

95 Acres - Commercial-Industrial Land

0 Pine Road, Brentwood, NH, Brentwood, NH 03833



**The Merrill
Bartlett Group**
REAL ESTATE

Listing ID: 30788918
Status: Active
Property Type: Vacant Land For Sale
Possible Uses: Industrial, Self Storage
Gross Land Area: 95 Acres
Sale Price: \$1,500,000
Unit Price: \$15,789 Per Acre
Sale Terms: Cash to Seller

Overview/Comments

Back on the market due to a change in the Buyer company ownership. Warehouse-Distribution Center Land. Commercial/Industrial Land - +/- 95 acres of Commercial/Industrial zoned land with +/- 80 acres in Brentwood and +/- 15 acres in Exeter. 1,345 Foot Frontage on Pine Road. See conceptual plan attached. Current Use to to be paid by the Buyer.



More Information Online

<https://www.newenglandcommercialproperty.com/listing/30788918>

QR Code

Scan this image with your mobile device:



General Information

Tax ID/APN:	212.012.000	Zoning:	CI
Possible Uses:	Industrial, Self Storage	Sale Terms:	Cash to Seller

Area & Location

Property Located Between:	Route 111A and Route 27	Airports:	Pease (Portsmouth), Manchester and Logan
Property Visibility:	Excellent	Site Description:	Sloping, level, fields and woods. Wetlands at the back of the property
Largest Nearby Street:	Route 27	Area Description:	Industrial and commercial uses
Feet of Frontage:	1,345		
Highway Access:	Route 101 Exit 8 is nearby		

Land Related

Lot Frontage:	1345	Available Utilities:	Electric, Gas, Cable, Broadband, Internet Access
Lot Depth:	3840	Water Service:	Well
Zoning Description:	Commercial and Industrial Use	Sewer Type:	Septic
Topography:	Other		

Financials

Finance Data Year:	2022
Real Estate Taxes - Annual(\$):	\$419 (Annual)

Location

Address:	0 Pine Road, Brentwood, NH, Brentwood, NH 03833
County:	Rockingham
MSA:	Boston-Cambridge-Newton



Property Contacts



Lynne Bartlett Merrill
The Merrill Bartlett Group
603-770-4012 [M]
603-642-5171 [O]
lynne.merrill@mbgre.com

Land
4981823
Active

0 Pine Road
Brentwood
Unit/Lot #

NH 03833

Listed: 1/10/2024 \$1,500,000

Closed:

DOM: 0



County NH-Rockingham
VillDstLoc
Zoning Commercial/Industrial
Lot Size Acres 95.00
Lot - Sqft 4,138,200
Price Per Acre \$15,789.47
Taxes TBD No
Tax - Gross Amount \$443.00
Tax Year 2023
Waterfront Property
Water View
Water Body Access

Road Frontage Yes
Road Frontage Length 1,345
Surveyed Yes
Surveyed By KEM Land Survey

ROW - Parcel Access
ROW - Length
ROW - Width
ROW to other Parcel
Total Lots 1
Total Leases
OpenSpc %

Water Body Name

Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions

Date Initial Showings ...



Directions

Remarks - Public Commercial/Industrial Land - +/- 95 acres of Commercial/Industrial zoned land with +/- 80 acres in Brentwood and +/- 15 acres in Exeter. 1,345 foot frontage on Pine Road. Current Use fee to be paid by the Buyer.

LOT/LOCATION

Development / Subdivision

Lot Description Field/Pasture, Open, Wetlands, Wooded

Pole Number
Permit Number
Roads

Paved, Public

Area Description Abuts Conservation, Commercial Zoning

School - District
School - Elementary Swasey Central School
School - Middle/Jr Cooperative Middle School
School - High Exeter High School

Suitable Use Commercial, Industrial

UTILITIES

Utilities Cable, Gas - Underground, Telephone Available
Water None
Sewer None
Electric At Street

Fuel Company
Electric Company Unitil
Cable Company Comcast
Phone Company

PUBLIC RECORDS

Deed - Recorded Type Warranty
Deeds - Total
Deed - Book 2217
Deed - Page 1222
Plan Survey Number D-40396
Property ID

Map 212
Block 0
Lot 012
SPAN#

Tax Class
Tax Rate
Current Use Yes
Land Gains
Assessment Amount \$1,378,275
Assessment Year 2023
Assessments - Special

DISCLOSURES**Fee 2**
Fee 3

Foreclosed/Bank-Owned/REO No **Possession** At Closing
Monthly Lease Amount **Flood Zone** Unknown
Easements
Covenants No
Resort No

Financing-Current
Financing-Possible Opt

Auction
Date - Auction
Auction Time

Items Excluded

Auctioneer Name
Auctioneer License Number
Auction Price Determined By

Offer of Compensation to Licensed PrimeMLS Real Estate Brokerages

Buyer Agency 2.00% **SubAgency** **NonAgency Facilitator** 2.00% **Transactional Broker**

The listing broker's offer of compensation is made only to other real estate licensees who are participant members of PrimeMLS.

PREPARED BY

Lynne Bartlett Merrill
Cell: 603-770-4012
lynne.merrill@mbgre.com

My Office Info:

The Merrill Bartlett Group
153 Main Street

Kingston NH 03848
Off: 603-642-5171



Listed by:

Lynne Bartlett Merrill / The Merrill Bartlett Group

PINE ROAD

~~BRENTWOOD, NH~~
EXETER, NH

may
not
be
included



The Dubay Group, Inc.
136 Harvey Rd., 8th Fl. B101
Londonderry, NH 03053
603-558-6462

Engineers
Planners
Surveyors

TheDubayGroup.com



REVISIONS		
REV	DATE	BY
	COMMENTS	

DRAWN BY: FEB 13, 2023
CHECKED BY:
DATE: 1"=200'
SCALE: M14S-Concept Base
FILE: _
DEED REF: _

PRODUCT:
MAP 212 LOT12
PINE ROAD
BRENTWOOD, NH

SHEET TITLE:

CONCEPTUAL MASTER PLAN

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



TO BE COMPLETED BY SELLER

1. **SELLER:** Robert Webb Realty Inc
2. **PROPERTY LOCATION:** Pine Rd, Brentwood, NH 03833-6510
3. 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 SELLER, or any real estate broker or salesperson representing SELLER, and is not a substitute for any inspection by BUYER. SELLER'S authorize the Listing Broker in this transaction to disclose the information in this statement to other real estate agents and to prospective BUYERS of this property.
4. **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.**

5. **WATER SUPPLY** (Please answer all questions regardless of type of water supply)
- a. TYPE OF SYSTEM: ☒ None ☐ 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 ☐ Unknown
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.
To your knowledge, have any test results ever been 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? _____
- f. COMMENTS: _____

6. **SEWAGE DISPOSAL SYSTEM**

- a. TYPE OF SYSTEM: Public: ☐ Yes ☐ No Community/Shared: ☐ Yes ☐ No
Private: ☐ Yes ☐ No Unknown: ☐ Yes ☐ No
None: ☒ Yes ☐ No Septic/Design Plan in Process? ☐ Yes ☐ No
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 ☐ 500 Gal. ☐ 1,000 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: _____
- d. LEACH FIELD: ☐ Yes ☐ No ☐ Other _____
IF YES: Size _____ Location: _____ ☐ 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 site assessment been done? ☐ Yes ☐ No ☐ Unknown
SOURCE OF INFORMATION: _____
COMMENTS: _____
FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

SELLER(S) INITIALS mw / 2-15-22

BUYER(S) INITIALS _____ / _____

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PAGE 1 OF 3

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: Pine Rd, Brentwood, NH 03833-6510

7. **HAZARDOUS MATERIAL**

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): _____ Owner of tank(s): _____

Location: _____

Are you aware of any problems, such as leakage, etc.? ☐ Yes ☐ No Comments: _____

Are tanks registered with the Department of Environmental Services (D.E.S.)? ☐ YES ☐ NO ☐ UNKNOWN

If tanks are no longer in use, have tanks been abandoned according to D.E.S.? ☐ YES ☐ NO ☐ UNKNOWN

Comments: _____

8. **GENERAL INFORMATION**

a. Is this property subject to Association fees? ☐ YES ☒ NO ☐ UNKNOWN

If YES, Explain: _____

If YES, what is your source of information? _____

b. Is this property located in a Federally Designated Flood Zone? ☐ YES ☐ NO ☒ UNKNOWN

c. Are you aware of any liens, encroachments, easements, rights-of-way, leases, restrictive covenants, special assessments, right of first refusal, life estates, betterment fees or attachments on the property? ☐ YES ☒ NO ☐ UNKNOWN

If YES, Explain: _____

d. What is your source of information? _____

e. Are you aware of any landfills, hazardous materials or any other factors, such as soil, flooding, drainage or any unusual factors? ☐ YES ☒ NO ☐ UNKNOWN

If YES, Explain: _____

f. 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: Current Use

g. How is the property zoned? Commercial/Industrial Source: Town of Brentwood

h. Has the property been surveyed? ☐ YES ☒ NO ☐ UNKNOWN If YES, is the survey available? ☐ YES ☐ NO

i. Has the soil been tested? ☐ YES ☒ NO ☐ UNKNOWN If YES, are the results available? ☐ YES ☐ NO

j. Has a percolation test been done? ☐ YES ☒ NO ☐ UNKNOWN If YES, are the results available? ☐ YES ☐ NO

k. Has a test pit been done? ☐ YES ☒ NO ☐ UNKNOWN If YES, are the results available? ☐ YES ☐ NO

l. Have you subdivided the property? ☐ YES ☒ NO ☐ UNKNOWN

m. Are there any local permits? ☐ YES ☒ NO ☐ UNKNOWN Please explain: _____

n. Are there attachments explaining any of the above? ☐ YES ☒ NO ☐ UNKNOWN

o. Septic/Design plan available? ☐ YES ☒ NO ☐ UNKNOWN

p. 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: _____

9. **NOTE 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. 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 Uml /

BUYER(S) INITIALS _____ /

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



TO BE COMPLETED BY SELLER

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

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.

Leshia M. Webb President 02/15/2022
SELLER Robert Webb Realty Inc 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.

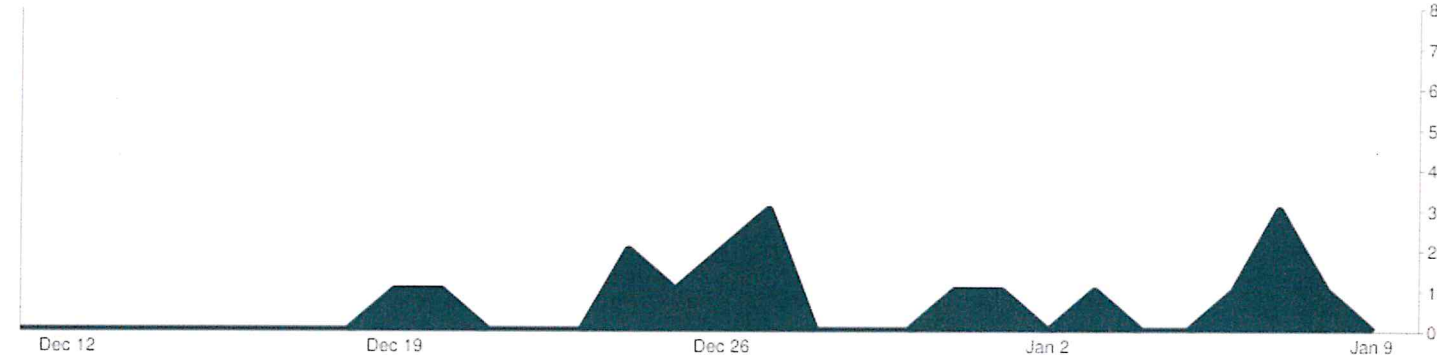
BUYER DATE

BUYER DATE

Online Marketing Activity

Lynne Bartlett Merrill, The Merrill Bartlett Group

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Listing Views



Your listings are being promoted through a variety of local, regional, and nationwide real estate channels.

Views from the past 30 Days



Google
<http://google.com>
The world's leading search engine.

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NECPE
NEW ENGLAND

NECPE
<http://www.newenglandcommercialproperty.com>
A commercial information exchange (CIE), serving New Hampshire, Maine, Vermont, Massachusetts, powered by Catylist.

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Market Summary – December, 2023

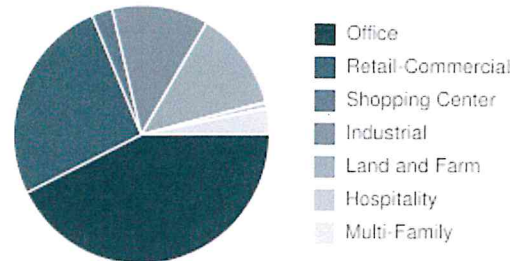
MA, ME, NH and VT

11.5 million SF
Commercial Space For Sale

11.1 million SF
Commercial Space For Lease

6,562 Acres
Land & Farm For Sale

\$1.5 billion
Total Sale Price



Current Statistics for MA, ME, NH and VT

Property Type	Listings	Asking Lease Rate	Asking Sale Price	Below List	Days on Market	Total Available
Industrial	359	\$10.10 PSF	\$74.21 PSF	8.2%	219	7.5 million SF
Office	1,253	\$16.80 PSF	\$122.69 PSF	19.4%	378	6.6 million SF
Retail-Commercial	765	\$15.38 PSF	\$151.93 PSF	31.6%	369	4.5 million SF
Shopping Center	77	\$8.36 PSF	\$90.30 PSF	-	-	752,173 SF
Vacant Land	368	\$0.64 PSF	\$1.21 PSF	8.1%	1,100	311.6 million SF
Farm/Ranch	2	-	\$2.09 PSF	-	-	530,125 SF
Hospitality	22	-	\$34.15 PSF	39.5%	60	1.7 million SF
Multi-Family	96	-	\$163.61 PSF	7.4%	138	1.2 million SF

- **Frequency:** Statistics are compiled at the beginning of each month.
- **Reliability:** The quality of the data will vary based on many factors, including whether or not your CIE verifies the data on an ongoing basis. Statistics based on larger numbers of listings (as indicated by the "Listings" column) are generally more trustworthy.
- **Accuracy:** We make all attempts to normalize these stats, but make no guarantees about their accuracy. Outliers (extremely high or low values) are excluded from calculations.
- **Counts:** Listing and Transaction counts reflect the number of records with price and size information within valid ranges. The actual counts of all records in the CIE are larger.
- **Weighted Averages:** Price averages are weighed using the square footage available.
- **Direct:** Lease statistics are direct (exclude subleases).
- **Lease Types:** Because of discrepancies in how lease types (NNN, Gross, etc) are reported, we ignore differences in type – all types are folded together into the lease rate stats.
- **Below List:** Reflects the average percent difference between the original listed price and the final transaction price.
- **Net Absorption:** We calculate absorption using a 90 day period.
- **Locations:** We only allow filters for locations with at least 100 active listings.
- **Asking vs. Reported:** "Asking" prices are based on active listings for the chosen locale, while "Reported" prices are calculated using completed transactions as reported by CIE members.

Disclaimer: All statistics on this page have been gathered from user-loaded listings and user-reported transactions. We have not verified accuracy and make no guarantees. By using the information provided on this page, the user acknowledges that the data may contain errors or other nonconformities. You and/or your client should diligently and independently verify the specifics of the information that you are using.



**The Merrill
Bartlett Group
REAL ESTATE**

**NECPE
NEW ENGLAND**

Statistics courtesy of:
New England Commercial Property Exchange

Demographics, Labor/Workforce, and Consumer Expenditures



**The Merrill
Bartlett Group**
REAL ESTATE

Disclaimer: While we believe this information (via GeoLytics) to be reliable, we have not checked its accuracy and make no guarantee as to its validity. By using the information provided on this page, the user acknowledges that the data may contain errors or other nonconformities. You and/or your client should diligently and independently verify the specifics of the information that you are using.

There are no Demographics Statistics available for this location at this time.

2217-1222

KNOW ALL MEN BY THESE PRESENTS, That Arthur A. Plouffe and Gladys O. Plouffe, both of Exeter, County of Rockingham, State of New Hampshire for consideration paid, grant to Robert Webb Realty, Inc., a New Hampshire corporation with its principal place of business in Brentwood, County of Rockingham, State of New Hampshire, with WARRANTY COVENANTS, the following described premises:

A certain tract of land situate in said Exeter, and said Brentwood, containing forty-five acres, more or less, bounded as follows:

Commencing at the Easterly side of the road that leads from or near Marshall's corner Northerly to the highway leading from Exeter Village to Epping corner and by the Northerly side of a lane formerly owned by Mrs. Hawley Marshall, and from thence running Northerly by said road to land formerly of Horace J. Robinson and others (known as the Rhymes lot); thence Easterly by said Rhymes lot to land now or formerly of Franklin Robinson, thence Southerly and Easterly by said Franklin Robinson land to land now or formerly of Jonathan Robinson; thence Southerly by said Jonathan Robinson land to land formerly of Mrs. Hawley Marshall; thence Westerly by said Marshall land to the first mentioned bounds.

Also a certain tract of pasture and meadow land situate in Brentwood and Exeter, containing thirteen acres, more or less, bounded as follows:

Westerly and Southerly by land formerly of Daniel Sanborn, 2nd, Southerly, also, by land now or formerly of Jonathan Robinson, Easterly by land now or formerly of George W. Carter; Northerly by land formerly owned by Horace J. Robinson, Sarah L. Veazey and Mary O. Smith.

Being the same premises conveyed by Omer S. Rowe to Arthur A. Plouffe by Warranty Deed dated December 2, 1960 and recorded in Book 1570, Page 133 of the Rockingham County Registry of Deeds.

A certain tract of sprout land situated partly in Exeter and partly in Brentwood, in the County of Rockingham and the State of New Hampshire, and located easterly of the Pine Road, so called, in said Brentwood, containing 22 acres, more or less, and bounded northerly by Jewett's Meadow, so called, Westerly by land of H. Taylor, Southerly by the Sharp land, so called, and Easterly partly by Sharp land partly by Anderson Estate land and partly by Dudley land, there being a fence and stone wall along the entire easterly boundary, together with the right-of-way to the same from the Pine Road, and reserving a right of way to other land of the heirs of Henry W. Anderson.

Being the same premises conveyed to Arthur A. Plouffe and Gladys O. Plouffe by the heirs-at-law of Henry W. Anderson, recorded on April 4, 1949 and recorded in Book 1126, Page 412 of the Rockingham County Registry of Deeds.

Reserving to the grantor, Arthur A. Plouffe, the right to enter, cut and remove all merchantable timber and cord wood from the above-described premises for a period of 5 years from the date of this deed. After this period, a right reserved in the above-described premises terminates, and all and any interest in timber and cord wood vest in the grantee and/or its assigns.

And we, being husband and wife, release to said grantee, all rights of homestead

SHUTE,
ENGEL AND FRASIER
PROFESSIONAL ASSOCIATION
ATTORNEYS-AT-LAW
ONE CENTER STREET
EXETER, NEW HAMPSHIRE
03833



2217-1223

and other interests therein.

WITNESS, our hands and seals this 17th day of March, 1974.

Leslie M. Webb
Leslie M. Webb

Attest Arthur A. Plouffe
Gladys O. Plouffe

STATE OF NEW HAMPSHIRE

ROCKINGHAM, SS.: .

March 7, 1974

Personally appeared Arthur A. Plouffe and Gladys O. Plouffe, known to me, or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Before me,

Leslie M. Webb
Justice of the Peace - Notary Public



PROPERTY LOCATION

Alt No	Direction/Street/City
PINE RD, BRENTWOOD	

OWNER

Unit #	
WEBB, ROBERT REALTY	

Address	
37 MIDDLE ROAD	

City	
BRENTWOOD	

Parcel ID	
03833	

Owner	
OWN	

Address	
37 MIDDLE ROAD	

City	
BRENTWOOD	

Parcel ID	
03833	

Owner	
OWN	

Address	
37 MIDDLE ROAD	

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37 MIDDLE ROAD	

City	
BRENTWOOD	

Parcel ID	
03833	

Owner	
OWN	

Address	
37 MIDDLE ROAD	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
601			80.000	18,830	18,830

Entered Lot Size	
Total Land: 80	

Land Unit Type: AC	
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Source: Market Adj Co	
Total Value per SQ unit /Card	

Parcel ID	212.012.000
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Legal Description	
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User Acct	
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GIS Ref	
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GIS Ref	
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Insp Date	
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PRINT	
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Date	11/17/2021
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Time	12/5/2018
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Time	11/12/2017
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Time	05/26/2
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Time	20:01:1
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Time	11/11/2016
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Time	11/6/2016
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Time	5/6/2015
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Time	10/15/2015
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Time	7/27/2014
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Time	1053
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Patriot Properties Inc

USER DEFINED

Prior Id # 1170

Prior Id #

Prior Id #

Other To

Prior Id #

Prior Id #

Prior Id # 5.3.4

Prior Id #

Prior Id #

ASR Map

Fact Dist:

Reval Dis

Year:

LandReas

BldReason

PROPERTY FACTORS

Code	Desc	%	Item	Cod	Desc
C/I	C/I	100	U	4	NONE

Census:					
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od Haz:					
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SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
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[illegible]

AssessPro Patriot Properties, Inc

CAI Property Card

Town of Brentwood, NH



GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: PINE RD ACRES: 79.99982 PARCEL ID: 212.012.000 LAND USE CODE: 601 CONDO COMPLEX: OWNER: WEBB, ROBERT REALTY CO - OWNER: MAILING ADDRESS: 37 MIDDLE ROAD BRENTWOOD, NH 03833 ZONING: C/I PATRIOT ACCOUNT #: 1053	BUILDING STYLE: UNITS: 0 YEAR BUILT: FRAME: EXTERIOR WALL COVER: ROOF STYLE: ROOF COVER:
	BUILDING INTERIOR
	INTERIOR WALL: FLOOR COVER: HEAT TYPE: FUEL TYPE: PERCENT A/C: # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 0 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 0 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES:
SALE INFORMATION	
SALE DATE: BOOK & PAGE: SALE PRICE: SALE DESCRIPTION: SELLER:	
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 0 FINISHED BUILDING AREA: 0 BASEMENT AREA: 0 # OF PRINCIPAL BUILDINGS: 0	
ASSESSED VALUES	
LAND: 18,830 YARD: 0 BUILDING: 0 TOTAL: \$18,830	
SKETCH	PHOTO
	NO PHOTO AVAILABLE

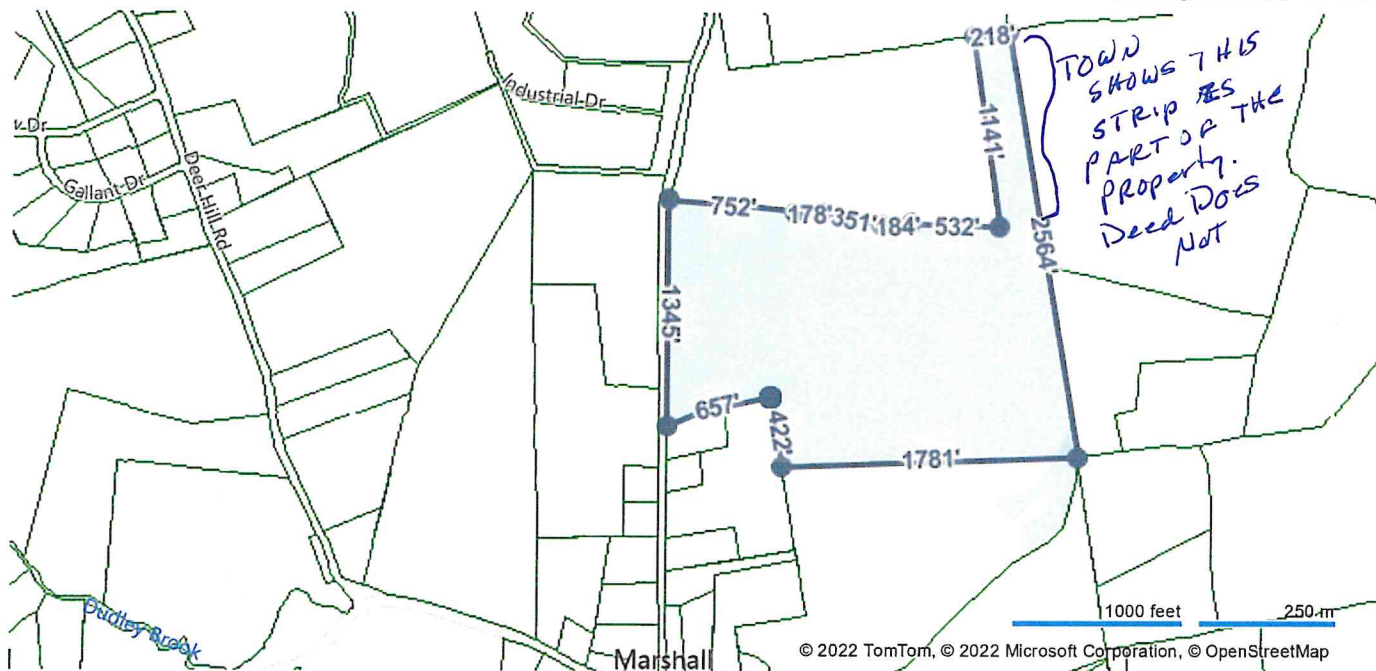


www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.



Tuesday, February 15, 2022

**LOCATION**

Property Address Pine Rd
Brentwood, NH 03833

Subdivision

County Rockingham County, NH

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID BREN M:212 B:012 L:000

Alternate Parcel ID

Account Number

District/Ward

2010 Census Trct/Blk 600/1

Assessor Roll Year 2021

PROPERTY SUMMARY

Property Type Conservation

Land Use Private Preserve/Open Space Vacant
Land Forest Land/Conservation

Improvement Type

Square Feet

CURRENT OWNER

Name Robert Webb Realty

Mailing Address 37 Middle Rd
Brentwood, NH 03833-6503

SCHOOL INFORMATION

These are the closest schools to the property

Swasey Central School 3.0 mi

Elementary: Pre K to 5 Distance

SALES HISTORY THROUGH 01/31/2022

No sales information was found For this parcel.

TAX ASSESSMENT

Tax Assessment	2020	Change (%)	2019	Change (%)	2018
Assessed Land	\$15,311.00		\$15,311.00	-\$970.00 (-6.0%)	\$16,281.00
Assessed Improvements					
Total Assessment	\$15,311.00		\$15,311.00	-\$970.00 (-6.0%)	\$16,281.00
Exempt Reason					

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2020			\$355.00
2019			\$424.00

2018	\$421.00
2017	\$446.00
2016	\$436.00
2015	\$417.00

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Private Preserve/Open Space Vacant Land Forest Land/Conservation	Lot Dimensions	
Block/Lot	12/	Lot Square Feet	3,484,792
Latitude/Longitude	42.998175°/-71.009825°	Acreage	80

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code	C/I	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot	12/	District/Ward	

Description

POWER PRODUCTION

No power production information was found for this parcel.

FEMA FLOOD ZONES

Zone Code	Flood Risk	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.	33015C0382E	05/17/2005
X	Minimal	Area of minimal flood hazard, usually depicted on FIRMs as above the 500- year flood level.	33015C0220F	01/29/2021

LISTING ARCHIVE

No Listings found for this parcel.

Bill Information

Bill Number: 127050
Description: Tax Bill
Property ID: 212.012.000
Owner: WEBB, ROBERT REALTY
Address: PINE RD
Bill Date: 11/1/2023
Due Date: 12/15/2023

Bill Amount:	\$234.00
Interest:	\$0.00
Costs:	\$0.00
Total:	\$234.00
Payments:	\$234.00
Balance Due:	\$0.00

Details

Description	Date	Tax Year	Period	Amount
Tax Bill	11/1/2023	2023	2	\$234.00
Payment-CHECK	12/11/2023	2023	2	(\$234.00)

Bill Information

Bill Number: 125109
Description: Tax Bill
Property ID: 212.012.000
Owner: WEBB, ROBERT REALTY
Address: PINE RD
Bill Date: 5/17/2023
Due Date: 7/3/2023

Bill Amount:	\$209.00
Interest:	\$0.00
Costs:	\$0.00
Total:	\$209.00
Payments:	\$209.00
Balance Due:	\$0.00

Details

Description	Date	Tax Year	Period	Amount
Tax Bill	5/17/2023	2023	1	\$209.00
Payment-CHECK	6/30/2023	2023	1	(\$209.00)

Brentwood, NH



Community Contact

Town of Brentwood
Board of Selectmen
 1 Dalton Road
 Brentwood, NH 03833

Telephone
 Fax
 E-mail
 Web Site

(603) 642-6400 x110
 (603) 642-6310
selectmen@brentwoodnh.gov
www.brentwoodnh.gov

Municipal Office Hours

Selectmen: Monday through Thursday, 8 am - 4 pm, Friday, 9 am - 12 noon; **Town Clerk, Tax Collector:** Monday, Wednesday, Thursday, 8:30 am - 4:30 pm, Tuesday, 8:30 am - 7 pm, Friday, 8:30 am - 4 pm

County
 Labor Market Area
 Tourism Region
 Planning Commission
 Regional Development

Rockingham
Portsmouth, NH-ME Metropolitan NECTA
Seacoast
Rockingham
Regional Economic Development Corp.

Election Districts

US Congress
 Executive Council
 State Senate
 State Representative

District 1
District 3
District 23
Rockingham County Districts 11, 33

Incorporated: 1742

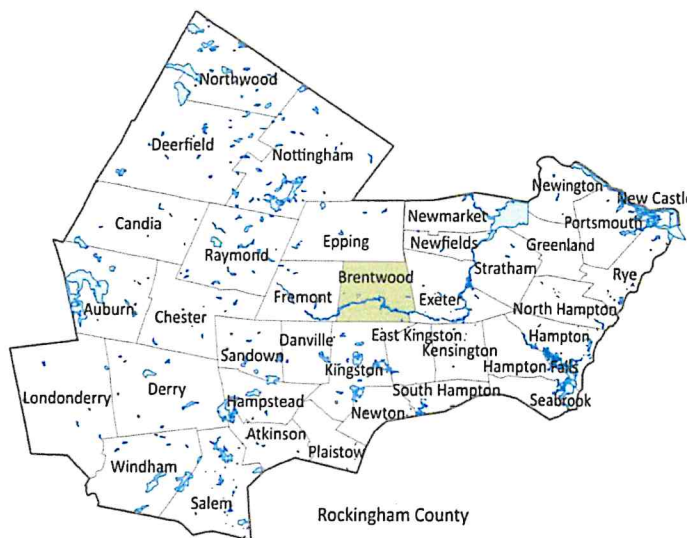
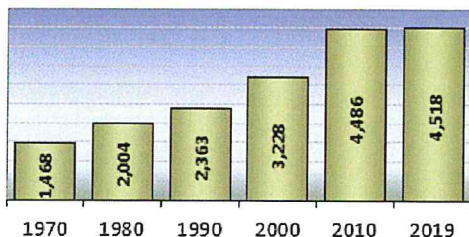
Origin: Originally a parish of Exeter known as Brentwood Parish, in 1742 residents successfully petitioned for the right to maintain a meetinghouse and minister with public funds. About that same time, during the first year Benning Wentworth was governor, several older and overgrown New Hampshire towns were given authorization to divide into separate units. The name was probably taken from the English town of Brentwood, or "Burnt Wood," so called because of a residential community established in an accidentally or deliberately burnt clearing in the king's forest.

Villages and Place Names: Brentwood Corners, Marshall Corner

Population, Year of the First Census Taken: 976 residents in 1790

Population Trends: Population change for Brentwood totaled 3,050 over 49 years, from 1,468 in 1970 to 4,518 in 2019. The largest decennial percent change was a 39 percent increase

between 2000 and 2010. Decennial percent change increases of 37, occurred two times—from 1970 to 1980, and from 1990 to 2000. The 2019 Census estimate for Brentwood was 4,518 residents, which ranked 84th among New Hampshire's incorporated cities and towns.



Population Density and Land Area, 2019 (US Census Bureau): 266.2 persons per square mile of land area. Brentwood contains 17.0 square miles of land area and 0 square miles of inland water area.

MUNICIPAL SERVICES		
Type of Government	Town Meeting	
Budget: Municipal Appropriations, 2020	\$4,946,448	
Budget: School Appropriations, 2020-2021	\$5,995,301	
Zoning Ordinance	1952/15	
Master Plan	2013	
Capital Improvement Plan	Yes	
Industrial Plans Reviewed By	Regional Planning Commission	

Boards and Commissions

Elected:	Selectmen; Planning; Cemetery; Library; Budget
Appointed:	Zoning; Conservation; Recreation

Public Library **Mary E. Bartlett Memorial**

EMERGENCY SERVICES

Police Department	Full & part-time	
Fire Department	Full-time & On-Call	
Emergency Medical Service	Full-time & on-call	

Nearest Hospital(s)	Distance	Staffed Beds
Exeter Hospital, Exeter	7 miles	99

UTILITIES

Electric Supplier	Eversource Energy; Exeter & Hampton; NH	
	Electric	
Natural Gas Supplier	None	
Water Supplier	Private wells	

Sanitation	Private septic	
Municipal Wastewater Treatment Plant	No	
Solid Waste Disposal		
Curbside Trash Pickup	Municipal	
Pay-As-You-Throw Program	No	
Recycling Program	Voluntary	

Telephone Company	Fairpoint	
Cellular Telephone Access	Yes	
Cable Television Access	Yes	
Public Access Television Station	No	
High Speed Internet Service:	Business	Limited
	Residential	Yes

PROPERTY TAXES (NH Dept. of Revenue Administration)

2019 Total Tax Rate (per \$1000 of value)	\$27.70
2019 Equalization Ratio	82.9
2019 Full Value Tax Rate (per \$1000 of value)	\$22.84

2019 Percent of Local Assessed Valuation by Property Type

Residential Land and Buildings	82.1%
Commercial Land and Buildings	14.0%
Public Utilities, Current Use, and Other	3.9%

HOUSING (ACS 2015-2019)

Total Housing Units	1,578
Single-Family Units, Detached or Attached	1,452
Units in Multiple-Family Structures:	
Two to Four Units in Structure	33
Five or More Units in Structure	32
Mobile Homes and Other Housing Units	61

POPULATION (1-YEAR ESTIMATES/DECENNIAL) (US Census Bureau)

Total Population	Community	County
2019	4,518	309,769
2010	4,486	295,223
2000	3,228	278,748
1990	2,363	246,744
1980	2,004	190,345
1970	1,468	138,951

DEMOGRAPHICS AMERICAN COMMUNITY SURVEY (ACS) 2015-2019

Population by Gender		
Male	2,425	Female 2,187

Population by Age Group

Under age 5	275
Age 5 to 19	874
Age 20 to 34	590
Age 35 to 54	1,567
Age 55 to 64	625
Age 65 and over	681
Median Age	44.5 years

Educational Attainment, population 25 years and over

High school graduate or higher	93.8%
Bachelor's degree or higher	48.7%

INCOME, INFLATION ADJUSTED \$ (ACS 2015-2019)

Per capita income	\$51,757
Median family income	\$152,841
Median household income	\$125,625

Median Earnings, full-time, year-round workers

Male	\$102,361
Female	\$69,625

Individuals below the poverty level	2.7%
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LABOR FORCE (NHES - ELMI)

Annual Average	2009	2019
Civilian labor force	1,774	2,651
Employed	1,652	2,591
Unemployed	122	60
Unemployment rate	6.9%	2.3%

EMPLOYMENT & WAGES (NHES - ELMI)

Annual Average Covered Employment	2009	2019
Goods Producing Industries		
Average Employment	294	434
Average Weekly Wage	\$1,037	\$1,289
Service Providing Industries		
Average Employment	674	1,101
Average Weekly Wage	\$ 902	\$ 924
Total Private Industry		
Average Employment	967	1,535
Average Weekly Wage	\$ 943	\$1,027
Government (Federal, State, and Local)		
Average Employment	828	602
Average Weekly Wage	\$ 778	\$ 898
Total, Private Industry plus Government		
Average Employment	1,795	2,136
Average Weekly Wage	\$ 867	\$ 991

EDUCATION AND CHILD CARE

Schools students attend: **Brentwood operates grades K-5; grades 6-12 are part of Exeter Region Cooperative (Brentwood, East Kingston, Kensington, Newfields, Stratham, Exeter)** District: **SAU 16**

Career Technology Center(s): **Seacoast School of Technology** Region: **18**

Educational Facilities (includes Charter Schools)	Elementary	Middle/Junior High	High School	Private/Parochial
Number of Schools	1			1
Grade Levels	P K 1-5			1-12
Total Enrollment	308			48

Nearest Community College: **Great Bay**

Nearest Colleges or Universities: **University of NH**

2020 NH Licensed Child Care Facilities (DHHS-Bureau of Child Care Licensing)

Total Facilities: **3** Total Capacity: **106**

LARGEST BUSINESSES	PRODUCT/SERVICE	EMPLOYEES	ESTABLISHED
Rockingham County Home & Jail	Nursing home & correctional facility	690	
NEI	Asphalt commercial roofing	115	
The Provider	Student transportation	115	
Bayside Distribution ORS	Beer distributor	65	
United Machine	Machine shop	39	1979
Stratham Tire	Tire warehouse, retail sales & headquarters	30	2001
Highland Hardwood	Specialty lumber	28	
Difeo Oil Co., Inc.	Fuel oil, propane	25	1998
Brentwood Machine	Tool sales	14	
Rockingham County Court House	County courthouse & registry of deeds		

Employer Information Supplied by Municipality

TRANSPORTATION (distances estimated from city/town hall)

Road Access US Routes
State Routes **27, 101, 107, 111A, 125**
Nearest Interstate, Exit **I-95, Exits 1 - 2**
Distance **13 miles**

Railroad **No**
Public Transportation **No**

Nearest Public Use Airport, General Aviation
Hampton Airfield Runway **2,100 ft. turf**
Lighted? **Yes** Navigation Aids? **No**

Nearest Airport with Scheduled Service
Manchester-Boston Regional Distance **30 miles**
Number of Passenger Airlines Serving Airport **4**

Driving distance to select cities:
Manchester, NH **32 miles**
Portland, Maine **75 miles**
Boston, Mass. **50 miles**
New York City, NY **249 miles**
Montreal, Quebec **281 miles**

COMMUTING TO WORK (ACS 2015-2019)

Workers 16 years and over
Drove alone, car/truck/van **75.6%**
Carpooled, car/truck/van **4.5%**
Public transportation **4.2%**
Walked **2.6%**
Other means **13.2%**
Worked at home **20.2%**
Mean Travel Time to Work **31.2 minutes**

Percent of Working Residents: ACS 2015-2019

Working in community of residence **21.8**
Commuting to another NH community **58.0**
Commuting out-of-state **20.2**

RECREATION, ATTRACTIONS, AND EVENTS

X Municipal Parks
YMCA/YWCA
Boys Club/Girls Club
Golf Courses
Swimming: Indoor Facility
Swimming: Outdoor Facility
Tennis Courts: Indoor Facility
Tennis Courts: Outdoor Facility
Ice Skating Rink: Indoor Facility
Bowling Facilities
X Museums
Cinemas
Performing Arts Facilities
Tourist Attractions
X Youth Organizations (i.e., Scouts, 4-H)
X Youth Sports: Baseball
X Youth Sports: Soccer
Youth Sports: Football
X Youth Sports: Basketball
Youth Sports: Hockey
X Campgrounds
X Fishing/Hunting
Boating/Marinas
X Snowmobile Trails
Bicycle Trails
X Cross Country Skiing
Beach or Waterfront Recreation Area
X Overnight or Day Camps

Nearest Ski Area(s): **McIntyre**

Other: **Municipal Trail System**