



PUBLIC AUCTION

Large Home w/ Guest Cabin on Steels Pond
Thursday, May 9, 2024 AT 2:00 PM (Registration from 1:00 PM)



27 Masquanipi Drive, Antrim, NH
~ Sale to be held on site ~

ID#24-145 · We have been retained by the Town of Antrim to sell at PUBLIC AUCTION this town-owned property which was acquired by Tax Collector's Deed · 1995 built Contemporary style home w/ guest cabin located on a 1± acre lot along Steels Pond · Primary home offers 5,057± SF GLA, 9 RMS, 4BRS, 4 ½ BA · Features include attached 2-car garage, large rear deck w/ pool, central air, side deck, fireplace and FHA/Oil heat · Guest home offers 744± SF GLA, 4 RMS, 1 BR and 1BA · Features include large wood deck, wood clapboard siding, fireplace and FHA/Gas Heat · Property is served by septic. Tax Map 213, Lot 45. Total Assessed Value: \$1,346,440. 2023 Taxes: \$25,230. **Auctioneers Note:** The well that is currently serving the home is not located on the property being sold.



10% BUYERS PREMIUM PAYABLE TO AUCTIONEER DUE AT CLOSING

PREVIEW: Premises are occupied, preview will be one hour prior to sale if permitted. **TERMS:** \$15,000.00 non-refundable deposit by cash, certified/bank check or other tender acceptable to the Town of Antrim at time of sale, balance of purchase price along with buyer's premium due within 45 days from the sale date. Conveyance by Deed without Covenants. Sale is subject to Town confirmation. The Town of Antrim reserves the right to reject any and all bids. The property is sold **"AS IS, WHERE IS"** subject to all outstanding liens, if any. Other terms may be announced at time of sale. All information herein is believed but not warranted to be correct. The Town of Antrim does not warrant the condition or existence of any feature described above.

FOR MORE INFORMATION, PLEASE VISIT WWW.JSJAUCTIONS.COM



JSJ Auctions
SINCE 1982



45 Exeter Road, Epping, NH 03042, NH Lic. #2279
603-734-4348 • www.jsjauctions.com

AGREEMENT AND DEPOSIT RECEIPT

THIS AGREEMENT made this ___ day of _____, 2024, by and between the Town of Antrim, a municipal corporation organized under the laws of the State of New Hampshire, having a principal place of business at _____ (hereinafter referred to as the “SELLER”), and the BUYER _____ having an address of _____

WITNESSETH: That the SELLER agrees to sell and convey, and the BUYER agrees to buy certain land with the improvements thereon, located in Antrim, New Hampshire, known as:

Map: _____ Lot: ___ Address: _____

PRICE: The SELLING PRICE is \$ _____

The BUYER’S DEPOSIT, receipt of which is hereby acknowledged, in the sum of \$ _____

The BALANCE OF THE SELLING PRICE shall be payable at closing, and tendered in cash or certified check in the amount of \$ _____

BUYER’S PREMIUM DUE: The SELLING PRICE does not include the BUYER’S PREMIUM of ten percent (10%) of the SELLING PRICE, due to the Auctioneer at closing.

SELLING PRICE \$ _____ at 10 % equals BUYERS PREMIUM \$ _____.

Payment of such an amount by the BUYER in accordance with the previous clause, by cash or certified check at closing, is a prior condition of the Town’s obligation to convey title. This BUYER’S PREMIUM is in addition to the SELLING PRICE and is payable directly to the Auctioneer.

DEED: The SELLER agrees to furnish, at its own expense, a duly executed DEED, without covenants, to the property.

POSSESSION AND TITLE: The property is sold in its AS IS, WHERE IS condition, without any warranty as to its use or condition whatsoever, subject to all tenants and rights of use or possession, limitations of use by virtue of prior land use approvals and/or interests secured or inuring to the benefit of abutters, third parties or members of the general public, outstanding municipal charges for sewer, water or betterment assessments/connection or capacity charges for the same, or other matters of record which may impact the use of, or title to, the property, if any, including mortgages, equity lines of credit, liens, attachments, orders to cease and desist, and any State and Federal tax liens which have survived the Town’s acquisition of the property.

TRANSFER OF TITLE: Shall be given on or before forty-five (45) days after the date of this AGREEMENT. The place and time of TRANSFER OF TITLE shall be determined by mutual agreement. Failing such mutual agreement, the time of transfer shall be as designated by the SELLER and shall occur at Antrim Town Hall, 66 Main Street, Antrim, NH. **Time is of the essence.**

AGREEMENT AND DEPOSIT RECEIPT (Cont'd)

TITLE: If the BUYER desires an examination of the title, BUYER shall pay the cost thereof. BUYER acknowledges that TITLE shall be transferred by DEED without covenants. DEED and BUYER'S TITLE shall be subject to matters of record and as described in the section entitled POSSESSION AND TITLE above.

LIQUIDATED DAMAGES: If the BUYER shall default in the performance of his/her obligations under this AGREEMENT, the amount of the deposit and any additional deposit given by the BUYER may, at the option of the SELLER, become the property of the SELLER as reasonable liquidated damages. Further, all of the BUYER'S rights and interests in and to the AGREEMENT shall, without further notice or further consideration, be assigned to SELLER. Upon BUYER'S default or failure to close, SELLER reserves the unqualified right to sell the property to the next highest qualified bidder. Alternatively, the BUYER may demand specific performance of this contract to which the SELLER will acquiesce.

ACKNOWLEDGES AND AGREES: That the sale of the property as provided for herein is made on an "AS IS" condition and basis with faults, latent or patent.

PRIOR STATEMENTS: All representations, statements, and agreements heretofore made between the parties hereto are merged in this AGREEMENT, which alone fully and completely expresses the respective obligations, and this AGREEMENT is entered into by each party after opportunity for investigation, neither party relying on any statements or representation not embodied in this AGREEMENT. This Agreement shall not be altered or modified except by written agreement signed and dated by both BUYER and SELLER.

ADDITIONAL PROVISIONS:

WITNESS: The signatures of the above-mentioned parties on the dates as noted below.

TOWN OF ANTIRM

BUYER

By: _____

By: _____

Its: _____

Its: _____

Duly authorized

Duly authorized

Date: _____

Date: _____

Witness: _____

Witness: _____

WARRANTY DEED

I, Stephen F. LaSala, married, of Antrim, New Hampshire, for consideration paid, grant to Stephen F. LaSala and Michelle E. Shae-LaSala, husband and wife whose mailing address is 27 Masquanipi Drive, Antrim, New Hampshire, 02440, the following described premises as joint tenants with a right of survivorship and not as tenants in common.

Eight (8) certain tracts or parcels of land, with any buildings thereon, situate in Antrim in the County of Hillsborough and State of New Hampshire, bounded and described as follows:

TRACT #1: A certain tract or parcel of land situate in said Antrim on the West side of Masquanipi Drive, being shown as lot #12 on Plan entitled "Land in Antrim, N.H. owned by J.W. Caughey and E. Kenneth Delp December, 1966 by Adolph Baer", and recorded in the Hillsborough County Registry of Deeds as Plan #3482, said Lot #12 being bounded and described as follows:

Beginning at an iron pipe in the ground on the west side of Masquanipi Drive, so-called, at the land formerly of Caughey and Delp, being Lot #13 on said plan;

Thence running in a general Northerly direction along said Masquanipi Drive one hundred three (103) feet to a point at other land formerly of Caughey and Delp, being Lot #11 on said Plan;

Thence turning with an interior angle of $77^{\circ} 30'$ feet and running generally Westerly one hundred forty-five (145) feet to a point on the shore of Steels Pond, so-called;

Thence running in an irregular course Southerly along said Steels Pond one hundred three (103) feet to a point at other land formerly of Caughey and Delp, being Lot #13 on said Plan;

Thence turning and running in a general Easterly course one hundred fifty-one (151) feet to the place of beginning.

TRACT #2: A certain tract or parcel of land situate in said Antrim on the Southeasterly side of Masquanipi Drive, being shown as lot #25 on Plan entitled "Land in Antrim, N.H. owned by J.W. Caughey and E. Kenneth Delp December, 1966 by Adolph Baer", and recorded in the Hillsborough County Registry of Deeds as Plan #3482, said Lot #25 being bounded and described as follows:

Beginning at the northeasterly corner of said lot at the Northwesterly corner of Lot #24 on the Southerly side of Trillium Trail;

Thence S. $70\ 1/2^{\circ}$ W. by Trillium Trail 23.8 feet to Masquanipi Drive;

Thence turning Southerly with an interior angle of $129^{\circ} 35'$ feet and running 46.7 feet by Masquanipi Drive;

Thence turning Westerly with an interior angle of $189^{\circ} 25'$ feet and running by Masquanipi Drive 173.4 feet to a Public Service Company right-of-way;

Thence N. $70\ 1/2^{\circ}$ E. by said right-of-way 184 feet to Lot #24;

Thence turning Northerly with an interior angle of 90 ° and running 150 feet by Lot #24 to the bound first mentioned.

All distances are approximate.

Meaning and intending in Tract # 1 and 2 to convey all and the same premises conveyed to Stephen F. LaSala by deed of Charles Andrade and Rose Andrade dated September 26, 1986, and recorded in the Hillsborough County Registry of Deeds in Vol. 3764, Page 0308.

TRACT #3:

A certain tract or parcel of land situate in Antrim, in the County of Hillsborough and State of New Hampshire, on the subdivision of lots entitled "Land in Antrim, N.H., owned by J. W. Caughey and E. K. Delp", dated December 18, 1966, and recorded in the Hillsborough County Registry of Deeds as Plan #3482, said tract being Lot #24 as shown on said Plan, and being bounded and described as follows:

Beginning at an iron pin in the ground on the southerly side of Trillium Trail at the northeasterly corner of the premises herein conveyed, which point is also the Northwesterly corner of Lot #23 on said Plan;

Thence Southerly along the Westerly side of Lot #23 150 feet, more or less, to an iron pin at the Northerly boundary of land of Public Service Company of New Hampshire;

Thence S. 70 1/2° W. along said Public Service Company of New Hampshire land 100 feet, more or less, to an iron pin at the Southeasterly corner of Lot #25 on said Plan;

Thence Northerly along the Easterly side of Lot #25 150 feet, more or less, to an iron pin on the Southerly side of Trillium Trail at the Northwesterly corner of the premises herein conveyed;

Thence Easterly along the Southerly side of Trillium Trail 100 feet, more or less to the iron pin marking the point of place of beginning.

Meaning and intending to convey all and the same premises conveyed to Stephen F. LaSala by deed of Paul S. Ruess and Susan C. Ruess dated September 23, 1987, and recorded in the Hillsborough County Registry of Deeds in Vol. 4525, Page 0260.

TRACT # 4: A certain tract or parcel of land with any improvements thereon situate on Old North Branch Road and New Hampshire Route 31, in Antrim, in the County of Hillsborough and State of New Hampshire, which tract is shown as lot 984.1 on Plan entitled: "Subdivision Plan, Antrim, N.H., prepared for Robert P. Halvorson, Old North Branch Road, Antrim, New Hampshire, Scale 1" = 100', 31 January 1989, Howard C. Watkins, Licensed Land Surveyor, P.O., Box 41, Wilton, N.H. 03086", which Plan is recorded at the Hillsborough County Registry of Deeds as Plan #23, 359, a reference to which Plan may be made for a more particular description of said tract.

Said Lot 984.1 contains 37.361 acres.

Meaning and intending to describe and convey all and the same premises conveyed to Stephen F. LaSala by deed of David A. Cutter dated August 14, 1989, and recorded in the Hillsborough County Registry of "Deeds in Volume 5127, Page 1041.

BK 5648 PG 1472

TRACT #5: A certain tract or parcel of land situate in said Antrim, in the County of Hillsborough and State of New Hampshire, on the Northerly side of Masquanipi Drive and on the Easterly shore of Steels Pond, being shown as Lot #11 on Plan entitled "Land in Antrim, N.H. owned by J.W. Caughey and E. Kenneth Delp" December, 1966 by Adolph Baer, and recorded in the Hillsborough County Registry of Deeds as Plan #3482, said lot being bounded and described as follows:

Beginning at an iron pin on the Northwesterly side of Masquanipi Drive at the Southerly corner of Lot #10 as shown on said Plan;

Thence Southwesterly by said Masquanipi Drive 103 feet, more or less, to an iron pin at Lot #12;

Thence turning with an interior angle of $102^{\circ} 30'$ and running Northwesterly by Lot #12 145 feet, more or less, to said Steels Pond;

Thence Northeasterly by Steels Pond 101 feet, more or less, to Lot #10;

Thence Southeasterly 154 feet, more or less, by Lot #10 to the bound first mentioned, the last mentioned bound forming an angle of 77° with the first mentioned bound.

Meaning and intending to describe and convey all and the same premises conveyed to Stephen F. LaSala by deed of Robert M. Friedman and Diane Friedman by dated September 22, 1989 and recorded in the Hillsborough County Registry of Deeds in Volume 5144, Page 0934.

TRACT #6: A certain tract or parcel of land situate in said Antrim, in the County of Hillsborough and State of New Hampshire, containing 19.7 acres, more or less, as shown on Plan entitled "Property of Executive Enterprises, Inc., Antrim, N.H. , scale 1" = 100' , December 14, 1984 Deed Reference Volume 3127, Page 345, Plan Revision: January 21, 1985, showing deeded routes of access in this conveyance, J. Milton Attidge, Surveyor," which Plan is recorded in the Hillsborough County Registry of Deeds as Plan #18,039. Said tract is more particularly bounded and described as follows:

Beginning at an iron pin and drill hole in a stone wall, said point being the Northeasterly corner of the within-described premises and the Southeasterly corner of land of Steels Pond Improvement Association, formerly of Delp and Caughey, and at land of Maurice W. Sherburne Estate, formerly of Byron Brown;

Thence South 33° West as distance of 325 feet, more or less, along said stone wall and said Sherburne land and land of Raymond G. Gionet and Dolores M. Gionet, (to be conveyed to the Grantee herein, Stephen F. LaSala, on or about the date hereof), also formerly of Byron Brown, to a point in said stone wall;

Thence South 32° West a distance of 500 feet, more or less, along said stone wall and said Gionet land to a point in said stone wall;

Thence continuing in the same direction a distance of 135 feet, more or less, along said stone wall and said Gionet land to a point in said stone wall;

Thence South 29° West a distance of 675 feet, more or less, along said stone wall and said Gionet land to a point in said stone wall;

Thence South 19° West a distance of 397 feet, more or less, along said stone wall and said Gionet land to an intersection of stone walls, said point being the Southeasterly corner of the

BK5648PG1473

within-described premises at land of Robert P. Halvorson and Nancy Halvorson, formerly of George Rogers;

Thence North 71° West a distance of 254 feet, more or less, along a stone wall and said Halvorson land, to the Southwesterly corner of the within-described premises;

Thence North 11° East a distance of 1,185 feet, more or less, along said stone wall and said Halvorson land to a point at an intersection of stone walls; thence continuing in the same direction a distance of 325 feet, more or less, along said stone wall and said Halvorson land to a point in said stone wall, said point being the Northeasterly corner of the within-described premises at land of Public Service Company of New Hampshire;

Thence North 72° East a distance of 810 feet, more or less, along said Public Service Company of New Hampshire land to an iron pin, said point being the Northwesterly corner of the aforementioned property of Steels Pond Improvement Association.

Thence South 14° East a distance of 69.5 feet, more or less, along said Steels Pond Improvement Association land to an iron pin;

Thence South 85° 30' East a distance of 68 feet, more or less, along said Steels Pond Improvement Association land to an iron pin;

Thence North 78° East a distance of 81.5 feet, more or less, along said Steels Pond Improvement Association land of the point or place of beginning.

Meaning and intending to describe and convey all and the same premises conveyed to Stephen F. LaSala by deed of Roy E. Kirby and Priscilla M. Kirby dated November 10, 1986 and recorded in the Hillsborough County Registry of Deeds in Volume 3794, Page 0292.

TRACT #7: A certain tract or parcel of land situate in Antrim, in the County of Hillsborough and State of New Hampshire, described as follows:

Beginning at a point marking the Northerly corner of the premises, said point being the Southwesterly corner of land conveyed by Maurice W. Sherburne to Peter and Sadie Gallan by Deed dated September 10, 1971, and recorded in the Hillsborough County Registry of Deeds in Volume 2160, Page 486, and at land of Aden Ring a/k/a Ellery Aden Ring and Joyce Fay Ring; thence running;

South 42° 16 feet West along said Ring land 430.04 feet, more or less, to a Southerly corner of said Ring land 430.04 feet more or less;

Thence turning and running Northwesterly along said Ring land 250 feet, more or less, to land of the Maurice W. Sherburne Estate;

Thence running North 35° 45 feet West along a red blazed line and said land of Sherburne Estate 247 feet, more or less, to an iron pin set in a stonewall at land of Roy E. Kirby and Priscilla M. Kirby (to be conveyed to the Grantee herein, Stephen F. LaSala, on or about the date hereof), formerly of Caughey and Delp;

Thence turning and running South 33° West along said stone wall and said Kirby land to a point in said stone wall;

Thence running South 32° West along said stone wall and said Kirby land 500 feet, more or less, to a point in said stone wall;

BK5648PG1474

Thence continuing South 32° West along said stone wall and said Kirby land 135 feet , more or less, to a point in said stone wall;

Thence running South 29° West along said stone wall and said Kirby land 675 feet, more or less, to a point at an intersection of stone walls at land of Robert P. Halvorson and Nancy Halvorson, formerly of George Rogers, said point being the Southwesterly corner of the premises herein conveyed land the southeasterly corner of land of Kirby;

Thence turning and running South 83° East along said land of Halvorson and land of Smith B. Harriman 1,470 feet to a point at other land of Smith B. Harriman, formerly Forrest Lowe, and once of Lesley A. Brown;

Thence turning and running North 16° East along said other land of Harriman 1,380 feet more or less to land of Peter Gallan and Sadie Gallan;

Thence turning and running North 48° 36 feet West along said land of Gallan 794 feet, more or less, to the point or place of beginning.

Said tract contains 53.8 acres, more or less.

Meaning and intending to describe and convey all and the same premises conveyed to Stephen F. LaSala by deed of Raymond G. Gionet and Dolores M. Gionet dated October 24, 1986 and recorded in the Hillsborough County Registry of Deeds in Volume 3784, Page 0311.

TRACT #8: A certain tract or parcel of land with buildings thereon, if any, situate in Antrim, in the County of Hillsborough and State of New Hampshire, on the northwesterly side of Masquanipi Drive, being shown as Lot #13 on plan entitled "Land in Antrim, N.H., owned by J. W. Caughey & E. Kenneth Delp, dated December, 1966, by Adolph Baer" and recorded in the Hillsborough County Registry of Deeds as Plan \$3482, said lot being bounded and described as follows:

Beginning at the northwesterly corner of the intersection of land now or formerly of Public Service Company of New Hampshire and Masquanipi Drive; thence:

NORTHEASTERLY by Masquanipi Drive to Lot #12; thence turning wit an interior angle of 78° and running

NORTHWESTERLY, crossing a stone wall at a slant, one hundred fifty-one (151) feet, more or less, by Lot #12 to the shore of Steels Pond; thence

SOUTHWESTERLY by said Pond one hundred ninety-one (191) feet, more or less, to the Public Service Company land; thence

EASTERLY by Public Service Company land two hundred sixty-four (264) feet, more or less, to the bound first mentioned.

Meaning and intending to convey same premises conveyed to Stephen F. LaSala by deed of Denise M. LaSala dated May 21, 1982 and recorded in vol. 2926, Page 285 of the Hillsborough County Registry of Deeds. The above tracts are conveyed subject to and to benefit from such duties, easements and rights-of-way as may be of record.

No State of New Hampshire Documentary Stamps are due; this is a non-contractual transfer. (R.S.A. 78 B:2)

BK5648PG1475

Executed this 15th day of August, 1995.

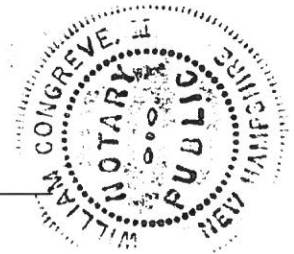
Stephen F. LaSala
Stephen F. LaSala

STATE OF NEW HAMPSHIRE
HILLSBOROUGH, SS.

Personally appeared Stephen F. LaSala, known to me, to be the person whose name is subscribed to the fore-going instrument and acknowledged that he executed the same as was his free will, act, and deed

Before me,

William Congreve, III
William Congreve, III
Notary Public/Justice of the Peace



My Commission Expires: _____
WILLIAM CONGREVE, III, Notary Public
My Commission Expires May 16, 2003

BK5648PG1476

WARRANTY DEED
(Consolidation)

We, Stephen F. LaSala and Michelle E. Shae-LaSala, husband and wife, of Antrim, New Hampshire, grant to Stephen F. LaSala, and Michelle E. Shae-LaSala, husband and wife, whose mailing address is 27 Masquanipi Drive, Antrim, New Hampshire 03440, as joint tenants with right of survivorship the following contiguous premises which are herin consolidated into a single lot.

A certain tract or parcel of land, with any buildings thereon, situate in Antrim in the County of Hillsborough and State of New Hampshire on the northwestern side of Masquanipi Drive on the easterly shore of Steels Pond formerly being shown as lots # 11, 12 and 13 on plan entitled "Land in Antrim, N.H. owned by J. W. Caughey and E. Kenneth Delp" dated December, 1966 by Adolph Baer, and recorded in the Hillsboro County Registry of Deeds as Plan # 3482, said consolidated lot being bounded and described as follows:

Beginning at an iron pipe on the northwesterly side of Masquanipi Drive at the southerly corner of Lot #10 as shown on said plan;

Thence southwesterly by said Masquanipi Drive 231 feet, more or less, to the land now or formerly of Public Service Company of New Hampshire.

Thence westerly by said Public Service Company of New Hampshire land 264 feet to the shore of Steels Pond.

Thence northeasterly along said Steels Pond 405 feet, more or less, to southwesterly corner of Lot # 10.

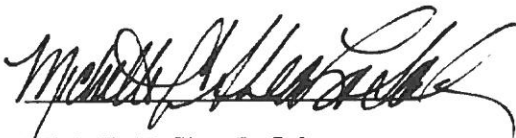
Thence southeasterly 154 feet, more or less, by Lot # 10 to the bound first mentioned. The last mentioned bound framing an angle of 77 degrees with the first mentioned bound.

Meaning and intending to consolidate, describe and convey all of tracts 1, 5, and 8 as conveyed to Stephen R. LaSala and Michelle E. ~~Shoa~~^{SF NES} LaSala by deed of Stephen F. LaSala of even date herewith and recorded immediately preceding this deed in the Hillsboro County Registry of Deeds.

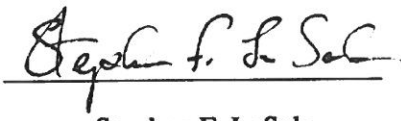
The above consolidated lot is conveyed subject to and to benefit from such duties, easments and rights-of-way as may be of record.

No State of New Hampshire Documentary tax stamps are due. This is a non-contractual transfer (RSA 78 B:2)

Executed this 15th day of August 1995



Michelle E. ~~Shoa~~-LaSala



Stephen F. LaSala

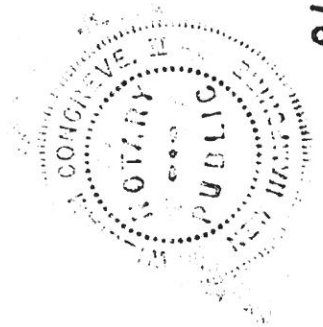
STATE OF NEW HAMPSHIRE

HILLSBOROUGH, SS.

Personally appeared Stephen F. LaSala and Michelle E. ~~Shoa~~^{SF NES} LaSala, known to me to be the persons whose name is subscribed to the fore-going instrument and acknowledged that they executed the same as was their free will, act, and deed before me.


William Congreve, III
Notary Public/Justice of the Peace

My Commission Expires: _____
WILLIAM CONGREGVE, III Notary Public
My Commission Expires May 16, 2000



BK5648PG1478

Office of the Selectmen

66 Main St., P.O. Box 517
Antrim, NH 03440

Tel 603 588 6785
Fax 603 588 2969



Town of Antrim

Incorporated 1777

Hours:

Town Offices
Monday - Thursday
8am to 4:30pm
Town Clerk/Tax Collector
Mon, Weds, Thurs 8am-12
Thursday 1 to 4pm
Monday evening 6 to 8pm

May 13, 1996

Stephen LaSala
27 Masquanipi Drive
Antrim, New Hampshire 03440

Dear Mr. LaSala,

The Town has now completed its review of changes in property value as of April 1, 1996 based on building permits that were issued, information reported on the 1996 Property Inventories or for other reasons.

The changes noted below have decreased the assessed value of your land (\$43,800) and increased the assessed value of your buildings (\$105,500) as follows:

		1996 Assessed value	Previous value
Map 8A lot 38	Land	N/A	\$21,800
	Building	N/A	N/A
Map 8A lot 37	Land	N/A	\$26,000
	Building	N/A	\$37,700
Map 8A lot 36	Land	\$30,000	\$26,000
	Building	\$201,800	\$58,600
Total		\$231,800	\$170,100

The changes result from combining lots, buildings and adjusting for building additions.

If you wish to discuss this change please contact me at Town Hall #588-6785.

Sincerely,

Philip T. Dwight
Business Manager

PTD/clw

Town of Antrim
RESIDENTIAL PROPERTY ASSESSMENT RECORD

Date Printed: 11/28/2023
Assessment Year: 2023

Map & Lot: 213-045-000-000-0000

Location: 27 MASQUANIPI DRIVE

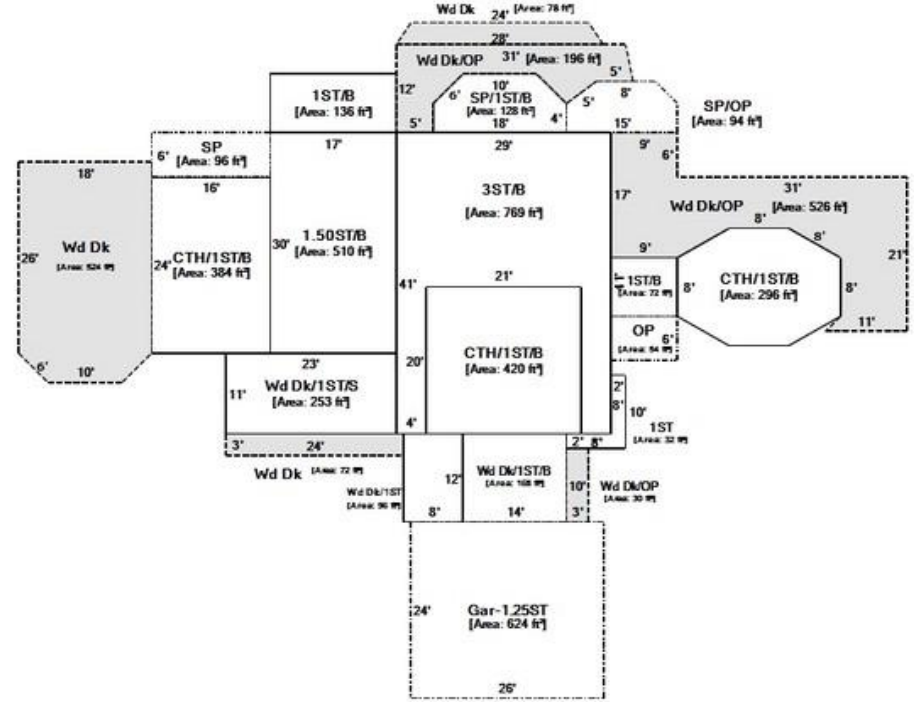
Parcel ID: 1035

Card: 1 of 2

Owner Information					Current Assessment Summary			Parcel Data					
TOWN OF ANTRIM 66 MAIN ST PO BOX 517 ANTRIM, NH 03440					NICU Acres	1.0000		Neighborhood	STEEL POND	Electric	Electric		
					CU Acres				Property Class	Residential	Water	Well	
					Total Acres	1.0000				Prime Use	One Family	Waste	Septic
					Living Area Sq. Ft.	5,801		Zone	Lakefront Residential		P/U Year		
Sale History					Assessed Values			Topography	Rolling				
Date	Grantor	Q/U/Class	Sale Price	Bk/Page	NICU Land	\$144,500		Road Surface	Unpaved				
10/12/2023	LA SALA STEPHEN & SHEA MICHELLE	U/ Tax Deed		9734/0758	Current Use			Special District					
					Total Land	\$144,500							
					Improvements	\$1,201,940							
					Total Assessment	\$1,346,440							
					Total Market Value	\$1,346,440							
Notes													
2023 INFORMAL REVIEW - ADD FD FOR LEAKING BATH/WATER DAMAGE, REM GAZEBO, ADJ # OF FPL'S/CARD 2 HAS DUCTLESS AC Posted-No Trespass - 2021 2013 INF REVIEW - ADJ'D BATH/BDRM CT, SKETCH & COND, RMV'D EX FIX REFUSAL - INTERIOR REFUSAL 12/2008 2008 CHGS FOR 2009 REVAL - ADJ'D SKETCHES & ADDED PAVING. LAND - 4/2007: ADJ'D ACREAGE PER MAPPING COMPANY. BUILDING - NICE LANDSCAPE W/ MULTIPLE RETAINING WALLS, PATIOS AND PAVED DRIVEWAY													
Assessed Land Valuation								Visit History					
Land Type	Area	#Units	Frontage	Base Value	Adjustments	Adj. Factor	Final Value	Date	Reason	By			
HOMESITE IMPROV	0.500			130,000	Water Frontage	1.10	\$143,000	7/20/21	Posted-No Trespass	JE			
REAR ACRES	0.500			1,500			\$1,500	3/20/18	Posted-No Trespass	DJW			
								12/05/08	Measured -Ref'd Ent	SB			
								Assessment History					
								Date	Land	Curr. Use	Improvements	Total	
								12/31/22	84,000		942,650	1,026,650	
								12/07/21	84,000		942,650	1,026,650	
								12/31/20	84,000		942,650	1,026,650	
								12/12/19	84,000		942,650	1,026,650	
								10/01/18	84,000		942,650	1,026,650	
								\$144,500					
Current Use													
Land Type	Acres	Location	Grade	Site	CU Rate/SPI	Rate/Acre	Rec/Adj	Ratio	CU Value	Building Permits			
										Date	Type	Number	Status



General Information		Building Computation	
Prop. Class	Residential	Base Value	\$587,433
Building Style	Contemporary (1)	Size Adj. Factor	1.00
Year Built	1995	Building Adj.	\$21,471
Effective Year	1995	Grade Adj. Factor	2.05
Grade/Quality	Exe	Extra Features	\$25,600
Condition	Good	Replacement Cost	\$1,273,853
# of Rooms	9	Influences/Obsolescence	
#of Bedrooms	4	Depreciation %	13
Color	GREY	Functional Obs %	5
Foundation	Concrete	External Infl. %	0
Framing	Wood frame	% Unfinished	0
Insulation	Yes	Depreciated Value	1,052,839
Roof Type	Gable	Location Adj.	
Roof Material	Asphalt shingles	Building Value	\$1,052,800
Exterior Siding	Wood Clapboards	Plumbing Fixtures	
Flooring	Hardwood	# 2-Fixture Baths	1
Interior Walls	Drywall	# 3-Fixture Baths	3
Heating Fuel	Oil	# 4-Fixture Baths	0
Heating Type	Forced hot air	# 5-Fixture Baths	1
Cooling Type	Central air	# Extra Fixtures	0
		# Kitchen Sinks	1
		# Hot Water	1



Building Adjustments			Extra Features		
Description	#/sf	Amount	Description	#/sf	Amount
EXTRA FIXTURES	7	\$6,300	Fireplace- Masonry	2	\$8,000
COOLING SYSTEM	5,057	\$15,171	Basement Fin - Avg	800	\$17,600

Building Segments						Outbuildings										
Segment	Area			Rate / Sq. Ft.	Base Value	% Unf	Description	Year	Size or Units	Base Value	Size Adj.	Grade/Adj.	Condition/ Depr. %	FO %	% Unf.	Value
	Sketch	Living	Effective													
1.50ST/B	510	765	1,275	58.85	\$75,039		Garage - 1 st	1995	26 x 34	\$19,448	0.77	Good 1.30	G 9			\$17,720
1ST	32	32	32	95.88	\$3,068		Paving	999		\$3,000	1.00	Avg 1.00	AV			\$3,000
1ST/B	208	208	416	55.57	\$23,119		Pool - Inground	1995	20 x 20	\$10,800	1.00	Avg 1.00	AV 17 40			\$5,380
3ST/B	769	2,307	3,076	66.82	\$205,531		Pool - Inground	1995	16 x 32	\$13,824	0.92	Avg 1.00	AV 17 40			\$6,330
CTH/1ST/B	1,100	1,100	3,300	45.96	\$151,679		Screen House/Pa	1995	1,000	\$18,000	0.75	Avg 1.00	AV 17			\$11,210
Gar-1.25ST	624		780	20.09	\$15,670											
OP	54		54	34.93	\$1,886											
SP	96		96	20.92	\$2,008											
SP/1ST/B	128	128	384	44.03	\$16,906											
SP/OP	95		190	24.59	\$4,672											
Wd Dk	674		674	9.57	\$6,450											
Wd Dk/1ST	96	96	192	56.34	\$10,817											
Wd Dk/1ST/B	168	168	504	41.71	\$21,020											
Wd Dk/1ST/S	253	253	759	36.97	\$28,063											
Wd Dk/OP	753		1,506	14.28	\$21,505											

Total Building Segments: 5,560 5,057 13,238 **\$587,433** **Main Building:** \$1,052,800 **Outbuildings:** \$43,640 **Total Buildings on Card:** \$1,096,440

Town of Antrim
RESIDENTIAL PROPERTY ASSESSMENT RECORD

Date Printed: 11/28/2023
Assessment Year: 2023

Map & Lot: 213-045-000-000-0000

Location: 27 MASQUANIPI DRIVE

Parcel ID: 1035

Card: 2 of 2

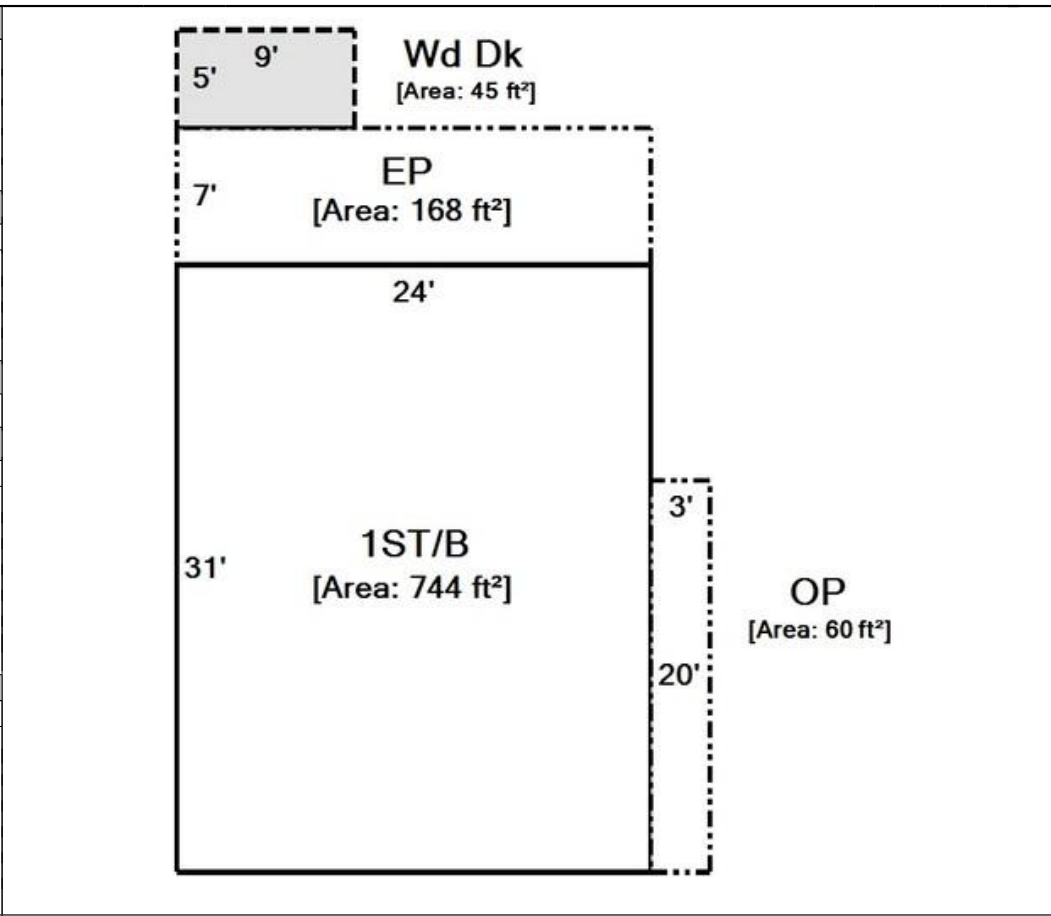
Owner Information					Current Assessment Summary			Parcel Data					
TOWN OF ANTRIM 66 MAIN ST PO BOX 517 ANTRIM, NH 03440					NICU Acres	1.0000		Neighborhood	STEEL POND	Electric	Electric		
					CU Acres				Property Class	Residential	Water	Well	
					Total Acres	1.0000		Prime Use		One Family	Waste	Septic	
Living Area Sq. Ft.	5,801		Zone	Lakefront Residential	P/U Year								
Sale History					Assessed Values			Topography	Rolling				
Date	Grantor	Q/U/Class	Sale Price	Bk/Page	NICU Land	\$144,500		Road Surface	Unpaved				
10/12/2023	LA SALA STEPHEN & SHEA MICHELLE	U/ Tax Deed		9734/0758	Current Use			Special District					
					Total Land	\$144,500							
					Improvements	\$1,201,940							
					Total Assessment	\$1,346,440							
					Total Market Value	\$1,346,440							
Notes													
PROPERTY POSTED - NO M&L - 2021													
Assessed Land Valuation									Visit History				
Land Type	Area	#Units	Frontage	Base Value	Adjustments	Adj. Factor	Final Value		Date	Reason	By		
									7/20/21	Posted-No Trespass	JE		
									3/20/18	Posted-No Trespass	DJW		
									12/05/08	Measured -Ref'd Ent	SB		
									Assessment History				
									Date	Land	Curr. Use	Improvements	Total
									12/31/22	84,000		942,650	1,026,650
									12/07/21	84,000		942,650	1,026,650
									12/31/20	84,000		942,650	1,026,650
									12/12/19	84,000		942,650	1,026,650
									10/01/18	84,000		942,650	1,026,650
Current Use									Building Permits				
Land Type	Acres	Location	Grade	Site	CU Rate/SPI	Rate/Acre	Rec/Adj	Ratio	CU Value	Date	Type	Number	Status



General Information		Building Computation	
Prop. Class	Residential	Base Value	\$128,088
Building Style	Ranch (1)	Size Adj. Factor	1.00
Year Built	1970	Building Adj.	\$0
Effective Year	1970	Grade Adj. Factor	1.00
Grade/Quality	Avg	Extra Features	\$5,500
Condition	Good	Replacement Cost	\$133,588
# of Rooms	4	Influences/Obsolescence	
# of Bedrooms	1	Depreciation %	21
Color	GREY	Functional Obs %	0
Foundation	Concrete	External Infl. %	0
Framing	Wood frame	% Unfinished	0
Insulation	Yes	Depreciated Value	105,535
Roof Type	Gable	Location Adj.	
Roof Material	Asphalt shingles	Building Value	\$105,500
Exterior Siding	Wood Clapboards	Plumbing Fixtures	
Flooring	Carpet	# 2-Fixture Baths	0
Interior Walls	Drywall	# 3-Fixture Baths	1
Heating Fuel	Gas	# 4-Fixture Baths	0
Heating Type	Forced hot air	# 5-Fixture Baths	0
Cooling Type	None	# Extra Fixtures	0
		# Kitchen Sinks	1
		# Hot Water	1

Building Adjustments			Extra Features		
Description	#/sf	Amount	Description	#/sf	Amount
			Fireplace- Masonry	1	\$4,000
			Ductless AC	1	\$1,500

Building Segments						
Segment	Area			Rate / Sq. Ft.	% Unf	Base Value
	Sketch	Living	Effective			
1ST/B	744	744	1,488	80.73		\$120,119
EP	168		168	28.92		\$4,859
OP	60		60	33.95		\$2,037
Wd Dk	45		45	23.84		\$1,073



Building Segments						Outbuildings					
Description	Year	Size or Units	Base Value	Size Adj.	Grade/Adj.	Condition/ Depr. %	FO %	% Unf.	Value		
Total Building Segments:		1,017	744	1,761							
Main Building:			\$105,500								
Outbuildings:			\$0								
Total Buildings on Card:			\$105,500								



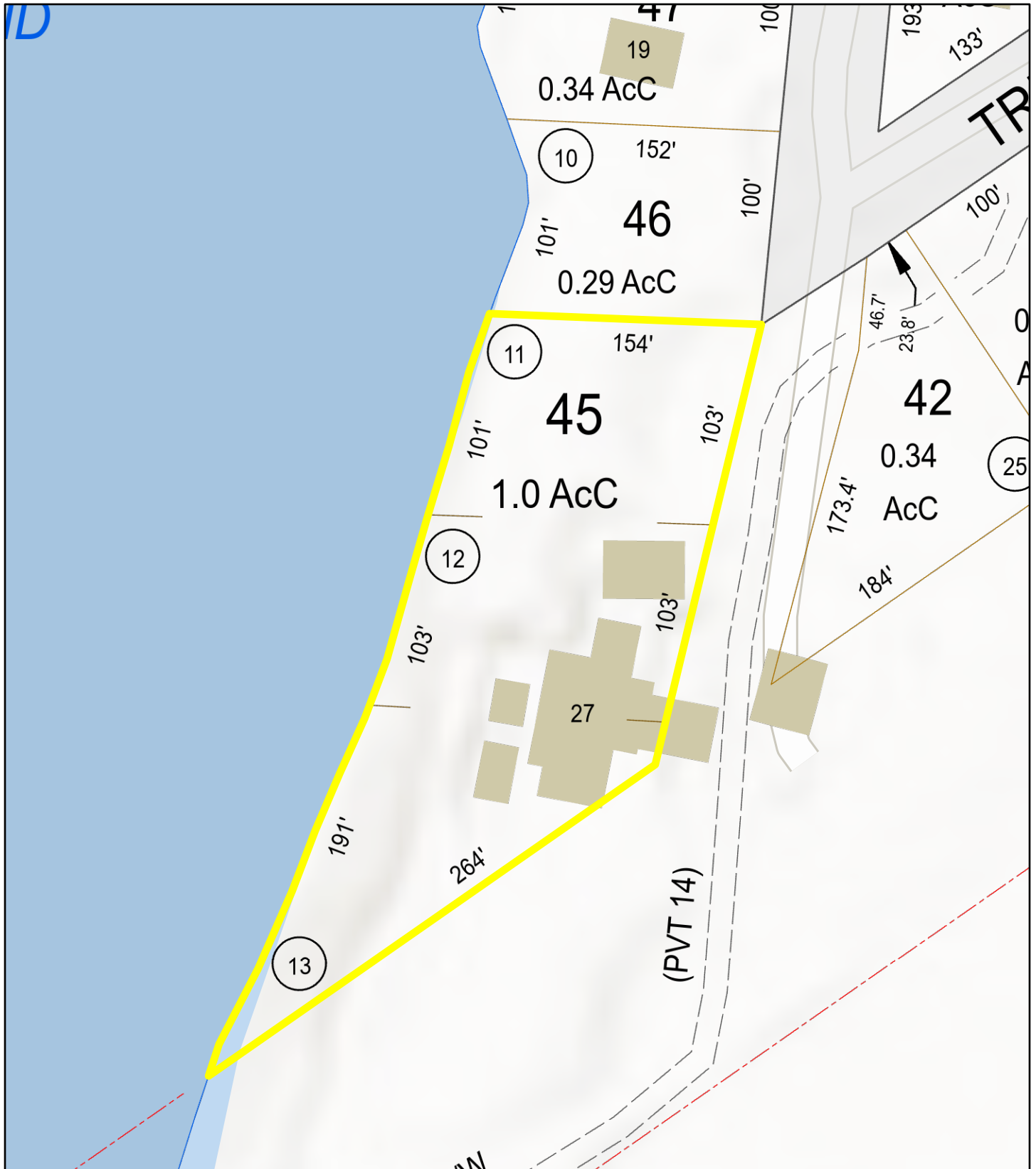
Town of Antrim, NH

1 inch = 69 Feet



www.cai-tech.com

January 17, 2024



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