

REDEVELOPMENT OPPORTUNITY in Kittery, Maine



**PRIME
REDEVELOPMENT
OPPORTUNITY**

FOR SALE

**141, 143, 147 STATE ROAD, KITTERY, ME
03904**

3 PARCEL PACKAGE

\$1,725,000

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PROPERTY INFORMATION



141, 143, 147 State Road, Kittery, Maine, ME 03904

3 Parcel Redevelopment Opportunity

SALE PRICE: \$1,725,000

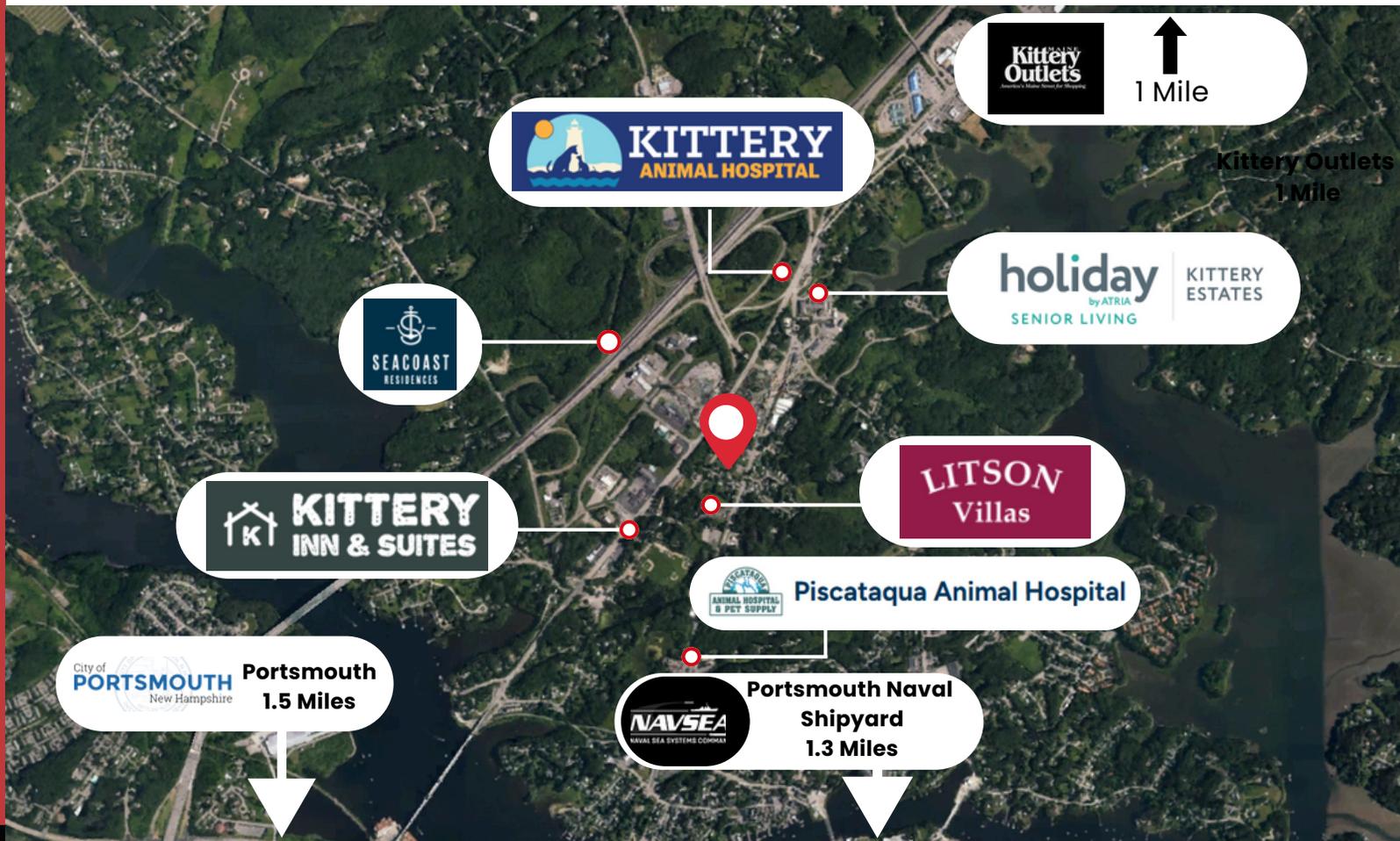
DESCRIPTION:

Discover a rare opportunity to acquire a unique assemblage of three adjoining properties in one of Kittery's most dynamic and desirable locations. This package includes two freestanding residential homes and one freestanding commercial building, offering exceptional flexibility for investors, owner-users, or developers seeking a well-positioned site with multiple potential uses. The properties are ideally situated just south of the Kittery Traffic Circle, providing excellent visibility and access to a vibrant mix of shops, restaurants, and coastal amenities. Whether you're looking to hold for income, renovate for enhanced returns, or pursue a larger redevelopment vision, this rare Kittery assemblage offers multiple pathways to value creation in one of Southern Maine's most sought-after markets.

PROPERTY FEATURES:

- Three abutting parcels totaling 1.45 acres with 370' of road frontage on State Road.
- Mix of existing residential and commercial structures
- Strong rental or redevelopment potential
- Ideal for multifamily, mixed-use, or commercial
- High-traffic, high-visibility location in the heart of Kittery's growth corridor
- Minutes to downtown Portsmouth and I-95 access

DEMOGRAPHICS



2025 SUMMARY

2025 SUMMARY	1 MILE	5 MILE	10 MILE
Population	4,426	42,310	118,336
Households	2,201	19,615	51,333
Families	1,097	10,925	29,570
Avg HH Size	1.94	2.11	2.19
Median Age	42.7	46.3	43.1
Median HH Income	\$86,192	\$113,812	\$110,519
Avg HH Income	\$108,971	\$149,805	\$142,617

BUSINESSES (10 MILE)



8,124

TOTAL BUSINESSES



90,312

TOTAL EMPLOYEES

INCOME (10 MILE)



\$96,527

MEDIAN HH INCOME



\$61,880

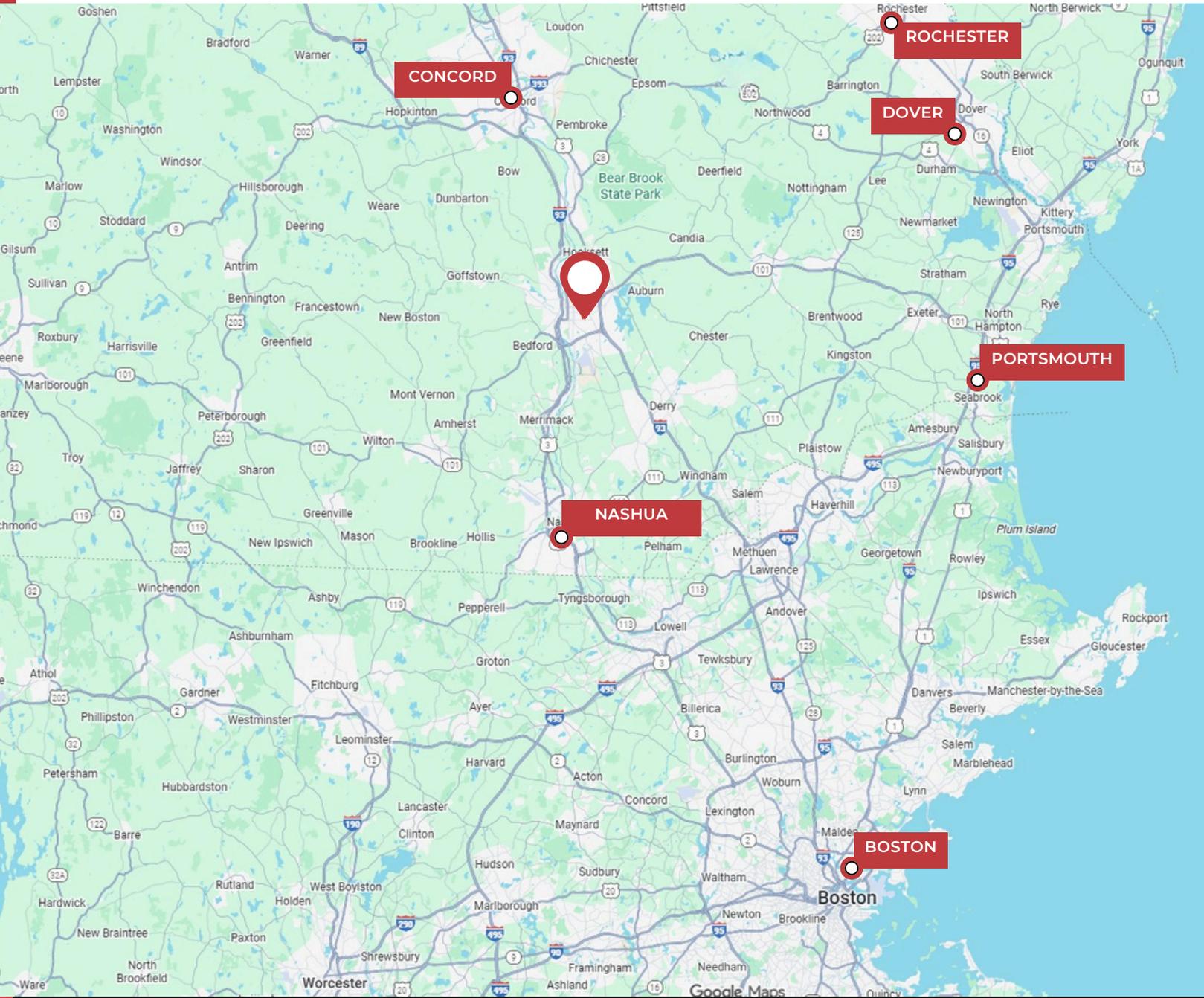
PER CAPITA INCOME



\$396,894

MEDIAN NET WORTH

MAP LOCATOR



DRIVE TIMES TO:

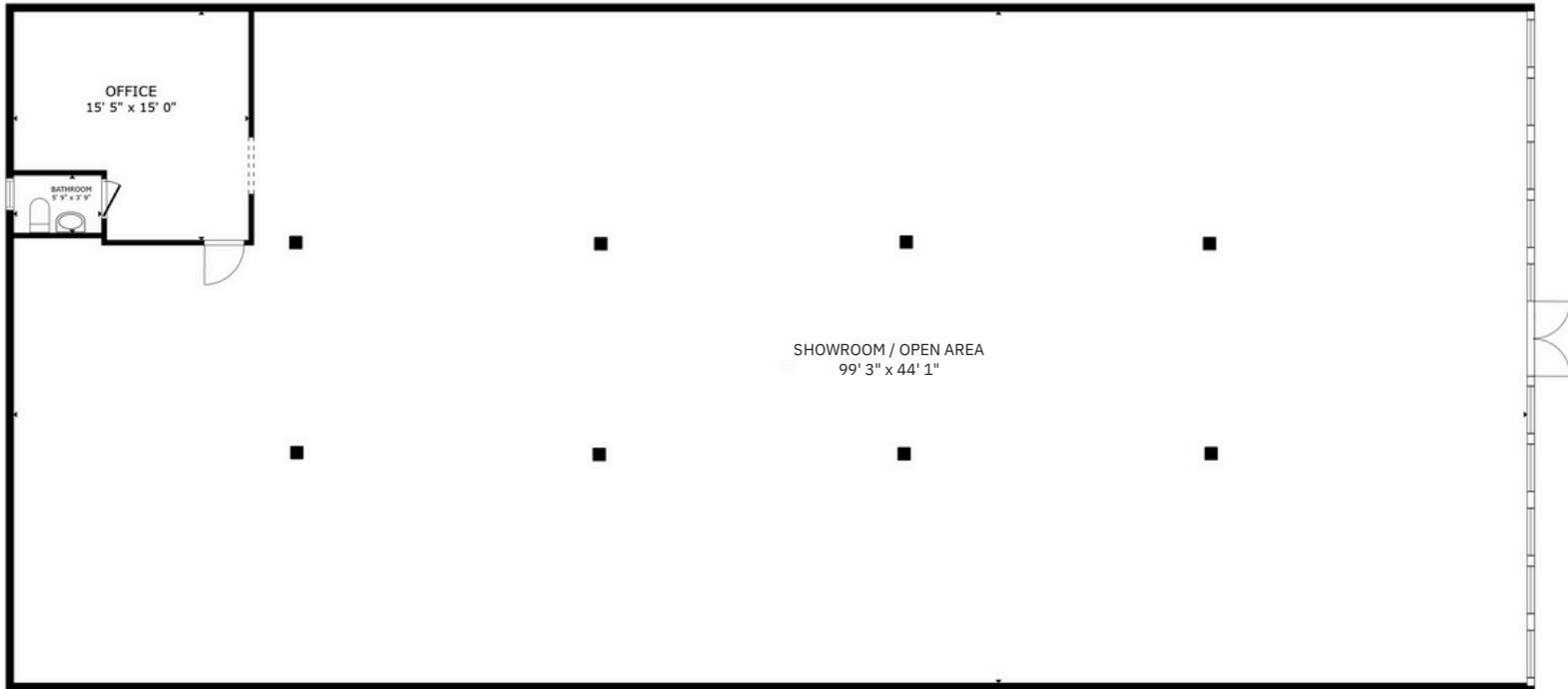
Nashua, NH	1 hr 4 mins
Concord, NH	59 min
Boston, MA	1 hr 2 mins

Rochester, NH	29 mins
Dover, NH	17 mins
Portsmouth, NH	6 mins

PHOTOS



FLOOR PLAN



FLOOR PLAN

[Take a Virtual Tour!](#)

TAX CARD - 141 State Road

141 STATE ROAD

Location 141 STATE ROAD

Mblu 14/ 31/A / /

Acct# 14/31A

Owner VIRGINIA A WALSH REV TRUST

Assessment \$444,300

Appraisal \$444,300

PID 1191

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$117,500	\$326,800	\$444,300

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$117,500	\$326,800	\$444,300

Owner of Record

Owner VIRGINIA A WALSH REV TRUST
Co-Owner VIRGINIA A WALSH TR
Address 919 CENTRAL ROAD
 RYE BEACH, NH 03871

Sale Price \$0
Certificate
Book & Page 19610/0765
Sale Date 02/07/2025
Instrument 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
VIRGINIA A WALSH REV TRUST	\$0		19610/0765	1A	02/07/2025
WALSH, PHILIP M	\$0		2088/0870		07/24/1975

Building Information

Building 1 : Section 1

Year Built: 1955
Living Area: 832
Replacement Cost: \$195,796
Building Percent Good: 60
Replacement Cost
Less Depreciation: \$117,500

TAX CARD CONT. - 141 State Road

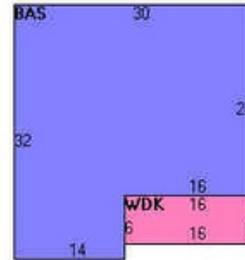
Building Attributes	
Field	Description
Style Model	Ranch
Grade: Stories:	Residential
Occupancy	Average
Exterior Wall 1	1 Story
Exterior Wall 2	1
Roof Structure:	Wood Shingle
Roof Cover	
Interior Wall 1	Gable/Hip
Interior Wall 2	Asph/F Gls/Cmp
Interior Flr 1	Plywood Panel
Interior Flr 2	
Heat Fuel Heat	Carpet
Type: AC Type:	
Total Bedrooms:	Oil Hot
Total Bthrms:	Water
Total Half Baths:	None 1
Total Xtra Fixtrs:	Bedroom 1
Total Rooms:	0
Bath Style:	
Kitchen Style:	
MHP	3 Rooms
	Average
	Old Style

Building Photo



(<https://images.vgsi.com/photos/KitteryMEPhotos//0003\175.jpeg>)

Building Layout



(https://images.vgsi.com/photos/KitteryMEPhotos//Sketches/1191_1233.jpg)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	832	832
WDK	Deck, Wood	96	0
		928	832

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1010
Description	SINGLE FAM MDL-01

Land Line Valuation

Size (Acres)	0.4
Frontage	0

TAX CARD CONT. - 141 State Road

Land Use

Use Code 1010 SINGLE FAM
Description MDL-01 B-L PP No
Zone
Neighborhood
Alt Land Appr Category

Land Line Valuation

Size (Acres) 0.75 0 0
Frontage \$341,700
Depth \$341,700
Assessed Value
Appraised Value

Outbuildings

Outbuildings

Legend

No Data for Outbuildings

Valuation History

Appraisal

Valuation Year	Improvements	Land	Total
2025	\$159,100	\$341,700	\$500,800
2024	\$122,800	\$162,700	\$285,500
2023	\$122,800	\$162,700	\$285,500

Assessment

Valuation Year	Improvements	Land	Total
2025	\$159,100	\$341,700	\$500,800
2024	\$122,800	\$162,700	\$285,500
2023	\$122,800	\$162,700	\$285,500

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TAX CARD - 143 State Road

143 STATE ROAD

Location 143 STATE ROAD **Mblu** 14/ 31/ / /
Acct# 14/31 **Owner** VIRGINIA A WALSH REV TRUST
Assessment \$635,000 **Appraisal** \$635,000
PID 1190 **Building Count** 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$278,800	\$356,200	\$635,000

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$278,800	\$356,200	\$635,000

Owner of Record

Owner VIRGINIA A WALSH REV TRUST **Sale Price** \$0
Co-Owner VIRGINIA A WALSH TR **Certificate**
Address 919 CENTRAL ROAD **Book & Page** 19610/0768
 RYE BEACH, NH 03871 **Sale Date** 02/07/2025
Instrument 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
VIRGINIA A WALSH REV TRUST	\$0		19610/0768	1A	02/07/2025
WALSH, PHILIP M	\$0		1502/0186		01/01/1900

Building Information

Building 1 : Section 1

Year Built: 1961
Living Area: 4,500
Replacement Cost: \$495,225
Building Percent Good: 56
Replacement Cost
Less Depreciation: \$277,300

TAX CARD CONT. - 143 State Road

Building Attributes	
Field	Description
Style	Store
Model	Ind/Com Open
Grade	Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	T&G/Rubber
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Vinyl/Asphalt
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Forced Air-Duc
AC Type	None
Prim Bldg Use	STORE/SHOP MDL-96
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	3221
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEILING ONLY
Rooms/Prtns	AVERAGE
Wall Height	10.00
% Comn Wall	0.00
Fireplaces	
Basement Area	
Fin Bsmt Area	
FBM Quality	
Basement Type	
Foundation	
Gas Fireplaces	

Building Photo



(<https://images.vgsi.com/photos/KitteryMEPhotos/A0003174.jpeg>)

Building Layout



(https://images.vgsi.com/photos/KitteryMEPhotos/Sketches/1190_1232.jpg)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	4,500	4,500
		4,500	4,500

Extra Features

Extra Features	Legend

TAX CARD CONT. - 143 State Road

No Data for Extra Features

Land

Land Use

Use Code 3221 STORE/SHOP
Description MDL-96 B-L C4 No
Zone
Neighborhood
Alt Land Appr Category

Land Line Valuation

Size (Acres) 0.3 0 0
Frontage \$356,200
Depth \$356,200
Assessed Value
Appraised Value

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			1500.00 S.F.	\$1,500	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$278,800	\$356,200	\$635,000
2024	\$164,600	\$96,000	\$260,600
2023	\$164,600	\$96,000	\$260,600

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$278,800	\$356,200	\$635,000
2024	\$164,600	\$96,000	\$260,600
2023	\$164,600	\$96,000	\$260,600

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TAX CARD - 147 State Road

147 STATE ROAD

Location 147 STATE ROAD **Mblu** 14/ 32/ / /
Acct# 14/32 **Owner** VIRGINIA A WALSH REV TRUST
Assessment \$500,800 **Appraisal** \$500,800
PID 1192 **Building Count** 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$159,100	\$341,700	\$500,800

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$159,100	\$341,700	\$500,800

Owner of Record

Owner VIRGINIA A WALSH REV TRUST **Sale Price** \$0
Co-Owner VIRGINIA A WALSH TR **Certificate**
Address 919 CENTRAL ROAD **Book & Page** 19610/0774
 RYE BEACH, NH 03871 **Sale Date** 02/11/2025
Instrument 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
VIRGINIA A WALSH REV TRUST	\$0		19610/0774	1A	02/11/2025
WALSH, PHILIP M	\$0		00000/0000		01/01/1900

Building Information

Building 1 : Section 1

Year Built: 1955
Living Area: 780
Replacement Cost: \$227,309
Building Percent Good: 70
Replacement Cost
Less Depreciation: \$159,100

TAX CARD CONT. - 147 State Road

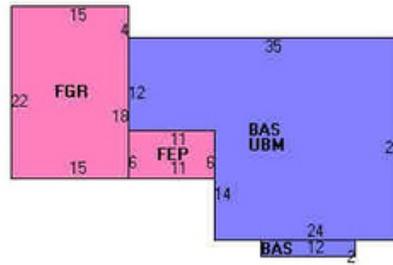
Building Attributes	
Field	Description
Style Model	Ranch
Grade: Stories:	Residential
Occupancy	Average
Exterior Wall 1	1 Story
Exterior Wall 2	1
Roof Structure:	Wood Shingle
Roof Cover	
Interior Wall 1	Gable/Hip
Interior Wall 2	Asph/F Gls/Cmp
Interior Flr 1	Drywall/Sheet
Interior Flr 2	
Heat Fuel Heat	Hardwood
Type: AC Type:	
Total Bedrooms:	Oil Forced Air-
Total Bthrms:	Duc None 1
Total Half Baths:	Bedroom 1 0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
MHP	3 Rooms
	Average
	Average

Building Photo



(<https://images.vgsi.com/photos/KitteryMEPhotos//0003\176.jpeg>)

Building Layout



(https://images.vgsi.com/photos/KitteryMEPhotos//Sketches/1192_1234.jpg)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	780	780
FEP	Porch, Enclosed, Finished	66	0
FGR	Garage, Framed	330	0
UBM	Basement, Unfinished	756	0
		1,932	780

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

TAX CARD CONT. - 147 State Road

Zone B-L
Neighborhood PP
Alt Land Appr Category No

Depth 0
Assessed Value \$326,800
Appraised Value \$326,800

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$117,500	\$326,800	\$444,300
2024	\$87,200	\$154,700	\$241,900
2023	\$87,200	\$154,700	\$241,900

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$117,500	\$326,800	\$444,300
2024	\$87,200	\$154,700	\$241,900
2023	\$87,200	\$154,700	\$241,900

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DEED - 141 State Road

NANCY E HAMMOND, REGISTER OF DEEDS
Bk 19610 PG 765
Instr # 2025005784
02/25/2025 08:14:02 AM
Pages 2 YORK CO



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F
1 →
2/28

PREPARED BY AND RETURN TO:
MONEY LAW OFFICES, P.L.L.C.
P.O. BOX 1144, PORTSMOUTH, NH 03802-1144

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That I, Virginia A. Walsh, a single person, having a mailing address of 919 Central Road, Rye Beach, New Hampshire 03871, for consideration paid by Virginia A. Walsh, Trustee of the Virginia A. Walsh Revocable Trust U/T/A dated February 7, 2025, as may be amended, having a mailing address of 919 Central Road, Rye Beach, New Hampshire 03871, the receipt whereof, I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Virginia A. Walsh, Trustee of the Virginia A. Walsh Revocable Trust U/T/A dated February 7, 2025, as may be amended, her heirs and assigns forever, WITH WARRANTY COVENANTS, the following described premises:

An undivided one-half interest in and to a certain lot or parcel of land with the buildings thereon, situated in Kittery, County of York and State of Maine and lying on the Northwesterly side of U. S. Route #1 and bounded and described as follows:

BEGINNING at an iron hub in the ground at the Southerly corner of land of the Cassell Monument Company; thence running Northeasterly by the Northwesterly sideline of said U. S. Route #1 one hundred fifteen (115) feet to the Southerly corner of land conveyed by Elizabeth B. Varney to Philip M. and Virginia A. Walsh; thence turning and running Northwesterly by said Walsh land one hundred fifty (150) feet; thence turning and running Southwesterly by land now or formerly of Carroll H. and Vivian M. Sterling one hundred fifteen (115) feet to said land of the Cassell Monument Company; thence turning and running Southeasterly by said Cassell Monument Company land one hundred fifty (150) feet to the hub marking the point of beginning.

AND I DO COVENANT with the said Grantee, her heirs and assigns, that I am lawfully seized in fee of the premises, that she is free of all encumbrances, that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will WARRANT AND DEFEND the same to the said 'Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

This deed is prepared at the request of the Grantor without an examination of title.

See Certificate of Death of Philip M. Walsh recorded herewith.

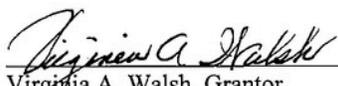
No R.E. Transfer Tax Paid

DEED, Cont. – 141 State Road

This is not homestead property.

Meaning and intending to describe and convey the same property interest conveyed to Philip M. Walsh (now deceased) and Virginia A. Walsh, by Warranty Deed, dated July 24, 1975, and recorded in the York County Registry of Deeds, Book 2088, Page 870.

EXECUTED this 7th day of February, 2025.



Virginia A. Walsh, Grantor

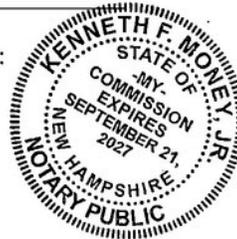
**STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, SS**

Then personally appeared the above-named Virginia A. Walsh, Grantor, and acknowledged the foregoing instrument to be her free act and deed this 7th day of February, 2025.

Before me,



Notary Public
My Commission Expires:
(Seal)



Warranty Deed: (141 State Road, Kittery, Maine)

DEED - 143 State Road

NANCY E HAMMOND, REGISTER OF DEEDS
Bk 19610 PG 768
Instr # 2025005786
02/25/2025 08:14:02 AM
Pages 2 YORK CO



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2/25

PREPARED BY AND RETURN TO:
MONEY LAW OFFICES, P.L.L.C.
P.O. BOX 1144, PORTSMOUTH, NH 03802-1144

WARRANTY DEED

No R.E. Transfer Tax Paid

KNOW ALL MEN BY THESE PRESENTS That I, Virginia A. Walsh, a single person, having a mailing address of 919 Central Road, Rye Beach, New Hampshire 03871, for consideration paid by Virginia A. Walsh, Trustee of the Virginia A. Walsh Revocable Trust U/T/A dated February 7, 2025, as may be amended, having a mailing address of 919 Central Road, Rye Beach, New Hampshire 03871, the receipt whereof, I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Virginia A. Walsh, Trustee of the Virginia A. Walsh Revocable Trust U/T/A dated February 7, 2025, as may be amended, her heirs and assigns forever, WITH WARRANTY COVENANTS, the following described premises known as 143 State Road, Kittery, Maine:

Beginning on U.S. Highway No. 1 at an iron pipe driven in the ground at land of George F. Varney and Elizabeth B. Varney; thence northwesterly by land of said George F. Varney and Elizabeth B. Varney, one hundred and fifty (150') feet, to an iron hub driven in the ground at land of one Nicholson, formerly of Carroll H. Sterling and Vivian M. Sterling; thence turning and running northeasterly by land of said Nicholson, seventy-five (75') feet, to an iron pipe driven in the ground at land of one Strout; thence turning at right angles and running southeasterly by land of said Strout, one hundred and fifty (150') feet, to an iron pipe driven in the ground at the northwesterly sideline of U.S. Highway No. 1; thence turning at right angles and running southwesterly by said highway, seventy-five (75') feet, to an iron pipe driven in the ground, and being the point of beginning.

This deed is prepared at the request of the Grantor without an examination of title.

See Certificate of Death of Philip M. Walsh recorded herewith.

This is not homestead property.

Meaning and intending to describe and convey the same property as conveyed to Philip M. Walsh (now deceased) and Virginia A. Walsh, by deed of Elizabeth B. Varney and George F. Varney, dated June 18, 1962, and recorded in the York County Registry of Deeds, Book 1502, Page 186.

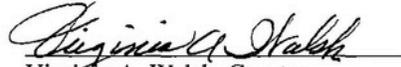
And I do covenant with the said Grantee, as aforesaid, that I am lawfully seized in fee of the premises, that they are free of all encumbrances;

DEED, Cont. – 143 State Road

That I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will warrant and defend the Grantee, her heirs and assigns of them, and the heirs and assigns of the survivor of them forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said Virginia A. Walsh, being a single person, and relinquishing and conveying my rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this Seventh day of February in the year of our Lord two thousand twenty five.

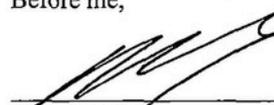
EXECUTED this 7th day of February, 2025.

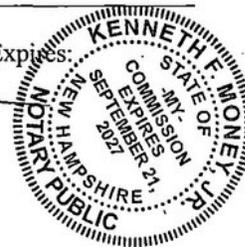

Virginia A. Walsh, Grantor

**STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, SS**

Then personally appeared the above-named Virginia A. Walsh, Grantor, and acknowledged the foregoing instrument to be her free act and deed this 7th day of February, 2025.

Before me,


Notary Public
My Commission Expires:
(Seal)



Warranty Deed: (143 State Road, Kittery, Maine)

DEED - 147 State Road

NANCY E HAMMOND, REGISTER OF DEEDS
Bk 19610 PG 774
Instr # 2025005789
02/25/2025 08:14:02 AM
Pages 3 YORK CO



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e
3/2/25

PREPARED BY AND RETURN TO:
MONEY LAW OFFICES, P.L.L.C.
P.O. BOX 1144, PORTSMOUTH, NH 03802-1144

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That I, Virginia A. Walsh, a single person, having a mailing address of 919 Central Road, Rye Beach, New Hampshire 03871, for consideration paid by Virginia A. Walsh, Trustee of the Virginia A. Walsh Revocable Trust U/T/A dated February 7, 2025, as may be amended, having a mailing address of 919 Central Road, Rye Beach, New Hampshire 03871, the receipt whereof, I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Virginia A. Walsh, Trustee of the Virginia A. Walsh Revocable Trust U/T/A dated February 7, 2025, as may be amended, her heirs and assigns forever, WITH WARRANTY COVENANTS, the following described premises:

No R.E. Transfer Tax Paid

A certain lot or parcel of land situate in Kittery in the County of York and State of Maine and consisting of two contiguous lots as shown on a Plan, said lots being located on U. S. Highway No. 1, bounded and described as follows:

Beginning at the line of land now or formerly of Arthur F. Cook on said highway; thence running northwesterly by said Cook land one hundred (100) feet to a stake; thence turning at right angles and running by land now or formerly of Carroll H. Sterling and Vivian M. Sterling southwesterly one hundred and sixty (160) feet to a stake; thence turning at right angles and running southeasterly by other land of said Sterlings one hundred (100) feet to said U. S. Highway No. 1; thence turning at right angles and running by said highway northeasterly one hundred and sixty (160) feet to the place of beginning. Said lots each have dimension of eight (80) feet by one hundred (100) feet.

Also, another certain lot or parcel of land situate in Kittery in the County of York and State of Maine and lying in the rear of the lot hereinabove described near U. S. Route 1 and bounded and described as follows:

Beginning at the northerly corner of Grantors' land in the line of land of Arthur F. Cook; thence northwesterly by land of said Cook forty-one (41) feet ten (10) inches, to land of Robert Day; thence southwesterly by land of said Day one hundred (100) feet to a hub; thence northwesterly by land of said Day twenty (20) feet; thence turning and running southwesterly by land of said Day sixty-five (65) feet to a hub; thence southeasterly by land now or formerly of Carroll H. Sterling and Vivian M. Sterling and land of Elizabeth Varney, one hundred ten (110)

DEED, Cont. – 147 State Road

feet, more or less, to land of Grantors; thence northeasterly by Grantors' land one hundred sixty (160) feet, to the place of beginning.

The foregoing described two parcels of land, together with the buildings thereon, being a portion of the property interest as conveyed to George L. Strout to himself and Frances L. Strout as joint tenants by deed dated August 20, 1969, and recorded in the York County Registry of Deeds, Book 1850, Page 776.

This deed is prepared at the request of the Grantor without an examination of title.

See Certificate of Death of Philip M. Walsh recorded herewith.

This is not homestead property.

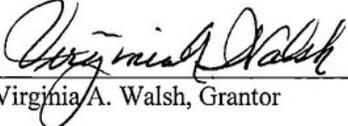
Meaning and intending to describe and convey the property conveyed to Philip M. Walsh (now deceased) and Virginia A. Walsh, by deed of George L. Strout and Frances L. Strout, dated September 17, 1970, and recorded in the York County Registry of Deeds, Book 1884, Page 882.

And I do covenant with the said Grantee, as aforesaid, that I am lawfully seized in fee of the premises, that they are free of all encumbrances;

That I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will Warrant and Defend the same to the said Grantee, her heirs and assigns and the survivor of them, and the heirs, and assigns of the survivor of them forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said Virginia A. Walsh, being a single person, joining in this deed as Grantor, and relinquishing and conveying my rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 11th day of February, 2025.

EXECUTED this 11th day of February, 2025.


Virginia A. Walsh, Grantor

DEED, Cont. – 147 State Road

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, SS

Then personally appeared the above-named Virginia A. Walsh, Grantor, and acknowledged the foregoing instrument to be her free act and deed this 11th day of February, 2025.

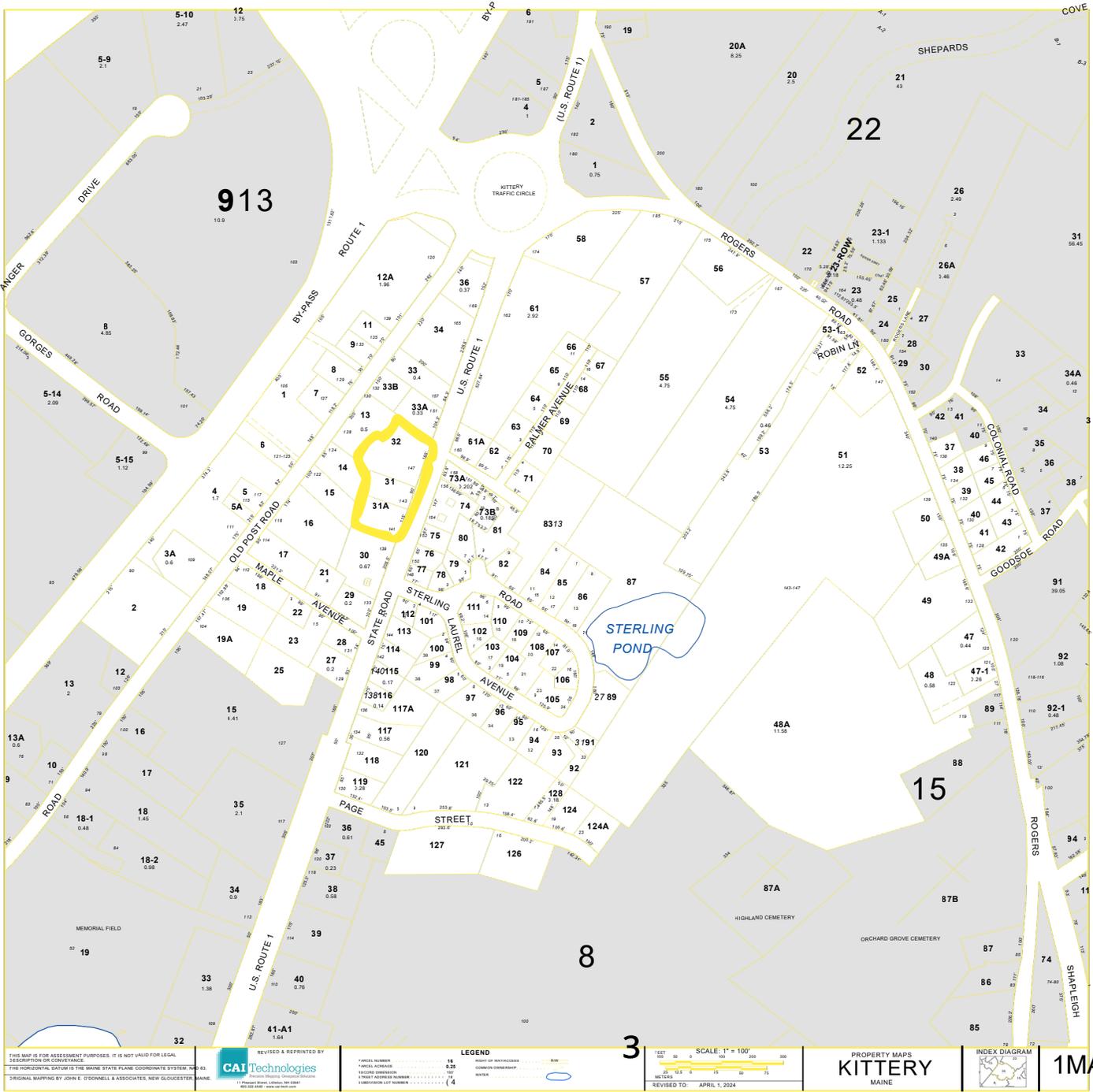
Before me,

Notary Public
My Commission Expires:
(Seal)



Warranty Deed: (147 State Road, Kittery, Maine)

TAX MAP



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.
 THE HORIZONTAL DATUM IS THE MAINE STATE PLANE COORDINATE SYSTEM, 2011.
 ORIGINAL MAPPING BY JOHN E. O'DONNELL & ASSOCIATES, NEW GLOUCESTER, MAINE.

REVISÉ & REPRINTÉ BY
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 603.887.8800 www.cai-tech.com

LEGEND
 PARCEL NUMBER: 16
 PARCEL ADDRESS: 825
 RECORD NUMBER: 100
 STREET ADDRESS NUMBER: 177
 SUBDIVISION LOT NUMBER: 4

LEGEND
 COLOR OF BRANDED: 16
 COMMON OVERLAP: 12
 WATER: 10

SCALE: 1" = 100'
 0 100 200 300
 FEET
 0 30 60 90 120
 METERS
 REVISED TO: APRIL 1, 2024

PROPERTY MAPS
KITTERY
 MAINE

INDEX DIAGRAM

1MAP4 NO.

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.

This sale is subject to NH RSA 205 -A relative to the resale of manufactured housing parks.

PRESENTED BY:

KATIE FLEISHER
(603) 205 7399

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