

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

1. **SELLER:** Anita D Freeman Trustee of the Anita D Freeman Revocable Trust of 2013

2. **PROPERTY LOCATION:** 172 Packers Falls Road Durham NH 03824

3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☐ No

4. **SELLER:** ☒ has ☐ has not occupied the property for 15 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Seasonal ☐ Unknown
☒ Drilled ☐ Dug ☐ Other _____

b. INSTALLATION: Location: _____
 Installed By: _____ Date of Installation: _____
 What is the source of your information? _____

c. USE: Number of persons currently using the system: _____
 Does system supply water for more than one household? ☐ Yes ☐ No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
 Pump: ☐ Yes ☐ No ☐ N/A Quantity: ☐ Yes ☐ No
 Quality: ☐ Yes ☐ No ☐ Unknown
 If YES to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested? ☒ Yes ☐ No Date of most recent test 2026
 If YES to any question, please explain in Comments below or with attachment.
 Are you aware of any test results reported as unsatisfactory or satisfactory with notations? ☐ Yes ☐ No
 If YES, are test results available? ☐ Yes ☐ No
 What steps were taken to remedy the problem? _____
 COMMENTS: _____

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: ☐ Yes ☐ No Community/Shared: ☐ Yes ☐ No
 Private: ☒ Yes ☐ No ☐ Unknown
 Septic Design Available: ☐ Yes ☐ No

b. IF PUBLIC OR COMMUNITY/SHARED
 Have you experienced any problems such as line or other malfunctions? ☐ Yes ☐ No
 What steps were taken to remedy the problem? _____

c. IF PRIVATE:
 TANK: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown ☐ Other _____
 Tank Size _____ Gal. ☐ Unknown ☐ Other _____
 Tank Type ☐ Concrete ☐ Metal ☐ Unknown ☐ Other _____
 Location: _____ ☐ Location Unknown. Date of Installation: _____
 Date of Last Servicing: _____ Name of Company Servicing Tank: _____
 Have you experienced any malfunctions? ☐ Yes ☐ No
 COMMENTS: _____

SELLER(S) INITIALS  / _____

BUYER(S) INITIALS _____ / _____

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
 IF YES, Location: _____ Size: _____ ☐ Unknown
 Date of installation of leach field: _____ Installed By: _____
 Have you experienced any malfunctions? ☐ Yes ☐ No
 Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☒ No ☐ Unknown
 IF YES, has a septic system evaluation been done within 180 days? ☐ Yes ☐ No ☐ Unknown
 Date of Evaluation: _____
 Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

7. INSULATION	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	☐	☐	☐	_____	_____	☐
	Crawl Space	☐	☐	☐	_____	_____	☐
	Exterior Walls	☐	☐	☐	_____	_____	☐
	Floors	☐	☐	☐	_____	_____	☐

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property? ☐ Yes ☐ No ☐ Unknown

IF YES: Are tanks currently in use? ☐ Yes ☐ No

IF NO: How long have tank(s) been out of service? _____

What materials are, or were, stored in the tank(s)? _____

Age of tank(s): _____ Size of tank(s): _____

Location: _____

Are you aware of any past or present problems such as leakage, etc? ☐ Yes ☐ No

Comments: _____

If tanks are no longer in use, have the tanks been removed? ☐ Yes ☐ No ☐ Unknown

Comments: _____

b. ASBESTOS - Current or previously existing:

As insulation on the heating system pipes or ducts? ☐ Yes ☐ No ☐ Unknown

In the siding? ☐ Yes ☐ No ☐ Unknown

In the roofing shingles? ☐ Yes ☐ No ☐ Unknown

In flooring tiles? ☐ Yes ☐ No ☐ Unknown

Other ☐ Yes ☐ No ☐ Unknown

If YES, Source of information: _____

Comments: _____

c. RADON/AIR - Current or previously existing:

Has the property been tested? ☒ Yes ☐ No ☐ Unknown

If YES: Date: 2026

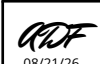
By: _____

Results: _____ If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No

Are test results available? ☐ Yes ☐ No

Comments: _____

SELLER(S) INITIALS  /

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d. RADON/WATER - Current or previously existing:

Has the property been tested? ☒ Yes ☐ No ☐ Unknown

If YES: Date: _____ By: _____

Results: _____ If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No

Are test results available? ☐ Yes ☐ No Comments: _____

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property? ☐ Yes ☒ No

If YES: Source of information: _____

Are you aware of any cracking, peeling, or flaking lead-based paint? ☐ Yes ☐ No

Comments: _____

f. Are you aware of any other hazardous materials? ☐ Yes ☒ No

If YES: Source of information: _____

Comments: _____

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?

☐ Yes ☒ No ☐ Unknown If YES, Explain: _____

What is your source of information? _____

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

☐ Yes ☒ No ☐ Unknown If YES, Explain: _____

What is your source of information? _____

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?

☐ Yes ☒ No If YES, Explain: _____

d. Are you aware of any problems with other buildings on the property?

☐ Yes ☒ No If YES, Explain: _____

e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.?

☐ Yes ☒ No ☐ Unknown If YES, Explain: _____

f. Is this property located in a Federally Designated Flood Hazard Zone?

☐ Yes ☐ No ☐ Unknown Comments: _____

g. Has the property been surveyed?

☐ Yes ☐ No ☒ Unknown If YES, By: _____

If YES, is survey available? ☐ Yes ☐ No ☐ Unknown

h. How is the property zoned? rural scenic

i. Heating System Age: _____ Type: _____ Fuel: _____ Tank Location: _____

Owner of Tank: d f richard

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? _____

Secondary Heat Systems: _____

Comments: _____

j. Roof Age: _____ Type of Roof Covering: _____

Moisture or leakage: _____

Comments: _____

SELLER(S) INITIALS

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BUYER(S) INITIALS

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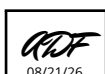
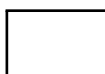
TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 172 Packers Falls Road Durham NH 03824

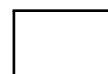
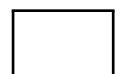
- k. Foundation/Basement** ☐ Full ☒ Partial ☐ Other: _____ ☐ Type: _____
 Moisture or leakage: _____
 Comments: sunp pump
- l. Chimney(s)** How Many? 1 _____ Lined? _____ Last Cleaned: _____ Problems? _____
 Comments: _____
- m. Plumbing** Type: _____ Age: _____
 Comments: _____
- n. Domestic Hot Water** Age: 1-yr _____ Type: Rinnai _____ Gallons: _____
- o. Electrical System** # of Amps _____ ☐ Circuit Breakers ☐ Fuses
 Comments: _____
 Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: _____
 Comments: _____
- p. Modifications:** Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☒ No
 If Yes, please explain: _____
- q. Pest Infestation:** Are you aware of any past or present pest infestations? ☐ Yes ☐ No Type: _____
 Comments: ants
- r. Methamphetamine Production** Do you have knowledge of methamphetamine production ever occurring on the property?
 (Per RSA 477:4-g) ☐ Yes ☒ No If YES, please explain: _____
- s. Air Conditioning** Type: _____ Age: _____ Date Last Serviced and by whom: _____
 Comments: _____
- t. Pool** Age: _____ Heated: ☐ Yes ☐ No Type: _____ Last Date of Service: _____
 By Whom: _____
- u. Generator** Portable: ☒ Yes ☐ No Whole House: ☐ Yes ☐ No Kw/Size: _____ Last Date of Service: _____
 If Portable: ☒ Included ☐ Negotiable
 Comments: _____
- v. Internet** Type Currently Used at Property: comcast xfinity
- w. Other** (e.g. Alarm System, Irrigation System, etc.) _____
 Comments: _____

NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS

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BUYER(S) INITIALS

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10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?
☒ Yes ☐ No

b. ADDITIONAL COMMENTS:

2025 driveway
2015 house painted
2020 stone wall installed
2023 new Rinnai on-demand hot water
2026 new toilet first floor
2025new dishwasher
2026 new electric stove
2026 new washer
2016 kitchen floor

age of roof

2011 south side addition
2001 sunroom
2002 office
2004 north side cape
2011 entry
2008 garage

ACKNOWLEDGEMENTS:

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

Quita D Freeman Trustee of the Quita D Freeman Revocable Trust of 2013

dotloop verified
08/21/26 8:27 AM EDT
GTEE-MSVE-KNL1-UFYZ

SELLER

DATE

SELLER

DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER

DATE

BUYER

DATE

SELLER(S) INITIALS

QDF

08/21/26
8:27 AM EDT
dotloop verified

BUYER(S) INITIALS

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS FOR HOUSING SALES



This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: 172 Packers Falls Road Durham NH 03824

LEAD WARNING STATEMENT

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
- (i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
- (ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
- (i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
- (ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

- (c) ☐ Purchaser has received copies of all information listed above.
- (d) ☐ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
- (i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- (ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

08/23/26 12:43 PM EDT dotloop verified

08/23/26 12:45 PM EDT dotloop verified

Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

 Anita D Freeman Trustee of the Anita D Freeman Revocable Trust of 2013 dotloop verified 08/21/26 8:27 AM EDT 8N7E-FJLD-HXUE-YGYT	Seller Date
Purchaser Date	Seller Date
 Kate Foss dotloop verified 08/23/26 12:43 PM EDT CEZX-PX02-IL9R-QB7H	Purchaser Date
Agent Date	Agent Date
 Jennifer Russell dotloop verified 08/23/26 12:45 PM EDT HT5I-2UCV-WZRQ-CI92	Agent Date

UTILITY INFORMATION

Please provide information on the utilities servicing your home.

Electric Company Eversource Phone _____

Average Annual Consumption _____

Check all that are electric: ☐ Heat ☒ Hot Water ☐ Stove ☒ Dryer ☒ Range ☒ Oven

Oil Company _____ Phone _____

Average Annual Consumption _____ Tank Size _____

Check all that are Oil: ☐ Heat ☐ Hot Water Tank Location _____

Gas/Propane Company DF Richard Phone _____

Average Annual Consumption _____ Tank Size _____

Check all Tank Location _____

that are Gas: ☒ Heat ☐ Hot Water ☐ Stove ☐ Dryer ☐ Range ☐ Oven ☐ Fixed Generator

Septic Company Exeter Septic Phone _____

Location _____ Tank Size _____

Well Company _____ Phone _____

Location _____ GPM _____

Cable/Internet Company Comcast Xfinity Phone _____

Telephone Company Xfinity Phone cell only

Is your home serviced by Town / Community Water? Average Bill well

Is your home serviced by Town / Community Sewer? Average Bill septic

*If no, please describe your lot with your property and indicate location of septic/well in relation to the house.

2 septic tanks: one on the north side near the kitchen, one on the south side near driveway
well near the road

Seller

*Quita D Freeman Trustee of the Quita D Freeman
Revocable Trust of 2013*

dotloop verified
08/21/26 8:27 AM EDT
GLC7-RSL6-1LQY-AUUB

Buyer

Seller

Buyer

• Please leave all manuals and warranties for the new home owners. Thank you!

SELLER PROPERTY INFORMATION

Fixtures, Appliances, and Personal Property

Please indicate the age of the following, which will be included in the sale of your property.

Included?	Yes	No	Year	Included?	Yes	No	Year
generator	☒	☐	2014	freezer	☒	☐	2015
range	☒	☐	2025		☐	☐	
dishwasher	☒	☐	2026		☐	☐	
washer	☒	☐	2026		☐	☐	
dryer	☒	☐	2012		☐	☐	
chandelier dining rm	☒	☐	?		☐	☐	
refrigerator	☒	☐	?		☐	☐	

Please list any affixed items that will **NOT** be staying (Special chandelier, deep freezer, etc?)

Other Information

If curbside pick-up,-What day is trash removal day? every other Monday

Does the town maintain/plow the road? yes

Do you have smoke alarms?yes Battery or hard-wired? _____

Do you have carbon monoxide detectors? _____ Plug-in or hard-wired? _____

School Information

	School	Pick Up Time	Bus Stop Location
Elementary			
Middle			
High School			

Seller

Quita D Freeman Trustee of the Quita D Freeman
Revocable Trust of 2013
 dotloop verified
 09/10/26 4:09 PM EDT
 BIM2-KV5X-VA0H-GEXD

Seller

Buyer

Buyer

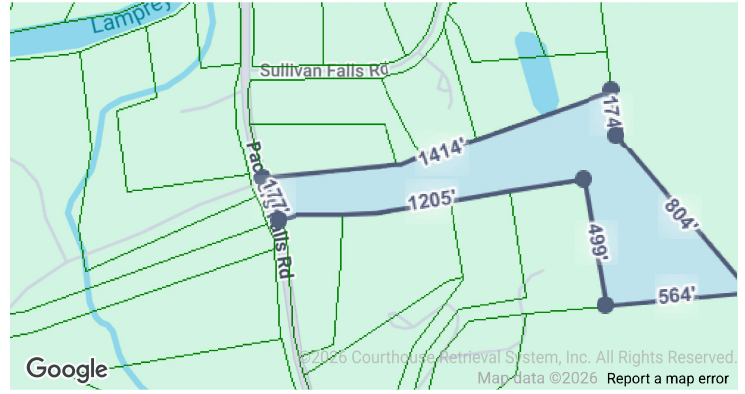


LOCATION

Property Address	172 Packers Falls Rd Durham, NH 03824-4307
Subdivision	
County	Strafford County, NH

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	DRHM M:233 L:5
Alternate Parcel ID	
Account Number	1502
District/Ward	
2020 Census Trct/Blk	801/2
Assessor Roll Year	2025



PROPERTY SUMMARY

Property Type	Residential
Land Use	Single Family Residential
Improvement Type	Cape Cod
Square Feet	3036

CURRENT OWNER

Name	Anita D Freeman Ret
Mailing Address	172 Packers Falls Rd Durham, NH 03824-4307

SCHOOL ZONE INFORMATION

Oyster River Middle School	2.9 mi
Primary Middle: Pre K to 8	Distance
Oyster River High School	3.3 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 07/24/2026

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
5/30/2013		Anita D Freeman Ret & Freeman Anita D	Freeman Anita	Warranty Deed		4132/612 9043
11/17/2011	\$380,000	Freeman Anita	Puffer Carolyn D	Deed		3970/130

TAX ASSESSMENT

Tax Assessment	2025	Change (%)	2024	Change (%)	2023
Assessed Land	\$251,122.00	\$92,035.00 (57.9%)	\$159,087.00	-\$73.00 (0.0%)	\$159,160.00
Assessed Improvements	\$416,900.00	\$41,800.00 (11.1%)	\$375,100.00		\$375,100.00
Total Assessment	\$668,022.00	\$133,835.00 (25.1%)	\$534,187.00	-\$73.00 (0.0%)	\$534,260.00
Exempt Reason					

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2025			\$12,606.00
2024			\$10,860.00
2023			\$10,942.00
2022			\$10,668.00
2021			\$10,260.00
2020			\$10,193.00
2019			\$10,083.00
2018			\$9,851.00
2017			\$10,877.00
2016			\$10,554.00
2015			\$10,596.00

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
02/05/2007	\$276,500	Puffer Carolyn D	Td Bank North Mortgage Group	3490/538

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1			
Type	Cape Cod	Condition	Average
Year Built	1830	Effective Year	
		Units	2
		Stories	2

BRs	3	Baths	3	F	H	Rooms	7
Total Sq. Ft.	3,036						
Building Square Feet (Living Space)				Building Square Feet (Other)			
1st Floor 1912				Gross Area 3864			
				Basement Unfinished 570			

CONSTRUCTION			
Quality		Roof Framing	Gable
Shape		Roof Cover Deck	Asphalt
Partitions		Cabinet Millwork	
Common Wall		Floor Finish	
Foundation		Interior Finish	
Floor System		Air Conditioning	
Exterior Wall	Wood Siding	Heat Type	Forced Air Unit
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	
- OTHER			
Occupancy		Building Data Source	

PROPERTY CHARACTERISTICS: EXTRA FEATURES			
Feature	Size or Description	Year Built	Condition
Utility Bldg			
Patio			
Garage			

PROPERTY CHARACTERISTICS: LOT							
Land Use	Single Family Residential			Lot Dimensions			
Block/Lot	50/5			Lot Square Feet	601,128		
Latitude/Longitude	43.100456°/-70.949867°			Acreage	13.8		

PROPERTY CHARACTERISTICS: UTILITIES/AREA			
Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	Oyster Riv Coop
Zoning Code R		Special School District 2	
Owner Type			

LEGAL DESCRIPTION			
Subdivision		Plat Book/Page	
Block/Lot		District/Ward	
50/5			
Description			

POWER PRODUCTION							
No power production information was found for this parcel.							

INTERNET ACCESS							
courtesy of Fiberhomes.com							
Provider	Type	Confirmed	Advertised Top Download Speed		Advertised Top Upload Speed		
Fidium Fiber	FIBER	No	2000 Mbps				
Breezeline	FIBER	No	1000 Mbps				
Xfinity	CABLE	No	1200 Mbps				

FEMA FLOOD ZONES							
Zone Code	Flood Risk	BFE	Description		FIRM Panel ID	FIRM Panel Eff. Date	
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.		33017C0377E	09/30/2015	

LISTING ARCHIVE										
MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Buyer Agent	Buyer Broker
4030969	Sold	02/07/2013	10/25/2010	\$389,900	11/17/2011	\$380,000				
2829803	Expired	04/29/2011	04/13/2010	\$400,000						
2725351	Expired	04/29/2011	06/04/2008	\$429,900						
2642726	Expired	04/29/2011	03/15/2007	\$499,000						
2621374	Expired	04/29/2011	10/10/2006	\$525,000						

172 PACKERS FALLS ROAD

Location 172 PACKERS FALLS ROAD

Mblu 233/ / 5/0 0/0

Owner FREEMAN REV TRUST, ANITA D

Assessment \$668,022

Appraisal \$730,900

PID 1602

Building Count 1

Location

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$416,900	\$314,000	\$730,900
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$416,900	\$251,122	\$668,022

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner FREEMAN REV TRUST, ANITA D

Sale Price \$0

Co-Owner

Certificate

Address 172 PACKERS FALLS ROAD
DURHAM, NH 03824

Book & Page 4132/0612

Sale Date 05/30/2013

Instrument

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FREEMAN REV TRUST, ANITA D	\$0		4132/0612		05/30/2013
FREEMAN, ANITA	\$380,000		3970/0130	UNKQ	11/17/2011
PUFFER, CAROLYN	\$0		/0		

Building Information

Building 1 : Section 1

Year Built: 1830

Living Area: 3,036
Replacement Cost: \$501,674
Building Percent Good: 75
Replacement Cost
Less Depreciation: \$376,300

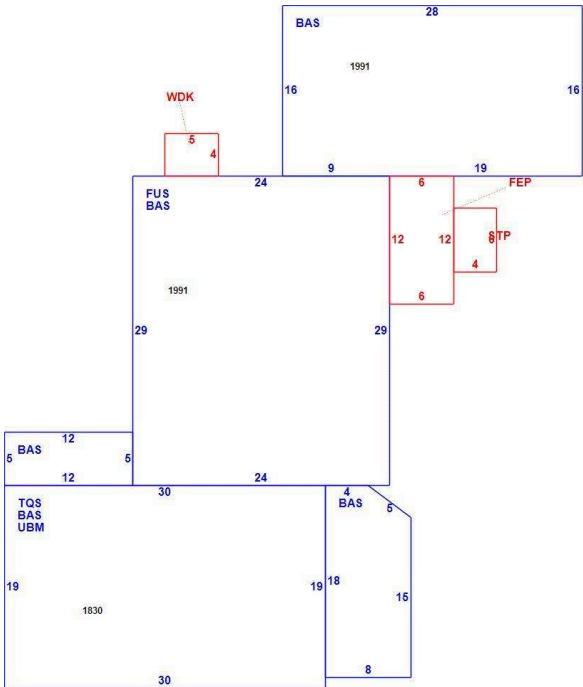
Building Attributes	
Field	Description
Style:	Cape Cod
Model	Residential
Grade:	Average +10
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Drywall/Sheet
Interior Flr 1	Carpet
Interior Flr 2	Ceram Clay Til
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	1
Total Rooms:	7
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Color	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/DurhamNHPhotos/A0007DSC00675_701;

Building Layout



(ParcelSketch.ashx?pid=1602&bid=1602)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,912	1,912
FUS	Upper Story, Finished	696	696
TQS	Three Quarter Story	570	428
FEP	Porch, Enclosed, Finished	72	0
STP	Stoop	24	0
UBM	Basement, Unfinished	570	0
WDK	Deck, Wood	20	0
		3,864	3,036

Extra Features

Extra Features	Legend
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Code	Description	Size	Assessed Value
FPL2	1.5 STORY CHIM	1.00 UNITS	\$4,800

Parcel Information

Use Code	1010
Description	Single Fam MDL-01
Deeded Acres	13.8

Land

Land Use		Land Line Valuation	
Use Code	1010	Size (Acres)	13.8
Description	Single Fam MDL-01	Frontage	0
Zone	R	Depth	0
Neighborhood	50	Assessed Value	\$251,122
Alt Land Appr Category	No	Appraised Value	\$314,000

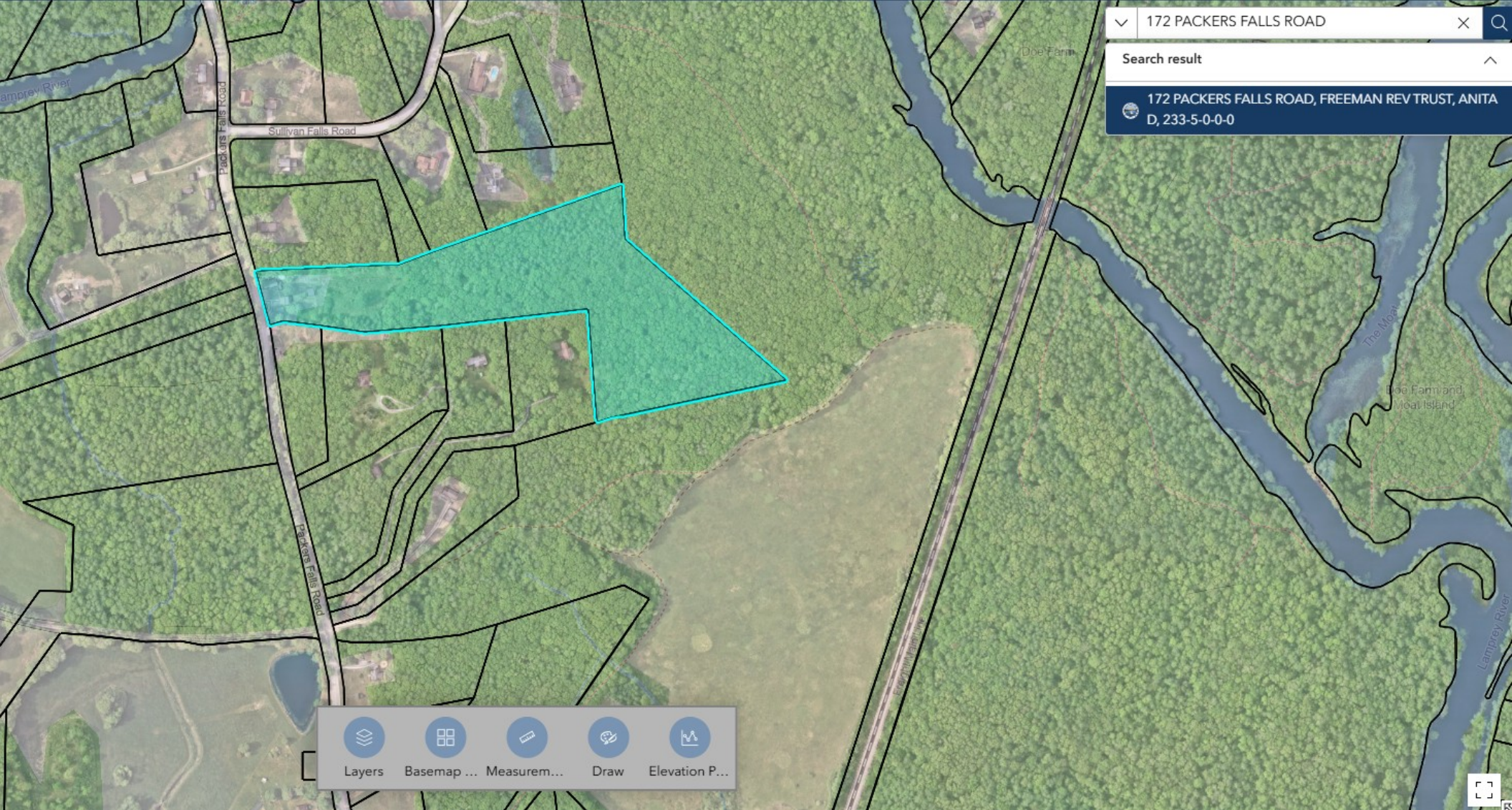
Outbuildings

Outbuildings					Legend
Code	Description	Sub Code	Sub Description	Size	Assessed Value
FGR5	W/LOFT GOOD			768.00 S.F.	\$28,800
SHD1	SHED FRAME			576.00 S.F.	\$3,900
SHD1	SHED FRAME			230.00 S.F.	\$3,100

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$416,900	\$314,000	\$730,900
2024	\$375,100	\$222,100	\$597,200
2023	\$375,100	\$222,100	\$597,200

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$416,900	\$251,122	\$668,022
2024	\$375,100	\$159,087	\$534,187
2023	\$375,100	\$159,160	\$534,260

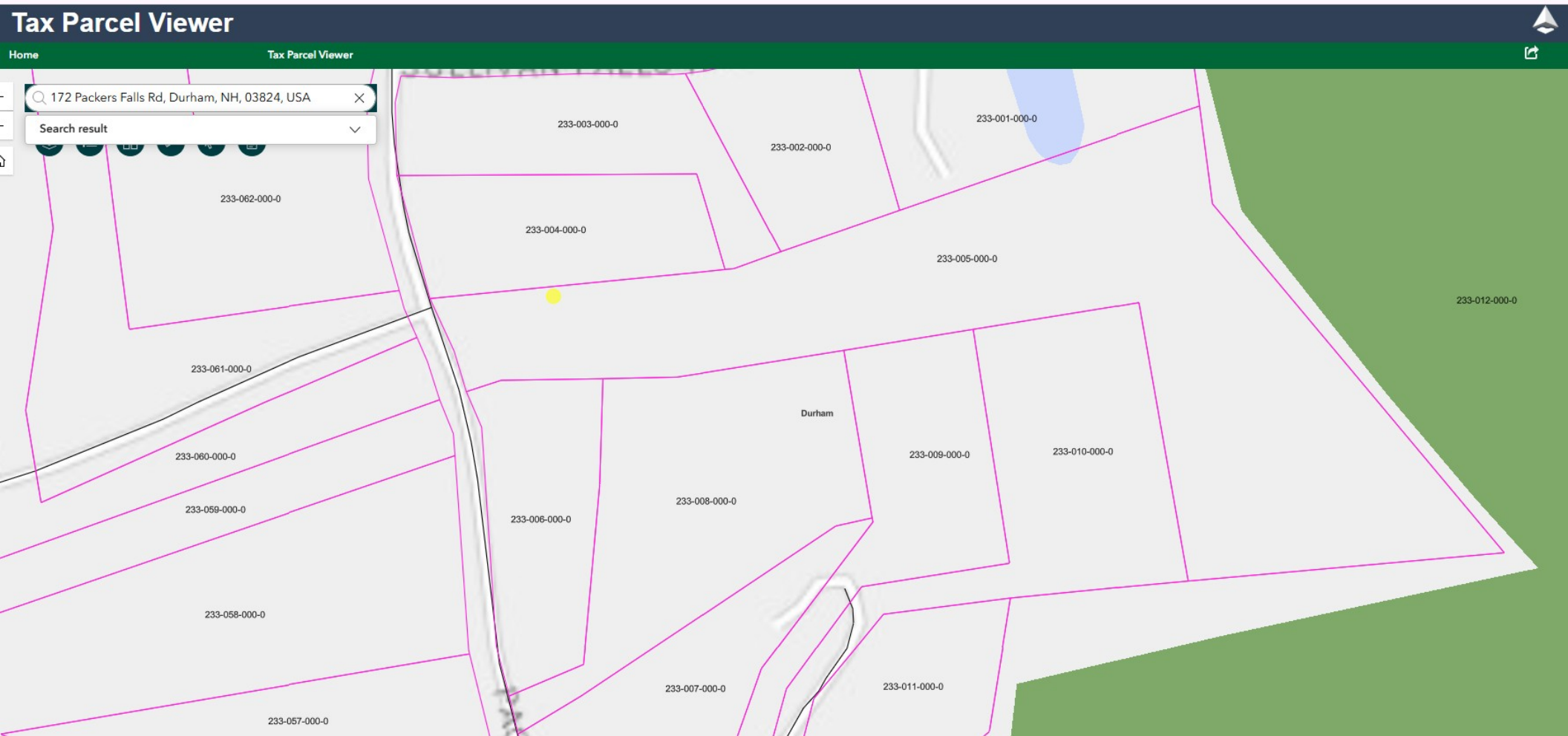


172 PACKERS FALLS ROAD

Search result

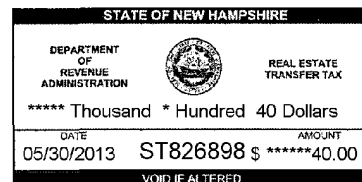
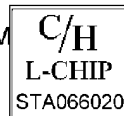
172 PACKERS FALLS ROAD, FREEMAN REV TRUST, ANITA D, 233-5-0-0-0

Layers Basemap ... Measurem... Draw Elevation P...



Return to:
Healey, Deshaies, Gagliardi & Woelfel, PC
24 Market Street
Amesbury, MA 01913

Doc # 0009043 May 30, 2013 12:56 PM
Book 4132 Page 0612 Page 1 of 2
Register of Deeds, Strafford County



WARRANTY DEED NEW HAMPSHIRE

Anita Freeman, a single person, of Durham, Strafford County, New Hampshire,
for consideration paid, and in full consideration of less than One Hundred (\$100.00) Dollars,
grants to Anita D. Freeman, Trustee of the Anita D. Freeman Revocable Trust of 2013, under
Declaration of Trust dated May 22, 2013, of 172 Packer's Falls Road, Durham, New
Hampshire 03824,

with **Warranty Covenants**

The land in Durham, Strafford County, New Hampshire, bounded and described as
follows:

[Description and encumbrances, if any]

A certain tract of land with the buildings thereon situate on the Easterly side of Packers Falls Road in Durham, County of Strafford and State of New Hampshire, being shown as Lot #1A on a plan entitled, "Final Plan Carolyn D. and Winthrop F. Puffer, Durham, N.H." by G.L. Davis & Associates, dated May 1983, recorded in the Strafford County Registry of Deeds as Plan 25-34, bounded and described as follows:

Beginning at a point on the Easterly side of Packers Falls Road, being the Northwest corner of the within described premises and the Southwest corner of land now or formerly of Roberts; thence S 77° 33' E along said Roberts land, 510.6 feet to a point at land now or formerly of O'Connell; thence N 85° 32' E along said O'Connell land, 857.4 feet to a steel stake at land now or formerly of Red-E-Mix Corp.; thence S 10° 00' W along said Red-E-Mix Corp. land, 195.1 feet to a point; thence S 34° 28' E along said Red-E-Mix Corp. land, 765.8 feet to a steel stake; thence N 86° 22' W along said Red-E-Mix Corp. land, 652.8 feet to a point; thence S 88° 28' W along said Red-E-Mix Corp. land, 53.8 feet to a point at Lot 5A as shown on said Plan; thence N 10° 24' E along said Lot 5A, 402.4 feet to a point; thence N 82° 02' W along said Lot 5A and Lot 4 and land now or formerly of Dethier as shown on said Plan, 530.0 feet to a point; thence N 80° 00' W along said Dethier land, 276.5 feet to a point; thence N 68° 00' W along said Dethier land, 293.3 feet to a point; thence S 87° 27' W along said Dethier land, 50.0 feet to a point on the Easterly side of Packers Falls Road; thence N 0° 19' W along said Packers Falls Road, 202.0 feet to the point of beginning.

Being the same premises conveyed to the grantor by deed of Carolyn D. Puffer dated November 17, 2011 and recorded in the Strafford County Registry of Deeds at Book 3970, Page 130.

Pursuant to NH RSA 480:9, the Grantee trust is a revocable trust.

The within transfer is to a revocable trust without transferable shares for estate planning purposes.

Witness my hand and seal this 22nd day of May, 2013.

Witness:

Anita Freeman

Anita Freeman

COMMONWEALTH OF MASSACHUSETTS

ESSEX, SS.

On this 22nd day of May, 2013, before me, the undersigned notary public, personally appeared Anita Freeman, proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.



Robert J. Deshaies

Notary Public: Robert J. Deshaies

My commission expires: 2/7/2014