

City of Rochester Tax Deeded Property NOTICE OF SALE

By virtue of its authority under NH RSA 80:80, the City of Rochester offers for sale a parcel of tax deeded land & buildings. Sealed bids will be accepted until 2:15 p.m. on Thursday, August 27, 2015 in the Business Office located at 31 Wakefield Street, Rochester, New Hampshire 03867. An opening of bids received will occur at 2:30 p.m. of the same date bids are due as noted above. During the opening of bids, each will be publicly read aloud.

- Parcel Street Address - 422 Old Dover Road
- Parcel is Identified as Tax Map 256, Lot 54
- Parcel's assessed value: \$35,800
- In addition to the purchase price, the successful bidder must pay all deed preparation, recording, and legal services incurred by the City regarding the sale of the property in the estimated amount of \$500.00.
- The successful bidder is responsible for all services customarily incurred by a buyer of property, including legal services and/or the use of a closing agent.
- All bidders are required to pay a bid deposit of \$500.00 in the form of cash or a bank check to assure their completion of the purchase. This deposit is applied toward the purchase price and all related expenses identified above.
- Successful bidders must close on the sale within sixty (60) days of being notified that their bid has been accepted. All bids may be held for a period of forty five (45) days to evaluate them and account for certain rights of refusal.
- If mailed, bid must be in a separate sealed envelope clearly marked "Sale of Tax Deeded Land, August 2015, Rochester, NH" to protect against them being opened in error.
- Any questions with respect to this bid must be received ***in writing*** no later than August 17, 2015 by mail addressed to the Purchasing Agent, 31 Wakefield Street, Rochester, NH 03867, faxed to 603-335-7589 or emailed to purchasing@rochesternh.net.
- Each bidder is required to note on the Bid Form their intended use of the property, i.e. owner occupied single family residence, absorption into an adjacent lot, etc.
- The City reserves the right to reject any and all bids and waive any minor or nonmaterial informalities, if deemed to be in the best interests of the City.

Conditions of Sale

- 1) There is a minimum acceptable bid of \$30,000.
- 2) You must use the bid form contained in this notice of sale.
- 3) You must submit the bid form in a sealed & clearly marked envelope.
- 4) You must submit a deposit of \$500.00, in the form of cash or a bank check (i.e. cashier's, certified, money order), with each bid. This deposit will be held for a period of up to 45 days for us to evaluate the bids and notify the parties of our decision.
- 5) If you are informed that you are the successful bidder you will have fifteen (15) days in which to pay the bid amount for the parcel that you have bid upon. This will be held until the closing. At that time you will pay any final sums owed to the City. If you do not pay the amount you bid on the parcel within said fifteen (15) days the initial bid deposit of \$500.00 will become the property of the City and the City may sell to an alternate bidder.
- 6) Abutters (i.e. those whose property lines touch upon the property line of the property being sold) who bid on the parcel will have the right of first refusal at the highest bid price. In the case of more than one abutter having bid on the property, the right of first refusal will first be assigned to those abutters which jointly made a bid so that they might each improve their respective lots and then in order of the highest to lowest bid of any other abutters who may have bid on the parcel.
- 7) In addition to the purchase price and a lump sum fee of \$500.00 to cover the City's costs, you must also pay the entire transfer tax of \$15 per thousand dollars of the sale price, the recording fee for any notices of a merger of lots, and any similar closing costs of which none are currently known to exist.
- 8) The property is being sold in "As Is" condition. The City makes NO WARRANTY of any information contained herein. The parcel is being sold without warranty as to suitability for building, the ability to gain any desired regulatory approval from the City (i.e. zoning compliance), or the absence of any environmental hazard. The property is being sold as a tax deeded property without any warranties or guarantees regarding chain of title or condition of the real estate. Bidders are responsible for performing their own due diligence appropriate to the purchase of any real estate.
- 9) Any questions with respect to this invitation must be received, in writing by mail, fax or email no later than 12:00 p.m. on August 17, 2015. Any/ all questions received and responses will be posted on the City website no later than 4:00 p.m. on August 21, 2015. It is the responsibility of the bidders to check on-line and account for any addendum so issued.
10. The City will provide the successful bidder with a Quit Claim Deed for the real estate and will record the deed at the Strafford County Registry of Deeds.

City of Rochester
Tax Deed Property Sale
Bid Form
(Please Print or Type)

Name of Bidder: _____

Address: _____

Contact Person: _____

Telephone #

Cell #

_____ email

Submitted herewith is my bid for land identified as Map # _____ Lot # _____:

_____ Bid Price In Numbers

_____ Bid Price In Words (Dollars and Cents)

Intended use of the property: _____

This bid is accompanied by a bid deposit (cash or bank check) in the amount of \$500.00 which you may hold for forty five (45) days while you evaluate my bid. I understand that

I forfeit this deposit if I do not pay to you, in addition to the foregoing, the sum I bid above within fifteen (15) days of being notified I am the apparent high bidder.

I certify, under the penalties of perjury, that (1) I have had an opportunity to view the full bid package and am aware it was my responsibility to perform my own due diligence appropriate to the purchase of real estate, (2) I am fully authorized to submit this bid, (3) that I, to the best of my knowledge and belief, have paid all local taxes, fees, assessments, betterments or other municipal charges for which I am liable.

Signature

Date

**422 Old Dover Road
Rochester, New Hampshire
Tax Map 256, Lot 54**



Owner: City of Rochester

Prepared by: Assessing Department

June 26, 2015



Patriot
Properties Inc.

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
422		OLD DOVER RD, ROCHESTER

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903			1.800	35,800	35,800		37169
							GIS Ref
							GIS Ref
Total Card			1.800	35,800	35,800	Entered Lot Size	
Total Parcel			1.800	35,800	35,800	Total Land: 1.8	
Source: Market Adj Cost	Total Value per SQ unit /Card:		40.68	/Parcel:	40.68	Land Unit Type: AC	Insp Date

OWNERSHIP

Owner 1:	CITY OF ROCHESTER		
Owner 2:			
Owner 3:			
Street 1:	31 WAKEFIELD ST		
Street 2:			
Twn/City:	ROCHESTER		
St/Prov:	NH	Cntry:	
Postal:	03867-1916	Own Occ:	Y

PREVIOUS OWNER

Owner 1: RICHARDSON EUGENE -			
Owner 2: -			
Street 1: 422 OLD DOVER RD			
Twn/City: ROCHESTER			
St/Prov: NH		Cntry:	
Postal: 03867-4551			

NARRATIVE DESCRIPTION

This Parcel contains 1.8 AC of land mainly classified as CITY OF ROCH with a(n) RANCH Building Built about 1921, Having Primarily COMP CLAP Exterior and ASPH SHINGLE Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms Total, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
Z	A	AGRICULT	100	U	0	SEPTIC
o				t	8	WELL
n				l	5	GAS
Census:				Exmpt		
Flood Haz:						
D	RO	ROCHESTER		Topo	1	LEVEL
s				Street	1	PAVED
t				Traffic	4	MEDIUM

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	1.80000	Total SF/SM:	78408.00	Parcel LUC:	903	CITY OF ROCH	Prime NB Desc:	RESIDENTIAL		Total:	35,750	Spl Credit		Total:	35,800
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro

nancym

2015

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

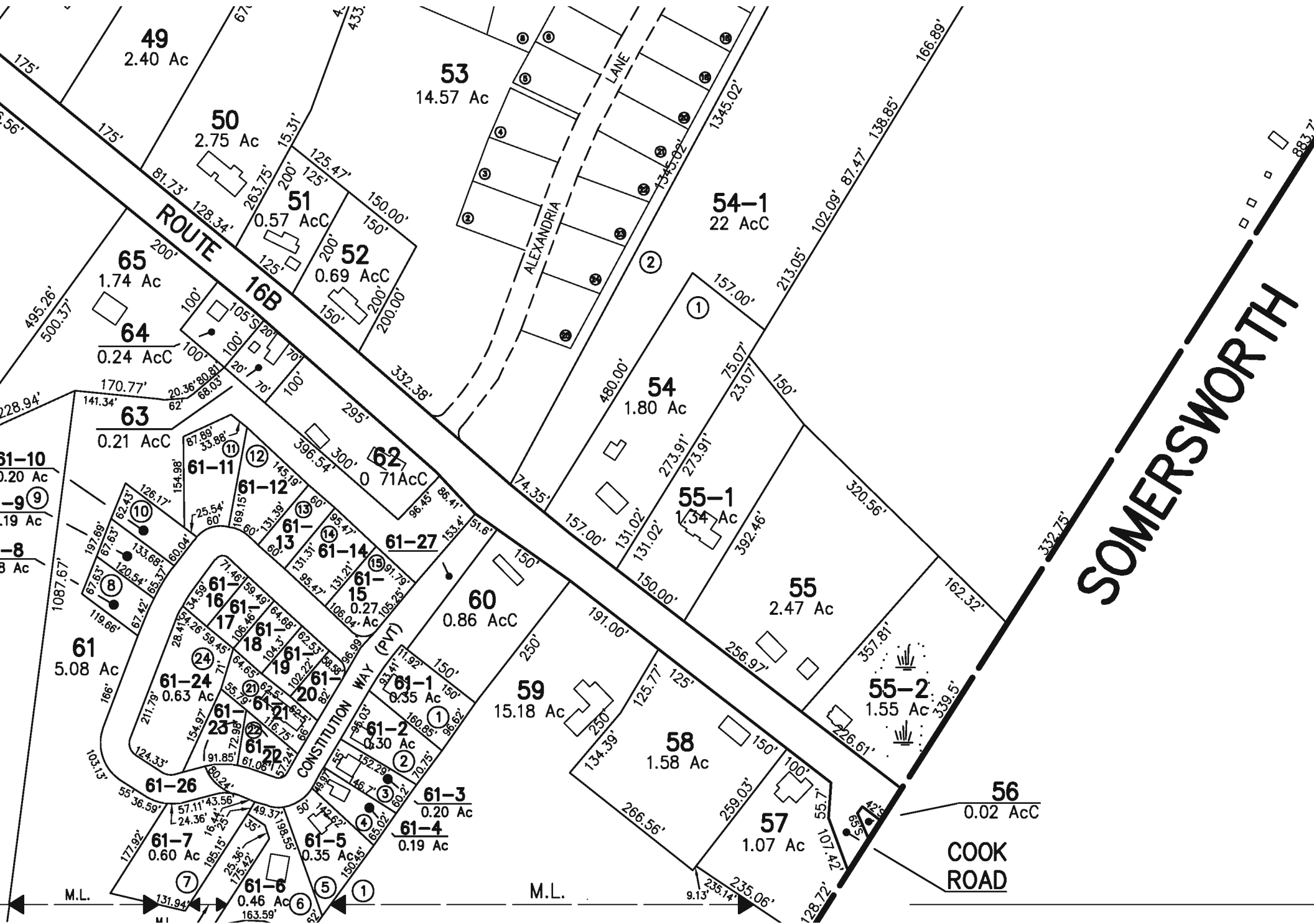
ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2015	DEED CHANGE	VK	VERNA
8/1/2013	EXT ONLY	NM	NANCY
5/1/2009	EXMPT'N OUT	VB	VERNA
4/20/2009	EXEMPTION AD	GN	GAYE
4/1/2008	VETERAN OUT	GN	GAYE
3/9/2004	EXEMPTION AD	GN	GAYE
1/24/2001	NO INSP	GN	GAYE

Sign:

VERIFICATION OF VISIT NOT DATA

SKETCH





NOTES REQUIRED BY THE
ROCHESTER PLANNING DEPT.

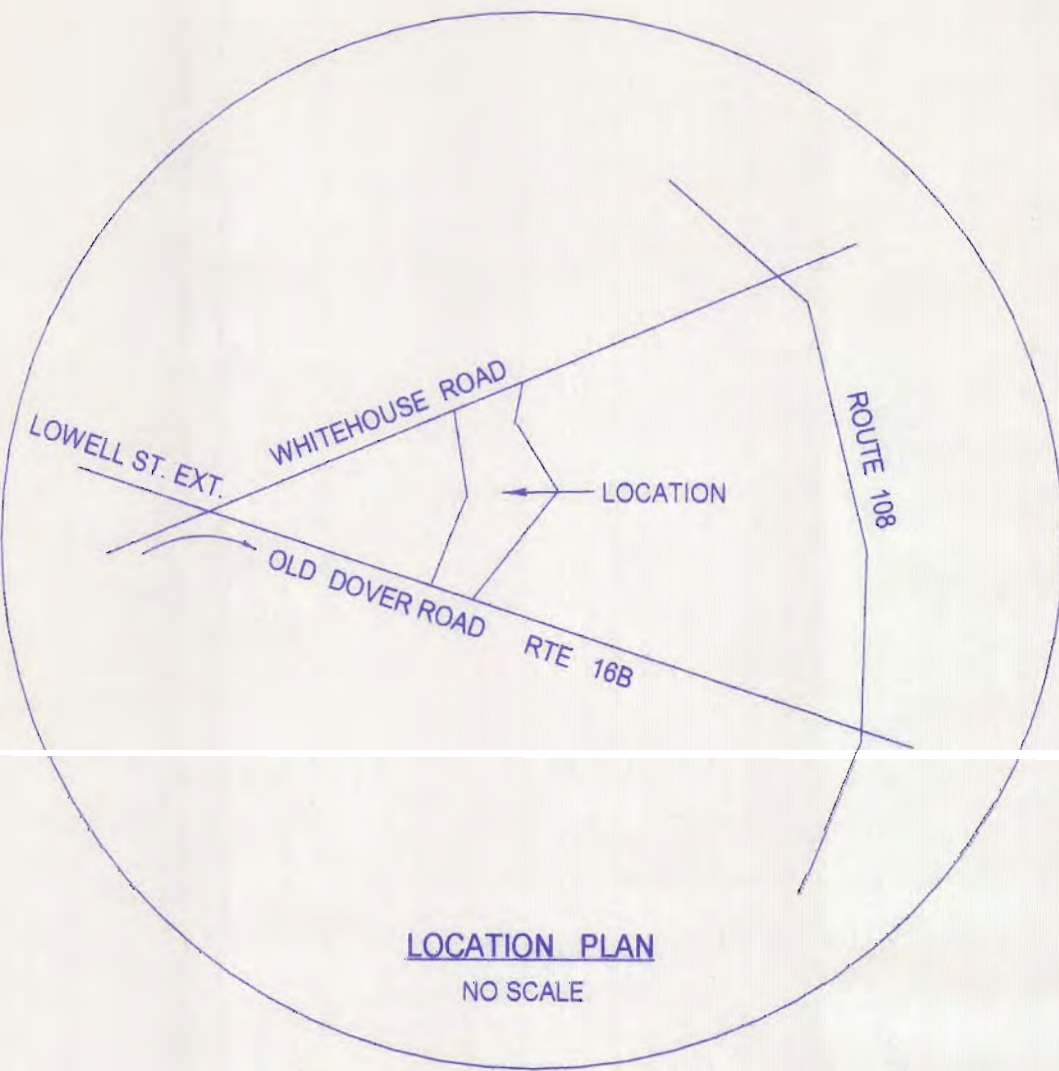
- 1) THERE APPEARS TO BE A WETLAND IN THE MIDDLE SECTION OF PROPOSED LOT 54-1. (REMAINING PARCEL) WHICH COULD AFFECT THE LOCATION OF ANY FUTURE CONSTRUCTION OR LEACH FIELDS ON THE LOT.
- 2) EXTENSION OF MUNICIPAL WATER IS PLANNED ADJACENT TO THIS PROPERTY. PER CITY ORDINANCE WHEN THE LOT OWNERS ARE NOTIFIED OF A REQUIREMENT TO CONNECT TO MUNICIPAL WATER THEY SHALL DO SO.
- 3) FOR MORE INFORMATION ABOUT THIS SUBDIVISION CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03867. (603) 336-1338.
- 4) THE MINIMUM FRONTAGE REQUIREMENTS ARE MET ON THE WHITEHOUSE ROAD.

ABUTTORS LIST

255 / 40	WARREN L. WEEDEN TRUSTEE 365 SIXTH STREET DOVER, N.H. 03820	256 / 26	ANTHONY & CAROLYN LAZZARO 81 WHITEHOUSE ROAD ROCHESTER, N.H. 03867
255 / 41	MICHAEL & PATRICA ARMSTRONG 106 WHITEHOUSE ROAD ROCHESTER, N.H. 03867	256 / 27	SAME AS 256 / 26
256 / 22	DONALD & MARIANA J. CAMBELL 88 WHITEHOUSE ROAD ROCHESTER, N.H. 03867	256 / 53	DONALD & BONNIE J. TOY 15 NASHOBA DRIVE ROCHESTER, N.H. 03867
256 / 23	DONALD C. & CAROL A. WEBB 90 WHITEHOUSE ROAD ROCHESTER, N.H. 03867	256 / 55	JOSEPH L. & LOUISE L. MELANCON 1212 CREE ROAD COLORADO SPRINGS, C.O. 80915
256 / 24	ROSE S. THERIAULT 94 WHITEHOUSE ROAD ROCHESTER, N.H. 03867	256 / 59	DONALD L. & JOANNE M. SPURLING 425 OLD DOVER ROAD ROCHESTER, N.H. 03867
256 / 25	DANIEL R. & DORIS M. LACHANCE 98 WHITEHOUSE ROAD ROCHESTER, N.H. 03867	256 / 60	ALBERTA LOUISE SEVERENCE 421 OLD DOVER ROAD ROCHESTER, N.H. 03867
		256 / 61	JOANNE M. SPURLING 425 OLD DOVER ROAD ROCHESTER, N.H. 03867

NOTES:

- 1) THE PROPOSED PARCEL AND THE PARENT TRACT ARE NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS INDICATED ON THE ROCHESTER FLOOD INSURANCE RATE MAPS COMMUNITY No. 330150 0020B PANEL 20 OF 20 dated SEPTEMBER 16, 1982.
- 2) THE PROPOSED PARCEL AND THE PARENT TRACT ARE ZONED AGRICULTURAL. THE DIMENSIONAL REGULATIONS FOR THIS ZONE ARE AS FOLLOWS:
MINIMUM LOT SIZE: 40,000 sq ft
FRONT SET BACK: 35'
SIDE SET BACK: 25'
REAR SET BACK: 50'
MINIMUM LOT FRONTAGE: 150'
- 3) THERE ARE NO WETLANDS OBSERVED WITHIN 100' OF EFFECTED AREA.
- 4) THERE ARE NO GAS LINES OBSERVED WITHIN OR AROUND EFFECTED AREA.
- 5) THE INTENT OF THIS PLAN IS TO SUBDIVIDE A 1.80 acre LOT FROM THE PARENT TRACT TAX MAP 256 LOT 54 OF 24 acres +/-, PER TAX RECORDS.
- 6) NHDES SUBDIVISION APPROVAL NO. SA2001002541 DATED 2/20/01
- 7) NHDOT DRIVEWAY PERMIT NO. 06-389-485 DATED 2/20/01



PLAN REFERENCE

"PLOT PLAN SURVEY FOR EDNA & EUGENE RICHARDSON SHOWING PARCEL OF LAND TO BE DEEDED TO KENNETH GRAY." dated AUGUST 14, 1972 prepared by JOHN W. RANAGAN
"TOPOGRAPHIC PLAN PROPOSED MOBILE HOME PARK 'SOMTER RIDGE'" dated SEPTEMBER 1996 prepared by NORWAY PLAINS ASS. INC.

SUBDIVISION APPROVAL

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER / SUBDIVIDER / DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXPECT INsofar AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW, NON-ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

OWNER OF RECORD
FOR
TAX MAP 256 LOT 54
EUGENE RICHARDS
422 OLD DOVER ROAD
ROCHESTER, N.H. 03867
BOOK 739 PAGE 73

SIGNATURE OF OWNER

APPROVED FOR RECORD:

Deane M. Carson, Staff Planner 3/27/01
ROCHESTER PLANNING BOARD

SUBDIVISION OF LAND

FOR
EUGENE RICHARDSON
TAX MAP 256 LOT 54
ON
OLD DOVER ROAD & WHITEHOUSE ROAD
IN
ROCHESTER N.H.

SCALE 1" = 50'

DATED
NOVEMBER 30, 2000

REVISED JANUARY 29, 2001 TO MEET THE TRC'S REQUESTS
REVISED FEBRUARY 5, 2001. REVISED MARCH 5, 2001 ADDED ADDITIONAL NOTES. REVISED 3/27/01 NOTICE OF DECISION NOTES

I HEREBY CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME, OR THOSE UNDER MY DIRECT SUPERVISION, UNLESS OTHERWISE NOTED.

THE SURVEY WORK ERROR OF CLOSURE DOES NOT EXCEED 1:15,000, UNLESS OTHERWISE NOTED.

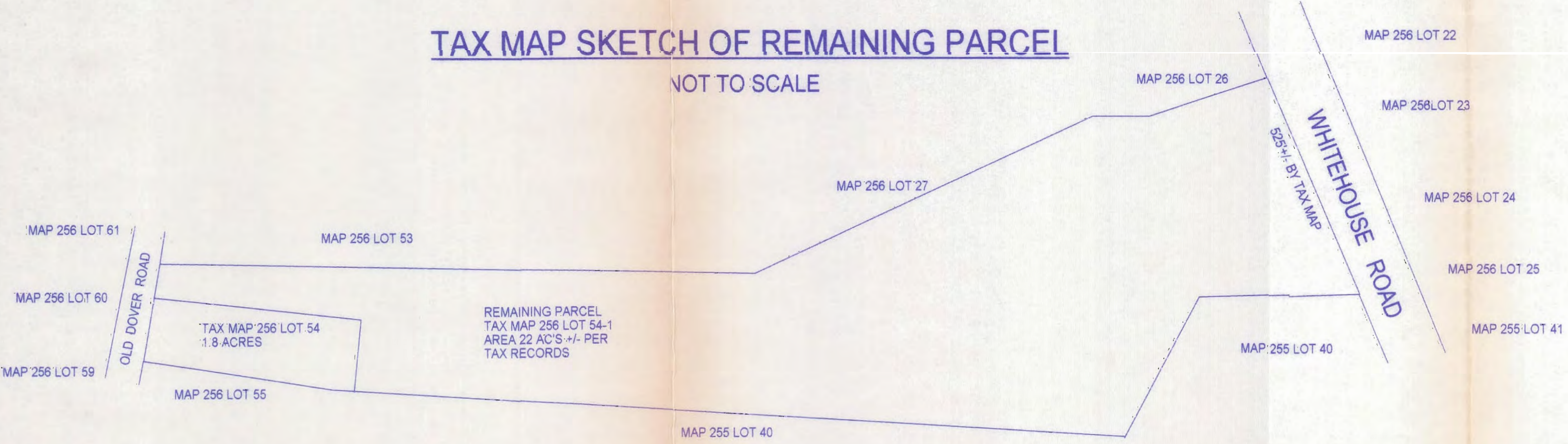
Bruce L. Pohopek 3/27/01
BRUCE L. POHOPEK, L.L.S. #538 DATE



PREPARED BY
BRUCE L. POHOPEK
LAND SURVEYOR
52 HAM ROAD
BARRINGTON NH
603-749-4093

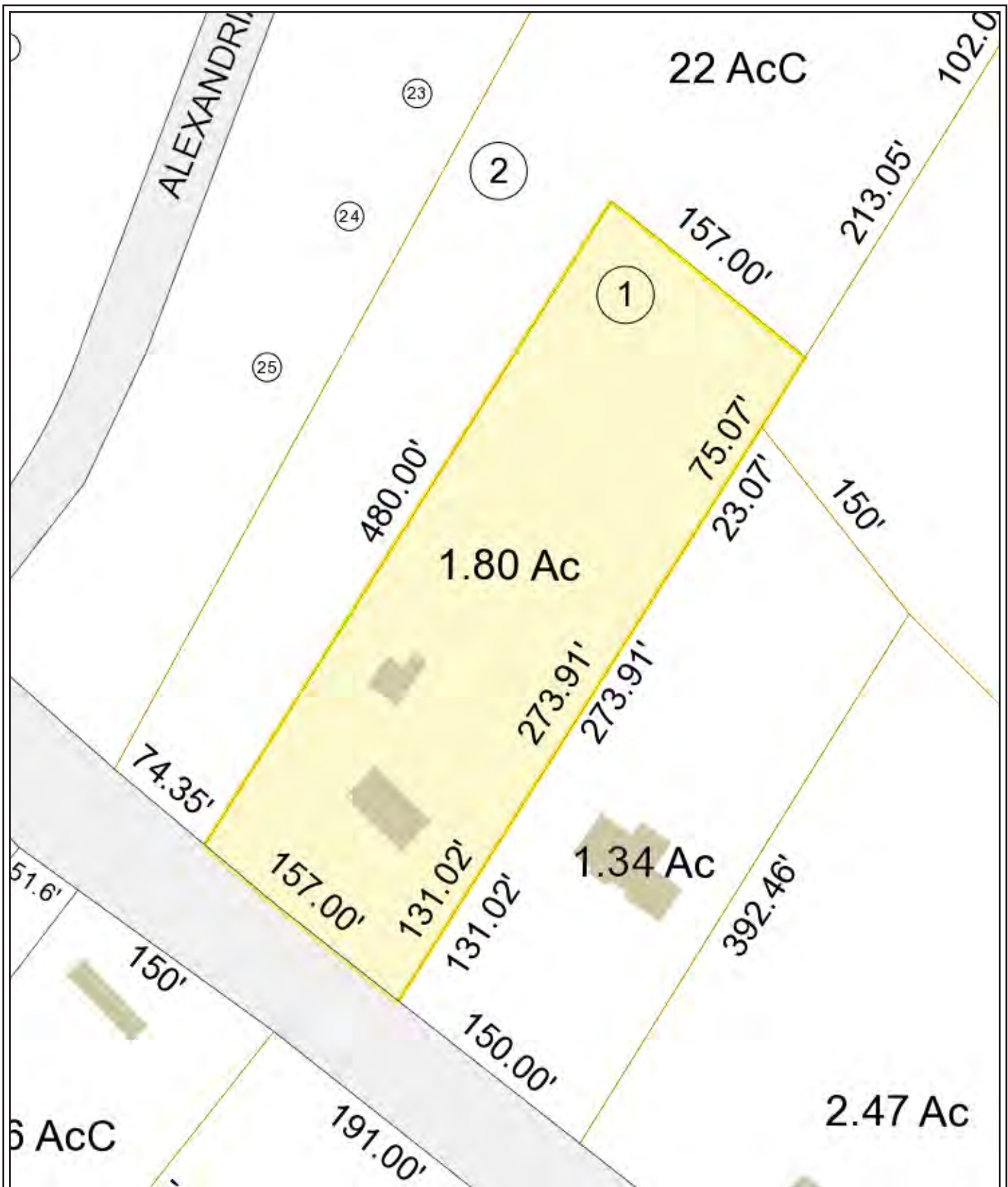
TAX MAP SKETCH OF REMAINING PARCEL

NOT TO SCALE



SOIL DATA: TAX MAP 256 LOT 54
S.C.S. - SHEET 19 - SOIL TYPE HcB
HOLLIS - CHARLTON FINE SANDY LOAM
N.H.D.E.S. SOIL GROUP 4
MINIMUM LOT SIZE = 43,500 sq ft
PROPOSED LOT SIZE = 1.80 acres 78216.57 sq ft

RID 61-80
256-54 A-01



422 Old Dover Road
 Rochester, NH
 1 Inch = 85 Feet
 July 24, 2015



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

www.cai-tech.com





City of Rochester, New Hampshire

Assessor's Office

19 Wakefield Street

Rochester, New Hampshire 03867-1915

(603) 332-5109

Email: tom.mullin@rochester.net

Web Site: www.rochesternh.net

Date: June 26, 2014

To: Daniel Fitzpatrick
City Manager

From: Tom Mullin
City Assessor

Re: Tax Map 256 Lot 54 AKA 422 Old Dover Road

Dear Sir:

Per the City of Rochester Land Sale Policy, I have performed an appraisal of the above reference property. After a physical inspection of the subject and comparables utilized, I have determine that the most probable price the property would sell for given adequate exposure to the market would be \$35,000.

Opinion of Value as of this date: \$35,000

Respectfully Submitted,

Thomas A. Mullin
City Assessor

encl: Comparable Market Grid
Basis for Remediation Cost &
Assessment Property Record Card

cc: Blaine Cox, Finance Director
Terence O'Rourke, City Attorney

This conveyance is exempt from the NH Real Estate Transfer Tax pursuant to RSA 78-B:2 I. This transfer is also exempt from the LCHIP surcharge pursuant to RSA 478:17-g II (a).

TAX DEED

KNOW ALL MEN BY THESE PRESENTS that I, **DOREEN JONES**, collector of taxes for the City of Rochester, in the County of Strafford and State of New Hampshire, for the year 2015, by the authority vested in me by the laws of the state, do hereby convey forever to **THE CITY OF ROCHESTER**, a New Hampshire municipal corporation with a place of business at 31 Wakefield Street, Rochester, New Hampshire, the following described premises:

A certain tract of parcel of land shown as lot 1 on a plan entitled "Subdivision of Land for Eugene Richardson Tax Map 256, Lot 54 Old Dover Road and Whitehouse Road, in Rochester N.H." dated November 30, 2000, and recorded as Plan 61-80 in the Strafford County Registry of Deeds, said lot being bounded and described as follows:

Beginning at the Southwest corner of what was formerly or presently know as Weeden's land, at an iron pin to be set in the ground, thence running north 37 degrees, 42' 41" West one hundred fifty seven (157.00) feet, more or less, to an iron pin to be set in the ground, thence turning and running North 50 degrees 07' 31" East four hundred eighty (480.00) feet, more or less, to an iron pin to be set in the ground, thence turning and running South 37 degrees, 29' 19" East one hundred fifty seven (157.00) feet, more or less, to an iron pin to be set in the ground, thence turning and running South 45 degrees, 07' 31" West seventy five and 07/100 (75.07) feet, more or less, to a hickory tree with wire, thence running South 49 degrees, 36' 16" West two hundred seventy three and 91/100 (273.91) feet, more or less, to an iron pin to be set in the ground, thence running South 54 degrees 04' 07" West one hundred thirty one and 02/100 (131.02) feet, more or less, to the point of the beginning.

Meaning and intending to convey the parcel of land reserved by Eugene Richardson by the deed of Eugene Richardson to John W. Weeden, dated April 26, 2001, recorded at Book 2301, Page 696, Strafford County Registry of Deeds.

Said parcel of land being further described as a portion of the premises conveyed by deed of Donald M. Brewer to Edna Richardson and Eugene Richardson, as joint tenants with the right of survivorship, dated September 18, 1961, recorded at Book 739, Page 73, Strafford County Registry of Deeds. Edna Richardson died July, 1990.

And I, **DOREEN JONES**, collector of taxes for the City of Rochester, do hereby covenant with the said **CITY OF ROCHESTER**, that in making this conveyance I have in all things complied with the law and that I have good right, so far as the right may depend upon the regularity of my own proceedings, so sell and convey in manner aforesaid.

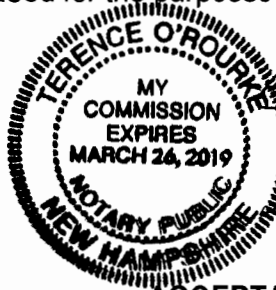
In witness whereof, I have hereunto set my hand and seal the 5th day of May, 2015.

DOREEN JONES, TAX COLLECTOR
CITY OF ROCHESTER

Doreen Jones

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

On this 5th day of May, 2015, before me personally appeared the above named Doreen Jones, Tax Collector, City of Rochester, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged the same to be his free act and deed for the purposes contained therein on behalf of the limited liability company.



Terence O'Rourke
Notary Public / Justice of the Peace
My Commission Expires: 3/26/2019

ACCEPTANCE

The undersigned City of Rochester hereby accepts this Tax Deed.

CITY OF ROCHESTER

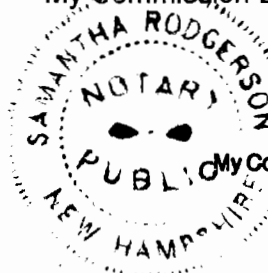
By: Dan W. Fitzpatrick
Dan W. Fitzpatrick duly authorized

City Manager

STATE OF NH
COUNTY OF Strafford

On this 5th day of May, 2015, before me personally appeared the above named Daniel W. Fitzpatrick duly authorized City Manager of the City of Rochester, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged the same to be his/her free act and deed for the purposes contained therein on behalf of the City of Rochester.

Samantha Rodgers
Notary Public / Justice of the Peace
My Commission Expires:



SAMANTHA RODGERSON
Notary Public - New Hampshire
My Commission Expires September 18, 2018

07/24/2015 12:54
doreen

CITY OF ROCHESTER
Real Estate Tax Statement

P 1
txtaxstm

PARCEL: 0256-0054-0000

LOCATION: 422 OLD DOVER RD

CURRENT OWNER:
CITY OF ROCHESTER
31 WAKEFIELD ST
ROCHESTER NH 03867-1916

CURRENT STATUS:
ACRES: 1.800
LAND VALUATION: 47,000
BUILDING VALUATION: 14,400
EXEMPTIONS: 0
TAXABLE VALUATION : 61,400

LEGAL DESCRIPTION:

DEED DATE:

BOOK/PAGE: 4292-608

INTEREST DATE: 07/24/2015

YEAR	TYPE	BILL INST CHARGE	BILLED	PRIN DUE	INT DUE	TOTAL DUE
2015	RE-R	9728				
	1	REAL ESTAT	843.00	843.00	3.05	846.05
			843.00	843.00	3.05	846.05
2014	LIEN	495				
	1	TXLIEN AMT	1,866.05	1,866.05	53.37	1,919.42
		SEARCHLIEN	11.00	11.00	.00	11.00
			1,877.05	1,877.05	53.37	1,930.42
			1,877.05	1,877.05	53.37	1,930.42
2013	LIEN	579				
	1	TXLIEN AMT	3,597.73	3,597.73	839.21	4,436.94
		SEARCHLIEN	11.00	11.00	.00	11.00
			3,608.73	3,608.73	839.21	4,447.94
			3,608.73	3,608.73	839.21	4,447.94
2012	LIEN	654				
	1	TXLIEN AMT	3,517.59	3,517.59	1,432.86	4,950.45
		SEARCHLIEN	11.50	11.50	.00	11.50
		SEARCHDEED	28.00	28.00	.00	28.00
			3,557.09	3,557.09	1,432.86	4,989.95
			3,557.09	3,557.09	1,432.86	4,989.95
2011	LIEN	684				
	1	TXLIEN AMT	3,404.39	3,404.39	2,004.58	5,408.97
		SEARCHLIEN	11.50	11.50	.00	11.50
		SEARCHDEED	27.50	27.50	.00	27.50

07/24/2015 12:54
doreen

CITY OF ROCHESTER
Real Estate Tax Statement

P 2
txtaxstm

YEAR	TYPE	BILL	BILLED	PRIN DUE	INT DUE	TOTAL DUE
	INST	CHARGE				
			3,443.39	3,443.39	2,004.58	5,447.97
			3,443.39	3,443.39	2,004.58	5,447.97
2010	LIEN	535				
	1	TXLIEN AMT	3,275.92	3,275.92	2,521.83	5,797.75
		SEARCHLIEN	11.50	11.50	.00	11.50
		SEARCHDEED	27.50	27.50	.00	27.50
			3,314.92	3,314.92	2,521.83	5,836.75
			3,314.92	3,314.92	2,521.83	5,836.75
2009	LIEN	567				
	1	TXLIEN AMT	3,151.63	3,151.63	2,991.89	6,143.52
		SEARCHDEED	27.50	27.50	.00	27.50
			3,179.13	3,179.13	2,991.89	6,171.02
			3,179.13	3,179.13	2,991.89	6,171.02
GRAND TOTALS			19,823.31	19,823.31	9,846.79	29,670.10