



LAND FOR SALE

OFFERING MEMORANDUM

**5 HILL STREET, BELMONT,
NH 03220**

Sale Price: \$110,000

JUDY NILES-SIMMONS
(603) 496 4516
judy@nainorwoodgroup.com

CHRISTOPHER NORWOOD
(603) 668 7000
cnorwood@nainorwoodgroup.com


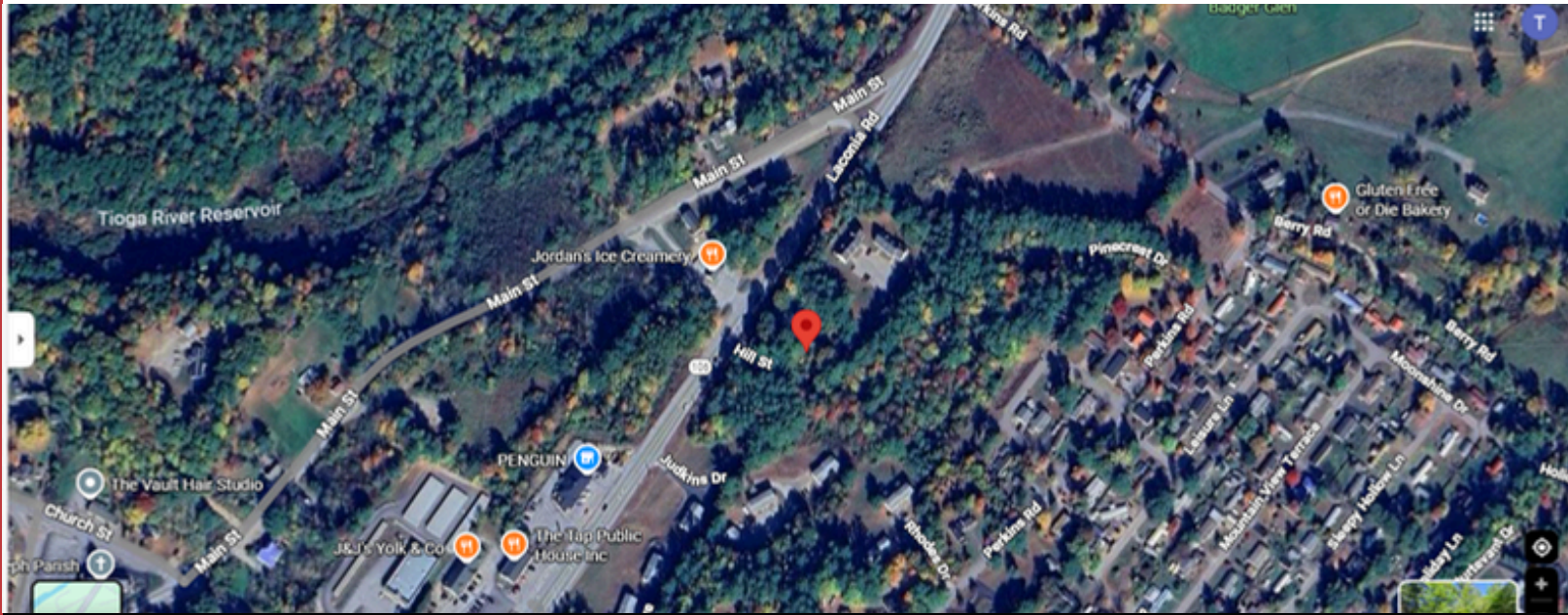
 nainorwoodgroup.com

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PROPERTY INFORMATION



LAND FOR SALE

1.55 +/- Acres Land Available

Sale Price: \$110,000

DESCRIPTION:

Property abutts some apartments with access on Hill Road. Visibility on Route 106 and property inclines upward from Route 106 and slopes downward off Hill Road.

Buyers will be responsible for a \$1,100 administrative fee. Sale is subject to approval by the Governor and Executive Council.

The Buyer must commission a Land Surveyor licensed in New Hampshire to prepare a perimeter boundary plan illustrating the existing right-of-way or any mutually agreed-upon adjustments. All survey work must adhere to the New Hampshire Code of Administrative Rules 503.09 and encompass all elements outlined in the NHDOT Right-Of-Way Layout Plan checklist. All deflection points, PTs, and PCs shall be monumented and shown on the preliminary plan to be submitted to the Department for review and approval. Following approval from the Department, the surveyor is obligated to record the plan in the Belknap County Registry of Deeds. Upon request, the Buyer shall furnish a full-size copy of the recorded plan along with a draft legal description of the parcel to be conveyed.

The Buyer will be responsible for obtaining any and all local and State land use approvals before closing.

If any proposed construction or alteration of structures or temporary equipment on this property will exceed 200+/- feet above ground level, then the proponent will need to provide notice to the Federal Aviation Administration (FAA) via <https://oeaaa.faa.gov/oeaaa/external/portal.jsp> and no construction can be initiated until the FAA has issued a determination letter about the proposal. Notification to the FAA is to be a minimum of 45 business days before initiating construction.

A Right-Of-Way access driveway, for the benefit of the adjacent lot, at Tax Map 237 Lot 39 will run with the land.

PROPERTY FEATURES:

- 211+/- feet on Route 106, access on Hill Road

DEMOGRAPHICS



2025 SUMMARY

2025 SUMMARY	2 MILE	5 MILE	10 MILE
Population	3,364	14,532	58,891
Households	1,365	6,088	25,216
Families	889	4,125	16,172
Avg HH Size	2.46	2.38	2.30
Median Age	46.1	46.1	46.6
Median HH Income	\$80,927	\$88,983	\$88,766
Avg HH Income	\$108,279	\$111,848	\$110,342

BUSINESSES (10 MILE)



2,909

TOTAL BUSINESSES



33,752

TOTAL EMPLOYEES

INCOME (10 MILE)



\$88,766

MEDIAN HH
INCOME



\$47,259

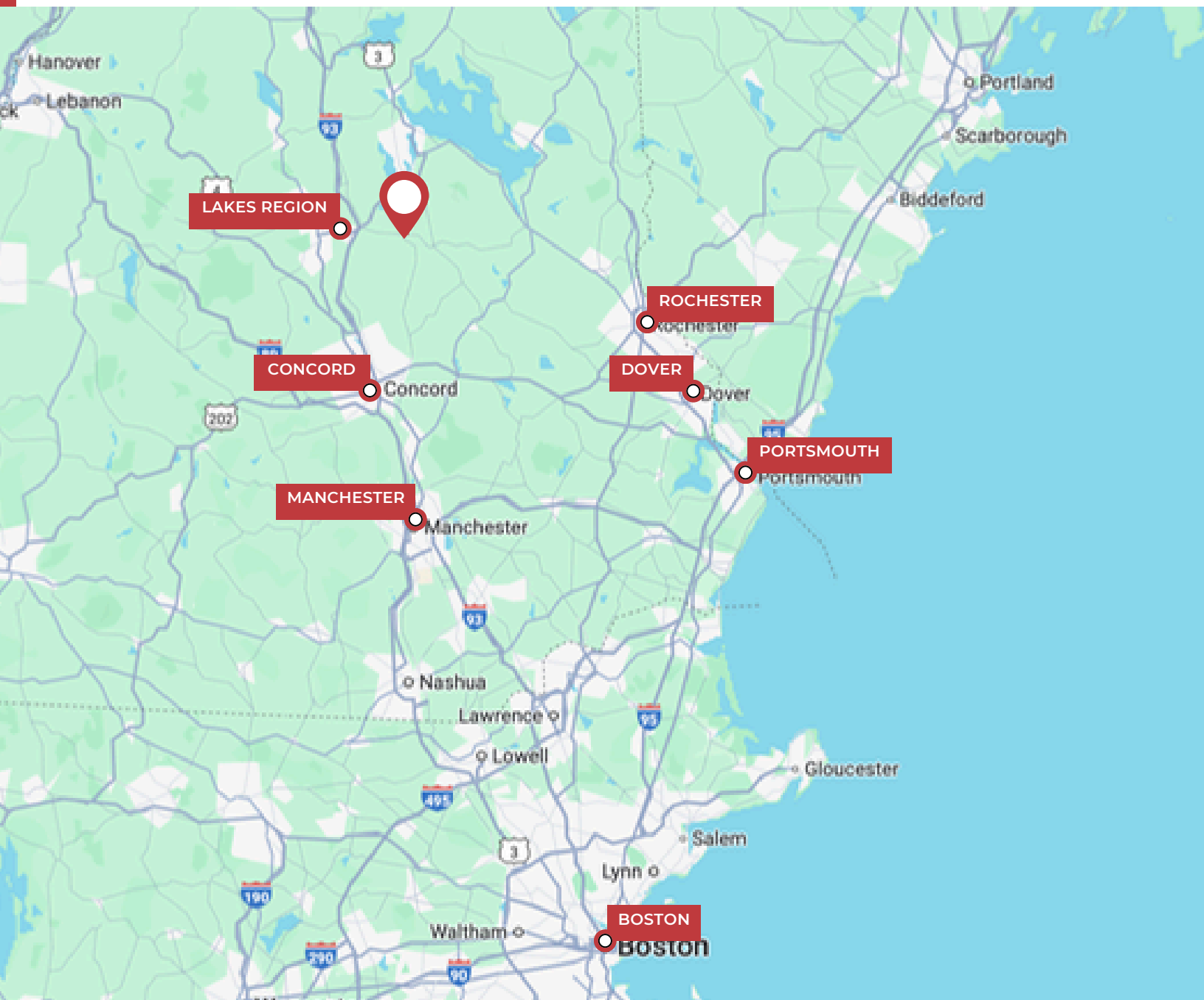
PER CAPITA
INCOME



\$298,614

MEDIAN NET
WORTH

MAP LOCATOR



DRIVE TIMES TO:

Manchester, NH	43 mins
Concord, NH	27 mins
Boston, MA	1 hr 32 mins

Lakes Region, NH	11 mins
Dover, NH	59 mins
Portsmouth, NH	1 hr 12 mins

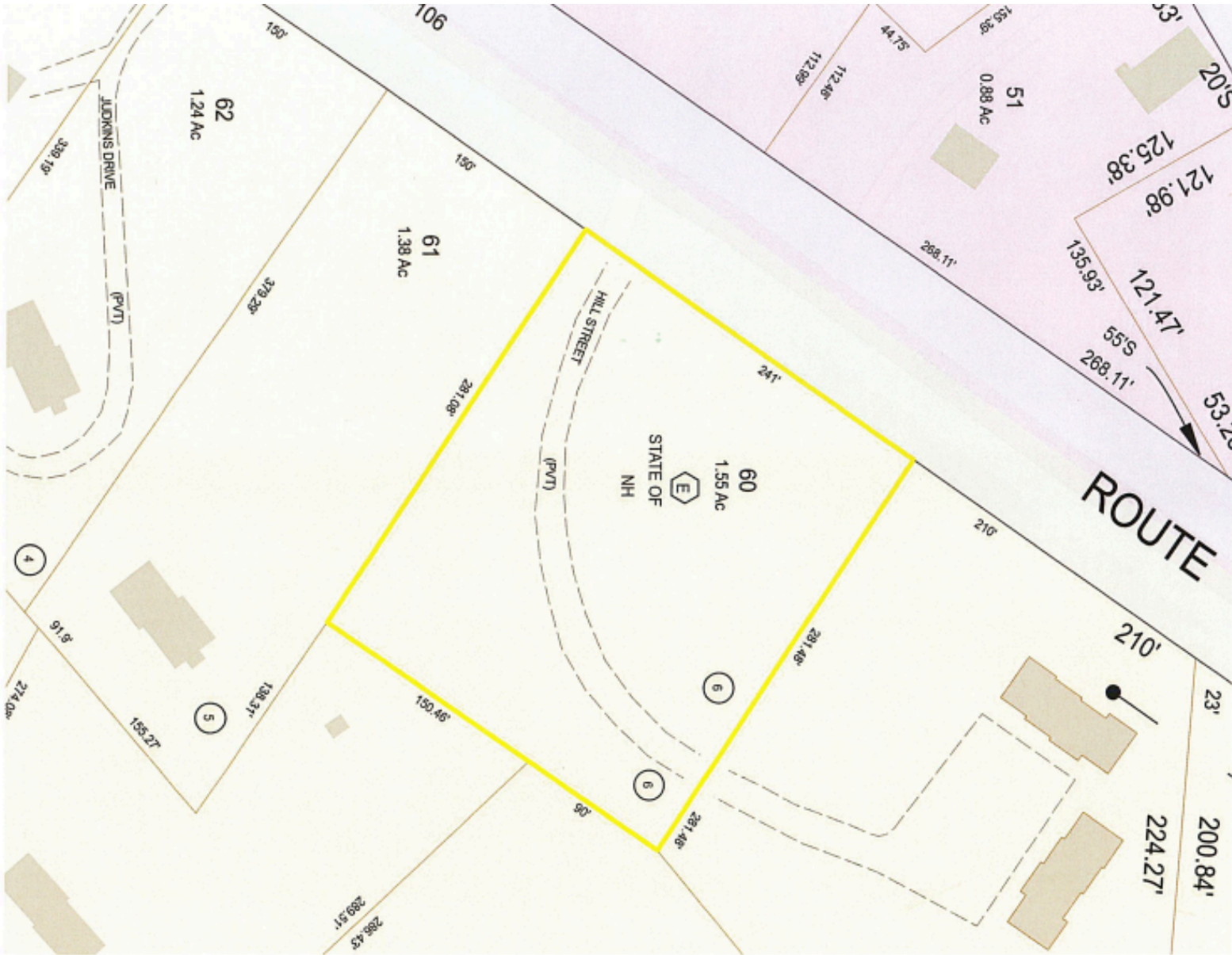
AERIAL

Parcel Mosaic Viewer

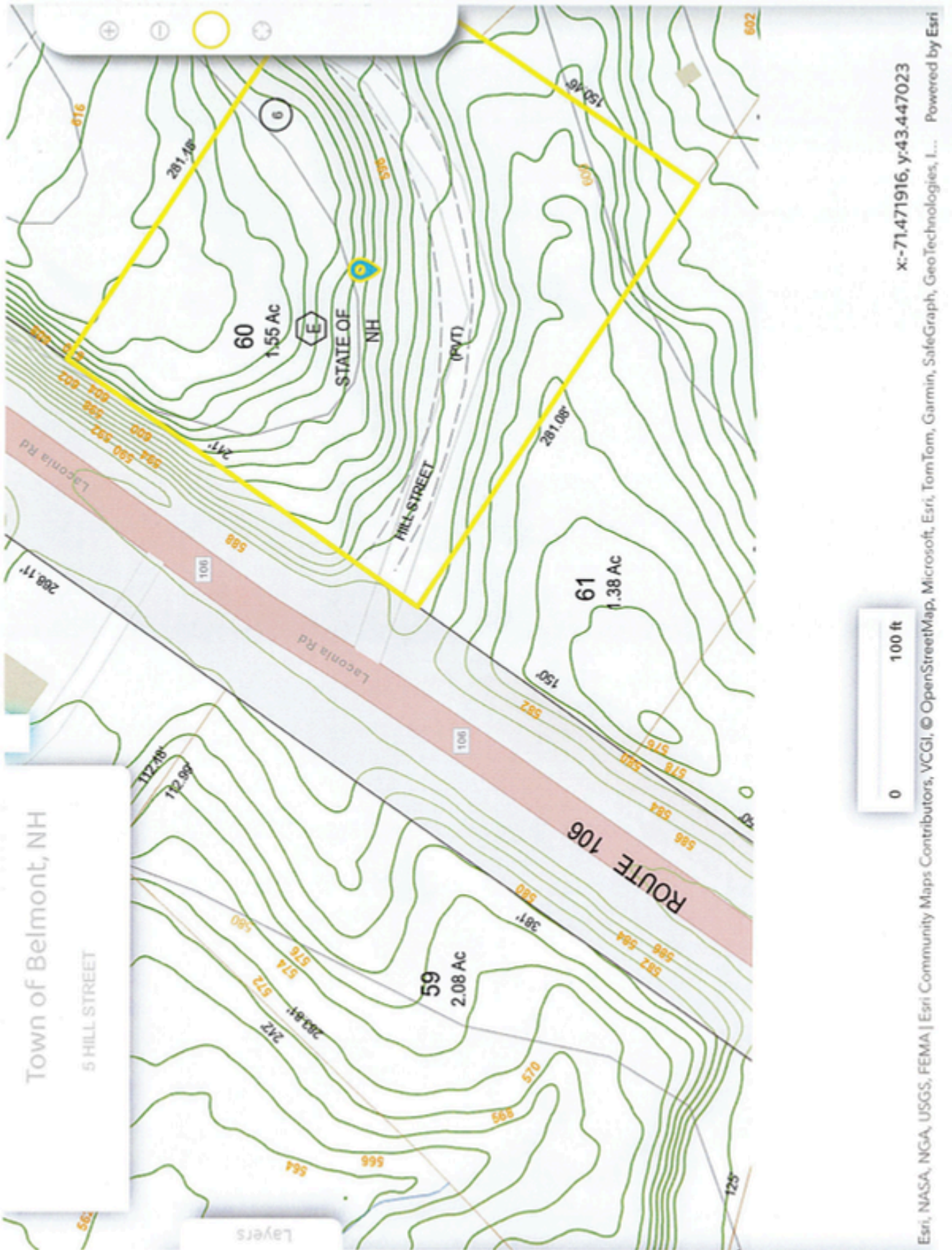


m122/L60

MAPS



MAPS, CONT.



MAPS, CONT.



ASSESSMENT CARD

Property Location	5 HILL STREET	Map ID	122/ 060/ 000/ 000/	Bldg Name		State Use	901V
Vision ID	2633	Account #	2973	Bldg #	1	Sec #	1 of 1
						Card #	1 of 1
							Print Date 11/22/2024 1:20:17 P

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT											
NEW HAMPSHIRE D.O.T, STATE OF PO BOX 483 1 HAZEN DRIVE CONCORD NH 03302-0483				2 High				1 Paved		4 Bus. District		Description		Code	Appraised	Assessed	1503 BELMONT, NH VISION						
												EXEMPT		9010	8,800	8,800							
												EXM LAND		9010	82,400	82,400							
				SUPPLEMENTAL DATA																			
				Alt Prcl ID				SEWER E															
				BMSI # 0005137																			
				PICK UP D																			
				CST w/o P																			
				MAP CHA																			
				GIS ID 122-060-000-000				Assoc Pid#															
												Total 91,200 91,200											
RECORD OF OWNERSHIP				BK-VOL	PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)												
NEW HAMPSHIRE D.O.T, STATE OF				1563	0001	11-18-1999	U	I	0	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
DAVIDSON, DAVID L. + JANET M.				0	0		U	I	0	1	2024	9010	8,800	2023	9010	6,600	2022	9010	6,600				
											9010	82,400		9010	62,300		9010	54,000					
											Total 91,200		Total 68,900		Total 60,600								
EXEMPTIONS						OTHER ASSESSMENTS																	
Year	Code	Description			Amount	Code	Description			Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor										
Total					0.00																		
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name				B	Tracing				Batch												
2003																							
NOTES																							
6/19: VACANT																							
This signature acknowledges a visit by a Data Collector or Assessor																							
APPAISED VALUE SUMMARY																							
Appraised Bldg. Value (Card)																0							
Appraised Xf (B) Value (Bldg)																0							
Appraised Ob (B) Value (Bldg)																8,800							
Appraised Land Value (Bldg)																82,400							
Special Land Value																0							
Total Appraised Parcel Value																91,200							
Valuation Method																C							
Total Appraised Parcel Value																91,200							
BUILDING PERMIT RECORD																							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments										Date	Id	Type	Is	Cd	Purpose/Result
																		06-05-2019	RL			97	Vacant w/out Bldgs
																		02-15-2013	SM			00	Measur+Listed
LAND LINE VALUATION SECTION																							
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment		Adj Unit Pric	Land Value							
1	901V	STATE MDL-00	RES		43,560 SF	1.84	1.00000	1	1.00	50	1.000				1.84	80,200							
1	901V	STATE MDL-00	RES		0.550 AC	4,000.00	1.00000	0	1.00	50	1.000				4,000	2,200							
Total Card Land Units					1.5500 AC	Parcel Total Land Area					1.5500	Total Land Value					82,400						

ASSESSMENT CARD, CONT.

Property Location 5 HILL STREET
Vision ID 2633

Account # 2973

Map ID 122/ 060/ 000/ 000/
Bldg # 1

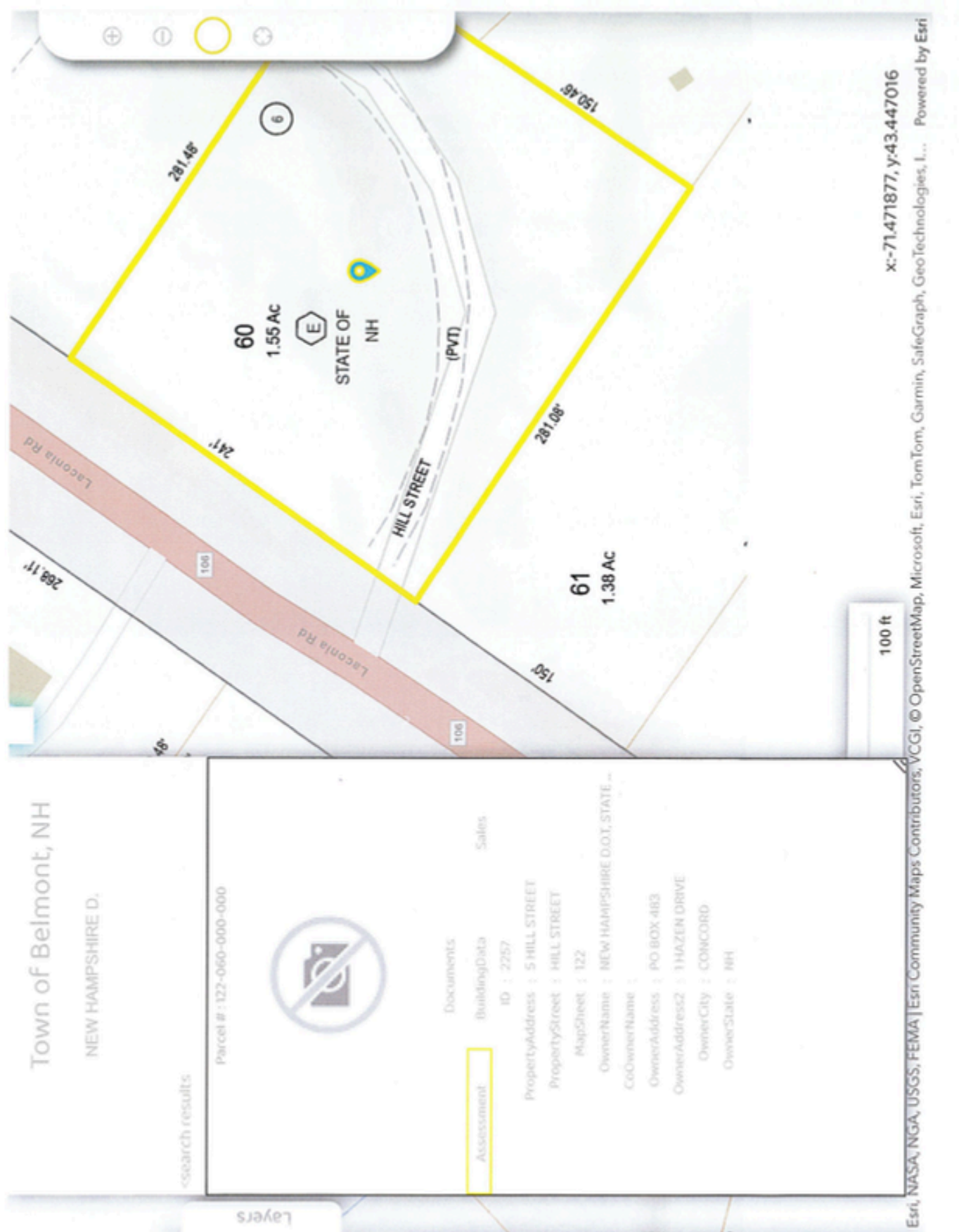
Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 901V
Print Date 11/22/2024 1:20:17 P

[illegible]

TAX MAP



917743

WARRANTY DEED

THAT We, David L. Davidson and Janet M. Davidson, married, of 2 Lake View Drive, Deerfield 03037 of Rockingham County, State of New Hampshire, for consideration paid, grant to the State of New Hampshire, whose address is PO Box 483, 1 Hazen Drive, Concord, New Hampshire 03302-0483, with WARRANTY covenants,

A certain parcel of land and buildings, not homestead, situated on the Southeasterly side of NH Route 106, as now travelled, in the Town of Belmont, County of Belknap, State of New Hampshire, and as shown as Lot #6 on a plan entitled "Subdivision Plan for Peter De Jager Routes 106 and 140 and Perkins Road, Belmont, NH, November 1980" approved by the Belmont Planning Board on January 6, 1981, and recorded in the Belknap County Registry of Deeds, Map Book 86, Page 69, and described as follows:

Beginning at an iron pin on the Southeasterly side of Route 106 at the Northwesterly corner of Lot #5 as shown on the plan:

thence running North 49 degrees 05 minutes 45 seconds East along Route 106 a distance of 240 feet to an iron pin set at the Northwesterly corner of this lot and the Westerly corner of Lot #7 as shown on the plan;

thence running South 40 degrees 54 minutes 15 seconds East along Lot #7 a distance of 281.48 feet to an iron pin set at the Northeasterly corner of this lot and at Lot #10 as shown on the plan;

thence running South 49 degrees 05 minutes 45 seconds West along Lot #10 a distance of 90 feet to an iron pin set at the Northeasterly corner of Lot #9 as shown on the plan; and

thence continuing on the same course, along Lot #9, a distance of 150 feet to an iron pin set at the Southeasterly corner of this Lot and the sideline of Lot #5 as shown on the plan;

thence running North 40 degrees 54 minutes 15 seconds West along Lot #5 a distance of 281.48 feet to the point of beginning.

There is excepted and reserved from this conveyance a right of way, as shown on the plan, for the benefit of Lot #7, as shown on the plan, to provide ingress and egress for that Lot.

This conveyance is subject to slope releases to the State of New Hampshire described in deeds dated November 20, 1947, and recorded in Book 299, Page 171, dated May 20, 1958, and recorded in Book 387, Page 501, dated April 7, 1949, and recorded in Book 471, Page 20, of the Belknap County Registry of Deeds, as the above may apply to Lot #6.

This conveyance is also subject to a view easement as described in deed of John D. Bunkins to Frank H. Judkins, dated July 20, 1911, and recorded in Book 131, page 589.

Said premises being acquired for the Concord-Laconia, STP-NHS-RS-F-T-X-212(4), 10672 Project on file in the records of the New Hampshire Department of Transportation and to be recorded in the Belknap County Registry of Deeds.

Containing one and fifty-five hundredths (1.55) acres, more or less, and being all that real estate recorded February 18, 1987, at the Belknap County Registry of Deeds in Book 989, Page 344.

It is hereby made a part of the before mentioned consideration and a condition to this instrument that the property taxes are to be pro-rated as of the date of execution of this instrument.

Executed this 18 day of November, 1999.

RECEIVED

99 NOV 30 AM 11:18
Rachel M. Hammond
REGISTRAR OF DEEDS
BELKNAP COUNTY
Rockingham

STATE OF NEW HAMPSHIRE, Rockingham

David L. Davidson
David L. Davidson

Janet M. Davidson
Janet M. Davidson

SS November 18, A.D., 1999.



Personally appeared the above named David L. Davidson and Janet M. Davidson and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Gordon A. Porter
Notary Public/Justice of the Peace
My commission expires: _____
October 23, 2001

BK 1563 PG 001

DEED, CONT.

SHORT FORM WARRANTY DEED

Albert F. Carista, Trustee of Eldorado Realty Trust of P.O. Box 664, Belmont, Belknap County, New Hampshire 03220, created under Declaration of Trust dated July 9, 1986 and recorded at Book 953, Page 366 of the Belknap Registry of Deeds, for consideration paid, grants to David L. Davidson and Janet M. Davidson, husband and wife, of 14 Pleasant Lake, Deerfield, Rockingham County, New Hampshire 03037, as joint tenants with rights of survivorship, with warranty covenants:

A tract of land, with the buildings thereon, in Belmont, shown as Lot #6 on a plan entitled 'Subdivision Plan for Peter De Jager Routes 106 and 140 and Perkins Road, Belmont, NH, November 1980' approved by the Belmont Planning Board on January 6, 1981, and recorded in the Belknap County Registry of Deeds, Map Book 86, Page 69, and described as follows:

Beginning at an iron pin on the Southeasterly side of Route 106 at the Northwesterly corner of Lot #5 as shown on the plan;

thence running North 49 degrees 05 minutes 45 seconds East along Route 106 a distance of 240 feet to an iron pin set at the Northwesterly corner of this lot and the Westerly corner of Lot #7 as shown on the plan;

thence running South 40 degrees 54 minutes 15 seconds East along Lot #7 a distance of 281.48 feet to an iron pin set at the Northeasterly corner of this lot and at Lot #10 as shown on the plan;

thence running South 49 degrees 05 minutes 45 seconds West along Lot #10 a distance of 90 feet to an iron pin set at the Northeasterly corner of Lot #9 as shown on the plan; and

thence continuing on the same course, along Lot #9, a distance of 150 feet to an iron pin set at the Southeasterly corner of this Lot and the sideline of Lot #5 as shown on the plan;

thence running North 40 degrees 54 minutes 15 seconds West along Lot #5 a distance of 281.48 feet to the point of beginning.

There is excepted and reserved from this conveyance a right of way, as shown on the plan, for the benefit of Lot #7, as shown on the plan, to provide ingress and egress for that Lot.

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER
OF REAL PROPERTY
COMMISSION
750.00
199100

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER
OF REAL PROPERTY
COMMISSION
525.00
199100

BK0989 Pg0344

DEED, CONT.

This conveyance is subject to slope releases to the State of New Hampshire described in deeds dated November 20, 1947, and recorded in Book 299, Page 171, dated May 20, 1958, and recorded in Book 387, Page 501, dated April 7, 1949, and recorded in Book 471, page 20, of the Belknap County Registry of Deeds, as the above may apply to Lot #6.

This conveyance is also subject to a view easement as described in deed of John D. Bunkins to Frank H. Judkins, dated July 20, 1911, and recorded in Book 131, Page 589.

Meaning hereby to convey the same premises described in deed of Thomas A. Caldwell, Sharon M. Caldwell, William H. Combs and Ann L. Combs to grantor dated July 21, 1986, recorded in Book 955, Page 523, Belknap County Registry of Deeds.

Signed and sealed this 18th day of February, 1987.

Albert F. Carista, Trustee

Albert F. Carista, Trustee
Eldorado Realty Trust
Duly Authorized Hereunto

TRUSTEE'S CERTIFICATE

Albert F. Carista is Trustee of Eldorado Realty Trust created u/d/t dated July 9, 1986 and recorded at Belknap Registry, Book 953, Page 366, and thereto has full and absolute power under that trust instrument to convey any interest in real estate and improvements thereon held in the trust and no purchaser or third party shall be bound to inquire whether the trustee has this power or is properly exercising the power or to see to the application of any trust asset paid to the trustee for a conveyance thereof. See RSA 564-A:7 (Supp.).

Signed this 18th day of February, 1987.

Albert F. Carista, Trustee

Albert F. Carista, Trustee
Eldorado Realty Trust
Duly Authorized Hereunto

STATE OF NEW HAMPSHIRE
BELKNAP, ss

The foregoing deed and certificate were signed and acknowledged before me by Albert F. Carista, Trustee of Eldorado Realty Trust, this 18th day of February, 1987.

Binda A. Stevens
Justice of the Peace/Notary Public
Commission Expires: August 13, 1990



BK0989 Pg0345

002070

RECEIVED
87 FEB 18 PM 3:43
REGISTRY OF DEEDS
BELKNAP COUNTY

DISCLOSURES

Property Address TAX MAP 122 LOT 60,
BELMONT, NH



NH CIBOR

Mandatory New Hampshire Real Estate Disclosure & Notification Form



1) NOTIFICATION RADON, ARSSENIC AND LEAD PAINT: Pursuant to RSA 477: 4-a, the SELLER hereby advises the BUYER of the following:

RADON : Radon, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. Radon gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.

ARSENIC: Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations (www.des.nh.gov) to ensure a safe water supply if the subject property is served by a private well.

LEAD PAINT: Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

2) DISCLOSURE FOR WATER SUPPLY AND SEWAGE DISPOSAL: Pursuant to RSA 477:4-c & d, the SELLER hereby provides the BUYER with information relating to the water and sewage systems:

WATER SUPPLY SYSTEM

Type: UNKNOWN
Location: _____
Malfunctions: _____
Date of Installation: _____
Date of most recent water test: _____
Problems with system: _____

SEWERAGE DISPOSAL SYSTEM

Size of Tank: UNKNOWN
Type of system: _____
Location: _____
Malfunctions: _____
Age of system: _____
Date most recently serviced: _____
Name of Contractor who services system: _____

Page 1 | 3

Last Revised 2/9/18

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NH CIBOR, 146 South River Road Bedford, NH 03110
PATRICIA VISCONTE

Phone: (603) 623-0100
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

Fax:

Unlisted

DISCLOSURES, CONT.

Property Address 122 LOT 60
Belmont, NH

3) INSULATION: Is the Property currently used or proposed to be used for a 1 to 4 family dwelling?
Yes ☐ No ☒ UNKNOWN

If yes, the SELLER hereby provides the BUYER with information relating to insulation:

Location(s): _____
Type: _____

4) LEAD PAINT: Was the property construction prior to 1978 and is the Property or any part of the Property used for residential dwelling(s) or special uses that would require the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards form under federal law?

Yes ☐ No ☒ NA

If yes, has the Federal Lead Addendum been attached? And has the Federal pamphlet been delivered.

Yes ☐ No ☒ NA

5) METHAMPHETAMINE PRODUCTION: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g)

Yes ☐ No ☒ UNKNOWN

If Yes, please explain: _____

6) SITE ASSESSMENT ON WATERFRONT PROPERTY:

Does the Property use a septic disposal system?

Yes ☐ No ☒ UNKNOWN

If yes, is a Site Assessment Study for "Developed Waterfront" required pursuant to RSAs 485-A:2 and 485-A:39?

Yes ☐ No ☒ UNKNOWN

If yes, has the SELLER engaged a permitted subsurface sewer or waste disposal system designer to perform a site assessment study to determine if the site meets the current standards for septic disposal systems established by the Department of Environmental Services?

Yes ☐ No ☒ UNKNOWN

7) CONDOMINIUM: Pursuant to RSA 477:4-f, is the property a condominium?

Yes ☐ No ☒ UNKNOWN

If the property is a condominium, BUYER has the right to obtain the information in RSA 356 - B58 I from the condominium unit owners' association. Such information shall include a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of the amount of monthly and annual fees, and any special assessments made within the last 3 years.

DISCLOSURES, CONT.

Property Address TAX MAP 122 Lot 60,
BELMONT, NH

8) RENEWABLE ENERGY IMPROVEMENTS

Is this property subject to a Public Utility Tariff Pursuant to RSA 374:61?

Yes ☐ No ☐ Unknown ☐

Unknown

If yes than SELLER shall disclose, if known:

Remaining Term: _____

Amount of Charges: _____

Any Estimates or Documentation of the Gross or Net Energy or Fuel Savings _____

9) SELLER LICENSEE

Pursuant to RSA 331 A:26 XXII, is the Seller (or any owner, direct or indirect) of this property a real estate licensee in the state of New Hampshire:

Yes ☐ No ☐

10) ASBESTOS DISPOSAL: Does Property include an asbestos disposal site?

Yes ☐ No ☐ Unknown ☒

If yes, then disclosure is required pursuant to RSA 141-E:23.

11) PROPERTY ADDRESS:

Address: _____

Unit Number (if applicable): _____

Town: _____

Belmont

SELLER

9-3-2025

Date

SELLER

Date

The BUYER(S) hereby acknowledge receipt of a copy of this disclosure prior to the execution of the Purchase and Sale Agreement to which this is appended.

BUYER

Date

BUYER

Date

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Last Revised 2/9/18

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NH CIBOR, 166 South River Road Bedford, NH 03110
PATRICIA VISCONTE

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

Phone: (603)623-0100

Fax:

Unfiled

CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

PRESENTED BY:

CHRISTOPHER NORWOOD

PRESIDENT

tel (603) 668-7000

cnorwood@nainorwoodgroup.com

JUDY NILES-SIMMONS

SENIOR ADVISOR

tel (603) 668-7000

mobile (603) 496-4516

judy@nainorwoodgroup.com



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