

Commercial Sale
5078059
Active

6 Ames Plaza Lane
Walpole
Unit/Lot #

NH 03608

Listed: 3/3/2026

\$849,000

Closed:

DOM: 154



County NH-Cheshire
VillDstLoc
Year Built 2019
Building Area Total 3,096
Building Area Source Assessor
Total Available Area 3,096
Total Available Area Source Assessor
Zoning Commercial
Road Frontage Yes
Road Frontage Length 441
Lot Size Acres 0.66
Traffic Count
Loss Factor Percentage
Vacancy Factor

Taxes TBD No
Tax Year Notes Mixed Use
Tax Annual Amount \$12,551.00
Tax Year 2025
Gross Income
Net Income
Operating Expense

Activation Date

Business Type Investment, Multi-Family, Office, Opportunity
Business Type Use Free Standing Building, Other



Property Panorama VTour

Directions Upper Walpole Road from Route 12, first left, 2nd building, SEE SIGNS

Public Remarks This mixed-use property features a spacious, dedicated office which comprises the complete first floor, ideal for remote work or running a home-based business. The office offers ample room for multiple workstations, built-in storage, and abundant natural light, creating a productive and comfortable environment. The 7 -room office has reception area, large conference room, 3 private offices and a open work room. It has a galley kitchenette with full sized refrigerator, microwave and plenty of kitchen workspace for coffee make, etc. Office space also two tiled 1/2 baths for use of clients and employees. The thoughtful lay out of the office could easily be divided into an apartment with room for an office, too. The full 2nd floor is a beautifully designed executive 3-bedroom apartment that blends modern luxury with everyday comfort. This spacious residence features an open-concept living, dining & kitchen area enhanced by many windows that fill the space with natural light. High-end finishes, tiled & vinyl elegant flooring, and contemporary lighting create a warm yet sophisticated atmosphere. The gourmet kitchen is fully equipped with premium soft close cabinetry, sleek solid surface countertops, and state-of-the-art appliances — perfect for both casual meals and entertaining guests. Each of the three bedrooms is generously sized, offering ample closet space. The master suite includes a private en-suite bathroom with stylish fixtures and a walk-in closet, providing a peaceful retreat after a long day. The additional bedrooms are ideal for family & guests. Modern bathrooms, in-unit laundry, and plenty of parking with attached 2 car garage, elevate the convenience and comfort of this property. Owner can walk to shopping and eateries with mins to Route 12 & I91. Property can be sold completely furnished or not, all wiring is underground, property has Multi zone heating and cooling.

STRUCTURE

Construction Materials Wood Frame, Vinyl Siding

Roof Asphalt Shingle

Foundation Details Poured Concrete

Basement Yes

Basement Access Type Interior

Basement Description Climate Controlled, Concrete, Full, Interior Stairs, Unfinished, Interior Access, Basement Stairs

Building Number

Total Units 2

of Stories 2

Divisible SqFt Min

Divisible SqFt Max

\$/SqFtTota

Ceiling Height

Total Elevators

Total Loading Docks

Dock Levelers

Dock Height

Total Drive-in Doors

Door Height

	LEVEL	TYPE	DESCRIPTION
UNIT 1	1	Business Opportunity	
UNIT 2	2	Residential	
UNIT 3			
UNIT 4			
UNIT 5			
UNIT 6			
UNIT 7			
UNIT 8			

UTILITIES

Heating Forced Air, Propane, Mini Split

Cooling Central AC

Water Source Public

Sewer Public

Electric 200+ Amp Service, Circuit Breaker(s)

Utilities Cable at Site, Propane, Underground Utilities

Internet Fiber Optic Intern Avail

Fuel Company

Electric Company

Water Company

Phone Company

Cable Company

Internet Service Provider

LOT & LOCATION

Submarket
Project Building Name

ROW Length
ROW Width
ROW Parcel Access
ROW to other Parcel

Surveyed
Surveyed By

Lot Features Near Shopping, Near Snowmobile
Trails, Landscaped, Level, Street Lights

Waterfront Property
Water View
Water Body Access
Water Body Name
Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions

FEATURES

Parking Features Driveway, Off-Site, On-Site, Parking Spaces 11 - 20,
Paved

AirCond%
Sprinkler
Signage Adequate

Railroad Available
Railroad Provider

Building Features Living Space Available, Public Restrooms, Security
System

Accessibility Features 1st Floor 1/2 Bathroom, 1st Floor Hrd Surfce Flr, 3
Ft. Doors, Access to Parking

Green Verification Body
Green Verification Progm
Green Verification Year
Green Verification Rating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

PUBLIC RECORDS

DeedRecTy Quit Claim
Total Deeds
Deed Book 3078
Deed Page 520

Map 12
Block 0
Lot 55-21
SPAN#

Tax Rate
Tax Class

Current Use
Land Gains

PropID
PlanSurv#

Assessment Year
Assessment Amount

DISCLOSURES

Foreclosed/Bank-Owned/REO No
Sale Includes Building Only, Garage, Land/Building, Furnishings
Exclusions Property can be sold with furnishings and office equipment,
Personal items NOT included
Investment Info
Flood Zone
Seasonal No
Easements Unknown
Covenants Unknown

Right of First Refusal

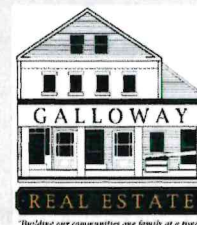
Auction No
Auction Date
Auction Time
Auctioneer Name
Auctioneer License Number
Auction Price Determnd By

PREPARED BY

Cynthia M Westover
Cell: 603-313-8808
cindy@gallowayservices.com

My Office Info:
Galloway Real Estate LLC
47 Main Street

Walpole NH 03608
Off: 603-756-3661



Listed by:

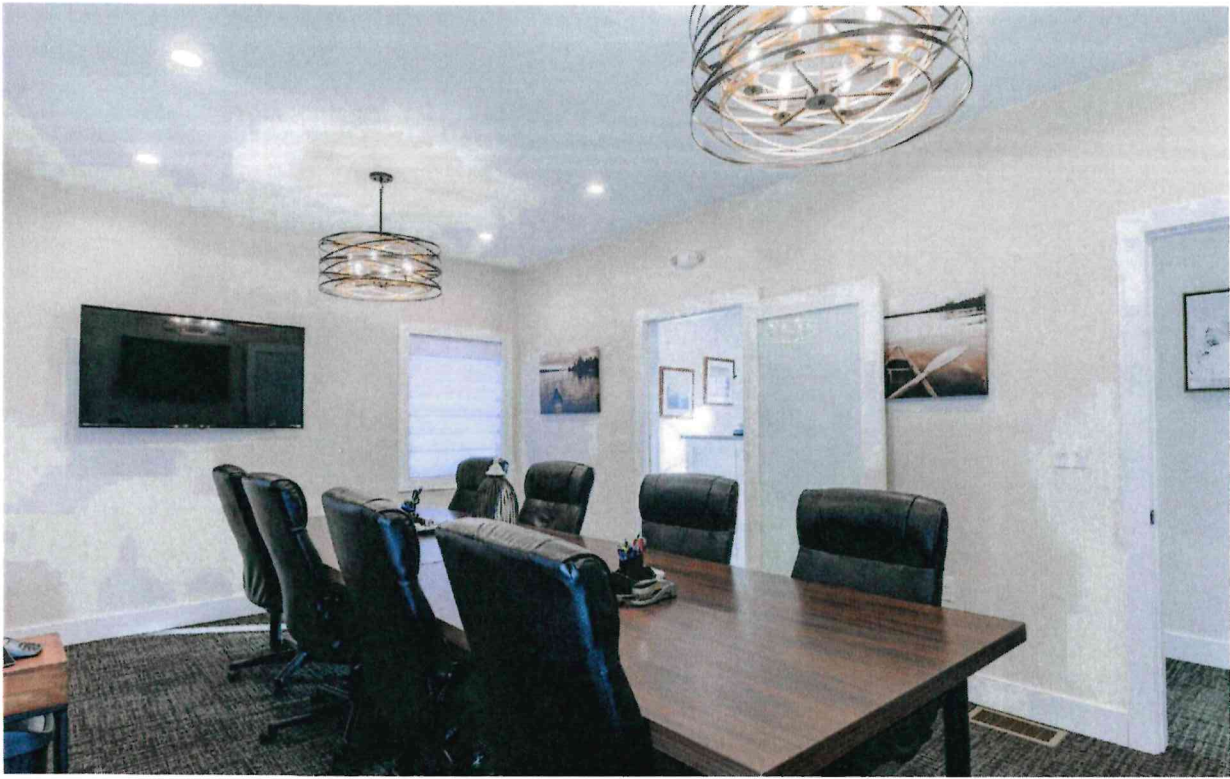
Cynthia M Westover/ Galloway Real Estate LLC

Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2026 PrimeMLS.

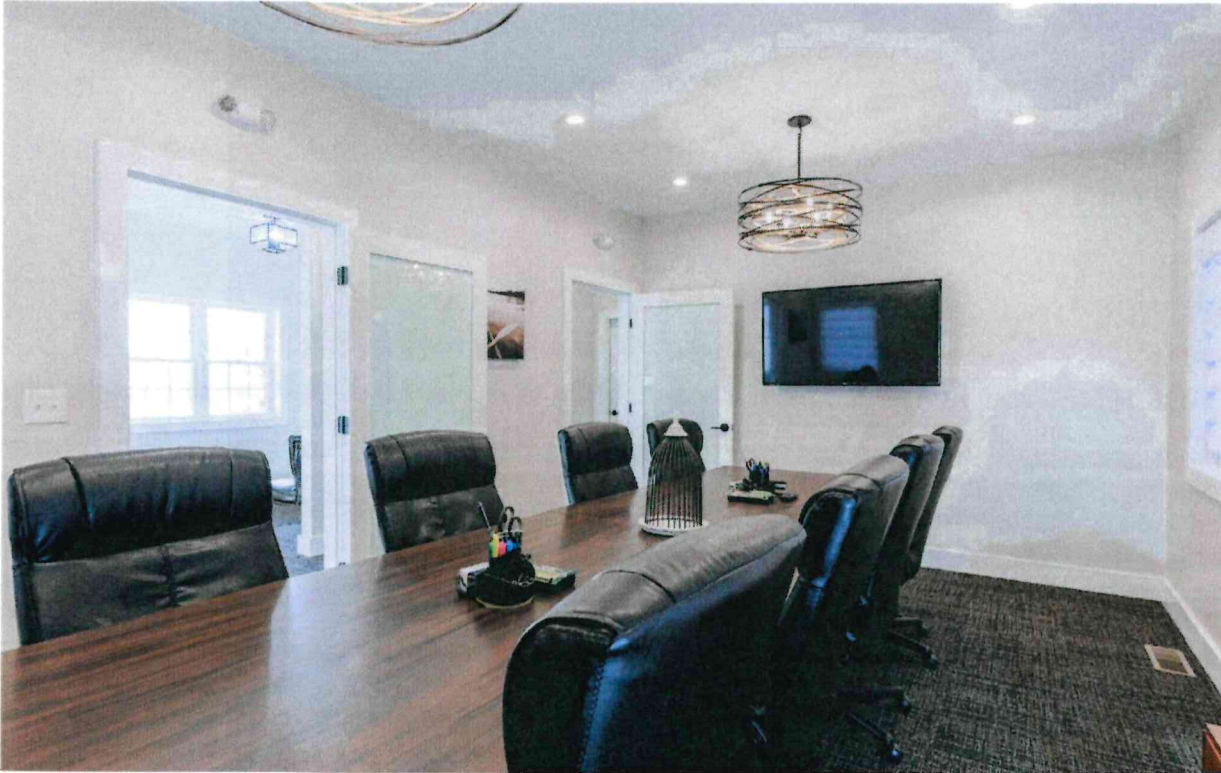


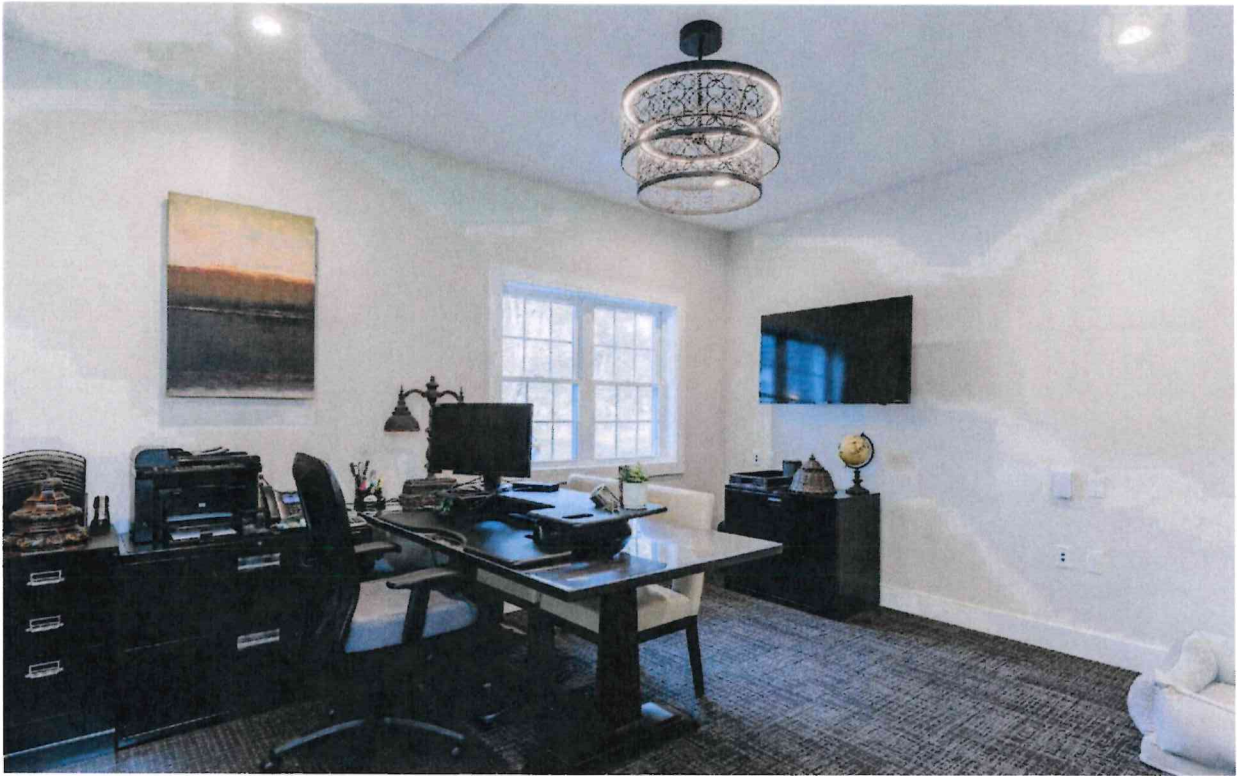


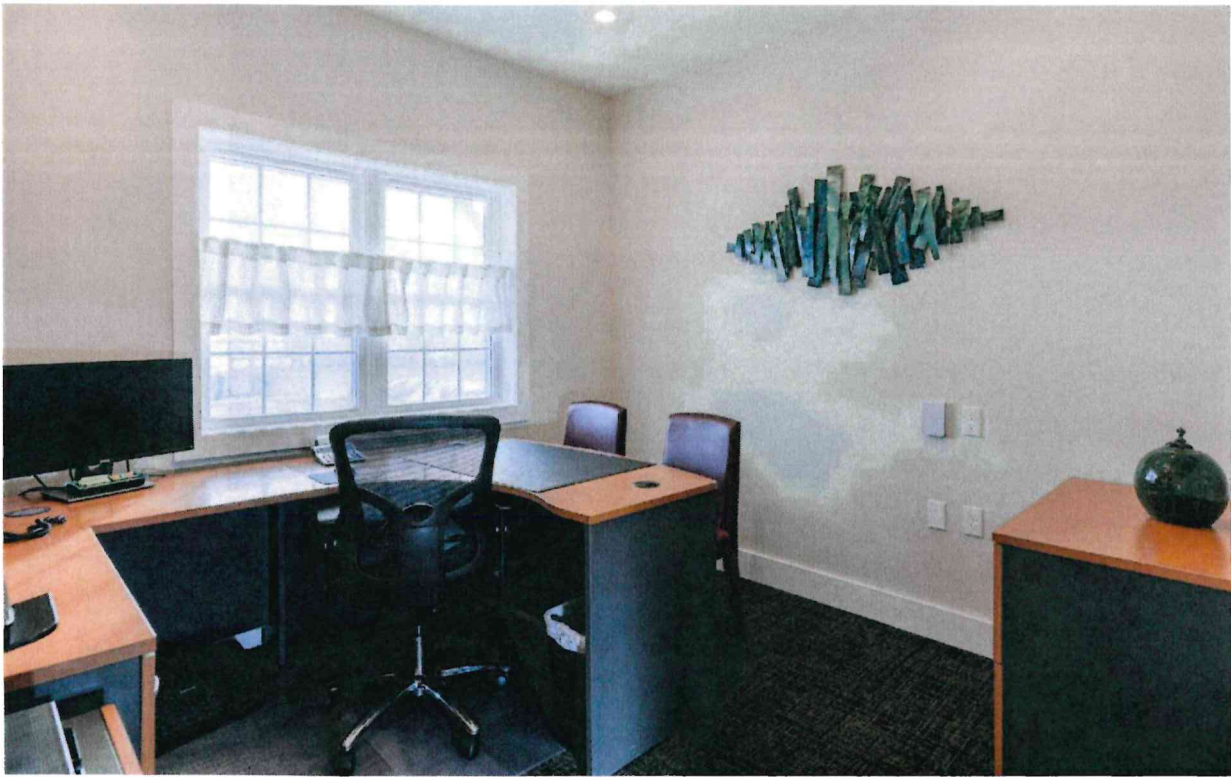




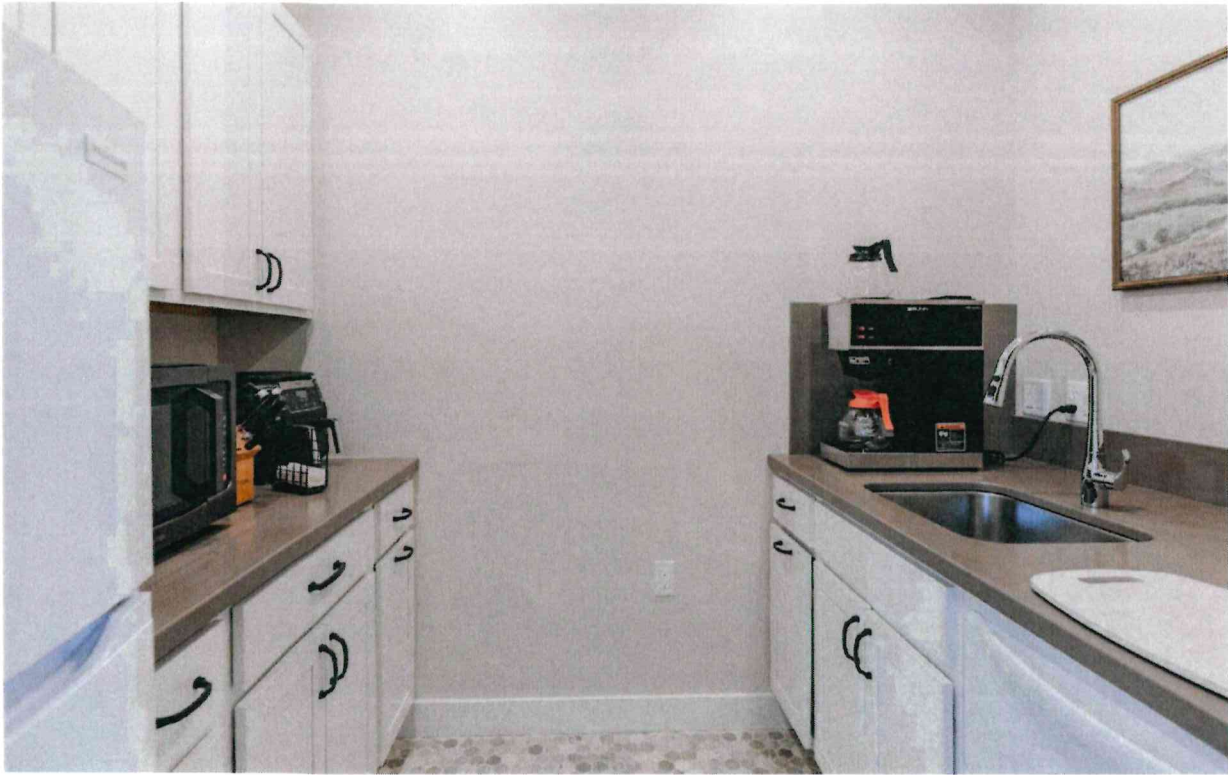
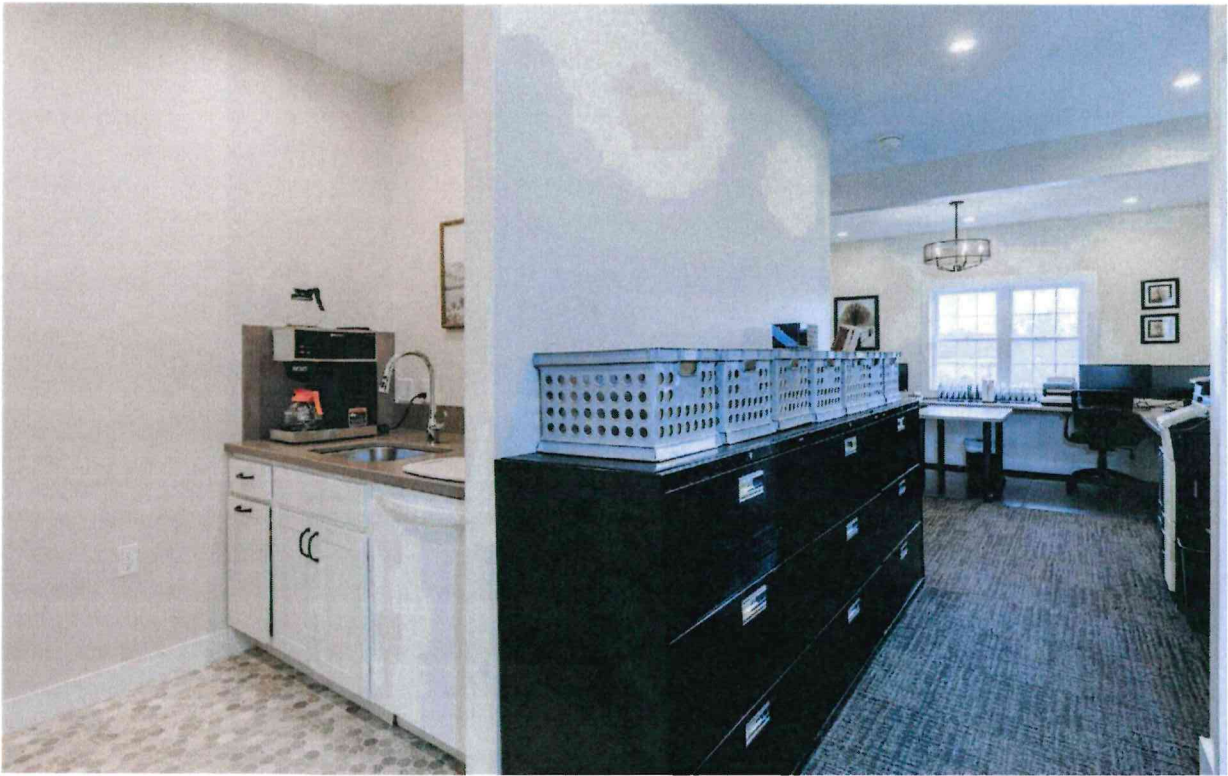




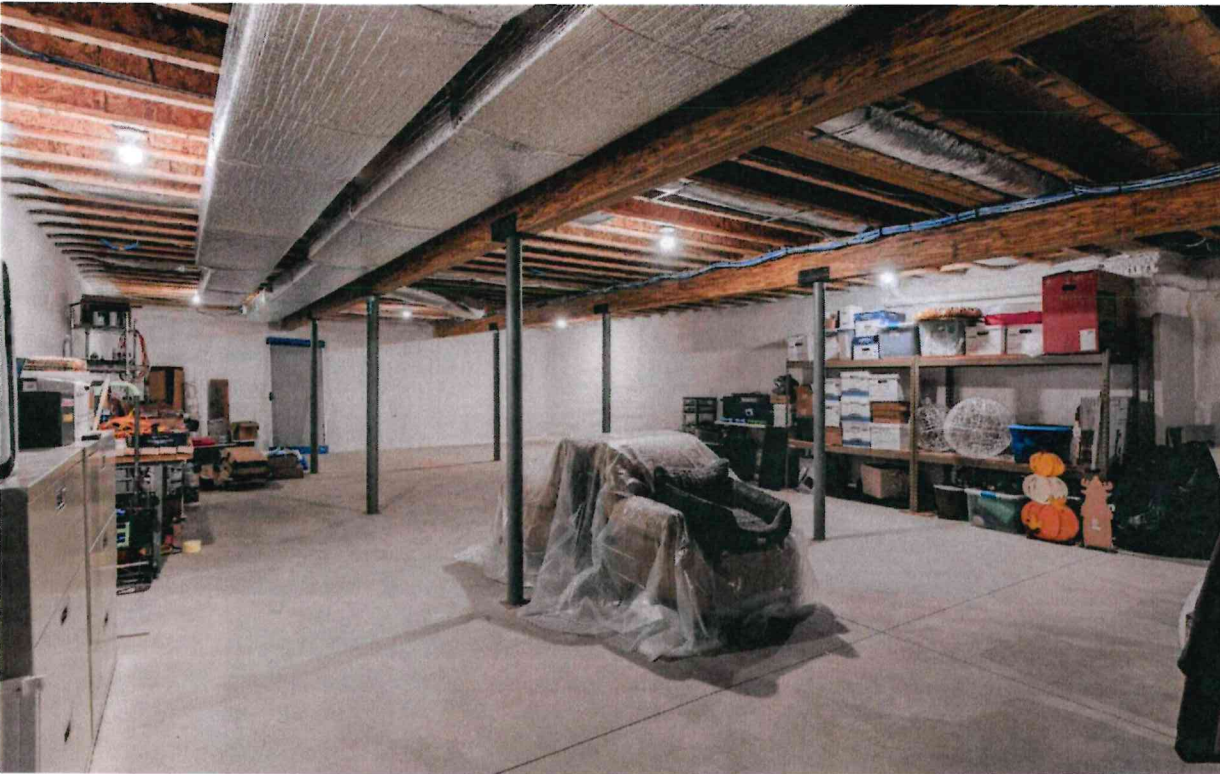




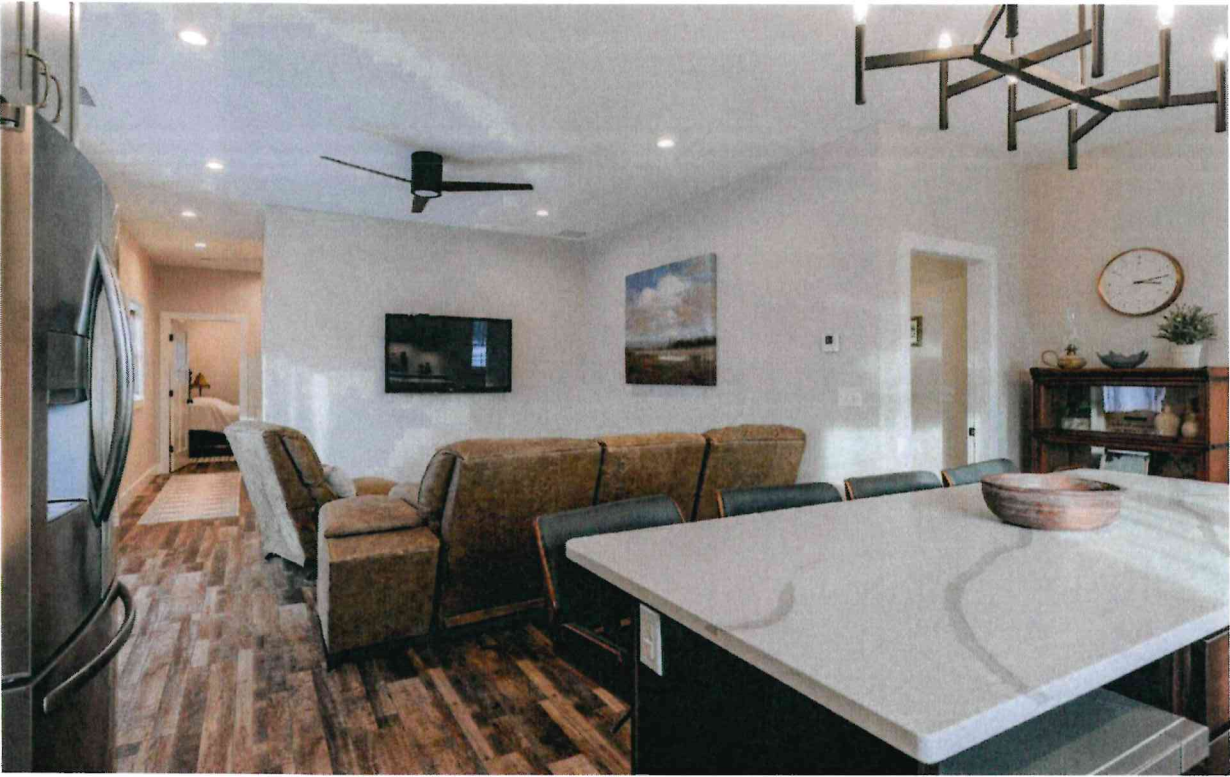






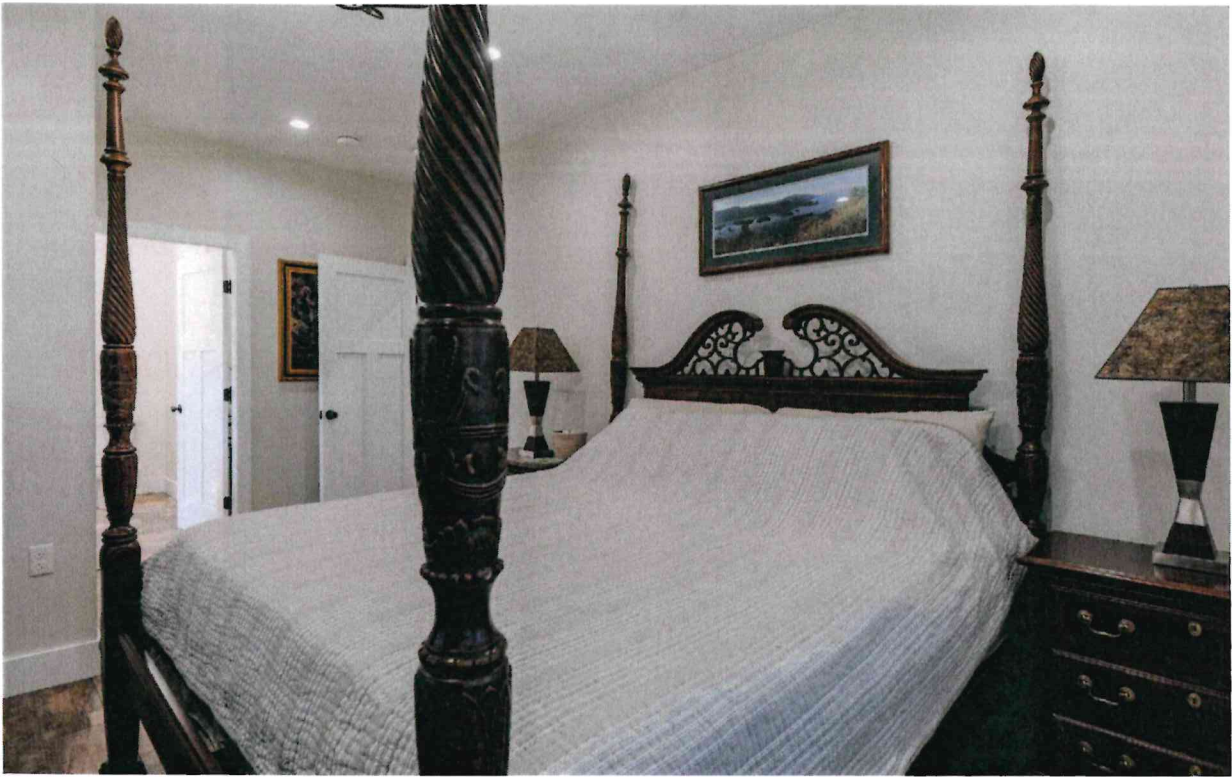


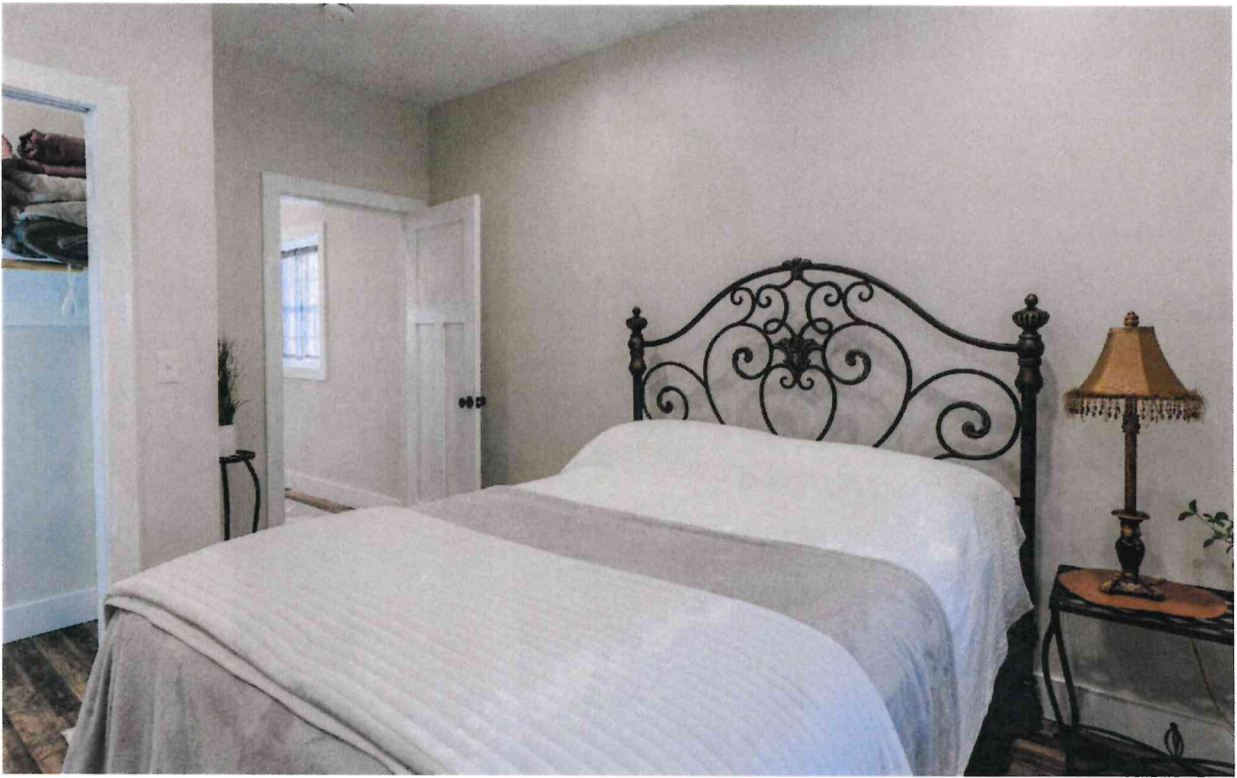


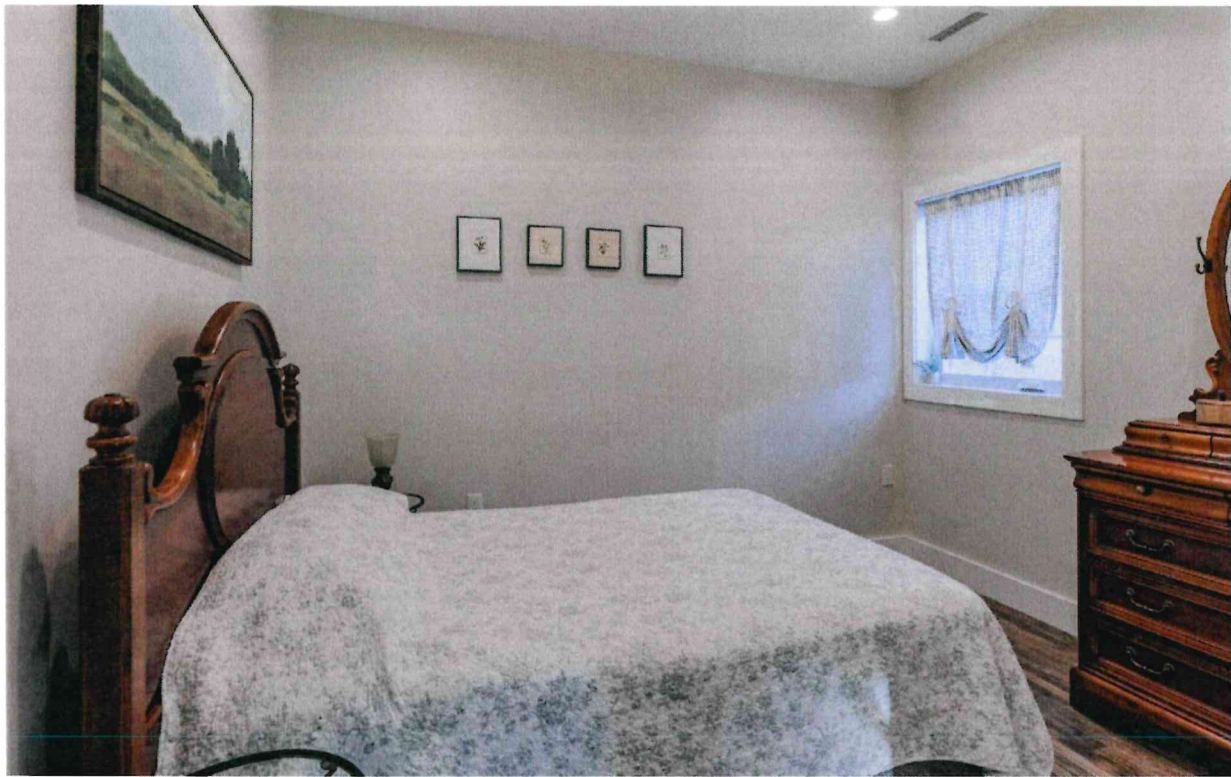
















PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



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: Lorraine Holdings, LLC
2. PROPERTY LOCATION: 60 Dearborn Circle, Walpole, NH 03608
3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? ☒ Yes ☐ No
4. SELLER: ☒ has ☐ has not occupied the property for 5.15 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 multi family building
- 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 _____
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 CH

BUYER(S) INITIALS _____

© 2025 NEW HAMPSHIRE ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED. FOR USE BY NHAR REALTOR® MEMBERS ONLY. ALL OTHER USE PROHIBITED 10.2025

Page 1 of 5

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 60 Dearborn Circle, Walpole, NH 03608

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	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	☒	☐	☐	Fiberglass		
	Crawl Space <i>Basement</i>	☒	☐	☐	Fiberglass		
	Exterior Walls	☒	☐	☐	Fiberglass		
	Floors	☐	☒	☐			
	<i>Basement</i>	☐	☐	☐	FOAM		

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: _____ 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 CA

BUYER(S) INITIALS _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 60 Dearborn Circle, Walpole, NH 03608

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? I am the owner

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? I am the owner

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: RPG Partners

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

h. How is the property zoned? Commercial / mixed use

i. Heating System Age: 5.75 Type: Forced Air Fuel: Propane Tank Location: External

Owner of Tank: Property owner - James Oil Services

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? October 2025 - James Oil

Secondary Heat Systems: NO

Comments: _____

j. Roof Age: 5.75 Type of Roof Covering: Asphalt Shingle

Moisture or leakage: NO

Comments: _____

SELLER(S) INITIALS C&J

BUYER(S) INITIALS /

© 2025 NEW HAMPSHIRE ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED. FOR USE BY NHAR REALTOR® MEMBERS ONLY. ALL OTHER USE PROHIBITED 10.2025

Page 3 of 5

Produced with Lone Wolf Transact 717 N Harwood St. Suite 2200, Dallas, TX 75201 www.lwolf.com

Lerraine Holdings

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 60 Dearborn Circle, Walpole, NH 03608

- k. Foundation/Basement ☒ Full ☐ Partial ☐ Other: _____ Type: _____
Moisture or leakage: NO
Comments: _____
- l. Chimney(s) How Many? 0 Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____
- m. Plumbing Type: PVC Age: 5.75
Comments: _____
- n. Domestic Hot Water Age: 5.75 Type: Electric Gallons: 50 (I believe)
- o. Electrical System # of Amps 200 ☒ 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: _____
- 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: Central A/C Age: 5.75 Date Last Serviced and by whom: October 2025 James oil
Comments: _____
- t. Pool Age: N/A 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: CAT 5 or 6 + Wifi (WAP)
- w. Other (e.g. Alarm System, Irrigation System, etc.) "Ring" alarm system
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 CJA

BUYER(S) INITIALS _____

© 2025 NEW HAMPSHIRE ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED. FOR USE BY NHAR REALTOR® MEMBERS ONLY. ALL OTHER USE PROHIBITED 10.2025

Page 4 of 5

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 60 Dearborn Circle, Walpole, NH 03608

10. **ADDITIONAL INFORMATION**

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

b. ADDITIONAL COMMENTS:

The building was completed in April, 2020.

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).

Lorraine Holdings, LLC
SELLER Lorraine Holdings, LLC

1/5/26
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

CEL

BUYER(S) INITIALS

/

**VIDEO AND AUDIO RECORDING EQUIPMENT
NOTIFICATION TO ALL SELLERS AND BUYERS**

IT IS A CLASS B FELONY TO RECORD ANYONE WITHOUT THEIR CONSENT. IF YOUR HOME HAS VIDEO OR AUDIO SURVEILLANCE OF ANY KIND, INCLUDING CAMERA DOORBELLS, ALEXA OR SIMILAR EQUIPMENT, IT NEEDS TO BE DISARMED, TURNED OFF, OR REMOVED PRIOR TO ALL SHOWINGS AND OPEN HOUSES.

NH State Law, [RSA 570-A:2] provides as follows:

It is a Class B felony if

1. Without the consent of all parties to a communication - including an oral communication;
2. A person willfully intercepts or endeavors to intercept any telecommunication or oral communication.

BUYERS should expect that recording equipment is present in all properties they visit.

Accordingly, it is recommended that BUYER and SELLER act as follows:

1. SELLER should disable all audio or video recording equipment prior to all showings or obtain the advanced written consent of the BUYER and BUYER's Agent to be recorded.
2. The SELLER should consult with an attorney if SELLER intends to have active any audio or video recording equipment during showings because doing so may expose the SELLER to criminal and civil penalties.
3. A BUYER should be very careful because a SELLER may choose not to disclose the existence of active recording devices notwithstanding the law.
4. The BUYER should not disclose any confidential information until BUYER is in a secure environment such as the agent's car or office.

<u>C. Smith</u> 1/5/26		
Name of consumer	DATE	Name of consumer
Print & Sign		Print & Sign

Lorraine Holdings, LLC
Catherine Harris, member - mgr

Name of consumer	DATE	Name of consumer
Print & Sign		Print & Sign

<u>Cynthia Westover</u> 1/2/26		
AGENT	DATE	AGENT
Cynthia Westover		

MULTIFAMILY PROPERTY DISCLOSURE RIDER
(To be used in conjunction with Property Disclosure - Residential)



New Hampshire Association of REALTORS® Standard Form

1. SELLER: Lorraine Holdings, LLC

2. PROPERTY LOCATION: 60 Dearborn Circle, Walpole, NH 03608

3. GENERAL INFORMATION:

- a. Number of city/town approved units: 2
- b. Number and type of appliances included in sale: washer, dryer, 2 Dishwashers, 2 refrigerators, stove/oven, microwave
- c. Number and location of washer / dryer hookups: 1 - upstairs
- d. Number and type of electrical service entrances: 1 meter and 2 electrical panels
- e. Number and type of heating systems (note ages): 1 - age 5.75 yrs propane furnace
- f. Any rented water heaters, burners or other equipment or appliances? ☒ Yes ☐ No If yes, please explain: one electric water heater
- g. Any other leases or contracts for services on the building? ☐ Yes ☒ No If yes, please specify: _____
- h. Is a municipal certificate of compliance required? ☐ Yes ☒ No If yes, list date of expiration: _____
- i. Are there any outstanding state or local lead based paint abatement orders or code enforcement orders? NO
If yes, please explain: _____
- j. Smoke detectors: Locations upstairs + downstairs Hard-wired? ☒ Yes ☐ No

4. RENT SCHEDULE:

Unit #	Lease (Y/N) or Vacant?	Length of Tenancy	Lease Expires?	Monthly Rent (See Below)	Is Rent Current?	Amount of Security Deposit	Tenant Pays (Check) See Legend Below			Landlord Pays (Check) See Legend Below		
							☐ H	☐ HW	☐ S	☐ H	☐ HW	☐ S
							☐ E	☐ W	☐ S	☐ E	☐ W	☐ S
							☐ H	☐ HW	☐ S	☐ H	☐ HW	☐ S
							☐ E	☐ W	☐ S	☐ E	☐ W	☐ S
							☐ H	☐ HW	☐ S	☐ H	☐ HW	☐ S
							☐ E	☐ W	☐ S	☐ E	☐ W	☐ S
							☐ H	☐ HW	☐ S	☐ H	☐ HW	☐ S
							☐ E	☐ W	☐ S	☐ E	☐ W	☐ S
							☐ H	☐ HW	☐ S	☐ H	☐ HW	☐ S
							☐ E	☐ W	☐ S	☐ E	☐ W	☐ S
							☐ H	☐ HW	☐ S	☐ H	☐ HW	☐ S
							☐ E	☐ W	☐ S	☐ E	☐ W	☐ S

Monthly Rent: If vacant please enter most recent rent.

Legend: H = Heat, HW = Hot Water, E = Electric, W = Water, S = Sewer

Have any tenants given notice or have you served notices to quit or started eviction proceedings against any tenants? owner occupies both units in the building

Comments: _____

SELLER(S) INITIALS CA / _____

BUYER(S) INITIALS _____ / _____

MULTIFAMILY PROPERTY DISCLOSURE RIDER
(To be used in conjunction with Property Disclosure - Residential)

New Hampshire Association of REALTORS® Standard Form



PROPERTY LOCATION: 60 Dearborn Circle, Walpole, NH 03608

5. ADDITIONAL PROPERTY INCOME (laundry, storage, garage rental, etc.): _____

6. EXPENSE INFORMATION:

- a. Annual real estate taxes and year: \$12,800 estimate
b. Annual hazard insurance: \$1,800 estimate
c. Annual snow removal expense: _____
d. Annual lawn mowing, yard maintenance expense: _____
e. Annual fuel consumption paid by landlord: # Gallons, cu.ft: _____ Cost: _____
f. Annual electric costs paid by landlord: _____
g. Annual trash removal expense: _____
h. Annual water/sewer expenses paid by landlord: \$400 estimate
i. Other expenses: _____

7. ADDITIONAL INFORMATION:

- a. Attachment regarding expenses, rents, lease information or additional information? ☐ Yes ☒ No
b. Additional comments:

8. 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.

Lorraine Holdings, LLC
SELLER Lorraine Holdings, LLC

1/5/26
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

Searches Info

Quick Search

Address

Find

Walpole, NH

Parcel ID: 000012 000055 000021

Owner: LORRAINE HOLDINGS LLC

Location: 6 AMES PLAZA LANE

Acres: 0.660

General Land Building Sketch Photo Features Sales

Valuation		Listing History		Districts	
		List Date	Lister	District	% In Dist.
Building Value:	\$537,700	09/02/2025	RWVM	N Walpole	000
Features:	\$0	01/01/2025	INSP	S Walpole	100
Taxable Land:	\$165,400	09/08/2022	MNHN		
Card Value:	\$703,100	01/18/2021	KEPM		
Parcel Value:	\$703,100	03/09/2020	KEPL		
Review Property Taxes Online					

Notes: AMES PLAZA ABUTS REAR OF LOT; 4/19; CHANGED FROM RES B TO COMM PER ARTICLE 2; 3/20; GRY; GC=PU LIGHT COMM BLDG; SOME INT INFO FRM WORKER, REST EST; DNPU WINS OH'S; EST 100% AC; NO ATU ACC=DNPU; UC=FLRS, FIN TRIM, BTHS & EXT FIN; EST COF @ FFF & UFF APT; 1/21 NO HO=APPRS 100%; EST NO UC AS HAS TENANT; PU ENT; 9/25; NOH; EXT COND=GD; CORR SKETCH;

ABENAKI LANE
ADAMS LANE
ALDRICH LANE
ALICE SMITH ROAD
ALSTEAD CENTER RD
ALYSON LANE
AMES PLAZA LANE
UNKNOWN
4
32
32
32
68
ANGIER ROAD
APPLEWOOD LANE
ASH STREET
AVERY LANE
BALL RD
BANK DRIVE LANE
BARNETT HILL RD
BELLOWS ROAD (RT 12)
BEMIS LANE
BIRCH STREET
BLACK LEAD MINE LANE

Book: 3078 Page: 520

Return to:
S.D.W. & J. PC at desk

Doc # 1906809 08/28/2019 03:11:24 PM
Book 3078 Page 520 Page 1 of 1
Register of Deeds, Cheshire County
LCNTP CHAB6331 25.00

No Transfer Tax Due - Non-Contractual Transfer - RSA 78-B:2 XXII

-----4Space Above This Line For Recording Information-----

QUITCLAIM DEED

WE, MARK SMITH and CATHERINE HARRIS, husband and wife, of 1107 County Rte. 113, Schaghticoke, New York 12154 for consideration paid, grant to LORRAINE HOLDINGS, LLC a New Hampshire Limited Liability Company, with a mailing address of 5111 US Route 5, Westminster, Vermont 05159, with QUITCLAIM COVENANTS, the following:

A certain tract or parcel of land, with any buildings thereon, situate in the Town of WALPOLE, County of CHESHIRE, and State of New Hampshire, bounded and described as follows:

Beginning at a point on the westerly side of Dearborn Circle, which point is the southeasterly corner of the premises herein conveyed; thence,

South $31^{\circ} 10' 24''$ West 204.59 feet, more or less, along Lot 1 to an iron pin; thence,

North $49^{\circ} 15' 20''$ West 76.40 feet, more or less, along a right of way as shown on the plan referred to below, to an iron pin; thence,

North $06^{\circ} 15' 00''$ East 368.00 feet, more or less, to an iron pin; thence,

South $46^{\circ} 29' 20''$ East 12.57 feet, more or less, to an iron pin; thence,

Along the arc of a curve to the left, the radius of which is 240.49 feet, a distance of 273.19 feet, more or less, along Dearborn Circle to the iron pin at the point of beginning.

Being Lot 18 as depicted on a plan entitled: "R.P.G. Partners Boundary Line Agreement Plan, Lot 20 & 25, Lot 19 Deleted, Route 12, Dearborn Circle, Walpole, N.H." drawn by Aurelius DiBernardo, L.L.S., dated February 12, 1990, approved by the Walpole Planning Board on June 20, 1991, and recorded on June 25, 1991 in Plan Cabinet 11, Drawer 6-634 of the Cheshire County Registry of Deeds. Lot 18 is conveyed subject to all matters shown on the Plan.

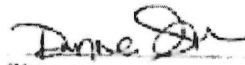
The above described real estate ("Lot 18") is conveyed subject to rights of others to use, maintain, and repair the existing water lines which run across Lot 18.

Lot 18 is conveyed subject to the right and easement to construct, repair, and maintain a sewer line over Lot 18 for the benefit of Lot 1, as identified on the plan referred to above. The terms of this easement are set forth in a deed of RPG Partners of Walpole to Twin Birch Realty Corp., dated November 3, 2000, and recorded in Vol. 1774, Page 648 of the Cheshire County Registry of Deeds, as follows:

Lot 1 is conveyed together with the right and easement to construct, repair, and maintain a sewer line on other land of RPG Partners of Walpole, its successors and assigns, which land is shown as Lot 18 ("Lot 18") on the plan referred to above. The location of this easement shall be from the point of the location of the existing sewer line on Lot 18, in a generally easterly direction to the west boundary of Lot 1, such location to be determined when the sewer line is constructed. This easement is conveyed with the right to enter Lot 18 with persons and equipment to construct, lay, relay, repair and maintain the sewer line for the benefit of Lot 1; provided, however, that all work will be done at the expense of the owner of Lot 1, and Lot 18 shall always be restored to its previous condition at the expense of the owner of Lot 1.

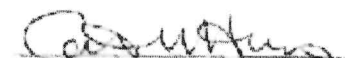
Being all the premises conveyed to Mark Smith and Catherine Harris by deed of Twin Birch Realty Corp. dated July 31, 2019, and recorded at Volume 3074, Page 1227 of the Cheshire County Registry of Deeds.

WITNESS OUR HANDS this 23rd day of August, 2019


Witness


Witness


Mark Smith


Catherine Harris

STATE OF New York
COUNTY OF Saratoga

The foregoing instrument was acknowledged before me this _____ day of August, 2019, by Mark Smith and Catherine Harris.

[Signature]
Justice of the Peace/Notary Public

My Commission Expires: 4/27/2023

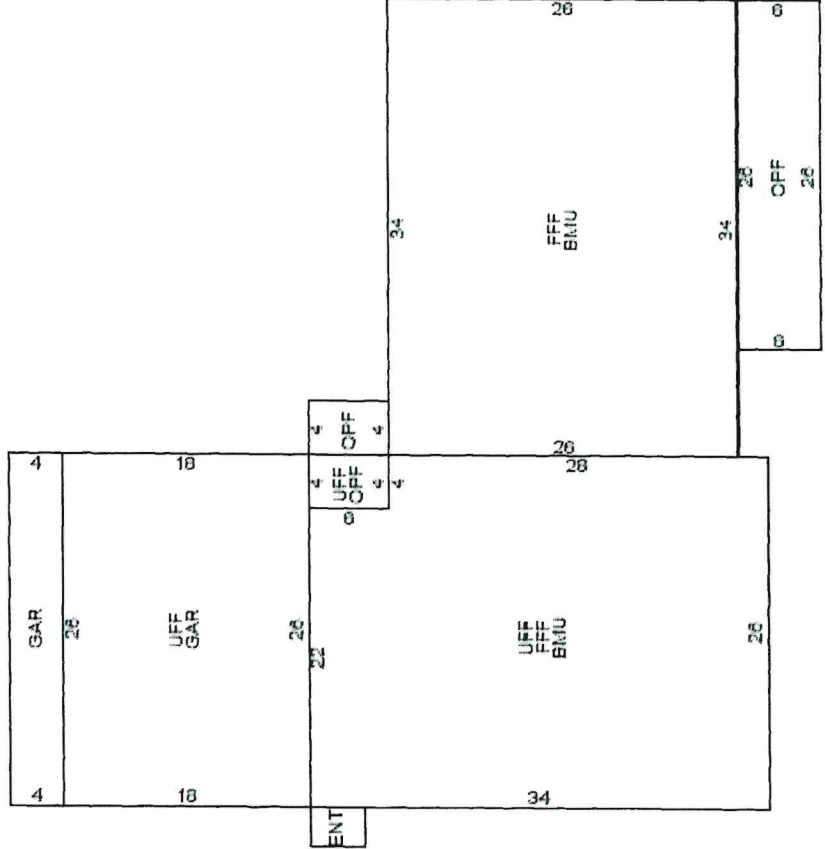
BRENDAN RICHARD SINNERMAN
Notary Public - State of New York
Qualified in Saratoga County
Reg. No. 0116390764
My Comm. Expiration Date: 4/27/2023

OWNER INFORMATION				SALES HISTORY				PICTURE						
LORRAINE HOLDINGS LLC				Date	Book	Page	Type	Price	Grantor					
				08/28/2019	3078	520	U V 38		1 SMITH, MARK					
				08/01/2019	3074	1227	Q V	82,000	TWIN BIRCH REALTY					
C/O CATHERINE HARRIS				08/26/2005	2274	863	U V 24		RPG PARTNERS					
1107 COUNTY ROUTE 113														
SCHAGHTICOKE, NY 12154														
LISTING HISTORY				NOTES										
09/02/25	RWVM			AMES PLAZA ABUTS REAR OF LOT; 4/19; CHANGED FROM RES B TO COMM										
01/01/25	INSP	MARKED FOR INSPECTION		PER ARTICLE 2; 3/20; GRY; GC=PU LIGHT COMM BLDG; SOME INT INFO										
09/08/22	MNHN			FRM WORKER, REST EST; DNPW WINS OH'S; EST 100% AC; NO ATU										
01/18/21	KEPM			ACC=DNPW; UC=FLRS; FIN TRIM, BTHS & EXT FIN; EST COF @ FFF & UFF										
03/09/20	KEPL			APT; 1/21 NO HO=APPRS 100%; EST NO UC AS HAS TENANT; PU ENT; 9/25;										
06/24/19	KEVL			NOH; EXT COND=GD; CORR SKETCH;										
02/08/19	INSP	MARKED FOR INSPECTION												
11/22/16	ADVL													
EXTRA FEATURES VALUATION				MUNICIPAL SOFTWARE BY AVITAR										
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes								
PARCEL TOTAL TAXABLE VALUE														
Year	Building		Features		Land									
2023	\$ 530,800				\$ 0 \$ 165,400									
					Parcel Total: \$ 696,200									
2024	\$ 530,800				\$ 0 \$ 165,400									
					Parcel Total: \$ 696,200									
2025	\$ 537,700				\$ 0 \$ 165,400									
					Parcel Total: \$ 703,100									
LAST REVALUATION: 2022														
Site: AVERAGE Driveway: PAVED Road: PAVED														
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	0.570 ac	120,000	F	110	100	100	100	100 -- LEVEL	125	165,000	0	N	165,000	USE
COM/IND	0.090 ac	x 4,000	X	100				100 -- LEVEL	100	400	0	N	400	
	0.660 ac									165,400			165,400	

	OWNER LORRAINE HOLDINGS LLC C/O CATHERINE HARRIS 1107 COUNTY ROUTE 113 SCHAGHTICOKE, NY 12154 Account Number: 1,506		TAXABLE DISTRICTS <table border="1"> <tr> <th>District</th> <th>Percentage</th> </tr> <tr> <td>S Walpole</td> <td>% 100</td> </tr> </table>		District	Percentage	S Walpole	% 100			
	District	Percentage									
	S Walpole	% 100									
PERMITS <table border="1"> <tr> <th>Date</th> <th>Permit ID</th> <th>Permit Type</th> <th>Notes</th> </tr> <tr> <td>09/26/19</td> <td>2019-33</td> <td>NEW BUILDING</td> <td>2 STORY LIGHT COMMERCIAL</td> </tr> </table>				Date	Permit ID	Permit Type	Notes	09/26/19	2019-33	NEW BUILDING	2 STORY LIGHT COMMERCIAL
Date	Permit ID	Permit Type	Notes								
09/26/19	2019-33	NEW BUILDING	2 STORY LIGHT COMMERCIAL								
BUILDING DETAILS Model: 2.00 STORY OFFICE/APT Roof: GABLE OR HIP/ASPHALT Ext: ABOVE AVG/VINYL SIDING Int: DRYWALL Floor: LAMINATE/VINYL Heat: GAS/FA DUCTED Bedrooms: 4 Baths: 5.0 Extra Kitchens: Fireplaces: A/C: Yes 100.00 % Generators: Quality: A1 AVG+10 Com. Wall: Size Adj: 1.0709 Base Rate: COA 130.00 Bldg. Rate: 1.1874 Sq. Foot Cost: \$ 154.36											

BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
FFF	FST FLR FIN	1744	1.00 1744
BMU	BSMNT	1744	0.15 262
GAR	GARAGE ATTCHD	572	0.45 257
ENT	ENTRY WAY	12	0.10 1
OPF	OPEN PORCH	204	0.25 51
UFF	UPPER FLR FIN	1352	1.00 1352
GLA:	3,096	5,628	3,667

2022 BASE YEAR BUILDING VALUATION			
Market Cost New:		\$ 566,038	
Year Built:		2019	
Condition For Age:	AVERAGE	5 %	
Physical:			
Functional:			
Economic:			
Temporary:			
Total Depreciation:		5 %	
Building Value:		\$ 537,700	



Displaying results for Invoice: 2025P02015605.
Data last updated on Jan 9 2026.
Due amounts reflect interest as of 1/9/2026.

Invoice Number: 2025P02015605

Print Now

Owner LORRAINE HOLDINGS LLC
Owner 2
Location 6 AMES PLAZA LANE
Type Property Tax
Billed Date 1/30/2026
Map - Lot - Sub 000012000055000021
Acres 0.66

Due Date 1/30/2026
Bill Amount \$6,244.00
Principal \$6,244.00
Interest \$0.00
Penalties \$0.00
Total Due \$6,244.00

The Net Assessment was \$703,100 at the time of this bill.

Assessments:

Land \$165,400
Buildings \$537,700
Total \$703,100

Net Assessment \$703,100

Transaction Detail

Close

Town of Walpole, New Hampshire

Printed on 01/09/2026

Displaying results for Invoice: 2025P01015606.

Data last updated on Jan 9 2026.

Due amounts reflect interest as of 1/9/2026.

Invoice Number: 2025P01015606

[Print Now](#)

Owner	LORRAINE HOLDINGS LLC	Due Date	7/1/2025
Owner 2		Bill Amount	\$6,307.00
Location	6 AMES PLAZA LANE	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Billed Date	7/1/2025	Penalties	\$0.00
Map - Lot - Sub	000012000055000021	Total Due	\$0.00
Acres	0.66		

The Net Assessment was \$696,200 at the time of this bill.

Assessments:

Land	\$165,400
Buildings	\$530,800
Total	\$696,200

Net Assessment \$696,200

Transaction Detail

Date	Description	Amount	Balance
6/27/2025	Payment (LORRAINE HOLDINGS LLC)	\$6,307.00	\$0.00

[Close](#)

