

2023-04

DO NOT WRITE IN ABOVE SPACE - FOR REGISTRY OF DEEDS ONLY

TOWN OF HENNIKER, NEW HAMPSHIRE
NOTICE OF VOLUNTARY MERGER OF PRE-EXISTING LOTS
Pursuant to RSA 674:39-a

Property Owner Name(s) Bryce Terhune Cleveland & Rena M. Cleveland

Mailing Address P.O. Box 444, Henniker, NH 03242

Telephone Number (603) 428-4486 Fax Number N/A

List Parcels Being Merged with their Map and Lot Numbers:

Parcel #1 7-332-A Parcel #2 7-332-B

Parcel #3 _____ Parcel #4 _____

The parcel created by this merger shall be referred to in the Town Tax Records as (Assessor assigns):

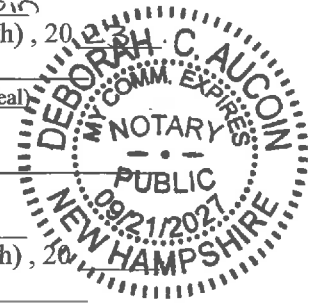
Map 7 Lot 332-A Street Address 796 Old Hillsboro Rd

By executing this notice, the undersigned certifies that the merger of these parcels will not create a violation of any Town ordinance or regulation, that the lots are in common ownership and contiguous, and that none of the parcels shall hereafter be separately transferred without subdivision approval from the Henniker Planning Board.

Owner Signature Bryce T. Cleveland Name Bryce T. Cleveland

The above Bryce T. Cleveland witnessed by me Deborah C. Aucoin
(Justice of the Peace/Notary Public) this 11 (day) of July (month), 2023

Deborah C. Aucoin
(Justice of the Peace/Notary Public Signature & Seal)



Owner Signature _____ Name _____

The above _____ witnessed by me _____
(Justice of the Peace/Notary Public) this _____ (day) of _____ (month), 20____

(Justice of the Peace/Notary Public Signature & Seal)

Planning Board Chair Signature _____ Date _____

Map: 000007

Lot: 000332

Sub: 00000B

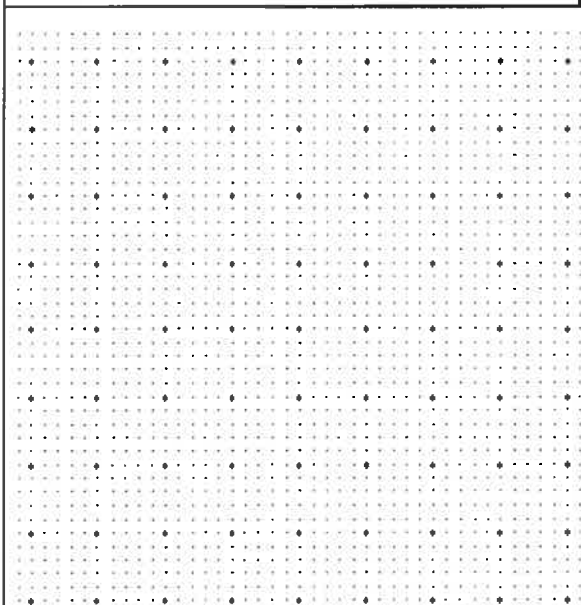
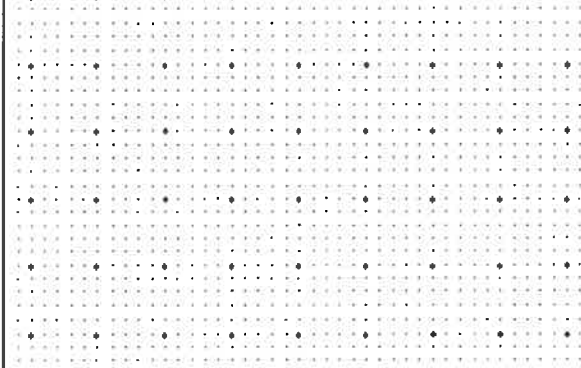
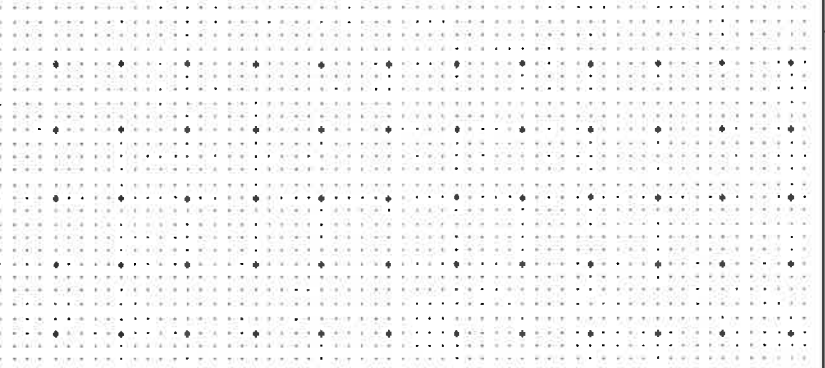
Card: 1 of 1

OLD HILLSBORO RD

HENNIKER

Printed: 07/10/2023

OWNER INFORMATION			SALES HISTORY					PICTURE						
CLEVELAND BRYCE T CLEVELAND RENA PO BOX 444 HENNIKER, NH 03242			Date	Book	Page	Type	Price	Grantor						
			LISTING HISTORY			NOTES								
07/31/20	VS14	FIELD REVIEW	VACANT											
08/03/15	KL14	FIELD REVIEW												
09/23/10	KL14	FIELD REVIEW												
05/05/10	JJ99	VACANT LOT												
01/20/05	PP99	VACANT LOT												
10/31/95	DH00	MEASUR+LISTED												
EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVITAR							
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	HENNIKER ASSESSING OFFICE						
PARCEL TOTAL TAXABLE VALUE														
Year	Building	Features	Land											
2022	\$ 0	\$ 0	\$ 3,800				Parcel Total: \$ 3,800							
2023	\$ 0	\$ 0	\$ 3,800				Parcel Total: \$ 3,800							
LAND VALUATION							LAST REVALUATION: 2022							
Zone: RURAL RESIDENTIAL			Minimum Acreage: 5.00			Minimum Frontage: 250			Site: UND/WOODS Driveway: UNDEVELOPED Road: PAVED					
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES	0.060 ac	59,444	E	100	78	100	90	90 -- ROLLING	10	3,800	0	N	3,800	SIZE/NBD
	0.060 ac									3,800			3,800	

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS													
	CLEVELAND BRYCE T CLEVELAND RENA PO BOX 444 HENNIKER, NH 03242	<table border="1"> <thead> <tr> <th>District</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	District	Percentage			Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: Fixtures: Extra Kitchens: Fireplaces: A/C: Generators: Quality: Com. Wall: Stories: <p style="text-align: right;">Base Type:</p>									
District	Percentage															
	<table border="1"> <thead> <tr> <th colspan="3">PERMITS</th> </tr> <tr> <th>Date</th> <th>Project Type</th> <th>Notes</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	PERMITS			Date	Project Type	Notes				<table border="1"> <thead> <tr> <th colspan="2">BUILDING SUB AREA DETAILS</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	BUILDING SUB AREA DETAILS				
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Map: 000007

Lot: 000332

Sub: 00000A

Card: 1 of 1

796 OLD HILLSBORO RD

HENNIKER

Printed: 07/10/2023

OWNER INFORMATION		SALES HISTORY				PICTURE									
CLEVELAND BRYCE T CLEVELAND RENA PO BOX 444 HENNIKER, NH 03242		Date	Book	Page	Type	Price	Grantor								
LISTING HISTORY		NOTES													
04/06/23	ERPE	DARK BROWN UC 16 YRS; LIVING IN FBM, PRIMARY HEAT WS, ELECT. AS													
03/25/22	ERPR	BACK UP; 15: GAR EXT NEED SIDING; 17: COMPLETED SIDING ON E/S OF													
03/02/21	RD14	FIELD REVIEW	HOUSE, GAR EXT LACKS SIDING, 14X24 BAS 19: FBM IN BSMT=NV,												
07/31/20	VS14	FIELD REVIEW	MISSING FLOOR, MOST WALLS, 1 UTIL SINK=NV, NOT HOOKED UP, 1 BATH												
02/24/20	RD01	MEASUR+1 VISIT	NEEDS TUB, ROOMS NEEDS TAPE & PAINT 20: CANNOT VERIFY AP 21: EST												
02/05/19	BL00	MEASUR+LISTED	NC;DNPU HEARTH; 3/22 NOH; NC TO GAR & EPF (REAR) SIDING, EST INT												
12/28/18	BL01	MEASUR+1 VISIT	UC; CK23; 4/23; NC TO EXT, INFO @ DOOR-NC TO INT W/NO PLANS UNTIL												
03/22/18	MH13	DESK REVIEW / REMOVE UC	HSE TRANSFERS-MOVED TO PD;												
EXTRA FEATURES VALUATION										MUNICIPAL SOFTWARE BY AVITAR					
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	HENNIKER ASSESSING OFFICE							
SHED-WOOD	48		393	10.00	50	943	Year: 1996								
SHED-WOOD	108	108 x 1	208	10.00	50	1,123	Year: 1996								
2,100															
PARCEL TOTAL TAXABLE VALUE															
Year	Building	Features	Land												
2022	\$ 176,700	\$ 2,100	\$ 114,600	Parcel Total: \$ 293,400											
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LAND VALUATION										LAST REVALUATION: 2022					
Zone: RURAL RESIDENTIAL		Minimum Acreage: 5.00				Minimum Frontage: 250				Site: AVERAGE Driveway: GRAVEL/DIRT Road: PAVED					
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes	
1F RES	2.000 ac	127,000	E	100	100	100	95	95 -- MILD	100	114,600	0	N	114,600		
		2.000 ac									114,600			114,600	



OWNER
CLEVELAND BRYCE T
 CLEVELAND RENA
 PO BOX 444
 HENNIKER, NH 03242

TAXABLE DISTRICTS	
District	Percentage

BUILDING DETAILS

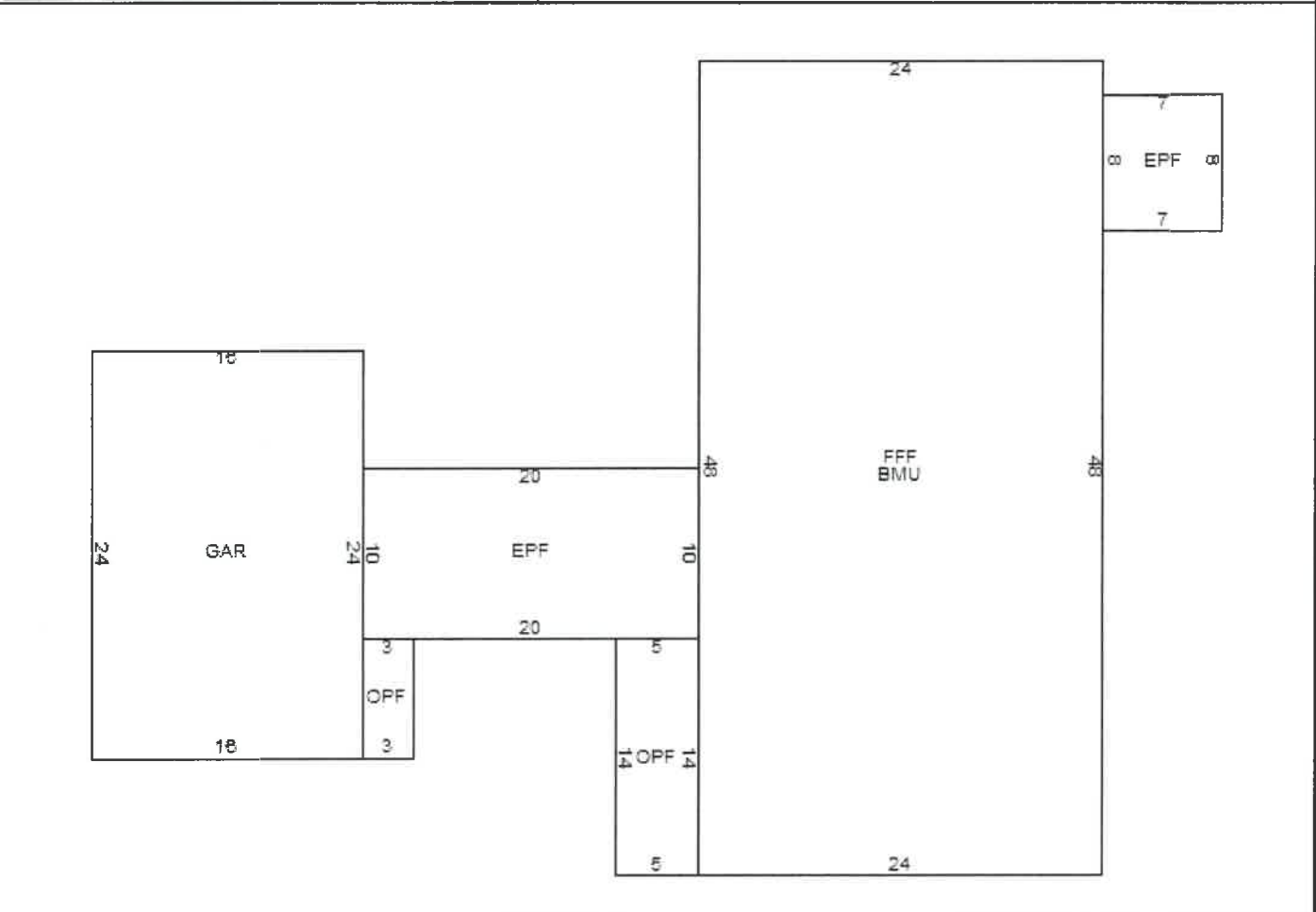
Model: 1.00 STORY RANCH
 Roof: GABLE OR HIP/ASPHAL'T
 Ext: CLAP BOARD/BRK VENEER
 Int: DRYWALL
 Floor: HARDWOOD
 Heat: ELECTRIC/RAD ELECT

Bedrooms: 2 Baths: 1.5 Fixtures:
 Extra Kitchens: Fireplaces:
 A/C: No Generators:
 Quality: A0 AVG

Com. Wall:
 Size Adj: 1.0727 Base Rate: RSA 136.00
 Bldg. Rate: 1.0191
 Sq. Foot Cost: \$ 138.59

PERMITS

Date	Project Type	Notes

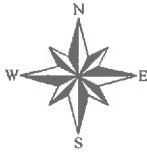


BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1152	1.00	1152
BMU	BSMNT	1152	0.15	173
EPF	ENCLOSED	256	0.70	179
OPF	OPEN PORCH	91	0.25	23
GAR	GARAGE ATTCHD	384	0.45	173
GLA:	1,152	3,035		1,700

2022 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 235,603
Year Built:	1979
Condition For Age:	AVERAGE 20 %
Physical:	C-NOTES 5 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	25 %
Building Value:	\$ 176,700



Town of Henniker, NH

1 inch = 94 Feet



www.cai-tech.com

July 12, 2023



The data on this map has been compiled from a variety of sources granted voluntarily by private owners and official sources and is not to be considered legal location of property boundary lines. The Town of Henniker assumes no responsibility for the accuracy of individual parcels.

WARRANTY DEED

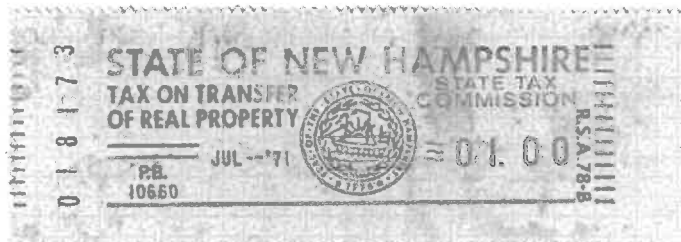
KNOW ALL MEN BY THESE PRESENTS That We, MYRA G. CLEVELAND, a widow, and CAROLEE ANNE CLEVELAND, single, both of Canterbury in the County of Windham and State of Connecticut, for consideration paid, grant to BRYCE TERHUNE CLEVELAND and RENA M. CLEVELAND, husband and wife, of Lanesboro in the County of Berkshire and Commonwealth of Massachusetts, whose mailing address is Box 26, Lanesboro, Massachusetts, with WARRANTY covenants to the said grantees as joint tenants with rights of survivorship, two certain tracts or parcels of land with the buildings thereon situated in Henniker, County of Merrimack and State of New Hampshire, bounded and described as follows, to wit:

Tract I: Beginning at the southwesterly corner of the tract herein conveyed at the North highway leading from West Henniker to Hillsborough; thence northerly by land formerly of Alden P. Farrar twenty (20) rods; thence easterly by land formerly of Josephine H. Peabody sixteen (16) rods to s take and stones; thence southerly by said land twenty (20) rods to said highway; thence westerly by said highway sixteen (16) rods to the place of beginning. Said premises contain two (2) acres more or less.

Tract II: The shop across the highway leading from West Henniker to Hillsborough and commonly known as the North road, together with the land on which said shop stands, and sufficient land for a driveway around the same.

Meaning and intending to describe and convey a portion of the premises, to wit, Second Tract and Third Tract, conveyed to grantors by deeds recorded in Merrimack County Registry of Deeds, to wit, David L. Cleveland et al to Myra G. Cleveland dated June 11, 1968 and recorded in said Registry Book 1034, Page 345, and Myra G. Cleveland to Carolee Anne Cleveland dated November 18, 1968, and recorded in said Registry, Lib. 1057, Fol. 331.

This conveyance is made subject to the provision that said grantees, their heirs and assigns, shall not sell or convey the above-described premises except to grantors, their heirs and assigns. This limitation is to continue during the life of Mark Cleveland and Nathan Cleveland, children of



the grantees, and for a period of twenty-one (21) years after the death of the survivor of them.

WITNESS our hands and seals this 19th day of August 1971.

Witness:

Jean M. Lypen

Myra G. Cleveland

Jean M. Lypen

Carolee Anne Cleveland

State of New Hampshire
County of Merrimack

August 19 , 1971

Personally appeared Myra G. Cleveland and Carolee Anne Cleveland and acknowledged the foregoing instrument to be their voluntary act and deed. Before me,

Jean M. Lypen
Notary Public--
Justice of the Peace