PROPERTY DISCLOSURE

TO BE FULLY 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 BROKER representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize BROKER 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 Broker promptly in writing.

1. SELLER: Northern Group Property Acquisitions LLC
2. PROPERTY LOCATION: 98 Main St., Lancaster, NH 03584
3. BUILDING ON PROPERTY? ☒ Yes ☐ No
   Is Property Disclosure - Land Only form attached? ☐ Yes ☐ No
4. CONDOMINIUM? ☐ Yes ☒ No
   If Yes, is Condominium Notification form attached ☐ Yes ☐ No
   If Yes, is Condominium Disclosure form attached? ☐ Yes ☐ No
5. SELLER: ☐ has ☒ has not occupied the property for last _____ years.
6. 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: Basement
      Installed By: Date of Installation Unknown
      What is the source of your information? Visual
   c. USE: Number of Persons currently using the system: 6 Apts, 3 Commercial
      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 Unkown
      IF Yes to any question, please explain in comment section 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: _____
7. SEWAGE DISPOSAL SYSTEM
   a. TYPE OF SYSTEM: Public: ☒ Yes ☐ No Private: ☐ Yes ☐ No
      Community/Shared: ☐ Yes ☐ No Unknown: ☐ Yes ☐ No

Peabody & Smith - Franconia, 383 Main Street PO Box 789 Franconia NH 03580 Phone: 603-823-5700 Fax: (626) 387-1514 Badger - 12
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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 _____ ☐ 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: _____

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

e. IS SYSTEM LOCATED IN A SHORELAND ZONE? ☐ Yes ☐ No ☐ Unknown
If Yes, has a site assessment been done? ☐ Yes ☐ No ☐ Unknown
SOURCE OF INFORMATION: _____
COMMENTS: _____

8. INSULATION

LOCATION :	Yes	No	Unknown	If Yes, Type	Amount	Unknown
Roof/Attic/Cap	☐	☐	☒			
Crawl Space	☐	☐	☒			
Exterior Walls	☐	☐	☒			
Floors	☐	☐	☒			
Other	☐	☐	☒			

9. 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 problems, such as leakage, etc.? ☐ Yes ☐ No
Comments: _____

If tanks are no longer in use, have tanks been removed? ☐ Yes ☐ No ☐ Unknown
If removed, by whom: _____; when: _____; and was there a closure report completed and on file with the State of New Hampshire? ☐ Yes ☐ No ☐ Unknown

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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 flooring tiles? ☐ 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: _____

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:
Is Lead Paint Disclosure required? ☒ Yes ☐ No;
If yes, has the Lead Paint Disclosure & Informational Pamphlet been provided? ☒ Yes ☐ No
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 the following hazardous materials?
- Industrial, Radioactive, or Chemical Wastes ☐ Yes ☒ No ☐ Unknown
- PCB's & PCB containing transformers, Capacitors or other Equipment ☐ Yes ☒ No ☐ Unknown
- Waste Disposal Areas ☐ Yes ☒ No ☐ Unknown
- Other Toxic, Hazardous or Contaminated Substances including present & past use of the property
☐ Yes ☒ No ☐? Unknown

If YES: Source of information: _____
Comments: _____

10. METHAMPHETAMINE PRODUCTION
To the best of Seller's knowledge, has methamphetamine production occurred on this property?
☐ Yes ☒ No ☐ Unknown
If yes, source of information: _____
Comments: _____

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11. 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: Source of information: _____
Comments: _____

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?
☐ Yes ☒ No ☐ Unknown
If YES: Source of information: _____
Comments: _____

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?
☐ Yes ☒ No ☐ Unknown
If YES: Source of information: _____
Comments: _____

d. Are you aware of any problems with other buildings on the property? ☐ Yes ☐ No ☐ Unknown
If YES: Source of information: _____
Comments: _____

e. Are you receiving a tax exemption for this property for any reasons? ☐ Yes ☒ No ☐ Unknown
If YES: Source of information: _____
Comments: _____

f. Is any part of this property in Current Use? ☐ Yes ☒ No ☐ Unknown
If YES: Source of information: _____
Comments: _____

g. Is this property located in a Federally Designated Flood Zone? ☐ Yes ☒ No ☐ Unknown

h. Has the property been surveyed? ☐ Yes ☒ No ☐ Unknown
If YES, By: _____
If YES, is survey available? ☐ Yes ☐ No ☐ Unknown

i. How is the property zoned? Commercial
Source of information: Town Property Card

j. Are you aware of any municipal variances, special enforcements or other municipal approvals for this property?
☐ Yes ☒ No.
If yes, are copies of municipal notice of decision available? ☐ Yes ☐ No
Comments: _____

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k. HVAC:
Heating: Type: Hot Water radiator Fuel Oil Age: Unknown
Location & Description: Basement
Comments: Serviced annually by Fitch fuel
Source of Information: _____
Air Conditioning: Type: _____ Fuel _____ Age: _____
Location & Description: _____
Comments: _____
Source of Information: _____

l. ROOF
Type of Roof Covering: Flat rubber
Age: Unknown
Moisture or Leakage: Leak around roof drain repaired January 2026
Other Problems? _____
Comments: _____

m. Foundation/Basement: ☒ Full ☐ Partial ☐ Concrete Slab ☐ Other _____
Type: _____
Moisture or leakage: None
Other Problems: _____
Comments: Partially finished with 1 commercial space.

n. Chimney(s) How Many? 1 ☐ Lined? ☐ Last Cleaned: Unkown
Problems: _____

o. Plumbing Type: Copper Age: Unknown
Comments: _____

p. Domestic Hot Water: Age: Unkown Type: Electric Gallons: Two 40 gallon tanks
Comments: _____

q. Electrical System: ☒ Circuit Breakers ☐ Fuses
Amps: _____ Volts: 240
3-Phase: _____
Age: _____
Source of Information: _____
Comments: Mix of circuit breakers and fuses.

r. Modifications: Are you aware of any modifications or repairs made without the necessary permits?
☐ Yes ☒ No ☐ Unknown
If Yes, please explain: _____

s. Pest Infestation: Are you aware of any past or present pest infestations? ☐ Yes ☒ No
Type: _____
Comments: _____

t. 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: _____

u. Other (e.g. Alarm System, Irrigation System, etc.) _____

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12 ADDITIONAL INFORMATION

a. Attachment explaining current problems, past repairs, or additional information? ☐ Yes ☒ No

b. Additional Comments: _____

AS THE SELLER, I/WE HAVE PROVIDED THE INFORMATION CONTAINED IN THIS INFORMATION STATEMENT AND REPRESENT THAT ALL STATEMENTS AND INFORMATION ARE CORRECT. I/WE UNDERSTAND THAT INFORMATION CONTAINED IN THIS INFORMATION STATEMENT WILL BE COMMUNICATED TO PROSPECTIVE BUYERS. SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE *KNOWN* INFORMATION TO BUYER(S).

Signed by:
NORTHERN GROUP PROPERTY ACQUISITIONS LLC — 2/2/2026
SELLER 92EE34CDDF84D7... NORTHERN GROUP PROPERTY ACQUISITIONS LLC — DATE

SELLER — DATE

NOTICE TO PURCHASER(S): PRIOR TO CLOSING YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO THE PROPERTY AND ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT.

AS THE BUYER, I/WE HAVE READ AND RECEIVED A COPY OF THIS DISCLOSURE AND UNDERSTAND THAT I/WE SHOULD SEEK INFORMATION FROM PROFESSIONALS NORMALLY ENGAGED IN THE BUSINESS REGARDING ANY SPECIFIC ISSUES OF CONCERN.

BUYER — DATE

BUYER — DATE

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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: **98 Main St, Lancaster, NH 03584**

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) [X] 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) [X] 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)

(f) DS SN 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.

Signed by: Erik Flum, Member 92EED84CDDF84D7... Seller	2/2/2026 Date	Seller	Date
Purchaser	Date	Purchaser	Date
DocuSigned by: Shemariah Nelson 0F784CE4EF18422... Agent	2/15/2026 Date	Agent	Date

Service Providers and Property Information

Owner's Name(s): Northern Group Property Acquisitions LLC

Property Address: 98 Main St., Lancaster, NH 03584

Mail Delivery: (PO Box, Rural Route): _____

Heat Fuel / Service Company: Fitch Fuel Phone Number: _____

Electric Company & Meter #: Eversource Phone Number: _____

Land Line/Telephone Company: N/A Phone Number: _____

Is there cellular service at the property? [X] Yes or [ ] No

TV Cable/Satellite Company: Spectrum Phone Number: _____

Is there Internet service available at the location? [X] Yes or [ ] No

Is Internet currently hooked up? [X] Yes or [ ] No

Internet Service Provider: Spectrum Phone Number: _____

Plowing: R&S Tree & Landscaping Phone Number: _____

Lawn & Garden Maintenance: R&S Tree & Landscaping Phone Number: _____

Town Water: [X] Yes or [ ] No Phone Number: _____

Town Sewer: [X] Yes or [ ] No Phone Number: _____

Private Septic Pumping/Service: _____ Phone Number: _____

Private Water/Well Service: _____ Phone Number: _____

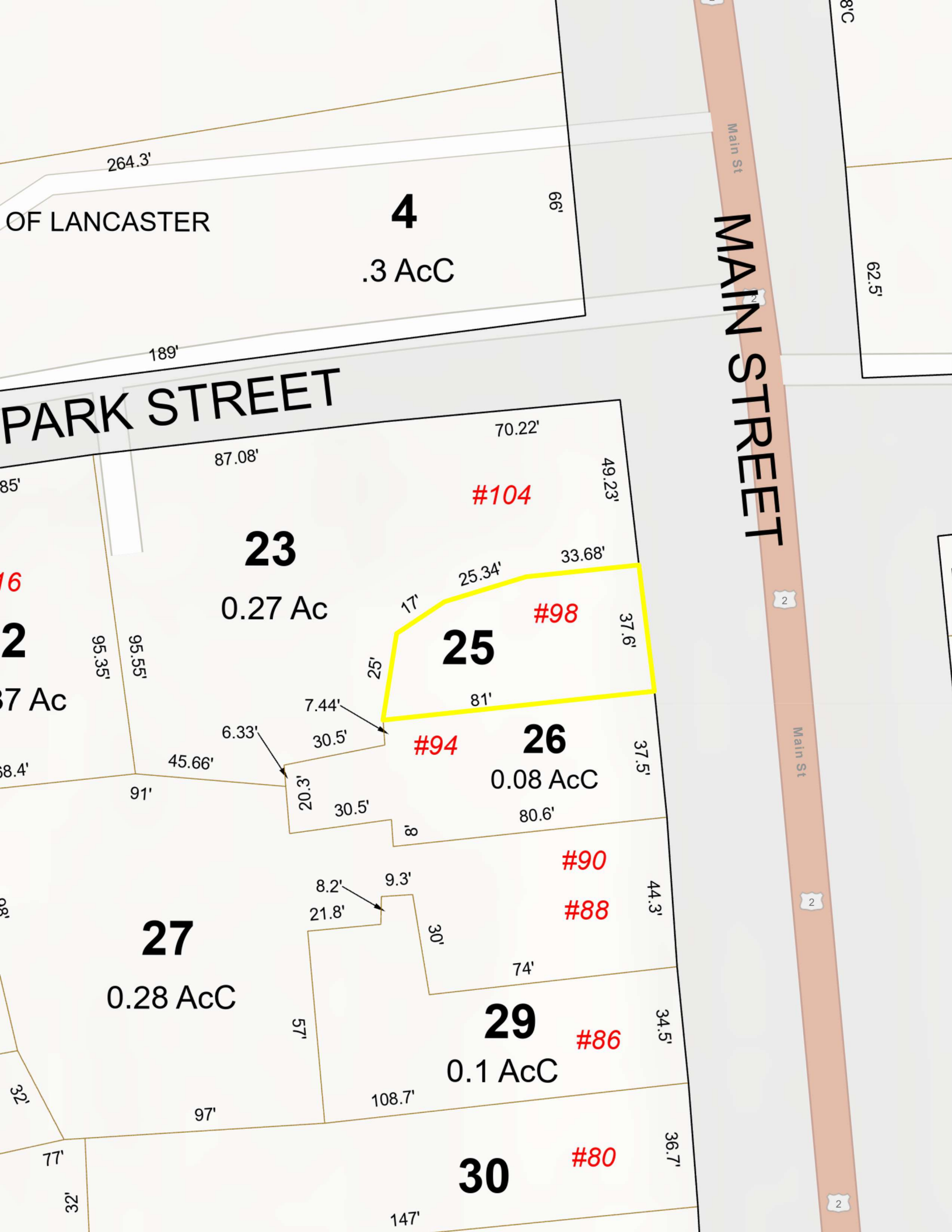
Alarm Company: _____ Phone Number: _____

Insurance Company: Vermont Mutual Phone Number: _____

Rubbish Removal: Waynos Disposal Phone Number: _____

Other Helpful Information (Pool Maintenance, Property Manager, other Service Providers familiar with property)

David Forbes Master Electrician of Littleton is familiar with the electrical updates.


264.3'
OF LANCASTER
4
.3 AcC
66'
189'
PARK STREET
MAIN STREET
Main St
Main St
62.5'
70.22'
87.08'
49.23'
#104
23
0.27 Ac
33.68'
25.34'
17'
#98
37.6'
25
25'
81'
95.35'
95.55'
7.44'
6.33'
30.5'
#94
26
0.08 AcC
37.5'
45.66'
91'
20.3'
30.5'
80.6'
8'
#90
#88
8.2'
9.3'
21.8'
44.3'
30'
27
0.28 AcC
74'
29
0.1 AcC
#86
34.5'
57'
108.7'
97'
32'
77'
30
#80
36.7'
32'
147'

Doc # 2204749 09/22/2022 03:19:44 PM Page 1 of 2
Book 1611 Page 463 Register of Deeds, Coos County

LCHIP	COA056367	25.00
TRANS TAX	CO020666	6,375.00

WARRANTY DEED
Statutory Short Form

LRH-2, LLC, a New Hampshire limited liability company, with a mailing address of 16 Page Hill Road, Lancaster, New Hampshire 03584, for consideration paid, grants to Northern Group Property Acquisitions, LLC, a New Hampshire limited liability company, with a mailing address of 23 Bunker Hill Street, Lancaster, New Hampshire 03584, with WARRANTY COVENANTS:

A certain tract or parcel of land, together with the buildings and improvements thereon, situate on the westerly side of Main Street, Lancaster, County of Coos and State of New Hampshire 03584, more particularly bounded and described as follows:

Beginning at a point on the westerly side of said street 3 rods 6 links southerly from an iron pin at the corner of Main and Park Streets and thence North 84° West, 37 feet to an iron pin;

thence southerly 2 feet to an iron pin;

thence South 89° West, 29 feet to an iron pin;

thence South 62° West, 17 feet, 10 inches to an iron pin;

thence South 11° West, 25 feet to an iron pin;

thence South 79° East, 81 feet to Main Street;

thence northerly on Main Street 37.6 feet to the point of beginning.

ALSO CONVEYING hereby a right of way as heretofore used in connection with the land herein conveyed between said parcel and the Rochefort property, so-called, said right of way being definitely set out and defined in a Decree of the Superior Court

for the County of Coos at the April, 1948 Term, said Decree being duly recorded at Coos County Registry of Deed, Volume 362, Page 264.

Reference is made to Boundary Line Agreement between Richard J. and Diantha E. Rochefort, husband and wife, and Rodney Marshall and John Brooks, recorded in Volume 595, Page 593, dated April 19, 1977.

MEANNG AND INTENDNG to describe and convey all and the same premises conveyed to LRH-2, LLC by Warranty Deed of Daniel M. Kenison and Angela L. Brooks-Kenison, dated February 1, 2022, recorded in the Coos County Registry of Deeds in Book 1592, Page 533.

This is not homestead property of any person.

Subject to all matters of record to the extent in force and applicable.

Executed this 13 day of September, 2022.

LRH-2, LLC

By: _____
Kevin F. Powers, Member

STATE OF NEW HAMPSHIRE
COUNTY OF Coos

This instrument was acknowledged before me this 13 day of September, 2022 by Kevin F. Powers as member of LRH-2, LLC,

SHARON A. KOPP
Notary Public - New Hampshire
My Commission Expires June 24, 2025

SHARON A. KOPP NOTARY PUBLIC NEW HAMPSHIRE

Sharon A. Kopp
Notary Public/Justice of the Peace
My Commission Expires: 6/24/25

Print Now

Parcel ID: P07 - 25 - 0 (CARD 1 of 1)
Owner: NORTHERN GROUP PROPERTY ACQUISITIONS,LLC
Location: 098 MAIN STREET
Acres: 0.060

General

Valuation

Building Value:	$361,800
Features:	$0
Taxable Land:	$65,700
Card Value:	$427,500
Parcel Value:	$427,500

Review and Pay Property Taxes Online

Listing History

List Date	Lister
10/24/2022	JCPL
12/06/2002	PEB

Notes: BUILDING OD KIT/BATH, 1 FLR= BEAUTY SALON, BARBER SHOP, 2+3 FLR = APTS- 6 UNITS; 02/22 SALE-PRIVATE, NOT ON MKT, SOME ROOF REPAIR & MISC APPLIANCES REPLACED BETWEEN SALES.

Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
09/13/2022	IMPROVED	YES	$425,000	LRH-2, LLC	1611	0463
02/01/2022	IMPROVED	YES	$325,000	KENISON, DANIEL M. & ANGELA L.	1592	0533

Land

Size:	0.060 Ac.	**Site:**	AVERAGE
Zone:	04 - C-COMMERCIAL	**Driveway:**	GRAVEL AND/OR DIRT
Neighborhood:	AVERAGE	**Road:**	PAVED
Land Use:	COM/IND		
		Taxable Value:	$65,700

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	0.060 AC	65,714	E	100	100	100	100	100 LEVEL	100	65,700	0	N	65,700	

Building

3.00 STORY FRAME GENRET Built In 1948

Roof:	FLAT	**Bedrooms:**	6	**Quality:**	AVG
	TAR/GRAVEL	**Bathrooms:**	8.0	**Size Adj.**	0.8937
Exterior:	BR ON MASONRY			**Base Rate:**	85.00
		Extra Kitchens:	6	**Building Rate:**	0.9089
Interior:	DRYWALL	**Fireplaces:**	0		
	KNOTTY PINE	**Generators:**	0	**Sq. Foot Cost:**	81.12
Flooring:	CARPET	**AC:**	NO	**Effective Area:**	6,194
	HARD TILE			**Gross Living Area:**	5,829
Heat:	OIL	**Comm. Wall Factor:**	105		
	HOT WATER	**Comm Wall:**	MASONRY	**Cost New:**	$502,457

Depreciation

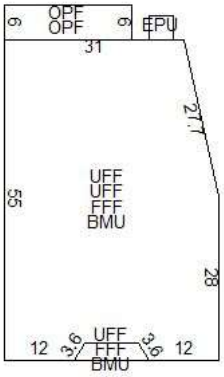
Normal	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
AVERAGE 28%	0%	0%	0%	0%	28%	$361,800

Features

There Are No Features For This Card

Photo

Sketch



Code	Description	Area	Eff Area	GL Area
OPF	OPEN PORCH FIN	264	66	0
UFF	UPPER FLR FIN	3,875	3,875	3,875
FFF	FST FLR FIN	1,954	1,954	1,954
BMU	BSMNT UNFINISHED	1,954	293	0
EPU	ENCL PORCH UNFIN	16	6	0
	Totals		**6,194**	**5,829**

Printed on 01-28-26

Property Card: 98 MAIN STREET

Town of Lancaster, NH

Parcel ID: P07-25-0
PID: 000P07000025000000

Owner: NORTHERN GROUP PROPERTY
Co-Owner: ACQUIS
Mailing Address:
PO BOX 144

LANCASTER, NH 03584

General Information

Map: 000P07
Lot: 000025
Sub: 000000

Land Use: COM/IND
Zone: C-COMMERCIAL
Land Area in Acres: 0.06
Current Use: N
Neighborhood: N-E
Frontage: 0
Waterfront: 0
View Factor: N

Assessed Value

Land: $65,700
Buildings: $361,800
Extra Features: $0
Total: $427,500

Sale History

Book/Page: 1611-0463
Sale Date: 9/13/2022
Sale Price: $425,000

Building Details

Model Description: GENRET
Living Area: 5829
Year Built: 1948
Building Grade: AVG
Stories: 3.00 STORY FRAME

Condition: AVERAGE
Depreciation: 0
No. Bedrooms: 6
No. Baths: 8
Adj Bas: 0

CAI Technologies
www.cai-tech.com
This information is believed to be correct but is subject to change and is not warranteed.

TOWN OF LANCASTER
25 Main Street
Lancaster, NH 03584

NORTHERN GROUP PROPERTY ACQUISITIONS,LLC
PO BOX 144
LANCASTER, NH 03584

2025 LANCASTER PROPERTY TAX -- BILL 1 OF 2

Invoice: 2025P01021601
Billing Date: 06/13/2025
Payment Due Date: **07/18/2025**
Amount Due: **$ 4,100.00**

8% APR Charged After 07/18/2025

Property Owner

Owner: NORTHERN GROUP PROPERTY ACQUISITIONS,LLC

Property Description

Map: 000P07 **Lot:** 000025 **Sub:** 000000
Location: 098 MAIN STREET **Acres**: 0.060

Tax Rates		Assessments	
County:	$ 1.38	**Taxable Land:**	65,700
School:	$ 3.85	**Buildings:**	361,800
Town:	$ 3.78	**Total:**	427,500
State Education:	$ 0.58		

Summary Of Taxes

First Bill:	$ 4,100.00
- Abated/Paid:	$ 0.00
- Veteran Credits:	$ 0.00

Amount Due By 07/18/2025: **$ 4,100.00**

Total Tax Rate: **$ 9.59** * **Net Value:** **427,500**

*** First Bill Tax Rate Equals 1/2 Last Year's Final Tax Rate**

2025 LANCASTER PROPERTY TAX -- BILL 1 OF 2

Mailed To:
NORTHERN GROUP PROPERTY ACQUISITIONS,LLC
PO BOX 144
LANCASTER, NH 03584

TOWN OF LANCASTER
Monday - Wednesday 8:30am - 5:00pm
Thursday 8:30am-Noon, Friday - 8:30am-4:30pm
(603) 788-3391
Tax Collector: Charity Baker

Owner: NORTHERN GROUP PROPERTY ACQUISITIONS,LLC

Location: 098 MAIN STREET
Map: 000P07 **Lot:** 000025 **Sub:** 000000
Invoice: 2025P01021601

Amount Due By 07/18/2025: **$ 4,100.00**

Remit To:
TOWN OF LANCASTER
25 Main Street
Lancaster, NH 03584

PAY ONLINE AT: lancaster.nhtaxkiosk.com

RETURN THIS PORTION WITH PAYMENT

REMITTED AMOUNT: _____.

TOWN OF LANCASTER
25 Main Street
Lancaster, NH 03584

NORTHERN GROUP PROPERTY ACQUISITIONS,LLC
PO BOX 144
LANCASTER, NH 03584

2025 LANCASTER PROPERTY TAX -- BILL 2 OF 2

Invoice: 2025P02021403
Billing Date: 12/02/2025
Payment Due Date: **01/07/2026**
Amount Due: **$ 4,907.00**

8% APR Charged After 01/07/2026

Property Owner

Owner: NORTHERN GROUP PROPERTY ACQUISITIONS,LLC

Property Description

Map: 000P07 **Lot:** 000025 **Sub:** 000000
Location: 098 MAIN STREET **Acres**: 0.060

Tax Rates		Assessments	
County:	$ 3.00	**Taxable Land:**	65,700
School:	$ 8.69	**Buildings:**	361,800
Town:	$ 8.24	**Total:**	427,500
State Education:	$ 1.14		
Total Tax Rate:	**$ 21.07**	**Net Value:**	**427,500**

Summary Of Taxes

Total Tax:	$ 9,007.00
- First Bill:	$ 4,100.00
- Abated/Paid:	$ 0.00
- Veteran Credits:	$ 0.00

Amount Due By 01/07/2026: $ 4,907.00

2025 LANCASTER PROPERTY TAX -- BILL 2 OF 2

Mailed To:
NORTHERN GROUP PROPERTY ACQUISITIONS,LLC
PO BOX 144
LANCASTER, NH 03584

TOWN OF LANCASTER
Monday - Wednesday 8:30am - 5:00pm
Thursday 8:30am-Noon, Friday - 8:30am-4:30pm
(603) 788-3391
Tax Collector: Charity Baker

Owner: NORTHERN GROUP PROPERTY ACQUISITIONS,LLC

Location: 098 MAIN STREET
Map: 000P07 **Lot:** 000025 **Sub:** 000000
Invoice: 2025P02021403

Amount Due By 01/07/2026: $ 4,907.00

Remit To:
TOWN OF LANCASTER
25 Main Street
Lancaster, NH 03584

PAY ONLINE AT: lancaster.nhtaxkiosk.com

RETURN THIS PORTION WITH PAYMENT

REMITTED AMOUNT: _____.