

**Candia Board of Selectmen**  
**Agenda**  
August 22nd, 2022 @ 7:00 pm

6:15 p.m. - This Board of Selectmen will enter into a nonpublic session as permitted under RSA 91-A:3, II(a).

**Pledge of Allegiance**

**Roll Call**

**Approval of Minutes:** Public Minutes for August 8th, 2022

**Department Reports:** Solid Waste

**New Business:**

- Accept Building Inspector's resignation

**Old Business:**

- 2021 Abatement Recommendation - Map 406 Lot 103

**Other Business:**

- Moore Park clarification

**Calendar:**

- The Town Offices will be Closed on Labor Day - Monday, September 5<sup>th</sup>, 2022

**Public Input**

**Adjourn**

**Payroll and Accounts Payable**

Check Date	Payroll Manifest	Total Amount	Payroll Subtotal	
08/11/22	1222-01	23,312.75	23,312.75	
08/18/22	1223-02	22,617.21	45,929.96	
Check Date	Accts Pay Manifest	Total Amount	Accts Pay Subtotal	
08/11/22	202232	36,983.59	36,983.59	
08/18/22	202233	110,806.92	147,790.51	\$54460.32 for Tower Hill Road reconstruction WA#8

Grand Total Payroll and Accts Pay      \$193,720.47

**Join Zoom Meeting**

<https://us02web.zoom.us/j/6034838101>

Meeting ID: 603 483 8101      Password: 8101

**Dial In**    +1 646 558 8656 US

**July 2022**

Candia Recycling Center Monthly Report

	<b><u>July 2021</u></b>	<b><u>July 2022</u></b>
M.S.W. (Trash)	<b>65.33 tons</b>	<b>63.02 tons</b>
C&D Debris	<b>53.63 tons</b>	<b>58.03 tons</b>
Total waste	<b>118.96 tons</b>	<b>121.05 tons</b>

**Recyclables**

	<b><u>July 2021</u></b>	<b><u>July 2022</u></b>
Mix Paper	<b>10 bales = 7.77 ton</b>	<b>12 bales = 9.16 ton</b>
Cardboard	<b>11 bales = 8.20 ton</b>	<b>9 bales = 6.49 ton</b>
1 - #7 plastics	<b>2 bales = 1.24 ton</b>	<b>4 bales = 2.65 ton</b>
Alum. Cans	<b>2 bales = 1.05 ton</b>	<b>1 bale = .48 ton</b>
#2 natural plastic	<b>0</b>	<b>1 bale = .45 ton</b>
Total bales	<b>25 bales 18.26 tons</b>	<b>27 bales = 19.23 ton</b>
Glass -	<b>1 load 11.35 tons</b>	<b>1 load = 10.65 ton</b>
Total weight	<b>29.61 tons</b>	<b>29.88 tons</b>

**Revenue**

**July 2021**  
**\$4697.32**

**July 2022**  
**\$9,054.10**

**2021 YTD - \$35,913.95      2022 YTD -**

There were two loads of light Iron marketed, totaling **18.26** tons which generated **\$2119.56** in revenue.

There was a load of Mixed Non-Ferrous Metals, **25,723** lbs., marketed which generated **\$5663.28** in revenue.

There were **49** Freon Units evacuated during July 2022.

There **102** Tires recycled during July 2022.

There was one load of Heavy Metals marketed, **6.78** ton generated **\$1271.26** in revenue.

Kevin Gagne  
60 Center Rd.  
Chichester, NH 03258  
603.494.2741



LOOK  
PLEASE READ

August 17, 2022

Town of Candia  
Patrick Morin  
74 High St.  
Candia, NH 03034

Re: Letter of Resignation

Dear Patrick:

This letter is to inform you that I am resigning from my position as Building Inspector/Code Compliance Officer/Health Officer at the Town of Candia effective Friday, September 2, 2022.

I appreciate the opportunity that has allowed me to grow professionally the past two years. I have thoroughly enjoyed my time in Candia and wish the best for the town going forward.

I am happy to assist with a smooth transition for the next inspector.

Sincerely,

Kevin Gagne

cc: Andria Hansen



UNAPPROVED  
**Candia's Virtual Selectmen's Public Session Minutes**  
**August 8th, 2022, 7:00 pm**

Note: Individual roll call has been taken after each motion.

**7:00 pm** Vice-Chair Moran opened the Public Session Meeting followed by the Pledge of Allegiance.

**Attendance:** Vice-Chair Patrick Moran, Selectman Russ Dann, Selectman Boyd Chivers, Selectman Sue Young and Town Administrator Andria Hansen. Absent: Chair Brien Brock.

**Approval of Minutes: Public Session Minutes for July 25th, 2022.** None noted.

**MOTION: Selectman Dann made a motion to accept the July 25th, 2022, Public Session minutes as presented. Seconded for discussion by Selectman Chivers. All in favor. Motion carried by a vote of 4-0-0.**

**Department Reports: Highway; Police; Fire; Building; Solid Waste; Budget; Other.**

**Highway:** Road Agent Jeff Wuebbolt read the attached report and gave an update. Tower Hill Rd. construction has just started, and they will be working there for the next three weeks. He mentioned it will not be completed this year and that it is a 3 to 4 year project.

**Police:** Chief Mike McGillen read the attached report and gave an update. They are in the process of hiring a new certified candidate for the open Police Officer position.

Kevin Coughlin (resident) expressed that there are residents on social media that are concerned with speeding traffic in Town. He noted there has been almost 2,000 speed limit warnings given out so far this year. He suggested the Officers to give out speeding tickets to anyone speeding over 20% the speed limit. He said that if everyone in town knows our Officers will be giving out speeding tickets if they are 20% over the limit, they may not want to speed. Chief McGillen stated the Police Department does not use quotas and that there has been an increase in the Officers giving out speeding tickets and said the town residents are pleased with the Police Department's performance. Selectman Dann said if individuals have complaints with vehicles speeding in Town, they should be discussing it with the Police and not on social media. Discussion ensued.

**Fire:** Selectman Chivers read the attached report and gave updates.

**Building Department:** Selectman Moran read the attached report and gave updates.

**Solid Waste:** No reports available at this time. Selectman Dann commented that Candia's Solid Waste charges residents \$2.00 per tire to recycle them and reported how the shipping cost have increased. He would like to increase the amount and change it to \$5.00 for each tire starting in 60 days from now and would be in effect on 10/1/2022.

**MOTION: Selectman Dann made a motion to charge \$5.00 for each tire at Candia's Recycle Center effective 10/1/2022. Seconded by Selectman Chivers. All in favor. Motion carried by a vote of 4-0-0.**

**Budget:** No updates to report. The next Budget Committee Meeting is scheduled for 8/10/2022.

Candia Selectmen's Public Session Minutes of 08/08/2022

**Other:** Selectman Dann announced that the Safety Facility Committee members will be having a booth at Candia's Old Home Day on August 27, 2022, to inform residents that the members have been working on the Police Facility project beginning 2019. See the attached handout.

Candia's Household Hazardous Waste Day for residents will be at Candia's Recycle Center on September 24, 2022, from 8am-1pm.

Selectman Dann stated that they are looking into having an electric sign placed at the Recycle Center, it would keep residents updated regarding upcoming events and information about the town.

**OLD BUSINESS:**

**LED Conversion:** Town Administrator Hansen indicated Affinity's Led Lighting prices have increased approximately 10% from the original quote they received in February for the LED conversion at the Town Hall building and parking lot. The incentive program is good until the end of September 2022, but they are not being consistent with their pricing. She has had conversations with Recycling and Energy Committee Member Al Couch about the possibility of putting it out to bid, because they feel Affinity should be holding their \$25,000 price. Mr. Couch stated they have tried to contact their Eversource Representative however, due to an injury they are working limited hours and behind on their work on the Rebate Incentive Program. Mr. Couch stated he was informed that they may be able to extend the October 1, 2022 deadline and disclosed how the Incentive Programs are always in the air. He noted the best financing available that they received was from Eversource, however their Rebate expires on October 1, 2022, and he is not sure if it will be extended. He said that Affinity has been great to work with and is a very professional company, however he does not like the idea they came back to the Town with an increase when we told them we were ready to go with them. Their original quote was \$24,596 and the new proposal is for \$27,281. In conclusion it was agreed that Mr. Couch will contact Affinity to find out if they will honor the original quote the Town was given. Mr. Couch mentioned that it will not cost the Town any money, however it would be 3-3 1/2 years before the Town showed any money savings. Mr. Couch also stated that using the new LED lighting will be a big improvement and the maintenance will decrease.

**MOTION:** Selectman Young made a motion to approve the Affinity conversion for the LED lights using their original price quoted and also using the Eversource Smartstart Program to finance the conversion of the lights. Seconded by Selectman Dann. All in favor. Motion carried by a vote of 4-0-0.

**OTHER BUSINESS:**

**Selectmen's Budget Meeting date:** The Board agreed to schedule their Budget Meeting on Friday, September 16<sup>th</sup>, 2022 @ 3:00pm at the Town Hall Meeting Room.

**Calendar:**

- The next Board of Selectmen's meeting is scheduled for Monday, August 22nd @ 7:00 pm.

**Public Input:** Dick Snow (resident) indicated that he came to the Boards 7/11/22 Public Meeting to speak about his concerns of a previous discussion on the possible expansion on the Town Hall building. He stated on 7/25/22 Selectman Chivers had spoken at the Boards Public Meeting and explained something different than what he believes the deed on the property of Moore Park interpreted. Mr. Snow explained that the 1916 deed states the owner of the property Mr. Moore had given the Park to the people in the Town of Candia as a Charitable Trust. It is his understanding that the deeds in which Selectman Chivers



Candia Selectmen's Public Session Minutes of 08/08/2022

92 was referencing were quick claim deeds, which means they are quitting their claims that they inherited.  
93 Mr. Snow said at one time he was told by the Attorney General's Office at Charitable Trust, the  
94 beneficiaries/heirs of a Charitable Trust cannot be involved, and they do not have the right to do anything.  
95 He emphasized that the 1916 deed is the actual ownership of land and it belongs to the people in Candia.  
96 He indicated that because this discussion is now on public record and that there is different ownership  
97 than what he believes it is, that he would contact the Charitable Trust. He will ask them if the 1916 Deed  
98 in fact states it is a Charitable Trust and will also ask them who the owner is. Mr. Snow stated that they  
99 cannot expand on the Town Hall building, and that he will not support it. Selectman Young mentioned  
100 contacting the original attorney who participated in the building of the Town Hall and for the paperwork  
101 supporting it.

102 **Payments of payroll and payables.** Selectman Chivers confirmed the grand total for payroll and payables  
103 for the weeks ending 7/28/22 - 8/04/2022 Totaled \$1,269,561.80, of which the FD repeater \$114,760.87  
104 using APRA Funds, Paving Palmer & Adams Road \$197,041.23, and the school received \$900,000,

105 **7:53pm MOTION: Selectman Dann made a motion to adjourn the Public Meeting. Seconded by**  
106 **Selectman Moran. All in favor. Motion carried by a vote of 4-0-0.**  
107

108 Respectfully submitted,  
109 Linda Chandonnet, Recording Secretary

**Town of Candia  
Board of Selectmen  
Tel: 603-483-8101  
Fax: 603-483-0252**

# Memo

To: Board Members  
From: Boyd Chivers  
Date: August 22, 2022  
RE: Abatement Request Map 406, Lot 103

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This memo is submitted in anticipation of a settlement of the outstanding tax liability assessed against the above reference property. Properly calculated based on the appraisal provided by our assessor in the amount of \$8,600, the tax liability for each year since 2014 would have been as follows:

YEAR	TAX RATE	ASSESSED VALUATION	TAX LIABILITY
2014	\$21.20	\$8,600	\$182.32
2015	21.42	8,600	184.21
2016	22.11	8,600	190.15
2017	22.11	8,600	190.15
2018	24.08	8,600	207.09
2019	18.60	8,600	159.96
2020	20.04	8,600	172.34
TOTAL			\$1,286.22

I recommend the assessed valuation of Map 406, Lot 103 for all years beginning in 2014 be reduced from \$32,900 to \$8,600 and that the total tax liability be reduced accordingly by \$3,699.66 (4,985.88-1286.22).

It should be noted that in 2015 Mr. & Mrs. Young attempted to resolve this matter and were advised to merge this property with an adjacent parcel. They, however, were not made aware of Current Use Regulation CUB 304.01 (4) which allows current use taxation of "A tract of unimproved wetland of any size". For this reason, it is also appropriate and reasonable to consider an abatement of all outstanding assessed and accrued interest in light of the fact that their annual tax bill, if properly informed by the town, would have been less than \$50.00 per year.

[illegible]



<b>CURRENT OWNER</b>		<b>TOPO</b>		<b>UTILITIES</b>		<b>STRT / ROAD</b>		<b>LOCATION</b>		<b>CURRENT ASSESSMENT</b>				2204  CANDIA, NH  <b>VISION</b>								
YOUNG, DEAN MAXWELL		4	Rolling			1	Paved	3	Rural	Description	Code	Assessed	Assessed									
334 DEERFIELD ROAD										RES LAND	1320	8,600	8,600									
CANDIA NH 03034		<b>SUPPLEMENTAL DATA</b>								Total 8,600 8,600												
		Alt Prcl ID				EXEMPTI																
		OWNER A 001421																				
		PICK-UP																				
		SC																				
		GIS ID				Assoc Pid#																
<b>RECORD OF OWNERSHIP</b>		<b>BK-VOL/PAGE</b>		<b>SALE DATE</b>		<b>Q/U</b>		<b>V/I</b>		<b>SALE PRICE</b>		<b>VC</b>		<b>PREVIOUS ASSESSMENTS (HISTORY)</b>								
YOUNG, DEAN MAXWELL		0	0			U	V			0	1			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
														2021	1320	32,900	2020	1320	32,900	2019	1320	32,900
		Total												Total		32,900	Total		32,900	Total		32,900
<b>EXEMPTIONS</b>				<b>OTHER ASSESSMENTS</b>								This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int														
									<b>APPRAISED VALUE SUMMARY</b>													
Total			0.00																			
<b>ASSESSING NEIGHBORHOOD</b>										Appraised Bldg. Value (Card) 0 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 8,600 Special Land Value 0 Total Appraised Parcel Value 8,600 Valuation Method C Total Appraised Parcel Value 8,600												
Nbhd		Nbhd Name		B		Tracing		Batch														
0001																						
<b>NOTES</b>																						
WOODED LOT 2014 ABTMNT: ADJ'D ACREAGE TO .90AC'S PER TAX MAP & ADJ'D LOT FOR ITS LIMITED USE/LOCATION TO OLD TOWN DUMP.																						
<b>BUILDING PERMIT RECORD</b>														<b>VISIT / CHANGE HISTORY</b>								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result								
									05-08-2015	MM			45	Change Value Chang								
									10-24-2013	JD			00	Measur+Listed								
									05-21-2009	RK			14	Residential Field Review								
									06-17-2004	PP			14	Residential Field Review								
									02-03-2004	JL			00	Measur+Listed								
<b>LAND LINE VALUATION SECTION</b>																						
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value						
1	1320	RES VAC UN	R			39,204 SF	2.56	1.00000	5	0.10	07	0.850	CF=ABUTTS OLD DUMP		1.0000	0.22 8,600						
Total Card Land Units						0.90 SF	Parcel Total Land Area						0.90	Total Land Value				8,600				



**SECTION I. Certification and Appearance by Representative (If Other Than Party(ies) Applying)**

By signing below, the representative of the Party(ies) applying certifies and swears under penalties of RSA ch. 641:

- 1. all certifications in Section H are true;
- 2. the Party(ies) applying has (have) authorized this representation and has (have) signed this application; and
- 3. a copy of this form was sent to the Party(ies) applying.

Date: \_\_\_\_\_  
\_\_\_\_\_  
(Representative's Signature) (Print Name)

**SECTION J. Disposition of Application\* (For Use by Selectmen/Assessor)**

\*RSA 76:16, II states: the municipality "shall review the application and shall grant or deny the application in writing by July 1 after notice of tax date . . . ."

Abatement Request: GRANTED \_\_\_\_\_ Revised Assessment: \$ \_\_\_\_\_ DENIED \_\_\_\_\_

Remarks:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
(Selectmen/Assessor Signature)

\_\_\_\_\_  
(Selectmen/Assessor Signature)

\_\_\_\_\_  
(Selectmen/Assessor Signature)

\_\_\_\_\_  
(Selectmen/Assessor Signature)

**SECTION F. Taxpayer's(s)' Opinion of Market Value**

State your opinion of the market value of the property(ies) appealed as of April 1 of the year under appeal.

Town Parcel ID# 406-103 Appeal Year Market Value \$ \_\_\_\_\_

Town Parcel ID# \_\_\_\_\_ Appeal Year Market Value \$ \_\_\_\_\_

Explain the basis for your value opinion(s). (Attach additional sheets if necessary.)

Should be billed as part of  
406-104.

**SECTION G. Sales, Rental and/or Assessment Comparisons**

List the properties you are relying upon to show overassessment of your property(ies). If you are appealing an income producing property, list the comparable rental properties and their rents.  
(Attach additional sheets if needed.)

Town Parcel ID#	Street Address	Sale Price/Date of Sale	Rents	Assessment
<u>N/A</u>				

**SECTION H. Certification by Party(ies) Applying**

Pursuant to BTLA Tax 203.02(d), the applicant(s) **MUST** sign the application. By signing below, the Party(ies) applying certifies (certify) and swear(s) under the penalties of RSA ch. 641 the application has a good faith basis, and the facts stated are true to the best of my/our knowledge.

Date: 2/7/22

See Attached Sheet  
(Signature)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

**SECTION D. Other Property(ies)**

List other property(ies) in the municipality owned in the same name(s), even if abatements for the other property(ies) have not been sought. The taxpayer's entire real property estate must be considered in determining whether the appealed property(ies) is (are) disproportionately assessed.

<u>Town Parcel ID#</u>	<u>Street Address/Town</u>	<u>Description</u>	<u>Assessment</u>

**SECTION E. Reasons for Abatement Application**

RSA 76:16 provides that an abatement may be granted for "good cause shown." "Good cause" generally means:  
1) establishing an assessment is disproportionate to market value and the municipality's level of assessment; or  
2) establishing poverty and inability to pay the tax. This form can be utilized for either basis of requesting an abatement. The taxpayer has the burden to prove good cause for an abatement.

- 1) If claiming disproportionality, state with specificity all the reasons supporting your application. Statements such as "taxes too high," "disproportionately assessed" or "assessment exceeds market value" are insufficient. Generally, specificity requires the taxpayer to present material on the following (all may not apply):
1. physical data – incorrect description or measurement of property;
  2. market data – the property's market value on the April 1 assessment date, supported by comparable sales or a professional opinion of value; and/or
  3. level of assessment – the property's assessment is disproportionate by comparing the property's market value and the town-wide level of assessment.

Note: If you have an appraisal or other documentation, please submit it with this application.

- 2) If claiming poverty or inability to pay, state in detail why abatement of taxes is appropriate as opposed to some other relief such as relocating, refinancing or obtaining some alternative public assistance.  
Ansara v. City of Nashua, 118 N.H. 879 (1978).

(Attach additional sheets if needed.)

*See attached sheet*



Rec'd 2/7/22  
Delivered by Hand

FOR MUNICIPALITY USE ONLY:  
Town File No.: 2021-01  
Taxpayer Name: Young

RSA 76:16 ABATEMENT APPLICATION TO MUNICIPALITY

SECTION A. Party(ies) Applying (Owner(s)/Taxpayer(s))

Name(s): Sue & Dean Young  
Mailing Address: 334 Deerfield Rd Candia NH 03034  
Telephone Nos.: (Home) (Cell) (Work) (Email) allyoung@comcast.net

Note: If an abatement is granted and taxes have been paid, interest on the abatement shall be paid in accordance with RSA 76:17-a. Any interest paid to the applicant must be reported by the municipality to the United States Internal Revenue Service, in accordance with federal law. Prior to the payment of an abatement with interest, the taxpayer shall provide the municipality with the applicant's social security number or federal tax identification number. Municipalities shall treat the social security or federal tax identification information as confidential and exempt from a public information request under RSA 91-A.

SECTION B. Party's(ies)' Representative if other than Person(s) Applying (Also Complete Section A)

Name(s):  
Mailing Address:  
Telephone Nos.: (Home) (Cell) (Work) (Email)

SECTION C. Property(ies) for which Abatement is Sought

List the tax map and lot number, the actual street address and town of each property for which abatement is sought, a brief description of the parcel, and the assessment.

Town Parcel ID#	Street Address/Town	Description	Assessment
406-103	Ø New Boston Rd		\$32,900

such things as illegal assessments, errors of valuation or circumstances of loss in value due to something like a fire or disaster. It seems proper that the term also include the concept of correcting injustices that may have occurred in the past. Any other interpretation would leave hollow their authority to abate those taxes imposed by their predecessors. There should probably be a limit to what taxes are considered proper to abate. The last time that a revaluation of property was completed in Town was 2019. At that point, all taxpayers were notified of the assessments and had the opportunity to have errors of assessment corrected. The 2019 assessment seems to be a natural point to limit the abatement of taxes.

My recommendation with respect to previously assessed taxes is that the 2019 and 2020 taxes in excess of an assessed value of \$8,600 also be abated.

Interest on unpaid taxes can be considered separately. It is my recommendation that all interest on outstanding unpaid taxes for Map 406, Lot 103 for any applicable tax year be abated.

If there is a determination made that the above recommended actions are proper, it should be noted that this is a isolated individual action to correct a specific error or series of errors that had been previously made, and that any similar future requests should not rely on this decision as precedence. Any such other requests would appropriately be measured on their own merits and the circumstances that created good cause in those cases.

Please let me know if you have any further questions or concerns, or if I can provide additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Stephan W. Hamilton". The signature is fluid and cursive, with a long horizontal stroke at the end.

Stephan W. Hamilton, Assessor  
Town of Candia, NH



Town of Candia

June 8, 2022

74 High Street  
Candia, New Hampshire 03034

LOOK  
PLEASE READ  
BER  
D. 11  
12

Town of Candia Board of Selectmen  
74 High Street  
Candia, NH 03034

Re: 2021 Abatement Recommendation Map 406, Lot 103

Dear Chairman and Members,

This letter is to serve as my recommendation regarding the 2021 Abatement Request made by Dean and Susan Young for the above referenced lot on New Boston Road.

I have inspected the above referenced property. It is a .9 acres lot of land with 330 feet of frontage on New Boston Road. The current assessed value is \$32,900. The southwest corner of the property abuts a roadway bridge over the North Branch River. According to Town wetlands mapping, almost or all of the area of the lot is located in a wetlands area. Much of the lot is inundated with water, at least on a seasonal basis. The impact of the wetlands leaves the property with no practical use for development or construction.

While there are other lands adjacent to the lot that are now owned by the Young Family Revocable Trust, there is no evidence that this lot was transferred to the Trust.

In the completion of the 2019 revaluation, there were errors in the calculation of the assessment of the lot as follows:

- The neighborhood code used for land valuation was 06 the incorrect code to use for vacant land in neighborhood 06. The correct neighborhood code is 07 and reflects and adjustment for unimproved land.
- The lot is unbuildable, and as such should have had an adjustment to remove 90% of the value due to the very limited value in use.
- Correcting for these obvious errors, the recalculated assessed value of the property is \$8,600.

My recommendation is that the 2021 taxes in excess of an assessed value of \$8,600 be abated, and that if taxes have been paid, they be refunded including 6% interest from the date paid.

The authority of the Assessing Officials to abate taxes assessed by them or their predecessors or any interest thereon is limited to *good cause*. (See RSA 72:16). There is no definition in the law that describes what good cause might be or what it is not. Generally, the term has been defined by the courts to include



**TOWN OF CANDIA  
TAX COLLECTOR  
74 HIGH STREET  
CANDIA, NH 0303  
REAL ESTATE TA**

*Spore hot  
was 2 acres*

TAX YEAR	BILL NUMBER	BILLING DATE
2020	001421-000665	5/29/2020

MAP/PARCEL	LOCATION OF
406-103-000	0 NEW BOSTC

OWNER OF RECORD
YOUNG, DEAN MAXWELL 334 DEERFIELD ROAD CANDIA NH 03034

TAX CALCULATION	ASSESSED VALUATION
Municipal 1.67 Local Edu 6.19 State Edu 0.98 County 0.47	Land 32,900
<b>TOTAL 9.31</b>	<b>NET VALUE 32,900</b>

2/7/22



*Hi Steve,  
It's been quite a while and we've received a tax lien notice... again.*

*all youngs @ comcast.net*

*Please advise,  
Dean & Susan Young*

*Steve -  
Also, this is a piece of land we've been billed separately for since the 1980s. It used to be 2 acres and has now shrunk but has a much higher*

*tax bill closing... I was told. We only have 1 deed for our total property, but after paying for separate parcels for*

OF THIS PROPERTY, PLEASE FORWARD TO THE TOWN. THE TAX COLLECTOR IS NOT RESPONSIBLE FOR THIS BILL.  
BY ORDER, IT IS NOT CONSIDERED PAID UNTIL RECEIVED BY THE BANK.  
PROPERTY AND WILL BE RETURNED TO THE TAXPAYER.  
3 THE ENTIRE BILL FOR A RECEIPT.  
TO YOUR MORTGAGE COMPANY (IF APPLICABLE).  
DUPLICATE BILLS.

First Bill  
MAP/PARCEL  
406-103-000  
0.00% APR Interest

*years (as well as going to the BOS for answers) we wondered if this was something you could fix. If it takes too much time*

*and effort... just forget about it. It's just very embarrassing to be listed as "late" on our property taxes. Thanks, Sue*

YOUNG, DE  
334 DEERF  
CANDIA NH

## PART Cub 304 CURRENT USE ASSESSMENT OF OPEN SPACE LAND

Cub 304.01 Current Use Acreage Requirement.(a) Open space land shall consist of:

- (1) A parcel or tract of farm land, forest land, or unproductive land totaling 10 or more acres;
- (2) A parcel or tract of any combination of farm land, forest land, or unproductive land, which totals 10 or more acres;
- (3) A certified tree farm of any size;
- (4) A tract of unimproved wetland of any size; or
- (5) A tract of undeveloped land of any size, actively devoted to the growing of agricultural or horticultural crops with an annual gross income from the sale of crops normally produced thereon totaling at least \$2,500, subject to the following:
  - a. The landowner shall demonstrate to the local municipal assessing officials that during the previous year, at least \$2,500 gross income was earned from the sale of agricultural or horticultural crops grown on the land;
  - b. All land qualifying for current use assessment under Cub 304.01(a)(5), above, shall be required to show \$2,500 of annual gross income from the sale of crops normally produced thereon;
  - c. Land qualified for open space assessment under Cub 304.01(a)(5), above, shall be classified as follows:
    1. The acreage on which the income producing crop is actually grown shall be classified as farm land, pursuant to Cub 304; and
    2. Contiguous land not involved in the income producing activity shall be classified as farm land, forest land, or unproductive land, pursuant to Cub 304, regardless of acreage; and
  - d. Land qualified under this section in tax years prior to 1993 may stay in current use even though the annual gross value of \$2,500 came from the sale of value-added agricultural products marketed from the land, provided that such landowner(s) continue to produce such products that qualified the land for current use assessment

Source. (See Revision Note #1 and Revision Note #2 at chapter heading for Cub 300) #12857-B, eff 8-23-19



# TITLE V

## TAXATION

### CHAPTER 79-A

### CURRENT USE TAXATION

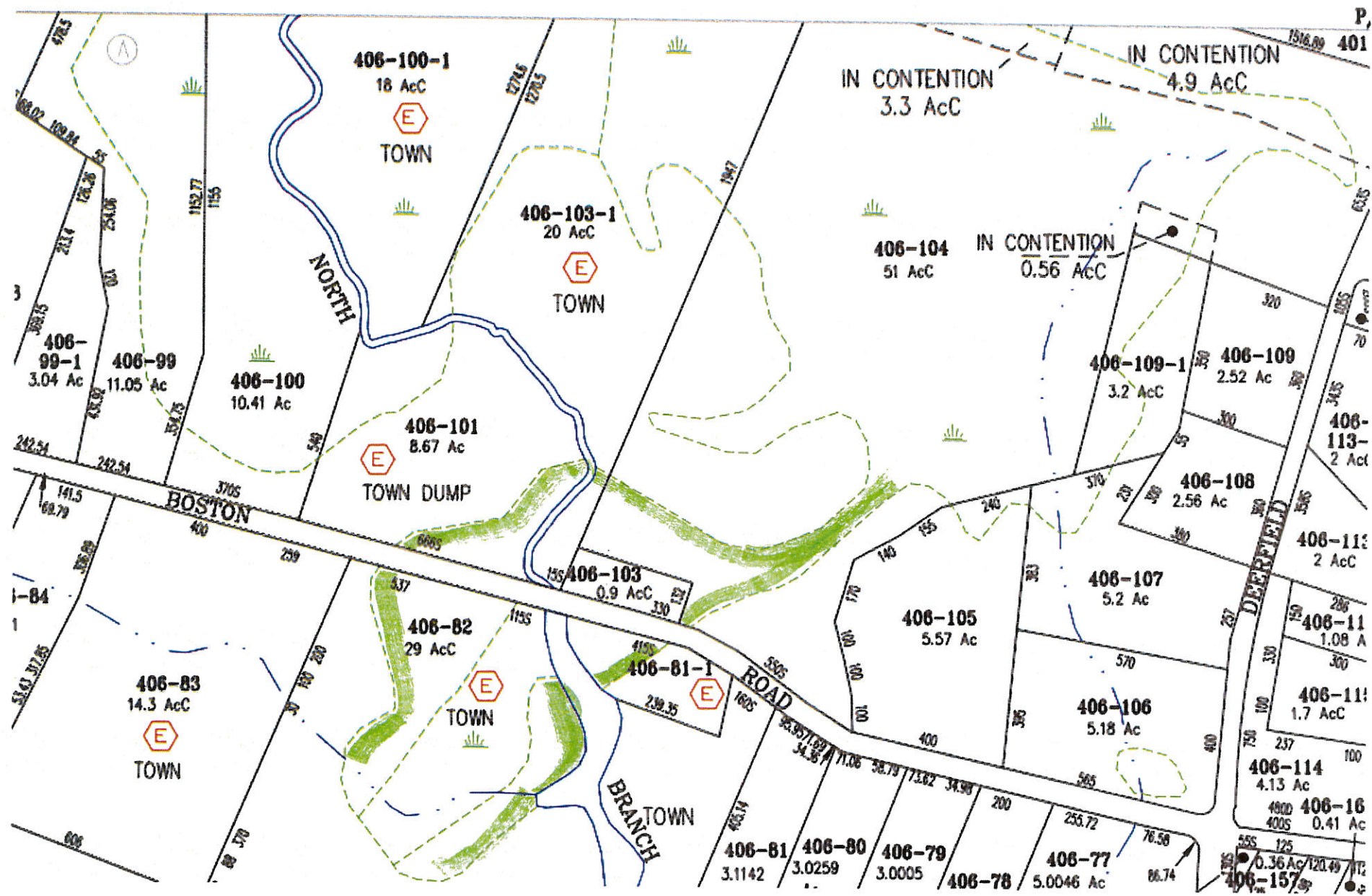
#### Section 79-A:2

**79-A:2 Definitions. –**

In this chapter:

- I. "Assessing official" means the assessing authority of any town, city or place.
- II. "Board" means the current use board established by RSA 79-A:3.
- III. "Board of tax and land appeals" means the board of tax and land appeals established pursuant to the provisions of RSA 71-B:1.
- IV. "Commissioner" means the commissioner of the department of revenue administration.
- V. "Current use value" means the assessed valuation per acre of open space land based upon the income-producing capability of the land in its current use solely for growing forest or agricultural crops, and not its real estate market value. This valuation shall be determined by the assessor in accordance with the range of current use values established by the board and in accordance with the class, type, grade and location of land.
- VI. "Farm land" means any cleared land devoted to or capable of agricultural or horticultural use as determined and classified by criteria developed by the commissioner of agriculture, markets, and food and adopted by the board.
- VII. "Forest land" means any land growing trees as determined and classified by criteria developed by the state forester and adopted by the board. For the purposes of this paragraph, the board shall recognize the cost of responsible land stewardship in the determination of assessment ranges.
- VIII. "Land use change tax" means a tax that shall be levied when the land use changes from open space use to a non-qualifying use.
- IX. "Open space land" means any or all farm land, forest land, or unproductive land as defined by this section. However, "open space land" shall not include any property held by a city, town or district in another city or town for the purpose of a water supply or flood control, for which a payment in place of taxes is made in accordance with RSA 72:11.
- X. "Owner" means the person who is the owner of record of any land.
- XI. "Person" means any individual, firm, corporation, partnership or other form of organization or group of individuals.
- XII. "Soil potential index" means the production capability of land as determined by the United States Natural Resources Conservation Service.
- XIII. "Unproductive land" means land, including wetlands, which by its nature is incapable of producing agricultural or forest products due to poor soil or site characteristics, or the location of which renders it inaccessible or impractical to harvest agricultural or forest products, as determined and classified by criteria developed by the board. The board shall develop only one category for all unproductive land, setting its current use value not to exceed that of the lowest current use value established by the board for any other category.
- XIV. "Wetlands" means those areas of farm, forest and unproductive land that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

**Source.** 1973, 372:1. 1974, 7:1. 1976, 47:14. 1981, 561:5. 1988, 5:1. 1991, 281:3. 1995, 130:5; 206:2. 1996, 176:3. 2006, 103:1. 2010, 237:1, eff. April 1, 2010.

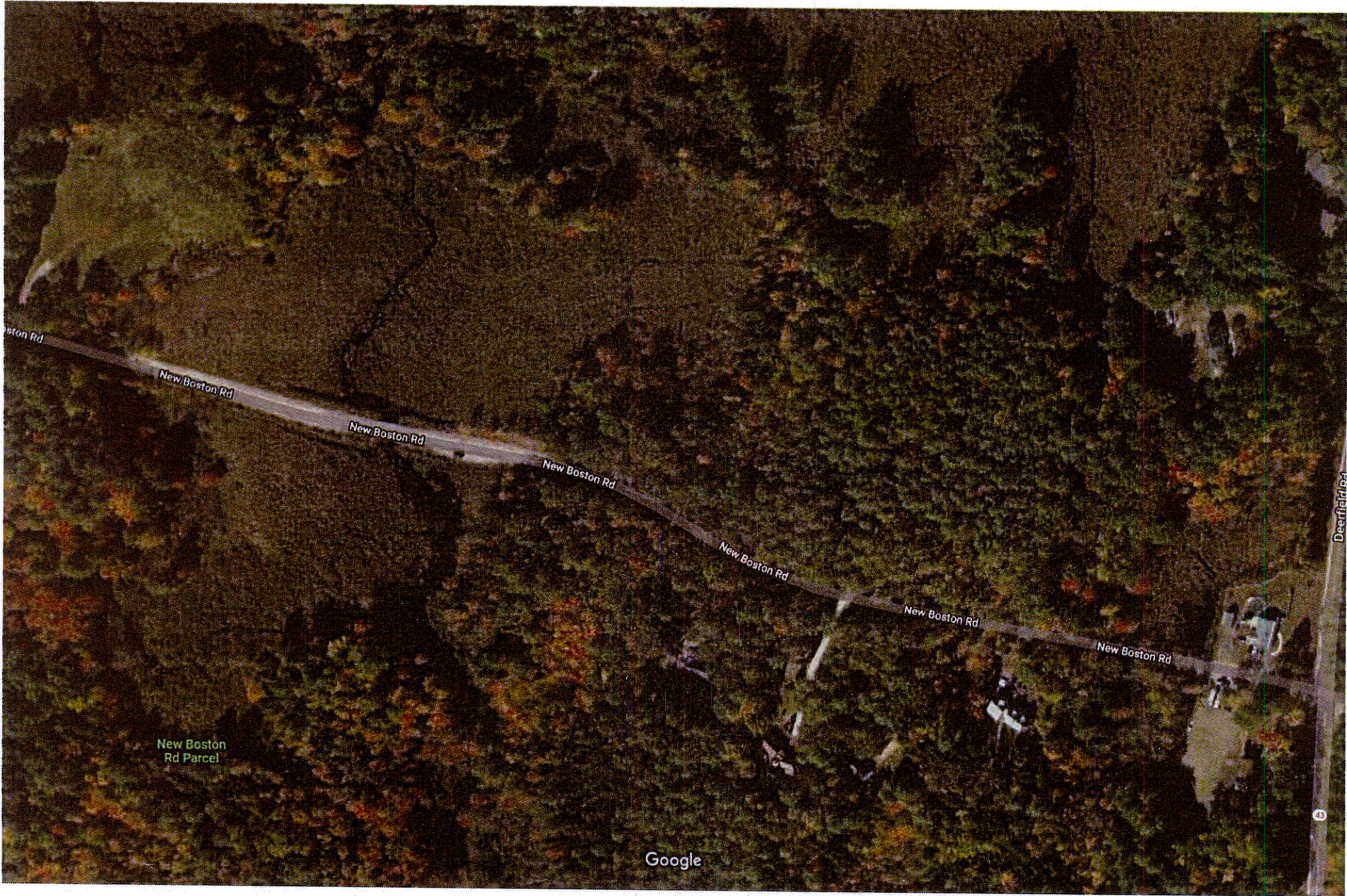








Google Maps



Imagery ©2022 Maxar Technologies, USDA Farm Service Agency, Map data ©2022 100 ft



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				2204 CANDIA, NH  <b>VISION</b>							
YOUNG, DEAN MAXWELL		4 Rolling		1 Paved	3 Rural	Description	Code	Assessed	Assessed								
334 DEERFIELD ROAD						RES LAND	1320	32,900	32,900								
CANDIA NH 03034		SUPPLEMENTAL DATA															
		Alt Prcl ID				EXEMPTI											
		OWNER A 001421															
		PICK-UP															
		SC															
		GIS ID				Assoc Pid#											
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Total 32,900 32,900									
YOUNG, DEAN MAXWELL		0 0		U	V	0	1										
								PREVIOUS ASSESSMENTS (HISTORY)									
								Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
								2021	1320	32,900	2020	1320	32,900	2019	1320	32,900	
								Total		32,900	Total		32,900	Total		32,900	
EXEMPTIONS		OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
Total		0.00															
Nbhd		Nbhd Name		B		Tracing		Batch		APPRAISED VALUE SUMMARY							
0001										Appraised Bldg. Value (Card)							
										Appraised Xf (B) Value (Bldg)							
										Appraised Ob (B) Value (Bldg)							
										Appraised Land Value (Bldg)							
										Special Land Value							
										Total Appraised Parcel Value							
										Valuation Method							
										Total Appraised Parcel Value							
										32,900							
NOTES		WOODDED LOT															
		2014 ABTMNT: ADJ'D ACREAGE TO .90AC'S															
		PER TAX MAP & ADJ'D LOT FOR ITS															
		LIMITED USE/LOCATION TO OLD															
		TOWN DUMP.															
BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY															
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result			
									05-08-2015	MM			45	Change Value Chang			
									10-24-2013	JD			00	Measur+Listed			
									05-21-2009	RK			14	Residential Field Review			
									06-17-2004	PP			14	Residential Field Review			
									02-03-2004	JL			00	Measur+Listed			
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	1320	RES VAC UN	R			39,204 SF	2.56	1.00000	5	0.30	06	1.100	CF=ABUTTS OLD DUMP		1.0000	0.84	32,900
Total Card Land Units		0.90 SF		Parcel Total Land Area		0.90								Total Land Value		32,900	

[illegible]



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				<div style="text-align: center;">2204</div> <div style="text-align: center;">CANDIA, NH</div> <div style="text-align: center; font-size: 2em; font-weight: bold;">VISION</div>							
YOUNG, DEAN MAXWELL  334 DEERFIELD ROAD  CANDIA NH 03034		4 Rolling			3 Rural	Description	Code	Assessed	Assessed								
						RES LAND	1320	13,300	13,300								
		SUPPLEMENTAL DATA															
		Alt Prcl ID	EXEMPTI														
		OWNER A 001421 PICK-UP			Assoc Pid#												
		SC															
		GIS ID															
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Total									
YOUNG, DEAN MAXWELL		0 0		U	V	0	1	13,300				13,300					
PREVIOUS ASSESSMENTS (HISTORY)																	
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
2021	1320	13,300	2020	1320	13,300	2019	1320	13,300	2018	1320	13,300	2017	1320	13,300			
Total		13,300		Total		13,300		Total		13,300		Total		13,300			
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor  <div style="text-align: center; font-weight: bold;">APPRAISED VALUE SUMMARY</div> <div>             Appraised Bldg. Value (Card) 0              Appraised Xf (B) Value (Bldg) 0              Appraised Ob (B) Value (Bldg) 0              Appraised Land Value (Bldg) 13,300              Special Land Value 0              Total Appraised Parcel Value 13,300              Valuation Method C              Total Appraised Parcel Value 13,300           </div>									
Year	Code	Description	Amount	Code	Description	Number	Amount								Comm Int		
Total		0.00															
ASSESSING NEIGHBORHOOD																	
Nbhd		Nbhd Name		B		Tracing		Batch									
0001																	
NOTES																	
NO ACCESS																	
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result		
										10-24-2013	JD			00	Measur+Listed		
										05-21-2009	RK			14	Residential Field Review		
										06-18-2004	PP			14	Residential Field Review		
										02-03-2004	JL			00	Measur+Listed		
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	1320	RES VAC UN	R			3.200 AC	5,000	0.92361	5	0.90	05	1.000	TOPO		1.0000	4,156.5	
Total Card Land Units						3.20 AC	Parcel Total Land Area						3.20	Total Land Value			13,300

[illegible]



[illegible]

No Sketch



<b>CURRENT OWNER</b>		<b>TOPO</b>		<b>UTILITIES</b>		<b>STRT / ROAD</b>		<b>LOCATION</b>		<b>CURRENT ASSESSMENT</b>								2204  CANDIA, NH  <div style="font-size: 2em; font-weight: bold; padding: 10px;">VISION</div>					
YOUNG, DEAN M. & SUSAN P. TRUS YOUNG FAMILY REVOCABLE TRUST 334 DEERFIELD ROAD  CANDIA NH 03034		2 High	5 Well	1 Paved	3 Rural	Description RESIDNTL RES LAND RESIDNTL CU LAND		Code 1012 1012 1012 8200		Assessed 203,900 113,900 41,700 147,400		Assessed 203,900 113,900 41,700 1,058											
		4 Rolling	6 Septic																				
		<b>SUPPLEMENTAL DATA</b>																					
		Alt Prcl ID  OWNER A 003325 PICK-UP  SC GIS ID												EXEMPTI  Assoc Pid#									
<b>RECORD OF OWNERSHIP</b>		<b>BK-VOL/PAGE</b>		<b>SALE DATE</b>		<b>Q/U</b>		<b>V/I</b>		<b>SALE PRICE</b>		<b>VC</b>		<b>PREVIOUS ASSESSMENTS (HISTORY)</b>									
YOUNG, DEAN M. & SUSAN P. TRUSTEES O YOUNG, DEAN M. & SUSAN P.		5888	0168	01-12-2018	U	I	0	0 1		Total 506,900 360,558													
		3557	1360	03-21-2001	U	V	0																
		<b>EXEMPTIONS</b>								<b>OTHER ASSESSMENTS</b>													
		Year Code Description Amount Code Description Number Amount Comm Int								This signature acknowledges a visit by a Data Collector or Assessor													
Total		0.00		<b>ASSESSING NEIGHBORHOOD</b>		Nbhd		Nbhd Name		B		Tracing		Batch		<b>APPRAISED VALUE SUMMARY</b>							
0001																Appraised Bldg. Value (Card) 198,200 Appraised Xf (B) Value (Bldg) 5,700 Appraised Ob (B) Value (Bldg) 41,700 Appraised Land Value (Bldg) 261,300 Special Land Value 1,058 Total Appraised Parcel Value 506,900 Valuation Method C							
<b>NOTES</b>														Total Appraised Parcel Value 506,900									
FULL DORMER REAR,SM SHD (BUS STOP)=NV WOOD HEAT BCKUP,IN LAW IN FBM DIRT DRIVEWAY 2008-ADDED GARAGE 2010-ADJ LAND PER MAPPER/SURVEY 2011-CK'D CU CATEGORY-OK MAPS SHOW														MAJORITY OF LOT IS WETLANDS CHK FOR FINISH ABV GAR DURING INT 13M&L:ADJ SKETCH,FGR5 TO FG13 2016-LEANTO ON GARAGE									
<b>BUILDING PERMIT RECORD</b>														<b>VISIT / CHANGE HISTORY</b>									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result								
2015-062BP 07-067	06-05-2015 05-15-2007		RESIDENTIAL			100 100	12-27-2016 10-12-2009	12x24 lean too on side of gara CONSTRUCT 28X34 DETACH		08-28-2013 05-22-2009 07-15-2004 06-17-2004 04-01-2004 03-18-2004 02-03-2004	JD RK MG PP BH MG JL			01 14 03 14 00 03 02	Measur+1Visit Residential Field Review Letter Sent Residential Field Review Measur+Listed Letter Sent Measur+2Visit								
<b>LAND LINE VALUATION SECTION</b>																							
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustmen	Adj Unit P	Land Value						
1	1012	SFR/IN-LAW	R			43,560	SF	2.5	1.00000	5	1.00	05	1.000	NICU NICU		1.0000	2.5						
1	1012	SFR/IN-LAW	R			1.000	AC	5,000	1.00000	5	1.00	1.000			1.0000	5,000	108,900						
1	8200	UNPRO WET	R			49.000	AC	5,000	0.60153	5	1.00	1.000			1.0000	3,007.5	147,400						
Total Card Land Units						51.00	SF	Parcel Total Land Area						51.00	Total Land Value				261,300				



CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description			Element	Cd	Description			
Style:	04	Cape Cod								
Model	01	Residential								
Grade:	03	Average								
Stories:	1.75									
Occupancy	2				CONDO DATA					
Exterior Wall 1	11	Clapboard			Parcel Id		C		Ownr	
Exterior Wall 2								B	S	
Roof Structure:	03	Gable/Hip			Adjust Type	Code	Description		Factor%	
Roof Cover	03	Asph/F Gls/Cmp			Condo Flr					
Interior Wall 1	07	K PINE/A WD			Condo Unit					
Interior Wall 2	05	Drywall/Sheet			COST / MARKET VALUATION					
Interior Flr 1	09	Pine/Soft Wood			Building Value New		241,662			
Interior Flr 2	14	Carpet			Year Built		1981			
Heat Fuel	02	Oil			Effective Year Built		2001			
Heat Type:	05	Hot Water			Depreciation Code		G			
AC Type:	01	None			Remodel Rating					
Total Bedrooms	04	4 Bedrooms			Year Remodeled					
Total Bthrms:	3				Depreciation %		18			
Total Half Baths	0				Functional Obsol					
Total Xtra Fixtrs					External Obsol					
Total Rooms:	10				Trend Factor		1			
Bath Style:	02	Average			Condition					
Kitchen Style:	02	Typical			Condition %					
Color	04	Brown			Percent Good		82			
					RCNLD		198,200			
					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	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	SHED FRAME	L	192	9.00	1985	F	50		0.00	900
SPL4	ABOVE GR R	L	28	118.00	2004	F	50		0.00	1,700
WDK	WOOD DECK	L	825	11.00	2004	A	80		0.00	7,300
FPL3	2 STORY CHI	B	2	3500.00	2001	00	82		0.00	5,700
FG13	GARAGE 1.75	L	952	40.00	2007	A	80		0.00	30,500
LNT	LEAN-TO	L	288	5.00	2016	G	90		0.00	1,300
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description		Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value			
BAS	First Floor		1,360	1,360	1,360	90.83	123,529			
FBM	Basement, Finished		0	856	257	27.27	23,343			
FSP	Porch, Screen, Finished		0	168	42	22.71	3,815			
PRS	Piers		0	168	0	0.00	0			
TQS	Three Quarter Story		810	1,080	810	68.12	73,572			
UBM	Basement, Unfinished		0	504	76	13.70	6,903			
Ttl Gross Liv / Lease Area			2,170	4,136	2,545		231,162			

**Town of Candia**  
74 High Street  
Candia, NH 03034  
Phone: 603-483-5140

Location
0 NEW BOSTON ROAD
Map - Lot
406-103-000
Parcel ID
000665

Current Assessments									
Land:	32,900	CU:	0	Building:	0	Other:	0	Total:	32,900
Credits:			0	Exemptions:			0		

YOUNG, DEAN MAXWELL  
334 DEERFIELD ROAD  
CANDIA, NH 03034

**Statement**

Balance as of: **3/16/2022**  
Print Date: 3/16/2022

Year -- 2014

Inv #:	TX-105145-	TAX2	Date:	11/21/2014	Due:	12/30/2014	Original Amount:	1,310.46		
			Date	Type			Amount	Costs	Interest	
YOUNG, DEAN MAXWELL*CHECK-2466,			3/04/2015	Payment			0.00	0.00	-27.57	
YOUNG, DEAN MAXWELL*CHECK-2466,			3/04/2015	Payment			-72.43	0.00	0.00	
YOUNG, DEAN MAXWELL*CHECK-			4/29/2015	Payment			0.00	0.00	-22.79	
YOUNG, DEAN MAXWELL*CHECK-			4/29/2015	Payment			-1,238.03	0.00	0.00	
Transaction Totals:::							-1,310.46	0.00	-50.36	
Remaining - Prin:			0.00	Costs:	0.00	Int:	0.00	Balance:	0.00	
							Per Diem:	0.0000		
Inv #:	TX-105262-	TAXC	Date:	4/01/2015	Due:	5/01/2015	Original Amount:	19.00		
			Date	Type			Amount	Costs	Interest	
YOUNG, DEAN MAXWELL*CHECK-			4/29/2015	Payment			-19.00	0.00	0.00	
Transaction Totals:::							-19.00	0.00	0.00	
Remaining - Prin:			0.00	Costs:	0.00	Int:	0.00	Balance:	0.00	
							Per Diem:	0.0000		
Inv #:	TX-105370-	LIEN	Date:	4/29/2015	Due:	4/29/2015	Original Amount:	1,298.32		
			Date	Type			Amount	Costs	Interest	
5/01/2015			Costs					0.00	19.00	0.00
9/29/2017			Costs					0.00	17.00	0.00
9/29/2017			Costs					0.00	10.00	0.00
7/15/2015			Abatement					-28.77	0.00	0.00
7/15/2015			Abatement					-884.04	0.00	0.00
Transaction Totals:::							-912.81	46.00	0.00	
Remaining - Prin:			385.51	Costs:	46.00	Int:	477.72	Balance:	909.23	
							Per Diem:	0.1901		
Inv #:	TX-105371-	TAXC	Date:	4/29/2015	Due:	5/29/2015	Original Amount:	18.50		
			Date	Type			Amount	Costs	Interest	
YOUNG, DEAN MAXWELL*CHECK-			4/29/2015	Payment			-18.50	0.00	0.00	
Transaction Totals:::							-18.50	0.00	0.00	



**Town of Candia**  
 74 High Street  
 Candia, NH 03034  
 Phone: 603-483-5140

Location
0 NEW BOSTON ROAD
Map - Lot
406-103-000
Parcel ID
000665

Remaining - Prin: 0.00 Costs: 0.00 Int: 0.00 Balance: 0.00  
 Per Diem: 0.0000

Remaining - 2014 Principal: 385.51 Costs: 46.00 Int: 477.72 Balance: 909.23  
 Per Diem: 0.1901

Year -- 2015

Inv #: TX-107171- TAX1 Date: 5/18/2015 Due: 7/01/2015 Original Amount: 258.00  
 Date Type Amount Costs Interest  
 YOUNG, DEAN MAXWELL \*CHECK, 5/04/2016 Payment 0.00 0.00 -26.13  
 YOUNG, DEAN MAXWELL \*CHECK, 5/04/2016 Payment -258.00 0.00 0.00  
 Transaction Totals::: -258.00 0.00 -26.13  
 Remaining - Prin: 0.00 Costs: 0.00 Int: 0.00 Balance: 0.00  
 Per Diem: 0.0000

Inv #: TX-108986- TAX2 Date: 11/03/2015 Due: 12/10/2015 Original Amount: 263.00  
 Date Type Amount Costs Interest  
 YOUNG, DEAN MAXWELL \*CHECK, 5/04/2016 Payment 0.00 0.00 -12.62  
 YOUNG, DEAN MAXWELL \*CHECK, 5/04/2016 Payment -263.00 0.00 0.00  
 Transaction Totals::: -263.00 0.00 -12.62  
 Remaining - Prin: 0.00 Costs: 0.00 Int: 0.00 Balance: 0.00  
 Per Diem: 0.0000

Inv #: TX-109111- LIEN Date: 5/04/2016 Due: 5/04/2016 Original Amount: 597.25  
 Remaining - Prin: 597.25 Costs: 0.00 Int: 630.82 Balance: 1,228.07  
 Per Diem: 0.2945

Inv #: TX-109112- TAXC Date: 5/04/2016 Due: 6/03/2016 Original Amount: 37.50  
 Date Type Amount Costs Interest  
 YOUNG, DEAN MAXWELL \*CHECK, 5/04/2016 Payment -37.50 0.00 0.00  
 Transaction Totals::: -37.50 0.00 0.00  
 Remaining - Prin: 0.00 Costs: 0.00 Int: 0.00 Balance: 0.00  
 Per Diem: 0.0000

Remaining - 2015 Principal: 597.25 Costs: 0.00 Int: 630.82 Balance: 1,228.07  
 Per Diem: 0.2945

Year -- 2016

Inv #: TX-110954- TAX1 Date: 5/18/2016 Due: 7/01/2016 Original Amount: 260.00  
 Date Type Amount Costs Interest  
 YOUNG, DEAN MAXWELL \*CHECK, 4/21/2017 Payment 0.00 0.00 -25.13  
 YOUNG, DEAN MAXWELL \*CHECK, 4/21/2017 Payment -260.00 0.00 0.00  
 Transaction Totals::: -260.00 0.00 -25.13  
 Remaining - Prin: 0.00 Costs: 0.00 Int: 0.00 Balance: 0.00  
 Per Diem: 0.0000

**Town of Candia**  
 74 High Street  
 Candia, NH 03034  
 Phone: 603-483-5140

Location
0 NEW BOSTON ROAD
Map - Lot
406-103-000
Parcel ID
000665

Inv #:	TX-112777-	TAX2	Date:	10/28/2016	Due:	12/07/2016	Original Amount:	277.00	
			Date	Type			Amount	Costs	Interest
		YOUNG, DEAN MAXWELL*CHECK-	4/21/2017	Payment			0.00	0.00	-12.29
		YOUNG, DEAN MAXWELL*CHECK-	4/21/2017	Payment			-277.00	0.00	0.00
			Transaction Totals:::				-277.00	0.00	-12.29
		Remaining - Prin:	0.00	Costs:	0.00	Int:	0.00	Balance:	0.00
							Per Diem:	0.0000	

Inv #:	TX-112885-	TAXC	Date:	3/29/2017	Due:	4/28/2017	Original Amount:	19.00	
			Date	Type			Amount	Costs	Interest
		YOUNG, DEAN MAXWELL*CHECK-	4/21/2017	Payment			-19.00	0.00	0.00
			Transaction Totals:::				-19.00	0.00	0.00
		Remaining - Prin:	0.00	Costs:	0.00	Int:	0.00	Balance:	0.00
							Per Diem:	0.0000	

Inv #:	TX-113008-	LIEN	Date:	4/21/2017	Due:	4/21/2017	Original Amount:	611.92
	Remaining - Prin:	611.92	Costs:	0.00	Int:	540.22	Balance:	1,152.14
							Per Diem:	0.3018

Inv #:	TX-113009-	TAXC	Date:	4/21/2017	Due:	5/21/2017	Original Amount:	18.50	
			Date	Type			Amount	Costs	Interest
		YOUNG, DEAN MAXWELL*CHECK-	4/21/2017	Payment			-18.50	0.00	0.00
			Transaction Totals:::				-18.50	0.00	0.00
		Remaining - Prin:	0.00	Costs:	0.00	Int:	0.00	Balance:	0.00
							Per Diem:	0.0000	
		Remaining - 2016 Principal:	611.92	Costs:	0.00	Int:	540.22	Balance:	1,152.14
							Per Diem:	0.3018	

Year -- 2017

Inv #:	TX-114826-	TAX1	Date:	5/17/2017	Due:	7/07/2017	Original Amount:	269.00	
			Date	Type			Amount	Costs	Interest
			4/25/2018	Costs			0.00	19.00	0.00
			4/30/2018	Costs			0.00	18.50	0.00
			4/30/2018	Lien			-269.00	-37.50	-26.25
			Transaction Totals:::				-269.00	0.00	-26.25
		Remaining - Prin:	0.00	Costs:	0.00	Int:	0.00	Balance:	0.00
							Per Diem:	0.0000	

Inv #:	TX-116661-	TAX2	Date:	10/30/2017	Due:	12/06/2017	Original Amount:	268.00	
			Date	Type			Amount	Costs	Interest
			4/30/2018	Lien			-268.00	0.00	-12.77
			Transaction Totals:::				-268.00	0.00	-12.77



**Town of Candia**  
74 High Street  
Candia, NH 03034  
Phone: 603-483-5140

Location
0 NEW BOSTON ROAD
Map - Lot
406-103-000
Parcel ID
000665

Remaining - Prin:	0.00	Costs:	0.00	Int:	0.00	Balance:	0.00
						Per Diem:	0.0000
Inv #: TX-200020-LN	LIEN	Date: 4/30/2018	Due: 4/30/2018	Original Amount:	613.52		
Remaining - Prin:		613.52	Costs:	0.00	Int:	428.48	Balance: 1,042.00
						Per Diem:	0.3026
Remaining - 2017	Principal:	613.52	Costs:	0.00	Int:	428.48	Balance: 1,042.00
						Per Diem:	0.3026

Year -- 2018

Inv #: TX-200657-TX	TAX1	Date: 5/31/2018	Due: 7/03/2018	Original Amount:	270.00		
		Date	Type	Amount	Costs	Interest	
		4/03/2019	Costs	0.00	19.25	0.00	
		5/01/2019	Costs	0.00	18.50	0.00	
		4/30/2019	Lien	-270.00	-37.75	-26.73	
		Transaction Totals:::		-270.00	0.00	-26.73	
Remaining - Prin:		0.00	Costs:	0.00	Int:	0.00	Balance: 0.00
						Per Diem:	0.0000

Inv #: TX-202526-TX	TAX2	Date: 11/14/2018	Due: 12/19/2018	Original Amount:	315.00		
		Date	Type	Amount	Costs	Interest	
		4/30/2019	Lien	-315.00	0.00	-13.68	
		Transaction Totals:::		-315.00	0.00	-13.68	
Remaining - Prin:		0.00	Costs:	0.00	Int:	0.00	Balance: 0.00
						Per Diem:	0.0000

Inv #: TX-203800-LN	LIEN	Date: 4/30/2019	Due: 4/30/2019	Original Amount:	663.16		
		Date	Type	Amount	Costs	Interest	
		9/01/2021	Costs	0.00	19.50	0.00	
		Transaction Totals:::		0.00	19.50	0.00	
Remaining - Prin:		663.16	Costs:	19.50	Int:	343.68	Balance: 1,026.34
						Per Diem:	0.3270

Remaining - 2018	Principal:	663.16	Costs:	19.50	Int:	343.68	Balance: 1,026.34
						Per Diem:	0.3270

Year -- 2019

Inv #: TX-204432-TX	TAX1	Date: 6/01/2019	Due: 7/02/2019	Original Amount:	293.00		
		Date	Type	Amount	Costs	Interest	
		4/01/2020	Costs	0.00	19.50	0.00	
		5/08/2020	Costs	0.00	18.50	0.00	
		5/08/2020	Lien	-293.00	-38.00	-19.97	
		Transaction Totals:::		-293.00	0.00	-19.97	

**Town of Candia**  
 74 High Street  
 Candia, NH 03034  
 Phone: 603-483-5140

Location
0 NEW BOSTON ROAD
Map - Lot
406-103-000
Parcel ID
000665

Remaining - Prin: 0.00 Costs: 0.00 Int: 0.00 Balance: 0.00  
 Per Diem: 0.0000

Inv #: TX-206300-TX TAX2 Date: 11/15/2019 Due: 12/27/2019 Original Amount: 319.00  
 Date Type Amount Costs Interest  
 5/08/2020 Lien -319.00 0.00 -9.30  
 Transaction Totals::: -319.00 0.00 -9.30

Remaining - Prin: 0.00 Costs: 0.00 Int: 0.00 Balance: 0.00  
 Per Diem: 0.0000

Inv #: TX-207574-LN LIEN Date: 5/08/2020 Due: 5/08/2020 Original Amount: 679.27  
 Remaining - Prin: 679.27 Costs: 0.00 Int: 176.36 Balance: 855.63  
 Per Diem: 0.2605

Remaining - 2019 Principal: 679.27 Costs: 0.00 Int: 176.36 Balance: 855.63  
 Per Diem: 0.2605

Year -- 2020

Inv #: TX-208198-TX TAX1 Date: 5/29/2020 Due: 7/01/2020 Original Amount: 306.00  
 Date Type Amount Costs Interest  
 3/30/2021 Costs 0.00 19.50 0.00  
 4/30/2021 Costs 0.00 18.50 0.00  
 4/30/2021 Lien -306.00 -38.00 -20.33  
 Transaction Totals::: -306.00 0.00 -20.33

Remaining - Prin: 0.00 Costs: 0.00 Int: 0.00 Balance: 0.00  
 Per Diem: 0.0000

Inv #: TX-210116-TX TAX2 Date: 11/18/2020 Due: 12/29/2020 Original Amount: 352.00  
 Date Type Amount Costs Interest  
 4/30/2021 Lien -352.00 0.00 -9.42  
 Transaction Totals::: -352.00 0.00 -9.42

Remaining - Prin: 0.00 Costs: 0.00 Int: 0.00 Balance: 0.00  
 Per Diem: 0.0000

Inv #: TX-211468-LN LIEN Date: 4/30/2021 Due: 4/30/2021 Original Amount: 725.75  
 Remaining - Prin: 725.75 Costs: 0.00 Int: 89.09 Balance: 814.84  
 Per Diem: 0.2784

Remaining - 2020 Principal: 725.75 Costs: 0.00 Int: 89.09 Balance: 814.84  
 Per Diem: 0.2784

Year -- 2021

Inv #: TX-212091-TX TAX1 Date: 5/28/2021 Due: 7/01/2021 Original Amount: 329.00  
 Remaining - Prin: 329.00 Costs: 0.00 Int: 18.60 Balance: 347.60  
 Per Diem: 0.0721  
 Inv #: TX-214013-TX TAX2 Date: 11/05/2021 Due: 12/15/2021 Original Amount: 315.00





Assessor's Notes on 406-103

1991-2015-This lot has been assessed to Dean Young. The old 1991 property record card shows that the town had it listed as "Owner Unknown" but was changed to Dean Young at the time of the revaluation. Perhaps there is information on why the ownership changed if the town kept any records from the 1991 revaluation.

There appears to be no deed conveying this property to Dean Young. The deed reference on the survey plan for Town of Candia, Deerfield Road Town Forest dated 9/17/2009 is Book 370 Page 51-John and Mary Moore and Herbert and Sally Moore to William Crane dated March 17, 1856. The deed describes the lot as one acre more or less-330' on the road by 132' deep. The lot is described as being bounded by other land of William Crane on 2 sides. This "other land of Crane" is part of what is now 406-104. I have put the copy of this deed in the property file for 406-103.

The deeds for 406-104 (which is the larger abutting lot owned by Young) has an old, vague description with no measurements. The description of 15 acres more or less has been carried through the deeds since 1876,(bk459 pg319) the last deed I could trace on this property. This deed does mention William Crane, the man who purchased the smaller 1 acre piece now known as 406-103. I could not find a deed on line transferring this from Crane to Chase and then to Donnelly as described in bk 459 pg 319. It is possible that the one acre piece purchased by Crane in 1856 was consolidated into the 15 acres+-. More research would have to be done to make that determination. The 2009 survey does not show this 1 acre area as a separate lot of record. Maybe the surveyor could answer questions about this.

A copy of the survey can found in the property file for 401-1-1.

I have put all the deeds for 406-104 in chronological order in the property file.

If 406-103 is a separate lot it is about ½ wetlands and ½ uplands. The appraisal company has reviewed the assessed and adjusted the lot value for location, and limited use (wet areas and size.)

Questions: How long has the town been carrying this lot on its property rolls?

Why did the town change the ownership from owner unknown to Dean Young?

Tammy Jameson



PROPERTY MAP OF THE TOWN OF <b>CANDIA, N.H.</b>	
PREPARED BY:	
APPRAISERS IN CONJUNCTION WITH THE RE-EVALUATION BY THE TOWN OF REVENUE ADMINIS.	
DATE OF ORIGINAL D	DWG. NO.
DATE OF LATEST R.	<b>52</b>
DRAWN BY: GREGOIRE CHESAUX	
SCALE 1" = 400'	

UPDATED BY:  
SUNTREE DESIGN  
GROUP, LTD. FEB. 1980,  
MARCH 1981

**Unapproved  
Candia's Selectmen's Public Meeting Minutes  
August 24, 2015**

**Attendance:** Chairman Carleton Robie, Vice-Chair Boyd Chivers, Selectman Scott Komisarek, Selectman Craig Sandler, Selectman Susan Young, and Administrative Assistant Andria Hansen.

Chairman Robie opened the meeting with the pledge of allegiance.

**Approval of Previous Minutes: Public meeting minutes 08/10/15.** Selectman Sandler moved to accept the Selectmen's Meeting minutes of August 10<sup>th</sup>, 2015 as presented. Seconded by Selectman Chivers. All were in favor. Motion carried.

**The Board of Selectmen will hold a public hearing at their regular scheduled meeting on to accept quarterly grants and donations in accordance with RSA 31:95-b, III (a).** Chairman Robie announced that Candia Community Woman's Club donated \$1,000; David & Harriett Chalbeck donated \$100; and Candia Garden Club donated \$250 towards the Police Department ATV trailer. Selectman Young moved to accept quarterly donations for the second quarter in the amount of \$1,350. Seconded by Selectman Chivers. All were in favor. Motion carried. Chairman Robie announced the quarterly donation from the State of New Hampshire – Highway Block Grant in the amount of \$20,469.19. Selectman Young moved to accept the second quarter grant in the amount of \$20,469.19 from the State of New Hampshire. Seconded by Selectman Sandler. All were in favor. Motion carried.

**The Board to discuss abatement requests received.** Chairman Robie said there has been some abatement requests received. It was brought to his attention that they should be announced at a Selectmen's meeting, so everyone publicly knows that the Board abated someone's taxes. He agreed completely and they will be processed in a public meeting moving forward. It was noted that the reval company CNP (Commerford, Nieder, and Perkins, LLC) reviewed and made the recommendations on the abatements received. Chairman Robie announced the abatements received and the recommendations and Selectman Chivers read the remarks from CNP (see attached): **Owner:** Romeo Danais Map & Lot: 410-158-1, 410-158-2, and 410-137  
Recommendation: Deny; **Owner:** Judith & Joseph Szot, Map & Lot: 410-081,  
Recommendation: Grant; **Owner:** Clayton P & Hiroyo Fisher, Map & Lot: 405-128,  
Recommendation: Deny; **Owner:** Linda Lamarche Moquin, Map & Lot: 408-018,  
Recommendation: Grant. **Owner:** Dean Maxwell Young, Map & Lot: 406-103,  
Recommendation: Grant. The Board accepts all of the recommendations from CNP.

**Dean Young to discuss recent abatement.** Citizen Dean Young asked if his wife could speak to this matter. Selectman Young recused herself from the Board and sat in the audience. Mrs. Young explained their abatement went from \$66,000 to \$24,300. She understood that the burden of proof fell on the taxpayer if they feel it is not a fair evaluation. She noted that the Board had copies of their past property evaluations (see attached). They are talking about a little piece of land (406-103) not the whole property. The assessment starting in 2003 it was \$3,350 and it is all in current use. In 2004 it was assessed at \$7,100 and since 2009 it's been assessed at \$9,100. Now in 2015 it is assessed at \$66,000. This is six times as much as it has ever been assessed.



## Candia Selectmen's Public Meeting Minutes of 8/27/2015

On top of that it has gone from 1.1 acres to .90 acres. This could be a different problem for a different Board. To prove that the assessment is not fair, first look at the increase of \$9,100 to \$66,000 in one year. The second thing is she thought if it jumped six times from what it originally was the abutters probably did also. She got copies of the abutter's properties (see attached). They picked five or six properties randomly, because they were close to the dump. Their land value went up six times the abutters decreased over the same period. They don't mind paying their fair share, but it seems silly that upon asking how the abatement went down from \$66,000 to \$24,300 when it was originally \$9,000 and the reason given was because the dump closed. There doesn't seem to be any common sense with that reasoning. If that is the case than the other surrounding properties would go up. If you look at the land on the surrounding properties that land value goes down. It goes down from last year to this year. Even with the recommended abatement it is still double of what it was before. They were told by the town's assessor that we could go to the BTLA (Board of Tax and Land Appeal) and appeal. They personally don't do things that way, they can if they have to but they would prefer to deal with it on the town level. This is just a common error and it is just common sense. She didn't know if anybody had any questions or comments. Selectman Chivers asked if it was in current use and the value was \$24,300. Mrs. Young said it was \$9,000 and they weren't even complaining about the \$9,000, when it jumped to the \$66,000 they complained now it is down to \$24,000. Chairman Robie clarified that this 9/10<sup>th</sup> of an acre isn't in current use. Mrs. Young explained they didn't divide it out. When it was deeded to Dean from his brother it was one "L" shaped piece. She wanted to look at the tax maps from 1980 which is when they built to current and see how things vary. This is one of her complaints about the tax maps. They couldn't find the tax maps from the 80's. Selectman Chivers asked if she owned the abutting land. Mrs. Young replied yes and the little piece was never taken out by them but by the town. Selectman Chivers asked if they made application for current use. Mrs. Young said they did, because when they built their house they had to take out three acres from current use. She explained some years they would get one tax bill and other years they would get three or four tax bills. They've tried to address this over the years to no avail. Selectman Chivers said just to make it easy if this property were in current use for less than an acre at the highest value it would be assessed for \$75 if it were in current use. They could merge it with the adjacent land, it would be in current use and the problem would be solved. Mrs. Young asked if it was taken out of current use in 2004. Selectman Chivers asked if they bought them as two separate lots and he had no idea why the property wasn't in current use. Mr. Young said he had one deed when the town redid the tax maps twenty years ago he ended up with four pieces of property that he got taxed on. He is now getting four tax bills which are cheap. They were in the area of his land. It has always been a tough area as far as surveying; they've had people work on it and never been able to solve the problem with the land. Now one of the tax bills has gone to \$66,000 and he isn't paying it. He would continue to pay on that little piece if it was doable. Selectman Chivers said it is doable put the piece in current use, you already have properties there in current use. Mr. Young said there is no separate deed to it. Mrs. Young said on the original deed the property goes right up to the river. She noted this part might be a Planning Board thing or a State thing. Mr. Young explained they have spent money on surveying before that was never able to solve the problem. Mrs. Young said even the Girard's said they weren't going to keep working on it. When Mary Girard gave her land to the Conservation Commission they had the land surveyed and even they gave up. She said they have better things to do than nick pick these little pieces of land. She didn't think common sense wise that it was fair whether that piece is in current use or not. As far



Candia Selectmen's Public Meeting Minutes of 8/27/2015

as assessment purposes there is no way that a \$9,000 piece of land is worth \$66,000 or even \$24,300 when surrounding land values have decreased since the dump has closed. She could see if everyone's value went up that would be understandable. It did just the opposite. This is why they didn't agree with the new assessment. This plus it was 1.10 and now it is down to .90 acres. She doesn't know how or why that happened. They need direction on where they should go from here. Selectman Chivers said the procedure is they make application by the date; if they don't get satisfaction here their next step is the Board of Tax and Land Appeals. Unless they want to develop the land in the short term, the best option is to put it in current use. Mr. Young said the property is under water it isn't going to get developed. Selectman Komisarek said if they merged it then it really wouldn't have any value and they wouldn't be paying any taxes. It is a buildable lot or its worth just about nothing. Either its wetlands and not buildable or it is a lot. If it was a buildable lot of record then it would have some tangible value. Mr. Young said it wasn't a lot because there is no deed with it. There are no boundaries with that. Selectman Chivers though they didn't need a deed to apply for current use. Mrs. Young asked if we don't agree with this assessment is there a way to look back in the records and say this is why we are saying this doesn't make sense. Selectman Chivers asked if they met with CNP when they came up with this assessment. Mrs. Young said they filed the abatement after they got their tax bill. Selectman Chivers said the Board acts on recommendations from the assessor and this recommendation went too long. They had a chance to argue their position before they came up with these numbers. Once these numbers get to print and come to this Board this is what they rely on. Mrs. Young said she was a little surprised that the application doesn't come with the abatements. Why doesn't the assessor include the application, so the Board can see the common sense and say this doesn't make sense? Why don't they put the supplemental information on there so someone can make an informed decision? Selectman Chivers said this is all they receive on the other abatements. He didn't see any harm to her. She can come in with an application for current use and it is adjacent to the other property in current use. Mr. Young said maybe this was the route to go, putting it in current use. Mrs. Young asked if this is what the Board would advise. Selectman Chivers said it is either that or take it to the Board of Tax and Land Appeals. Mrs. Young said she hates going up the chain, they will but this is just common sense. Selectman Komisarek said there a simple remedy and that is putting the land in current use. Mr. Young asked who grants current use. Selectman Chivers said this Board. Chairman Robie said if it qualifies. The assessor has to prove to the Board that it qualifies. Mrs. Young asked if someone could do some research where it went from one piece divided into all of these little pieces. Selectman Chivers asked how long ago that happened. Mrs. Young said they could find the tax maps of 1980 and the other ones are supposedly missing. Selectman Komisarek asked if there was multiple tracks on the deed. Mrs. Young said no it is one piece. Selectman Komisarek said this doesn't make any sense. Chairman Robie said if this is a lot of record that the town has, there has to be a deed at the registry. If there is no deed to it then they can incorporate it into their other land. If you go down to the registry of deeds and see if a little lot came off of the big lot and maybe no one ever claimed it. The mappers just can't draw in a lot. Mr. Young asked how the mappers would have that information, because they are the ones who did it. Chairman Robie said maybe it happened with someone related years ago and they subdivided a lot off and no one claimed it. There is a deed for it. Mrs. Young said there is a deed for the property but it goes right up to the river and it includes that. There are no separate parcels. If you look at tax maps five or six years back, you'll see we have five or six there is a 4 acre lot in the middle of the 50 acres. Mr. Young said



Candia Selectmen's Public Meeting Minutes of 8/27/2015

there has been a lot of work done on that land. They've talked about this and it has never been able to be resolved. Chairman Robie thought when the land got filled in maybe it pushed that water over maybe it came up at the east end of the bridge and encompassed the land that might have been there. That brook got pushed quite a ways. Mrs. Young on someone else's survey that was done his land goes up behind the Sarra's and Bakers which they know it doesn't, it stops. Chairman Robie said the mapper's note on the map that there are areas that are in contention. Mr. Young said they didn't mind paying the tax bill because it was cheap, but now that is a lot of money to pay for that piece. Mrs. Young said it doesn't matter how much money it is, it just doesn't make sense how the reval company arrived at that figure. Chairman Robie said if they measured out the lot it would prove if lot is under water or not. These numbers should be pretty good, Betsy Kruse did a survey and her numbers are good. Mrs. Young said her survey says she has 15 acres and they have 5 acres on the maps. Chairman Robie said if they measured the land it would be close. Mrs. Young said they measured their piece and it is not what the tax maps say. Chairman Robie said she would have to have that verified with Surveyor Jim Franklin. Mrs. Young clarified that they were recommending that they put it in current use. Selectman Chivers noted the deadline was April 15<sup>th</sup>. Chairman Robie said years ago they thought this piece was in current use and then it was taken out of current use. Mr. Young said the whole piece was in current use his deed says 15 acres more or less. There should be 12 acres in current use and three acres with his house. We all know how more or less works. Mrs. Young said the lines don't add up to 15 acres and now they're getting taxed on 50 acres. She thanked the Board. Selectman Chivers said they were sorry they couldn't help them, but there is relief available. He asked Chairman Robie if there is any action that should be taken. Chairman Robie said they've granted them the abatement, but he doesn't have the answer to Mr. and Mrs. Young's question. Mrs. Young said she could appeal that (at the BTLA), but she didn't want to spend a lot of money to get this thing settled. It's common sense if you just look at the paperwork. Sometimes things that are common sense and should be a real quick fix it is not as easy as it should be with government. She said they would take the Board's recommendation under advisement.

**The Board to consider signing Workers Compensation Program agreement.** Chairman Robie explained Primex is our workmen's comp insurance carrier. Every year Primex sends us an agreement to sign and this year they sent a two year which will cap the increase. If we stay with them they are guaranteeing that the increase will not go over ten percent. If they don't agree to that after the year is up the premium could go up. He wanted to know if the Board wanted to enter into a two year agreement with Primex. Selectman Chivers asked if they ever shopped around to find out if the premiums were lower. Chairman Robie said they haven't recently. He thought the workmen's comp rate was set by the State of New Hampshire. He knows they have a good record for very few claims. He would recommend that they stay with Primex and sign the agreement. Selectman Young asked how much was the workmen's comp. Chairman Robie said he didn't have the premiums, but it changes according to the payroll. Selectman Sandler asked if Primex also furnished training. Chairman Robie said they did. Chairman Robie moved to sign the two year worker's compensation program agreement for 2016/2017 with Primex. Seconded by Selectman Chivers. All were in favor. Motion carried.

**The Board to authorize payment of payroll checks and accounts payable checks. The Board to authorize payment of payroll checks and accounts payable checks.** Chairman

BK 5888 P6 0168

For recorder's use:

Tax Stamp: \$40.00

LCHIP: \$25.00

Recording Fee: \$16.49

After Recording, Return To:

Craighead & Martin, P.L.L.C.

91 Middle Street

Manchester, NH 03101-1905

(603) 641-9555



**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, That, we, Susan P. Young and Dean M. Young, husband and wife, both of 334 Deerfield Road, Candia, County of Rockingham, State of New Hampshire, for consideration paid, grants to Susan P. Young and Dean M. Young as Trustees of the Young Family Revocable Trust, w/d/t January, 12, 2018, with a mailing address of 334 Deerfield Road, Candia, County of Rockingham, State of New Hampshire, with

Quitclaim Covenants:

**334 Deerfield Road, Candia, NH Property**

A certain tract or parcel of land, with the buildings thereon, if any, situated in Candia, Rockingham County, New Hampshire, on the northerly side of the New Boston Road, so-called, containing fifteen acres, more or less, bounded and described as follows: Northerly by land now or formerly of Karl Persson; Easterly by land now or formerly of Carrie Crockett Sherman; Southerly by land now or formerly of Lula C. Corson and to the New Boston Road, so-called; and Westerly by land now or formerly of Scott Wheeler and land now or formerly of Carrie W. Critchett.

Meaning and intending to describe and convey the same premises conveyed to Grantors by Quitclaim Deed of Dean M. Young dated March 21, 2001 and recorded at the Rockingham County Registry of Deeds at Book 3557, Page 1360. See also Warranty Deed of Wayne L. Young to Dean M. Young dated August 9, 1979 and recorded at Book 2349, Page 170 of the Rockingham County Registry of Deeds.

We, Susan P. Young and Dean M. Young, as Grantors, hereby release all our rights of homestead and other interests therein.

This is a non-monetary transfer into a revocable trust for estate planning purposes which meets the criteria of New Hampshire Rev. 802.02(c) and is subject only to the minimum transfer tax.

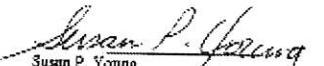
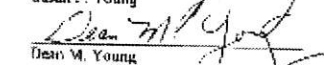
This Deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this Deed assumes no liability whatsoever either for the accuracy of the legal description or for the status of the title to the property.

2018 JAN 22 AM 11:37 002624  
ROCKINGHAM COUNTY  
REGISTRY OF DEEDS



BK 5888 P6 0169

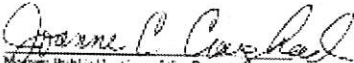
SIGNED this 12<sup>th</sup> day of January, 2018.

  
Susan P. Young  
  
Dean M. Young

STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

On this \_\_\_\_ day of January, 2018, personally appeared the above-named, Susan P. Young and Dean M. Young, 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.



  
Notary Public/Justice of the Peace  
My Commission Expires: \_\_\_\_\_





Know all Men by these Presents,

21

THAT *L. Henry W. Moore* of Candia County of Rockingham  
and State of New Hampshire.

for and in consideration of the sum of *one dollar*  
to me in hand, before the delivery hereof well and truly paid by

*The Town of Candia* *Moore*  
Town of Candia

of body corporate in the County of Rockingham and  
State of New Hampshire, and conveyed, and as for myself and  
the receipt, whereof 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  
Town of Candia heirs and assigns forever,

del. to *Moore*  
by mail

*A certain tract of land situate in said Candia containing less  
acres more or less - and bounded as follows. Beginning on the southerly  
side of the highway leading from Hooksett to Raymond. Said  
highway known as High Street. Beginning at land of the Young  
Evang. Christian Association at the E. side East corner of said  
land thence South 30' West by land of said Association and  
land of J. B. Turner 66 rods and then links to a junction of the  
wall at the Hooksett Cemetery - thence North 7' West by  
open land of Frank C. Page 39 rods to stake and stones and  
junction of a Stone Wall - thence about north 31' East by  
said Stone Wall and land of Frank C. Page 33 rods and 6  
links to said Highway thence Easterly by said Highway 24 rods  
and thence to the bounded began at." Measuring and intersecting to  
cover the same premises, I bought of Mary A. Pratt Aug. 3rd 1915.  
Receiving to my possession and assigns, all of the premises, together with  
clear title, and all of the same, and I have paid for the same, and I have  
as a further part and reason as above. Said tract of land to be held by the Town  
as a Public Park and Cemetery. Said tract of land to be held by the Town  
that within six months after accepting the same I should remove the same  
Wall along the highway of said tract of land and I should clear up  
said land of bushes and all other objectionable material and keep said  
land as a Public Park in good condition for all times and I should have  
neglects or repairs to complete and with the foregoing requirements and  
conditions, I give said land to the Town of Candia, and I have  
and because the property of Charles A. Trevelyan of Manchester, N. H. and  
any objection thereto as aforesaid.*

To have and to hold the said granted premises, with all the privileges and appurtenances to the same  
belonging, to the said Town of Candia heirs and assigns forever.

And I, *L. Henry W. Moore* and my heirs, executors and admin-  
istrators, do hereby covenant, grant and agree, to and with the said Town of Candia  
and my heirs and assigns, that until the delivery hereof said the lawful owner  
of the said premises, and 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 my heirs, executors  
and administrators, shall and will warrant and defend the same to the said Town.

And I, *Ann W. Moore* wife of the said *L. Henry W. Moore*  
in consideration aforesaid, do hereby release my right of dower in the above mentioned premises.

And we 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 and to the 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,  
1861, 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, and all other rights and interests therein.

In Witness whereof I have hereunto set my hand and seal this *14*  
day of *March* in the year of our Lord one thousand nine hundred and *sixteen*  
SIGNED, SEALED AND DELIVERED IN PRESENCE OF US:  
*Charles W. Phillips* *Henry W. Moore. (ss)*  
*Willard G. Lang*

STATE OF NEW HAMPSHIRE, ROCKINGHAM, ss. *March 14* A.D. 1916  
Personally appeared the above named *Henry W. Moore*  
and acknowledged the foregoing instrument to be his  
voluntary act and deed.

BEFORE ME,  
*Charles W. Phillips* Justice of the Peace.

Received and Recorded *Apr 10-3-50 PM 1916* *John W. Green* Register.