



JAMES R. KNUDSEN
DAVID J. BURBRIDGE
STEPHANIE J. THOMPSON
KENDALL R. HEWARD

July 11, 2024

VIA EMAIL: joannadiemer@cityofportsmouth.com
City of Portsmouth
C/O Deaglan McEachern, Mayor and City Council Members
City Council Chambers, Municipal Complex
1 Junkins Avenue
Portsmouth, NH 03801

**RE: Estate of Star C. Johnson
Parcel at Map 232, Lot 25 on Marjorie Street in the City of Portsmouth**

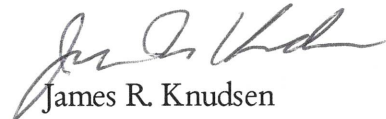
Dear Mayor McEachern and Honourable Council Members:

On behalf of Deborah and Stephanie Johnson, Executors of the Estate of Star C. Johnson, late of Ipswich Massachusetts, who owned a parcel of land in Portsmouth, along with the other parties interested in the estate, I am pleased to express their willingness and intention to donate the above-referenced parcel to the city.

I have enclosed a copy of the deed transferring the property to Star, as well as the Notice to Towns and Cities transferring the property to her heirs. I have also enclosed a copy of the tax card of the property for your reference.

Thank you for your consideration of this donation. Please contact me so that I may discuss the logistics of this process with you.

Sincerely,



James R. Knudsen

Enclosures: (as stated)

KNOW ALL MEN BY THESE PRESENTS, That I, PETER A. STABROW of Hanover Street, Portsmouth, New Hampshire

BK2347 P0784

for consideration paid, grant to STAR C. JOHNSON, of 4 Argilla Road, Ipswich, Massachusetts,

with warranty covenants to the said STAR C. JOHNSON, the following described premises:

A certain lot or parcel of land situate in Portsmouth, Rockingham County and the State of New Hampshire, and on the Southwesterly side of Marjorie Street and bounded and described as follows:

BEGINNING at an iron pipe set in the Southwesterly sideline of Marjorie Street (sometimes referred to as Margerie Street) at the Northeastly corner of the parcel herein described, thence running S 34° 20' 20" E by the Southwesterly sideline of said Marjorie Street a distance of 106.6 feet to an iron pipe set in the Northerly sideline of Joseph Street; thence turning and running S 42° 54' 50" W by and along the Northerly sideline of said Joseph Street a distance of 82.02 feet to an iron pipe and land now or formerly of Lafolla Construction Co., Inc.; thence turning and running N 34° 20' 20" W by land of said Lafolla Construction Co., Inc., a distance of 124.7 feet to an iron pipe and land now or formerly of Peter Stabrow (aforesaid) et al.; thence turning and running N 55° 39' 40" E by land of said Peter Stabrow, et al. a distance of 80.00 feet to the point of beginning.

Containing 9,251.78 square feet.

Meaning and intending to incorporate as one lot, Lots No. 253, 252, one-half of Lot No. 251. Said Lots are shown on a certain plan entitled "Plan of Prospect Park Annex No. 3" and recorded in the Rockingham County Registry of Deeds, Plan Book 585, Page 500. The land herein conveyed is a portion of the premises described in deed of Helen D. Michaud et ux to Peter Stabrow and Della Stabrow, recorded in the Rockingham County Registry of Deeds at Book 2096, Page 257. The above description is referenced to a plan made from an actual survey by Plato C. Houliars, Registered Land Surveyors, in April 1973, Plan No. 4-54-73, File No. 1002-1, recorded in Rockingham County Registry of Deeds. See also Quitclaim Deed of Peter A. Stabrow, a/k/a Peter Stabrow, and Della Stabrow to Peter A. Stabrow, dated December 6, 1975, and recorded in the Rockingham County Registry of Deeds at Book 2248, Page 1395.



This is not homestead property

Witness, my hand and seal this 30th day of August, 1979

Witness: [Signature]

PETER A. STABROW

L.S.

L.S.

State of New Hampshire

ROCKINGHAM ss.: August 30, A. D. 1979

Personally appeared PETER A. STABROW

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,

[Signature] Justice of the Peace - Notary Public

79 SEP-5 12:07

REC'D SEP 5 1979

22470

For e-Filing only

**THE STATE OF NEW HAMPSHIRE
JUDICIAL BRANCH**
http://www.courts.state.nh.us

Court Name: 10th Circuit - Probate Division - Brentwood
Case Name: Estate of **Star C. Johnson**
Case Number: 318-2022-ET-01070
(if known)

NOTICE TO TOWNS AND CITIES PURSUANT TO RSA 554:18-a

Notice is hereby given that ownership of the real estate specified below has been passed by inheritance or devise from the deceased to the parties listed.

1. Deceased Name **Star C. Johnson** Date of Death **03/02/2018**
Residence **4 Argilla Road** **Ipswich** **MA**
Street City State

2. Location of Real Estate **0 Marjorie Street, Portsmouth, NH**

3. Names and addresses of recipients NAME	MAILING ADDRESS
<u>Stephanie S. Johnson</u>	<u>P.O. Box 806, Ipswich, MA 01938</u>
<u>Deborah A. Johnson-Kotsiras</u>	<u>449 Main Street, Rowley, MA 01969</u>
<u>Thomas A. Johnson, Jr.</u>	<u>188 Jewett Street, Georgetown, MA 01833</u>
<u>Pamela A. Johnson</u>	<u>64B Arlington Street, Haverhill, MA 01830</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

4. The deed to this real estate is recorded in the
COUNTY **Rockingham** BOOK/PAGE **2347 / 0784**

5. I certify to the Probate Division that this notice was sent to the Assessor of the City of
Portsmouth or Selectmen of the Town of **Portsmouth**
as required by law.

<u>David J. Burbridge, Esq.</u> Name of Filer	<u> </u> Signature of Filer	<u>8-29-2022</u> Date
<u>Knudsen Burbridge, PC</u> <u>19639</u> Law Firm, if applicable Bar ID # of attorney	<u>(781) 246-3030</u> Telephone	
<u>401 Edgewater Place, Suite 140</u> Address	<u>djb@kbmlawfirm.com</u> E-mail	
<u>Wakefield</u> <u>MA</u> <u>01888</u> City State Zip code		

Case Name: Star C. Johnson

Case Number: 318-2022-ET-01070

NOTICE TO TOWNS AND CITIES

_____ Name of Filer		/s/ _____ Signature of Filer	_____ Date
_____ Law Firm, if applicable	_____ Bar ID # of attorney	_____ Telephone	
_____ Address		_____ E-mail	
_____ City	_____ State	_____ Zip code	

TO BE FILED WITH THE CITY ASSESSOR OR TOWN SELECTMEN AND THE PROBATE
DIVISION PRIOR TO PRESENTING THE FINAL ACCOUNT

MARJORIE ST

Location MARJORIE ST

Mblu 0232/ 0025/ 0000/ /

Acct# 30176

Owner JOHNSON STEPHANIE S

PBN

Assessment \$18,000

Appraisal \$18,000

PID 30176

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$0	\$18,000	\$18,000

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$0	\$18,000	\$18,000

Owner of Record

Owner JOHNSON STEPHANIE S

Sale Price \$0

Co-Owner

Certificate

Address PO BOX 806

Book & Page /

IPSWICH, MA 01938

Sale Date 08/29/2022

Instrument

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
JOHNSON STEPHANIE S	\$0		/		08/29/2022
JOHNSON STAR C	\$0		2347/0784		

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes

Field	Description
Style:	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Kitchen Gr	
WB Fireplaces	
Extra Openings	
Metal Fireplaces	
Extra Openings 2	
Bsmt Garage	

Building Photo



(<https://images.vgsi.com/photos2/PortsmouthNHPhotos/00\00\26\70.JPG>)

Building Layout

(ParcelSketch.ashx?pid=30176&bid=30176)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1320
Description RES ACLNUD
Zone SRB
Neighborhood 125
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.21
Frontage
Depth
Assessed Value \$18,000
Appraised Value \$18,000

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$0	\$18,000	\$18,000
2022	\$0	\$18,000	\$18,000
2021	\$0	\$18,000	\$18,000

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$0	\$18,000	\$18,000
2022	\$0	\$18,000	\$18,000
2021	\$0	\$18,000	\$18,000