

Commercial Sale
5075989
Active

79 Main Street
Stratford
Unit/Lot
NH 03590

Listed: 2/6/2026
Closed:
DOM: 15
\$169,900



County NH-Coos
VillDstLoc
Year Built 1920
Building Area Total 2,144
Building Area Source Public Records
Total Available Area
Total Available Area Source
Zoning Commercial Use
Road Frontage Yes
Road Frontage Length
Lot Size Acres 0.27
Traffic Count
Loss Factor Percentage
Vacancy Factor

Taxes TBD No
Tax Year Notes
Tax Annual Amount \$2,518.00
Tax Year 2025
Gross Income
Net Income
Operating Expense

Activation Date

Business Type Investment



Directions Travel on Route 3 north to Stratford. As you begin to turn the bend heading further north, the property is on the left around the common. Look for the Post Office building.

Public Remarks INVESTORS TAKE NOTE! This two unit commercial building is located in Stratford, NH. The United State Postal Service occupies the entire main level and has been located there for a number of years. Their current five year lease extension began in November, 2025 with the right to extend for another five years in 2030. The USPS pays for all its utilities and 60% of the property taxes. The upper level consists of two rooms and a restroom and is on its own heating/electrical service. This space is currently vacant but is ideal for office use or convert the space to an apartment. Financials are available to qualified Buyer(s). This is a great opportunity to own an investment property with a good, solid base tenant with upside potential for added income.

STRUCTURE

Construction Materials Clapboard Exterior
Roof Asphalt Shingle
Foundation Details Concrete
Basement Yes
Basement Access Type Interior
Basement Description Dirt Floor, Insulated, Unfinished, Basement Stairs

Building Number 1
Total Units 2
of Stories 2
Divisible SqFt Min
Divisible SqFt Max
List \$/SqFt Total Available

Ceiling Height
Total Elevators
Total Loading Docks
Dock Levelers
Dock Height
Total Drive-in Doors
Door Height

LEVEL	TYPE	DESCRIPTION
UNIT 1	1	Office Class C
UNIT 2	2	Office Class B
UNIT 3		
UNIT 4		
UNIT 5		
UNIT 6		
UNIT 7		
UNIT 8		

UTILITIES

Heating Hot Water, Oil
Water Source Public
Sewer Public
Electric 100 Amp Service, Circuit Breaker(s)
Utilities Telephone at Site
Internet Unknown

Fuel Company
Electric Company
Water Company Municipal
Phone Company
Cable Company
Internet Service Provider

LOT & LOCATION

Submarket
Project Building Name

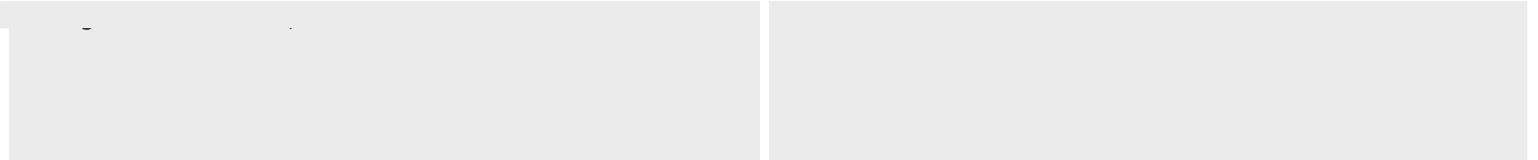
Lot Features In Town, Corner, Level, Major Road
Frontage, River Frontage

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

ROW Length
ROW Width
ROW Parcel Access
ROW to other Parcel

Surveyed
Surveyed By

FEATURES



Air Conditioning Percent
Sprinkler
Signage Adequate
Railroad Available
Railroad Provider

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

PUBLIC RECORDS

Deed Recorded Type Warranty
Total Deeds
Deed Book 1159
Deed Page 694

Map 101
Block 0
Lot 31
SPAN#

Tax Rate
Tax Class
Current Use
Land Gains
Assessment Year
Assessment Amount

Property ID
Plan Survey Number

DISCLOSURES

Foreclosed/Bank-Owned/REO No
Sale Includes Land/Building
Exclusions Personal Property of the Tenant
Investment Info
Flood Zone
Seasonal No
Easements Unknown
Covenants Unknown

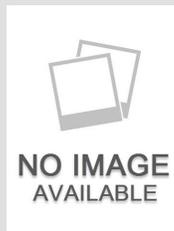
Auction
Auction Date
Auction Time
Auctioneer Name
Auctioneer License Number
Auction Price Determnd By

PREPARED BY

Katy Kingston
Phone: 603-823-5700
KatyK@BadgerPeabodySmith.com

My Office Info:
Badger Peabody & Smith Realty
383 Main St.

Franconia NH 03580
Off: 603-823-5700

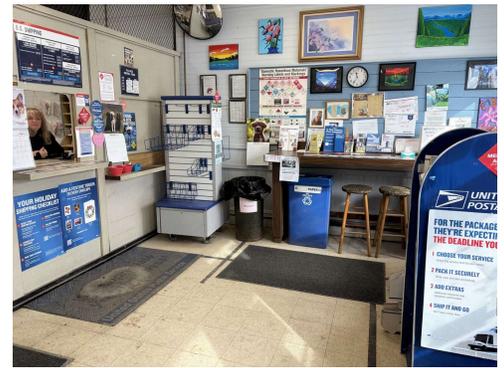


Listed by: Mary M Doherty/ Badger Peabody & Smith Realty

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79 Main Street

Stratford NH 03590



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Prep By: Badger Peabody & Smith
Katy Kingston

Listed by:

Mary M Doherty / Badger Peabody & Smith Realty



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



TO BE COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

1. SELLER: FACB, LLC

2. PROPERTY LOCATION: 79 Main Street, Stratford, , NH

3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? ___Yes X_No

4. SELLER: ___has ___has not occupied the property for ___ years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: X_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: Two
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 X_No ___N/A Quantity: ___Yes X_No
Quality: ___Yes X_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 X_No Date of most recent test
If YES to any question, please explain in Comments below or with attachment.
Are you aware of any test results reported as unsatisfactory or satisfactory with notations? ___Yes ___No
If YES, are test results available? ___Yes ___No
What steps were taken to remedy the problem?
COMMENTS:

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: X_Yes ___No Community/Shared: ___Yes ___No
Private: ___Yes ___No ___Unknown
Septic Design Available: ___Yes ___No

b. IF PUBLIC OR COMMUNITY/SHARED
Have you experienced any problems such as line or other malfunctions? ___Yes X_No
What steps were taken to remedy the problem?

c. IF PRIVATE:
TANK: ___Septic Tank ___Holding Tank ___Cesspool ___Unknown ___Other
Tank Size ___Gal. ___Unknown ___Other
Tank Type ___Concrete ___Metal ___Unknown ___Other
Location: ___Location Unknown. Date of Installation:
Date of Last Servicing: Name of Company Servicing Tank:
Have you experienced any malfunctions? ___Yes ___No
COMMENTS:

SELLER(S) INITIALS PC / BUYER(S) INITIALS /

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PROPERTY LOCATION: 79 Main Street, Stratford, , NH

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

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? Yes No Unknown
IF YES, has a septic system evaluation been done within 180 days? Yes No Unknown
Date of Evaluation:
Comments:

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

Table with 7 columns: LOCATION, Yes, No, Unknown, If YES, Type, Amount, Unknown. Rows include Attic or Cap, Crawl Space, Exterior Walls, Floors, and Basement.

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:
Are you aware of any past or present underground storage tanks on your property? Yes x No Unknown
IF YES: Are tanks currently in use? Yes No
IF NO: How long have tank(s) been out of service?
What materials are, or were, stored in the tank(s)?
Age of tank(s): Size of tank(s):
Location:
Are you aware of any past or present problems such as leakage, etc? Yes No
Comments:
If tanks are no longer in use, have the tanks been removed? Yes No Unknown
Comments:

b. ASBESTOS - Current or previously existing:
As insulation on the heating system pipes or ducts? Yes x No Unknown
In the siding? Yes x No Unknown In the roofing shingles? Yes x No Unknown
In flooring tiles? Yes x No Unknown Other Yes No Unknown
If YES, Source of information:
Comments:

c. RADON/AIR - Current or previously existing:
Has the property been tested? Yes No x Unknown
If YES: Date: By:
Results: If applicable, what remedial steps were taken?
Has the property been tested since remedial steps? Yes No
Are test results available? Yes No
Comments:

SELLER(S) INITIALS [Initial] PL /

BUYER(S) INITIALS /

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PROPERTY LOCATION: 79 Main Street, Stratford, , NH

d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown
If YES: Date: _____ By: _____
Results: _____ If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? Yes No
Are test results available? Yes No Comments: _____

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property? Yes No
If YES: Source of information: Self-test kit
Are you aware of any cracking, peeling, or flaking lead-based paint? Yes No
Comments: Exterior paint is cracking

f. Are you aware of any other hazardous materials? Yes No

If YES: Source of information: _____
Comments: _____

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?

Yes No Unknown If YES, Explain: _____
What is your source of information? _____

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

Yes No Unknown If YES, Explain: _____
What is your source of information? _____

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?

Yes No If YES, Explain: _____

d. Are you aware of any problems with other buildings on the property?

Yes No If YES, Explain: _____

e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.?

Yes No Unknown If YES, Explain: _____

f. Is this property located in a Federally Designated Flood Hazard Zone?

Yes No Unknown Comments: _____

g. Has the property been surveyed?

Yes No Unknown If YES, By: _____
If YES, is survey available? Yes No Unknown

h. How is the property zoned? All of Stratford is zoned Agricultural - Residential

i. Heating System Age: 20 Type: Forced hot water Fuel: oil Tank Location: In basement

Owner of Tank: FACB, LLC (landlord)

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? Al's Plumbing Heating & Fuels, Groveton, NH 2025

Secondary Heat Systems: _____

Comments: _____

j. Roof Age: 25 Type of Roof Covering: Asphalt

Moisture or leakage: None

Comments: _____

SELLER(S) INITIALS pc / _____

BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: 79 Main Street, Stratford, , NH

- k. Foundation/Basement x Full ___ Partial ___ Other: ___ x Type: concrete
Moisture or leakage: some seepage appears after heavy rains but dries out very quickly
Comments:
l. Chimney(s) How Many? 1 Lined? unkown Last Cleaned: unkown Problems? none
Comments:
m. Plumbing Type: mostly copper, some PEX Age: varies
Comments:
n. Domestic Hot Water Age: 20 Type: off boiler Gallons:
o. Electrical System # of Amps 100 x Circuit Breakers ___ Fuses
Comments: each unit has a separate meter and panel
Solar Panels: ___ Leased ___ Owned If leased, explain terms of agreement:
Comments:
p. Modifications: Are you aware of any modifications or repairs made without the necessary permits? ___ Yes x No
If Yes, please explain:
q. Pest Infestation: Are you aware of any past or present pest infestations? ___ Yes x No Type:
Comments:
r. Methamphetamine Production Do you have knowledge of methamphetamine production ever occurring on the property?
(Per RSA 477:4-g) ___ Yes x No If YES, please explain:
s. Air Conditioning Type: none Age: Date Last Serviced and by whom:
Comments:
t. Pool Age: Heated: ___ Yes ___ No Type: Last Date of Service:
By Whom:
u. Generator Portable: ___ Yes x No Whole House: ___ Yes x No Kw/Size: Last Date of Service:
If Portable: ___ Included ___ Negotiable
Comments:
v. Internet Type Currently Used at Property: unkown - tenant responsibility
w. Other (e.g. Alarm System, Irrigation System, etc.) N/A
Comments:

NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS PC /

BUYER(S) INITIALS /

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PROPERTY LOCATION: 79 Main Street, Stratford, , NH

10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

Yes No

b. ADDITIONAL COMMENTS:

The US Postal service pays for all their utilities, heat, and 60% of total annual property tax.
USPS also contracts for snow plowing and snow removal. There are no grass areas to maintain.

ACKNOWLEDGEMENTS:

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

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

Signed by: Peter Corey 1/31/2026
SELLER NAME, LLC DATE SELLER DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER DATE BUYER DATE

SELLER(S) INITIALS PC BUYER(S) INITIALS /

Service Providers and Property Information

Owner's Name(s): FACB, LLC

Property Address: 79 Main Street, Stratford, , NH

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

Heat Fuel / Service Company: Al's Plumbing Heating & Fuels Phone Number: 603-636-2259

Electric Company & Meter #: Eversource 572301910 Phone Number: 866-554-6025

Land Line/Telephone Company: consolidated communications Phone Number: 844-968-7224

Is there cellular service at the property? Yes or No

TV Cable/Satellite Company: _____ Phone Number: _____

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

Is Internet currently hooked up? Yes or No

Internet Service Provider: _____ Phone Number: _____

Plowing: provided by US Postal service Phone Number: _____

Lawn & Garden Maintenance: N/A Phone Number: _____

Town Water: Yes or No Phone Number: _____

Town Sewer: Yes or No Phone Number: _____

Private Septic Pumping/Service: _____ Phone Number: _____

Private Water/Well Service: _____ Phone Number: _____

Alarm Company: _____ Phone Number: _____

Insurance Company: George M. Stevens Insurance Co. Phone Number: 603-788-2555

Rubbish Removal: _____ Phone Number: _____

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

Initial
PC

COOS COUNTY
000636
REGISTER OF DEEDS

RECEIVED
2006 JAN 26 PM 3:22

Carole A. Lamirande
Carole A. Lamirande, Registrar

STATE OF NEW HAMPSHIRE

DEPARTMENT
OF
REVENUE
ADMINISTRATION



REAL ESTATE
TRANSFER TAX

****1 THOUSAND 1 HUNDRED AND 25 DOLLARS

MO.	DAY	YR.	AMOUNT
01/26/2006	743052		\$ ****1125.00

VOID IF ALTERED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that we, **THOMAS D. GIROUX and DAWN B. GIROUX**, husband and wife, both with a mailing address of PO Box 836, Bethel, Maine 04217, for consideration paid, grants to **FACB, LLC**, a New Hampshire Limited Liability Corporation with a principal place of business at 260 Main Street, Littleton, County of Grafton and State of New Hampshire 03561, with **WARRANTY COVENANTS**, the following described real estate:

A certain piece or parcel of land, with all the buildings thereon, lying and situate in the Village of North Stratford, in the Town of Stratford, County of Coos and State of New Hampshire, and more particularly bounded and described as follows:

Being the so-called Post Office building and land, bounded westerly by land now or formerly owned by Aaron E. Stevens; northerly presumably by the Connecticut River; easterly by the highway leading from North Stratford Village to Bloomfield, Vermont; and southerly by a street off the so-called "Common." Together with any and all rights-of-ways belonging to said premises, and subject to the lease now held by the U.S. Post Office Department.

This is not homestead property.

Meaning and intending to convey all and the same premises as conveyed by Warranty Deed of Lewis Ruch to Thomas D. Giroux and Dawn B. Giroux dated October 31, 1988 and recorded in the Coos County Registry of Deeds at Book 738, Page 150.

BRIEN L. WARD
ATTORNEY AT LAW
COTTAGE STREET PLAZA
P.O. BOX 1
LITTLETON, N.H. 03561

3K1159-PA00694

WITNESS our hands this 1 day of July, 2005.

[Signature]
Witness To Don

Thomas D Giroux
Thomas D. Giroux

Witness

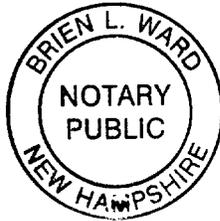
Dawn B. Giroux
Dawn B. Giroux

STATE OF NEW HAMPSHIRE
COUNTY OF GRAFTON

On this the 1 day of July, 2005, before me, the undersigned officer, personally appeared the above-named Thomas D. Giroux and Dawn B. Giroux, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained

[Signature]

Notary Public (Seal)
Print Name _____
My Commission Expires:



BRIEN L. WARD
NOTARY PUBLIC
STATE OF
NEW HAMPSHIRE
My Commission Expires
February 5, 2008

OWNER INFORMATION		SALES HISTORY					PICTURE	
FACB, LLC PO BOX 4 LITTLETON, NH 03561		Date	Book	Page	Type	Price	Grantor	
		01/26/2006	1159	694	Q V	75,000	FACB, LLC	
LISTING HISTORY		NOTES						
02/09/23 RDML 11/28/17 GFM 12/31/12 GFM 03/14/08 GFT		(OLD PID:000U01 000003 000000)						

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	STRATFORD ASSESSING OFFICE			
PARCEL TOTAL TAXABLE VALUE								Year	Building	Features	Land
								2022	\$ 70,800	\$ 0	\$ 19,400
								Parcel Total: \$ 90,200			
								2023	\$ 70,800	\$ 0	\$ 19,400
								Parcel Total: \$ 90,200			
								2024	\$ 70,800	\$ 0	\$ 19,400
								Parcel Total: \$ 90,200			

LAND VALUATION										LAST REVALUATION: 2021					
Zone: 200 COMMERCIAL Minimum Acreage: 1.00 Minimum Frontage: 200										Site:		Driveway:		Road:	
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes	
COM/IND	0.270 ac	19,400	E	100	100	100	100		100	19,400	0	N	19,400		
										19,400		19,400			



Property Card: 79 MAIN ST
Town of Stratford, NH



Parcel ID: 101-031-000-000
PID: 001010310000000000

Owner: FACB, LLC
Co-Owner:
Mailing Address: PO BOX 4
LITTLETON, NH 03561

General Information

Assessed Value

Map: 101
Lot: 031
Sub: 000

Land Use: COM/IND
Zone: 200 COMMERCIAL
Land Area in Acres: 0.27
Current Use: N
Neighborhood: N-E
Frontage: 0
Waterfront: 0
View Factor: N

Land: \$19,400
Buildings: \$70,800
Extra Features: \$0
Total: \$90,200

Sale History

Book/Page: 1159-694
Sale Date: 1/26/2006
Sale Price: \$75,000

Building Details

Model Description: COMMERCIAL
Total Gross Area: 2144
Year Built: 1920
Building Grade: AVG-10
Stories: 2.50 STORY FRAME

Condition: AVERAGE
Depreciation: 0
No. Bedrooms: 0
No. Baths: 1
Adj Bas: 0



www.cai-tech.com

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

Town of Stratford
Tax Collector
PO Box 366
Stratford, NH 03590
Temp - Return Service Requested

FACB, LLC
PO BOX 4
LITTLETON, NH 03561

2025 STRATFORD PROPERTY TAX -- BILL 1 OF 2

Invoice: 2025P01003707
Billing Date: 06/09/2025
Payment Due Date: 07/16/2025
Amount Due: \$ 1,286.00

8% APR Charged After 07/16/2025

Property Owner	
Owner: FACB, LLC	
Tax Rates	Assessments
County: \$ 2.78	Taxable Land: 19,400
School: \$ 6.96	Buildings: 70,800
Town: \$ 3.71	Total: 90,200
State Education: \$ 0.81	

Property Description		
Map: 001010	Lot: 310000	Sub: 000000
Location: 79 MAIN ST Acres: 0.270		
Summary Of Taxes		
First Bill:		\$ 1,286.00
- Abated/Paid:		\$ 0.00
- Veteran Credits:		\$ 0.00

Amount Due By 07/16/2025: **\$ 1,286.00**

Total Tax Rate: \$ 14.26 * Net Value: 90,200
* First Bill Tax Rate Equals 1/2 Last Year's Final Tax Rate

2025 STRATFORD PROPERTY TAX -- BILL 1 OF 2

Town of Stratford
Monday 10-1; Tuesday 3-6; Wednesday 9-3:30

(603) 922-5546
Tax Collector: Maryann Lister

Owner: FACB, LLC

Location: 79 MAIN ST
Map: 001010 Lot: 310000 Sub: 000000
Invoice: 2025P01003707

Amount Due By 07/16/2025: **\$ 1,286.00**

Mailed To:
FACB, LLC
PO BOX 4
LITTLETON, NH 03561

Remit To:
Town of Stratford
Tax Collector
PO Box 366
Stratford, NH 03590
Temp - Return Service Requested

You can pay online at NHTAXKIOSK.COM and click STRATFORD
SIGN UP FOR PAPERLESS BILLING NOW!

RETURN THIS PORTION WITH PAYMENT

REMITTED AMOUNT: _____

Town of Stratford
Tax Collector
PO Box 366
Stratford, NH 03590
Temp - Return Service Requested

FACB, LLC
PO BOX 4
LITTLETON, NH 03561

2025 STRATFORD PROPERTY TAX -- BILL 2 OF 2

Invoice: 2025P02003707
Billing Date: 11/05/2025
Payment Due Date: 12/10/2025
Amount Due: \$ 1,232.00

8% APR Charged After 12/10/2025

Property Owner	
Owner: FACB, LLC	
Tax Rates	
County:	\$ 4.62
School:	\$ 14.73
Town:	\$ 6.44
State Education:	\$ 2.13
Assessments	
Taxable Land:	19,400
Buildings:	70,800
Total:	90,200
Total Tax Rate:	\$ 27.92
Net Value:	90,200

Property Description		
Map: 001010	Lot: 310000	Sub: 000000
Location: 79 MAIN ST Acres: 0.270		
Summary Of Taxes		
Total Tax:		\$ 2,518.00
- First Bill:		\$ 1,286.00
- Abated/Paid:		\$ 0.00
- Veteran Credits:		\$ 0.00

Amount Due By 12/10/2025: **\$ 1,232.00**

2025 STRATFORD PROPERTY TAX -- BILL 2 OF 2

Town of Stratford
Monday 10-1; Tuesday 3-6; Wednesday 9-3:30

(603) 922-5546
Tax Collector: Maryann Lister

Owner: FACB, LLC

Location: 79 MAIN ST
Map: 001010 Lot: 310000 Sub: 000000
Invoice: 2025P02003707

Amount Due By 12/10/2025: **\$ 1,232.00**

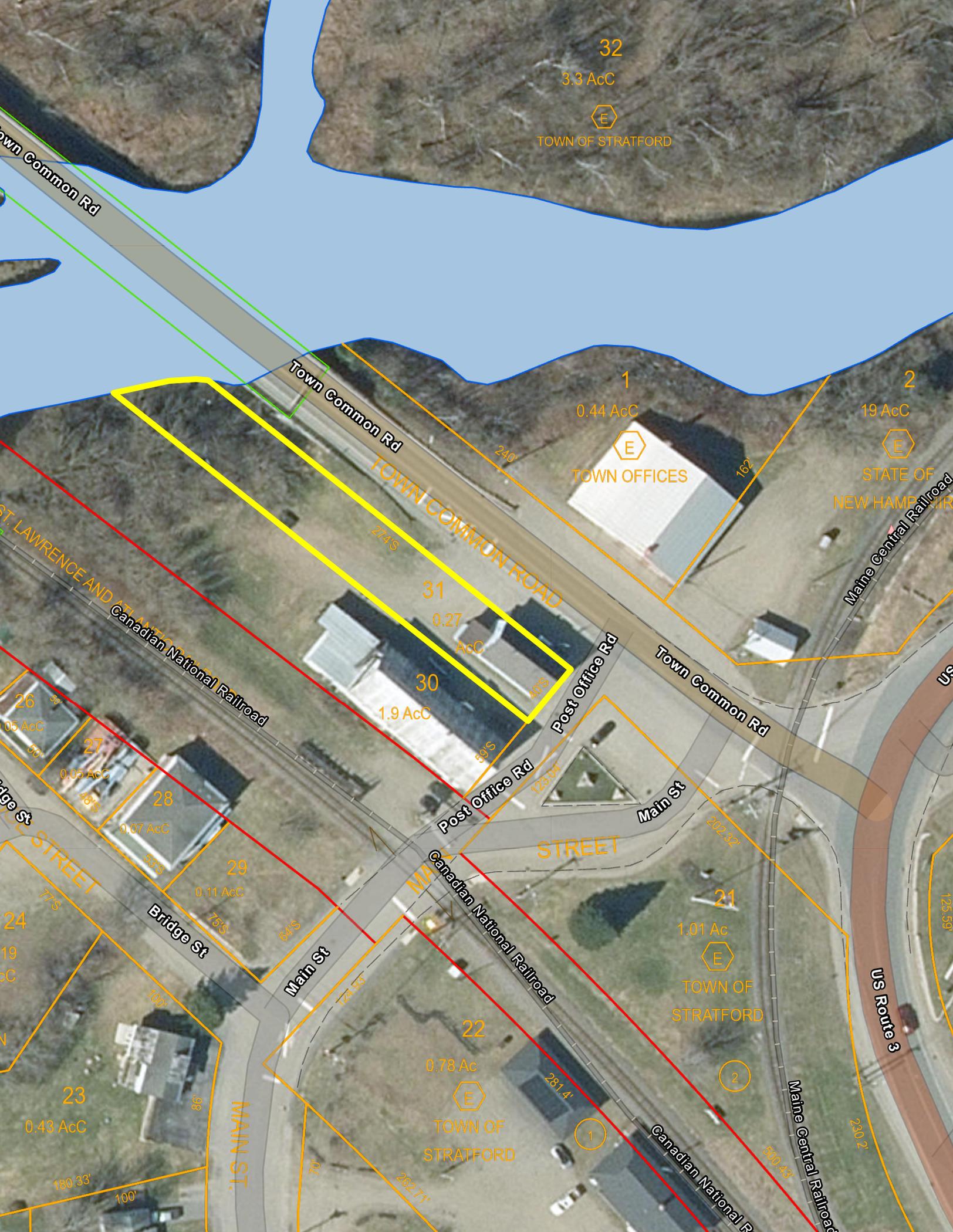
Mailed To:
FACB, LLC
PO BOX 4
LITTLETON, NH 03561

Remit To:
Town of Stratford
Tax Collector
PO Box 366
Stratford, NH 03590
Temp - Return Service Requested

You can pay online at NHTAXKIOSK.COM and click **STRATFORD**
SIGN UP FOR PAPERLESS BILLING NOW!

RETURN THIS PORTION WITH PAYMENT

REMITTED AMOUNT: _____



32
3.3 AcC
E
TOWN OF STRATFORD

1
0.44 AcC
E
TOWN OFFICES

2
19 AcC
E
STATE OF
NEW HAMPSHIRE

31
0.27
AcC

30
1.9 AcC

26
0.05 AcC

27
0.05 AcC

28
0.07 AcC

29
0.11 AcC

24
19
AcC

23
0.43 AcC

22
0.78 Ac
E
TOWN OF
STRATFORD

21
1.01 Ac
E
TOWN OF
STRATFORD

2

1

Town Common Rd

Town Common Rd

TOWN COMMON ROAD

Post Office Rd

Town Common Rd

ST. LAWRENCE AND
Canadian National Railroad

Maine Central Railroad

BRIDGE STREET

BRIDGE ST

Main St

Canadian National Railroad

STREET

Main St

MAIN ST.

Canadian National R

Maine Central Railroad

US Route 3