

John McInnis

AUCTIONEERS • APPRAISERS

Real Estate

Auction

To Settle an Estate

Estate of Barbara Roberge

1960'S Single Family Raised Ranch Home

304 POST RD - GREENLAND, NH

SATURDAY, OCTOBER 5th at 12 NOON

To be sold to the highest bidder per confirmation of the Executor

PROPERTY INFORMATION PACKET

NH License #2182

For more info and property information packet:

mcinnisauctions.com

800-822-141

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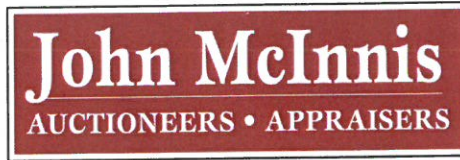
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AUCTIONEER'S DISCLAIMER

THE INFORMATION SET FORTH IN THIS PACKET IS BELIEVED TO BE CORRECT AND IS BEING MADE AVAILABLE FOR INFORMATION PURPOSES ONLY. THE **SELLER** OF THIS PROPERTY AND JOHN MCINNIS AUCTIONEERS MAKE NO WARRANTIES OR GUARANTEES AS TO THE ACCURACY OF THIS INFORMATION.

BUYERS SHALL RELY ENTIRELY ON THEIR OWN INFORMATION, JUDGMENT AND INSPECTION OF THE PROPERTY AND RECORDS. THIS PROPERTY IS TO BE SOLD ON AN "AS IS, WHERE IS BASIS, WITH ALL FAULTS".

THE AUCTIONEER HEREBY DISCLOSES HE/SHE ARE ACTING SOLELY AS AN AGENT FOR THE SELLER IN THE MARKETING, NEGOTIATIONS AND SALE OF THIS PROPERTY. THE PURCHASER(S) AGREE THAT THE SELLER'S AND AUCTIONEER MAKE NO WARRANTY OF ANY KIND REGARDING THE CONDITION OR VALUE OF THE REAL OR PERSONAL PROPERTY.



Dear Prospective Bidder,

Thank you for your inquiry on our upcoming On Site Real Estate Auction. John McInnis Auctioneers is proud to offer this **1960's Single Family Home in Greenland New Hampshire** at public auction which will be held on **Saturday, October 5th at 12 noon.**

The Power of Attorney has chosen auction, the accelerated method of marketing to sell this home because of their faith in the quick and simple process of selling real estate at auction. Their decision allows you to set the market price for this wonderful property with your bid. You will buy the property at the lowest possible price by bidding one increment higher than the competition. What an opportunity!

As you know the property is being sold "as is, where is, with all faults", be sure to attend the scheduled "open house" preview, as it will allow you to view the property and answer any questions you may have. Open House for this auction has been scheduled for **Tuesday, September 17th and Friday, September 27th from noon until 1 or by appointment.**

The property is being sold subject to the high bid being approved by the Power of Attorney. Remember, this is not a foreclosure sale. When you purchase this home you receive clear marketable title.

Please remember to have the **\$10,000 certified deposit check** and bring it with you to the auction. You must show the check at registration in order to receive a Bidder Number. You must have a Bidder Number in order to participate in this open, outcry auction. The sale is not contingent upon your ability to acquire mortgage financing. We encourage you to pre-qualify yourself with a lender before the auction. This will help you to bid with confidence. Enclosed is a Sample Purchase and Sale Agreement for you and your attorney to review. There can be no changes made to the Agreement.

This information packet has been assembled for your convenience. Our experienced staff is readily available to assist you with any questions you may have regarding the property or the auction process. We welcome your calls. We look forward to seeing you at the auction and good luck with your bids!!

Sincerely,

John

John P. McInnis

John McInnis
AUCTIONEERS • APPRAISERS

Real Estate
Auction
To Settle an Estate
Estate of Barbara Roberge

1960'S Single Family Raised Ranch Home with attached Two Car Garage

With 1,188 +/- sq ft of living space
Situating on .67 +/- acres

304 POST RD
GREENLAND, NH

SATURDAY, OCTOBER 5th
12 NOON

To be sold to the highest bidder per confirmation of the Executor

Ranch Style Home featuring 6 Rooms with Fireplace, 2 Bedrooms and 1 Bath, Porch and Attached Garage
Single level living perfect for first time homeowners or those wanting to down size.

Conveniently located minutes from shopping, beaches, hiking trails, downtown Portsmouth & major highways and only one hour from Boston

Assessed at \$307,900

OPEN HOUSES:
Tuesday, Sept 17th and Friday, Sept 27 from 12-1

Auction Day Registration: 11:00 a.m.

NH License #2182
Broker Participation Invited

For more info and property information packet:

mcinnisauctions.com

800-822-1417

mcinnisauctions@yahoo.com



Two Car Garage



Open Concept Living



Fireplace



Sunroom



1960's Style



Expansive .67 acre lot

Real Estate Auction

Terms of Sale:

*A deposit of Ten thousand dollars (\$10,000.00) must be presented in cash, certified or bank check.
Balance in 45 days.*

- A.** Make the certified deposit check payable to yourself. If you are the successful bidder, you will endorse the check to John McInnis Auctioneers, Escrow Agent.
- B.** Closing will take place on or before **45 days** from the auction unless otherwise agreed upon by Seller, in writing.
- C.** The property is being sold “**as is, where is, with all faults**”. We encourage you to attend the preview showing and thoroughly inspect the property. You must to rely on your own inspection and judgment when bidding on this property.
- D.** Auction is subject to confirmation of the high bid by the Executor.
- E.** The property is **NOT** being sold with a financing contingency, so we recommend that you pre-qualify yourself with your lending institution before bidding at the auction sale. This will allow you to bid with confidence!
- F.** Items left on the premises are considered abandoned by the owner and will be the responsibility of the buyer.

TERMS & CONDITIONS OF SALE

1. Auctioneer is John McInnis Auctioneers, 76 Main Street, Amesbury, Massachusetts. **New Hampshire Auctioneer's License #2182.**
2. The Seller is **Donna Gordon and Lucille Reed** herein, "Seller".
3. This sale is of certain real property; a single family home located at:

304 Post Road • Greenland, New Hampshire

The property will be sold "***AS IS, WHERE IS, WITH ALL FAULTS***".
4. A description of said Property to be sold is contained herein. Said real estate is described in a deed recorded in the **Rockingham** Registry of Deeds, Book **2387 Page 113.**
5. The sale may be adjourned from time to time as the Auctioneer may determine.
6. **TERMS OF SALE:** An initial deposit of **Ten Thousand Dollars (\$10,000.00)** in cash, certified or bank check will be required at the time and place of the auction to register to bid on the property. Balance on or before **45 days**. No bid will be considered unless said bidder has first registered with the Auctioneer and deposited with him the required earnest money deposit. Bids will be made orally. The auctioneer reserves the right to control the increments of the bids. Any bid not in compliance with the terms of sale may be rejected.
7. Auction will be conducted as a public auction and is **subject to confirmation by the Executor**. The highest bidder will be the Buyer of the property, once the **Executor** has confirmed the high bid. At the completion of the sale, the highest bidder will sign a Purchase and Sale Agreement in the form of the specimen attached hereto, the terms of which are incorporated herein.
8. The balance of the purchase price payable by the successful bidder shall be made in cash, certified check, cashier's or bank check. Closing is to be held no more than **forty five (45) days** following the date of the Purchase and Sale Agreement.
9. Seller will convey good and marketable title to said property, free and clear of all encumbrances, except building and/or zoning restrictions of record, restrictive covenants of record, usual public utilities associated with servicing of property and easements/right-of-way which exist on the face of the earth.

10. Buyer may examine title for 10 days after the day the bid is accepted and shall within that time notify seller in writing of any defects in title that may render the title unmarketable in accordance with the standards adopted by the New Hampshire State Bar Association. Sellers shall have 30 days to cure any defects of title so brought to its attention that may render the title unmarketable. Buyer shall have the right to rescind and be refunded his deposit where defects of title that render the title unmarketable are not cured by sellers with the above-stated number of days.
11. In the event that the highest bidder fails to comply with any of the terms and conditions of sale, said bidder's deposit will be retained by the Seller, unless the Auctioneer, in its sole discretion, reopens the bidding, and the new highest bidder immediately executes a Purchase and Sale Agreement. Upon close of bidding and compliance with the terms of sale, the Auctioneer shall declare that the terms of the sale have been complied with and that the public sale is closed. If the Buyer fails to perform at closing, the Sellers will retain the Buyer's deposit. A bidder or buyer whose deposit is retained under this paragraph shall be responsible for any and all consequential damages and additional costs, deficiencies, expenses and losses suffered as a result of his failure to perform, including without limitation, any attorney's fees.
12. The Buyer's commitment under the Purchase and Sale Agreement will **NOT** be contingent upon securing financing or upon any other conditions; the Buyer's deposit will not be refunded due to any inability to obtain financing or any other failure by the Buyer to perform.
13. The property is sold "**AS IS, WHERE IS, WITH ALL FAULTS**", and with all existing defects and without any warranties of any kind even as to fitness for a particular purpose, habitability or merchantability. Bidders are invited to inspect the premises and public records prior to making a bid. No warranties, guarantees or representations of any kind are made; and all warranties are disclaimed with respect to any improvements located underground, the location and/or boundaries of the premises or improvements thereon, environmental compliance, or its compliance with any applicable zoning or land use regulations, laws or ordinances. BUYER agrees that SELLERS are not giving any express warranty, has no successor liability and is not obligated to give any implied warranties. The Buyer will assume responsibility and expense for any title search, title examination or title insurance, as set forth in said Purchase and Sale Agreement.

THE BUYER WILL ASSUME RISK OF ANY DEFECTS, AND EACH BIDDER EXPRESSLY ACKNOWLEDGES AND AGREES THAT THE AMOUNT BID REFLECTS THE "AS IS, WHERE IS" CONDITION OF UNDISCLOSED DEFECTS. EACH BIDDER FURTHER ACKNOWLEDGES AND AGREES THAT SUCH BIDDER IN NO WAY RELIES UPON REPRESENTATION MADE BY SELLERS OR HIS AGENTS.

14. In the event of a substantial loss or damage to the property occurring after the execution of the Purchase and Sale Agreement and prior to closing, the Buyer shall have the election either to terminate said Purchase and Sale Agreement and receive a refund of the earnest money deposit or to complete the purchase and receive any insurance proceeds or eminent domain award received by Sellers on account of the damage or loss.
15. In the case of disputed bidding, the Auctioneer shall be the sole and absolute judge of such dispute.
16. The Auctioneer acts only as agent for the Seller(s).
17. In the event of any conflict between these Terms and Conditions of Sale and the Purchase and Sale Agreement, the Purchase and Sale Agreement shall control.
18. Other terms or conditions may be announced at the sale.
19. Items left on the premises are considered abandoned by the owner and will be the responsibility of the buyer.

REAL ESTATE AUCTION PURCHASE AND SALE AGREEMENT

The undersigned purchaser, as the successful bidder at a certain auction of the real property described below, herein agrees to purchase said real estate in accordance with the following terms and conditions.

1. SELLER(S):

Donna Gordon
493 South St
Biddeford, ME 04005
207-450-7142

Tel. No:

BUYER(S):

Lucille Reed
14 High St. Apt 202
Saco, ME 04072
207-590-6497

Address: _____

Tel. No. _____

2. PROPERTY: .67 +/- acres

DEED REFERENCE: Book 2387 Page 113

3. BID PRICE (HAMMER PRICE)

\$ _____

DEPOSIT required at the time of registration on auction day to be held by John McInnis Auctioneers, receipt of which is acknowledged and is **NON-REFUNDABLE**, except as provided below.

\$10,000.00

SUB TOTAL

\$ _____

Balance Due at Transfer of Title:

\$ _____

4. Transfer of Title: In accordance with the terms of the auction sale, title shall be transferred and the balance of the purchase price paid on or before **November 19, 2019**, at a time and place to be agreed upon. If no time and place is agreed upon, title shall be transferred at the **Rockingham County Registry** of Deeds on or before **November 19, 2019**.

5. Title shall be transferred by a **Fiduciary Deed** to the premises, which shall be provided at Seller's expense.

6. Buyer may examine title for 10 days after the day the bid is accepted and shall within that time notify seller in writing of any defects in title that may render the title unmarketable in accordance with the standards adopted by the **New Hampshire State Bar Association**. Sellers shall have 30 days to cure any defects of title so brought to its attention that may render the title unmarketable. Buyer shall have the right to rescind and be refunded his deposit where defects of title that render the title unmarketable are not cured by sellers with the above-stated number of days.

7. Seller shall keep the premises insured during the term of this Agreement. In the event of damage by fire, or casualty, the Seller shall either restore the premises to their former condition or the Buyer, at his election, may cancel this Agreement, in which case this Agreement shall be void, or accept the premises in its then condition together with proceeds of said insurance which Seller agrees to assign to Buyer if Buyer so elects.

8. Real estate taxes and all charges against the property shall be apportioned as of the date of transfer of title.

9. If Buyer desires an examination of title, he shall pay the cost thereof. Buyer may examine title for 10 days after the date the bid is accepted and shall within that time notify seller in writing of any defects in title that may render the title unmarketable in accordance with the standards adopted by the **New Hampshire State Bar Association**. Sellers shall have 30 days to cure any defects of title so brought to its attention that may render the title unmarketable. Buyer shall have the right to rescind and be refunded his deposit where defects of title that render the title unmarketable are not cured by sellers with the above-stated number of days.

10. This instrument is to be construed as a **New Hampshire Contract** and is to take effect as a sealed instrument; set forth the entire contract between the parties; is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns, and may be canceled, modified or amended only by written instrument executed by both the Seller and the Buyer. If two or more persons are named herein as Buyers and Sellers, their obligation there under shall be joint and several.

11. **TIME IS OF THE ESSENCE** as to all dates referenced in this contract. Where necessary to effectuate the intent of the parties, the Agreement herein shall survive the closing.

12. **Risk of Defects.** The Buyer shall assume risk for any defects. Each bidder for said Property expressly acknowledges and agrees that the amount bid reflects the “**AS IS, WHERE IS, WITH ALL FAULTS**” condition and subject to all laws and ordinances with all faults of said Property and the assumption of all risks relating to undisclosed defects. Each bidder further acknowledges and agrees that such bidder in no way relies on representation made by Sellers or Auctioneer.

13. In the event that the highest bidder fails to comply with any of the terms and conditions of sale, said bidder’s deposit will be retained by the Seller, unless the Auctioneer, in its sole discretion, reopens the bidding, and the new highest bidder immediately executes a Purchase and Sale Agreement. Upon close of bidding and compliance with the terms of sale, the Auctioneer shall declare that the terms of the sale have been complied with and that the public sale is closed. If the Buyer fails to perform at closing, the Sellers will retain the Buyer’s deposit. A bidder or buyer whose deposit is retained under this paragraph shall be responsible for any and all consequential damages and additional costs, deficiencies, expenses and losses suffered as a result of his failure to perform, including without limitation, any attorney’s fees.

14. Any and all representations, statements and agreements heretofore made between the parties hereto are merged in this Agreement, which alone fully and completely expresses their obligations and this Agreement is entered into by each party after opportunity for investigation, neither party relying on any statements or representations not embodied in this Agreement, made by the other or on his behalf. The Buyer fully acknowledges that he or she has examined the real estate to be sold and is purchasing at public Auction and accepts the property as is as shown.

15. The Sellers and Buyers agree that the Auctioneer is exclusively responsible for conducting and orchestrating this real estate auction in that no commission is due to any other broker or agent except as follows:

16. Buyer acknowledges that in the event he or she is represented by a Broker, up to a **2% co-broke fee** is entitled to that Broker, according to the terms on the Broker Participation Form and the Broker should have pre-registered a Buyer forty-eight (48) hours prior to the auction.

17. **Lead Paint Law**- - The Buyer acknowledges that whenever a child or children under six (6) years of age resides in any residential premises in which any paint, plaster or other accessible material contains dangerous levels of lead, the owner of said premises must remove or cover said paint, plaster or other material so as to make it inaccessible to children under six (6) years of age. Buyer further acknowledges that he has been notified of said lead paint law by Seller and Auctioneer.

18. Items left on the premises are considered abandoned by the owner and will be the responsibility of the buyer.

October 5, 2019

Buyer Date SS#:

October 5, 2019

Buyer Date SS#:

The Seller accepts the offer and agrees to deliver the above described property at the price and upon the terms and conditions set forth.

October 5, 2019

Seller Date SS#:

October 5, 2019

Seller Date SS#:

October 5, 2019

Auctioneer Date

Property: 304 Post Road – Greenland, NH

John McInnis Auctioneers has gathered as much information as possible from the Owner. As agents for the owner's, we have made every effort to provide information gathered to potential buyers.

WATER SUPPLY: PUBLIC <input checked="" type="checkbox"/>	Town/City Portsmouth
Type of System:	Not Known <input checked="" type="checkbox"/>
Malfunctions:	Not Known <input checked="" type="checkbox"/>
Date of Installation:	Not Known <u>1967</u>
Date of Most Recent Water Test:	Not Known <input checked="" type="checkbox"/>
INSULATION DISCLOSURE:	
Attic:	Not Known <input checked="" type="checkbox"/>
Exterior Walls:	Not Known <input checked="" type="checkbox"/>
SEPTIC SYSTEM DISCLOSURE:	
Size:	1,000. gallons- pumped 10/20/2014
Location:	15' from foundation/cellar window near bulkhead
Malfunctions: N/A:	Not Known <input checked="" type="checkbox"/>
SEWERAGE:	
	Town/City: N.A.
KNOWN HAZARDOUS MATERIALS DISCLOSURE:	
Asbestos	Not Known <input checked="" type="checkbox"/>
Lead Based Paint	Not Known <input checked="" type="checkbox"/>
Radon	Not Known <input checked="" type="checkbox"/>
Underground Tanks	Not Known <input checked="" type="checkbox"/>

Potential Purchasers are encouraged to seek information from any professionals in any of these areas regarding a specific issue.

Donna Hoda 7/23/19
Seller's Signature Date

Lucille S Reed 7-23-19
Seller's Signature Date

Buyer's Signature Date

Buyer's Signature Date

PARTICIPATION INFORMATION
BUYER'S BROKER REGISTRATON FORM

Broker/Salesperson: _____
Agency: _____
Address: _____
Telephone Number: _____

Dear John McInnis Auctioneers,

As a licensed real estate broker/salesperson I, _____
License Number _____ (attach copy of Real Estate
License),

Wish to register my client:

Name: _____
Address: _____
Telephone Number: _____

For the upcoming auction of the following property: _____,
With an opening bid amount of \$ _____.

I will attend a scheduled preview, if any and the auction along with my client who will register to bid on the day of auction. It is my understanding that a fee will be paid to the above listed Real Estate Agency should my client be the successful bidder, pays for and closes on the property and I have registered them at least **forty-eight (48) hours** prior to the day of auction. No oral registrations will be accepted. (Please note that principals are excluded from this program.)

I am representing my client, the Buyer, and not the Seller. Further, I shall hold harmless and indemnify John McInnis Auctioneers, and the Seller from any and all claims, costs, or expenses, including reasonable attorney's fees, which may arise out of any actions or inaction's or representations made by me in connection with the sale of this property.

A prospective bidder that has previously been in contact with John McInnis Auctioneers or the Seller concerning the subject property will not be eligible as a client for any broker or salesperson.

A **TWO PERCENT (2%)** commission will be paid to a Licensed Broker who has procured a Buyer through his or her own efforts.

THERE WILL BE NO EXCEPTIONS TO THESE BROKER REQUIREMENTS.

In addition to my signature below, please find the signature of my client, indicating that they have seen and agreed to the above.

Witness

Broker/Salesperson Date

Witness

Broker/Salesperson Date

REAL ESTATE ABSENTEE BID FORM

I, _____ (Name)

Of, _____ (Address),

Wish to submit the following as my high bid on the following Real Estate:

Situated in the City/Town of: **Greenland, NH**

Street Address: **304 Post Rd**

County: **Rockingham**

State of: **New Hampshire**

Amount of Bid: \$

I understand that John McInnis Auctioneers will be auctioning this property on: **October 5, 2019.** If this bid is the highest bid for the subject property, I agree to execute a purchase and sale agreement in the amount for the subject property within forty-eight (48) hours after the sale. I recognize that John McInnis Auctioneers has been retained to conduct the above auction on behalf of the seller and that its acceptance and placement of my absentee bid is purely an accommodation on the part of John McInnis Auctioneers and I, my successors and assigns agree and convenient that no liability on the part of John McInnis Auctioneers is incurred by reason of its acceptance and placement of this bid and further, I hereby release and waive any claims against John McInnis Auctioneers of whatever nature arising out of or because of this bid. In the event that I or my personal representation should fail, refuse or neglect to execute an deliver a valid and binding purchase and sale agreement for the within property, if this absentee bid is the highest bid therefore, then my deposit in the amount of \$_____ which accompanies this bid shall be forfeited and I or my personal representatives may be liable for additional damages, costs and expenses incurred by the seller including attorneys fees. Furthermore, I have seen and fully understand the purchase and sales agreement for this property. If the auction is one with more than one property/lot/unit and my first choice above is not successful, I agree to place the same bid on the following:

_____.

DATE: _____, 2019

Witness

Signature

Print Name

304 POST RD

Location 304 POST RD

Mblu 0/U 1/ 49/ /

Acct# 1027

Owner ROBERAGE BARBARA R

Assessment \$307,900

Appraisal \$307,900

PID 1057

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$129,700	\$178,200	\$307,900

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$129,700	\$178,200	\$307,900

Owner of Record

Owner ROBERAGE BARBARA R
Co-Owner
Address 304 POST RD
GREENLAND, NH 03840-2317

Sale Price \$69,500
Certificate
Book & Page 02387/0113
Sale Date 04/17/1981

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
ROBERAGE BARBARA R	\$69,500		02387/0113	04/17/1981
HALIAS NICHOLAS J & CLOUGH LESTER	\$68,500		00243/1165	07/01/1979
	\$0		02240/0452	

Building Information

Building 1 : Section 1

Year Built: 1967
Living Area: 1,188
Replacement Cost: \$170,465
Building Percent 74
Good:
Replacement Cost
Less Depreciation: \$126,100

Building Attributes

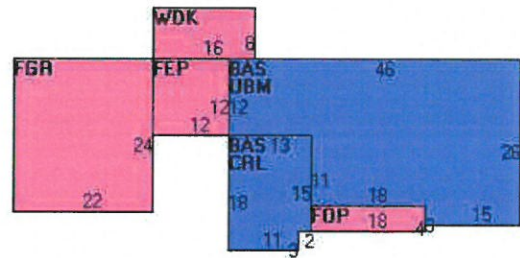
Field	Description
Style	Ranch
Model	Residential
Grade:	Average +10
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	6 Rooms
Bath Style:	Average
Kitchen Style:	Modern

Building Photo



(<http://images.vgsi.com/photos/GreenlandNHPhotos//\00\00\32/>)

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,188	1,188
CRL	Crawl Space	228	0
FEP	Porch, Enclosed, Finished	144	0
FGR	Garage, Attached	528	0
FOP	Porch, Open	72	0
UBM	Basement, Unfinished	960	0
WDK	Deck, Wood	128	0
		3,248	1,188

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL1	FIREPLACE 1 ST	1 UNITS	\$2,600	1

Land**Land Use**

Use Code 1010
Description Single Fam MDL-01
Zone RES
Neighborhood
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.67
Frontage 0
Depth 0
Assessed Value \$178,200
Appraised Value \$178,200

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
DRP1	DRV RES SMALL			1 UNITS	\$1,000	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$129,700	\$178,200	\$307,900
2017	\$115,000	\$134,100	\$249,100
2016	\$115,000	\$134,100	\$249,100

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$129,700	\$178,200	\$307,900
2017	\$115,000	\$134,100	\$249,100
2016	\$115,000	\$134,100	\$249,100

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BILL DATE 5/31/2019
INVOICE # 2019-1-148665

Map-Lot: 0U-1-49
304 - POST RD

ASSESSED VALUE AND EXEMPTIONS

Land	178,200.00	Gross Value	307,900.00	
Building	129,700.00	Exemptions	0.00	
			Net Value	\$307,900.00

Tax Rate Information		
School	9.51	\$2,928.13
Town	3.34	\$1,028.39
State	2.02	\$621.96
County	0.92	\$283.27
Total	\$15.79	\$4,862.00

PROPERTY TAX AND CREDITS

Tax for Year: \$4,862.00

REAL ESTATE TAX BILL
TOWN OF GREENLAND

TAX COLLECTOR
11 TOWN SQUARE PO BOX 100, GREENLAND,
NH 03840-0100 603-431-7111

ROBERAGE BARBARA R

304 POST RD

GREENLAND NH 03840-2317

Net Property Tax	<u>\$4,862.00</u>
1st Half Payment Previously Paid	<u>\$0.00</u>
Net Due By: 7/1/2019	<u>\$2,431.00</u>

Unpaid balances accrue interest at 8% per annum after due date.