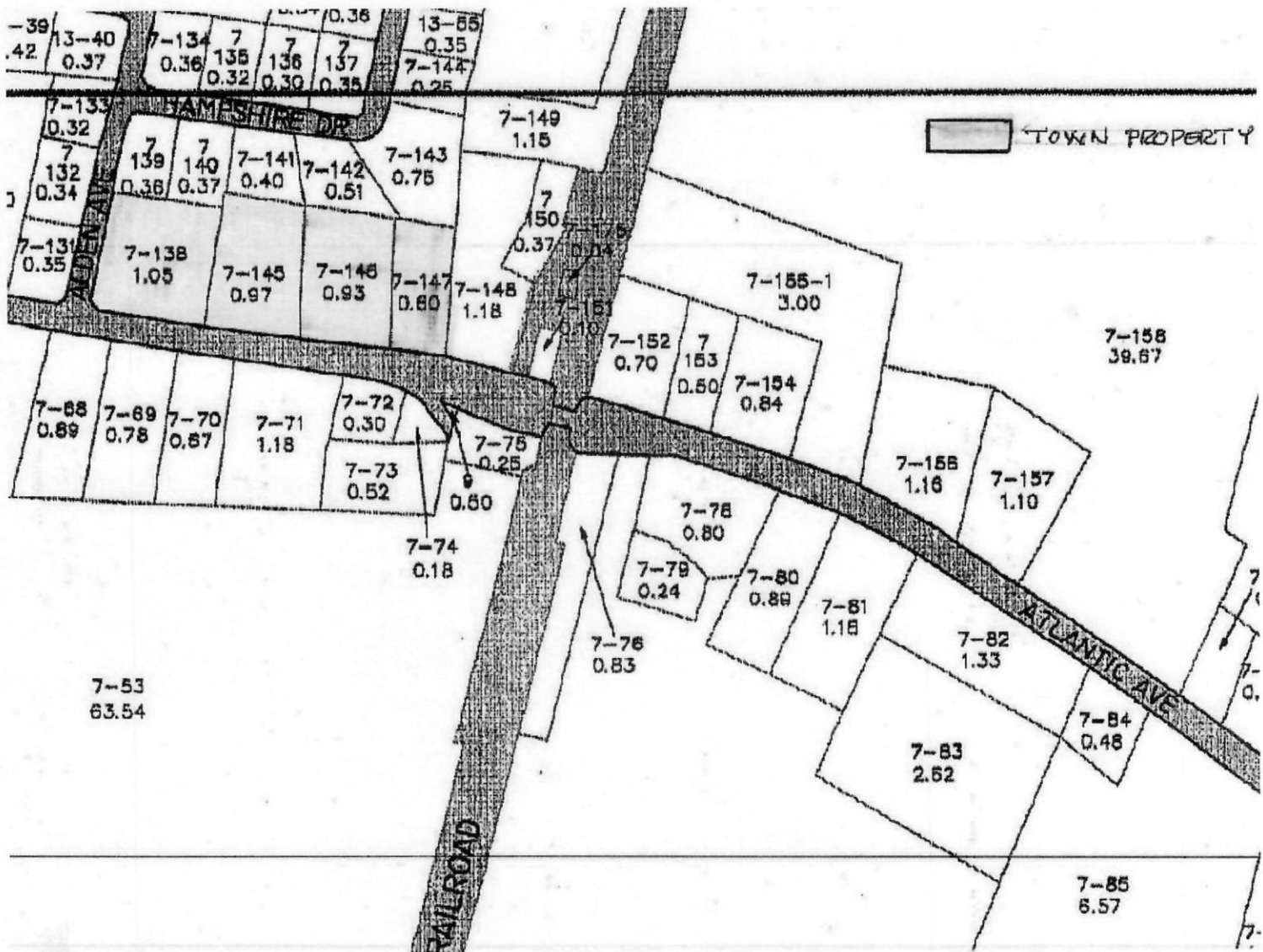


Information Packet about Atlantic Avenue Municipal Buildings' Land

prepared by North Hampton Heritage Commission
at the request of the North Hampton Select Board

November 2019



Information Packet about Atlantic Avenue Municipal Buildings' Land

At the October 28, 2019 Select Board meeting, questions arose about the property lots on which the municipal buildings are located. The Select Board asked the Heritage Commission to provide information and documents.

Four lots comprise the municipal "campus" on Atlantic Avenue. They are in order of acquisition:

- 1) 1885. Land on which Town Hall is located. Tax map/lot # 7/147.
- 2) 1907, and 40 foot strip added in 1972. Land on which the original Library (now Town Clerk/Tax Collector's building) and the current Library are located. Tax map/lot # 7/145.
- 3) 1939. Land on which the Fire, Police and Town Administration building is located. Tax map/lot # 7/146.
- 4) 2004. Land purchased for future use. Tax map/lot # 7/138.

The following pages describe each lot (brief description including links to NH Division of Historical Resources and National Register records that provide information relating to the Town Hall / Depot Village Center and to Town Hall and the original Library building, copy of the deed recorded at the Rockingham County Registry of Deeds, and the current assessor's record).

Any comments, questions, or suggestions, please contact the North Hampton Heritage Commission at nhheritage@gmail.com

1) Land on which Town Hall is located – 1885

Purchased 0.60 acre from John Leavitt for \$800 in 1885.

Town Hall, built in 1843, was moved from its original location near the present-day Belle Shaw house at 224 Atlantic Ave. The building is on the State and National Register.

Note: May need to copy and paste longer links into your browser. All available on Town website, Heritage Commission page, left sidebar.

National Register application, 2013.

<https://www.nps.gov/nr/feature/places/pdfs/13000006.pdf>

State Register application (2nd PDF is images only), 2006.

<https://www.northhampton-nh.gov/sites/northhamptonnh/files/uploads/20180216084823.pdf>

<https://www.northhampton-nh.gov/sites/northhamptonnh/files/uploads/20180220131450.pdf>

Historic Resources Inventory Form prepared for the NH Department of Transportation by Lisa Mausolf, historic preservation consultant, 1994.

Town Hall / Depot Village Center, a National Register-eligible area in 1994,

https://www.northhampton-nh.gov/sites/northhamptonnh/files/uploads/north_hampton_11613_project_area_form_mausolf_1994.pdf

The following pages contain:

- 1a) Deed. Book #499 Page #56 Leavitt to Town of North Hampton.
- 1b) Assessor's record, 231 Atlantic Avenue.

Know all Men by these Presents,
John S. Hobbs of the County of Rockingham and State of New Hampshire

Locavit }
North Hampton } For and in consideration of the sum of eight hundred dollars
in use In hand before the delivery hereof, well and truly paid by
The Town of North Hampton, County and State aforesaid

Delivered to } the receipt whereof I 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 North Hampton
its heirs and assigns forever.

A certain part of field land, situate in said North Hampton, County and State aforesaid, beginning at the Southeast corner of my field thence North by the wall as it now stands one hundred and fifty feet to a stake and thence by the wall thence West by one hundred feet to a stake and thence South by one hundred and fifty feet to a stake and thence by the wall thence one hundred feet East by the wall to the bound first mentioned and bounded as follows, viz: South by the road leading to the North Hampton Depot, West by North and East by my own land, and contains one half of an acre more or less, the said Town of North Hampton, is to build and maintain a good fence on the West and North sides of said lot.

I do have and do hold the said granted premises, with all the privileges and appurtenances to the same belonging, to the said Town of North Hampton and its heirs and assigns, to its use and their only proper use and benefit forever. And I the said John S. Hobbs and my heirs, executors and administrators, do hereby covenant, grant and agree, to and with the said Town of North Hampton and its heirs and assigns, that until the delivery hereof I am the lawful owner of the said premises, and I have seized and possessed herof 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 I and my heirs, executors and administrators, shall and will warrant and defend the same to the said Town of North Hampton

and its heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.
And I, the wife of the said John S. Hobbs, in consideration aforesaid, do hereby relinquish my right of dower in the before-mentioned premises.

And we and 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 said 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, 1851, 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.

In witness whereof, I have hereunto set my hand and seal this 6th day of April in the year of our Lord 1885.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF
John S. Hobbs
Bertha L. Hobbs
John Covitt
Ed

State of New Hampshire, Rockingham Co. April 6th A. D. 1885.
PERSONALLY appeared the above named John Covitt

and acknowledged the foregoing instrument to be his voluntary act and deed, Before me,

John S. Hobbs Justice of the Peace.
Received and Recorded, July 9, 1885. Geo. W. Stearns, Register.

231 ATLANTIC AVE

Location 231 ATLANTIC AVE

Mblu 007/ 147/ 000/ /

Acct# 000787

Owner TOWN OF NORTH HAMPTON

Assessment \$344,100

Appraisal \$344,100

PID 922

Building Count 1

Legal Description

Lot Type

topoTopography Level

Utility Public Water,Septic

Location Suburban

Street/Road Paved

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$164,100	\$180,000	\$344,100
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$164,100	\$180,000	\$344,100

Owner of Record

Owner TOWN OF NORTH HAMPTON
Co-Owner
Address 233 ATLANTIC AVE
 NORTH HAMPTON, NH 03862

Sale Price \$0
Certificate
Book & Page 1/ 1
Sale Date 01/01/1900

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
TOWN OF NORTH HAMPTON	\$0		1/ 1	01/01/1900

Building Information

Building 1 : Section 1

Year Built: 1844
Living Area: 2,289
Replacement Cost: \$393,262

Building Percent 40
Good:
Replacement Cost
Less Depreciation: \$157,300

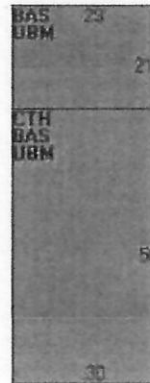
Building Attributes
No Data for Building Attributes

Building Photo



(<http://images.vgsi.com/photos/NorthHamptonNHPhotos//\00\0C>)

Building Layout



(<http://images.vgsi.com/photos/NorthHamptonNHPhotos//Sketch>)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	2,289	2,289	
CTH	Cathedral Ceiling	1,680	0	
UBM	Basement, Unfinished	2,289	0	
		6,258	2,289	

Extra Features

Extra Features								Legend
Code	Description	Sub Code	Sub Description	Size	Value	Assessed Value	Bldg #	Comment
GEN	GENERATOR			1 UNIT	\$0	\$0	1	

Parcel Information

Use Code 9030
Description MUNICIPAL

Deeded Acres 0.6

Land

Land Use

Use Code 9030
Description MUNICIPAL
Zone R2
Neighborhood
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.6
Frontage
Depth
Assessed Value \$180,000
Appraised Value \$180,000

Outbuildings

Outbuildings								Legend
Code	Description	Sub Code	Sub Description	Size	Value	Assessed Value	Bldg #	Comment
PAV1	PAVING-ASPHALT			6000 S.F.	\$6,800	\$6,800	1	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$158,400	\$180,000	\$338,400
2017	\$157,600	\$180,000	\$337,600
2016	\$157,600	\$180,000	\$337,600

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$158,400	\$180,000	\$338,400
2017	\$157,600	\$180,000	\$337,600
2016	\$157,600	\$180,000	\$337,600

2) Land on which original Library and current Library buildings are located - 1908, 1972

Purchased 0.74 acre from Annette E. Marston for \$1000 in 1907, recorded 1908 Jan; 0.23 acre conveyed by Paul Hobbs to the Town in 1972.

From 1892 until 1907, the Library operation was located in the southwest room of Town Hall. The Tudor Revival building designed by J. Lawrence Berry of Boston was the first North Hampton Library building, serving that purpose from 1908 until 1973. In 1955 an addition to the northwest corner of the building was constructed. The Town's War Memorial Monument in front of the building dates from 1923. The building is on the State and National Registers.

In 1972, Paul Hobbs, the developer of Glendale Park conveyed to the Town a 40 foot strip of land to the west of the original lot to provide additional parking space for a new Library. (See plan on next pages). Hobbs was the husband of Dorothy Hobbs, a Library trustee from 1936 to 1976.



Photo by Sue Buchanan , 2013.
North Hampton Heritage Commission

After the Library vacated the 1907 building, it became Town Offices with all Town administrative functions housed there. In 2002 the Town Clerk and Tax Collector remained in the building while other Town Administration functions moved to the second floor of the Police Department building.

National Register application for the original Library building, 2014.

https://www.northhampton-nh.gov/sites/northhamptonnh/files/uploads/north_hampton_library_natl_register_stone_bldg.pdf

State Register application for the building, 2013.

<https://www.northhampton-nh.gov/sites/northhamptonnh/files/uploads/237atlanticredsize.pdf>

The following pages contain:

2a) Deed. Marston to Town of North Hampton, 1907, Book 636, Page 318.

Deed. Hobbs to Town of North Hampton, 1972, Book 2159, Page 97.

Plan B-2968 recorded at the Registry of Deeds, *Plan of Land North Hampton NH showing proposed conveyances Peters to Hobbs, Hobbs to Peters and Hobbs to Town of North Hampton, 1972.*

2b) Assessors Records, 237 Atlantic Avenue Tax Map 7, Lot 145 Buildings 1 and 2.

Know all Men by these Presents,

That *Annetta E. Marston* of *North Hampton* in the County of *Rockingham* State of *New Hampshire*.

Marston

For and in consideration of the sum of *one thousand dollars* to *me* in hand before the delivery hereof, well and truly paid by

North Hampton the town of *North Hampton* in said County and State.

Delivered to *Brown* the receipt whereof I 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 *Frank A. Brown* and his heirs and assigns forever,

A certain tract of land bounded and described as follows; Beginning at a point on the northeast line of highway known as *Atlantic Avenue* and at the west corner of land of heirs of *Jonathan Rollins*, thence running North 67 degrees west by *Atlantic Avenue* one hundred fifty and twenty five one hundredth (140.25) feet to a stone bound, thence running north 23 degrees east by land of grantor herein two hundred forty seven and five tenths (247.5) feet to a stone bound, thence running South 66 degrees 34 minutes east, still by land of grantor one hundred eighteen and seven tenths (118.7) feet to a stone bound, at the northerly corner of said land of the heirs of *Jonathan Rollins*, thence running South 18 degrees 2 minutes west by said land of heirs of *Rollins*, two hundred forty seven and five tenths (247.5) feet to the point of beginning. Containing *3 1/2 976* square feet.

To have and to hold the said granted premises, with all the privileges and appurtenances to the same belonging to the said *Frank A. Brown* and his heirs and assigns, to *me* and their only proper use and benefit forever. And I the said *Annetta E. Marston* and my heirs, executors and administrators, do hereby covenant, grant and agree, to and with the said *Frank A. Brown* and his heirs and assigns, that until the delivery hereof *Frank A. Brown* the lawful owner of the said premises, and am seized and possessed hereof 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 I and my heirs, executors and administrators, shall and will warrant and defend the same to the said *Frank A. Brown* and his heirs and assigns, against the lawful claims and demands of any person or persons whomsoever. And I, *Frank A. Brown* wife of the said *Annetta E. Marston* in consideration of aforesaid, do hereby relinquish my right of dower in the before-mentioned premises.

And we and 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 said 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, 1881, entitled "An Act to exempt the Homestead of Families from attachment and levy or sale or execution," or by any other Statute or Statutes of said State.

In witness whereof, *me* have hereunto set our hands and seals this *twelfth* day of *May* in the year of our Lord *1907* one thousand nine hundred and seven.

Oliver A. Brown
Arthur A. Brown

Annetta E. Marston.
Frank A. Marston.

State of *New Hampshire*, *Rockingham*, ss *North Hampton* May 12th A. D. 1907
PERSONALLY appeared the above-named *Annetta E. Marston & Frank A. Marston* and acknowledged the foregoing instrument to be their voluntary act and deed. Before me,

Oliver A. Brown Justice of the Peace.

Received and recorded *Jan. 29 3 P. M. 1908* *John W. A. Green* Register.

KNOW ALL MEN BY THESE PRESENTS

That I, PAUL W. HOBBS

of North Hampton Rockingham County, State of
New Hampshire, for consideration paid, grant to The Town of North Hampton, a municipal

corporation situate in

of Rockingham County, State of
New Hampshire, with WARRANTY COVENANTS,

(Description and Incumbrances, if any)

A certain parcel of land situate on the Northerly side of Atlantic Avenue in said
North Hampton being more particularly bounded and described as follows:

Beginning in the Northerly sideline of said Avenue at the Southwesterly corner of
other land of the Grantee and thence running N 81° 06' W by said Avenue 40 feet to
other land of the Grantor; thence turning and running N 80° 31' E by other land of
the Grantor 226.62 feet to Lot No. 12 on a certain plan called East Section of
Glendale Park made for Paul W. Hobbs; thence turning and running Southeasterly by
said Lot No. 12 in part and in part by land of Peters 40 feet to other land of said
Town; and thence turning and running S 80° 31' W by other Town land 226.89 feet to
said Atlantic Avenue, the point of beginning, said parcel containing 9781 square
feet.

Being one of the parcels shown on a certain Plan of Land, North Hampton, N.H.,
Showing Proposed Conveyances, Peters to Hobbs, etc. made by John W. Durgin, C.E.
in May 1972.

And I, Dorothy E. Hobbs ^{wife} ~~daughter~~ of said Grantor,
release to said Grantee all rights of ^{dower} ~~curtesy~~ and homestead and other interest therein.

WITNESS our hands and seals this 29th day of July, 1972

Witness:
Barbara S. Kierstead
J. Roth

Paul W. Hobbs
Dorothy E. Hobbs

State of New Hampshire

Rockingham, ss.

July 29 19 72

Then personally appeared the above named
and acknowledged the foregoing instrument to be

Paul W. Hobbs and Dorothy E. Hobbs
their voluntary act and deed, before me

Barbara S. Kierstead
Notary Public: *Barbara S. Kierstead*
1972

Aug 3 11 29 AM '72
REC'D ROCKINGHAM COUNTY
REGISTER OF DEEDS
15397

APPROVED FOR RECORD
1/72
NORTH HAMPTON PLANNING BOARD

B-2968



HAMPSHIRE ROAD

S61°-29'E
103.00'

LOT 12

LOT 13
17,185 SQ. FT.

LOT 14

N8°-31'E
139.25'

N8°-31'E
140.06'

S1°-23'-30"E
145.96'

HOBBS TO PETERS
2801 SQ. FT.

PETERS TO HOBBS
711 SQ. FT.

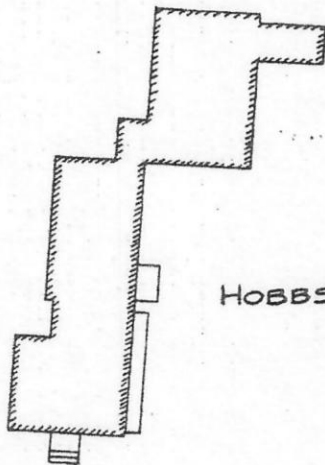
103.00'

40.00'

N81°-02'W

34.45'
34.45'
46.00'

HOBBS TO TOWN
9781 SQ. FT.



HOBBS

TOWN OF
NORTH HAMPTON

N8°-31'E
226.62'

S8°-31'W
226.69'

40.00'
N81°-06'W

ATLANTIC AVENUE

May 24 2 39 PM '72
09124

REGISTRY OF DEEDS

Approved By
North Hampton Planning Board
Date 5/16/72
Paul J. Kelly



File No. 2937
Plan No. 3212

PLAN OF LAND
NORTH HAMPTON, N.H.

SHOWING PROPOSED CONVEYANCES
PETERS TO HOBBS, HOBBS TO PETERS
AND HOBBS TO TOWN OF NORTH HAMPTON
SCALE: 1/4" = 40 FT. MAY 1972
JOHN W. DURGIN CIVIL ENGINEERS

L/A

im

237 ATLANTIC AVE

Location 237 ATLANTIC AVE

Mblu 007/ 145/ 000/ /

Acct# 000785

Owner TOWN OF NORTH HAMPTON

Assessment \$881,800

Appraisal \$881,800

PID 920

Building Count 2

Legal Description

Lot Type

topoTopography Level

Utility Public Water,Septic

Location Suburban

Street/Road Paved

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$590,800	\$291,000	\$881,800

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$590,800	\$291,000	\$881,800

Owner of Record

Owner TOWN OF NORTH HAMPTON
Co-Owner
Address 233 ATLANTIC AVE
 NORTH HAMPTON, NH 03862

Sale Price \$0
Certificate
Book & Page 0636/0318
Sale Date 05/10/1907

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
TOWN OF NORTH HAMPTON	\$0		0636/0318	05/10/1907

Building Information

Building 1 : Section 1

Year Built: 1907
Living Area: 1,554
Replacement Cost: \$298,462

Building Percent 40
Good:
Replacement Cost
Less Depreciation: \$119,400

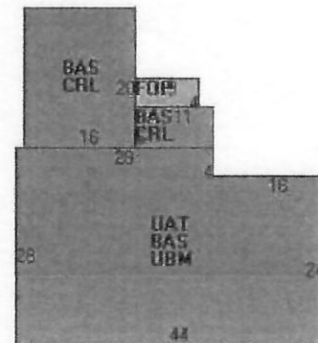
Building Attributes	
No Data for Building Attributes	

Building Photo



(<http://images.vgsi.com/photos/NorthHamptonNHPhotos//\00\0C>)

Building Layout



(<http://images.vgsi.com/photos/NorthHamptonNHPhotos//Sketch>)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,554	1,554	
CRL	Crawl Space	386	0	
FOP	Porch, Open	36	0	
UAT	Attic, Unfinished	1,168	0	
UBM	Basement, Unfinished	1,168	0	
		4,312	1,554	

Building 2 : Section 1

Year Built: 1974
Living Area: 5,443
Replacement Cost: \$662,076
Building Percent 70
Good:
Replacement Cost
Less Depreciation: \$463,500

Building Attributes : Bldg 2 of 2	

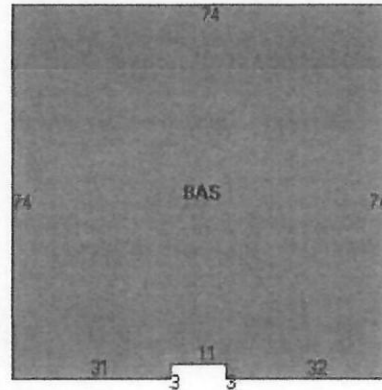
No Data for Building Attributes

Building Photo



(<http://images.vgsi.com/photos/NorthHamptonNHPhotos/\00\0C>)

Building Layout



(<http://images.vgsi.com/photos/NorthHamptonNHPhotos//Sketch>)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	5,443	5,443
		5,443	5,443

Extra Features

Extra Features	Legend
No Data for Extra Features	

Parcel Information

Use Code 9030
Description MUNICIPAL
Deeded Acres 0.97

Land

Land Use

Use Code 9030
Description MUNICIPAL
Zone R2
Neighborhood
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.97
Frontage
Depth
Assessed Value \$291,000
Appraised Value \$291,000

Outbuildings

Outbuildings								Legend
Code	Description	Sub Code	Sub Description	Size	Value	Assessed Value	Bldg #	Comment
PAV1	PAVING-ASPHALT			7000 S.F.	\$7,900	\$7,900	1	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$590,800	\$291,000	\$881,800
2017	\$616,300	\$291,000	\$907,300
2016	\$616,300	\$291,000	\$907,300

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$590,800	\$291,000	\$881,800
2017	\$616,300	\$291,000	\$907,300
2016	\$616,300	\$291,000	\$907,300

3) Land on which the Fire, Police and Town Administration building is located. 1939 Tax map/lot # 7/146

Purchased 0.93 acre from Jessie B. Bachelder, Administratrix of the Estate of Charles L. Bachelder for \$500 in 1939. Book 0921, Page 0323.



The Fire Department building was constructed in 1967/1968. The architect was Maurice E. Witmer of Portsmouth.

Fire Dept Collection, photo by Dot Spear, 1972.
North Hampton Historical Society

The Police Department building, was constructed in 1990; the architect, Richard Correll. It was connected to the Fire Department with a common entrance in the rear and included a meeting room that was shared by Fire, Police and the Town. The second floor was unfinished but intended for Police expansion.



Photo by PSU intern Martha Cummings, 2013
for North Hampton Heritage Commission



Photos by PSU intern Martha Cummings, 2013
for North Hampton Heritage Commission

During 2001-2002 the second floor of the Police building was finished for "temporary" use as the Town Administration office. An elevator was added at that time to meet accessibility requirements.

The following pages contain:

3a) Deed. Jessie B. Bachelder. Administratrix of Estate of Charles L. Bachelder to Town of North Hampton, 1939, Book 921, Page 323.

3b) Assessors Records, 235 Atlantic Avenues, 2 buildings.

50 cts
rev.

Know all Men by these Presents,

That I, Jessie B. Bachelder of North Hampton, in the County of Rockingham and State of New Hampshire, as I am Administratrix of the Estate of Charles L. Bachelder, late of said North Hampton;

Bachelder
to
Town of No.
Hampton
Del. to
C.M.Dale

By virtue of a License from the Court of Probate for said County of Rockingham holden at Exeter in said County, on the eleventh day of April 19 39. authorized me to sell at ~~public auction~~ Private sale

and in consideration of the sum of Five Hundred Dollars to me in hand before the delivery hereof, paid by the Town of North Hampton, a municipal corporation, lying and being in said County of Rockingham, in the said State of New Hampshire,

the receipt whereof I do hereby acknowledge, have granted, bargained and sold, and by these presents do hereby, in my capacity, grant, bargain, sell, convey and confirm unto the said Town of North Hampton, its successors and assigns

~~to the said~~ forever, all the right, title and interest of said Charles L. Bachelder in and to the following described premises, to wit: One acre of land between the library and town hall, Atlantic Avenue, North Hampton, N. H. More particularly described as follows: A certain tract or parcel of land situate in North Hampton afore-

~~containing~~ acres ~~bounded and described as follows:~~ said, and bounded and described as follows, to wit: Beginning at a point on the Northerly side of the highway that leads from North Hampton Center to the Boston and Maine Railroad Station and at the Southwesterly line of land of the town of North Hampton; thence running Westerly by said highway Ten (10) rods; thence running Northerly by said land of said town of North Hampton "Library Lot" Fifteen (15) rods; thence running Easterly by land of Annette E. Marston Ten (10) rods; thence running Southerly by land of said Annette E. Marston and said land of said Town of North Hampton, "Town Hall Lot", Fifteen (15) rods to the point of beginning. Being the same premises conveyed to said decedent by deed of Roy R. Rollins, et als, dated August 22, 1928, and recorded in Rockingham Registry of Deeds, Book 839, Page 303.

Subject to taxes for year 1939 which Grantee by the acceptance of this deed assumes and agrees to pay.

TO HAVE AND TO HOLD the same, with all the privileges and appurtenances thereto belonging, ~~to the~~ ^{it} ~~the~~ said Town of North Hampton, its successors ~~and~~ and assigns forever. And I do hereby, in my said capacity, covenant with the said Town of North Hampton, its successors ~~and~~ and assigns, that I am duly authorized to make sale of the premises; that in all my proceedings in the sale thereof I have complied with the requirements of the statute in such case provided, and that I will warrant and defend the same ~~to the~~ ^{it} ~~the~~ said Town of North Hampton, its successors ~~and~~ and assigns, against the lawful claims of all persons claiming by, from or under me in the capacity aforesaid. except as aforesaid.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this fifth day of May

Anno Domini 19 39.

Signed, sealed and delivered, in presence of

Charles M. Dale

Jessie B. Bachelder (L.S.)
Administratrix of the Estate
of Charles L. Bachelder

State of New Hampshire }
Rockingham ss. }
L. Bachelder
her

May 5, 1939 Personally appearing
Jesse B. Bachelder, Administratrix of the Estate of Charles L. Bachelder

Be the voluntary act and deed.—Before me.

Charles M. Dale Justice of the Peace.

Received and Recorded May 18, 3:45 P.M. 1939.

John W. A. Green Register

235 ATLANTIC AVE

Location 235 ATLANTIC AVE

Mblu 007/ 146/ 000/ /

Acct# 000786

Owner TOWN OF NORTH HAMPTON

Assessment \$1,483,400

Appraisal \$1,483,400

PID 921

Building Count 2

Legal Description

Lot Type

topoTopography Level

Utility Public Water,Septic,Electric

Location Suburban

Street/Road Paved

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$1,204,400	\$279,000	\$1,483,400

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$1,204,400	\$279,000	\$1,483,400

Owner of Record

Owner TOWN OF NORTH HAMPTON
Co-Owner
Address 233 ATLANTIC AVE
NORTH HAMPTON, NH 03862

Sale Price \$0
Certificate
Book & Page 1/ 1
Sale Date 01/01/1900

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
TOWN OF NORTH HAMPTON	\$0		1/ 1	01/01/1900

Building Information

Building 1 : Section 1

Year Built: 1968
Living Area: 5,040
Replacement Cost: \$777,617

Building Percent 50
Good:
Replacement Cost
Less Depreciation: \$388,800

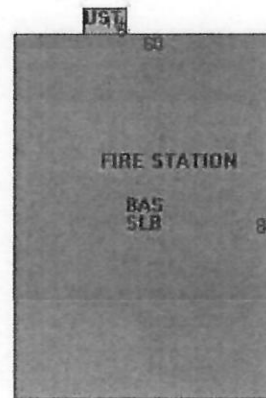
Building Attributes	
No Data for Building Attributes	

Building Photo



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

Building Layout



(<http://images.vgsi.com/photos/NorthHamptonNHPhotos//Sketch>)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	5,040	5,040	
SLB	Slab	5,040	0	
UST	Utility, Storage, Unfinished	60	0	
		10,140	5,040	

Building 2 : Section 1

Year Built: 1990
Living Area: 8,204
Replacement Cost: \$978,411
Building Percent 76
Good:
Replacement Cost
Less Depreciation: \$743,600

Building Attributes : Bldg 2 of 2	
No Data for Building Attributes	

Use Code 9030
 Description MUNICIPAL
 Deeded Acres 0.93

Land

Land Use

Use Code 9030
 Description MUNICIPAL
 Zone R2
 Neighborhood
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 0.93
 Frontage
 Depth
 Assessed Value \$279,000
 Appraised Value \$279,000

Outbuildings

Outbuildings								Legend
Code	Description	Sub Code	Sub Description	Size	Value	Assessed Value	Bldg #	Comment
PAV1	PAVING-ASPHALT			8000 S.F.	\$9,000	\$9,000	1	
SHD1	SHED FRAME			144 S.F.	\$1,200	\$1,200	1	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$1,204,400	\$279,000	\$1,483,400
2017	\$1,281,000	\$279,000	\$1,560,000
2016	\$1,281,000	\$279,000	\$1,560,000

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$1,204,400	\$279,000	\$1,483,400
2017	\$1,281,000	\$279,000	\$1,560,000
2016	\$1,281,000	\$279,000	\$1,560,000

4) Land at corner of Alden and Atlantic known as the “Homestead” property, 2004. Tax map / lot 7/138.

Town purchased 1.05 acres of land and building from Robert T. Radochia for \$550,000 in 2004. Book 4267, Page 1496.

“Homestead” refers to the name of the restaurant in operation from the 1930s through 1950s in a c.1860 2 ½ story building that preservation historian Mausolf described as the John Leavitt House. It reportedly was moved to the location perhaps in the late nineteenth century.

When Paul Hobbs purchased the property in 1961 when he was developing Glendale Park, he converted the building into five apartments, retaining the name “Homestead”.



Photo by PSU intern Martha Cummings, 2013
For North Hampton Heritage Commission

After the Town’s acquisition, the Police and Fire Departments used it for training purposes; the building was demolished in 2011.

The following pages contain:

4a) Deed. Robert T. Radochia to the Town of North Hampton, 2004. Book 426, Page1496.

4b) Assessors report, 239 Atlantic Avenue.

0028023

2004 APR 12 PM 1:21

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

WARRANTY DEED

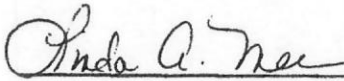
KNOW ALL MEN BY THESE PRESENTS that, **Robert T. Radochia**, a single person of 805 Ocean Boulevard, Town of Hampton, County of Rockingham and State of New Hampshire, *for consideration paid*, grants to the **Town of North Hampton**, a municipal corporation with a principal place of business on Atlantic Avenue, Town of North Hampton, County of Rockingham and State of New Hampshire 03862, *with Warranty Covenants*:

A certain tract or parcel of land, with the buildings thereon, situated in the Town of North Hampton, County of Rockingham, State of New Hampshire, being more particularly bounded and described as follows:

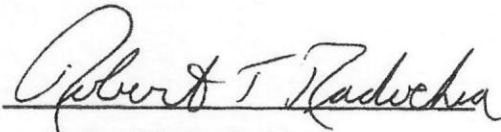
Beginning at a point in the northerly sideline of Atlantic Avenue, distant 40 feet westerly from the "Library Lot", so-called of the Town of North Hampton; thence running N 81°06' W, 155.58 feet and N 78°12' W, 23.09 feet by Atlantic Avenue to a point; thence turning and running northerly on an arc having a radius of 25 feet, 38.74 feet to a point; thence turning and running by Alden Avenue N 10°35' E, 198.52 feet to Lot 11 on the plan described below; thence turning and running by Lots 11 and 12 on a Plan of Land of Glendale Park, North Hampton, New Hampshire, drawn for Paul W. Hobbs by John W. Durgin, C.E. in November 1961, recorded in Plan Book 108, Page 16 of the Rockingham County Registry of Deeds, 195.09 feet by land now or formerly of Hobbs to a corner; thence turning and running S 08°31' W by a line parallel to and 40 feet from said "Library Lot", 226.89 feet to Atlantic Avenue and the point of beginning.

Meaning and intending to describe and convey the same premises conveyed to Robert T. Radochia by Warranty Deed dated June 16, 1997 and recorded in the Rockingham County Registry of Deeds in Book 3220, Page 867.

Executed this 12th day of April, 2004.



Witness

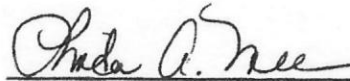


Robert T. Radochia

STATE OF NEW HAMPSHIRE
ROCKINGHAM, ss

April 12, 2004

Personally appeared the above named, Robert T. Radochia, known to me, or satisfactorily proven to be the same person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained. Before me,



Notary Public

LINDA A. MEE, NOTARY PUBLIC
My Commission Expires January 5, 2005



239 ATLANTIC AVE

Location 239 ATLANTIC AVE

Mblu 007/ 138/ 000/ /

Acct# 004378

Owner TOWN OF NORTH HAMPTON

Assessment \$204,400

Appraisal \$204,400

PID 914

Building Count 1

Legal Description

Lot Type

topoTopography Level

Utility Septic,Electric,Public Water

Location

Street/Road Paved

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$0	\$204,400	\$204,400

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$0	\$204,400	\$204,400

Owner of Record

Owner TOWN OF NORTH HAMPTON
Co-Owner
Address 233 ATLANTIC AVE
NORTH HAMPTON, NH 03862

Sale Price \$550,000
Certificate
Book & Page 4267/1496
Sale Date 04/12/2004
Instrument 1E

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TOWN OF NORTH HAMPTON	\$550,000		4267/1496	1E	04/12/2004
RADOCHIA ROBERT T.	\$268,000		3220/ 867	01	06/16/1997
CHAPMAN, RANDY J. & CHRISTINE L.	\$200,000		3148/2155	03	04/02/1996

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost Less Depreciation: \$0

Building Attributes

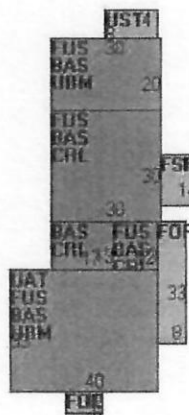
No Data for Building Attributes

Building Photo



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

Building Layout



(<http://images.vgsi.com/photos/NorthHamptonNHPhotos//Sketch>)

Building Sub-Areas (sq ft)

Legend

No Data for Building Sub-Areas

Extra Features

Extra Features

Legend

No Data for Extra Features

Parcel Information

Use Code 9035
Description TOWN-PROP
Deeded Acres 1.05

Land**Land Use**

Use Code 9035
Description TOWN-PROP
Zone R2
Neighborhood
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 1.05
Frontage
Depth
Assessed Value \$204,400
Appraised Value \$204,400

Outbuildings

Outbuildings								<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Assessed Value	Bldg #	Comment
RPV1	PAV - SM			1 UNITS	\$0	\$0	1	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018		\$204,400	\$204,400
2017		\$170,400	\$170,400
2016		\$170,400	\$170,400

Assessment			
Valuation Year	Improvements	Land	Total
2018		\$204,400	\$204,400
2017		\$170,400	\$170,400
2016		\$170,400	\$170,400