cover: 03		Plastered			
Interior Wall 1: 12		Hardwood			
Interior Wall 2: 12		Hardwood			
Interior Flr 1: 02		Oil			
Interior Flr 2: 02		Warm Air			
Heat Fuel: 01		None			
Heat Type: 02		2 Bedrooms			
AC Type: 02					
Total Bedrooms: 1					
Total Bathrms: 0					
Total Half Baths: 0					
Total Xtra Fixts: 6					
Total Rooms: 1					
Bath Style: 1		Avg Quality			
Kitchen Style: 1		Avg Quality			
Kitchen Gr: 0					
WB Fireplaces: 0					
Extra Openings: 0					
Metal Fireplace: 0					
Extra Openings: 0					
Brnt Garage: 0					

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

Code	Description	LB	Units	Unit Price	Yr Bilt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	704	704	704	178,999	126,007
FOP	Porch, Open	0	66	13	35,25	2,327
TQS	Three Quarter Story	0	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

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM MDL-01	100
		0
		0

COST / MARKET VALUATION

Adj. Base Rate	178,999
Building Value New	213,710
Year Built	1870
Effective Year Built	1984
Depreciation Code	AV
Remodel Rating	
Year Remodeled	
Depreciation %	35
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	65
RCNLD	138,900
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

BAS
UBM

8

32

TQS
BAS
UBM

11

32

FOP

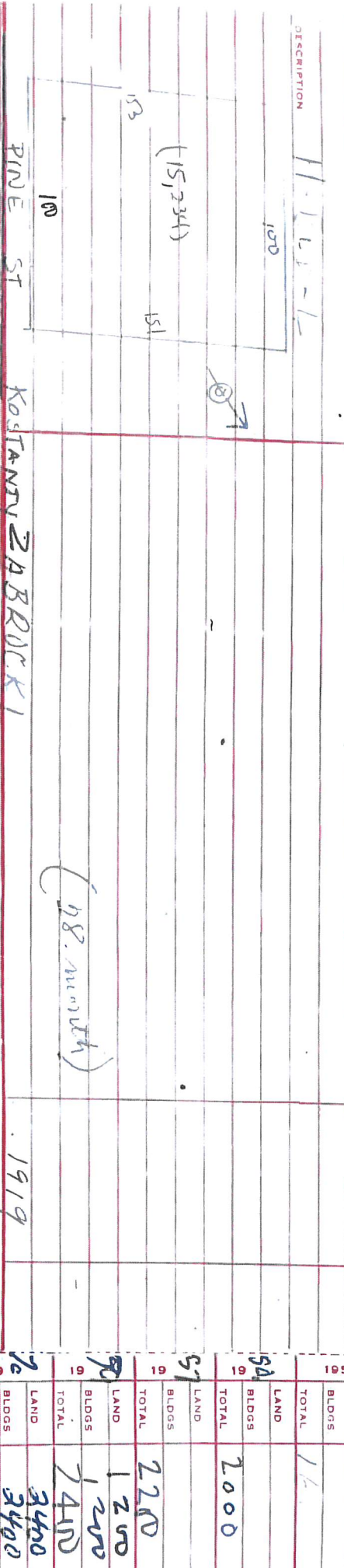
11



PROPERTY ASSESSMENT RECORD - CITY OF FORTSMOUTH, N.C.

PLAN **81** LOT **45** RECORD OF OWNERSHIP DATE OF TRANSFER SALE PRICE IF KNOWN ASSESSMENT RECORD

ADDRESS **77 BARK ST** DESCRIPTION **11.11.1-1**



RURAL PROPERTY

PROPERTY FACTORS

TOPOGRAPHY	LEVEL	ROLLING	LEDGE
SOIL 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	NO
TELEPHONE	YES	NO	NO
ROAD	PAVED	IMPR.	DIRT
EMARKS			

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
TILLABLE	710	710	504,700
PASTURE	710	710	504,700
WOODED	710	710	504,700
WASTE LAND			
TOTAL ACREAGE			
TOTAL VALUE LAND			
TOTAL VALUE BUILDINGS			
TOTAL VALUE LAND & BUILDINGS			

OWNERS PREVIOUS TO 1981

NAME	DATES	ASSESSMENTS
Mrs. Michael Felton	1910	
Mrs. Elizabeth Felton	1910	
Mrs. Ethel Robinson	1910	
Mary Oakley	1910	
Isabella Mary	1910	
Est. N. Jones	1908	

URBAN PROPERTY

PROPERTY FACTORS

TOPOGRAPHY	IMPROVEMENTS
VEL	WATER
SM	SEWER
W	GAS (partially)
CLING	ELECTRICITY
AMPY	ALL UTILITIES
	CARBAGE DISPOSAL
	TREND OF DISTRICT
ED	IMPROVING
IMPROVED	STAGING
PAIK	DECLINING

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	TOTAL
150	156	300			300
TOTAL VALUE LAND					300
TOTAL VALUE BUILDINGS					1800
TOTAL VALUE LAND & BUILDINGS					2100

LAND	15	300
BLDGS	19	1800
TOTAL		2100

ASSESSMENT RECORD

LAND	15	300
BLDGS	19	1800
TOTAL		2100

LAND	15	300
BLDGS	19	1800
TOTAL		2100

LAND	15	300
BLDGS	19	1800
TOTAL		2100

LAND	15	300
BLDGS	19	1800
TOTAL		2100

LAND	15	300
BLDGS	19	1800
TOTAL		2100

LAND	15	300
BLDGS	19	1800
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TOTAL		2100

LAND	15	300
BLDGS	19	1800
TOTAL		2100

LAND	15	300
BLDGS	19	1800
TOTAL		2100

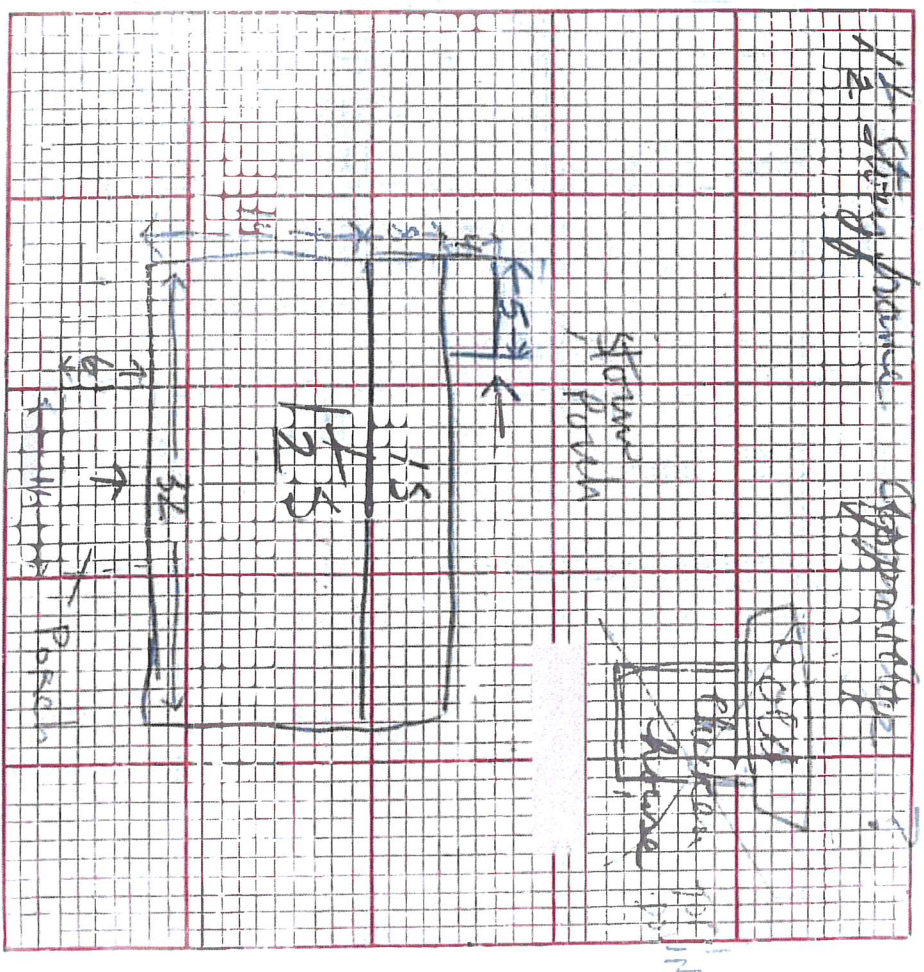
RECORD OF BUILDINGS

CONSTRUCTION

NOTES—SPECIAL EQUIPMENT

OCCUPANCY	FLOORS	1	2	3	
SINGLE FAMILY	CEMENT	B	1	2	3
TWO FAMILY	EARTH				
APARTMENT	PINE				
STORE	HARDWOOD				
THEATRE					
HOTEL					
OFFICES	ATTIC FL. & STRS.				
WAREHOUSE					
COMM. GARAGE					
GAS STATION					
FOUNDATION					
CONCRETE	HARDWOOD				
CONCRETE BLOCK	PLASTER				
BRICK OR STONE	UNFINISHED				
PIERS	METAL CLG.				
CELLAR AREA FULL					
NO CELLAR	RECREAT. ROOM				
	FINISHED ATTIC				
	FIREPLACE				
EXTERIOR WALLS					
CLAPBOARDS	HEATING				
WIDE SIDING	PIPELESS FURNACE				
DROP SIDING	HOT AIR FURNACE				
NO SHEATHING	FORCED AIR FURN.				
WOOD SHINGLES	STEAM				
ASBEST. SHINGLES	HOT WAT. OR VAPOR				
STUCCO ON FRAME	NO HEATING				
BRICK VENEER	GAS BURNER				
BRICK ON TILE	OIL BURNER				
SOLID BRICK	STOKER				
STONE VENEER	PLUMBING				
CONC. OR CIND. BL.	BATHROOM				
	TOILET ROOM				
	WATER CLOSET				
	KITCHEN SINK				
	STD. WAT. HEAT				
	AUTO. WAT. HEAT				
	ELECT. WAT. SYST.				
	LAUNDRY TUBS				
	NO PLUMBING				
ROOFING					
ASPH. SHINGLES	TILING				
WOOD SHINGLES	BATH FL. & WCOT.				
ASBEST. SHINGLES	TOILET FL. & WCOT.				
SLATE	LIGHTING				
	ELECTRIC				
	NO LIGHTING				
NO. OF ROOMS					
BSMT	1ST	2ND	3RD		
4	4	2	3		

UNIT	COMPUTATIONS	1931
1ST 5 F @		
2ND 5 F @		
5 F @		
ADDITIONS		
BASEMENT		
WALLS		
ROOF		
FLOORS		
ATTIC		
FINISH		
FIREPLACE		
HEATING		
PLUMBING		
TILING		
TOTAL		
FACTOR		
REPL. VAL.		



SUMMARY OF BUILDINGS

GRADE	AGE	DATE REMOD.	COND.	REPL. VAL.	PHYS. DEPR.	PHYS. VALUE	FUNCT. DEPR.	SOUND VALUE
				4000	50%	2000	10%	1800
TOTAL VALUE BUILDINGS				19				
TOTAL VALUE BUILDINGS				19				

PROPERTY OWNER: JAKIMCZYK/HELEN & JOHN F
 PROPERTY LOCATION: 77 PINE ST
 CITY OF PORTSMOUTH N.H.
 JOHN B. PETTY CAE, ASSESSOR
 MA 01905
 RECORD OF TRANSFER
 DATE: 72672
 BOOK: 2157
 PAGE: 32
 CONTROL NO: 1413089004500
 CARD: 1 OF 1
 PLAN LOT: 089 045
 U62 016

REMARKS-1
 RENT \$75 PER MONTH
 NO UTILITIES
 PRAMIT # 746
 SIDING
 COST 2800

NO	DATE	BOOK	PAGE	AMOUNT	REMARKS
1	72672	2157	32		ZABROCKI/KOSTANTY
2					
3					
4					
5					
6					
7					

LAND DEPRECIATION CODES
 1-EXCESS FRONTAGE
 LEGAL

TOPOGRAPHY-1 LEVEL
 IMPROVEMENTS-1 C WATER
 -2 SEWER
 -3 ELEC
 STREET/RD--2 S IMP

LOCATION ZONING NEIGHBORHOOD
 DRAINING STATION SANDY
 SOIL-1 LOAM

FAIR +
 G03
 SANDY
 LOAM

TYPE	ACRES	PRICE	TOTAL	DEPR	VALUE	EQ	ASSESSMENT	
1 H-LOT	48 A	0.230	10000	4800	100	4320	100	4300
2 REAR	2	0.290	2000	580	100	580	100	600
3								
4								
5								
6								
ACREAGE COMPUTATION		0.520	ACREAGE TOTAL		4900	100	4900	4900

FRONT	REAR	FRONTAGE	DEPTH	STREET PRICE	DEPTH %	ADJ FR PR	TOTAL	DEPRECIATION	CORNER	VALUE	EQ	ASSESSMENT
1												
2												
3												
4												

LOT COMPUTATION

LOT TOTAL: 4900

LAND TOTAL: 4900

ASSESSMENT: 4900

UNITED APPRAISAL CO.

CONTROL NO.

STRUCTURE VALUE

STRUCTURAL ELEMENTS

PRICE

141
3089004500

FOUNDATION 1/2 BRICK WALLS 448SF
1/2 STONE WALLS
ASBESTOS

12770

OUT BUILDINGS

EXT WALLS SINGLE
INSULATION NONE
ROOF GABLE FULL ASPH SHG
BASEMENT FULL CONCRETE FLOOR
FLOORS 1
INT FIN 1
INT FIN 2
LAYOUT 1-4 2-2
COND F

-240

ITEM 1 2 3 4 5 6

PIER FOUND

WALL FOUND

SKIDS

SGLE SDG

DBL SDG

SHING WALLS

CONC BLOCK

BRICK

STONE

FLOOR

INT FINISH

PLUMB

ELEC

SIZE

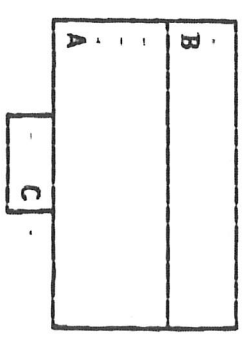
AREA

ROOMS NONE
ATTIC 1 W AIR-CD
HEAT 1 W AIR-CD
PLUMBING NONE
TILE NONE
DORMERS NONE
SEG. B U-BSMT, ADD
C OPEN-PORCH
SINK 1
256SF
66SF
3930
383

OCCUPANCY CONSTRUCTION CLASS AGE REMOD COND REPLACEMENT VALUE

DHLG 1 FAM 1.55 FR B 3 1900+ ND F 16742

SUB TOTAL FACTOR - 5 17623 -881



SCALE = 20 FT./IN.

SECT	TYPE	STOR	CONS	CLASS	DIMENSIONS
A	14-32-14-32				
B	04	1.0	FRAM	3	8-32-8-32
C	30	1.0	FRAM	3	6-11-6-11

UNITED APPRAISAL CO. BUILDING TOTAL 10045 1.00 1.00000 SALE PRICE DATE MO/YR LISTED DATE LISTER SIGNATURE REVIEW

12/03/71 3416 X SIGNED 2735

LEG 016 LOT 016 CARD 01 OF 01 (OLD M/L# 065 045)
 RECORD OF OWNERSHIP
 MAILING ADDRESS: 83 CAMDEN ST LYNN MA 01905
 BOOK-PAGE: 2157/0032
 DATE: 07/72
 AMOUNT: 10500

Philbrick Richard S & Harriet
 Doleac Charles B
 Dufour Karen L
 217 Broad St Little Harbor Road
 77 Meredith Way
 2562/157 9/5/85 61,000
 2580/2091 1/3/86 88000
 2916/2173 3-23-92 87,500

LAND VALUE COMPUTATIONS AND SUMMARY

SQ. FT. DESC.	CODE	SIZE	RATE	INFLUENCE FACTOR	LAND VALUE
1 PRIMARY SITE	1	7500	1.30		9000
2 SECONDARY SITE	2	15287	.10		1530
3 UNDEVELOPED					
4 RESIDUAL					
5 WATERFRONT	7	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					

City water + sewer MEMORANDA
 E I vinyl siding loose floorboards, etc; poor construction
 and/a 1st/13
 B/O
 \$13225 - Sep 10, 1985 - Replacement of existing bath + kitchen - sell \$10,000

SALES DATA

DATE	TYPE	SALE PRICE	SOURCE	VALIDITY
MO. YR.	1 LAND 2 L & B		1 BUYER 2 SELLER 3 FEE 4 AGENT	1 YES 2 NO
1 2	1 2		1 2 3 4	1 2
1 2	1 2		1 2 3 4	1 2
1 2	1 2		1 2 3 4	1 2
TOTAL				

NAME	MAILING ADDRESS	BOOK-PAGE	DATE	AMOUNT
JAKIMCZYK HELEN & JOHN F	83 CAMDEN ST LYNN MA 01905	2157/0032	07/72	
Philbrick Richard S & Harriet Doleac Charles B	217 Broad St Little Harbor Road #186 Po 418	2562/157	9/5/85	61,000
Dufour Karen L	77 Meredith Way	2580/2091	1/3/86	88000
		2916/2173	3-23-92	87,500

LAND VALUE COMPUTATIONS AND SUMMARY

SQ. FT. DESC.	CODE	SIZE	RATE	INFLUENCE FACTOR	LAND VALUE
1 PRIMARY SITE	1	7500	130		9000
2 SECONDARY SITE	2	15257	10		1530
3 UNDEVELOPED					
4 RESIDUAL					
5 WATERFRONT	7	22787			10500

CATEGORY CODES	NUMBER OF ACRES	RATE	LAND VALUE
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			

city water + sewer MEMORANDA
 E I vinyl siding
 loose floorboards; poor construction
 and/a
 1st/3
 B/O
 #1323 - Sep 10, 1985 - Replacement of existing bath + kitchen. sep 10 1985

DATE		TYPE 1 LAND 2 L&B	SALES PRICE				SOURCE				VALIDITY		
MO.	YR.		1 BUYER		2 SELLER		3 FEE		4 AGENT		1 YES	2 NO	
		1	2	1	2	3	4	1	2	3	4	1	2
		1	2	1	2	3	4	1	2	3	4	1	2
		1	2	1	2	3	4	1	2	3	4	1	2

INSPECTION
 WITNESSED BY:

[Handwritten signature]

ASSESSED LOT SUMMARY

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

OWNERSHIP AND MAILING INFORMATION
 Owner 1 DUFOR KAREN L
 Owner 2

PREVIOUS ASSESSMENTS
 FY % Building Value Yard Items Land Area (Ac) Asses'd Land Val Total Assessed
 1991 57,100 0 0.52 36,900 94,000
 1990 57,100 0 0.52 36,900 94,000
 From Total Assmt Per S.F. Finished Area/Card 101.29/ Parcel 101.29

PRIOR (OTHER) IDENTIFICATION
 Building Permits
 No. Yr. Number Description Amount

OTHER ASSESSMENTS
 Code Description No. Amount Com. Int.

SALES INFORMATION
 Grantor Legal Reference No./Dy./Yr. Sale Price V Adj Sale / Desc
 2916-2173 03/23/92 F 87,500 N CONVIENC

LAND SECTION
 Use Code Descr No. Of Units Descr Unit Price
 101 ONE FAM 22, 787 S P SITE 1.80 EA 100 A-10 ACCESS 36,900

DEPRECIATION
 Condition A Depreciation 31%
 Func CBS %
 Econ CBS %
 Special %
 Total Depreciation 31.0%

OTHER FEAT
 Item # % #
 Baths 1
 1/2 Baths 0
 On-Fit 0
 Kitchens 1
 Employees 0
 W/S Plus 0
 Bmt Gar 0
 Heat Sys 1
 Solar HW N
 Solar Vtc N
 % Heated 100
 % AC 0
 % Co Wall 0

INCOME APPROACH
 Description FI Qui Leased Area No Ten Rent/Sec or Mo Economic Income Reported Income
 Total 36,900 Total 36,900

SP. Land Credit
 Total 36,900

MARKET VALUE
 Market Value Class %
 36,900

REPAIRS
 Road Heat/Utility
 Road Management
 Road Insurance
 Road Repairs/Maint
 Road Total

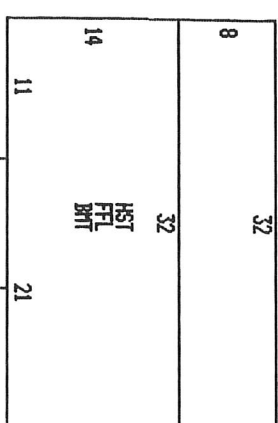
OVERALL BALANCE
 Overall Rate
 Vacancy/DL
 Expenses
 Reserve
 Lease Type
 Rate Adj
 Expense Adj
 Vacancy Adj

TOTAL YARD ITEMS
 Total Special Features

BUILDING DESCRIPTION

Item	Code	Description
15	15	OLD STYLE
1H	1H	1-HALF STR
3	3	BRICKSTONE
1	1	WOOD
4	4	VINYL
1	1	GABLE
1	1	ASPHALT
STD	STD	STANDARD
2	2	PLASTER
1	1	TYPICAL
4	4	CARPET
2	2	GOOD
2	2	TYPICAL
1	1	OIL
1	1	FORCED H/A
A	A	Bath Rang A
S	S	Grade C
1870	1870	E/Y/BM
		% All Class

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)	Qual	Under	Value
BMT	704.0	16.72			11,771
FFL	704.0	16.72			66,877
HST	224.0	5.14			47,076
DFP	60.0	1.37			14,979
					1,440

CONDOS DATA

Unit	Floor	View
1	5	2

RES BREAKDOWN

Units	Area	Value
1	704.0	704.0

LAST REVISION

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

CALCULATIONS

Item	Value
Sub Area	75,266
Size Adj	47,000
Cons Adj	1,000,000
AGISF	66,877
Plumbing	4,000
Freights	0
W/S Plus	0
Bmt Gar	0
Heating	0
Cent Vac	0
Air Cond	0
Sprink	0
Av Total	82,766
Grade-Fact	1,000
Neigh Int	1,000
Adj Total	82,766
Der Total	25,657
Spec-Fact	57,100
Fin Area	928

COMPARABLE SALES

Map	Block	Lot	Typ	Mo	Yr	Sale Price

INSPECTION INFO

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

ALT. APPROACH

Multiple Regression (M)	By
	210
	209

COMMENTS

SUMP PUMP

MARKET ADJ. COAL <>

PROPERTY LOCATION
 No. 77 MEREDITH
 Name MEREDITH
 Way H/W

OWNERSHIP AND MAILING INFORMATION
 Owner 1: LORRINE KAREN L
 Owner 2: MEREDITH WAY

City: PORTSMOUTH
 State: NH
 Zip: 03801
 Parcel: Y

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

PROPERTY FACTORS
 Item Code: 5H, 100
 Item %: 100
 Description: 5H, 100

ASSESSMENT SUMMARY

Assess	Building Value	Yard Items	Land Area (Ac)	Asses'd Land Val	Total Assessed
101	51,400	0	0.52	36,900	88,300
Total Asses'd Per S.F. Finished Area/Card					35.13

PREVIOUS ASSESSMENTS

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

SALES INFORMATION

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

BUILDING PERMITS

No. Yr	Number	Description	Amount

OTHER ASSESSMENTS

Code	Descr	No.	Amount	Com.	Int

BUILDING DESCRIPTION

Item	Code	Description
Type	15	OLD STYLE
Story Ht	1H	1+HALF STR
Lot/Unit	1	BRICKSTONE
Foundn	3	WOOD
Frame	4	VINYL
Sec	1	GABLE
Struct	1	ASPHALT
Cover	1	STANDARD
Av Ht/Ft	5TD	PLASTER
Sec	2	PLASTER
Sec	1	TYPICAL
Sec	4	CARPET
Sec	2	GOOD
Sec	2	TYPICAL
Insulation	2	OLE
Fuel	1	FORCED H/A
Type	1	Bath Rang A
Kil Rang	4	Grade C
Int vs Ext	5	EYEBL
Yr Built	1870	% All Class
All Class		

DEPRECIATION

Condition	Depreciation
A	31%
L	10%
E	10%
S	10%
Special	37.9%
Total Depreciation	

OTHER FEAT

Item	#	%	#	%
Baths	1			
1/2 Baths	0			
On Flr	0			
Kitchens	1			
Fireplaces	0			
W/S Plugs	0			
Burnt Gar	0			
Heat Sys	1			
Star HW	1			
Cent Vac	1			
% Heated	100			
% AC	0			
% Str	0			
% Co Wall	0			

SKETCH INSTRUCTIONS
 (FFL, BMT, L32, D14, R11, (DFF, D6XR10)
 R21, J14, J8).

SUB AREA SUMMARY

Code	Area (S.F.)	Rate (w/Qual)	Undepr. Value
BMT	704.0	16.72	11,771
FFL	704.0	66.87	47,076
HST	224.0	66.87	14,979
DFF	50.0	24.00	1,440
Total	1,692	Total	75,266

SCALE = 20 FT/IN

LAND SECTION

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

INCOME APPROACH

Type	Description	FI	LI	OU	Leased Area	No. Tenants	Rate of Adj	Economic Income	Reported Income

SPECIAL FEATURES AND YARD ITEMS

Description	Y/S	Size or Units	Land Cond	Yr Blt	Unit Price	TMB	% Dep	Sound Value	Class	Attach

COMPARABLE SALES

Rating	Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj

RES BREAKDOWN

Code	Area (S.F.)	Rate (w/Qual)	Undepr. Value
BMT	704.0	16.72	11,771
FFL	704.0	66.87	47,076
HST	224.0	66.87	14,979
DFF	50.0	24.00	1,440
Total	1,692	Total	75,266

CONDO DATA

No. Units	Sub Area	Sub Area Detail	Sub Area	Sub Area	Sub Area	Sub Area	Sub Area
1							

INSPECTION INFO

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

ALT. APPROACH

Multiple Regression (M)	Comparable Sales (C)	Income Approach (I)

CALCULATIONS

Category	Value
Adj Total	52,165
Deprec	21,203
Spec Fee	51,932
Final Total	51,932
Fin Area	528
Value/SF	30.34

PROPERTY LOCATION: 77 MEREDITH WAY
 ASSESSMENT SUMMARY: LOT 0
 BUILDING DESCRIPTION: PORTSMOUTH, NH

OWNERSHIP AND MAILING INFORMATION

No.	All No.	Name	Way
77		MEREDITH	WAY
Owner 1 DUFORD KAREN L			
Owner 2			
Sheet	77	MEREDITH WAY	
City	PORTSMOUTH		
State	NH	Zip 03801	Parcels Y

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 BEDRM

PROPERTY FACTORS

Item Code	%	Item #	Descrip
GR	100		
Zoning			
			Utilities
			Topo
			Steel
			Traffic

SALES INFORMATION

Grantor	Legal Reference	Mo/Dy/Yr	Sale Price	V Adj Sale / Desc Code
	E916-2173	03/23/92	87,500	N CONVICENC

DEPRECIATION

Condition	Depreciation
A	31%
L	10%
Econ OBS	%
Special	%
Total Depreciation	37.9%

OTHER FEAT

Item #	%
Baths	1
HZBaths	0
On Frnt	0
Kitchens	1
Fireplaces	0
W/S Poles	0
Bent Car	0
Heat Sys	1
Star HW	N
Cent Vac	N
% Heated 100%	
% AC	0
% Sp	0
% CO. WALL	0

CONDO DATA

Loc	Floor	View

RES BREAKDOWN

Code	Area (Sq Ft)	Area (Ac)	Value
BMT	704.0	16.72	11,771
FEL	704.0	66.87	47,076
HST	224.0	66.87	14,979
DFF	60.0	24.00	1,440

LAND SECTION

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

INCOME APPROACH

Description	Fl Qu	Leased Area	No Tenants	Net Income
				30, Land Credit
Total				35,900

REVISION INFO

Date	Code	Result	By
03/08/94	E	MEASURED	E10
04/13/94	L	INSPECTED	E09

INSPECTION INFO

Heating	Heat Var	W/S Poles	Bent Car
0	0	0	0
Fireplaces	Star HW	Cent Vac	% Heated
0	N	N	100%
AC	Sp	CO. WALL	0

ALT. APPROACH

Multiple Regression (M)	Comparable Sales (C)	Income Approach (I)	Market Adj. Cost <>
			89,700

SPECIAL FEATURES AND YARD ITEMS

Description	Size or Units	Price	Unit Price	TMB	% Dep	Sound Value	Class
Total Yard Items							
Total Special Features							

Overall Rate

Overall Rate	Lease Type	Rate Adj	Expense Adj	Vacancy Adj	Value / SF

COMPARABLE SALES

Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj

REVISION INFO

Date	Code	Result	By
03/08/94	E	MEASURED	E10
04/13/94	L	INSPECTED	E09

INSPECTION INFO

Heating	Heat Var	W/S Poles	Bent Car
0	0	0	0
Fireplaces	Star HW	Cent Vac	% Heated
0	N	N	100%
AC	Sp	CO. WALL	0

ALT. APPROACH

Multiple Regression (M)	Comparable Sales (C)	Income Approach (I)	Market Adj. Cost <>
			89,700

PREVIOUS ASSESSMENTS

Year	Building Value	Yard Items	Land Area (Ac)	Asses'd Land Val	Total Assessed
1991	51,400	0	0.52	36,900	88,300
1990	51,400	0	0.52	36,900	88,300
Total Assmnt Per S.F. Finished Area/Gar 95.157/Parcel 95.15					

BUILDING PERMITS

No	Yr	Number	Description	Amount
99180				

SKETCH INSTRUCTIONS

FFL, BMT, L32, D14, R11, (DFF, D6X110)
 BMT, L32, D14, R11, (DFF, D6X110)
 R21, U14, U18.

SUB AREA SUMMARY

Code	Area (Sq Ft)	Area (Ac)	Value
BMT	704.0	16.72	11,771
FEL	704.0	66.87	47,076
HST	224.0	66.87	14,979
DFF	60.0	24.00	1,440

CALCULATIONS

Value	Area (Ac)	Value
Basic SF	477,000	
Size Adj	1,422,834	
Const Adj	1,000,000	
AdjSSF	66,887	
Punching	4,100	
Fireplaces		
W/S Poles		
Bent Car		
Heating		
Heat Var		
Magnt Int	1,000	
Adj Total	1,400	
Deprec	11,428	
Der Total	1,411	
Special	31,200	
Fiel Total	32,611	
Fin Area	224	
Value/SF		

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
DUFOR KAREN L	1 Level	0 All Public	1 Paved	8 2+ Off-St PKG		Description	Code	Assessed	Assessed
						RESIDENTL	1010	138,900	138,900
						RES LAND	1010	290,600	290,600
77 MEREDITH WAY						SUPPLEMENTAL DATA			2229
PORTSMOUTH NH 03801						CONDO C			PORTSMOUTH, NH
ALT Prcl ID 0162-0016-0000-0000						INLAW Y/			
OLDACTN 59180						LOT SPLIT			
PHOTO						2015 Reva			
WARD						Ex/Cr Appl			
PREC. 1/2 HSE						Assoc Pld#			
GIS ID 35046						Total			429,500

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DUFOR KAREN L	2916	2173	03-23-1992	1		0		Year	Code	Assessed	Year	Code	Assessed
								2020	1010	138,900	2019	1010	138,900
									1010	290,600		1010	290,600
Total										429,500			429,500

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int
Year	Code	Amount	Code	Description	Number	Amount	Comm Int
		0.00					
Total							

ASSESSING NEIGHBORHOOD		Nbrhd	Nbrhd Name	Tracing	Batch
		131	B		
APPT LETTER SENT 1/4/13					
NOTES					

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

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Frontage	Depth	Land Units	Unit Price	Size Adj	Site	Cond.	ST Idx	S.I. Adj.	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																	

VISIT / CHANGE HISTORY											
Date	Id	Type	Is	Cd	Purpose/Result						
07-13-2017		PM			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		2	No one home						
09-06-2000		ET		0	No one home						

APPRAISED VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised Xt (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
		138,900	0	0	290,600	0	429,500
Total Appraised Parcel Value 429,500							

EXHIBIT E

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 06	01	Conventional Residential			
Model: 01	C+	C+			
Grade: C+	1.75				
Stories: 1					
Occupancy: 1					
Exterior Wall 1: 25		Vinyl Siding			
Exterior Wall 2: 03		Gable/Hip			
Roof Structure: 03		Asph/F Gls/Cmp			
Roof Cover: 03		Plastered			
Interior Wall 1: 12		Hardwood			
Interior Wall 2: 12		Hardwood			
Interior Flr 1: 02		Oil			
Interior Flr 2: 02		Warm Air			
Heat Fuel: 01		None			
Heat Type: 02		2 Bedrooms			
AC Type: 02					
Total Bedrooms: 1					
Total Bathrms: 0					
Total Half Baths: 0					
Total Xtra Fixts: 6					
Total Rooms: 1					
Bath Style: 1		Avg Quality			
Kitchen Style: 1		Avg Quality			
Kitchen Gr: 0					
WB Fireplaces: 0					
Extra Openings: 0					
Metal Fireplace: 0					
Extra Openings: 0					
Brnt Garage: 0					

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

Code	Description	LB	Units	Unit Price	Yr Bilt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	704	704	704	178,999	126,007
FOP	Porch, Open	0	66	13	35,25	2,327
TQS	Three Quarter Story	0	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

MIXED USE		
Code	Description	Percentage
1010	SINGLE FAM MDL-01	100
		0
		0

COST / MARKET VALUATION

Adj. Base Rate	178,999
Building Value New	213,710
Year Built	1870
Effective Year Built	1984
Depreciation Code	AV
Remodel Rating	
Year Remodeled	
Depreciation %	35
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	65
RCNLD	138,900
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

BAS
UBM

TQS
BAS
UBM

FOP

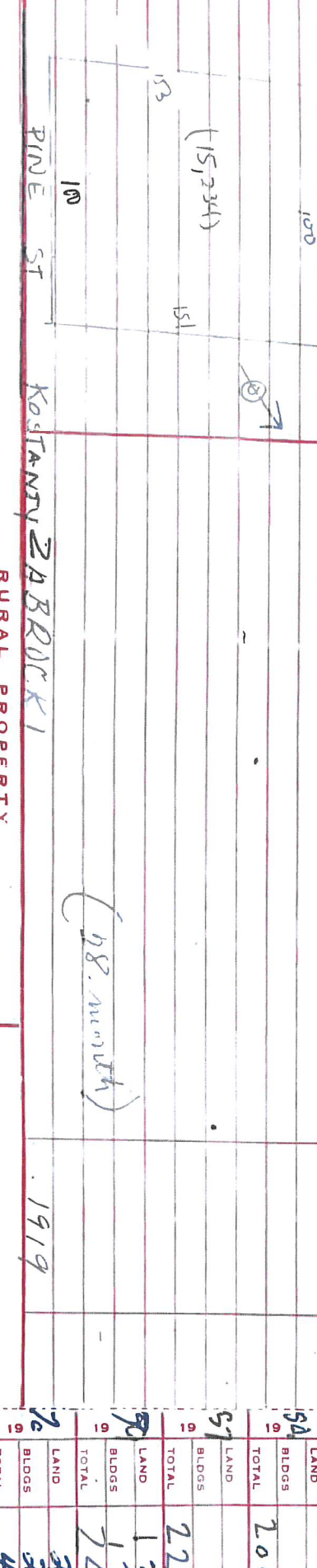


PROPERTY ASSESSMENT RECORD, - CITY OF FORTSMOUTH, N.C.

PLAN 81 LOT 45 RECORD OF OWNERSHIP

ADDRESS 77 BARK ST

DESCRIPTION 11.1.1.1.1



PROPERTY FACTORS	LEVEL	ROLLING	LEDGE	CLASSIFICATION	NO. OF ACRES	RATE	TOTAL	OWNERS PREVIOUS TO 1981	DATE OF TRANSFER	DATE OF ASSESSMENTS	SALE PRICE IF KNOWN
SOIL TYPE	LOAM	FAIR	CLAY	TILLABLE	Mrs Michael Felton						
LAND CLASS	GOOD	FAIR	POOR	PASTURE	Mrs Elizabeth Felton						
DRAINAGE	GOOD	FAIR	POOR	WOODED	Mrs Ethel Robinson						
WATER SUPPLY	GOOD	FAIR	POOR	WASTE LAND				Mary Oakley	1910		
FENCES	GOOD	FAIR	NONE	TOTAL ACREAGE				Isabella Mary	1910		
ELECTRICITY	YES	NO	NO	TOTAL VALUE LAND				Est. N. Jones	1908		
TELEPHONE	YES	NO	NO	TOTAL VALUE BUILDINGS							
ROAD	PAVED	IMPR.	DIRT	TOTAL VALUE LAND & BUILDINGS							

URBAN PROPERTY

PROPERTY FACTORS	IMPROVEMENTS	FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	TOTAL
VEL	WATER	100	150	300			300
SM	SEWER						
W	GAS (parted)						
CLING	ELECTRICITY						
AMPY	ALL UTILITIES						
	CARBAGE DISPOSAL						
	TREND OF DISTRICT						
	IMPROVING						
	STALING						
	DECLINING						

LAND VALUE COMPUTATIONS AND SUMMARY

TOPOGRAPHY	FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	TOTAL
IMPROVED						300
UNIMPROVED						1800
WALK						2100
TOTAL						

ASSESSMENT RECORD

ASSESSMENT RECORD	LAND	BLDGS	TOTAL
19	3500		3500
19	247.50		247.50
19		5400	5400
19		3400	3400
19		4800	4800
19		2200	2200
19		1200	1200
19		2400	2400
19		2000	2000
19		1800	1800
19		300	300
19		1800	1800
19		2100	2100
19			
19			
19			

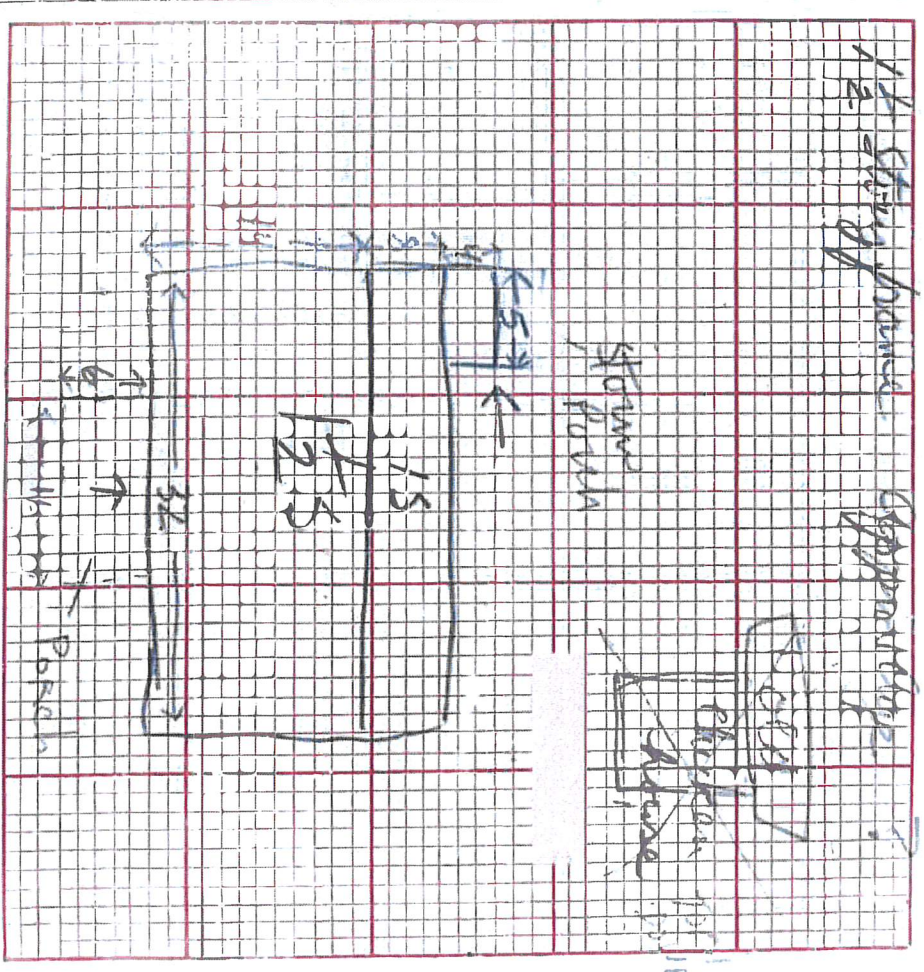
RECORD OF BUILDINGS

CONSTRUCTION

NOTES—SPECIAL EQUIPMENT

OCCUPANCY	FLOORS	1	2	3	
SINGLE FAMILY	CEMENT	B	1	2	3
TWO FAMILY	EARTH				
APARTMENT	PINE				
STORE	HARDWOOD				
THEATRE					
HOTEL					
OFFICES	ATTIC FL. & STRS.				
WAREHOUSE					
COMM. GARAGE					
GAS STATION					
FOUNDATION					
CONCRETE	HARDWOOD				
CONCRETE BLOCK	PLASTER				
BRICK OR STONE	UNFINISHED				
PIERS	METAL CLG.				
CELLAR AREA FULL					
NO CELLAR	RECREAT. ROOM				
	FINISHED ATTIC				
	FIREPLACE				
EXTERIOR WALLS					
CLAPBOARDS	HEATING				
WIDE SIDING	PIPELESS FURNACE				
DROP SIDING	HOT AIR FURNACE				
NO SHEATHING	FORCED AIR FURN.				
WOOD SHINGLES	STEAM				
ASBEST. SHINGLES	HOT WAT. OR VAPOR				
STUCCO ON FRAME	NO HEATING				
STUCCO ON TILE	GAS BURNER				
BRICK VENEER	OIL BURNER				
BRICK ON TILE	STOKER				
SOLID BRICK	PLUMBING				
STONE VENEER	BATHROOM				
CONC. OR CIND. BL.	TOILET ROOM				
	WATER CLOSET				
	KITCHEN SINK				
	STD. WAT. HEAT				
	AUTO. WAT. HEAT				
	ELECT. WAT. SYST.				
	LAUNDRY TUBS				
	NO PLUMBING				
ROOFING					
ASPH. SHINGLES	TILING				
WOOD SHINGLES	BATH FL. & WCOT.				
ASBEST. SHINGLES	TOILET FL. & WCOT.				
SLATE	LIGHTING				
	ELECTRIC				
	NO LIGHTING				
NO. OF ROOMS					
BSMT	1ST	2ND	3RD		
4	4	2	3		

UNIT	COMPUTATIONS	1931
1ST 5 F @		
2ND 5 F @		
5 F @		
ADDITIONS		
BASEMENT		
WALLS		
ROOF		
FLOORS		
ATTIC		
FINISH		
FIREPLACE		
HEATING		
PLUMBING		
TILING		
TOTAL		
FACTOR		
REPL. VAL.		



SUMMARY OF BUILDINGS

GRADE	AGE	DATE REMOD.	COND.	REPL. VAL.	PHYS. DEPR.	PHYS. VALUE	FUNCT. DEPR.	SOUND VALUE
				4000	50%	2000	10%	1800
TOTAL VALUE BUILDINGS				19				
TOTAL VALUE BUILDINGS				19				

PROPERTY OWNER: JAKIMCZYK/HELEN & JOHN F
 PROPERTY LOCATION: 77 PINE ST
 CITY OF PORTSMOUTH N.H.
 JOHN B. PETTY CAE, ASSESSOR
 MA 01905
 SIDE: N
 LOCATION CODE: / / / /
 PLAN LOT: 089 045
 CARD: 1 OF 1
 U62 016

REMARKS-1
 RENT \$75 PER MONTH
 NO UTILITIES
 PRAMIT # 746
 SIDING
 COST 2800

RECORD OF TRANSFER	DATE	BOOK	PAGE	AMOUNT	MORTGAGE
1 ZABROCKI/KOSTANTY	72672	2157	32		
LAND FACTORS					
LAND IMPROVEMENTS					

TYPE	ACRES	PRICE	TOTAL	DEPR	VALUE	EQ	ASSESSMENT	19 LAND BLDGS TOTAL
H-LOT 48 A	.230	10000	4800	10	4320	100	4300	19 LAND BLDGS TOTAL
REAR 2	.290	2000	580		580	100	600	19 LAND BLDGS TOTAL
ACREAGE COMPUTATION								19 LAND BLDGS TOTAL
STREET/RD--2 S IMP								19 LAND BLDGS TOTAL
ACREAGE TOTAL								19 LAND BLDGS TOTAL
.520								19 LAND BLDGS TOTAL
4900								19 LAND BLDGS TOTAL
100								19 LAND BLDGS TOTAL
4900								19 LAND BLDGS TOTAL

FRONT	REAR	FRONTAGE	DEPTH	STREET PRICE	DEPTH %	ADJ FR PR	TOTAL	DEPRECIATION	CORNER	VALUE	EQ	ASSESSMENT	19 LAND BLDGS TOTAL
1													19 LAND BLDGS TOTAL
2													19 LAND BLDGS TOTAL
3													19 LAND BLDGS TOTAL
4													19 LAND BLDGS TOTAL
LOT COMPUTATION													19 LAND BLDGS TOTAL
.520													19 LAND BLDGS TOTAL
4900													19 LAND BLDGS TOTAL
100													19 LAND BLDGS TOTAL
4900													19 LAND BLDGS TOTAL
LOT TOTAL													19 LAND BLDGS TOTAL
4900													19 LAND BLDGS TOTAL
LAND TOTAL													19 LAND BLDGS TOTAL
4900													19 LAND BLDGS TOTAL

CONTROL NO. 141
 3089004500
 OUT BUILDINGS

STRUCTURE VALUE

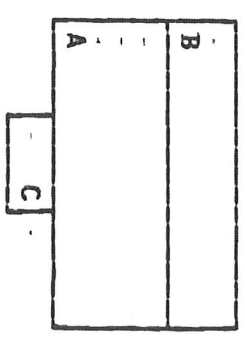
PRICE

BASE FOUNDATION 1/2 BRICK WALLS 448SF
 EXT WALLS 1/2 STONE WALLS
 INSULATION NONE ASBESTOS
 ROOF GABLE FULL CONCRETE FLOOR
 BASEMENT 1 PINE
 FLOORS 2 PINE
 INT FIN 1 PLASTR
 2 LAYOUT
 1-4 2-2 COND F
 ROOMS NONE
 ATTIC 1 W AIR-CD
 HEAT 1 W AIR-CD
 PLUMBING NONE
 TILE NONE
 DORMERS NONE
 SEG. B U-BSMT, ADD
 C OPEN-PORCH
 BRICK 256SF
 66SF
 3930
 383

STRUCTURAL ELEMENTS

OCCUPANCY 1.55 FR B
 CONSTRUCTION CLASS AGE REMOD COND
 3 1900+ ND F
 REPLACEMENT VALUE 16742

UNITED APPRAISAL CO.
 BUILDING TOTAL 10045



SCALE = 20 FT./IN.

SECT	TYPE	STOR	CONS	CLASS	DIMENSIONS
A	14-32-14-32				
B	04	1.0	FRAM	3	8-32-8-32
C	30	1.0	FRAM	3	6-11-6-11

PHYS DEPR	PHYSICAL VALUE	FUNC DEPR	ACTUAL VALUE	EQ	ASSESSMENT	SALE PRICE	DATE MO/YR	
40	10045		10045	100	10000	12/03/71	3416	
BUILDING TOTAL							10045	1.00
X SIGNED							2735	

LISTED DATE 12/03/71
 SIGNATURE X SIGNED
 REVIEW 2735

LE2 LOT 016 CARD 01 OF 01 (OLD M/L# 065 045)
 RECORD OF OWNERSHIP
 MAILING ADDRESS: 83 CAMDEN ST LYNN MA 01905
 BOOK-PAGE: 2157/0032
 DATE: 07/72
 AMOUNT: 101

NAME: JAKIMCZYK HELEN & JOHN F
 Philbrick Richard S & Harriet Doleac Charles B
 Dufour Karen L
 217 Broad St Little Harbor Road
 77 Meredith Way
 2562/157 9/5/85 61,000
 2580/2091 1/3/86 88000
 2916/2173 3-23-92 87,500

LAND VALUE COMPUTATIONS AND SUMMARY	SO. FT. DESC.	CODE	SIZE	RATE	INFLUENCE FACTOR	LAND VALUE
1 PRIMARY SITE		1	7500	130		9000
2 SECONDARY SITE		2	15287	.10		1530
3 UNDEVELOPED						
4 RESIDUAL						
5 WATERFRONT		1	22787			10500
CATEGORY CODES			NUMBER OF ACRES	RATE		

City water + sewer MEMORANDA
 E & I vinyl siding loose floorboards, etc; poor construction
 and/a 1st/13
 8/10
 \$13225 - Sep 10, 1985 - Replacement of existing bath & kitchen. sell \$10,000

CATEGORY CODES	NUMBER OF ACRES	RATE	SALES DATA				
			DATE	TYPE	SALE PRICE	SOURCE	VALIDITY
1 PRIMARY SITE				1 LAND		1 BUYER	1 YES
2 SECONDARY SITE				2 L & B		2 SELLER	2 NO
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							

NAME	MAILING ADDRESS	BOOK-PAGE	DATE	AMOUNT
JAKIMCZYK HELEN & JOHN F	83 CAMDEN ST LYNN MA 01905	2157/0032	07/72	
Philbrick Richard S & Harriet Doleac Charles B	217 Broad St Little Harbor Road #186 PO 418	2562/157	9/5/85	61,000
Dufour Karen L	77 Meredith Way	2580/2091	1/3/86	88000
		2916/2173	3-23-92	87,500

LAND VALUE COMPUTATIONS AND SUMMARY

SQ. FT. DESC.	CODE	SIZE	RATE	INFLUENCE FACTOR	LAND VALUE
1 PRIMARY SITE	1	7500	1.30		9000
2 SECONDARY SITE	2	15257	.10		1530
3 UNDEVELOPED					
4 RESIDUAL					
5 WATERFRONT	7	22787			10500

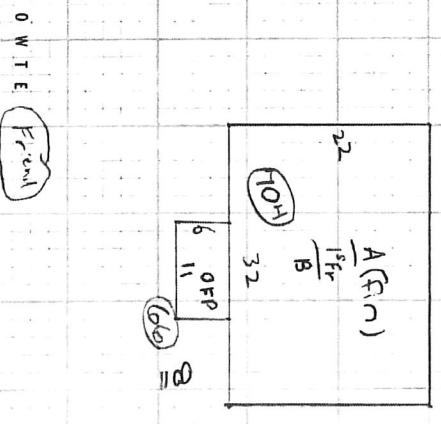
CATEGORY CODES	NUMBER OF ACRES	RATE	LAND VALUE
1 PRIMARY SITE			
2 SECONDARY SITE			
3 UNDEVELOPED			
4 TILLABLE			
5 PASTURE			
6 WOODLAND			
7 WASTELAND			
8 HOMESITE			
9 FRONTAGE - ROAD			
10 FRONTAGE - WATER			
11 REAR			
12 ACREAGE - DEPR.			
TOTAL ACREAGE			

city water + sewer MEMORANDA
 E → I vinyl siding
 loose floorboards, etc;
 poor construction
 and/a
 1st/3
 B/O
 #1323 - Sep 10, 1985 - Replacement of existing bath
 + Kitchen. sep 10, 1985

DATE		TYPE 1 LAND 2 L&B	SALES DATA				VALIDITY 1 YES 2 NO		
MO.	YR.		SALE PRICE		SOURCE				
		1	2	1	2	3	4	1	2
		1	2	1	2	3	4	1	2
		1	2	1	2	3	4	1	2

INSPECTION WITNESSED BY: *[Signature]*

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		
1	2	3																			
VAC. LOT DWELLING	OTHER	OTHER	DRYWALL/PLASTER	WOOD PANELING	FIBERBOARD	UNFINISHED	LIVING ACCOMMODATIONS	NO. OF UNITS	TOTAL ROOMS	BED ROOMS	FAMILY ROOMS	EXTERIOR WALL CODES	1 BRICK	3 GLASS	5 STUCCO	7 STONE	9 CONCRETE	SINGLE FAMILY	APARTMENTS	OFFICES	
1.0	1.5	2.0	2.5	3.0			NO. OF UNITS	2	05	03	02	2 FRAME	4 BLOCK	6 TILE	8 METAL	0 EXAM. STL.					
1	2	3					NO. OF UNITS					EXTERIOR WALLS	EFF. PERIMETER	L/F	L/F						
NONE	CRAWL	PART	FULL				AVG. UNIT SIZE					BASEMENT	FIRST	SECOND							
1	2	3					BASEMENT SIZE					HT.	BASEMENT								
NONE	BASE	AIR CON					SCHEDULE					BASEMENT									
WARM AIR-F OR G												BASEMENT									
HOT WATER/STEAM												BASEMENT									
ELECTRIC												BASEMENT									
FLOOR/WALL FURNACE												BASEMENT									
UNIT HEATERS												BASEMENT									
PLUMBING												BASEMENT									
PLUMBING POINTS												BASEMENT									
STANDARD	0/5											BASEMENT									
BATHROOM												BASEMENT									
HALF BATH												BASEMENT									
SINK/LAVATORY												BASEMENT									
WATER CLOSET/URINAL												BASEMENT									
NO PLUMBING												BASEMENT									
ATTIC												BASEMENT									
1 NONE	2 UNFIN	3 PT. FIN										BASEMENT									
(FULL FIN)	5 FULL FIN/WH											BASEMENT									
												HEATING									
SHINGLE-ASP/ASB/WOOD												PLUMBING									
SLATE/TILE/METAL												ATTIC									
COMP. ON WOOD FRAME																					
COMP. ON STEEL FRAME																					
WALLS																					
FRAME-SIDING/ALUM./VINYL/STUCCO																					
SHINGLE-ASP/ASB/WOOD																					
CONCRETE BLOCK																					
BRICK VENEER/STONE																					
PLATE GLASS FRONT																					
FLOORS																					
CONCRETE																					
WOOD																					
CARPET																					
WD./STL. FRAME																					
REFINE CONC																					



SPECIAL FEATURES FOR COMMERCIAL BUILDINGS

CONTEMPORARY	SPLIT LEVEL	RANCH	COLONIAL	CAPE	DATE

SUMMARY OF OTHER BUILDINGS

TYPE	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CDU	REPLACEMENT COST	DEPR.	TRUE VALUE

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

ASSESSMENT SUMMARY

Assessed	Land Area (Ac)	Asses'd Land Val	Total Assessed
101	0.52	36,900	94,000

PREVIOUS ASSESSMENTS

From	To	Land Area (Ac)	Asses'd Land Val	Total Assessed
0	0.52	0.52	36,900	94,000
0	0.52	0.52	36,900	94,000
Total Assmt Per S.F. Finished Area/Card 101,291 Parcel 101,291				

OWNERSHIP AND MAPPING INFORMATION

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

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 #	Description
GR	100		Utilities
			Traffic

SALES INFORMATION

Grantor	Legal Reference	No./Dy./Yr.	Sale Price	V Adj Sale / Desc'd
	2916-2173	03/23/92	F 87,500	N CONVIENC

BUILDING PERMITS

Mo	Yr	Number	Description	Amount

DEPRECIATION

Condition	Depreciation	%
A	31.0%	
B		
C		
D		
E		
F		
G		
H		
I		
J		
K		
L		
M		
N		
O		
P		
Q		
R		
S		
T		
U		
V		
W		
X		
Y		
Z		

LAND SECTION

Use Code	Description	No. Of Units	Unit Price	Market Value
101	ONE FAM 22, 787 S P SITE	1	1.80	36,900

INCOME APPROACH

Typ	Description	FI	Qu	Leased Area	No Ten	Benefit or No Economic Income

OTHER FEAT

Item	#	%	#
Baths	1		
1/2 Baths	0		
On-Fit	0		
Kitchens	1		
Employees	0		
W/S Plus	0		
Bent Gar	0		
Head Sys	1		
Solar HW	N		
Cent Vac	N		
% Heated	100		
% AC	0		
% Co Wall	0		

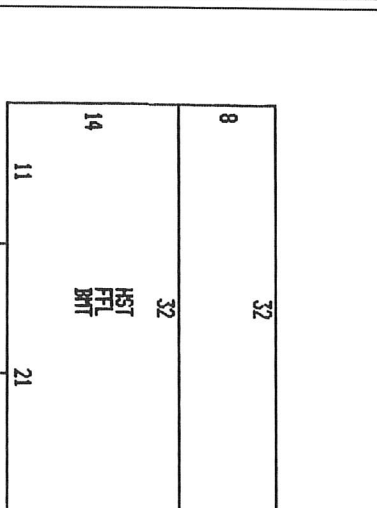
COMPARABLE SALES

Map	Block	Lot	Typ	Mo	Yr	Sale Price

BUILDING DESCRIPTION

Item	Code	Description
15		OLD STYLE
1H		1-HALF STR
3		BRICKSTONE
1		WOOD
4		VINYL
1		GABLE
1		ASPHALT
STD		STANDARD
2		PLASTER
1		TYPICAL
4		CARPET
2		GOOD
2		TYPICAL
1		OIL
1		FORCED H/A
A		Bath Rang A
S		Grade C
1870		E/Y:BN
		% All Class

SKETCH INSTRUCTIONS



SUB AREA SUMMARY

Code	Area (S.F.)	Area (Sq Ft)	Under	Value
BMT	704.0	16.72		11,771
FFL	704.0	66.87		47,076
HST	224.0	66.87		14,979
GFP	60.0	24.00		1,440

SKETCH INSTRUCTIONS

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

SUB AREA SUMMARY

RES BREAKDOWN

Units	Area	Value
1	5	2

CONDO DATA

Loc	Floor	View

INSPECTION INFO

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

ALT. APPROACH

Multiple Regression (M)	Comparable Sales (C)	Income Approach (I)

MARKET ADJ. COST <>

Market Adj.	Cost

LAND SECTION

Use Code	Description	No. Of Units	Unit Price	Market Value
101	ONE FAM 22, 787 S P SITE	1	1.80	36,900

INCOME APPROACH

Typ	Description	FI	Qu	Leased Area	No Ten	Benefit or No Economic Income

OTHER FEAT

Item	#	%	#
Baths	1		
1/2 Baths	0		
On-Fit	0		
Kitchens	1		
Employees	0		
W/S Plus	0		
Bent Gar	0		
Head Sys	1		
Solar HW	N		
Cent Vac	N		
% Heated	100		
% AC	0		
% Co Wall	0		

COMPARABLE SALES

Map	Block	Lot	Typ	Mo	Yr	Sale Price

INSPECTION INFO

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

ALT. APPROACH

Multiple Regression (M)	Comparable Sales (C)	Income Approach (I)

MARKET ADJ. COST <>

Market Adj.	Cost

PROPERTY LOCATION
 ASSESSMENT SUMMARY
 BUILDING DESCRIPTION
 SKETCH

No.	Alt No.	Name	Way
77		HEREDITH	WAY

OWNERSHIP AND MAILING INFORMATION

Owner 1: DUFORD, KAREN L
 Owner 2: 77 HEREDITH WAY
 City: PORTSMOUTH
 State: NH Zip: 03801

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 BEDRM

PROPERTY FACTORS

Item Code	%	Item #	Descrip
GR	100		Utilities
			Topo
			Steel
			Traffic

SALES INFORMATION

Grantor: Legal Reference: 2916-2173 03/23/92 F
 Sale Price: 87,500 N CONVIENIC

PREVIOUS ASSESSMENTS

Year	Building Value	Yard Items	Land Area (Ac)	Asses'd Land Val	Total Assessed
93	29,000	0	0.00	10,500	39,500
92	29,000	0	0.52	36,900	65,900
91	29,000	0	0.52	36,900	65,900
90	29,000	0	0.52	36,900	65,900

LAND SECTION

Use Code	Descrp	No. of Units	Descrp	Unit Price	EA	Int'l 1	Descrp	Int'l 2	Descrp	Int'l 3	Market Value	Alt Class	%	Special Land or SMO	Assessed Value
101	ONE FAM	22,787	S F SITE	1.80	EA	100	A-10 ACCESS				36,900				36,900

SPECIAL FEATURES AND YARD ITEMS

Code	Description	Size or Units	Price	TMB	% Dep	Sound Value	Class

INCOME APPROACH

Description	FI Qu	Leased Area	No Tenants	Net Income

DEPRECIATION

Item	Code	Description
1	15	OLD STYLE
2	1H	1-HALF STR
3	1	BRICKSTONE
4	1	WOOD
5	1	VINYL
6	1	ASPHALT
7	1	STANDARD
8	1	PLASTER
9	1	CHAR-ET
10	1	GOOD
11	1	TYPICAL
12	1	FORCED H/A
13	1	Bath Rating
14	1	Grade
15	1	E.V.A.B.I

OTHER FEAT

Item #	%	Assessed Value
1	31%	36,900
2		
3		
4		
5		
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99		
100		

CONDO DATA

Fac	Floor	View

RES BREAKDOWN

Code	Area (Sq Ft)	Basement	Underpr. Value
BMT	704.0		11,771
FEL	704.0		66,877
HST	224.0		14,979
DFF	60.0		1,440

SKETCH INSTRUCTIONS

FFL, BMT, L32, D14, R11, (DFF, D6X110)
 BMT, L32, D14, R11, (DFF, D6X110)
 R21, U14, U18.

SUB AREA SUMMARY

Code	Area (Sq Ft)	Basement	Underpr. Value
BMT	704.0		11,771
FEL	704.0		66,877
HST	224.0		14,979
DFF	60.0		1,440

COMPARABLE SALES

Map	Block	Lot	Typ	Mo	Yr	Sale Price	Adj

REMARKS

REMARKS

ALT. APPROACH

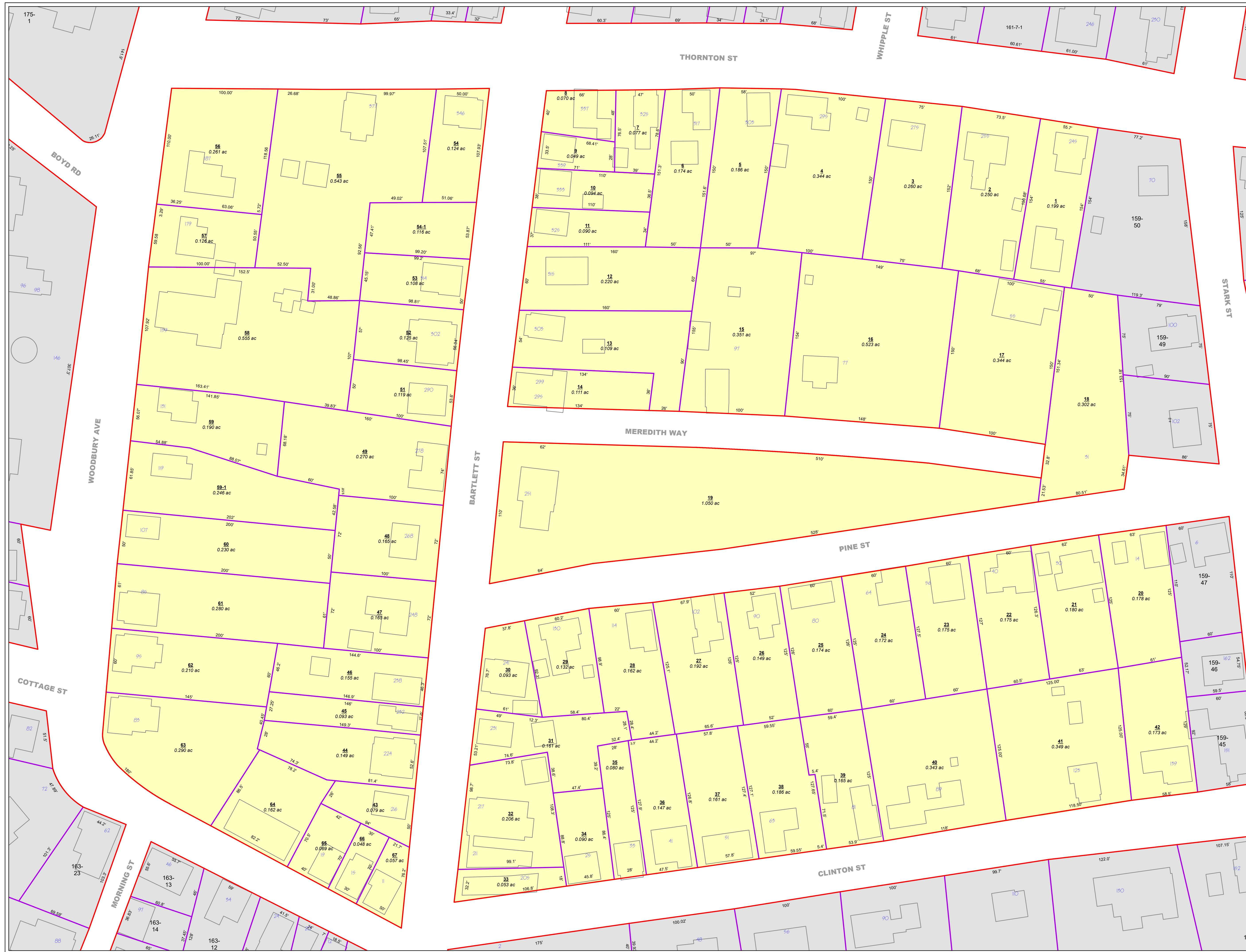
Multiple Regression (M)
 Comparable Sales (C)
 Income Approach (I)
 Market Adj. Cost <> 89,700

INSPECTION INFO

Date: 03/08/94
 Code: 2
 Result: MEASURED
 04/13/94 14INSPECTED

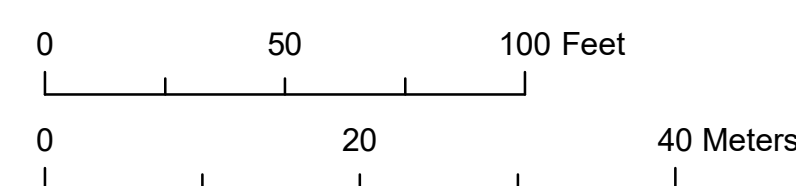
CALCULATIONS

Valuation	73,100
Basic/SF	47,076
Size Adj	1,440
Const Adj	1,440
Ad/SF	66,877
Punching	4,100
Fireplaces	
W/S Flues	
Burnt Gar	
Heating	
Cent Vac	
Magnt Int	1,000
Ad Total	32,700
Grade/Fac	1,440
AV Total	34,140
Deprec	11,771
Der Total	22,369
Special	31,400
Final Total	53,769
Fin Area	224
Value/SF	239

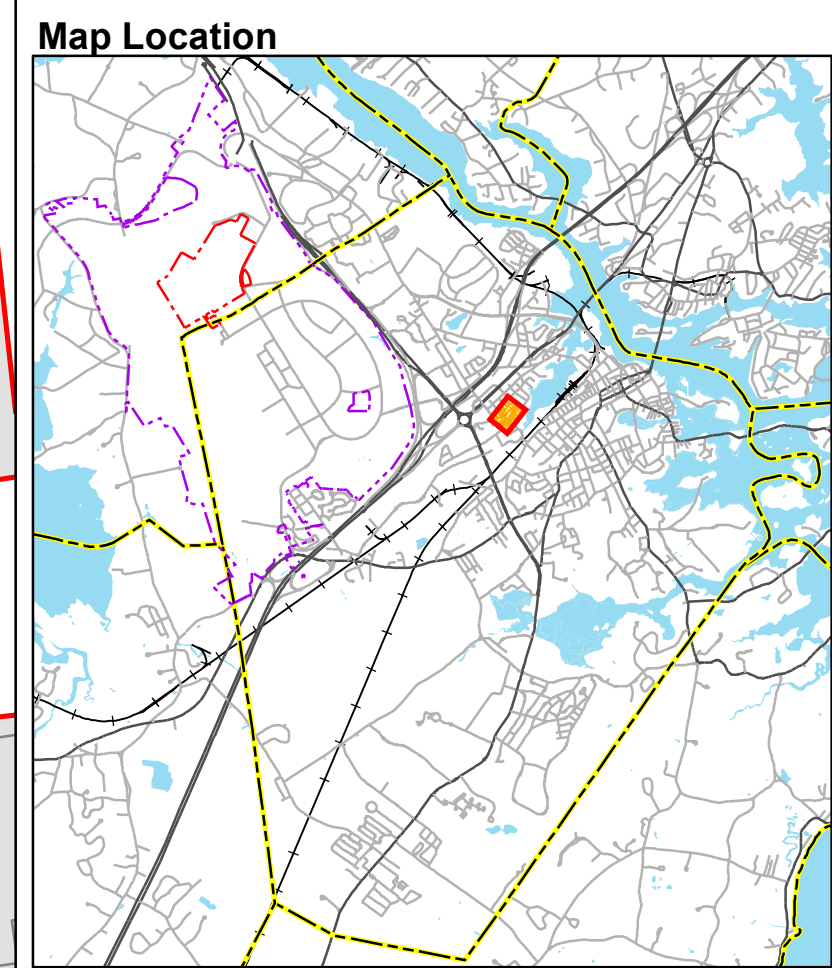
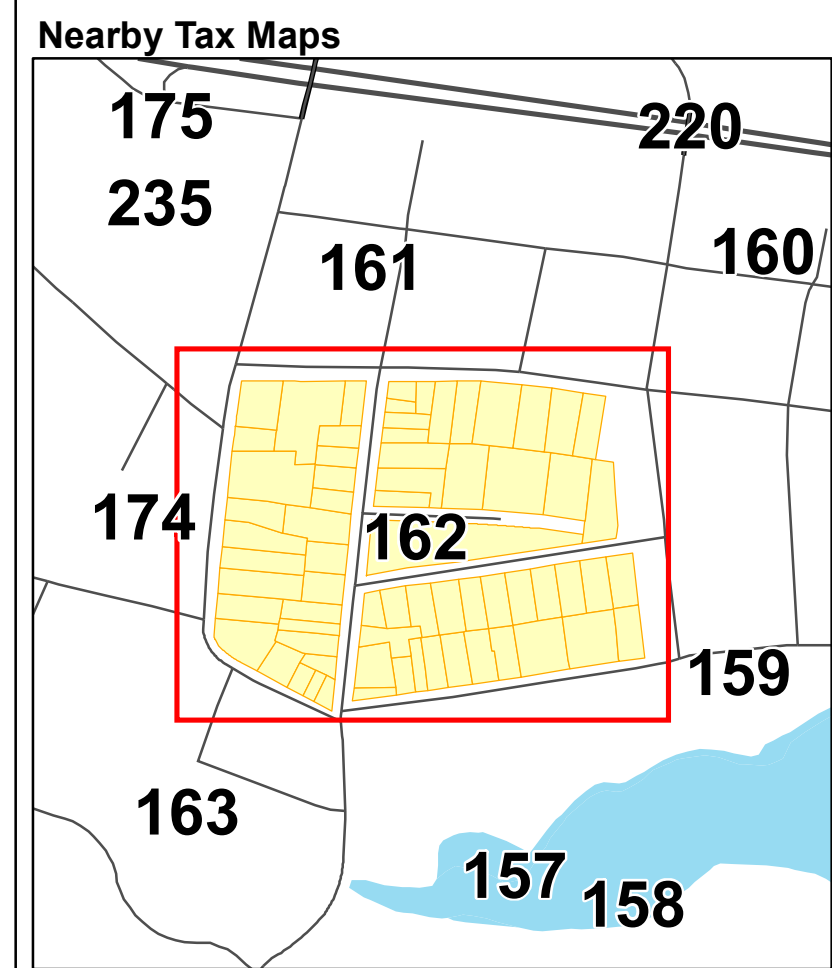


- Partial Legend**
 See the cover sheet for the complete legend.
- 7-5A** Lot or lot-unit number
 - 2.56 ac Parcel area in acres (ac) or square feet (sf)
 - 25 Address number
 - 233-137 Parcel number from a neighboring map
 - 68' Parcel line dimension
 - Street name
- SIMS AVE**
 Street name
- Parcel/Parcel 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

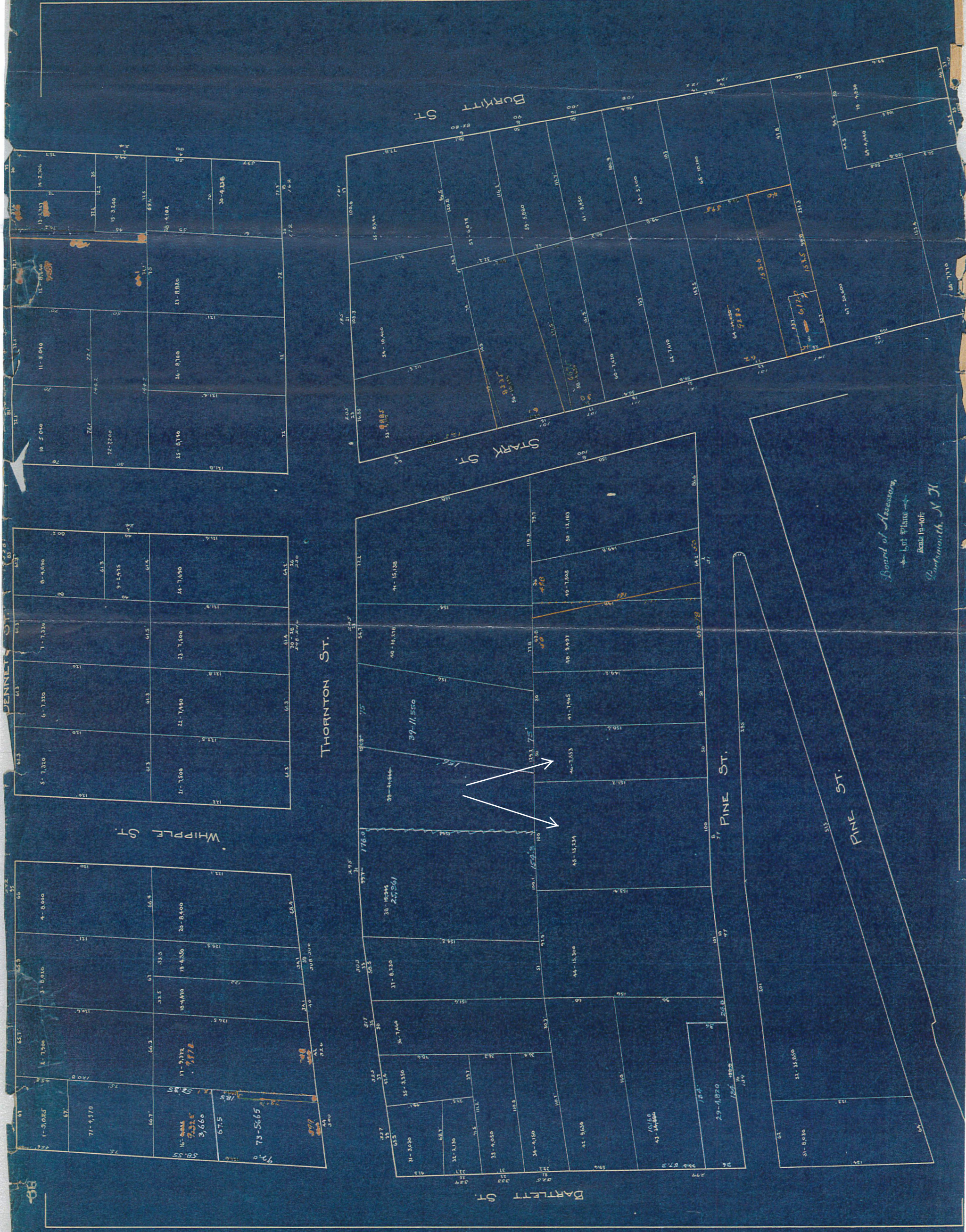


This map is for assessment purposes only. It is not intended for legal description or conveyance. Parcels are mapped as of April 1. Building footprints are 2006 data and may not represent current structures. Streets appearing on this map may be paper (unbuilt) streets. Lot numbers take precedence over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





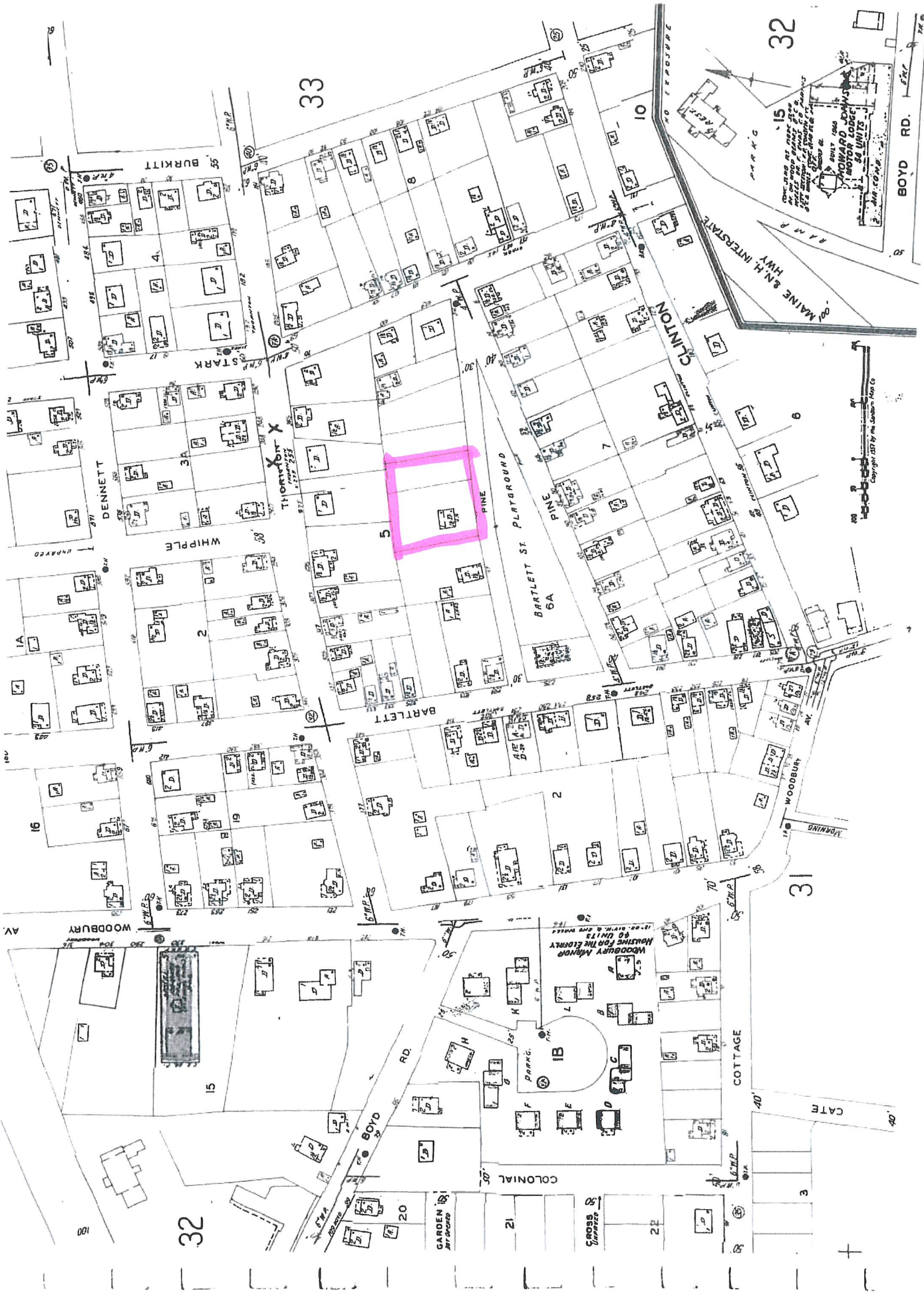
1927-1931 Map page 32



Board of Assessors,
 City of Pittsburg,
 Kansas 1940
 Workman, N.H.

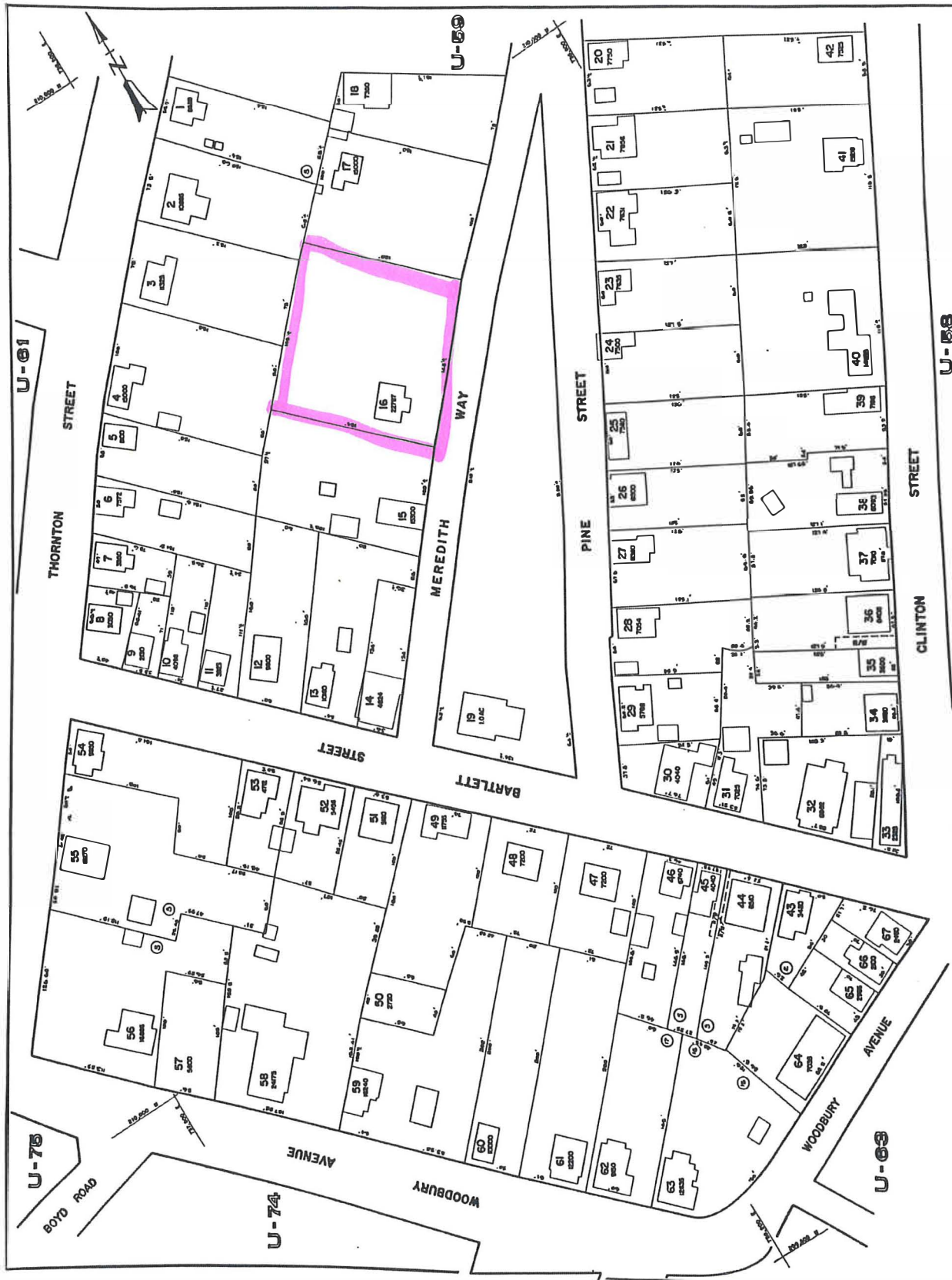
BC

20



1956

10



SCALE IN FEET
 0 40 80

PROPERTY MAP
PORTSMOUTH
 NEW HAMPSHIRE

LEGEND
 ADJACENT SHEET NO. 12
 DEVELOPMENT LOT NO. 10
 CALLED OVERSIDE 2

PREPARED BY PHOTOGRAPHIC METHOD BY
 JOHN E. O'DONNELL & ASSOCIATES
 ALBANY, MAINE
 1979

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.

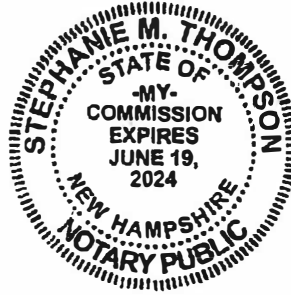


 Karen L. Dufour

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.

0012117

MAR 27 2 40 PM '92

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX

MO	DAY	YR
03	27	92

\$919.00

Kx THOUSAND 9 HUNDRED AND 19 DOLLARS

CONTROL NUMBER 45870 VOID IF ALTERED

THIS IS NOT HOMESTEAD PROPERTY.

~~with grant of homestead and other interests therein~~
~~to the grantee and her heirs, assigns and assigns forever~~

Signed this 23 day of March 1992

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

L.S.

L.S.

State of New Hampshire

ROCKINGHAM ss.: 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

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.

JAN 3 2 55 PM '86

00401

Rockingham County Registry of Deeds



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

Helen 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 persons whose names 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



KNOW ALL MEN BY THESE PRESENTS, that Helen Jakimczyk, of West Lynn, Massachusetts

M2562 P0157

in consideration of one dollar and other valuable consideration

paid by Richard S. Philbrick & Harriet Philbrick of Portsmouth 217 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 Arcy and Carol Arcy; and Westerly by land now or formerly of Laurence Robbins 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 set my hand and seal hereunto set hand and seal this 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 My Commission Expires October 28, 1988

Before me [Signature] Justice of the Peace - Notary Public

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

Know all Men by these Presents:

BK2157 PG032

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.

14615

Jul 26 9 21 AM '72


REC'D ROCKINGHAM COUNTY
REGISTRY OF DEEDS

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

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.

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 Gronski 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 Gronski, 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:

Janie Weinberg
Janie Weinberg
Janie Weinberg
John Cronin
John Cronin
Helen P. ...
Helen P. ...

Joseph K. Zabroski
Vinci Zabroski
Stella Carideo
Mary Gronski
Willis Gronski
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.

Nathan M. Goldberg
Justice of the Peace
Notary Public

N.P.S.

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

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

14614

BK2157 PG031

STATE OF MASSACHUSETTS

SUFFOLK
COUNTY OF ~~WESTSEX~~

On this the ^{fourteenth} day of July 1972, before me, Nathan M. Godey 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
NES.
My commission expires:

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



STATE OF MASSACHUSETTS

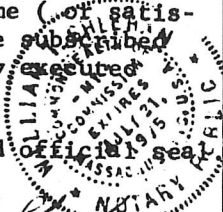
COUNTY OF ESSEX

On this the ~~Twenty~~ ^{First} day of July 1972, before me, William T. Sheehan, the undersigned officer, personally appeared Mary Gronski and Willis Gronski 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 first day of July, 1972. William T. Sheehan (my term expires 7/31/75)
Notary Public

N.P.S.
My commission expires:



STATE OF MASSACHUSETTS

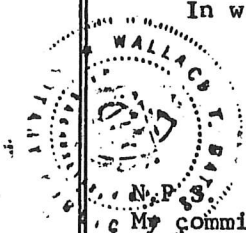
COUNTY OF ESSEX

On this the ^{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.

My commission expires:

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



THAT I, Mary Coakley of Portsmouth in the County of Rockingham and State of New Hampshire.

for and in consideration of the sum of One Dollar and other ^{consideration} valuable to me in hand, before the delivery hereof well and truly paid by ^{Coakley} to ^{Gabrockij} Kostantij Gabrockij of said Portsmouth

the receipt whereof I do hereby acknowledge, have given, granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Kostantij Gabrockij his heirs and assigns forever,

C. H. B. B. B. del. to by mail.

A certain lot of land with the buildings thereon situated in said Portsmouth, and bounded as described as follows: southerly by Pine Street; easterly by land of Sophia Leaver and land of one Drouve; westerly by land of Harry J. Freeman, and westerly by land formerly of Charles H. Cressman now owned or occupied by one Richard. Being the same premises conveyed to me by Isabelle J. Cleary, by her deed dated June 2, 1910, and recorded in Rockingham County Record Book 654 Page 212.

To have and to hold the said granted premises, with all the privileges and appurtenances to the same belonging, to him the said Kostantij Gabrockij and his heirs and assigns, to him and their only proper use and benefit forever. And I the said Mary Coakley and my heirs, executors and administrators, do hereby covenant, grant and agree, to and with the said Kostantij Gabrockij and his heirs and assigns, that until the delivery hereof I am the lawful owner of the said premises, and my 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 ^{except} whatsoever; and that I and my heirs, executors and administrators, shall and will warrant and defend the same to the said Kostantij Gabrockij and his heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.

And I, Michael Coakley ^{husband} of the said Mary Coakley ^{wife} in consideration aforesaid, 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 to 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 hands and seal, this twenty-eighth day of October in the year of our Lord one thousand nine hundred and ¹⁹ A. D. 1919.

SIGNED SEALED AND DELIVERED IN PRESENCE OF US:

Helen W. Linn.

Mary Coakley. (25)
Michael Coakley. (25)

STATE OF NEW HAMPSHIRE, ROCKINGHAM, ss. October 28, A. D. 1919.
Personally appeared the above named Mary Coakley and Michael Coakley and acknowledged the foregoing instrument to be their voluntary act and deed.

(G. P. Seal.) BEFORE ME. S. A. P. O. O.

... of ... in the county of Rockingham 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 Coakley of the same Portsmouth

the receipt whereof I do hereby acknowledge, have given, granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Mary Coakley and her heirs and assigns forever,

def. to T.H. Sines my maid.

A certain lot of land with the dwellinghouse thereon situate in said 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: southerly by said street about one hundred and fifty (150) feet; easterly by land of Sophia Sears and land of one Drown one hundred and fifty (150) feet, northerly by land of Harry J. Freeman one hundred and fifty feet (150) and westerly 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 the said Coakley and her heirs and assigns, to her and their only proper use and benefit forever. And I the said Sabelle for myself and for my heirs, executors and administrators, do hereby covenant, grant, and agree to and with the said Coakley 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 Coakley and her heirs and assigns, against the lawful claims and demands of any person or persons whomsoever. And Horace A. Massey husband of said Sabelle J. Massey in consideration aforesaid, 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. Massey. (L.S.) T.H. Sines. Sabelle J. Massey. (L.S.) Horace A. Massey Jr. Charlotte M. Gladding. (L.S.) STATE OF NEW HAMPSHIRE, Rockingham ss. June 25 A. D. 1910.

PERSONALLY appearing the above named Sabelle J. and Horace A. Massey and acknowledged the foregoing instrument to be their voluntary act and deed. — BEFORE ME,

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

Suffolk, 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

Trust

Massey

Del. to

Mrs. H. L. Massey

By mail.

Know All Men By These Presents, That I, Calvin Page of Portsmouth in the County of Rockingham and State of New Hampshire, as last trustee 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. Massey 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 execution of the powers in said will contained, have bargained and sold, quit do hereby bargain, sell, release, and convey to the said Isabel J. Massey, 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 Sears 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 291.

To Have And To Hold the above granted premises to her the said Isabel J. Massey 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 seal 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 hereby 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 hundred and eighty nine.

Signed and Sealed in presence of.

John Ballantyne to wit,
Charles W. Bell.

Leonard H. Pillsbury, 
Evelyn S. Pillsbury, 

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,

Judge 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 Suffolk 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 delivery hereof, well and truly paid by Nathan Jones of Portsmouth in the County of Rockingham in said State of New Hamp-

White Etal
to
Jones,
Oct. 8. 1889.

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 westerly by land formerly of Ephraim Pickering, One hundred and fifty feet; thence Easterly one hundred and fifty feet; thence Southerly by land formerly of Sophia J. Moran One hundred and fifty feet; thence Westward 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 A. White and Frank M. Shackford by her deed of July 10th, 1888, recorded in Rockingham Records, Book R 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 A. 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 such and every part thereof, as our family homestead, or as a residuum or residue 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,
J. H. Smith,
J. W. Emery,
J. W. Emery

Ella F. Shackford,
Frank M. Shackford,
Lydia A. White,
Henry White.

ES
FS
LS
LS

State of New Hampshire.
Bethel, ss, Aug. 16th, A. D. 1889.
Punally attested the above 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~~ in 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 Belknap, 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 & 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 westerly by
land formerly of Ephraim Pickering one hundred and fifty feet,
thence Easterly one hundred and fifty feet, thence Southerly by land
formerly of Sophia 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 *_____* attachment and levy or sale on execution

in consideration aforesaid, do hereby grant and release to said
_____ and each other *_____* whatsoev^r in said premises, and in each and every part
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
Substantive of the State of New Hampshire, passed July 4, 1851,

IN WITNESS WHEREOF *I* have hereunto set my hand and seal, this *_____* 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 *Sarah L. Martin*
John J. Laskey

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
to
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 *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 18*58.*

SIGNED, SEALED AND DELIVERED IN PRESENCE OF US:
Mary A. Wallae, Emma White, Lydia A. White (L.S.)
S. C. Clark, } To Mr + Mrs. } Lemmy 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. 18*58.*

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, the undersigned, Henry White and Lydia A. White, do hereby acknowledge the within instrument to be their act and deed, before me, J. Hammon, Justice of the Peace.

tenor of a certain note given by said Sarah Huntington, bearing date even
herewith said last mentioned sum of three hundred and twenty dollars, with-
out 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 } Sarah Huntington. (L.S.)
Parker Merrill
C. W. Huntington.

State of New Hampshire, Rockingham ss March 11. 1853. Then the
aforenamed 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
Oculus Approp.

Now all men by these presents, that I William White of Haver-
hill, 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 my-
self 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 ^{deceased} sister,
Fanny Whittier.

To have and to hold the afore-mentioned premises, with all the privileges so
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 thou-
sand eight hundred and twenty seven.

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

Emily Stacey.
 State of New Hampshire
 Rockingham ss. July 13, 1909.
 Then personally appeared etc above named Catharine
 Page, Trustee under the will of Nathaniel Jones, and
 acknowledged the foregoing instrument to be his
 free act and deed.

Before me,

Howard W. Wilson
 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

to
 Farrow.
 Vol. 2
 S. K. & B. J. Burtlett

See B. - 493
 P. - 275.

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

John W. A. Green Register

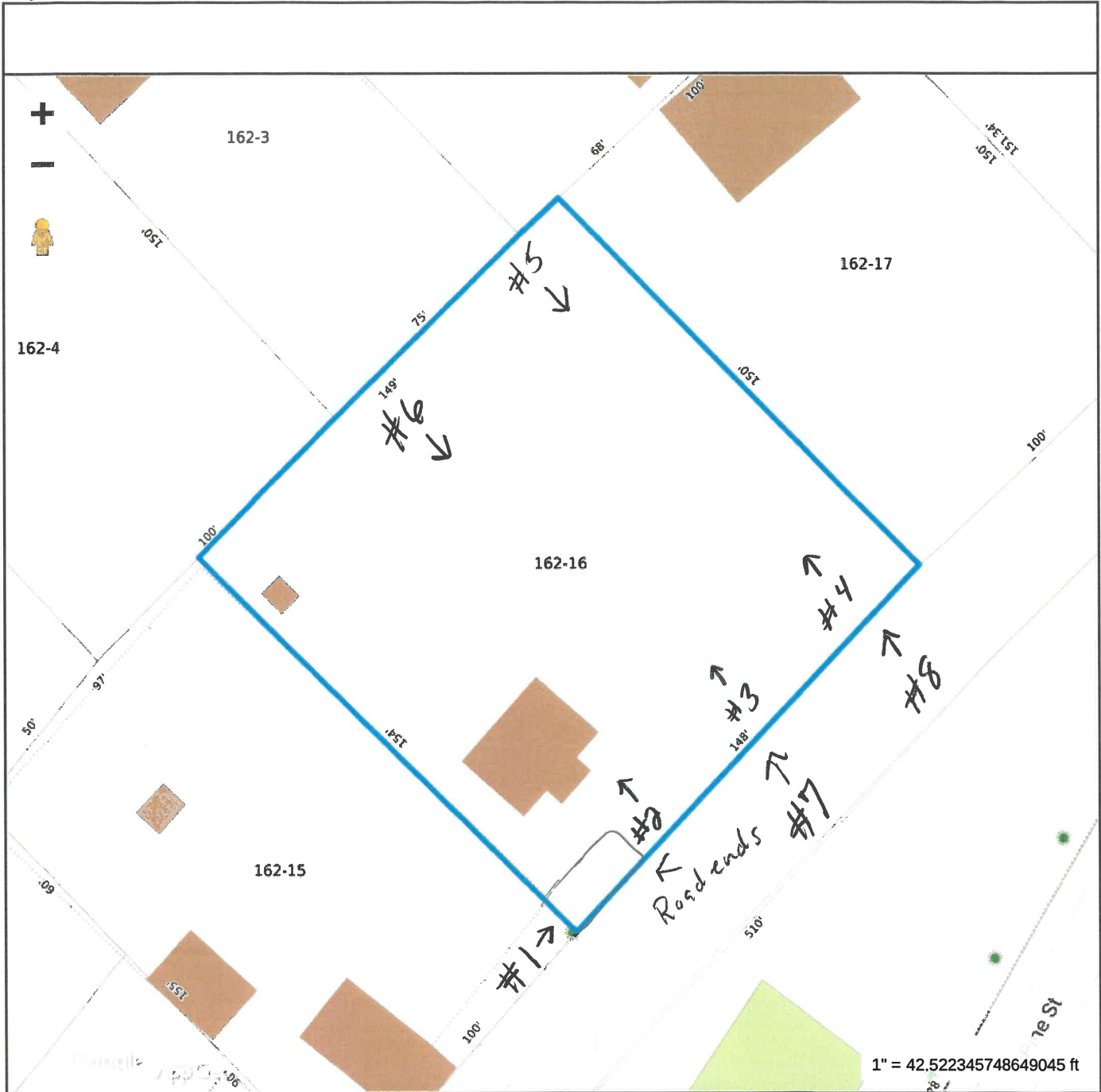
Know all Men by these Presents,
 That we, John S. Smith of the County of Rockingham and State of New Hampshire, and
 Mary E. Smith of the same County wife of the said
 John S. Smith, in consideration of One Thousand
 dollars paid by George S. Webster of the same County
 the receipt whereof we do hereby acknowledge, do
 hereby give, grant, bargain, sell and convey, with its
 said George S. Webster his Heirs and Assigns forever.

A certain piece or parcel of land situated in said
 County and bounded and described as follows, viz:
 On the north by land of Benjamin Hill on the
 west by land of Daniel C. Treble on the north by
 land of Samuel Wagon and Frederick Wagon
 the east by land of the heirs of George Warden containing
 thirty acres more or less, being precisely the same
 premises conveyed to John S. Smith by Benjamin
 Spofford, Mary his wife, Benjamin T. Spofford and
 Abbie S. his wife, by their deed of warranty dated


Mortgage.
 Smith

to
 Webster
 Vol. 1
 Call for

Received and Recorded Apr. 25-1911. John W. A. Green
 Register
 The within mortgage having been
 in full & hereby discharge the same
 George S. Webster
 Charles N. J. April 14th 1911.



Property Information	
Property ID	0162-0016-0000
Location	77 MEREDITH WAY
Owner	COLLINS RANDI



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 4/1/2019
Data updated 7/17/2019

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

#1

01 21 2022



01 21 2022

17



#3

01 21 2022



#4

01 21 2022



#5

01 21 2022





#6

01 21 2022



01 21 2022



#8

01 21 2022

#9

01 21 2022



CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
COLLINS RANDI	1 Level	0 All Public	1 Paved	8 2+ Off-St PKG	RESIDENTL RES LAND RESIDENTL	Code	Appraised	Assessed
COLLINS JEFF					1010	1010	148,800	148,800
77 MEREDITH WAY					1010	1010	290,600	290,600
PORTSMOUTH NH					1010	1010	700	700
03801								
Alt Parcel ID 0162-0016-0000-0000 OLDACFN 59180 PHOTO WARD PREC. 1/2 HSE GIS ID 35046 CONDO C INLAW/Y/ LOT SPLIT 2015 Reva JM Ex/Cr Appli Assoc Pld#					PORTSMOUTH, NH		2229	



RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	QU / VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
COLLINS RANDI	6274	1666	05-04-2021	U	I	590,000	24	Year	Code	Assessed	Year	Code	Assessed
DUFOUR KAREN L	2916	2173	03-23-1992	U	I	0	0	2021	1010	138,900	2020	1010	138,900
								1010	1010	290,600	1010	1010	290,600
								Total	Total	429,500	Total	Total	429,500

EXEMPTIONS

Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
			0.00					
Total								

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	Tracing	Batch
131	B		

NOTES

VINYL SIDING

10/21SR: SOME UPDS PRESENT
 90S KIT/BATH-AV QUAL
 CARP/LAMM/VINYL FLRS
 LISTED WDK , SM SHED = NV
 OLDER WINDOWS & ROOF, NEWER

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

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	290,600
Total Card Land Units 1 AC Parcel Total Land Area 1 AC Total Land Value 290,600															

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	148,800
Appraised Xt (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	700
Appraised Land Value (Bldg)	290,600
Special Land Value	0
Total Appraised Parcel Value	440,100
Valuation Method	C

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
10-08-2021	JW	02	5	SR	Sales Review
06-16-2021	LS			AD	Address Change
07-13-2017	PM			FR	Field Review Stat Update
03-06-2015	DG			FR	Field Review Stat Update
01-17-2013	JM			10	Measul/Trst/No Respons
10-07-2000	ET			1	Entry + Sign INACTIVE
09-13-2000	ET			2	No one home INACTIVE

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 06	01	Conventional Residential			
Model: 01	C+	C+			
Grade: C+	1.75				
Stories: 1					
Occupancy 25		Vinyl Siding			
Exterior Wall 1					
Exterior Wall 2					
Roof Structure: 03		Gable/Hip			
Roof Cover 03		Asph/F Gls/Cmp			
Interior Wall 1 03		Plastered			
Interior Wall 2					
Interior Fir 1 14		Carpet			
Interior Fir 2 20		Laminate Wood			
Heat Fuel 02		Oil			
Heat Type: 02		Warm Air			
AC Type: 01		None			
Total Bedrooms 02		2 Bedrooms			
Total Bthrms: 1					
Total Half Baths 0					
Total Xtra Fixtrs 0					
Total Rooms: 6					
Bath Style: 1		Avg Quality			
Kitchen Style: 1		Avg Quality			
Kitchen Gr					
WB Fireplaces 0					
Extra Openings 0					
Metal Fireplace 0					
Extra Openings 0					
Brnt Garage					

MIXED USE

COST / MARKET VALUATION

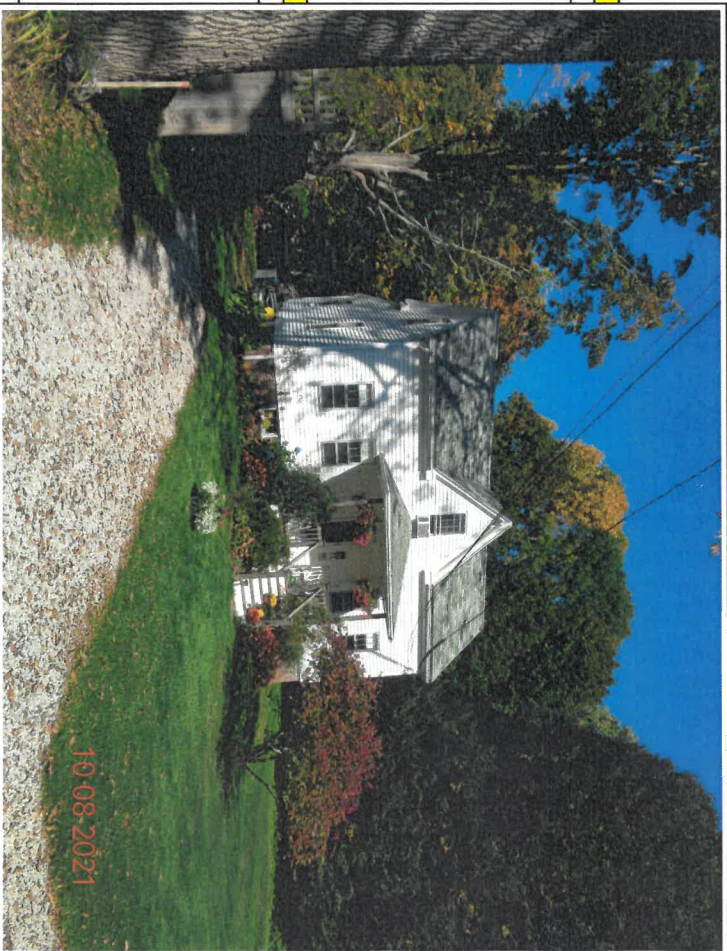
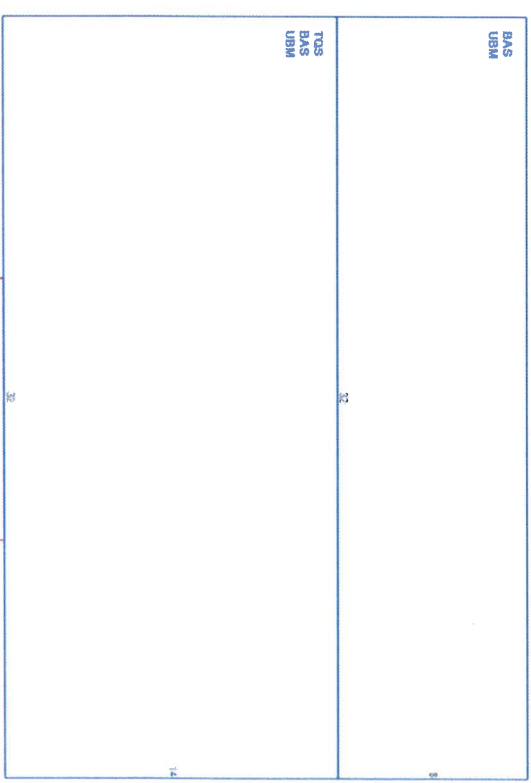
Code	Description	Percentage
1010	SINGLE FAM MIDL-01	100
		0
		0
Adj. Base Rate		175.55
Building Value New		209,605
Year Built		1870
Effective Year Built		1990
Depreciation Code		GD
Remodel Rating		
Year Remodeled		
Depreciation %		29
Functional Obsol		
External Obsol		
Trend Factor		1
Condition		
Condition %		71
Percent Good		148,800
RCNLD		
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

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

Code	Description	VB	Units	Unit Price	Yr. Bit	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value
WDK	WOOD DECK	L	100	13.00		A		50	C	1.00	700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	704	704	704	175.55	123,586
FOP	Porch, Open	0	66	13	34.58	2,282
TOS	Three Quarter Story	336	448	336	131.66	58,984
UBM	Basement, Unfinished	0	704	141	35.16	24,752
Ttl Gross Liv / Lease Area		1,040	1,922	1,194		209,604





CITY OF PORTSMOUTH

Assessors Office

Municipal Complex
1 Junkins Avenue
Portsmouth, New Hampshire 03801
Tel: (603) 610-7249 – Fax: (603) 427-1579

To: Dexter Legg, Chair Planning Board
Cc: Karen S. Conard, City Manager
From: Rosann Lentz, City Assessor *Rosann Lentz*
Date: January 3, 2022
RE: City Council Referral- Request of Restoration of Involuntarily Merged Lots to pre-merger status at 77 Meredith Way

At its meeting on November 15, 2021, the City Council considered a request from R. Timothy Phoenix and Monic F. Keiser, on behalf of their client property owners Jeff and Rand Collins, requesting the restoration of involuntarily merged lots at 77 Meredith Way Map 162 Lot 16 to their pre-merger status pursuant to NH RSA 674:39-aa. The Council voted to refer to the Planning Board and Assessor for report back.

Description

Current assessment records identify the parcel as having .52 acres with a 2 bedroom 1 bath single family dwelling built around 1870 located on the parcel. Older assessment records dating back to the 50's identified the parcels as Tax Map 89 Lot 45.

History

Deeds: According to the deeds researched back to 1853 in the chain of title, this above property was described as one parcel of land. Deeds in the chain of title dated between June 14, 1919 through October 25, 1878 describe one parcel of land with metes and bounds not referencing a plan or identify separate lots in any meaning or intending to convey statement.

Property Assessment Records:

1950's assessment records indicate 15,000 sqft lot identified as Map 89 Lot 45. Later assessment records identify one lot with 22,500 sqft.

Court Decisions

Upon review of various New Hampshire court decisions concerning the denial of restorations of lots, the courts have held that the conveyance of multiple lots in a single deed does not, standing alone, support a voluntary merger Roberts v. Town of Windham, 165 N.H. 186,192 (2013).

Summary

The description of the parcel of land within the chain of title does not refer to the conveyance of multiple lots as discussed in the above court decision. These deeds describe a single parcel of land with a metes and bounds description and no reference to other lots or a subdivision within the conveyance. Taking the above into consideration the request for restoration does not meet the requirements of RSA 674:39-aa.



CITY OF PORTSMOUTH

Assessors Office

Municipal Complex
1 Junkins Avenue
Portsmouth, New Hampshire 03801
Tel: (603) 610-7249 – Fax: (603) 427-1579

To: Dexter Legg, Chair Planning Board
Cc: Karen S. Conard, City Manager
From: Rosann Lentz, City Assessor *Rosann Lentz*
Date: January 19, 2022
RE: City Council Referral- Request of Restoration of Involuntarily Merged Lots to Pre-Merger Status at 77 Meredith Way – Additional Review

Please accept this memo as additional information and further explanation of my prior review on the request for the Restoration of Involuntarily Merged Lots on the above referenced property.

1. The original conveyance of the subject property going back to 1878 does not describe 3 lots within the “meaning and intending to convey” area of the deed nor does it reference a plan. In the Roberts v. Town of Windham appeal, lots within the current deed or prior deeds were identified individually or referred back to in a prior conveyance.
2. The location of the dwelling depicted on Exhibit C of the taxpayer’s request shows the dwelling falling at the end of Meredith Way. The two remaining lots do not front the paved/developed part of Meredith Way. Thus the redevelopment of West Park Street (Depicted in Exhibit D submitted by the Collins’s) to Meredith Way reasonably supports that 77 Meredith Way is as a single lot.
3. A meeting held with Attorney Sullivan supports my findings that 77 Meredith Way does not meet the requirements RSA 674:39-aa.

HOEFLE, PHOENIX, GORMLEY & ROBERTS, PLLC

ATTORNEYS AT LAW

127 Parrott Avenue, P.O. Box 4480 | Portsmouth, NH, 03802-4480
Telephone: 603.436.0666 | Facsimile: 603.431.0879 | www.hpgrlaw.com

January 20, 2022

Peter Britz and
Portsmouth Planning Board
City of Portsmouth
One Junkins Avenue
Portsmouth, NH 03801

RE: **Restoration of Involuntary Merged Lots RIML-21-5**
Jeff & Randi Collins
77 Meredith Way, Map 162, Lot 16

Dear Mr. Britz and Planning Board Members:

On behalf of Jeff and Randi Collins, (“Collins”), we submit the following response to City Assessor Lentz’s Memorandum with respect to Collins’ Application for Un-Merger of 3 lots located at 77 Meredith Way (the “Property”) which were involuntarily merged by the City of Portsmouth. Ms. Lentz’s sections are reproduced below followed by our response in **bold** text.

Description

Current Assessment Records identify the parcel as having .52 acres with a 2 bedroom 1 bath single family dwelling built around 1870 located on the parcel. Older assessment records dating back to the 50’s identified the parcels as Tax Map 89, Lot 45.

RESPONSE: Respectfully, the Assessor’s description is incomplete. These combined lots measure 150 ft. by 150 ft. We also obtained a tax card from the 1950s demonstrating the Property was identified as Map 89/Lot 45, but it contained an incomplete description. (Exhibit E to original submission). The 1950s tax card describes a lot that has 100 ft. of frontage and 150 ft. depth and omits another lot with frontage of 50 ft. and a depth of 150 ft. which would have been assigned a separate lot number. Tax Maps from 1927, 1935, and 1956 also depict the Property as two lots: one that is 100 ft. by 150 ft. and another that is 50 ft. by 150 ft. The 1935 Tax Map assigns lot number 45 to the larger lot and lot number 46 to the smaller lot. Later tax cards (1972 and 1983-86) describe a primary site and a secondary site on the same card associated with Map 89, Lot 45. Based on this information, it is clear that the City treated the Property as two separate lots, even when consolidated on one tax card.

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

History

Deeds: According to the deeds researched back to 1853 in the chain of title, this above property was described as one parcel of land. Deeds in the chain of title dated between June 14, 1919 through October 25, 1878 describe one parcel of land with metes and bounds not referencing a plan or identify separate lots in any meaning and intending to convey statement.

RESPONSE: We have confirmed that the Assessor did not independently research the chain of title and relies solely on the Deed Chain provided as Exhibit G to our original submission dates, which dates back to 1878¹, not 1853. The Plan of Elm Place created in 1856 created the original three lots identified as Lots 55, 56, and 57. We agree that all deeds since 1878 describe the perimeter measuring 150 ft. by 150 ft. without reference to lots on a plan, but as discussed in our initial submission, the mere description of the Property as one parcel alone is not enough for a municipality to meet its burden of demonstrating an overt act of merger. Roberts v. Windham, 165 N.H. 236 (2013). Rather, the perimeter description was a matter of simplicity. This is underscored by the subsequent building constructed on the lot at one end of the combined lots, rather than a central location.

Property Assessment Records

1950's assessment records indicate [a] 15,000 s.f. lot identified as Map 89, Lot 45. Later assessment records identify one lot with 22, 500 s.f.

RESPONSE: As discussed *supra*, the 1950s assessment records identifying a 15,000 s.f. as Map 89, Lot 45 clearly missed another lot, identified on the 1935 Tax Map as Map 89, Lot 46, which contained 7,500 s.f. It is not accurate that later assessment records identify one lot with 22,500 s.f. The 1972 tax card describes an H-Lot (.23 acres) and a rear lot (.29 acres), while the 1983-86 cards describe a primary site (15,287 s.f.) and a secondary site (7,500 s.f.) on the same card associated with Map 89, Lot 45. Based on this information, it is clear that the City treated the Property as two separate lots, even if consolidated on one tax card.

Court Decisions

Upon review of various New Hampshire court decisions concerning the denial of restoration of lots, the courts have held that conveyance of multiple lots in a single deed does not, standing alone, support a voluntary merger Roberts v. Town of Windham, 165 N.H. 186, 192 (2013).

RESPONSE: The Assessor's statement that conveyances of multiple lots in a single deed is not the sole issue presented by these facts, nor the end of the inquiry under New

¹ Our letter misstates 1878 as 1898.

Hampshire law. The facts here involve an 1856 subdivision creating three lots, construction of a home centered on one of those lots, a subsequent conveyance of the three combined lots via a single metes and bounds description of the perimeter, and municipal records demonstrating the existence of two lots from 1927 to the early 1990s. New Hampshire Courts have determined that a deed description containing a metes and bounds description of a single parcel is not enough to for a municipality to meet its burden of demonstrating voluntary lot merger under RSA 674:39-aa, II. Roberts v. Town of Windham, 165 N.H. 186, 192 (2013). Instead, the courts consider 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. Here the small home is sited on approximately one-third of the combined parcel leaving two-thirds of it vacant and the municipality treated the parcel as two lots – one with approximately 7500 s.f. (approximately 1/3) and the other with approximately 15,287 s.f. (approximately 2/3). The municipality has not produced any evidence that previous owners requested merger of the two lots shown on tax maps since 1927, nor has it demonstrated that any previous owner occupied the lot in a manner demonstrating an intent to merge the two lots shown in municipal records from 1927 until the early 1990s.

Summary


The description of the parcel of land within the chain of title does not refer to the conveyance of multiple lots as discussed in the above court decision. These deeds describe a single parcel of land with a metes and bounds description and no reference to other lots or a subdivision within the conveyance. Taking the above into consideration the request for restoration does not meet the requirements of RSA 674:39-aa.

RESPONSE: The court decisions section of Ms. Lentz’s memorandum sets forth the accurate holding of Roberts v. Windham, 165 N.H. 186 (2013) and its progeny: that the deed description is but one of several factors considered by a court in evaluating whether a previous owner merged lots. Despite correctly summarizing the holding of the case, the recommendation against unmerger is erroneously based solely on the previous deed descriptions of the Property, and no consideration of other factors, thus contravenes the holding of Roberts v. Windham. It is the municipality’s burden to demonstrate a previous owner merged these lots. RSA 674:39-aa, II(b). If the municipality cannot demonstrate

that the current or prior owners of the Property merged the lots, then the Council is required to restore the lots to their pre-merger status. Id. Based upon the foregoing information and evidence, the Property is originally shown as three lots in 1856 and as two lots on the 1927, 1935, and 1956. At a subsequent point, these 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 two lots (approximately +/-7,500 s.f. lot with the home and a +/-15,287 s.f. vacant lot according to premerger tax cards; +/-7500 s.f. and +/-14,900 s.f. per current survey) as required by RSA 674:39aa (II).

Respectfully submitted,
Jeff & Randi Collins

By: 

R. Timothy Phoenix
Monica F. Kieser

cc: Jeff & Randi Collins
Karen Conard, City Manager
Rosann Maurice-Lentz
Robert P. Sullivan, City Attorney



CITY OF PORTSMOUTH

Assessors Office

Municipal Complex
1 Junkins Avenue
Portsmouth, New Hampshire 03801
Tel: (603) 610-7249 – Fax: (603) 427-1579

To: City of Portsmouth Planning Board
Cc: Karen S. Conard, City Manager
From: Rosann Lentz, City Assessor, *Rosann Lentz*
Date: January 20, 2022
RE: City Council Referral- Request of Restoration of Involuntarily Merged Lots to pre-merger status at 135 Thaxter Road – RIML-21-2

In response to Monica F. Keiser letter dated January 20, 2022. RSA 674:39-aa II states “Lots or parcels that were involuntarily merged prior to September 18, 2010 by a city, town, county, village district, or any other municipality, shall at the request of the owner, **be restored to their premerger status** and all zoning and tax maps shall be updated **to identify the premerger boundaries** of said lots or parcels **as recorded at the appropriate registry of deeds**.” Ms. Keiser is requesting to unmerge based on tax billing and tax maps. This request differs from the subdivision provided to show the property’s pre-merger status.

Tax bills and tax maps are not legal representations of a property. Deeds, mortgages, and other land documents that are typically recorded at the registry of deeds identify the legal description of the boundaries of lots or parcels. If the City of Portsmouth Planning Board chooses to recommend the unmerging of 77 Meredith Way, it would be three lots not two.

HOEFLE, PHOENIX, GORMLEY & ROBERTS, PLLC

ATTORNEYS AT LAW

127 Parrott Avenue, P.O. Box 4480 | Portsmouth, NH, 03802-4480
Telephone: 603.436.0666 | Facsimile: 603.431.0879 | www.hpgrlaw.com

February 10, 2022

Peter Britz and
Portsmouth Planning Board
City of Portsmouth
One Junkins Avenue
Portsmouth, NH 03801

RE: **Restoration of Involuntary Merged Lots RIML-21-5**
Jeff & Randi Collins
77 Meredith Way, Map 162, Lot 16

Dear Mr. Britz and Planning Board Members:

On behalf of Jeff and Randi Collins, (“Collins”), we submit the following supplement to Collins’ Application for Un-Merger of lots comprising the parcel at 77 Meredith Way (the “Property”). This submission will respond to public comment submitted just before the January 27, 2022 Planning Board meeting and the last two submissions by City Assessor Lentz.

As an initial refresher, the Property is comprised of three 50 ft. by 150 ft. parcels shown as lots 55, 56, and 57 on an 1856 Plan of Elm Place; the existing home is on Lot 57. The Property is later shown on the 1927, 1935, and 1956 Tax Maps as two lots: Map 89/Lot 45 and Map 89/Lot 46. We incorporate our two previous submissions and offer the following additional information.

I. ADDITIONAL EXHIBITS

- H. Daily Precipitation Reports.
- I. Additional Deeds
- J. F.W. Beers Map of Portsmouth dated 1876
- K. Road Inventory and RCRD Plan

II. PUBLIC COMMENT

1. **Karen Dufour (Former owner of 77 Meredith)**

Ms. Dufour claims that she: treated the property as one lot; tried to place a document in the Property’s Building File restricting further development; and only sold the Property to Collins because they agreed not to subdivide the Property.

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

Ms. Dufour purchased the Property in 1992. The 1992 Tax Card demonstrates the City taxed the Property on a single tax card, containing two “sites”, a primary site of 7,500 s.f. and a secondary site of 15,287 s.f. **Exhibit F**. We note that the 15,287 s.f. secondary site already reflects a merger of *two* of the original three lots that existed on the 1856 Plan yet there is no indication that either one of those two lots were developed or merged. As evidenced by the Assessor file and Ms. Dufour’s own letter, she had taken no steps to merge the Property and was not aware that it had been merged, yet by 1994 her Tax Card reflects another merger from two lots to a single lot now known as Map 162/Lot 16. While Ms. Dufour points to her conduct of planting a tree, this does not demonstrate an intent to abandon lot lines or merge the three lots, as it was planted in the middle of the second lot (formerly lot number 56). (**Exhibit C**).

Ms. Dufour also previously authorized an application for subdivision of the Property to create a second house lot, which undercuts her claim that she viewed the Property as a pristine lot to be left undisturbed. While Ms. Dufour withdrew the subdivision application, she declined to place a simple deed restriction on the Property which would have preserved it in perpetuity. Having sold the Property without such restriction, Ms. Dufour cannot prevent Collins from exercising their constitutional rights to possess, own, and develop real property. N.H. CONST. pt. I, arts. 2, 12; U.S. CONST. amends. V, XIV; Town of Chesterfield v. Brooks, 126 N.H. 64 (1985) at 68. “Property” in the constitutional sense has been interpreted to mean not the tangible property itself, *but rather the right to possess, use, enjoy and dispose of it*. Burrows v. City of Keene, 121 N.H. 590, 597 (1981). (emphasis added).

Collins did not plan to subdivide when they purchased the Property, but knew that the ancient home would require significant renovations. Over the past year they have learned that the existing home will not structurally support expansion so they will need to tear the old home down and build a modest replacement home in its place. Given skyrocketing construction costs resulting from pandemic-induced supply chain issues, it is natural that they would look to opportunities to defray costs. The Property in the GRA Zone has sufficient area to support a permitted, large two family home. However, Collins have no interest in living in a duplex or in being landlords. They believe two modest single family homes is more in-keeping with the surrounding area comprised of modest homes on the 50 ft. wide lots originally created in 1856. Unmerging is a necessary first step toward that goal. Given that Ms. Dufour did not explicitly merge the Property by document, develop the lot in a manner that abandoned lot lines, nor placed

a deed restriction preventing subdivision or unmerger, Collins should not be prevented from availing themselves of the same opportunities she had to develop the Property.

2. David Chapnick (97 Meredith Way)

Eva Marino (114 Pine Street)

Collins have discussed their plans with their abutting neighbor, David Chapnick and Pine Street Resident Eva Marino. With a better understanding of Collins' ultimate goal, Chapnick and Marino have advised Collins that they no longer object.

3. Sarah Cornell & Susan Curry (275 Thornton Street)

Kendra Ford (30 Pine Street)

Ms. Cornell and Ms. Curry are not opposed to the unmerger request but oppose any subsequent building on any unmerged lots because of drainage concerns in the area which they imply have been exacerbated by the redevelopment of 55 Pine Street (formerly 55 Meredith Way). Though neither Cornell nor Curry offer any professional qualifications nor offer any evidence beyond the water itself, they erroneously conclude that water resulting from seasonal melt collecting between their lot, Collins' lot, and 55 Pine Street forms a vernal pool. Ms. Ford shares the drainage concerns and claims that the creation of an additional home will increase traffic near the Park.

Having moved to the neighborhood in 2016, Cornell and Curry have no personal knowledge of the area before Collins' redevelopment efforts at 55 Pine Street. A formerly derelict property, the 55 Pine Street redevelopment dramatically improved neighborhood conditions and increased use of the neighboring park. Collins did not increase the grade of the property by two feet as it was already upon a knoll, but instead tapered the grade slightly from the completed foundation and did the same when constructing the garage and breezeway in 2019. Notably, based on the information Cornell and Curry obtained from their neighbors and relayed to the Board, shallow water was typically observed during spring thaws before any redevelopment occurred at 55 Pine Street. Cornell and Curry rely on two intense storm events in the last two years to demonstrate drainage concerns. However, both events resulted in significant rainfall/precipitation, one of which resulted in an historic deluge of rain in 24 hours (4.54 in.) and the City's decision to reschedule Halloween, while the other resulted in nearly 2 inches of rain in 24 hours after significant snow falls earlier in the month. **(Exhibit H)**.

Cornell, Curry and Ford overlook that the small house on the large lot can be razed and a permitted two-family home can be built within the building envelope subject to review by the Building Department. Ms. Ford's position also overlooks the reality that Meredith Way is and will remain a dead-end street so any additional residence will not negatively affect traffic patterns in the neighborhood. Ultimately, Collins believe that two modest homes with space between them, is better suited to the Creek neighborhood than a larger side-by-side duplex.

III. RESPONSE TO ASSESSOR'S MEMORANDA

We previously submitted a response dated January 20, 2022 to Ms. Lentz's initial Memorandum dated January 3, 2022. At the time, we were not aware she had completed additional Memoranda: a second dated January 19th and a third Memorandum dated January 20th. In addition, we understand a recent map and photos of the Property were submitted by the Assessor. Each of Ms. Lentz's points is reproduced below in single-space, followed by a double-spaced response in **bold**:

January 19th Memorandum

1. The original conveyance of the subject property going back to 1878 does not describe 3 lots within the "meaning and intending to convey" area of the deed nor does it reference a plan. In the Roberts v. Windham appeal, lots within the current or prior deeds were identified individually or referred back to in a prior conveyance.

RESPONSE: As with many old properties in the area, tracing a deed chain back to the 1800s is challenging. We do not dispute that the earliest deed (1878) we previously presented definitely describing the Property describes a 150 ft. by 150 ft. parcel. (Exhibit G, RCRD Book 0510/Page 0036). Nor do we dispute that in Roberts v. Windham, 165 N.H. 186 (2013) there was reference to multiple lots in the "meaning and intending to convey" clause of the relevant deed that referred to a 1913 plan. Ultimately, the Superior Court hearing Roberts' appeal considered other factors beyond the metes and bounds description of the Property and the "meaning and intending to convey" clause. Specifically, Roberts' predecessor in title had constructed multiple structures on the lots that came within inches of or straddled the lot lines shown on the 1913 Plan and this caused the Superior Court to deny Roberts' Petition to Unmerge. The New Hampshire Supreme Court upheld the decision to deny unmerger given the conduct of the owner and the physical characteristics of the lot. In its decision the Supreme Court makes clear that neither the legal description

nor the owner's acquiescence to taxation of a single parcel alone supports a finding of voluntary merger. Roberts v. Windham, 165 N.H. 186, 192 (2013). RSA 674:39-aa, II(b) places the burden of demonstrating a prior owner voluntarily merged the lots squarely upon the City's shoulders. Voluntary merger is defined as merger by application to the Planning Board, or "by overt action or conduct indicating the owner regarded said lots as merged, such as including but not limited to, abandoning a lot line." RSA 674:39-aa, I(c) Because several factors beyond the deed description must be considered, the absence of an explicit merger and lack of development on 2/3 of the parcel render the City unable to meet its burden. Thus, the City must grant Collins' Petition to Unmerge in accordance with RSA 674:39-aa, II.

Furthermore, we have done additional deed research, including enlisting a Title Abstractor to see if the history of conveyances can be taken back further than 1878. While a gap in the deed chain does appear to exist, it appears that Developers Alfred Haven & James Emery owned the land at the time of 1856 Plan. Developer Alfred Haven conveyed all his interest in land in New Hampshire to Emery and Parker in January 1862. Emery and Parker then conveyed a half interest in all the land back to Haven in December of the same year, including the following:

Also one half part in common and undivided, of land called land on Christian Shore, being lots numbered fifty-one to fifty-five inclusive, sixty-six to seventy-one inclusive, seventy-three and seventy-four upon a plan of lots recorded in the Rockingham County Registry of Deeds Lib. 374, Folio 28...

Subsequently, James Emery conveyed the following to Benjamin Cheever in 1865:

One half in common and undivided of certain lots of land or so much thereof as have not heretofore been conveyed situated in Portsmouth, being 16 lots in all, and numbered from fifty-one to fifty-five inclusive, sixty-six to seventy-one inclusive, seventy-three and seventy-four upon a plan of lots recorded in the Rockingham County Registry of Deeds Lib. 374, Folio 28...

Lib. 374, Folio 28 is the second half of the 1856 Plan of Elm Place. (Exhibit I). This reference of multiple lots in the deed chain in both 1862 and 1865, supports Collins' claim that no owner voluntarily merged these three parcels during that time frame. The F.W. Beers Co. Map of Portsmouth from 1876 also shows three lots. (Exhibit J).

2. The location of the dwelling depicted on Exhibit C of the taxpayer's request shows the dwelling falling at the end of Meredith Way. The remaining two lots do not front the paved/developed part of Meredith Way. Thus the redevelopment of West Park Street (Depicted in Exhibit D submitted by the Collins's to Meredith Way) reasonably supports that 77 Meredith Way is a single lot.

RESPONSE: The 1856 Plan of Lots depicted West Park Street, later renamed Pine Street running all the way to Mystic Avenue (now Stark Street). Collins' technical team reviewed the Road Inventory on file in the City Clerk's Office which demonstrates that Meredith Way is 440 feet long having been accepted in 1883; Recorded Plan RCRD 22643 also shows Meredith Way past the Property (Exhibit K). Each Tax Map also shows Meredith Way traveling past the Property. (Exhibit H). This is also demonstrated by map submitted by the Assessor on Friday January 21st. The Assessor provides no support for her claim that any prior owner declined access to the undeveloped two lots nor any support for the proposition that acquiescence to incomplete paving amounts to implicit merger and therefore has failed to demonstrate the owner merged the lots.

3. A Meeting held with Attorney Sullivan supports my findings that 77 Meredith Way does not meet the requirements of RSA 674:39-aa.

For the reasons discussed above, we respectfully disagree with Attorney Sullivan and Assessor Lentz.

January 20th Memorandum

In response to Monica F. Keiser [*sic*] letter dated January 20, 2022. RSA 674:39-aa II states "Lots or parcels that were involuntarily merged prior to September 18, 2010 by a city, town, county, village district, or any other municipality, shall at the request of the owner, be restored to their premerger status and all zoning and tax maps shall be updated to identify the premerger boundaries of said lots or parcels as recorded at the appropriate registry of deeds,". Ms. Keiser [*sic*] is requesting to unmerge based on tax billing and tax maps. This request differs from the subdivision provided to show the property's pre-merger status.

Tax bills and tax maps are not legal representations of a property. Deeds, mortgages, and other land documents that are typically recorded at the registry of deeds identify the legal description of the boundaries of lots or parcels. If the City of Portsmouth Planning Board chooses to recommend the unmerging of 77 Meredith Way, it would be three lots not two.

Collins' request includes the available tax cards for the Property which demonstrate that the City treated the Property as two lots for a significant period of time as the earliest Tax Map (1927) submitted shows two lots, as does the 1935 Tax identifying the lots as 45 and 46, and the 1956 Tax Map showing two lots. It is unclear what resulted in the Property

transforming from three lots in 1856 to two in 1927, but the City's history of treating Lot 45 and 46 separately for many years must be presented as part of the application as it supports Collins' claim that an involuntary merger occurred.

While the statutory directive to the City is that, upon request of the Owner, the lots be restored to their pre-merger status as shown on a recorded plan, this does not compel Collins to take an all-or-nothing approach as they seek only to unmerge lot 57. Assuming *arguendo* the request must be to unmerge all three lots, it is still appropriate to inform the Board that there is no desire to build on three lots. Collins intends a subsequent merger or lot line adjustment so the final result is two lots as indicated in our January 20th Response and two single family homes, not three. The reference to the earlier tax cards is not intended to give them legal effect, but merely to show that the City for many years regarded the Property as comprised of two lots which is what Collins ultimately intend.

For all the reasons stated in this submissions and the previous two submissions, we respectfully request that the Council grant the Unmerger Application and restore the Property to its pre-merger status.

Respectfully submitted,
Jeff & Randi Collins

By: 

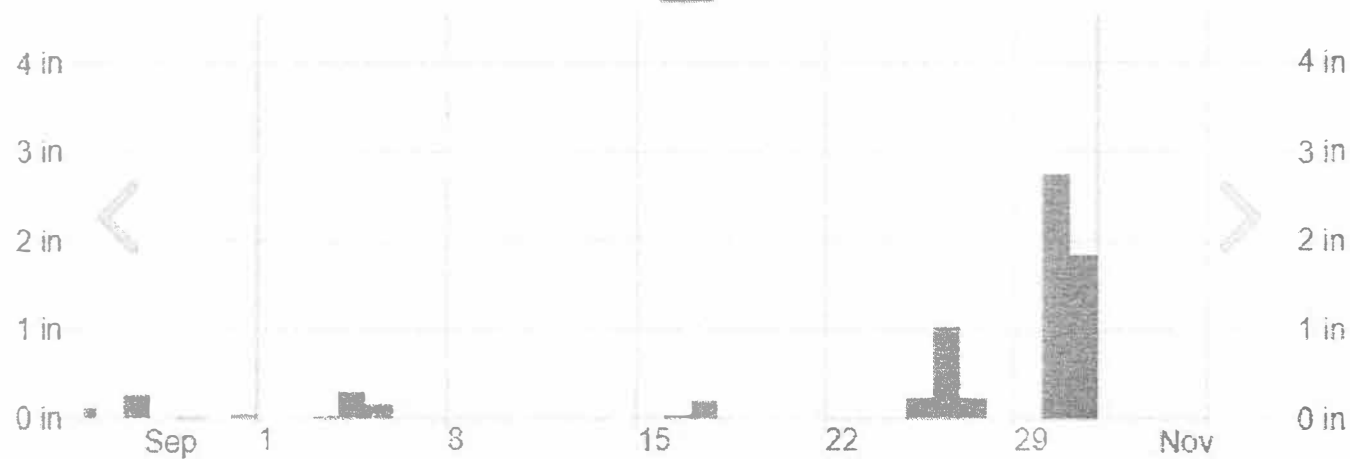
R. Timothy Phoenix
Monica F. Kieser

cc: Jeff & Randi Collins
Karen Conard, City Manager
Rosann Maurice-Lentz
Robert P. Sullivan, City Attorney

Daily Precipitation in October 2021 in Portsmouth

← Fall 2021 [Link](#) [Download](#) Compare Averages

History: J F M A M J J A S **Oct** N D 2020 2019 2018 2017

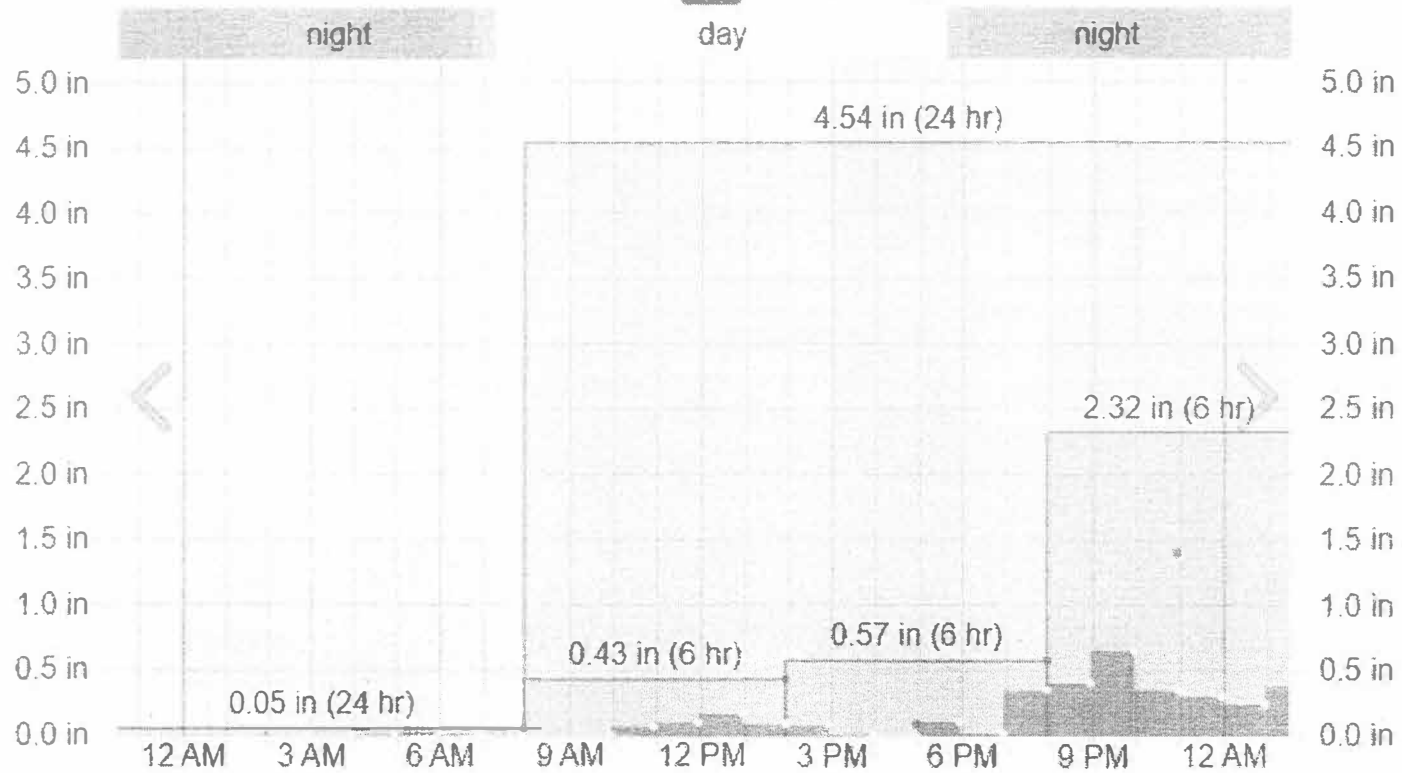


The daily measured quantity of liquid or liquid-equivalent precipitation.

Liquid-Equivalent Precipitation on Saturday, October 30, 2021 in Portsmouth

← Oct 2021 [Link](#) [Download](#) [Compare](#) [Averages](#)

History: J F M A M J J A S **Oct** N D 2020 2019 2018 2017

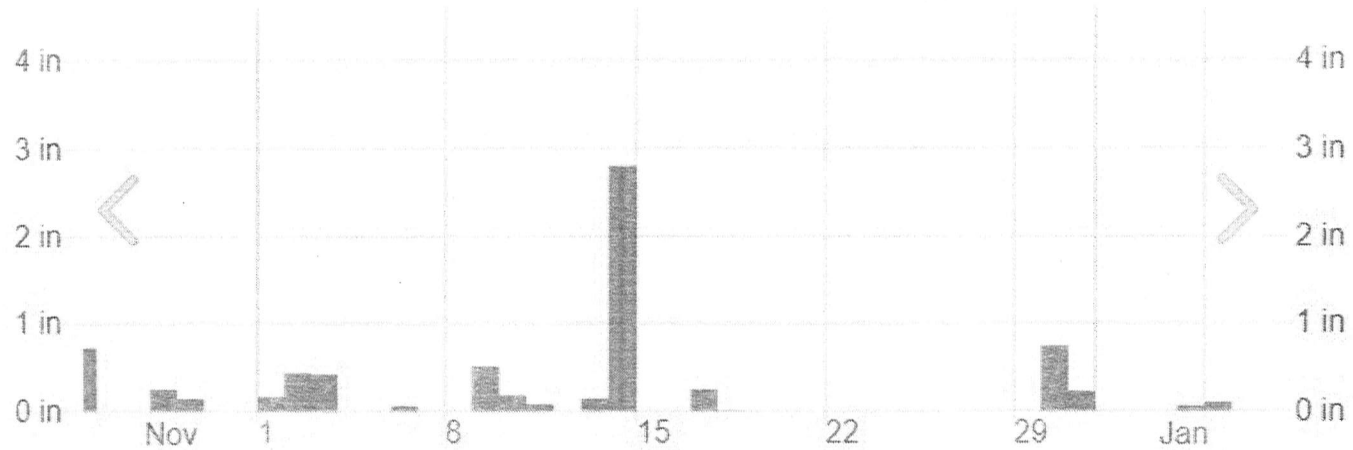


Reported liquid or liquid-equivalent precipitation over various reporting intervals.

Daily Precipitation in December 2019 in Portsmouth

← Winter 2019 [Link](#) [Download](#) Compare Averages

History: 2021 2020 J F M A M J J A S O N **Dec** 2018 2017

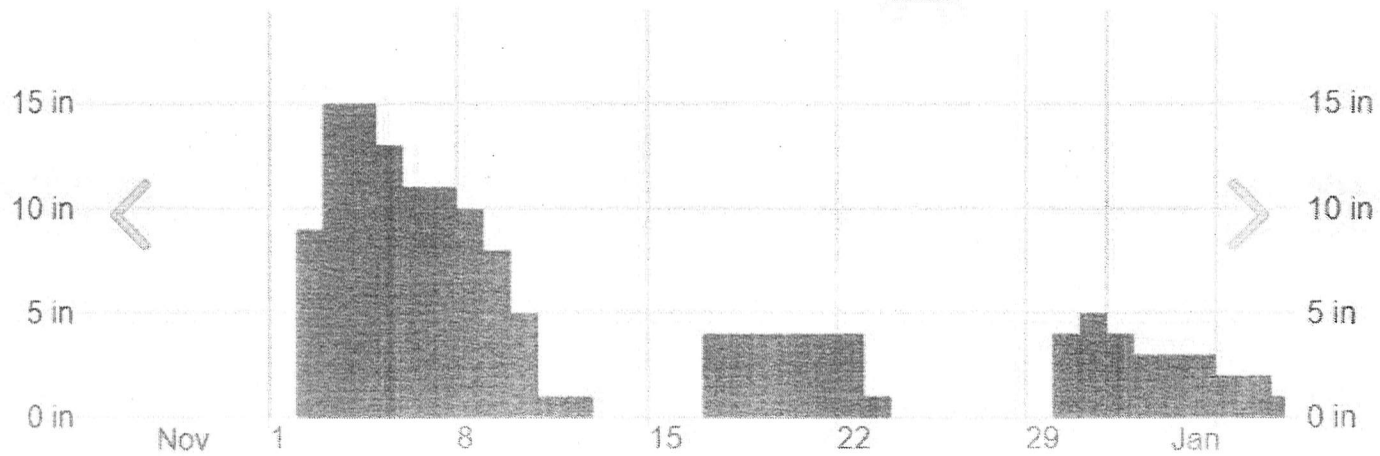


The daily measured quantity of liquid or liquid-equivalent precipitation.

Snow Depth in December 2019 in Portsmouth

← Winter 2019 [Link](#) [Download](#) Compare Averages

History: 2021 2020 J F M A M J J A S O N **Dec** 2018 2017



The daily measured snow depth, where available.

Climatological Data for GREENLAND, NH - October 2021

Date	Temperature				HDD	CDD	Precipitation	New Snow	Snow Depth
	Maximum	Minimum	Average	Departure					
2021-10-01	60	41	50.5	-5.2	14	0	0.14	0.0	0
2021-10-02	64	46	55.0	-0.2	10	0	0.00	0.0	0
2021-10-03	66	52	59.0	4.2	6	0	0.00	0.0	0
2021-10-04	60	54	57.0	2.6	8	0	0.08	0.0	0
2021-10-05	59	52	55.5	1.4	9	0	0.56	0.0	0
2021-10-06	63	47	55.0	1.3	10	0	0.00	0.0	0
2021-10-07	70	48	59.0	5.7	6	0	0.00	0.0	0
2021-10-08	73	48	60.5	7.6	4	0	0.00	0.0	0
2021-10-09	71	49	60.0	7.5	5	0	0.00	0.0	0
2021-10-10	63	48	55.5	3.4	9	0	0.00	0.0	0
2021-10-11	64	52	58.0	6.2	7	0	0.00	0.0	0
2021-10-12	70	48	59.0	7.6	6	0	0.00	0.0	0
2021-10-13	75	52	63.5	12.5	1	0	0.00	0.0	0
2021-10-14	76	51	63.5	12.8	1	0	0.00	0.0	0
2021-10-15	76	54	65.0	14.7	0	0	0.00	0.0	0
2021-10-16	65	59	62.0	12.0	3	0	0.02	0.0	0
2021-10-17	75	52	63.5	13.9	1	0	0.39	0.0	0
2021-10-18	63	46	54.5	5.2	10	0	0.00	0.0	0
2021-10-19	59	41	50.0	1.1	15	0	0.00	0.0	0
2021-10-20	61	40	50.5	1.9	14	0	0.00	0.0	0
2021-10-21	70	40	55.0	6.7	10	0	0.00	0.0	0
2021-10-22	74	50	62.0	14.1	3	0	0.00	0.0	0
2021-10-23	71	46	58.5	10.9	6	0	0.00	0.0	0
2021-10-24	56	36	46.0	-1.3	19	0	0.00	0.0	0
2021-10-25	57	38	47.5	0.6	17	0	0.04	0.0	0
2021-10-26	50	45	47.5	0.9	17	0	0.46	0.0	0
2021-10-27	55	47	51.0	4.7	14	0	1.40	0.0	0
2021-10-28	52	43	47.5	1.6	17	0	0.09	0.0	0
2021-10-29	52	34	43.0	-2.6	22	0	T	0.0	0
2021-10-30	52	37	44.5	-0.8	20	0	0.09	0.0	0
2021-10-31	57	52	54.5	9.5	10	0	6.06	0.0	0
Sum	1979	1448	-	-	294	0	9.33	0.0	-
Average	63.8	46.7	55.3	5.2	-	-	-	-	0.0
Normal	59.7	40.5	50.1	-	464	3	4.95	0.1	-

**Observations for each day cover the 24 hours ending
at the time given below (Local Standard Time).**

Max Temperature : 7am

Min Temperature : 7am

Precipitation : 7am

Snowfall : unknown

Snow Depth : 7am

Know all Men by these Presents,

THAT I James W. Emery of Cambridge in the County of Middlesex and State of Massachusetts, formerly of Portsmouth in the County of Rockingham and State of New Hampshire,

Map No #1

For and in consideration of the sum of one thousand dollars to me in hand, before the delivery hereof, well and truly paid by Benjamin Cheever of said Portsmouth

the receipt whereof I do hereby acknowledge, have given, granted, bargained, sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Cheever his heirs and assigns forever,

Emery to Cheever & granted

One half part in common & undivided of certain lots of land, or so much thereof as have not been heretofore conveyed, situated in said Portsmouth, being sixteen lots in all, and numbered from fifty one to fifty eight inclusive, sixty six to seventy one inclusive, seventy three and seventy four upon a plan of lots of land, recorded in Rockingham County Records Lib. 374, Feb. 28, together with one half part in common undivided of a strip of land about four feet wide more or less, bounded westerly by Clinton Street, as named on said plan, southerly by the Robinson estate & of the same length as the Robinson estate; also one third part in common & undivided of a certain parcel of land situated in said Portsmouth bounded easterly by land of Alfred W. Haven, & George W. Haven, southerly by Johnson's road, westerly by the Cook road, and northerly by the North Mill pond, being the same premises conveyed by D. W. Bradwell to Alfred W. Haven & James W. Emery by his deed dated the twenty first day of October A. D. 1853, recorded in Rockingham County Records Lib. 356, Feb. 4, 1864, reference to the same being had for a more particular description of said premises, also one quarter part in common & undivided of all that part of a certain parcel of land situated in said Portsmouth, which was not taken by the Portsmouth & Concord Railroad for its use, the whole parcel being bounded northerly by the North Mill pond, easterly by land formerly belonging to John Haven's estate, southerly by land of the Eastern Railroad in New Hampshire, westerly by land of Charles Goodwin as described in a deed from Samuel Wells to Joseph M. Edmunds dated the fifteenth day of May A. D. 1847, recorded in Rockingham County Records Lib. 328, Feb. 24, reference to the same being had for a more particular description of the whole of said parcels of land, meaning hereby to convey only that portion of said land which was not taken by said Portsmouth & Concord Railroad for its use

Clinton Street, as named on said plan, southerly by the Robinson estate & of the same length as the Robinson estate; also one third part in common & undivided of a certain parcel of land situated in said Portsmouth bounded easterly by land of Alfred W. Haven, & George W. Haven, southerly by Johnson's road, westerly by the Cook road, and northerly by the North Mill pond, being the same premises conveyed by D. W. Bradwell to Alfred W. Haven & James W. Emery by his deed dated the twenty first day of October A. D. 1853, recorded in Rockingham County Records Lib. 356, Feb. 4, 1864, reference to the same being had for a more particular description of said premises, also one quarter part in common & undivided of all that part of a certain parcel of land situated in said Portsmouth, which was not taken by the Portsmouth & Concord Railroad for its use, the whole parcel being bounded northerly by the North Mill pond, easterly by land formerly belonging to John Haven's estate, southerly by land of the Eastern Railroad in New Hampshire, westerly by land of Charles Goodwin as described in a deed from Samuel Wells to Joseph M. Edmunds dated the fifteenth day of May A. D. 1847, recorded in Rockingham County Records Lib. 328, Feb. 24, reference to the same being had for a more particular description of the whole of said parcels of land, meaning hereby to convey only that portion of said land which was not taken by said Portsmouth & Concord Railroad for its use

To HAVE and to HOLD, the said granted premises, with all the privileges and appurtenances to the same belonging to the said Cheever his heirs and assigns, to the said James W. Emery for my self & my heirs, executors, and administrators, do hereby covenant, grant and agree to and with the said Cheever his 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 of 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 Cheever his heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.

And I Martha E. Emery wife of the said James W. Emery in consideration aforesaid do hereby relinquish my right of dower in the before mentioned premises, and also all my right or interest which I might otherwise have in said premises by virtue of the provisions of the act entitled "an act to exempt the homestead of families from attachment and levy or sale or execution," approved July 4, 1851, or any other homestead exemption therein,

IN WITNESS WHEREOF, we have hereunto set our hand & seal the eighteenth day of June in the year of our Lord one thousand eight hundred and sixty five, SIGNED, SEALED, AND DELIVERED IN PRESENCE OF Caroline Bell Emery, Manning Emery, James W. Emery (J.W.), Martha E. Emery (M.E.)

STATE OF NEW HAMPSHIRE, Rockingham, ss. June 17, 1865. PERSONALLY appearing the above named James W. Emery acknowledged the foregoing instrument to be his free act and deed, before me, William H. Harkness Justice of the Peace. Amy C. Bestman Register.

Received and Recorded, July 3 1865.

Note:

28 Balance of Plan in Current Portsmouth Plan File
See PLAN ELM PLACE

#008

CITY LAND.

T R E E T.



J. M. EDMONDS' LAND.
STREET.

L A N C D O N

apigns that I am lawfully seized in fee of the afore descibed premises; that they are free from all incumbrances; that I have good right to sell and convey the same to the said grantee in ananner aforesaid; and that I and my heirs will warrant and defend the same premises to the said grantee and his heirs and apigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I have hereunto set my hand and seal, this twenty eighth day of January in the Year of our Lord, One Thousand Eight hundred and fifty seven.

Signed, Sealed and Delivered in Presence of us-

William Anderson.

Henry Anderson.

George Clark. (L.S.)

State of New Hampshire, Rockingham s.s. January 28, 1857.

Personally appearing, the above named George A. Clark acknowledged the above Instrument to be his free act and deed. Before me.

William Anderson, Justice of the Peace

Received and Recorded Jan^y 28, 1863.

A. J. Fogg

Register.

I Robert Stevens of Nottingham in the County of Rockingham, and State of New Hampshire, hereby relinquish all my right, title, and interest in and unto the Morris Mill privilege so called situate in Nottingham, and lies on the River running through land deeded this sixteenth day of April, 1850. to one Benjamin G. Brown. to him the said Brown his heirs and apigns, to construct a saw mill and other buildings for such machinery as he or they may judge expedient to put into said buildings, also so much land on the Westly side of the River necessary for a Mill Yard, also to erect a dam of sufficient height to propel all such machinery together with the flowage so long as he or they shall keep a Saw mill or other machinery in running order, and no longer.

Stevens
to
Edward

In Witness Whereof, I have hereunto set my hand and seal this 16th day of April, 1860.

Signed Sealed & Delivered in presence of

Edmond Rand

Samuel S. Brown.

Robert Stevens. (L.S.)

State of New Hampshire, Rockingham s.s. April 16, 1860.

Personally appearing the above named Robert Stevens, acknowledged the foregoing instrument to be his free act and deed. Before me.

Edmond Rand, Jus. Peace.

Received and Recorded Feby. 5th 1863.

A. J. Fogg

Register.

Know all Men by these Presents, That We, James W. Emery of Cambridge, in the County of Middlesex, and commonwealth of Massachusetts, and Francis E. Parker, of Boston, in the County of Suffolk and commonwealth aforesaid, Esquires, as we are Trustees under an Indenture of two parts executed on the ninth day of January A. D. 1862, between Alfred W. Harro, of the first part, and we the said Emery and Parker, of the second part, in consideration of Eighteen hundred and ninety dollars to us paid by said Alfred W. Harro, of Portsmouth, in the County of Rockingham and State of New Hampshire, Esquire, the receipt whereof is hereby acknowledged, do by these presents convey, remise, release, and forever quitclaim unto the said Alfred W. Harro, and his heirs and apigns, the following parcels of land situate in said Portsmouth, viz: One half part in common and undivided of all

Trustees
Emery & Parker
to
Alfred W. Harro
J. B. Houlden

the lots or parcels of land comprised in Field on Washington street, near the Brooks, bounded Easterly by land now or late of the heirs of Samuel Akerman, and Westerly by land conveyed by said Haven to Herman Pennick, then bounded Easterly by said Pennick's land, and and Westerly by land of St. Greenough, then bounded Easterly by said Greenough's land and Westerly by land of G. Chandler, then bounded Easterly by said Chandler's land, and Westerly by a small stream running into the North Mill Pond; Also five eighths parts, in common and undivided, of the following lots or parcels of land in Rock Pasture, viz; lots numbered thirteen, fourteen, fifteen, sixteen, twenty two, twenty three, twenty four, twenty five, sixty three, so much of sixty four as runs from sixty three to the line of the Concord & Portsmouth Rail Road, and that small part of fifty three lying between land of Thomas Clapham and the Eastern Rail Road in New Hampshire, all according to Plan recorded in Rockingham County Records, Lib. 321, Vol. 110; Also one half part, in common and undivided, of lots of land on the southerly side of Marlborough street, numbered One, two, six, and of West half of lot, numbered three according to Plan recorded in said Records Lib. 337, Vol. 57; Also one quarter part, in common and undivided with heirs of John Haven, of one quarter of lot on Easterly side of Water street, formerly Penhallow lot; Also one half part, in common and undivided, of a parcel of land on Tanner street or Parker street, formerly conveyed by said Haven to William Rutledge and by him reconveyed to said Haven, and now occupied by J. H. Wendell; Also one half part, in common and undivided, of land called land on Christian shore, being lots numbered fifty one to fifty eight inclusive, sixty six to seventy one inclusive, seventy three, and seventy four, according to Plan recorded in said Records Lib. 374, Vol. 28. Being part of the real estate conveyed by deed of said Alfred W. Haven dated January 7th 1862, and recorded with Rockingham Deeds Lib. 393, Vol. 41B.

I, Haven and to hold the above released premises, with all the privileges and appurtenances, to the same belonging to him the said Alfred W. Haven, and to his heirs and assigns forever.

In Witness Whereof, we the said James W. Emery and Francis E. Parker, Justices as aforesaid, have hereunto set our hands and seals this sixteenth day of December in the Year Eighteen Hundred and sixty two,

Signed sealed & delivered in presence of
 John Lovell
 William C. Van Dorsif.
 James W. Emery. (S. J.)
 Francis E. Parker. (S. J.)
 Justices.

Commonwealth of Massachusetts, Suffolk Sd. Boston December 27th 1862
 Then Personally appeared the above named James W. Emery and Francis E. Parker and acknowledged the above written instrument to be their free act and deed;

Before me, G. Washington Haven.

Justice of the Peace, throughout the count^y.

Received and Recorded February 3^d 1863. At 7. A. Cks. 40, min A.M.
 A. J. Jogg Register.

Justices
 Emery & Parker
 to
 Haven
 S. E. Marden

Know all Men by these Presents, that we Francis E. Parker of Boston, in the County of Suffolk, and Commonwealth of Massachusetts, and James W. Emery of Cambridge, in the County of Middlesex in said Commonwealth, Justices under an Indenture of two Parts, dated January 7th A.D. 1862, in consideration of one dollar and other valuable considerations to us in hand, paid by Alfred W. Haven of Portsmouth in the County of Rockingham, and State of New Hampshire, the

the premises, and that he will not carry on therein any offensive trade or business nor make nor suffer to be made any alterations therein, but with the consent in writing of the Lessor, that he will keep the buildings on said premises insured to the amount of one thousand dollars, and the said insurance is to be held by said Lessee as his security, and assigned to him, and that the lessee may enter to view and make improvement, and to eject the Lessor if he shall fail to pay the rent or taxes or perform the covenants aforesaid, or shall make or suffer any waste thereof, and that he will peacefully quit and deliver up the premises to the Lessor at the termination of this lease, in as good order and condition reasonable and careful usage thereof and unavoidable casualties excepted, as the same now are or may be put into by the said Lessor.

In testimony whereof the parties have hereunto interchangeably set their hands and seals, this day and year first herein written,

In presence of
S. H. Goodall
Cyrus M. Drake

Josiah Mauston (22)
Robert Seefarow (29)

State of New Hampshire, Rockingham Co. January 7, 1862.

Personally appeared Robert Seefarow and acknowledged the foregoing instrument to be his free act and deed, Before me, Samuel W. Goodall,

Justice of the Peace.

Received & Recorded January 7, 1862.

J. P. Fogg Rgr.

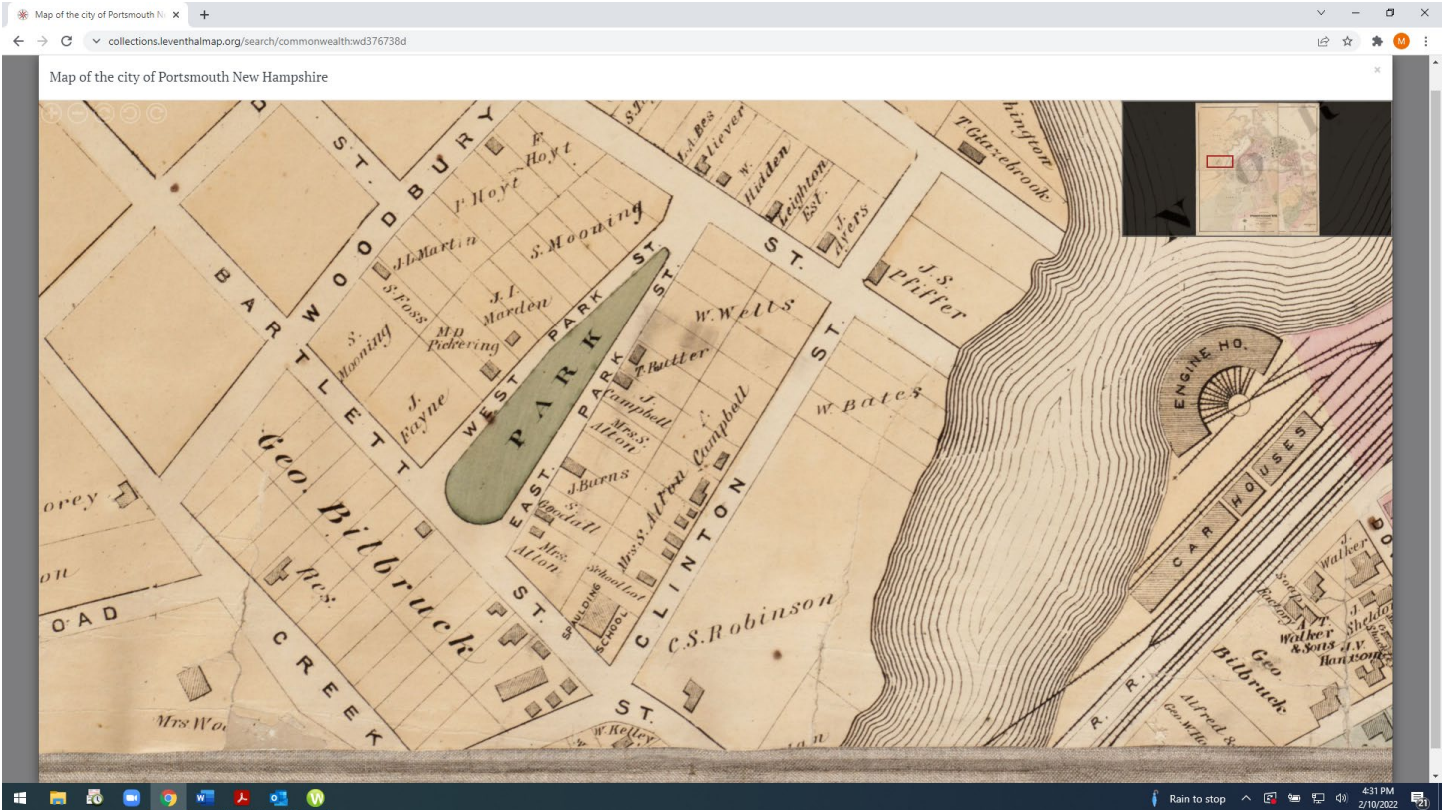
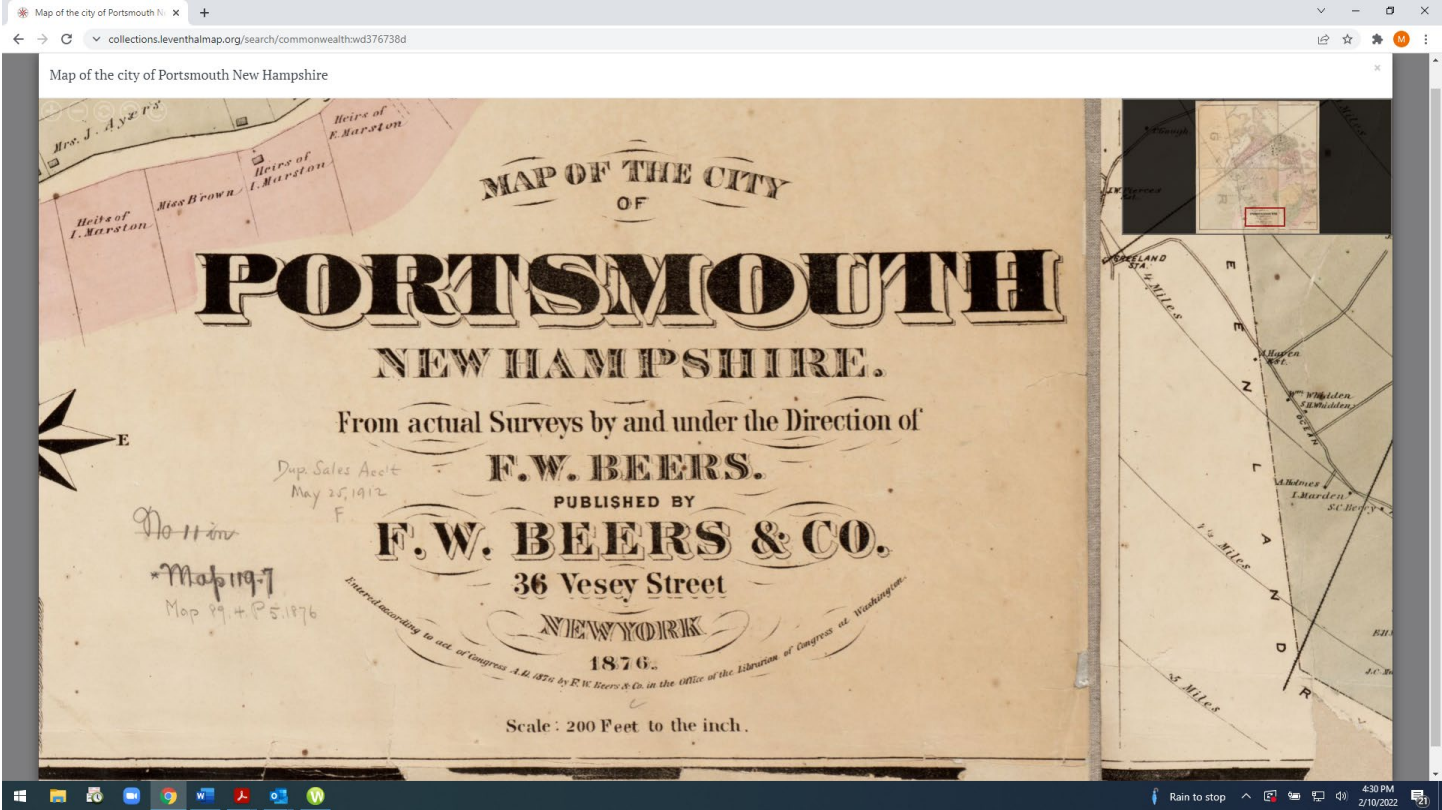
Know all men by these Presents -
That I, Alfred W. Haven of Portsmouth in the County of Rockingham & State of New Hampshire Esquire, in consideration of ten Dollars to me paid by James W. Emery of Cambridge in the County of Merrimack & Commonwealth of Massachusetts & Francis C. Parker of Boston in the County of Suffolk & Commonwealth aforesaid Esquires the receipt whereof is hereby acknowledged, & of various good & valuable considerations to me moving from said Emery & Parker do by these Presents grant, release, & forever quitclaim, unto the said Emery & Parker and their assigns & to the survivor of them his heirs & assigns, all my right title & interest in and to any and all Land & real Estate lying or being in said State of New Hampshire.

I have and to hold the above granted and released premises to the said Emery and Parker, & their assigns, & to the survivor of them his heirs & assigns, but upon trust nevertheless, & for the uses, intents & purposes declared in certain indentures of two parts executed this day by the said Haven of the first part & the said Emery & Parker of the second part - Witness our hands and seals this ninth day of January in the year eight hundred & sixty two -

Signed sealed & delivered in presence of
Robert Levi
Robt J. Davis Jr
Alfred W. Haven (24)

Commonwealth of Massachusetts, Suffolk Co. Boston Jan 9th 1862 -

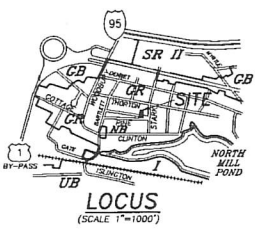
Then Personally appeared the within named Alfred W. Haven & acknowledged the within written instrument by him signed to be his free act &



Street Inventory - City of Portsmouth, New Hampshire

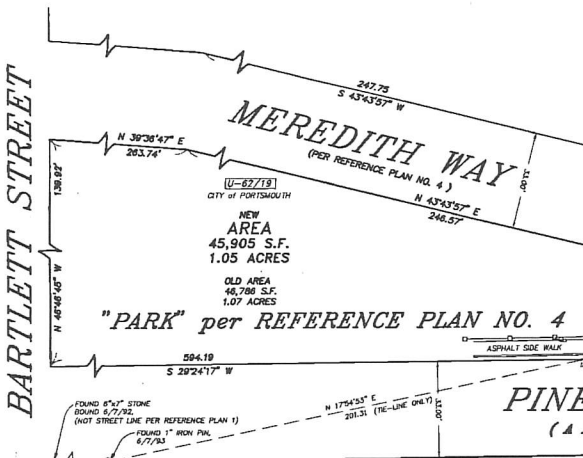
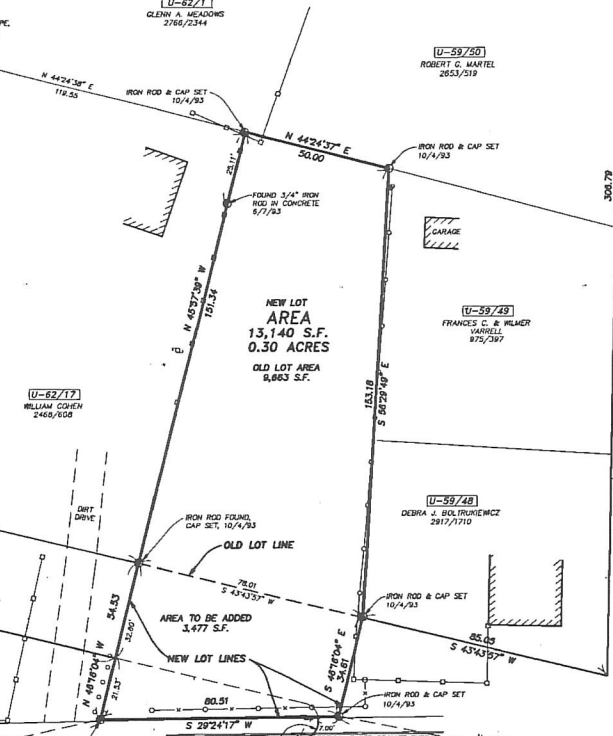
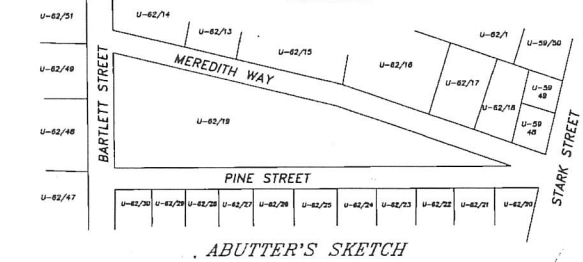
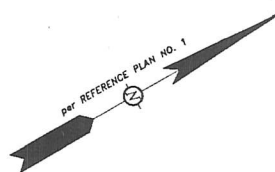
Street Name	Tax Map#	Recorded Acceptance	Class	Length	Street Miles	No. of Lanes	Lane Feet	Lane Miles	St. Width	Area Feet	Area Yards	Curb	Sidewalk	Water	Sewer
Maple Street	R37	y 1950	4	1650.	0.3125	2.	3300.	0.625	20.	33000.	3666.667	no	no	yes	yes
Maplewood Avenue	R9	no	4	6380.	1.2083	2.	12760.	2.417	24.	153120.	17013.33	p	p	p	p
Marcy Street	U1	no	4	1830.	0.3466	2.	3660.	0.693	23.	42090.	4676.667	yes	yes	p	p
Mariette Drive	R93	y 1958	5	2865.	0.5426	2.	5730.	1.085	28.	80220.	8913.333	no	yes	yes	p
Marjorie Street	R32	y 1951	4	650.	0.1231	2.	1300.	0.246	26.	16900.	1877.778	no	no	no	yes
Mark Street	U16	no	4	240.	0.0455	2.	480.	0.091	17.	4080.	453.3333	yes	yes	p	yes
Market Street	U6	no	4	330.	0.0625	2.	660.	0.125	27.	8910.	990.	yes	yes	yes	p
Market Street Extension	R18	no	4	15500.	2.9356	4.	62000.	11.74	67.	1038500.	115388.9	yes	yes	p	yes
Marne Avenue	R22	yes	4	575.	0.1089	2.	1150.	0.218	18.	10350.	1150.	no	no	yes	p
Marston Avenue	U50	y 1913	4	520.	0.0985	2.	1040.	0.197	23.	11960.	1328.889	no	yes	p	yes
Martha Terrace	R83	yes	5	1320.	0.25	2.	2640.	0.5	37.	48840.	5426.667	no	yes	no	no
Mason Avenue	R60	y 1941-42	4	605.	0.1146	2.	1210.	0.229	26.	15730.	1747.778	yes	yes	no	yes
McClintock Avenue	R43	no	4	590.	0.1117	2.	1180.	0.223	22.	12980.	1442.222	no	no	p	p
McDonough Street	U44	y 1941-42	4	1455.	0.2756	2.	2910.	0.551	23.	33465.	3718.333	yes	yes	p	p
McGee Drive	R19	no	4	960.	0.1818	2.	1920.	0.364	14.	13440.	1493.333	no	no	p	no
McKinley Road	R68	y 1955	5	3481.	0.6593	2.	6962.	1.319	36.	125316.	13924.	no	no	p	yes
McNabb Court	U12	y 1952	4	295.	0.0559	2.	590.	0.112	15.	4425.	491.6667	no	no	p	p
Meadow Road	R36	y 1950	4	2050.	0.3883	2.	4100.	0.777	20.	41000.	4555.556	no	no	p	p
Mechanic Street	U3	yes	4	1390.	0.2633	2.	2780.	0.527	17.	23630.	2625.556	yes	yes	p	p
Meeting House Hill	U3	no	4	300.	0.0568	2.	600.	0.114	15.	4500.	500.	p	no	p	p
Melbourne Street	R33	no	4	1410.	0.267	2.	2820.	0.534	16.	22560.	2506.667	p	no	p	p
Melcher Street	U9	yes	4	325.	0.0616	2.	650.	0.123	19.	6175.	686.1111	no	no	p	p
Mendum Avenue	U46	y 1913	4	520.	0.0985	2.	1040.	0.197	25.	13000.	1444.444	no	yes	p	no
Meredith Way	U-62	y 1883-88	4	440.	0.0833	2.	880.	0.167	17.	7480.	831.1111	no	no	yes	yes
Merrimac Street	U29	no	4	620.	0.1174	2.	1240.	0.235	26.	16120.	1791.111	p	yes	p	p
Michael Succi Drive	R11	no	4	540.	0.1023	-0-	0.	0.	20.	10800.	1200.	no	no	no	no
Middle Road	R32	no	4	4475.	0.8475	2.	8950.	1.695	33.	147675.	16408.33	p	p	p	p
Middle Street	U36	no	4	3290.	0.6231	2.	6580.	1.246	30.	98700.	10966.67	yes	yes	p	p
Miller Avenue	U29	yes	4	2360.	0.447	2.	4720.	0.894	30.	70800.	7866.667	yes	yes	p	p
Mirona Road	R53	y 1971	5	2050.	0.3883	2.	4100.	0.777	46.	94300.	10477.78	p	no	no	p
Mirona Road Extension	R53	yes	5	450.	0.0852	2.	900.	0.17	46.	20700.	2300.	p	no	no	p
Moebus Terrace	R7	y 1960	4	386.	0.0731	2.	772.	0.146	26.	10036.	1115.111	no	no	no	no
Moffat Street	R43	no	P	700.	0.1326	2.	1400.	0.265	23.	16100.	1788.889	no	no	no	no
Monroe Street	U68	y 1936-38	4	905.	0.1714	2.	1810.	0.343	29.	26245.	2916.111	no	p	p	p
Monroe Street Extension	U68	Yes	4	225.	0.0426	2.	450.	0.085	28.	6300.	700.	Yes	No	Yes	Yes
Monteith Street	U43	no	4	180.	0.0341	2.	360.	0.068	17.	3060.	340.	no	no	p	no
Morning Street	U63	y 1868-73	4	600.	0.1136	2.	1200.	0.227	22.	13200.	1466.667	no	no	yes	yes
Mount Vernon Street	U11	y 1868-73	4	520.	0.0985	2.	1040.	0.197	19.	9880.	1097.778	no	no	p	yes
Myrtle Avenue	R20	no	4	2400.	0.4545	2.	4800.	0.909	23.	55200.	6133.333	no	no	p	p
New Castle Avenue	R5	yes	4	835.	0.1581	2.	1670.	0.316	23.	19205.	2133.889	p	yes	p	p
Nixon Park	R47	no	5	850.	0.161	2.	1700.	0.322	25.	21250.	2361.111	no	no	p	yes
North School Street	U41	no	4	230.	0.0436	1.	230.	0.044	12.	2760.	306.6667	p	no	no	p
Northwest Street	U22	yes	4	1270.	0.2405	2.	2540.	0.481	17.	21590.	2398.889	no	no	p	p
O'Leary's Place	R20	Yes	4	190.	0.036	2.	380.	0.072	29.	5510.	612.2222	Yes	No	Yes	Yes
Oak Street	R18	no	4	247.	0.0468	2.	494.	0.094	20.	4940.	548.8889	no	yes	p	no
Oakwood Drive	R25	Yes	5	790.	0.1496	2.	1580.	0.299	32.	25280.	2808.889	Yes	Yes	Yes	No
Ocean Road	R81	no	2	7615.	1.4422	2.	15230.	2.884	22.	167530.	18614.45	no	no	p	p
Onyx Lane	R20	no	4	290.	0.0549	2.	580.	0.11	17.	4930.	547.7778	no	no	no	p
Opal Avenue	R20	no	4	260.	0.0492	2.	520.	0.098	17.	4420.	491.1111	no	no	no	p
Orange Street	R18	no	4	211.	0.04	2.	422.	0.08	22.	4642.	515.7778	yes	yes	p	no
Orchard Court	U50	no	4	1185.	0.2244	2.	2370.	0.449	27.	31995.	3555.	p	yes	p	p

EXHIBIT K

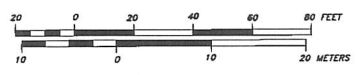


- MAP LOT U-82
- 01 GLENN A. MEADOWS, 245 THORNTON ST., PORTSMOUTH, NH 03801
 - 13 M. J. TOSI, D. T. & D. M. BARRETT, R. W. MORGAN, ROBERT TOSI, BRACKETT ROAD, RYE, NH 03070
 - 14 MARGIE E. BOONE, 207 TAMPA AVE., CHERRY HILL, NJ 08034
 - 15 ROBERT L. LEMUEL BRYANT, 97 PINE ST., PORTSMOUTH, NH 03801
 - 16 KAREN L. GUTHRIE, 77 MEREDITH WAY, PORTSMOUTH, NH 03801
 - 17 WILLIAM COHEN, 55 PINE STREET, PORTSMOUTH, NH 03801
 - 18 ELLEN OK & JOYCE M. MAYO, P. O. BOX 211, PORTSMOUTH, NH 03802-0211
 - 19 CLAYTON B. THURGOOD, 14 PINE ST., PORTSMOUTH, NH 03801
 - 20 ROBERT C. MARTEL, 50 PINE ST., PORTSMOUTH, NH 03801
 - 21 HANUEL C. & MARYLYN C. CHAVEZ, 40 PINE ST., PORTSMOUTH, NH 03801
 - 22 MARY K. WICKSTEADT, 36 PINE ST., PORTSMOUTH, NH 03801
 - 23 ALBERT M. & N. FRANCIS GAGNE, 64 PINE ST., PORTSMOUTH, NH 03801
 - 24 LEO J. FERLAND, JR., 30 PINE ST., PORTSMOUTH, NH 03801
 - 25 LORNE D. FORTSAY, 90 PINE ST., PORTSMOUTH, NH 03801
 - 26 GLENN A. & CAROLYN R. FEHLEY, 102 PINE ST., PORTSMOUTH, NH 03801
 - 27 WALTER W. & HELEN S. BURNETTE, 114 PINE ST., PORTSMOUTH, NH 03801
 - 28 FREDMAN W. & MARIE D. SHELTON, 241 BARTLETT ST., PORTSMOUTH, NH 03801
 - 29 GARY ASH, 45 W-62/29
 - 30 MICHAEL T. & PATRICIA MORASH, 248 BARTLETT ST., PORTSMOUTH, NH 03801
 - 31 JOSEPH W. & MARIE JONES, 268 BARTLETT ST., PORTSMOUTH, NH 03801

- MAP LOT U-62
- 49 STEPHEN R. & GLENN J. STEPHEN, 278 BARTLETT ST., PORTSMOUTH, NH 03801
 - 51 CAROLEE MANNA, 138 WOODBURY AVENUE, PORTSMOUTH, NH 03801
- U-59
- 48 DEBRA J. BOLFRUKIEWICZ, 102 STARK ST., PORTSMOUTH, NH 03801
 - 49 FRANCIS C. & WILHEM VARELL, 100 STARK ST., PORTSMOUTH, NH 03801
 - 50 ROBERT C. MARTEL, 50 PARK ST. #1, EXETER, NH 03833



- LEGEND:
- IRON ROD
 - IRON PIPE
 - ▲ NAIL
 - WOOD POST & WIRE FENCE
 - WOOD FENCE
 - CHAIN LINK FENCE
 - UTILITY POLE



D-22643

D-22643

- NOTES:
1. OWNER OF RECORD..... JOYCE M. MAYO
ADDRESS..... P.O. BOX 211, PORTSMOUTH, N.H., 03801
DEED REFERENCE..... 2559/1530
TAX SHEET / LOT..... U-62/18
OWNER OF RECORD..... CITY OF PORTSMOUTH
ADDRESS..... P.O. BOX 628, PORTSMOUTH, N.H. 03801
DEED REFERENCE..... PINE REFERENCE PLAN NO. 4
TAX SHEET / LOT..... U-62/19
 2. ZONED:..... GENERAL RESIDENCE - OR FRONT YARD SETBACK..... 20'
MINIMUM LOT AREA 10,000 S.F. SIDE YARD SETBACK..... 10'
FRONTAGE..... 100' REAR YARD SETBACK..... 25'
 3. THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.

- REFERENCE PLANS:
1. STREET PLAT OF SPARHAWK, BURKITT, STARK, CLINTON, AND PINE STREETS IN PORTSMOUTH, NEW HAMPSHIRE, JULY 1980, PLAN NO. 5874-SP, BY JOHN W. DURGIN ASSOCIATES, INC.
 2. PLAN OF LAND PREPARED FOR EVON MAYO, PORTSMOUTH, N.H., DECEMBER 14, 1981, FILE M2139-02, BY THOMAS F. MORAN INC.
 3. PLAN OF LAND PORTSMOUTH, N.H., SHOWING PROPERTIES OF DEWANNA AND MAYO, JANUARY 17, 1985, PLAN NO. S0102, BY JOHN W. DURGIN ASSOCIATES, INC.
 4. PLAN OF ELM PLACE, SITUATED IN PORTSMOUTH, N.H., 1856, RCRD PLAN NO. 008.

APPROVED FOR THE RECORD:
Arthur Powell 12/14/93
 CHAIRMAN PORTSMOUTH PLANNING BOARD DATE



REV. NO.	DATE	DESCRIPTION	APPROVED
1	10/4/93	MONUMENTS SET	

LOT LINE REVISION
PINE STREET
PORTSMOUTH, NEW HAMPSHIRE
 for
JOYCE M. MAYO & CITY of PORTSMOUTH

DURGIN, VERRA and ASSOCIATES, INC. DATE: 6/9/93
 445 U.S. ROUTE 1 BY-PASS JOB NO: 20320
 PORTSMOUTH, N.H. 03801 SCALE: 1" = 20'
 (603)436-3557 (603)749-8410 DWG NAME: JZOLLER
 PLAN NO: 20320
 PROJECT NO: DRAWN BY: SHEET: 1 OF 1
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