

Map/Lot	Address	2021 Assessed Value	Prior Owner(s)	Acreage	Lands Committee Recommendation	Terms	Notes from Lands Committee	Additional Notes
102-0049	346 Berry River Road	\$25,200	Raymond Roy & Darlene Sprague	0.38	Abutters		.7 mile from Second Crown Point Road 161' river frontage. High knob of land above river; ideal site for seasonal camp or RV. Decent lot.	Pending Eviction
104-0100	715 Long Shores Drive	\$88,900	George & Gail Petralia	0.31	Abutters		Long Pond frontage of 63'. Small, flat area off road. Travel trailer and shed on site. Supposedly has well and septic. Abutter in Lot 130 very interested.	Pending Eviction
109-0017	46 Small Road	\$390,800	Roger Gray Sr	5.24	Auction	Clean-up required by October, 2022	Almost 1K feet along Route 202; about ¼ of land is wet. Terrible covering of invasive plants. House is unmaintained shape. Garage with living quarters upstairs. Approximately 1 acre completely covered with junk.	Pending Eviction/Former Owner recently requested an Amount Owed Statement and expressed his intentions to repurchase
104-0129	Long Shores Drive	\$12,800	Barbara Power	0.44	Abutters	Must be merged	No pond frontage, forested, roadside of lot low and wet and back side rough and rocky. Poor topography; questionable concerns (ability to install septic system). Abutter in Lot 130 very interested.	
223-0022	Calef Highway	\$65,000	Lawrence Wood	0.8	NO SALE		Odd shape and no value in lot itself other than it would provide access to Lot 29, which Town also owns. Issues regarding boundaries and Route 125 curb cuts for Lot 29 need to be resolved. Eventually, Lot 22 should be merged with Lot 29 no matter the owner. Maintain ownership until issues with Lot 29 are resolved.	
244-0026.1	Old Settlers Road	\$70,200	Stephen Leighton	4.2	NO SALE		Forested site with few rocks or boulders and high and level topography. Pond just above south boundary. Assessment of \$70,200 very realistic and possibly low. Hold off until next year; two adjacent properties possibly undergoing sales.	Plans to use this site as staging area for the Old Settlers Bridge replacement (est. 2027)
103-0049	Long Shores Drive	\$12,600	Doris May Stanley	0.33	Abutters/Long Pond Association	Abutters must merge, No building	No pond frontage. Forested, At least 30 percent of lot is wet. Hard to get onto site because of wetlands along road. Abutters and must merge. No auction because lot should not/can not be built on. Possibly work with Long Pond Association taking ownership with "no build" requirement if no luck with abutters.	
111-0010	Flower Drive	\$42,400	Elizabeth Drake	0.23	Abutter/Nippo Lake	Abutters/NO Auction/Must merge	Both of these lots are predominantly wetland and no structure could be built in or on either of them. There was a controllable dam like structure/rock wall along the NW boundary of Lot 11 and years ago winter ice was removed from these dammed ponds. Historical value. The assessments of \$42,400 and \$40,900 seem ridiculous. Abutters/ NO AUCTION /Must be merged. Nippo Association at low cost ?? Note: Property card states there may be deed issues with these two lots	
111-0011	Flower Drive	\$40,900	Elizabeth Drake	0.22	Abutter/Nippo Lake	Abutters/NO Auction/Must merge	See above lot.	
236-0009	Orchard Hill Road	\$14,100	Unknown	0.42	Abutter	Must merge?	Small area along junction of Atwood (Orchard Hill) Road and Old Green Hill Road of no value other than to an abutter. Abutters/(Abutter of Lot 8 interested)	

236-0021	Orchard Hill Road	\$67,400	Unknown	3.5	Abutter	Must merge?	Long/thin site along Orchard Hill Road (aka Green Hill Road) adjacent to Lot 22 (30.7 Acres) which has tall latticed antenna. Abutter/(shape of property questions assessment
227-0030	Parker Mountain Road	\$158,200	Mary Cartland Emhardt	48	Abutters/Auction		800 feet long x 44 feet wide access strip from Route 126 (Parker Mt. Rd) crosses the Isinglass River and is in wetlands over half the length. Lot is essentially land locked
126-0029	Franklin Pierce Hwy	\$160,200	Saint Judes Guild		DOT/Association		This site serves as a stormwater runoff slowdown/retention area at the NE corner of North River Lake. It was worked by NHDOT and Town Hwy Dept years ago. Only other owners of this property could be the DOT or North River Lake Association. Talk with either or both ?? Assessed value is ludicrous
243-0002	Franklin Pierce Hwy	\$54,200	Diana Dodge	0.24	NO SALE		Vacant lot at junction of Route 202 and Marsh Road. This lot is too small to build a house on, but could be of value to the Town in the future. The committee recommends the Town maintains ownership of this property.
113-0023	Young Road	\$127,900	John Balerviez	0.47	Fish & Game	No cost to town for transfer	Lot 23 borders Young Road and The Swain Lake Boat Ramp. Lot 34 borders the North side of Young Road opposite the boat launch. NH Fish and Game is interested in taking ownership of these lots. Town will give to F&G provided Town has no expenses incurred. Discussions with them are ongoing.
113-0034	Young Road	\$27,900	Unknown	0.14	Fish & Game	No cost to town for transfer	See above lot.
270-0044	Caldwell Lane	\$0	Sean & Susan Boyle	0.8	NO SALE		Property given to Town "Open Space" in the Caldwell Lane Ten's Lot Subdivision. No taxes from it. Town stuck with ownership.
263-0011	Calef Highway	\$21,400	Sunset Land Development	0.56	NO SALE		Property is at junction of Rte 125 and New Town Road. This property should remain in Town ownership as DOT is anticipating the need to have New Town Road intercept Route 125 in a T fashion south of the Hodgson Cemetery. Until NHDOT plans are prepared Town property should remain as such.
112-0049	Nippo Court	\$33,700	Unknown	0.15	Abutters	Must merge	Small vacant lot on South side of Nippo Court RW on East side of Nippo Pond. Discussions are ongoing with abutters who were involved with Town last year concerning this property. One of the abutters will purchase and merge this property with his/hers in 2021
247-0011	Marsh Road	\$55,900	Unknown	19	Transfer to SELT	No cost to town for transfer	These 3 Town-owned properties are all surrounded by SELT property. The committee believes we should provide SELT with the properties under condition that no expenses involved with the transition of ownership are placed on the Town
247-0020	Marsh Road	\$17,500	Unknown	2.1	Transfer to SELT	No cost to town for transfer	See above lot.
258-0011	Marsh Road	\$357	Unknown	5	Transfer to SELT	No cost to town for transfer	See above lot. (Town Records say lot owned by SELT)
106-0037	Washington Street	\$42,600	Lillian Barone	1	Abutters/Auction		Property has frontage on Route 202 as well as Daniel Cater Road. Setbacks may present problems with such a long, narrow layout

248-0003	Young Road (Between Swain Rd and Marsh Rd)	\$49,500	Lloyd, Charles, and Walter Henderson	22	Abutter or Retain	Three Options: 1. Sell to Lee family (owners of abutting Map 116, Lot 21) for \$49,500. 2. Retain the lot and purchase Estes Lot, Map 248, Lot 1, 21 acres for \$50,000 and purchase Goodstein Lot, Map 248, Lot 2, 7.4 acres for a negotiated price to enlarge the Town Forest to 100 acres. 3. Take money from Lee family sale and purchase Estes Lot for \$50K and increase the size of Town Forest to 71 acres. Committee undecided as to preference.
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