

Bedford Ave Unmerge Virginia Roberts

Parcel ID's	Address	Current Owner	Date of unmerge/ common owner Deed	size	Comment	Notes Area of Tax Card
204-057-001	0 Bedford Ave	Roberts, Virginia	2004 Vacant lot 1957 deed 0380 0055	.826 acres	Lot 59 and ½ of lot 60 bought in 1957.	UN-MERGED FROM 204-57-1 2004 SPOKE W/MS ROBERTS - 2 DEEDS ON THIS PARCEL, WAS MERGED SOMETIME IN THE PAST, DOESN'T KNOW WHY - PER MITCHELL OPINION, SEPARATED THE LOTS FOR SEPARATE ASSESSING 8/5/04 - .864 AC PCL 204-57, .826 AC NEW PCL 204-057-001 - WC
204-057-000	41 Bedford Ave	Roberts, Virginia	2004 1957 deed 0385-0209	.86 acres	Lot 61 and the other half of lot 60. House built in 1955 1957 deed (a few months after buying he above) 0385-0209. Both the above parcel and this parcel were in common ownership back to 1952 (Roux)and then common ownership again back to 1936 with Frank Varney	UNMERGED FROM 204-057 2004 SEE NOTES ON PCL 204-057 FOR MERGER DETAIL - CREATED THIS PARCEL 8/5/2004 - WC



- Abutting Towns
- Buildings
- Water Bodies
 - Rivers & Streams
 - Open Water
- Misc Parcel Lines
 - Bridge
 - Cemetery
 - Easement
 - Hooks
 - Right-Of-Way
 - Private Road ROW
 - Utility
 - Wetland
- Parcels
 - Common
 - Property Line
 - Private Road
 - Road
 - Unimproved Road
 - ROWs

Deed describes
1/2 of lot 60 going
with each
unmerged parcel

The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

08/04/04 3:31:19 PM

RESIDENTIAL PROPERTY RECORD CARD

GILFORD, NEW HAMPSHIRE

EFFECTIVE DATE OF VALUE: April 1, 2004

00041 BEDFORD AVENUE MAP/LOT: 204-057-000

ZONING: SFR

LIVING UNITS: 1

CLASS: R1 - 101

CARD #: 1 OF 1

CURRENT OWNER/ADDRESS

ROBERTS, VIRGINIA D
41 BEDFORD AVENUE NH 03249
GILFORD

LAND DATA:

TYPE

SIZE

INFLUENCE FACTORS

%

LAND VALUE

MBRD ID: 101.00

ASSESSMENT INFORMATION -

PRIOR

CURRENT

LAND BUILDING TOTAL 29,500 59,300 88,800 39,700 83,700 123,400

DEED BOOK: 0

DEED PAGE: 00000

DEED DATE:

TOTAL ACRES:

PRIMARY 1 1.000
RESIDUAL 0.690

TOPOGRAPHY -5

38,000
1,730

TOTAL LAND VALUE: 39,700

DATA COLLECTION INFORMATION -

20030703 TC SPR

ENTRY + SIGN
ENTRY + SIGN

Sale info not verified by assessor's office

SALES DATA:

PERMIT DATA:

Date Type Price Valid Date # Amount Purpose

DEEDING DATA:

Style: RANCH
Story Ht. 1.00
Attic: NONE
Walls: ALUM/VINYL
Bedrooms: 2
Total Rooms: 4
Full Baths: 1
Half Baths: 1
Add'l Fixtures: 6
Total Fixtures: 6
Basement: FULL
Fin Bsm: Living Area: 324
Basement Rec Room Area:
Heating System: HOT WATER
Heating Type: BASIC
Total Fireplace: 1 / 1
Basement Garage (# cars) 1
Ground Flr Area: 832
Total Living Area: 832
Quality Grade: C
Condition: GOOD
Marketability: GD
Year Built: 1955
Eff. Year Built:

COST APPROACH COMPUTATIONS

Base Price 90,160
Plumbing 160
Additions 10100
Unfin. Area
Basement
Attic
Heat/AC Adj.
FBLA
Rec Rm 4,890
Fireplace 5,220
Bsm. Gar.
SUBTOTAL 111,530
Grade Factor 1.00
C & D Factor
TOTAL RCN \$111,530
% Good 0.75
Market Adj.
TOTAL RCNLD \$83,700

OUTBUILDING DATA

Type Qty Year Size1 Size2 Grd Cond Value

8/4/04

VALUE FLAG: 5

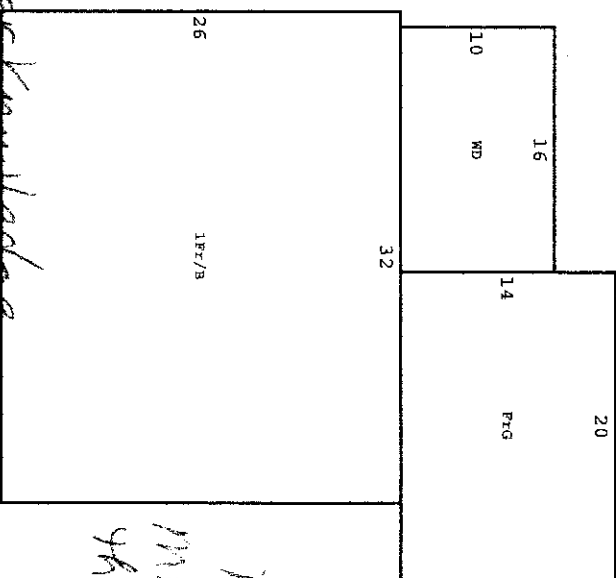
NOTES:

R

Outbuilding Total

WIL,

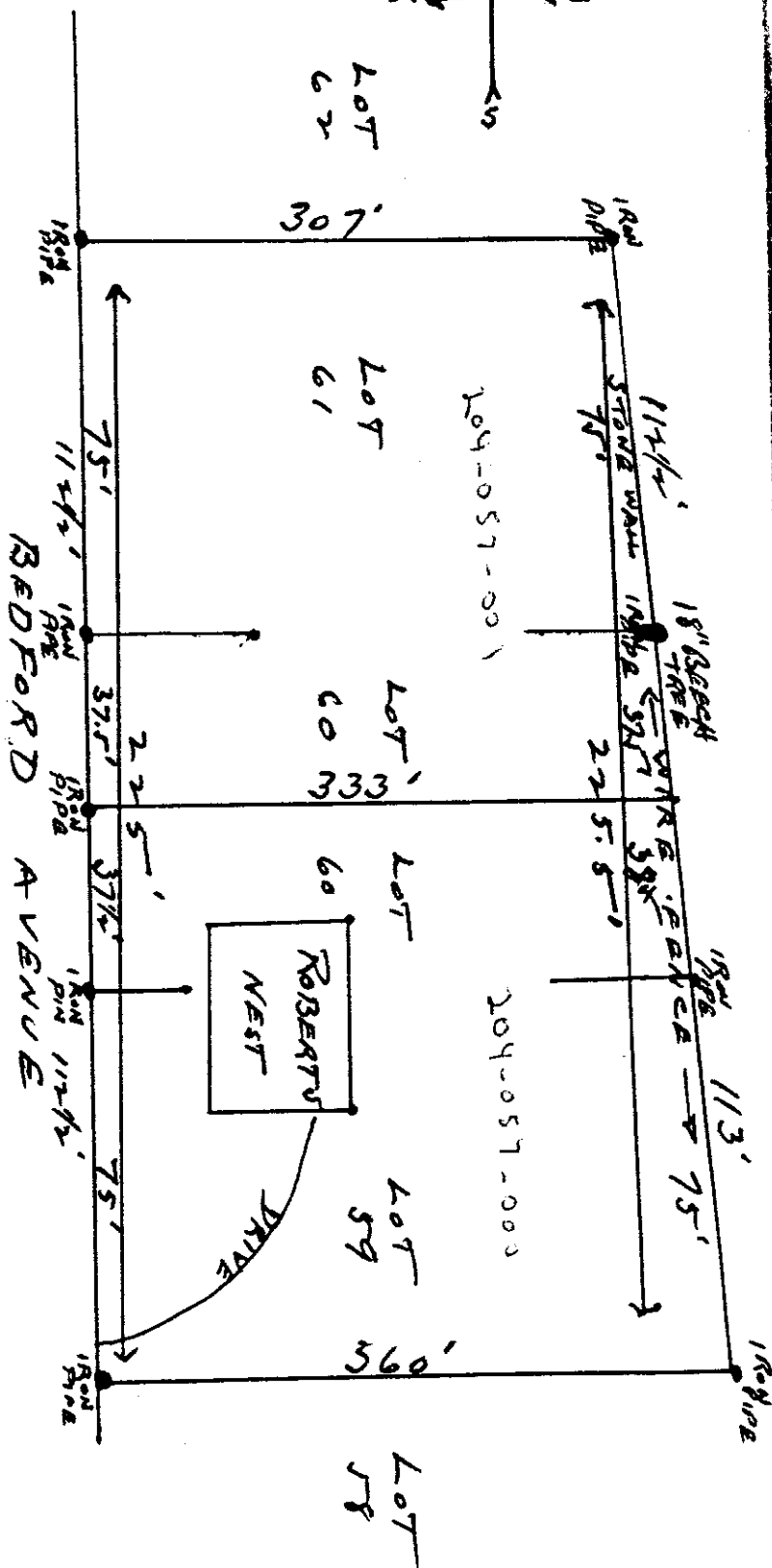
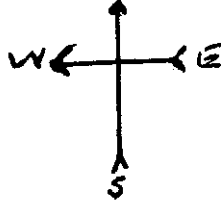
* She holds two deeds.
* thinks the two lots were merged without her knowledge.
* she wants to build on the other lot. How can she divide them? PLS call.



change sent to
mapper.

D. Andrade brought
Mrs. Roberts to
this dept.

MAP OF RIDGEWOOD GILFORD TOWN NH.



(Warranty Deed)

Know All Men By These Presents,

THAT we Philip A. Roux and Mary C. Roux, both of Laconia, County of Belknap and State of New Hampshire, as joint tenants,

for and in consideration of the sum of One Dollar and other valuable consideration to us in hand before the delivery hereof, well and truly paid by Virginia D. Roberts, hereinafter called the grantee,

the receipt whereof we do hereby acknowledge, have granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeof, convey and confirm unto the said grantee and her heirs and assigns forever.

A certain piece or parcel of land on the easterly side of Bedford Avenue, so-called, in Gilford, County of Belknap and State of New Hampshire, and being Lot #59 and the southerly one-half ($\frac{1}{2}$) of Lot #60 as shown on Plan of Ridgewood, Gilford, N.H., L. K. Perley, C.E., recorded in Plan Book 6, Page 408, Belknap County Records, bounded and described as follows:

Beginning at an iron pipe set in the ground on the easterly side of said Bedford Avenue at the northwesterly corner of Lot #58 as shown on said plan; thence running northerly along said Avenue 75.0 feet to an iron pin; thence continuing along said Avenue northerly 37.5 feet to an iron pin; thence turning and running easterly parallel to and half way between the northerly and southerly sidelines of Lot #60 about 333 feet to an iron pin set in the ground at a wire fence; thence turning and running about southerly along said fence about 38.0 feet; thence continuing southerly along said fence 75 feet, more or less, to an iron pipe at the northeasterly corner of Lot #58; thence turning and running westerly along the northerly side of Lot #58 360.0 feet to the bound begun at.

Meaning hereby to describe and convey Lot #59 and the southerly one-half ($\frac{1}{2}$) of Lot #60, as shown on said plan, and being part of the premises conveyed to us, the grantors herein, by Frank R. Varney, by deed dated October 29, 1952, recorded in Book 341, Page 397, Belknap County Records.

Real estate taxes for 1957 to be assumed by the grantee.

US REVENUE STAMPS :
\$13.20
5-31-57 X KEB

TO HAVE AND TO HOLD the said granted premises with all the privileges and appurtenances to the same belonging, to her the said grantee

and her heirs and assigns, to her and her 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 her heirs and assigns, that until the delivery hereof 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 premises are free and clear from all and every encumbrance whatsoever, and that we and our heirs, executors and administrators, shall and will warrant and defend the same to the said grantee and her heirs and assigns against the lawful claims and demands of any person or persons whomsoever.

And we are husband and wife.

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 Chapter 260, Revised Laws of the State of New Hampshire, or by any other statute or statutes of said State.

In Witness Whereof, we have hereunto set our hands and seals this 31st day of May A.D., 1957.

Signed, sealed and delivered in the presence of :

W. R. King

Philip A. Roux (seal)

Mary C. Roux (seal)

STATE OF NEW HAMPSHIRE COUNTY OF BELKNAP

On this 31st day of May 1957, before me, the undersigned officer, personally appeared Philip A. Roux and Mary C. Roux 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 purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

W. Robert King (notarial seal)

Notary Public
Title of Officer.

Received June 3, 1957 9 H. 20 M. A. M.
Recorded and examined; attest:

Registrar.

(Warrantee Deed)

Know All Men By These Presents,

THAT We, Philip A. Roux and Mary C. Roux, both of Gilford, in the County of Belknap and State of New Hampshire, as joint tenants,

for and in consideration of the sum of One dollar and other valuable consideration to us in hand before the delivery hereof, well and truly paid by Virginia D. Roberts, of said Gilford, grantee,

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

A certain piece or parcel of land, located on the easterly side of Bedford Avenue, so-called, in Gilford, County of Belknap and State of New Hampshire, and being Lot #61, and the northerly half of Lot #60 as shown on Plan of Ridgewood, recorded in Plan Book 10, Page 696, Belknap County Records, bounded and described as follows:

Beginning at an iron pipe set in the ground on the easterly side of Bedford Avenue at the southwesterly corner of the within conveyed premises and at the northwesterly corner of other land of the grantee herein; thence running northerly along the easterly side of said avenue 37.5 feet to an iron pipe at the northwesterly corner of Lot #60, as shown on said plan; thence continuing northerly on said avenue 75.0 feet to an iron pipe set in the ground at the southwesterly corner of Lot #62; thence turning and running easterly along the southerly side of Lot #62 307 feet, more or less, to an iron pipe set near a stone wall; thence turning and running about southerly along said stone wall 75.0 feet, more or less, to an iron pipe set in the ground at the base of an 18" beech tree; thence continuing the same direction along a wire fence about 375 feet to an iron pipe set in the ground at the northeast corner of other land of the grantee; thence turning and running about westerly along other land of the grantee, along a line which is parallel to and halfway between the sidelines of Lot #60, as shown on said plan, about 333 feet, to the bound begun at.

Meaning hereby to describe and convey the northerly half of Lot #60 and all of Lot #61 as shown on said plan, and being part of the premises conveyed to us, the grantors herein, by Frank R. Varney, by deed dated October 29, 1952, recorded in Book 341, Page 397, Belknap County Records.

.....
US REVENUE STAMPS
\$1.65
Cancelled with X
.....

TO HAVE AND TO HOLD the said granted premises with all the privileges and appurtenances to the same belonging, to her the said grantee

and her heirs and assigns, to her 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 her heirs and assigns, that until the delivery hereof 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 premises are free and clear from all and every encumbrance whatsoever, and that we and our heirs, executors and administrators, shall and will warrant and defend the same to the said grantee and her heirs and assigns against the lawful claims and demands of any person or persons whomsoever. And we are husband and wife and joint tenants.

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 Chapter 260, Revised Laws of the State of New Hampshire, or by any other statute of statutes of said State.

In Witness Whereof, we have hereunto set our hands and seals this 26th day of December, A.D., 1957.
Signed, sealed and delivered in the presence of

W. R. King

Philip A. Roux (seal)

Mary-C. Roux (seal)

STATE OF NEW HAMPSHIRE COUNTY OF BELKNAP

On this 26th day of December, 1957, before me, the undersigned officer, personally appeared Philip A. Roux and Mary C. Roux 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 purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

W. Robert King (notarial seal)
Notary Public
Title of Officer

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December 20, 1957

For Value Received the Laconia Savings Bank does hereby discharge its mortgage dated August 13, 1954, recorded in Book 356, Page 571, insofar as the within described premises are concerned, but said mortgage shall remain in full force and effect otherwise.

The Laconia Savings Bank
By C. F. Perkins
Asst. Treasurer

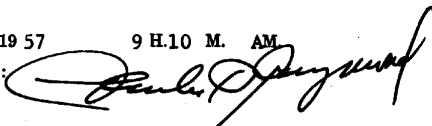
December 20, 1957

For Value Received the Lakeport National Bank, assignee of a certain mortgage from Philip A. Roux et ux, to Frank R. Varney, dated October 15, 1952, recorded in Book 341, Page 399, Belknap County Records; said assignment being dated November 2, 1953, does hereby discharge said mortgage insofar as the within described premises are concerned, but said mortgage shall remain in full force and effect otherwise.

The Lakeport National Bank
By Thelma F. Wilkie
Asst. Cashier

Received December 30, 1957
Recorded and examined; attest:

9 H.10 M. AM



Registrar.