

Summary of Tax Records – Transfers of Properties After 1880 24 South Street and 45 Thompson Street

Late in the 1980s while living at 45 Thompson Street, Harold Goodwin compiled a report of property deed information he had collected over the years. Most of his notes were based on information and maps as they appear in Tax Book 33. The report includes three properties, each identified by a lot number. A photocopy of the tax map (*ca* 1988) was obtained by him showing the dimensions and location of buildings at that time. In 2009, this report was edited, updated and corrected where new information indicated inaccuracies. This updated report follows

Lot 102 (24 South Street.)

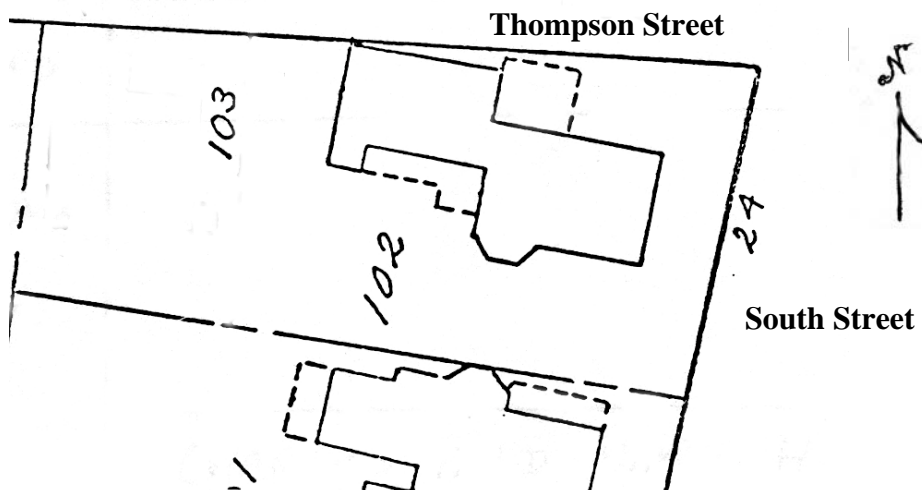
Prior to 1881 - owned by Charles W. Harvey and his wife Mary E. Harvey.

Prior to 1887 - on death of the Harveys, property was “conveyed directly or finally to William Lake and his wife Minnie Lake.”

December 16, 1887, (v. 251, p. 57) - William and Minnie Lake of Fernandiner Florida conveyed land and "homestead" to Annette Mary Ring Cressy, wife of Frank R. Cressy. Starting at the corner of South and Thompson Streets, the lot had 69 foot frontage measuring south on South Street and abutted to the land owned by Mary J. Pratt. From there, the side boundary ran west for 130 feet ending next to land formerly owned by D.W. Waldron. From there the line ran north to Thompson Street for only 52 feet. Thence east along Thompson Street 136 feet ending at the starting point on South Street. The lot was not rectangular (all images are not drawn to scale!):

Merrimack County Registry of Deeds Concord NH – Map Book 33

Edited Tax Map - Lots 102 and 103 – showing original purchase *ca* 1887

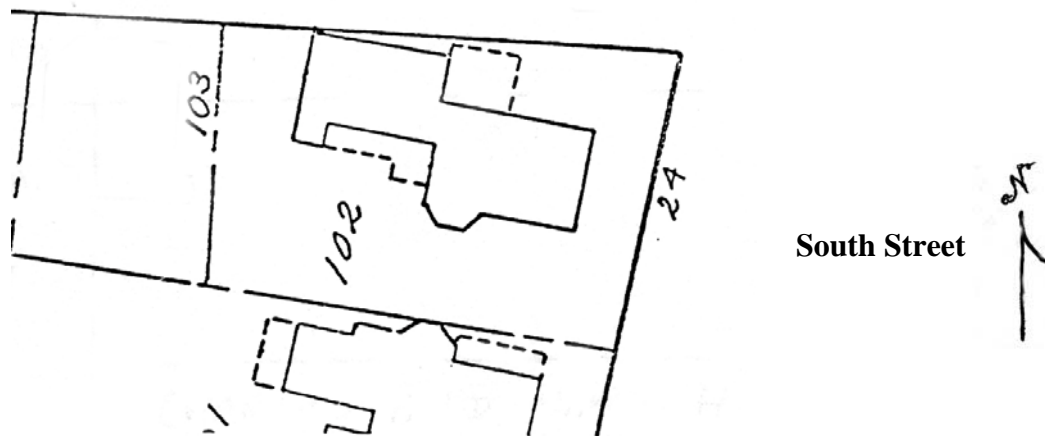


December 23, 1913, (v. 422, p. 465) lot 102 was subdivided and the new lot 103 was conveyed to Harry Cressy starting at a point on Thompson Street 96 feet from the corner of South Street. The measurement from that point was 40 feet west along Thompson Street to the corner of the adjacent property. Then 52 feet south along the western boundary, 40 feet east toward South Street on the back boundary, and 57 feet north ending back on Thompson Street.

**Merrimack County Registry of Deeds
Concord NH – Map Book 33**

Tax Map Lots 102 and 103 ca 1913 – subdivision of 1887 Property

Thompson Street



June 16, 1926, (v. 485 p. 158) following the deaths of Annette (1921), Frank (1925) and Harry (1926), Vinnie Cressy conveyed lot 102, the 24 South Street property, to "Marion L. Bixby, wife of Doctor Bixby.) With this sale, a right of way between 24 South Street and 45 Thompson Street was included in the deed.

April 6, 1939 (v. 567, p.546) Marion L. Bixby conveyed the land and building to a person named Herrington.

Owners identified without references to recorded deed records include:

- (no date) Donovan
- August 4, 1959 - Richard and Mary Perkins
- September 29 – Dimond
- August 30, 1961 - female Boisvert (who later married and took the name Colcord)
- (no date) – Hager

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Lot 104 (47 and 49 Thompson Street)

Prior to 1881, land and a duplex apartment was owned by John S. Emery. The building was located at the street with 47 Thompson Street a four room, upstairs apartment on the east side, 49 Thompson Street and a similar 4 room downstairs apartment on the west side.

July 21, 1881 (v. 251, p. 93) following the death of John Emery, Addie A. Emery, administratrix, sold the property to Samuel H. Barney

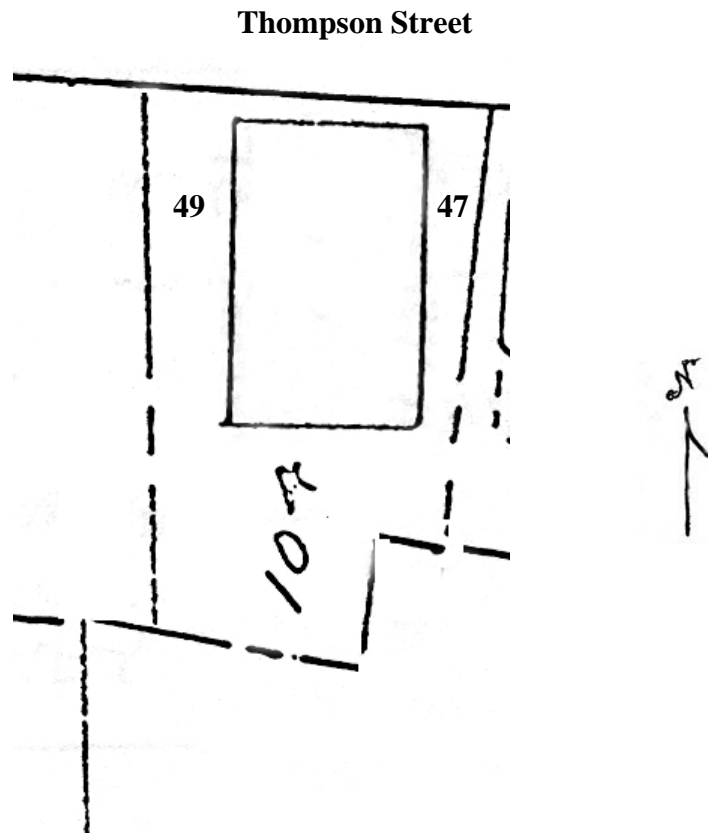
Prior to 1918 property was conveyed to Clara B. Whitney, and thence to Henry M. Baker.

(Note the dividing of the 24 South Street property on December 13, 1913)

Between 1918 and 1919, there were several purchases. On May 18, 1918, the land and buildings were conveyed to Frank and Cressy.

**Merrimack County Registry of Deeds
Concord NH – Map Book 33**

Edited Tax Map for Lot 104 at purchase *ca* 1913

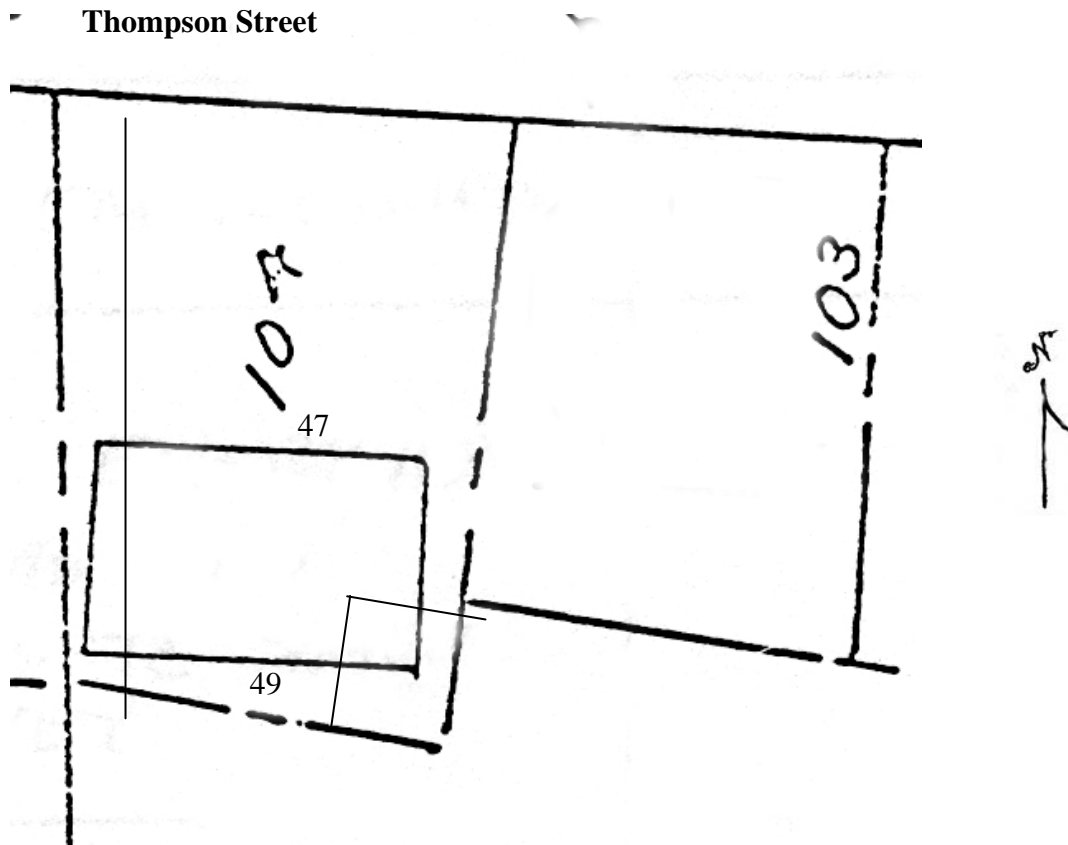


Two small adjacent plots of land in back and on the west side were then purchased to square off the property and provide space to turn the apartment building 90 degrees and move it to the back line. This relocation of the building was completed shortly afterward. Notes state that the original foundation for this building remains under the dirt driveway placed over its former location, and that no water or sewer lines were connected after the building was moved. This indicates that after 1919, no one lived in this structure.

**Merrimack County Registry of Deeds
Concord NH – Map Book 33**

Tax Map Lots 102 and 103 ca 1913

Moving of 47 / 49 Thompson Street Building to Back of Expanded Lot



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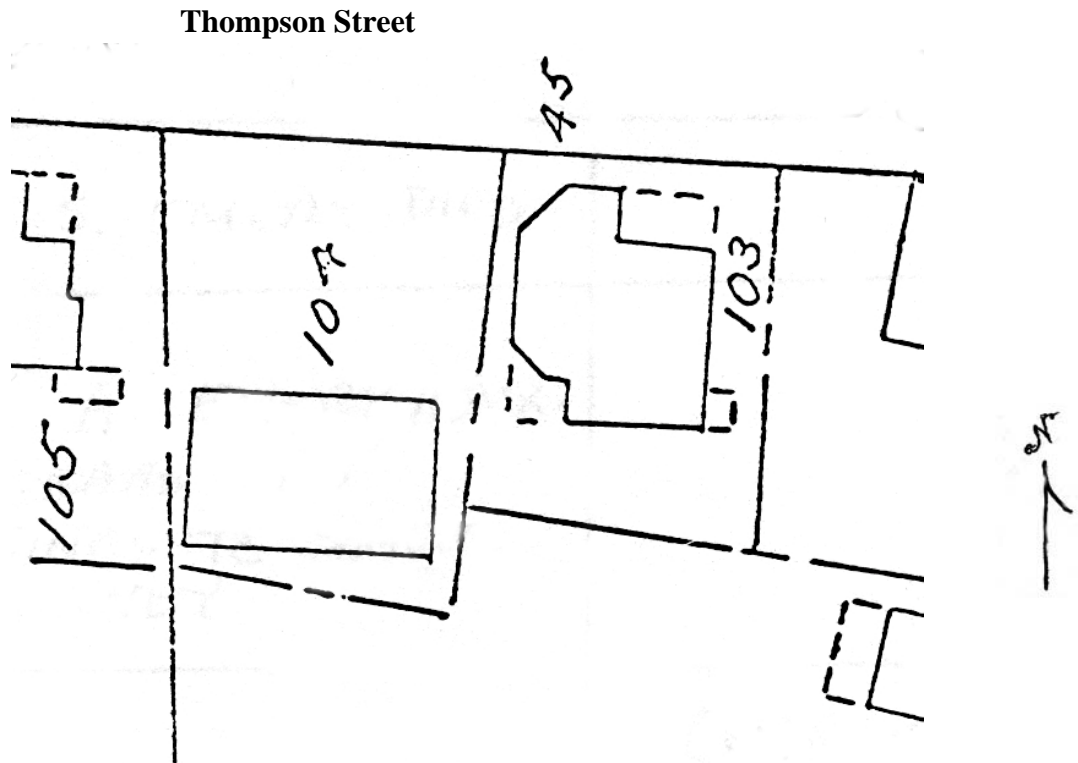
Lot 103 and 104 (45 Thompson Street)

After May 18, 1918 the ownership of this lot was joined with that of lot 103 (the subdivision), and the several purchases of small plots of land were added, and the apartment building was relocated within the following year (1919).

Between 1920 and 1921 - the house at 45 Thompson Street was constructed.

**Merrimack County Registry of Deeds
Concord NH – Map Book 33**

Tax Map Lots 102 and 103 ca 1921 – 45 Thompson Street



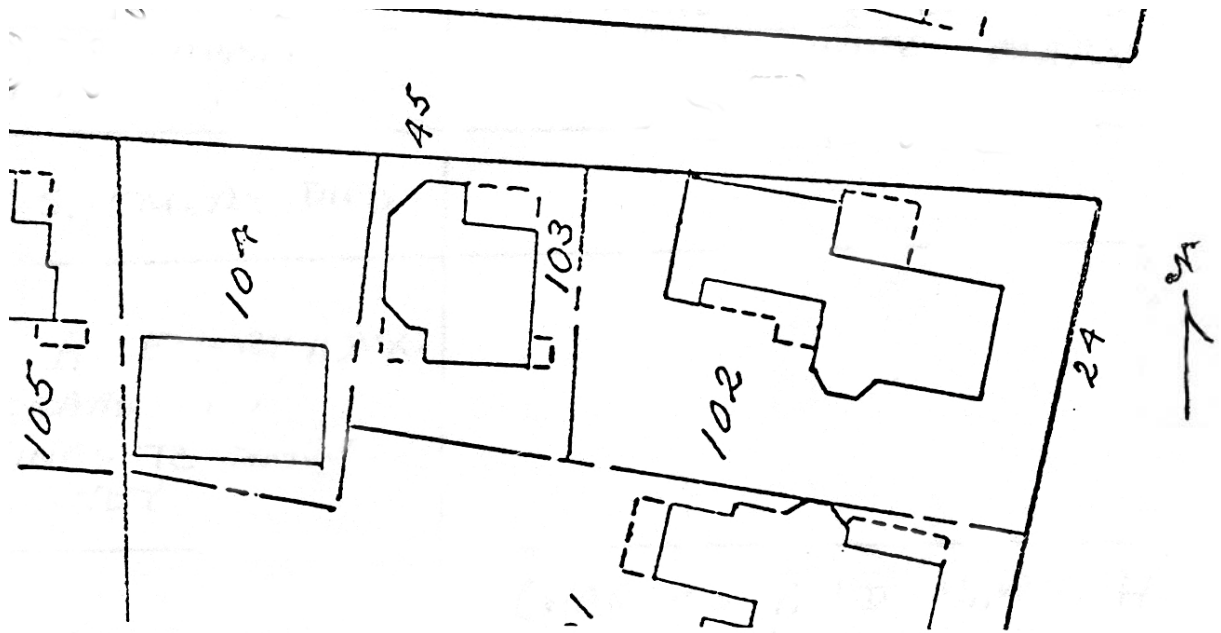
December 3, 1923, Harry Cressy deeded his remaining share to his wife, Vinnie Cressy. Harry died about 3 years later.

Unknown date 1934 – upon the death of her mother, Vinnie Cressy, Muriel Cressy inherited the property. The title was held jointly with her husband Harold T. Goodwin after their marriage October 19, 1935.

June 20, 1970 - following the death of Muriel Goodwin, title of property was held by Harold T. Goodwin.

Prior to November 19, 1995 and the death of Harold Goodwin, was property was sold to Lynn Healy.

In ca1988, the following map shows the relationships between all properties.



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Revised 1/27/08