



Town of Middleton

182 Kings Highway, Middleton, New Hampshire 03887

Board of Selectmen

Board of Selectmen Regular Meeting

Approved By
Board of Selectmen

Monday, April 27, 2026

6:30 pm OTH

1. Call to Order:

Meeting was called to order by chair Roxanne Tufts-Keegan at 6:30pm.

2. Pledge of Allegiance

3. Roll Call:

Roxanne Tufts-Keegan- Chair, Bonnie Gagnon- Vice Chair, Jonathan Sindorf- Member, Tim Cremmen- Member. Mike Green- Member, absent.

4. Approval of minutes:

The minutes from 4/06/26 and 4/13/26 were approved as read. Motion to accept by B. Gagnon, seconded by J. Sindorf. All in favor.

Signature Action

5. Local Emergency Operations Plan

Signed. A copy can be viewed at the Municipal building.

6. Pope Memorial Humane Society Agreement

Signed, see attached.

7. 2025 Municipal Assessment Data Certificate

See attached. Motioned to accept by T. Cremmen, seconded by J. Sindorf, all in favor.

8. Application for Tax credits/exemptions

There were 14 applications that all met the criteria to qualify. Motion to accept all 14 was made by B. Gagnon, seconded by T. Cremmen, all were in favor.

9. Credit Application Eliminator Systems Inc.

The highway department has asked to set up an account with this company for purchases. Motion to approve was made by B. Gagnon, seconded by J. Sindorf. The vote was 3-1. Motion passed.

10. Corrective Confirmatory Quitclaim Deed

This was not correctly recorded so needs to be resigned. Motion made by T. Cremmen and seconded by B. Gagnon. All in favor.

11. Junkyard License

Renewal. Motion made to accept by J. Sindorf, seconded by B. Gagnon. The vote was 3 yes and 1 abstain. There is only 1 licensed junkyard in Middleton.

Old Business

12. OTH Chapel

Legal has advised, even with a waiver, against using the chapel for now since it is not code compliant. Fire Chief J. Wheeler stated he will have the fire marshal come and check it out and see what is needed to bring it up to code.

Kate Buzzard asked if there was a report from LCHIP for the work they did and what were the steps for preservation. R. Tufts-Keegan stated there should be. There was some discussion about the fire monitoring, they were waiting on another quote. T. Cremmen will follow up on that.

13. CPR/AED training (Highway AED)

9 people attended the CPR/AED training last week. If there is enough interest another one can be held. Currently the highway department does not have a AED unit, the PD has stated they have an extra unit that is not being used and will give that to the highway department.

New Business

14. Fire Department report

See attached.

15. C Silva – Elaine Rd

Not present.

16. Tony Belanger – Casella

Did not show up, M. Green will follow up. Bulk pickup is set for May 5th and May 8th.

17. Conservation Commission

Kate Buzzard had 3 nominations for the conservation board. The BOS voted to appoint Tracy Donovan-Laviolette for a 3 year term. Dan Saliga for a 3 year term or alternate. And Carol Vita as an alternate. The motion was made by T.

Cremmen, B. Gagnon seconded with all in favor.

18. Granite State Kayak anglers

Sent a letter asking if they would need a pass to park at the town beach for their event. They have done this event in the past and have not needed a pass. They are approved with the state for this one day event. After some discussion B. Gagnon made a motion to have them get a one day pass for \$5, it was seconded by J.

Sindorf. After more discussion about whether a public hearing would be needed to change the policy on parking at the town beach, to include a one day pass, B. Gagnon rescinded her motion and made a new motion to allow the Granite State

Kayak anglers to park for this one day event on May 9th, without a pass. J. Sindorf seconded the motion. The vote was 3 in favor, 1 against. The motion passed.

19. Posting of Meetings

K. Huges asked about where the minutes were supposed to be posted. T. Cremmen stated upload them to the document section.

BOS Comments

B. Gagnon thanked Heather Powell for doing the CPR/AED class, she did a great job.

B. Gagnon would also like to thank the Nurture in Nature homeschool group for coming to the municipal building on Earth Day and planting flowers and raking up the leaves. They did a great job, it was much appreciated.

The Middleton Recreation will be having a craft fair on May 16th, 11am to 4 pm at the Middleton elementary school. They have almost 60 vendors coming!

Middleton Recreation will also be holding a Penny Sale on June 28th. Thank you to the Gagnon's who own the storage units in town for letting the rec have use of one so they can collect items for the penny sale. A time and date to drop stuff off for the penny sale will be posted soon. Watch their Facebook page for details.

J. Sindorf thanked Roxanne for all the hard work she has done in the municipal building. The paint jobs and new flooring look great!

Matrix will be coming on Tuesday 4/28/26 to pour the pad for the gas tanks at the HWY department.

Public Comments

Josh Plourde suggested for the highway dept to have a bag with an AED unit, burn, first aid, and eye wash kits to carry in their truck in case of emergency. Chief Wheeler said he can put something together for them.

Bill Plauski commented on deliveries, stating Our town co op can save a lot of money.

Adjournment

Motion to adjourn

R. Tufts-Keegan motioned to go into non pub at 7:35, seconded by B. Gagnon. R. Tufts-Keegan yes, B. Gagnon yes, J. Sindorf yes, T. Cremmen yes. 91A:3II.

The board went back into public meeting at 7:45. Motion adjourned at 7:45. All in favor.

Respectfully submitted by

B. Gagnon

ANIMAL SHELTER SERVICE AGREEMENT

Between

Pope Memorial Humane Society-Cocheco Valley

(Hereinafter known as PMHS-CV)

And

Middleton NH

(Hereinafter known as Town)

This agreement made this first day of January 2026 by and between PMHS-CV and the Town (City) of Middleton, NH warrants that PMHS-CV is a 501 c3 non-profit organization formed in 1984 and chartered and licensed by the State of New Hampshire as a duly incorporated humane society for the welfare of and the prevention of cruelty to animals. The signatory(ies) to this agreement, herein warrants that he/she is duly authorized to act on behalf of said municipality, representative of the town.

A. IMPOUND SERVICES FOR STRAY ANIMALS: Fees to be billed quarterly to the Town according to the Fee Schedule. The maximum hold time will be seven days per animal (ten days for rabies quarantine).

1. PMHS-CV is hereby employed and authorized to act as the impoundment and care facility for **unclaimed domestic companion stray animals (dogs and cats) as may be found at large in the Town**. The shelter must be available to authorized law enforcement officers, including but not limited to, the Town's designated animal control officer (ACO) at all times. Other animals, as defined by applicable state law, may be accepted on a case-by-case basis **with approval from Shelter Management**.
2. PMHS-CV will maintain a suitable shelter and provide food, water, and other humane animal care services, including necessary and emergency veterinary services deemed to benefit the animal up to and including euthanasia for stray animals. PMHS-CV accepts no responsibility for the ownership of the animal while being held by PMHS-CV. The Town relinquishes all rights and claims to dogs and positively identified cats when turned over to PMHS-CV after seven (7) days and all other cats and animals after three (3) days. If at the end of each respective holding period, the animal has not been reclaimed by the owner, PMHS-CV will place for adoption or otherwise dispose of the animal pursuant to RSA 466:18.
3. PMHS-CV will assist Town residents during normal, posted business hours with locating lost animals and returning them to their rightful owner(s) as authorized.
4. PMHS-CV shall provide animal surrender and adoption services, lost, and found services, pet information and referral services, microchipping, and low-cost rabies clinics to the Town's residents.
5. PMHS-CV shall consider the impoundment of a dog for the infraction of state law other than RSA 466:30 (dog at large), and any other animal on a case-by-case basis to be approved by the PMHS-CV Shelter Management.
6. At the Town's request, dependent on available kennel space at PMHS-CV, PMHS-CV may provide rabies quarantine and care for any **stray domestic companion animal** known to have bitten a person or another animal up to 10 days from the date of the bite. In the case that an owner is found, the Town is ultimately responsible for payment if the owner refuses or is unable to pay. If requested, PMHS-CV shall provide euthanasia and disposal of animals following the 10-day rabies quarantine period. **PMHS-CV does not offer Rabies Quarantine services to the public for owned animals; this service is for stray domestic companion animals only.**
7. PMHS-CV reserves the right to refuse any animals other than a cat or dog, that PMHS-CV does not have the proper equipment to handle and/or care for.

B. PROTECTIVE CUSTODY HOLDING: Fees to be billed quarterly to the Town according to Fee Schedule.

1. PMHS-CV is hereby employed and authorized to act as the impoundment and care facility for rescued/seized/protective custody animals as may be found in the Town. While these animals are housed at PMHS-CV, PMHS-CV will provide humane animal care services (as described in item 2 of Impoundment Services). PMHS-CV accepts no responsibility for the ownership of the animal(s) while being held at PMHS-CV.
2. While PMHS-CV agrees to house the animal(s) at our facility while awaiting disposition by the courts, the Town agrees to pay a holding fee per animal as listed in the Fee Schedule. While animals are in the custody of PMHS-CV, PMHS-CV retains the right to obtain assistance from other licensed agencies and/or foster homes to help house and care for animals in cases of overcrowding at the facility. Partnering agencies and foster homes will follow the same policies and procedures listed in this contract, up to and including all holding fees and veterinary care. The Town also agrees to pay medical costs incurred per animal while held by PMHS-CV. Every effort will be made to have animals surrendered to avoid excessive costs. Protective custody fees can be adjusted on a case-by-case basis at the discretion of PMHS-CV management and must be approved in advance on PMHS-CV taking custody of the animal(s).

SAID TOWN DOES HEREBY COVENANT AND AGREES THAT IT SHALL:

1. Be responsible for paying a \$175.00 fee for **unclaimed** stray dogs brought in by animal control or law enforcement. PMHS-CV does **NOT** take in citizen stray dogs. An officer must sign the animals into the shelter. These expenses will be invoiced quarterly to the Town.
2. Be responsible for the transportation fee by law enforcement or animal control officers to PMHS-CV. The Town may collect the fee from the owner(s) if the animal is reclaimed at the shelter.
3. Make certain that animals left at the shelter are **free from injuries or obvious illness and deliver all ill or injured animals directly to the veterinarian designated by the Town.**
4. Attempt to locate and contact the owner of the found stray by scanning for a microchip and/or calling any form of identification on the animal before transporting it to PMHS-CV.
5. **Contact and seek permission from Shelter Management in cases of rabies quarantine needs. If PMHS-CV does not have safe space in the facility to house an animal in need of rabies quarantine, it is the Town's responsibility to seek alternative housing options.**
6. Be responsible for fees associated with rabies quarantine at PMHS-CV if the owner is located and the owner refuses or is unable to pay fees per the Fee Schedule. **This service is for stray domestic companion animals only. PMHS-CV does not offer Rabies Quarantine services to the public for owned animals.**
7. Contact and seek permission from Shelter Management to leave an animal at PMHS-CV when requiring the impoundment of a dog for an infraction of state law, other than RSA 466:30 (dog at large) or any animal other than a dog.
8. Pay for expenses such as, but not limited to, equipment and materials (collars and microchips) used (at cost), mileage (67 cents per mile), when requesting the assistance of PMHS-CV for animal cruelty cases. The Town may pursue reimbursement of these fees by the offender as part of any legal restitution.
9. Pay for all expenses and costs, including but not limited to, attorney's fees should there be a breach of this contract.

Holding and Service Fees
Impound Service for Stray Domestic Animals

Holding fee for unclaimed stray domestic animals. <i>(to be paid by Town)</i>	\$175.00	After 7 days the animal is property of PMHS-CV
Holding fee for reclaim of stray domestic animals. <i>(to be paid by Owner)</i>	\$25.00 per day	Aggressive or special needs animals may be charged additional fees
Holding fee for rabies quarantine* of stray domestic animals. <i>(to be paid by owner if located, or paid by Town if Owner unknown or unable)</i>	\$40.00 per day	Additional days and charges may be needed until a veterinary exam can be performed
*Holding fee for rabies symptoms exhibited	\$200 for prep and transport <i>(holding fee prorated per day)</i>	If a veterinarian determines an animal is exhibiting signs of rabies, it will be immediately euthanized and sent for testing with the state.
*Veterinary exam fee for rabies quarantine sign-off of stray domestic animals. <i>(to be paid by Owner to reclaim)</i>	\$30.00 per animal	Required by law for all rabies suspects
Rabies vaccination for stray domestic animals. <i>(to be paid by Owner to reclaim)</i>	\$20.00 per vaccination	Required by law for all rabies suspects with no record of current rabies vaccination
Euthanasia fee for stray domestic animals after rabies quarantine. <i>(to be paid by Owner or paid by Town if Owner unknown or unable)</i>	\$75 / large dog \$50 / small dog or cat \$25 / small mammal	
Remains disposal fee for stray domestic animals (DOA or euthanized after rabies quarantine).	\$50 / dog over 30 lbs. \$35 / cat or dog under 30 lbs.	

Protective Custody Holding

Protective custody holding fee for animals awaiting disposition by the courts. <i>(to be paid by Town)</i>	\$25.00 per day in addition to veterinary care costs	Small mammals or multiples (ex. litters of kittens) or reduction of fees at the discretion of Shelter Management
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TERMS AND CONDITIONS

1. Nothing in this contract shall be construed to limit PMHS-CV's ability to contract with and make similar agreements with other communities for the same or similar services.
2. Nothing in this contract shall be construed to limit PMHS-CV's ability to solicit donations from or collect fees for services from residents of the Town to offset or defray some or all the cost of services outlined herein.
3. Nothing in this contract shall be construed to enjoin PMHS-CV from taking possession of an animal as provided in RSA 436:107 (no tags), 437:19 (reclaim), and 437:20 (abandonment) or any representative laws of the State of New Hampshire at the end of the specific holding period, without recompense to Town, and removal of such animal as provided in that statute.
4. The parties undersigned may terminate this agreement with one month's written notice.
5. This agreement shall be valid for one year; shall be binding upon the parties, their successors, assigns, and personal representatives; and shall become effective upon signing by both parties on 4/27/2026, and will terminate on December 31, 2026.

The agreement shall be enforced under the laws of the State of New Hampshire.

This is the entire agreement.

For the Town of Middletown _____:

Roxanne [Signature]
Signature Duly Authorized

4/27/2026
Date

selectmen
Title

Printed Name of Duly Authorized

[Signature]
PMHS-CV Authorized Signature

04/20/2026
Date

Caryn Fugatt
Executive Director
Pope Memorial Humane Society-Cocheco Valley
cfugatt@popememorialcvhs.org
(603) 749-5322 ext. 115



221 County Farm Road
Dover, NH 03820

BITE HOLD (RABIES OBSERVATION PERIOD) INFORMATION

As stated in our Shelter Service Agreement, Pope Memorial Humane Society-Cocheco Valley (PMHS-CV) is **NOT a rabies hold facility for owned pets.**

PMHS-CV will accept bite/rabies quarantine cases on a case-by-case basis for **stray** domestic animals that have a known bite to a human depending on the condition of the animal and space available at the shelter.

It is the responsibility of the Animal Control Officer or Representative of the Town/City in which the bite occurred, to contact PMHS-CV for permission to bring any animal to the shelter for quarantine purposes.

- Primary Contact: Niki D'Alessandro, Animal Wellness Manager (603) 608-8217
- Secondary Contact: Matt Miller, Training and Behavior Manager (617) 797-4944

These are personal phone numbers for use by ACO, law enforcement, and their representatives only.

If the Owner is found during the rabies quarantine and intends to surrender the animal to PMHS-CV, the Owner is responsible for paying all fees associated with quarantine and disposition of the animal. If the Owner is unwilling or unable, the Town/City is responsible for payment.

- PMHS-CV will allow surrender on a case-by-case basis and must be approved in advance.
- Surrender paperwork must be filled out by the Owner.
- PMHS-CV will request a written statement from the Town/City regarding details of the bite, if not previously provided.

If the Owner intends to reclaim the animal, the Owner is responsible for paying all fees associated with quarantine and rabies quarantine clearance of the animal.

- The date of clearance depends on the schedule of the Veterinarian in the shelter and may incur additional boarding fees.

At the discretion of the Town/City, the Owner may pay PMHS-CV holding fees and reclaim the animal bringing it directly to a veterinarian of their choice for rabies quarantine clearance.

- **Please advise the owner that they must make an appointment in advance.**

If the Owner of the animal is found and not reclaimed, PMHS-CV is required by law to wait 7 days and then send a certified letter to the owner stating the intention to treat the animal as abandoned.

- An additional fee of \$25.00 per day will be added until the animal is reclaimed or the waiting period from the certified letter expires.

RSA 437:19 The operator of an animal care center having custody of an animal, the owner of which has refused or neglected to reclaim the animal for a period of 7 days, or has refused or neglected to pay the just fees and charges due for boarding, grooming, surgical, medical or other care of the animal for a period of 7 days, shall notify the owner by certified mail of the intention of the operator to treat the animal as an abandoned animal within the meaning of this subdivision if the owner does not reclaim the animal or pay the charges and fees within 7 days after the mailing of the notification.



221 County Farm Road
Dover, NH 03820

STRAY AT LARGE AFTER-HOURS DROP-OFF

All animals brought to PMHS-CV after hours must be free from injuries or obvious illness.

Call Strafford County Dispatch Center (603) 742-4968 to request a fob pick-up for Pope Memorial Humane Society.

At PMHS-CV, go to the end of the driveway and use the door on the side of the building.

- The fob reader is on the left side of the door.
- The light switch is inside on the left.

Dogs

- Enter the building and straight ahead there are 3 black kennels set up with blankets and water buckets.
 - The sink is located on the left just before the kennels to fill the water bucket.
- Fill out the intake form on clipboards attached to ACO kennels: *(please be as legible as possible)*
 - Complete all known information including name and signature of Officer/ACO.
 - Take the yellow copy.
 - Return the white copy to the clipboard.

Make sure the chain is secure around the frame and door of the kennel after placing the dog.

Cats

- Enter the shelter in the same location and take the second door on the left. Then go to the second door on the right. Inside there's a crate set up with a litter pan and water dish.
- Fill out and return the form attached to the outside of the door the same as with dogs.

Turn the light off when exiting the shelter.

Return the fob to dispatch.

If you have questions, the animal seems aggressive, ACO kennels are full, or there's potential for the dog to break out of the wire ACO kennel, call the Behavior and Training Manager for assistance. Please remember that these are personal phone numbers, for law enforcement use only.

Niki D'Alessandro, Animal Wellness Manager
(603) 608-8217

Matt Miller, Behavior and Training Manager
(617) 797-4944

**NH DEPARTMENT OF REVENUE ADMINISTRATION
Municipal and Property Division
Equalization Bureau**



**2025 MUNICIPAL ASSESSMENT
DATA CERTIFICATE**

MUNICIPALITY: Middleton


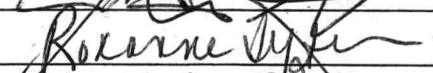
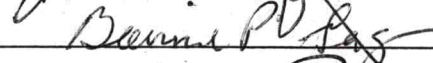
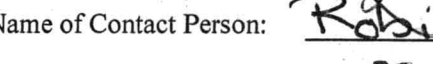
We, the undersigned, do hereby certify that the assessment and sales information provided by us on the NH Mosaic Equalization System has been thoroughly reviewed by this Board and is complete and accurate to the best of our knowledge.

We understand that this information will be used by the NH Department of Revenue Administration to calculate the municipality's equalization ratio. The equalization ratio will be used to calculate the total equalized valuation for this municipality.

SIGNATURES OF MUNICIPAL ASSESSING OFFICIALS

DATE

(Must be signed by a majority of Selectmen, if a Town, or Assessor, if a City)

	<u>26 April 2026</u>
	<u>4/27/2026</u>
	<u>4/27/2026</u>
	<u>4/27/2026</u>

Name of Contact Person: Robin Williams, Admin Clerk

E-mail Address: assess@middletownnh.gov

Office Phone Number: 603-473-5208

Office Hours: T, W, Thurs 9 to 5

(Note: If your office keeps irregular hours, please provide an alternate means of contacting you.)

(Please check appropriate box, if applicable)

- Full Reval
 Cyclical Reval
 (Values Updated)
 Statistical Reval
 Partial Reval

Name of Company Performing Revaluation Work: Avatar Associates (2023)

COMMENTS: _____

Please upload to: nhsalesportal.org no later than December 15, 2025



2025 Final Ratio Study Report

4/15/2026

Town Name: Middleton

Date Range: 10/1/2024 through 9/30/2025

Ratios were created using stipulated year assessments.

Summary of Codes Used

Group Class:	All Sales	Property Codes:	11 - Single Family Home 12 - Multi Family 2-4 Units 17 - Mfg Housing With Land 19 - Unclass/Unk Imp Res 22 - Residential Land 26 - Mixed Use Cmcl/Ind Land
Modifier Codes:	70 - Waterfront 71 - Water Access	Speical Codes:	

Indicated Ratio / Weighted Mean

Year	2025	2024	2023
Indicated Ratio	85.1	88.4	99.1
Weighted Mean	85.1	88.4	99.1

Basic Statistics Section (Not Trimmed)

Sales in Date Range	Sales Used	Results
Total: 66 Sales w/PA34: 0 %Sales w/PA34: 0.0%	Total Strata: 66 Sales Used: 49 %Sales Used: 73.1% Sales Used w/PA34: 0 %Sales Used w/PA34: 0.0%	%Mean: 92.4% %Median: 87.7% %WtMean: 85.2% COD (Median): 18.9 PRD: 1.08 Median Selling Price: \$360,000 Median Assessed Value: \$297,400

Extended Statistics Section (Trimmed)

Town Code:	4140	Weighted Mean:	85.1	COD:	16.3	PRD:	1.05
Valid Sales:	49	Wt.Mean Lo 90% CI:	81.6	COD Lo 90% CI:	13.9	PRD Lo 90% CI:	1.03
Trimmed:	1	Wt.Mean Up 90% CI:	88.8	COD Up 90% CI:	21.6	PRD Up 90% CI:	1.09
Untrimmed:	48	Median Ratio:	87.7	Weighted COD:	13.1	COV:	20.9
Trim Factor:	3	Median Lo 90% CI:	80.5	Med. Abs. Dev.:	15.5	25th Percentile:	77.5
Lo Trim Point:	43.9	Median Up 90%:	95.0	Med % Dev.:	17.7	75th Percentile:	99.8
Up Trim Point:	153.3	Mean Ratio:	89.7	Coef. Conc. 10%:	36.7	Broaden Median:	87.7
Min Ratio:	43.9	Mean Lo 90% CI:	85.6	Coef. Conc. 15%:	71.4	Geometric Mean:	87.8
Max Ratio:	226.0	Mean Up 90%:	94.5	Coef. Conc. 20%:	83.7	Harmonic Mean:	86.0
Min Sale \$:	15,000	Avg. Sale Price:	360,000	Coef. Conc. 50%:	95.9	Std. Deviation:	18.7
Max Sale \$:	900,000	Avg. Appraised Val:	297,400	Coef. Conc. 100%:	98.0	Normality Test:	False



2025 Final Ratio Study Report

4/15/2026

Town Name: Middleton

Date Range: 10/1/2024 through 9/30/2025

Ratios were created using stipulated year assessments.

Exclusion Code Counts

Exclusion Code	Count	Percentage
15 - Improvements +/- Incomplete at Assmt date	3	17%
17 - L/B Assessment - L/O Sale	1	6%
21 - Multi-Parcel Conveyance (MPC) - Properties can be sold separately	1	6%
36 - Relig/Char/edu as Grantor/Grantee	2	11%
40 - Business Affiliates as Grantor/Grantee	1	6%
45 - Boundary adjustment	1	6%
81 - Estate Sale With Fiduciary Covenants	5	28%
90 - RSA 79-A Current Use	4	22%
Total:	18	100%

Included Sales

Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Trim	Notes
2	5219-288	65,000	72,600	111.7	22				Came out of current use
3	5219-641	599,000	482,200	80.5	11	70			4/25; CHNG SKETCH; ADD UC; DEK RMVD, FULL GUT; per Avitar Card
4	5220-898	309,000	211,500	68.5	11				
5	5222-435	610,000	585,500	96.0	11	70			
7	5225-642	60,000	60,900	101.5	22				Came out of current use
8	5226-193	375,000	285,800	76.2	11	71			
9	5228-274	365,000	296,500	81.2	17	71			the property land value conditions were never changed as well as the land got improved with a double wide MH
10	5228-994	375,000	328,900	87.7	11	71			
11	5229-111	540,000	406,000	75.2	11				New house
12	5232-622	353,533	299,900	84.8	17				
14	5234-475	253,800	344,500	135.7	11				
17	5238-77	265,000	181,200	68.4	17				
18	5238-324	450,000	440,500	97.9	11	71			
20	5241-567	449,000	324,400	72.3	11	71			4/25; CHNG SKETCH; PU GEN & AC; per Avitar Card
21	5243-213	75,000	74,100	98.8	22				New lot
23	5250-575	70,000	73,600	105.1	22				Taken out of current use
25	5257-930	60,000	60,900	101.5	22				Taken out of current use



2025 Final Ratio Study Report

4/15/2026

Town Name: Middleton

Date Range: 10/1/2024 through 9/30/2025

Ratios were created using stipulated year assessments.

26	5257-932	60,000	60,900	101.5	22					Taken out of current use
27	5264-655	400,000	297,400	74.4	11					
28	5266-444	900,000	697,300	77.5	11	70				
30	5267-531	435,000	347,600	79.9	11					
31	5267-669	395,000	306,800	77.7	12					
32	5267-729	400,000	367,900	92.0	11	70				
34	5270-582	150,000	230,005	153.3	11					
36	5272-82	112,533	106,900	95.0	19					
38	5273-204	75,000	77,200	102.9	22					brand new lot
39	5274-218	147,533	183,900	124.7	22					
40	5274-223	861,333	559,600	65.0	11					
41	5275-687	360,000	288,100	80.0	11					
45	5277-209	325,000	251,500	77.4	11					
46	5277-739	84,933	65,600	77.2	22					
47	5280-517	25,000	23,100	92.4	22					
48	5282-52	325,000	315,500	97.1	11					Sold with ID#000004 000022 000000/Backland
49	5282-76	577,000	579,300	100.4	11	70				
50	5282-462	80,000	79,800	99.8	22					new lot
51	5283-315	415,000	321,000	77.4	11					6/25; NOH; ADJ DECK; PER MLS INT GD, ORIG KIT & BTH, WELL MAINT; SINK IN BSMT; per Avitar card
52	5283-488	79,933	55,900	69.9	26					
53	5286-701	560,000	461,500	82.4	11					
54	5287-13	135,000	59,300	43.9	19					was in current use
55	5287-538	438,000	396,600	90.6	11					new house
56	5289-552	895,000	722,300	80.7	11					
58	5290-489	430,133	423,300	98.4	11					interior condition was adjusted to match what was done through town based on MLS photos and field visit in 25.
59	5290-670	240,000	277,800	115.8	11					
60	5290-932	599,933	465,400	77.6	11					
61	5291-287	110,000	106,800	97.1	22					
62	5291-433	459,000	375,200	81.7	11					
64	5292-332	377,000	320,000	84.9	11					
65	5293-305	465,000	428,800	92.2	11					Resale V24(EC81)
66	5295-172	15,000	33,900	226.0	22					True



2025 Final Ratio Study Report

4/15/2026

Town Name: Middleton

Date Range: 10/1/2024 through 9/30/2025

Ratios were created using stipulated year assessments.

Excluded Sales

Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	EX	Exclusion Notes
1	5216-564	255,000	210,500	82.6	11			81 - Estate Sale With Fiduciary Covenants	See Fiduciary Deed
6	5222-885	221,533	78,500	35.4	26			40 - Business Affiliates as Grantor/Grantee	
13	5233-441	20,000	236,000	1180.0	22			17 - L/B Assessment - L/O Sale	RESALE V42(EC15) / NEW LOT 2024; 4/25; PU HSE, MEAS=EST PER AVITAR CARD
15	5234-911	365,000	338,900	92.9	11	71		81 - Estate Sale With Fiduciary Covenants	See Fiduciary Deed/Sale price per Deed
16	5234-1004	60,000	3,818	6.4	22			36 - Relig/Char/edu as Grantor/Grantee	Resale V22 (EC90) Also CU/DOJ #17528/Buyer
19	5238-624	70,000	501	0.7	22			90 - RSA 79-A Current Use	CURRENT USE
22	5250-475	140,000	3,818	2.7	22			90 - RSA 79-A Current Use	Resale V16(EC36) also (EC90)
24	5253-567	228,800	428,800	187.4	11			81 - Estate Sale With Fiduciary Covenants	Resale V65/ See Fiduciary Sale
29	5267-491	529,933	344,200	65.0	11			15 - Improvements +/- Incomplete at Assmt date	
33	5270-255	325,000	268,800	82.7	17			81 - Estate Sale With Fiduciary Covenants	See Fiduciary Deed
35	5271-439	45,000	464,400	1032.0	11			45 - Boundary adjustment	paid \$40,000 for surplus land from abutter
37	5272-750	850,000	799,000	94.0	11			21 - Multi-Parcel Conveyance (MPC) - Properties can be sold separately	
42	5275-1009	579,933	236,000	40.7	11			15 - Improvements +/- Incomplete at Assmt date	Resale V13(EC17)/New Home
43	5276-204	625,000	397,778	63.6	11			90 - RSA 79-A Current Use	true value = 468400
44	5276-595	543,933	275,400	50.6	11			15 - Improvements +/- Incomplete at Assmt date	Property was still in midst of construction on 4/1/25
57	5290-320	380,000	294,916	77.6	11			81 - Estate Sale With Fiduciary Covenants	See Fiduciary Deed/true value = 305200
63	5291-623	60,000	63,300	105.5	19			36 - Relig/Char/edu as Grantor/Grantee	was in current use, new owners
67	5246-363	385,000	188,000	48.8	19			90 - RSA 79-A Current Use	in current use

Middleton Fire-Rescue

Chief of Department, Jarrod Wheeler
192 Kings Hwy Middleton, NH 03887

Monthly Report March 2023

- 15 Calls For Service
- 11 Medical Aid Calls
- 4 Fire Calls
- Milton Ambulance provided mutual aid to us during a time of multiple simultaneous medical call. Chief Wheeler First responded. Middleton Ambulance responded to all medical emergencies.
- Middleton Fire Rescue officially became a member of Seacoast Fire Chiefs Mutual Aid District.
- Responded to Cover Ossipee with Ambulance 3 during Mass casualty in Tamworth.
- Car 1, Engine 4, and Tanker 5 Responded to Wakefield for 4th alarm building fire. Chief Wheeler, Captain Laviolette, Lt Givara and FF Laviolette responded. We would like to Thank Gilmanton Fire Department for providing coverage during this event.
- Firefighters trained on forceable entry with a realistic prop provided by the NH Fire Academy.
- Chief Wheeler was out for 2 weeks following the birth of son Everett. Assistant Chief Bourdeau and Deputy Chief Manchester managed during this absence. Lt Guarino assisted with administrative functions during this time.
- Captain Bowden and Chief Wheeler began planning for large scale forestry water supply training.
- Members refreshed and readied equipment for Brush Fire Season. This includes preparing all pumps and equipment. Along with maintaining all of this equipment.

