



Shadow Fox Farm

16 Burke Road, Peterborough, NH 03458

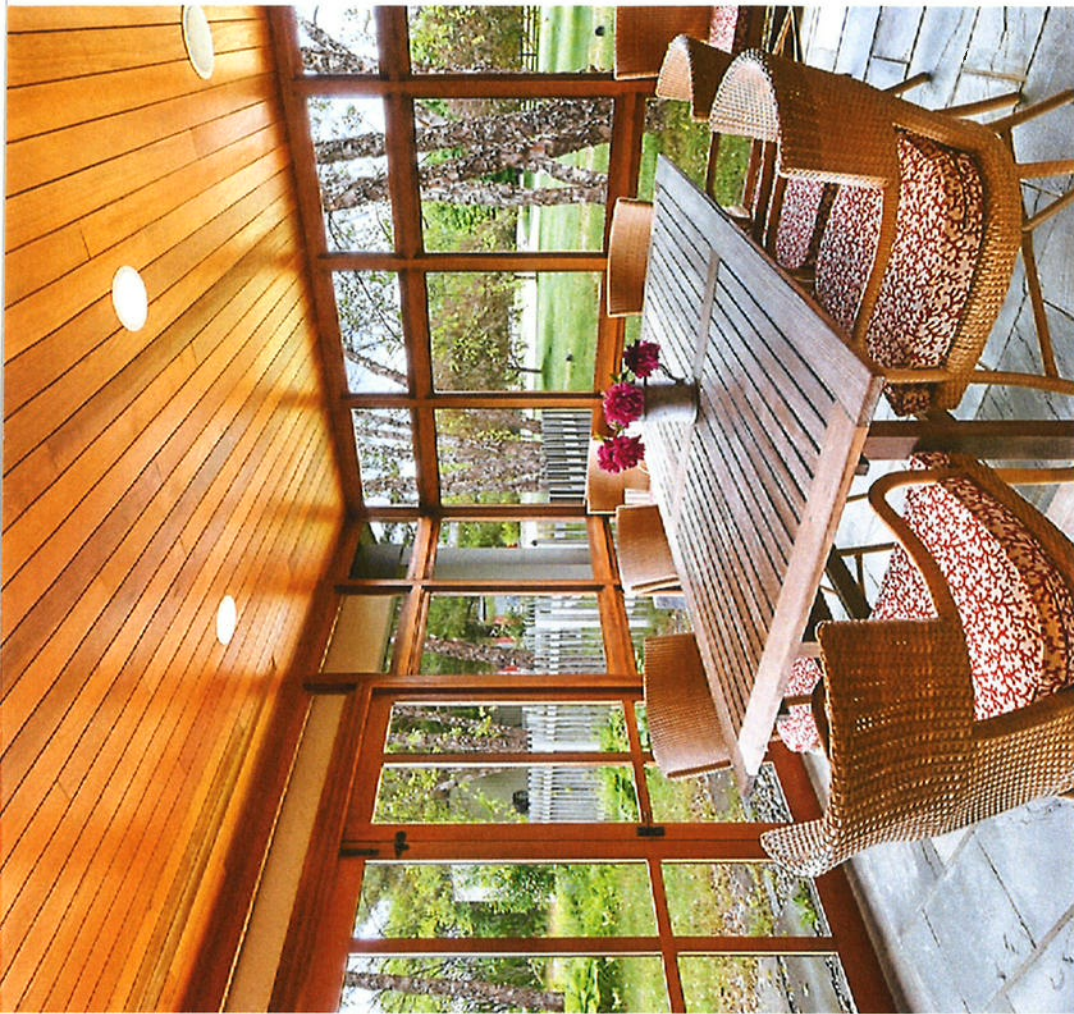
Four
Seasons

Sotheby's
INTERNATIONAL REALTY





Located within one and one-half hours drive from Boston and four and one-half hours from New York City, Shadow Fox Farm built and maintained to the highest standard offers an unparalleled quality of country living with superb equestrian facilities, broad open field lands and a spectacular sunset view of Grand Monadnock Mountain. Set in the sought after community of Peterborough, known as a regional center for arts, culture, fine dining and natural beauty, the farm spans 165 acres with long frontage on Otter Brook and the Contoocook River. The over 15,000 sq. ft. of finished space in four buildings forms



Enjoy a singular quality of life...in a world of unmatched beauty!

an exquisite personal compound. Main House and Guest House each have three en-suite bedrooms, private saline pools and hot tub. Detached carriage house includes three car garage, fully equipped gym, sauna, guest quarters and yoga room. A rare find indeed...a premier New England equestrian estate with investment quality acreage...now available at a fraction of it's recent construction cost.

One of NH'S finest!

A superb country estate property...built for the most discriminating equestrian...

8 BR 10 BA 3 HB 165 ACRES

The 30,000 + sq. ft. state of the art barn complex consists of three separate wings with 26 stalls, heated 200'x70' indoor arena with viewing area, 60' diameter indoor round pen, elegant office with sitting area. Upstairs stable manager's apt. Outdoor facilities include 20'x150' irrigated area, 10 paddocks with run-in sheds and automatic water and large equipment barn/office

- EXQUISITELY CONSTRUCTED
- ARCHITECT DESIGNED
- TWO SALINE POOLS
- FIBER OPTIC INTERNET
- TWO RESIDENCES
- CARRIAGE HOUSE WITH SPA
- MILES OF TRAILS
- BARN MANAGER'S APT
- TAXES: \$78,512.36 2021
- PRICE: \$8,500,000



Exclusively offered by
ANDREW R. PETERSON, CCIM
Broker Associate

andy.peterson@fourseasonssir.com

(603) 496-9172 (C)

(603) 924-3321 (O)

andypeterson.fourseasonssir.com

Four Seasons Sotheby's International Realty

42 Grove Street

sothebysrealty.com



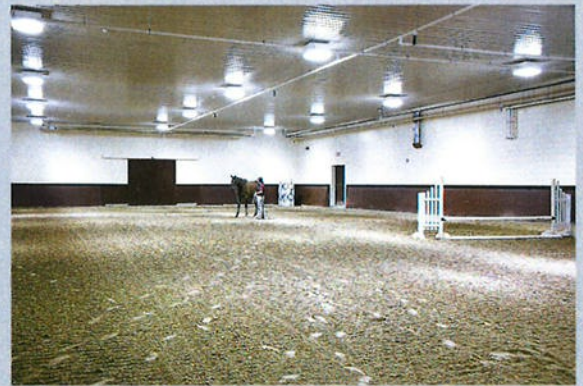
Four
Seasons

Sotheby's
INTERNATIONAL REALTY

New Hampshire's Beauty

**16 Burke Road
Peterborough**

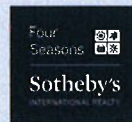
NH 03458



MLS #	4921409	Price	\$8,500,000
Property Class	Residential	Status	Active
Property Type	Single Family	Rooms - Total	26
Year Built	2008	Bedrooms - Total	8
Style	Contemporary, Freestanding, Modern Architecture , Arts and Crafts, Craftsman	Baths - Total	13
Color		SqFtTotFn	16,421
Total Stories	2	Lot Size Acres	165.000000
		Lot - Sqft	7,187,400
		Zoning	Rural
		Condo Fees	



**Four Seasons Sotheby's
International Realty**
42 Grove Street
Peterborough NH 03458
Off: 603-924-3321
Andrew Peterson
andy.peterson@fourseasonssir.com
Cell: 603-496-9172



Shadow Fox Farm is built and maintained to the highest standard, with an estimated \$15,000,000 invested by successive owners in the property over recent years. This magnificent country estate offers an unparalleled quality of country living, with superb equestrian facilities, broad open field lands, long river frontage and a spectacular sunset view of Grand Monadnock Mountain. Set in the sought after community of Peterborough, known as a regional center for arts, culture, fine dining and natural beauty, the farm spans 165 acres with long river frontage and established riding trails. The 30,000 + square foot state of the art barn complex consists of three separate wings with 26 stalls, heated 200'x70' indoor arena with heated viewing area, 60' diameter indoor round pen, elegant heated office wing with sitting area and barn manager's apartment. Outdoor facilities include 20'x150' irrigated area, 10 paddocks with run-in sheds and automatic water. Large equipment barn with office. The Main House and Guest House each have three en-suite bedrooms, private saline pools and hot tub. Detached carriage house includes three car garage, fully equipped gym, sauna, guest quarters and yoga room. The main complex is connected by heated bluestone walkways and includes a recreational game room. On the grounds are a greenhouse building, vegetable garden and petting farm. A rare find indeed...a premier New England equestrian estate with investment quality acreage. One of NH'S finest!

This information, though deemed reliable, is not guaranteed

Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. NEREN is not the source of information presented in this listing. Copyright 2022 Northern New England Real Estate Network.

Listed By:

Andrew Peterson - Four Seasons Sotheby's International Realty



County NH-Hillsborough
Village/Dist/Locale
Construction Status Existing
Year Built 2008
Style Contemporary, Freestanding, Modern
 Architecture, Arts and Crafts, Craftsman
Color
Total Stories 2
Zoning Rural
Taxes TBD No
Tax - Gross Amount \$78,512.36
Tax Year 2021
Tax Year Notes
Owned Land
Lot Size Acres 165.00000
Lot - Sqft 7,187,400
Common Land Acres
Garage Yes
Garage Type Detached
Garage Capacity 3
Basement Yes
Date Initial Showings Begin

Rooms - Total 26
Bedrooms - Total 8
Baths - Total 13
Baths - Full 3
Baths - 3/4 7
Baths - 1/2 3
Baths - 1/4 0
SqFt-Apx Fin Above Grade 15,521
SqFt-Apx Fin AG Source Estimated
SqFt-Apx Unfn Above Grade 30,000
SqFt-Apx Unfn AG Source Plans
SqFt-Apx Fin Below Grade 900
SqFt-Apx Fin BG Source Other
SqFt-Apx Unfn Below Grade 2,400
SqFt-Apx Unfn BG Source Public Records
SqFt-Apx Total Finished 16,421
Footprint
Road Frontage Yes
Road Frontage Length 1,419
Roads Paved, Public

Waterfront Property Yes
Water Body Access
Water Body Name Contoocook River
Water Body Type River
WaterFrRit Exclusively Owned
Water Body Restrictions Unknown
ROW - Parcel Access
ROW - Length
ROW - Width
ROW to other Parcel
Flood Zone No
Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type
Foreclosed/Bank-Owned/REO No
Days On Market 0
Auction No
Current Use Yes
Land Gains
Resort

M Unbranded Tour URL 1
 % D Unbranded Tour URL 2

Remarks - Public Shadow Fox Farm is built and maintained to the highest standard. with an estimated \$15,000,000 invested by successive owners in the property over recent years. This magnificent country estate offers an unparalleled quality of country living. with superb equestrian facilities. broad open field lands. long river frontage and a spectacular sunset view of Grand Monadnock Mountain. Set in the sought after community of Peterborough. known as a regional center for arts. culture. fine dining and natural beauty. the farm spans 165 acres with long river frontage and established riding trails. The 30,000 + square foot state of the art barn complex consists of three separate wings with 26 stalls. heated 200'x70' indoor arena with heated viewing area. 60' diameter indoor round pen. elegant heated office wing with sitting area and barn manager's apartment. Outdoor facilities include 20'x150' irrigated area. 10 paddocks with run-in sheds and automatic water. Large equipment barn with office. The Main House and Guest House each have three en-suite bedrooms. private saline pools and hot tub. Detached carriage house includes three car garage. fully equipped gym. sauna. guest quarters and voaa room. The main complex is connected by heated bluestone walkways and includes a recreational game room. On the grounds are a greenhouse building. vegetable garden and petting farm. A rare find indeed...a premier New England equestrian estate with investment quality acreage. One of NH's finest!

Directions Take Rt 136 North from town center to Burke Road on left, first driveway on left to enter property

Kitchen - Eat-in 1 19x17 +14x18
Dining Room 1 20x13
Living Room 1 20x15 FP
Sunroom 1 32x12
Media Room 1 15x15
Office/Study 1 23x24.5
Primary BR 2 17.5x18
Bedroom 2 28x15 Irr.
Playroom 2 12x35/Dormito
Den 1 16x11
Great Room 1 25x26 Guest

Exercise Room 1 25x25 in Yoga
Primary BR 1 14x22 Guest
Studio 2 22x23
Playroom B 16x40 Guest
Bedroom 1 13.5x13 Guest
Bedroom 1 14x14 Guest
Foyer 1 17x7 Guest
Kitchen 1 14x6 GH
Laundry Room B 11.5x9
Other B 11x22 Br/
Bedroom 2 17x14 Yoga

Map R-12
Block 10+14
Lot 5+2+202+4
SPAN Number
Property ID
PlanUrbDev

DeedRecTy Trust
DeedBook 8979
DeedPage 2003+
TotDeeds
Covenants Unknown
Seasonal No

SchDistrict Contoocook Valley SD SAU #1
SchElem Peterborough Elem School
SchMiddle South Meadow School
SchHigh Contoocook Valley Regional Hig

Lot Description Agricultural, Country Setting, Farm, Farm - Horse/Animal, Field/Pasture, Landscaped, Level, Mountain View, Open, Recreational, River, River Frontage, Rolling, Secluded, Timber, Trail/Near Trail, View, Walking Trails, Wooded
Construction Wood Frame
Foundation Concrete, Poured Concrete
Roof Shingle - Asphalt
Exterior Clapboard, Other, Wood Siding
Driveway Circular, Gated, Paved
Electric Circuit Breaker(s), Generator, Other
Phone Company
Electric Company Eversource
Fuel Company
Cable Company Fidium

Utilities Fiber Optic Internet Avail, Gas - LP/Bottle, High Speed Internet -AtSite, High Speed Internet -Avail, Underground Utilities
Possession At Closing, Negotiable
Sale Includes Additional Buildings, Barn, Land/Building
Items Excluded
Negotiable Furnishings

Appliances Cooktop - Gas, Dishwasher, Dryer, Microwave, Mini Fridge, Other, Range - Gas, Refrigerator, Trash Compactor, Washer, Wine Cooler
Equipment Air Conditioner, Security System, Smoke Detector-HrdWrdw/Bat, Generator - Standby
Features - Exterior Barn, Garden Space, Guest House, Natural Shade, Other - See Remarks, Outbuilding, Pool - In Ground, Porch - Enclosed, Shed, Storage, Window Screens, Greenhouse, Porch - Heated, Stable(s)
Features - Interior Cathedral Ceiling, Fireplace - Wood, Fireplaces - 2, Hearth, In-Law/Accessory Dwelling, In-Law Suite, Kitchen Island, Light Fixtures -Energy Rtd, Lighting Contrls -Respsnv, Primary BR w/ BA, Natural Light, Sauna, Security, Skylight, Soaking Tub, Vaulted Ceiling, Walk-in Closet, Walk-in Pantry, Wet Bar, Whirlpool Tub, Laundry - 1st Floor, Laundry - Basement
Flooring Carpet, Hardwood, Other
Heating Baseboard, Hot Air, Radiant
Heat Fuel Oil
Cooling Central AC
Water Private
Water Heater Tank, Tankless
Sewer Private

Fees - Condo - Mobile

Condo Name
Building Number
Floor Number
Units Per Building
LmtComArea
SpecAssmt

Condo Fees
Fee
Fee Frequency
AssnFee2
AssnFee2Frq
AssnFee3
AssnFee3Frq

ParkName
Mobile Co-Op
MobPkApvl
MustMove
Mobile Make
MobileMod
MobileSer#
Mobile Anchor

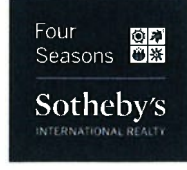
Offer of Compensation to Licensed NEREN Real Estate Brokerages

Buyer Agency	2.50%	SubAgency	NonAgency Facilitator	2.50%	Transactional Broker
---------------------	-------	------------------	------------------------------	-------	-----------------------------

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



Andrew Peterson
 Cell: 603-496-9172
 andy.peterson@fourseasonsirr.com



Four Seasons Sotheby's International Realty
 Off: 603-924-3321



16 Burke Road

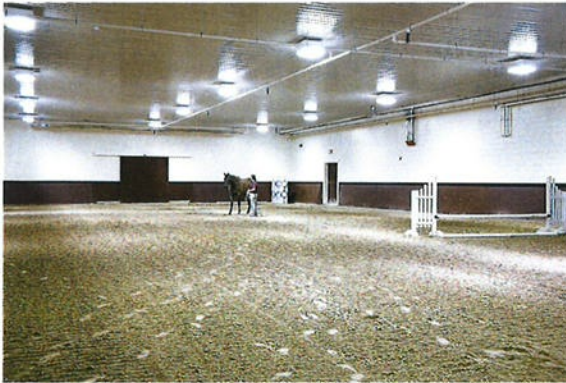
Peterborough NH 03458



Shadow Fox Farm



Barn Complex



Indoor Arena



Main Barn



Round Training ring



Investment Quality



Extensive fenced fields



Autumn Splendor

Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. NEREN is not the source of information presented in this listing. Copyright 2022 Northern New England Real Estate Network.

Prep By: Four Seasons Sotheby's
Andrew Peterson

Listed by: Andrew Peterson / Four Seasons Sotheby's International Realty

16 Burke Road

Peterborough NH 03458



Main House



Main House Pool



Interconnecting walkways



Guest House



Pool Entertaining Area



Living Room



Dining Room



Kitchen Complex

Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. NEREN is not the source of information presented in this listing. Copyright 2022 Northern New England Real Estate Network. Prep by: Four Seasons Sotheby's

Listed by:

Andrew Peterson / Four Seasons Sotheby's International Realty

Andrew Peterson



Breakfast Area



Sunporch



Kitchen Detail



Out to the gardens



Private Office Wing



Office detail



Primary Bedroom Suite



Bedroom

16 Burke Road

Peterborough NH 03458



Bath detail



Sitting area and Kitchenette



Walkway to Pool Area



Primary Guest House Bedroom suite



Guest Room



Recreation Space



Den



House and Carriage House

Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. NEREN is not the source of information presented in this listing. Copyright 2022 Northern New England Real Estate Network.

Prep by: Four Seasons Sotheby's
Andrew Peterson

Listed by:

Andrew Peterson / Four Seasons Sotheby's International Realty

16 Burke Road

Peterborough NH 03458



Exercise Room



Sauna/ Dressing Room



Guest Bedroom



Yoga Studio



Turn Out Sheds



Lazy River



A Private Domain



Evening Comes

Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. NEREN is not the source of information presented in this listing. Copyright 2022 Northern New England Real Estate Network.

Listed by:

Andrew Peterson / Four Seasons Sotheby's International Realty

Andrew Peterson



Shadow Fox Farm



Barn Complex



Indoor Arena



Main Barn



Round Training ring



Investment Quality



Extensive fenced fields



Autumn Splendor



Main House



Main House Pool



Interconnecting walkways



Guest House



Pool Entertaining Area



Living Room



Dining Room



Kitchen Complex



Breakfast Area



Sunporch



Kitchen Detail



Out to the gardens



Private Office Wing



Office detail



Primary Bedroom Suite



Bedroom



Bath detail



Sitting area and Kitchenette



Walkway to Pool Area



Primary Guest House Bedroom suite



Guest Room



Recreation Space



Den





Exercise Room



Sauna/ Dressing Room



Guest Bedroom



Yoga Studio



Turn Out Sheds



Lazy River



A Private Domain



Evening Comes



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: Star Mountain Properties, LLC

2. PROPERTY LOCATION: 468 Greenfield Road, Peterborough, NH 03458

3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? Yes No

4. SELLER: has has not occupied the property for 5 years as a second home pool house

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: Public Private Seasonal Unknown
 Drilled Dug Other

b. INSTALLATION: Location: East Side of Building
Installed By: Gap Mountain Drilling Date of Installation: 7/10/2006
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 supplies irrigation system

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: Yes No N/A Quantity: Yes No
Quality: Yes No Unknown

If YES to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested? Yes No Date of most recent test 12/12/2009

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: 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 No
What steps were taken to remedy the problem?

c. IF PRIVATE:
TANK: Septic Tank Holding Tank Cesspool Unknown Other
Tank Size 1500 Gal. Unknown Other
Tank Type Concrete Metal Unknown Other
Location: South Side Location Unknown Date of Installation: 2007
Date of Last Servicing: 2007 Name of Company Servicing Tank: Oxbow Construction
Have you experienced any malfunctions? Yes No
Comments:

SELLER(S) INITIALS /

BUYER(S) INITIALS /

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 468 Greenfield Rd., Peterborough, NH 03458

d. LEACH FIELD: Yes No Other _____
 IF YES, Location: Tied to Main House Field Size: _____ Unknown
 Date of installation of leach field: 2007 Installed By: Oxbow Construction
 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

7. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Spray Foam</u>	_____	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>

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 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 No Unknown
 In the siding? Yes No Unknown In the roofing shingles? Yes No Unknown
 In flooring tiles? Yes 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 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 /

BUYER(S) INITIALS /

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 468 Greenfield Rd., Peterborough, NH 03458

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: _____

Are you aware of any cracking, peeling, or flaking lead-based paint? Yes No

Comments: _____

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? (R) Rural

i. Heating System Age: _____ Type: Forced Hot Water Fuel: Oil Tank Location: Basement

Owner of Tank: _____

Annual Fuel Consumption: _____ Price: _____ Gallons: 2 x 275

Date system was last serviced and by whom? _____

Secondary Heat Systems: _____

Comments: _____

j. Roof Age: 2 Type of Roof Covering: Asphalt Shingles

Moisture or leakage: _____

Comments: _____

SELLER(S) INITIALS /

BUYER(S) INITIALS /

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 468 Greenfield Rd., Peterborough, NH 03458

k. Foundation/Basement: Full Partial Other: _____ Type: _____
 Moisture or leakage: None
 Comments: Sump Pump Equipped

l. Chimney(s) How Many? 1 Lined? Yes Last Cleaned: _____ Problems? _____
 Comments: _____

m. Plumbing Type: Copper and PEX Age: _____
 Comments: _____

n. Domestic Hot Water: Age: _____ Type: Oil Fired Gallons: 53

o. Electrical System: # of Amps 600 Circuit Breakers Fuses
 Comments: Back up Generator System
 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 No
 If Yes, please explain: _____

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

r. 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: _____

s. Air Conditioning: Type: Central 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 No Whole House: Yes No Kw/Size: _____ Last Date of Service: _____
 If Portable: Included Negotiable
 Comments: _____

v. Internet: Type Currently Used at Property: _____

w. Other (e.g. Alarm System, Irrigation System, etc.) Fire & Burglar Alarms
 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 /

BUYER(S) INITIALS /

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 468 Greenfield Rd., Peterborough, NH 03458

10. ADDITIONAL INFORMATION

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

Yes No

b. ADDITIONAL COMMENTS:

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).

SELLER

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 /

BUYER(S) INITIALS /

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: Star Mountain Properties, LLC

2. PROPERTY LOCATION: 468 Greenfield Road, Peterborough, NH 03458

3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? [] Yes [] No

4. SELLER: [X] has [] has not occupied the property for 5 years as a second home pool house

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: [] Public [X] Private [] Seasonal [] Unknown
[X] Drilled [] Dug [] Other

b. INSTALLATION: Location: Fed from Main House Well - North Side Front of Main House
Installed By: Gap Mountain Drilling Date of Installation: 7/10/2006
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 [X] 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 [] 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? [X] Yes [] No Date of most recent test 12/12/2009
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 [X] No
IF YES, are test results available? [X] Yes [] No
What steps were taken to remedy the problem?

COMMENTS:

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: [] Yes [] No Community/Shared: [] Yes [X] No
Private: [X] 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 [] No
What steps were taken to remedy the problem?

c. IF PRIVATE:
TANK: [X] Septic Tank [] Holding Tank [] Cesspool [] Unknown [] Other
Tank Size 1000/400Gal. [] Unknown [] Other
Tank Type [X] Concrete [] Metal [] Unknown [] Other
Location: East of Gym [] Location Unknown Date of Installation: 2007
Date of Last Servicing: 2007 Name of Company Servicing Tank: Oxbow Construction
Have you experienced any malfunctions? [] Yes [X] No
Comments:

SELLER(S) INITIALS [] / [] BUYER(S) INITIALS [] / []

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 468 Greenfield Rd., Peterborough, NH 03458

d. LEACH FIELD: Yes No Other _____
 IF YES, Location: Tied to Main House Field Size: _____ Unknown
 Date of installation of leach field: 2007 Installed By: Oxbow Construction
 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

7. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Spray Foam</u>	_____	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>

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 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 No Unknown
 In the siding? Yes No Unknown In the roofing shingles? Yes No Unknown
 In flooring tiles? Yes 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 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 /

BUYER(S) INITIALS /

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 468 Greenfield Rd., Peterborough, NH 03458

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: _____

Are you aware of any cracking, peeling, or flaking lead-based paint? Yes No

Comments: _____

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? (R) Rural

i. Heating System Age: _____ Type: Forced Hot Water Fuel: Propane Tank Location: North Side

Owner of Tank: _____

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? _____

Secondary Heat Systems: _____

Comments: _____

j. Roof Age: _____ Type of Roof Covering: Asphalt Shingles

Moisture or leakage: _____

Comments: _____

SELLER(S) INITIALS /

BUYER(S) INITIALS /

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 468 Greenfield Rd., Peterborough, NH 03458

- k. Foundation/Basement: Full Partial Other: _____ Type: _____
Moisture or leakage: None
Comments: Sump Pump Equipped
- l. Chimney(s) How Many? 1 Lined? Yes Last Cleaned: _____ Problems? _____
Comments: _____
- m. Plumbing Type: Copper and PEX Age: _____
Comments: _____
- n. Domestic Hot Water: Age: _____ Type: Propane Forced Gallons: 125
- o. Electrical System: # of Amps 100 Circuit Breakers Fuses
Comments: Back up Generator System with Main House
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 No
If Yes, please explain: _____
- q. Pest Infestation: Are you aware of any past or present pest infestations? Yes No Type: _____
Comments: _____
- r. 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: _____
- s. Air Conditioning: Type: Central 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 No Whole House: Yes No Kw/Size: _____ Last Date of Service: _____
If Portable: Included Negotiable
Comments: _____
- v. Internet: Type Currently Used at Property: _____
- w. Other (e.g. Alarm System, Irrigation System, etc.) Irrigation, Fire & Burglar Alarms
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 /

BUYER(S) INITIALS /

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 468 Greenfield Rd., Peterborough, NH 03458

10. ADDITIONAL INFORMATION

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

Yes No

b. ADDITIONAL COMMENTS:

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).

SELLER 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 /

BUYER(S) INITIALS /

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: Star Mountain Properties, LLC

2. PROPERTY LOCATION: 468 Greenfield Road, Peterborough, NH 03458

3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? [] Yes [] No

4. SELLER: [x] has [] has not occupied the property for 5 years as a second home

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: [] Public [x] Private [] Seasonal [] Unknown [x] Drilled [] Dug [] Other

b. INSTALLATION: Location: Front North Side of House
Installed By: Date of Installation: 9/18/1991
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 [x] No Supplies Gym

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 [] 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? [x] Yes [] No Date of most recent test 9/18/1991
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 [x] 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: [] Yes [] No Community/Shared: [] Yes [x] No
Private: [x] 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 [] No
What steps were taken to remedy the problem?

c. IF PRIVATE:
TANK: [x] Septic Tank [] Holding Tank [] Cesspool [] Unknown [] Other
Tank Size 1500 Gal. [] Unknown [] Other
Tank Type [] Concrete [] Metal [] Unknown [] Other
Location: Rear South Side of House [] Location Unknown Date of Installation:
Date of Last Servicing: 2007 Name of Company Servicing Tank: Oxbow Construction
Have you experienced any malfunctions? [] Yes [x] No
Comments:

SELLER(S) INITIALS

BUYER(S) INITIALS

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 468 Greenfield Rd., Peterborough, NH 03458

d. LEACH FIELD: Yes No Other _____
 IF YES, Location: Main Field West Side Size: _____ Unknown
 Date of installation of leach field: 2007 Installed By: Oxbow Construction
 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

7. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Loose fill & Fiberglass</u>	_____	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Fiberglass</u>	_____	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>

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 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 No Unknown
 In the siding? Yes No Unknown In the roofing shingles? Yes No Unknown
 In flooring tiles? Yes 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 Unknown
 If YES: Date: 8/2004 By: Hinet Corp.
 Results: Negative 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 /

BUYER(S) INITIALS /

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 468 Greenfield Rd., Peterborough, NH 03458

d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If YES: Date: 8/2004 By: NE Radon

Results: Negative 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: _____

Are you aware of any cracking, peeling, or flaking lead-based paint? Yes No

Comments: _____

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? (R) Rural

i. Heating System Age: _____ Type: Forced Hot Water Fuel: Oil Tank Location: Basement

Owner of Tank: _____

Annual Fuel Consumption: _____ Price: _____ Gallons: 2 x 275

Date system was last serviced and by whom? _____

Secondary Heat Systems: _____

Comments: _____

j. Roof Age: 2007 Type of Roof Covering: Asphalt Shingles

Moisture or leakage: _____

Comments: _____

SELLER(S) INITIALS

/

BUYER(S) INITIALS

/

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 468 Greenfield Rd., Peterborough, NH 03458

k. Foundation/Basement: Full Partial Other: _____ Type: _____
Moisture or leakage: None
Comments: Sump Pump Equipped

l. Chimney(s) How Many? 1 Lined? Yes Last Cleaned: _____ Problems? _____
Comments: _____

m. Plumbing Type: Copper and PEX Age: _____
Comments: _____

n. Domestic Hot Water: Age: _____ Type: Oil Fired Gallons: 80

o. Electrical System: # of Amps 200 Circuit Breakers Fuses
Comments: Back up Generator System
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 No
If Yes, please explain: _____

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

r. 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: _____

s. Air Conditioning: Type: Central 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 No Whole House: Yes No Kw/Size: _____ Last Date of Service: _____
If Portable: Included Negotiable
Comments: _____

v. Internet: Type Currently Used at Property: _____

w. Other (e.g. Alarm System, Irrigation System, etc.) Alarm and Irrigation Systems
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 /

BUYER(S) INITIALS /

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 468 Greenfield Rd., Peterborough, NH 03458

10. ADDITIONAL INFORMATION

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

Yes No

b. ADDITIONAL COMMENTS:

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).

SELLER

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

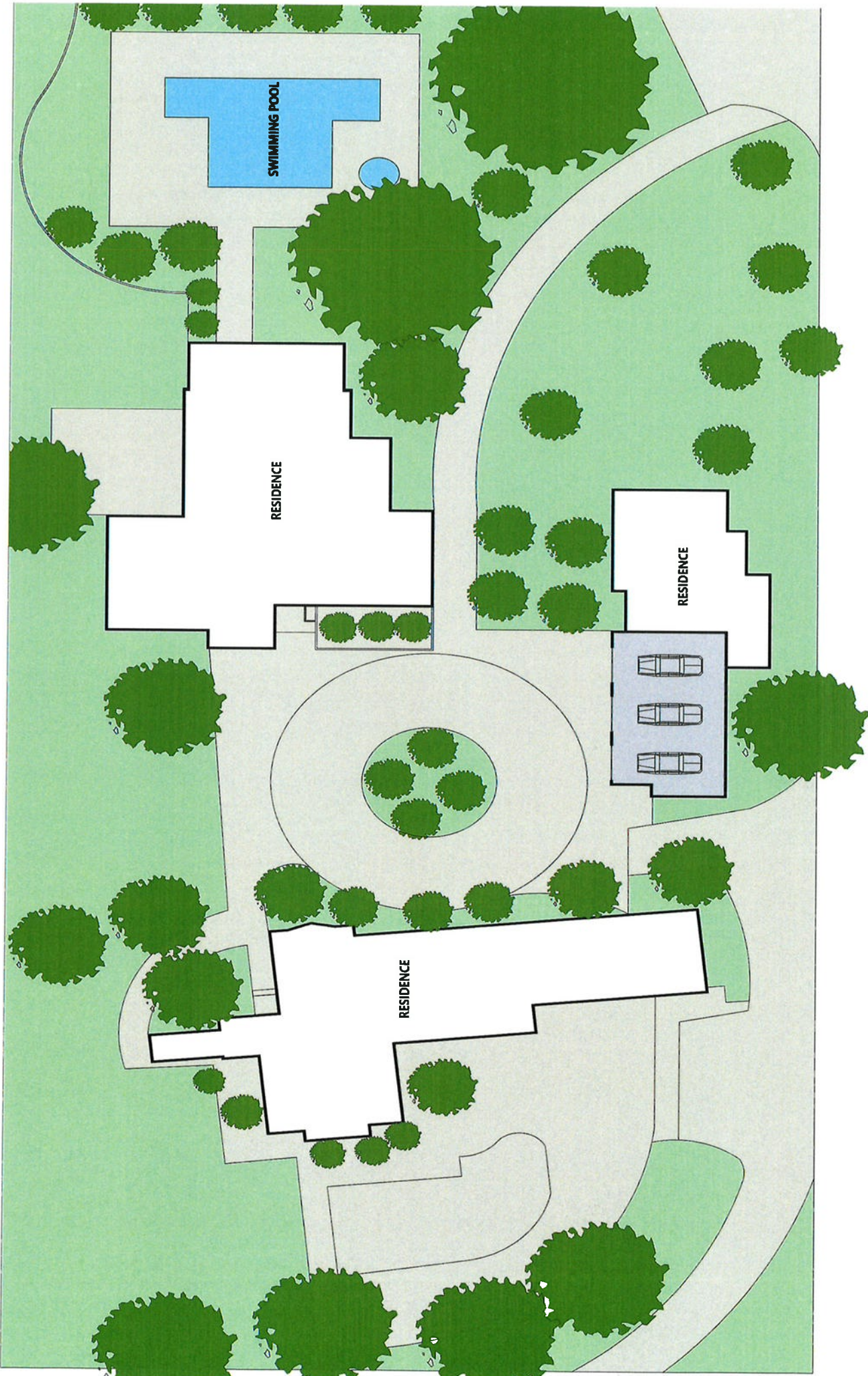
DATE

BUYER

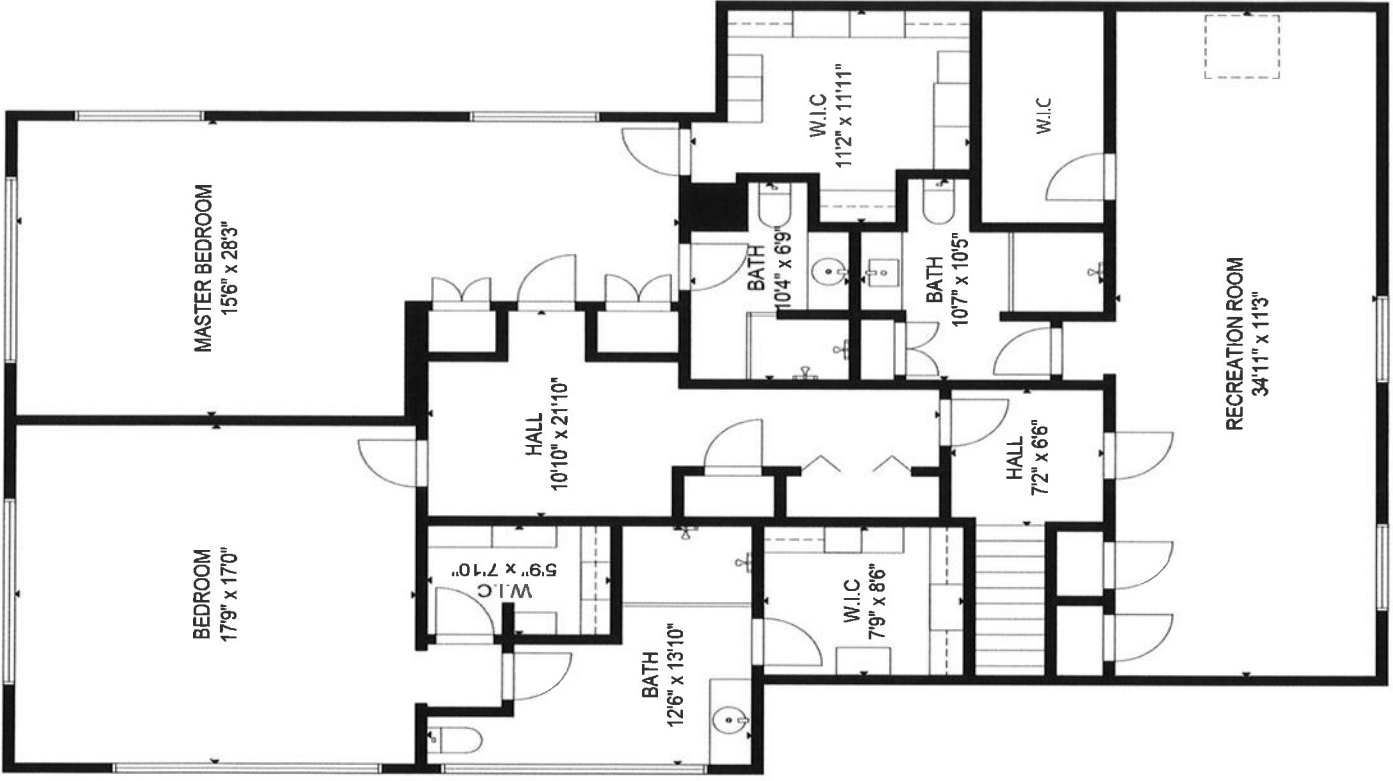
DATE

SELLER(S) INITIALS /

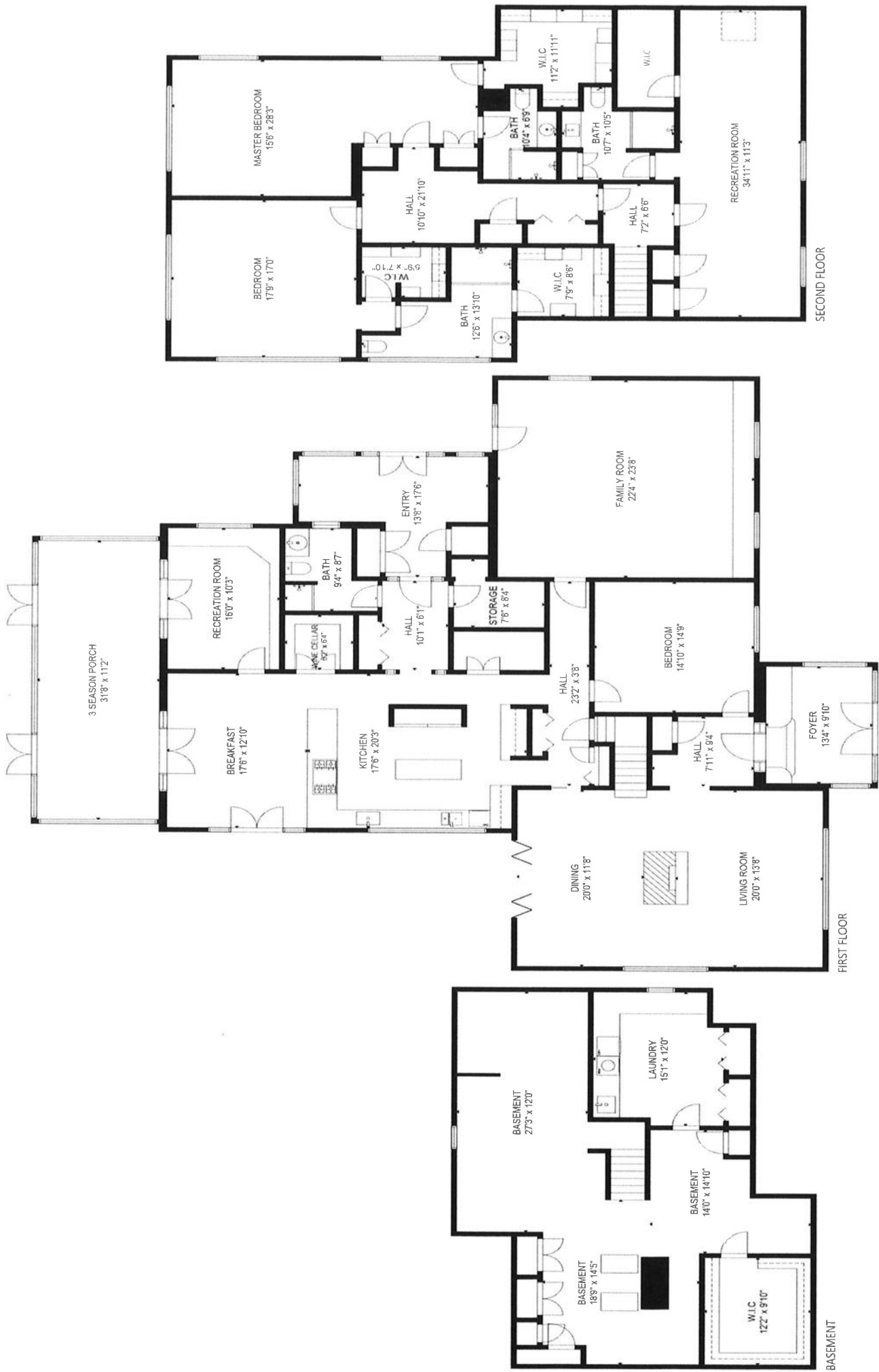
BUYER(S) INITIALS /



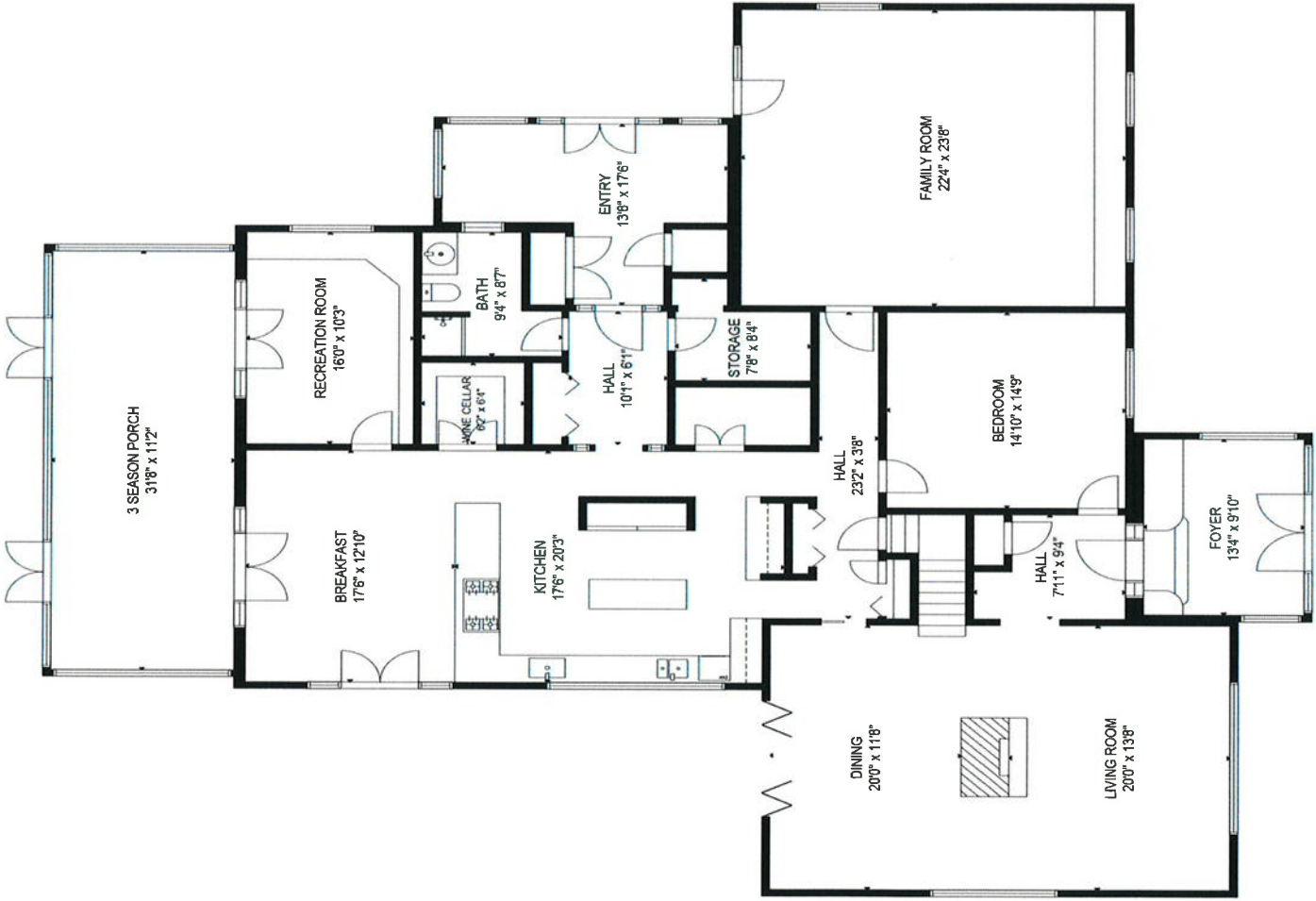
SITEPLAN



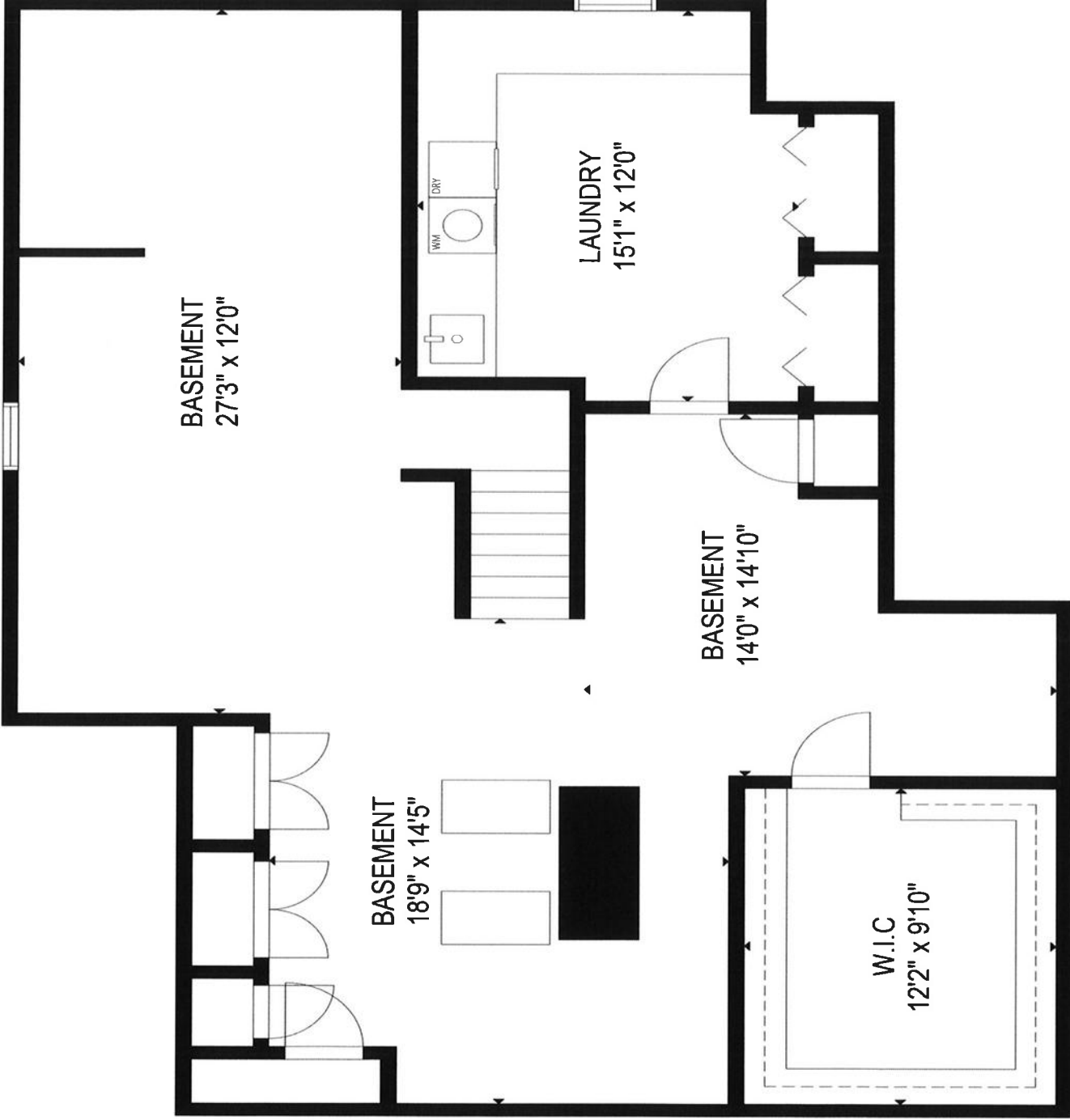
GROSS INTERNAL AREA
 TOTAL: 6,155 sq. ft.
 BASEMENT: 1,151 sq. ft. FIRST FLOOR: 3,007 sq. ft.
 SECOND FLOOR: 1,997 sq. ft.



GROSS INTERNAL AREA
 TOTAL: 6,155 sq ft
 BASEMENT: 1,151 sq ft, FIRST FLOOR: 3,007 sq ft
 SECOND FLOOR: 1,997 sq ft



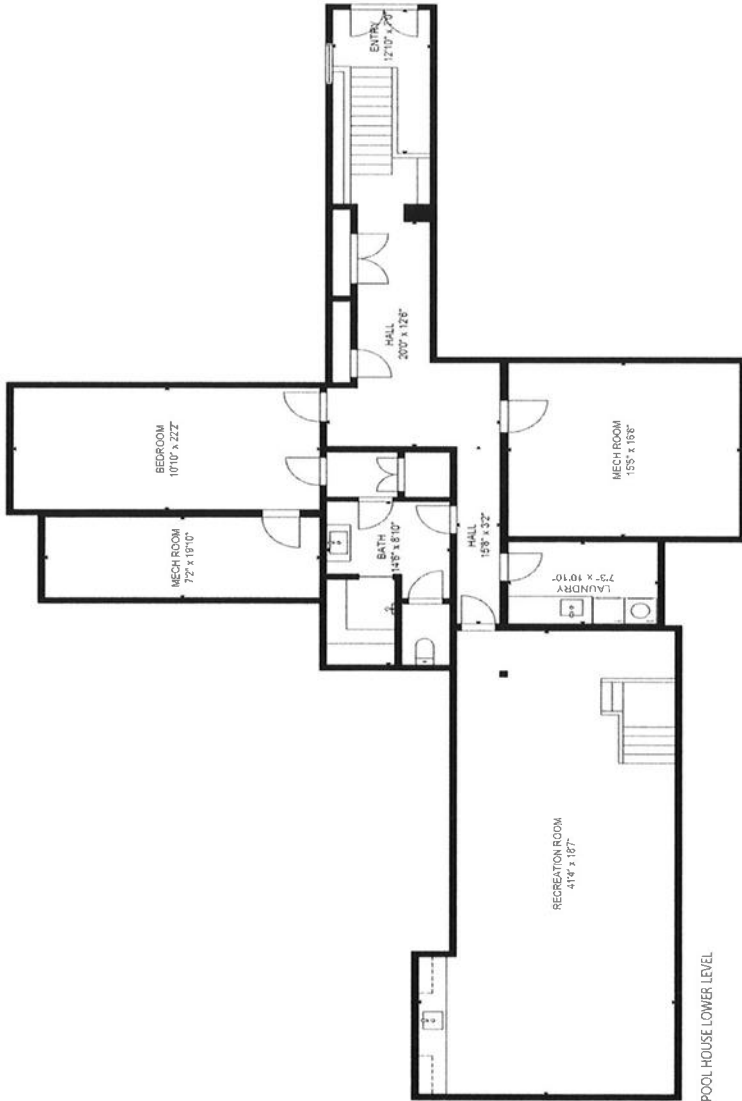
GROSS INTERNAL AREA
 TOTAL: 6,155 sq ft
 BASEMENT: 1,151 sq ft, FIRST FLOOR: 3,007 sq ft
 SECOND FLOOR: 1,997 sq ft



GROSS INTERNAL AREA
 TOTAL: 6,155 sq ft
 BASEMENT: 1,151 sq ft, FIRST FLOOR: 3,007 sq ft
 SECOND FLOOR: 1,997 sq ft

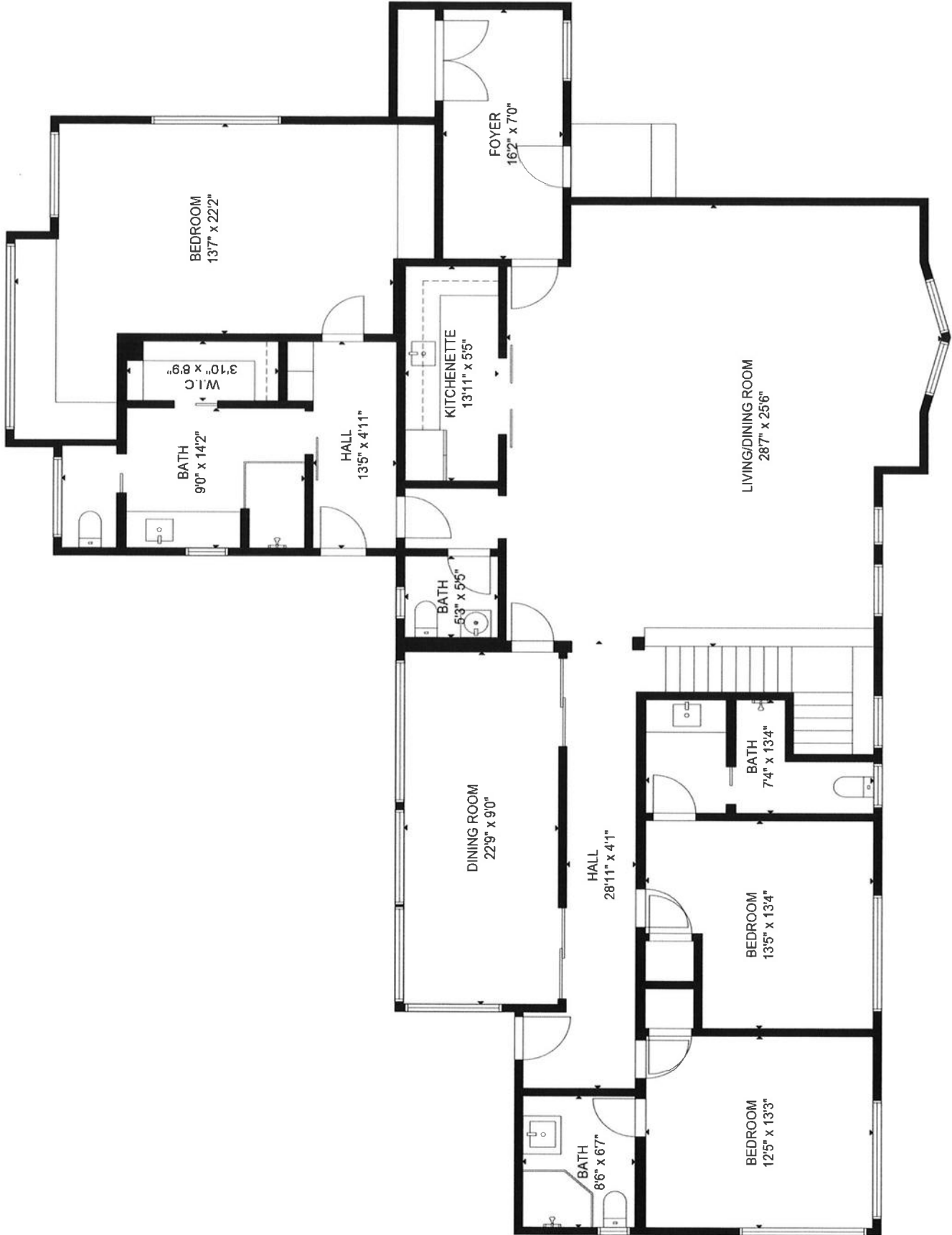


GUEST HOUSE



POOL HOUSE LOWER LEVEL

GROSS INTERNAL AREA
TOTAL: 4,473 sq ft

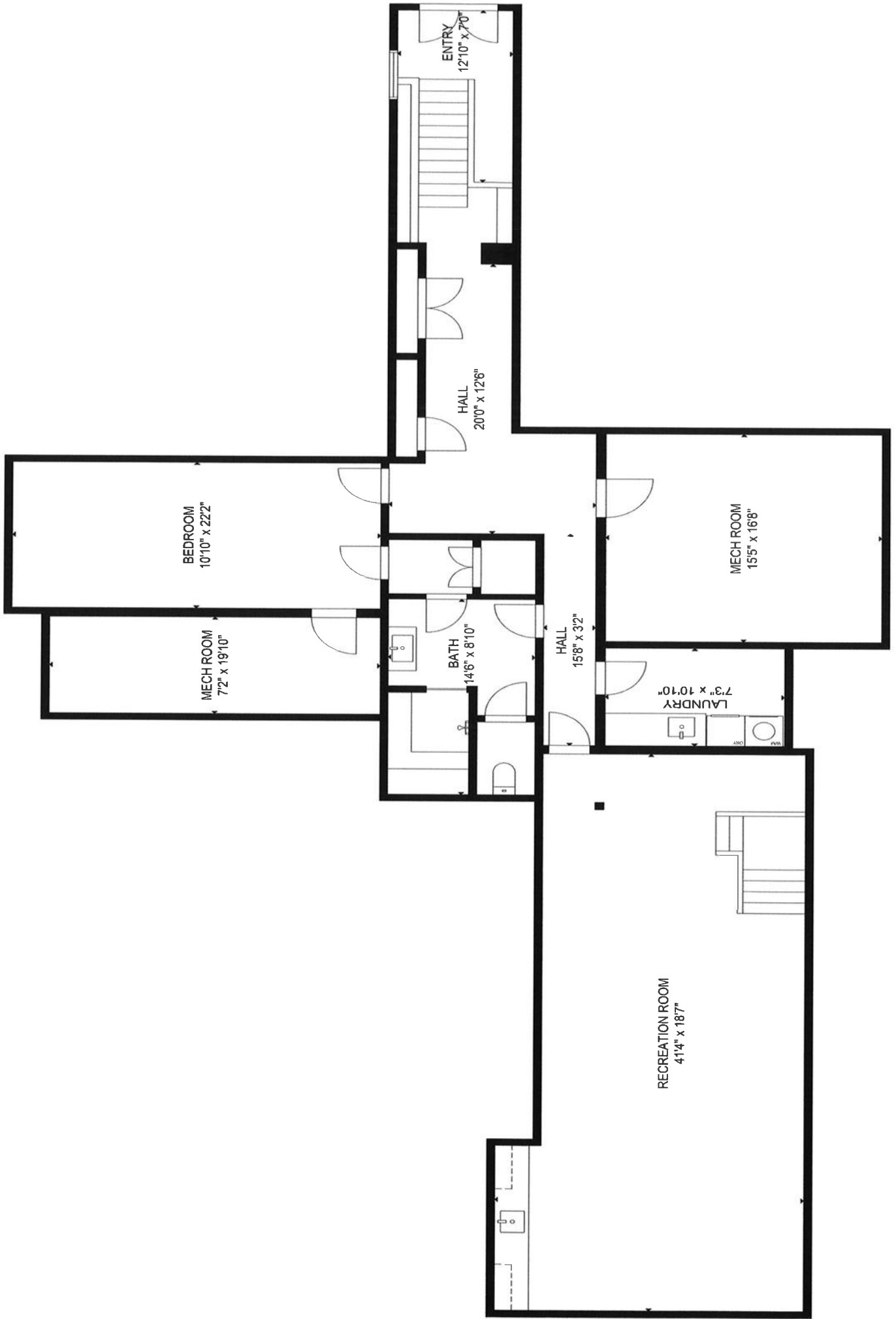


GUEST HOUSE

GROSS INTERNAL AREA

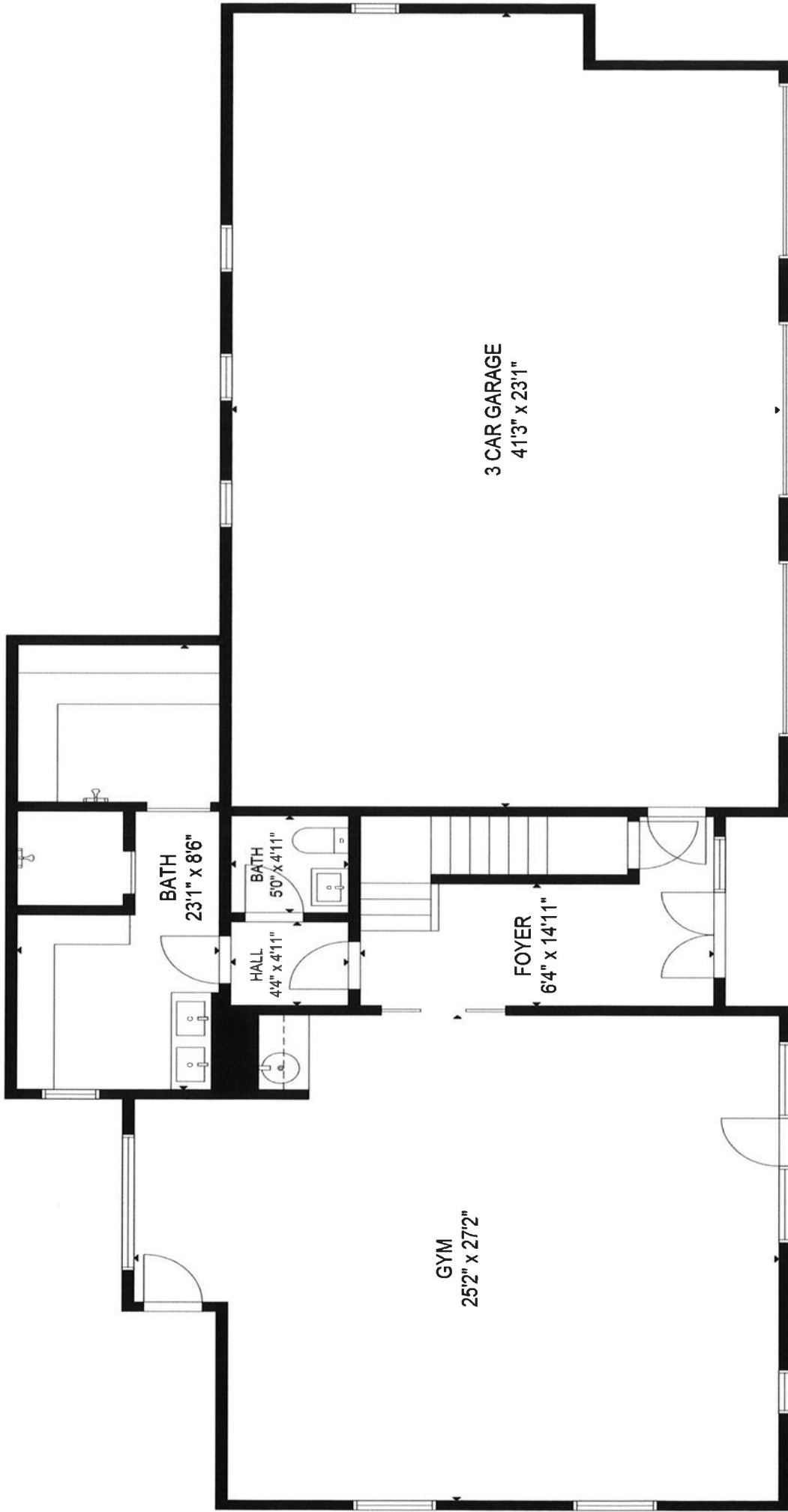
TOTAL - 4,473 sq ft

POOL HOUSE LOWER LEVEL - 1,998 sq ft. GUEST HOUSE - 2,475 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



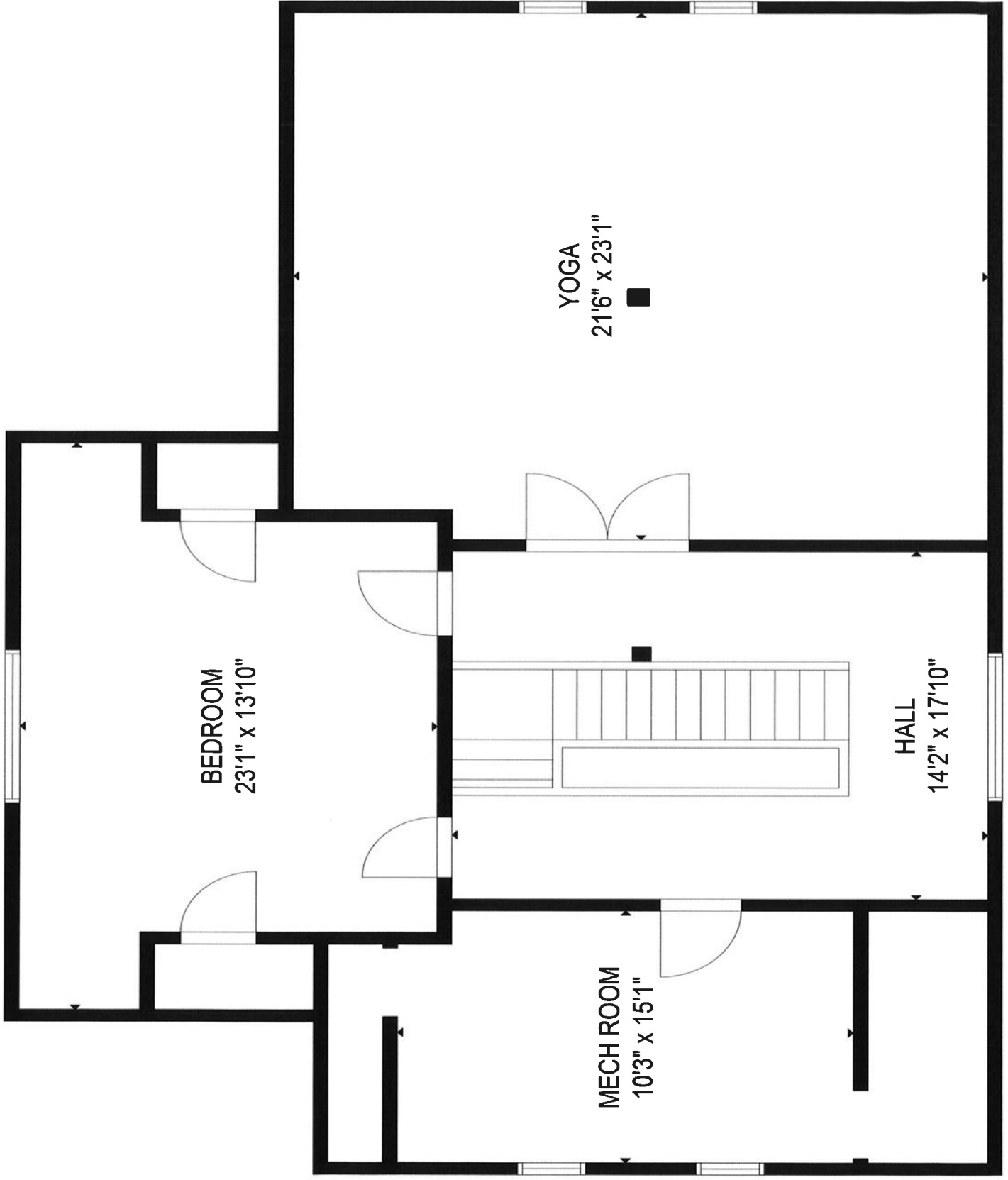


GROSS INTERNAL AREA
 TOTAL: 2,324 sq ft
 FIRST FLOOR: 1,040 sq ft. SECOND FLOOR: 1,284 sq ft

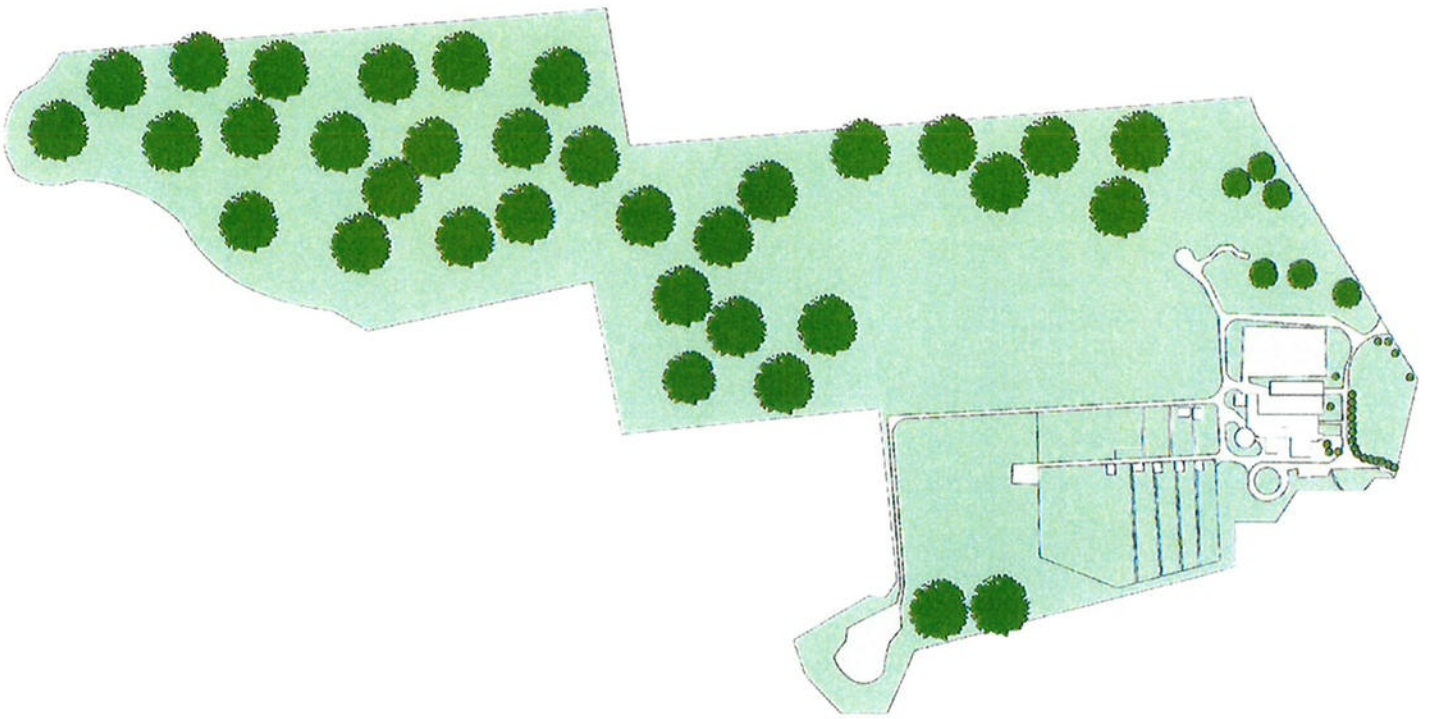


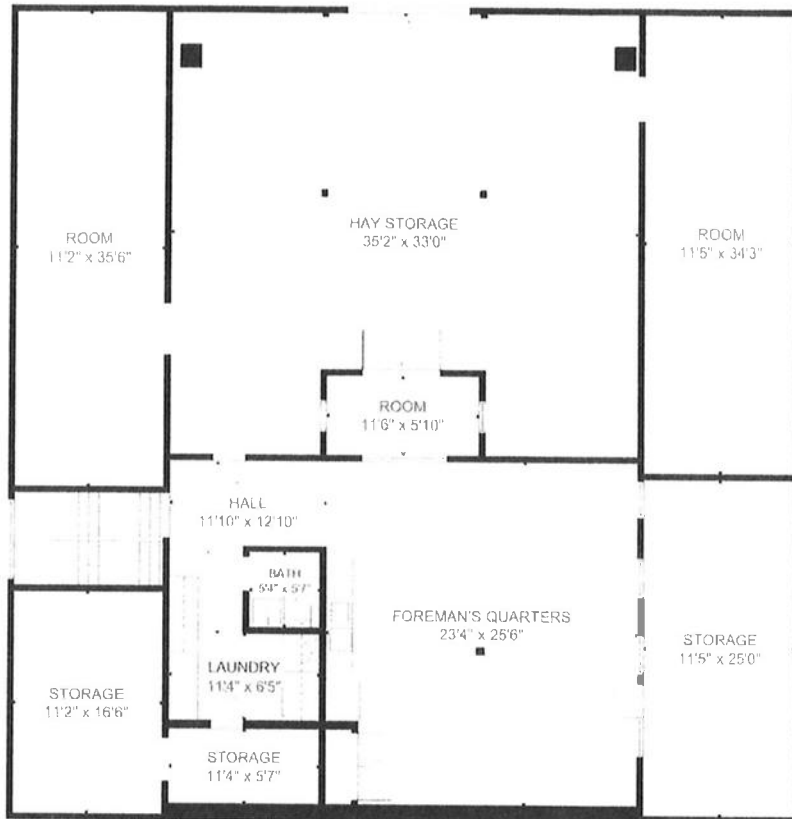
GROSS INTERNAL AREA
TOTAL: 2,324 sq ft
FIRST FLOOR: 1,040 sq ft. SECOND FLOOR: 1,284 sq ft

FIRST FLOOR

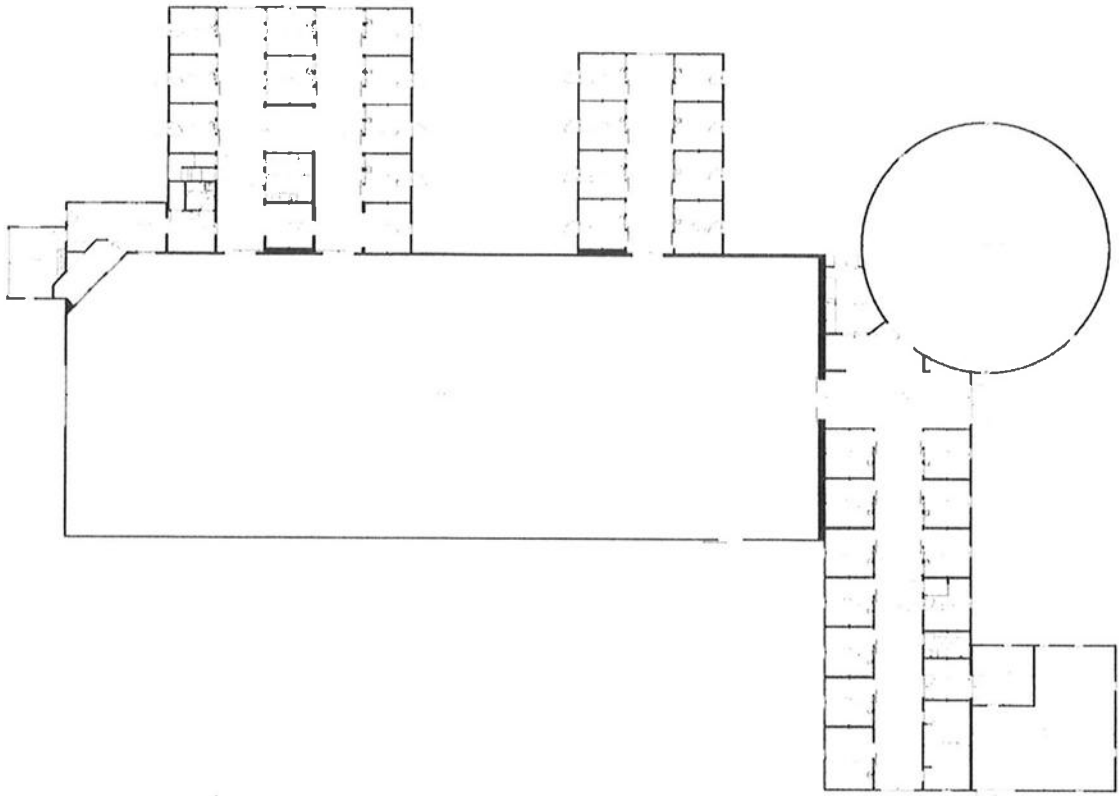


GROSS INTERNAL AREA
TOTAL: 2,324 sq ft
FIRST FLOOR: 1,040 sq ft. SECOND FLOOR: 1,284 sq ft

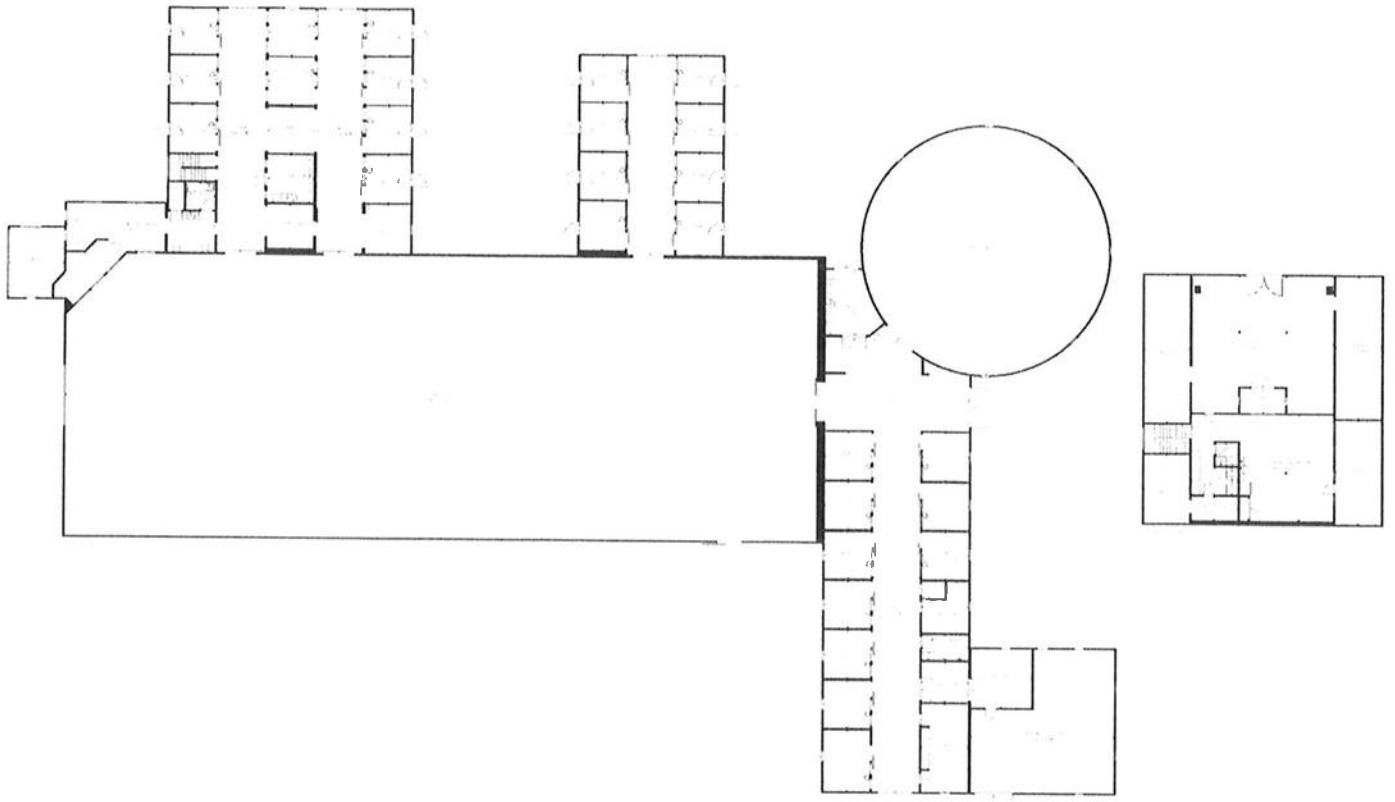




UNITS: IMPERIAL SIZES
TOTAL: 28951 sq. ft.
FIRST FLOOR: 26467 sq. ft. SECOND FLOOR: 2484 sq. ft.



CROSS SECTIONAL AREA
TOTAL: 29,941 sq ft
FIRST FLOOR: 26,467 sq ft, SECOND FLOOR: 3,474 sq ft



GROSS INTERNAL AREA
TOTAL: 29,951 sq ft
FIRST FLOOR: 26,467 sq ft SECOND FLOOR: 3,484 sq ft

Situs : 468 GREENFIELD RD

Map ID: R012-010-005

Class: Current Use Land & Bldg

Card: 1 of 3

Printed: October 27, 2021

CURRENT OWNER

STAR MOUNTAIN PROPERTIES LLC
4218 NE 2ND AVE
MIAMI FL 33137

GENERAL INFORMATION

Living Units 2
Neighborhood 102
Alternate Id C40
Vol / Pg 8979/2003
District R
Zoning Residential
Class Residential

Property Notes

6.5 AC NICU/ 66.93 AC IN CU
RT 202, LOC 10% HWY TRAFFIC
8X12 SHED = NV GATED NO TRESPASS
17-CHNGE ACRES PER PLAN



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 1.0000	Location	-10	54,000
Marshland	AC 7.0000			3,500
Residual 1	AC 5.0800	Shape/Size	-40	18,290
View	F 28.0 x 1			98,000
Residual 1	AC 60.3500	Shape/Size	-40	217,260

Total Acres: 73.4306
Spot:

Location:

Assessment Information

Land	Assessed	Appraised	Cost	Income
Land	176,790	391,100	391,100	0
Building	1,686,700	1,686,700	1,686,700	0
Total	1,863,490	2,077,800	2,077,800	0

Value Flag COST APPROACH
Gross Building:
Manual Override Reason Base Date of Value 10/27/2021
Effective Date of Value 10/14/2020

Entrance Information

Date	ID	Entry Code	Source
10/18/19	RD	Review Only	Other
08/14/18	RD	Review Only	Other
06/20/18	RD	Review Only	Other
08/03/17	RD	Not At Home	Other
10/11/16	RD	Review Only	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
01/18/07	07-11	550,000	BLDG	100
11/21/06	06-142	35,000	BLDG	100
06/23/06	06-5	0	BLDG	100
05/12/06	06-51	53,000	BLDG	100
01/17/06	06-09	575,000	BLDG	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/20/17	1,250,000	Land + Bldg	Trust W/ Fiduciary	8979/2003	Trust W/ Fiduciary	STAR MOUNTAIN PROPERTIES LLC
08/03/15		Land + Bldg	Family/Relative/Affiliate As Grantor/C	8779/0277	Quit Claim	STEVEN M BLACK & STEVEN P AYALA TF
09/02/04	425,067	Land + Bldg	Divorcing Parties As Grantor/Grantee	7312/1117		ROBINSON
12/18/03	425,000	Land + Bldg	Divorcing Parties As Grantor/Grantee	7139/1247		DONNA LOUZIER TRUST
03/22/00		Land + Bldg				HELMERS CARL T JR
01/01/99						HELMERS CARL T JR & DONNA

Situs : 468 GREENFIELD RD

Parcel Id: R012-010-005

Class: Current Use Land & Bldg

Card: 1 of 3

Printed: October 27, 2021

Dwelling Information

Style Contemporary
 Story height 1
 Attic Pl-Fin
 Exterior Walls Frame
 Masonry Trim X
 Color Natural
 Year Built 1977
 Eff Year Built 1992
 Year Remodeled
 Amenities
 In-law Apt No

Basement

Basement Full
 # Car Bsmt Gar
 FBLA Type
 Rec Rm Type

Heating & Cooling

Heat Type A/C
 Fuel Type Oil
 System Type Warm Air
 Fireplaces
 Stacks 1
 Openings 1
 Pre-Fab

Room Detail

Bedrooms 3
 Family Rooms
 Kitchens 1
 Total Rooms 11
 Kitchen Type
 Kitchen Remod Yes
 Full Baths 3
 Half Baths
 Extra Fixtures 2

Adjustments

Int vs Ext Same
 Cathedral Ceiling x
 Unfinished Area
 Unheated Area

Grade & Depreciation

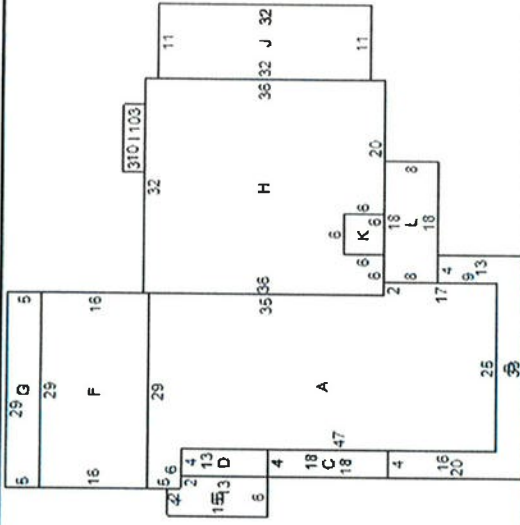
Grade A+
 Condition Very Good
 Physical VERY GOOD
 Cost & Design 0
 % Complete
 Market Adj
 Functional
 Economic
 % Good Ovr

Dwelling Computations

Base Price 330,676
 Plumbing 23,560
 Basement 0
 Heating 12,350
 Attic 50,110
 Other Features 13,150
 Subtotal 429,850
 % Good 77
 % Good Override
 Functional
 Economic
 % Complete
 C&D Factor
 Adj Factor 1.02
 Additions 416,800

Ground Floor Area 1,260
 Total Living Area 4,258
 Basement Area 1,724
 Dwelling Value 762,700

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Bld	Grade	Condition	Value
Frame Shed	9 x 12		108	1	2005	B	A	570
Pool	1 x 1160		1,160	1	1988	B	A	6,410
Porch	10 x 10		100	1	2006	B	A	1,820
Frame Shed	22 x 22		484	1	2007	B	A	2,860
Pool	24 x 50		1,200	1	2006	B	A	21,270

Condominium / Other Information

Complex Name
 Condo Model
 Unit Number
 Unit Level
 Unit Parking

Roofing Material
 Interior Flooring
 Interior Walls

Unit Location
 Unit View

Comparable Sales Summary

Parcel ID
 Sale Date
 Sale Price
 TLA
 Style
 Yr Built
 Grade

Situs : 468 GREENFIELD RD

Parcel Id: R012-010-005

Class: Current Use Land & Bldg

Card: 2 of 3

Printed: October 27, 2021

Dwelling Information

Style Ranch
 Story height 1
 Attic None
 Exterior Walls Frame
 Masonry Trim x
 Color Green
 Year Built 2006
 Eff Year Built
 Year Remodeled
 Amenities Hearth
 In-law Apt No

Basement

Basement Full
 # Car Bsmt Gar
 FBLA Size 2,321
 Rec Rm Size x
 Fireplaces
 Stacks
 Openings
 Pre-Fab

Heating & Cooling

Heat Type A/C
 Fuel Type Oil
 System Type Hot Water

Room Detail

Bedrooms 3
 Family Rooms
 Kitchens 1
 Total Rooms 9
 Kitchen Type
 Kitchen Remod No
 Full Baths 4
 Half Baths 1
 Extra Fixtures
 Bath Type
 Bath Remod No

Adjustments

Int vs Ext Same
 Cathedral Ceiling x
 Unfinished Area
 Unheated Area

Grade & Depreciation

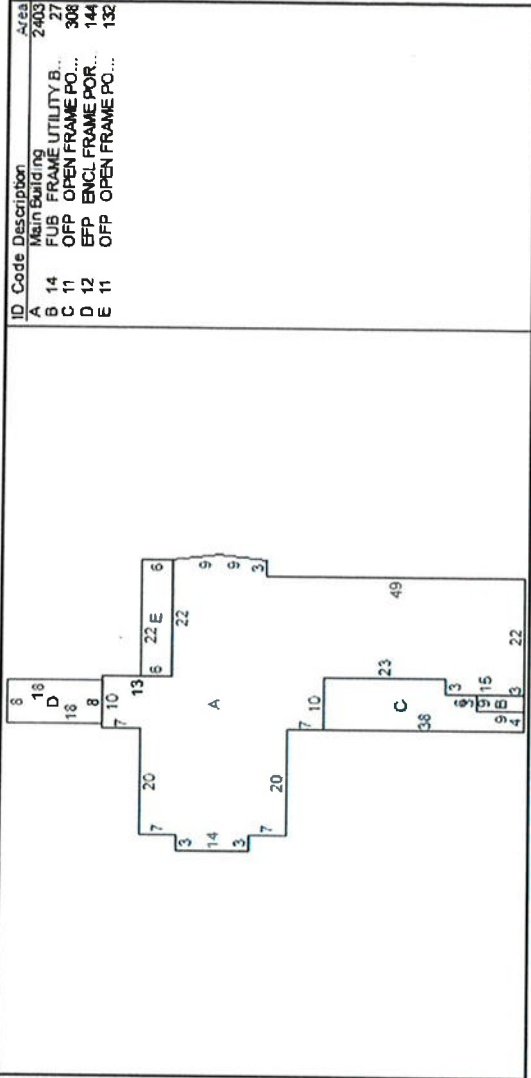
Grade A+
 Condition Average
 Physical AVERAGE
 Cost & Design 0
 % Complete
 Market Adj
 Functional 90
 Economic 90
 % Good Ovr

Dwelling Computations

Base Price 547,758
 Plumbing 32,400
 Basement 0
 Heating 20,450
 Attic 0
 Other Features 127,830
 Subtotal 728,440
 % Good 90
 % Good Override
 Functional 90
 Economic 90
 % Complete
 C&D Factor 1.02
 Adj Factor 54,200

Ground Floor Area 2,403
 Total Living Area 4,724
 Basement Area 2403
 Dwelling Value 657,100

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Bt	Grade	Condition	Value

Condominium / Other Information

Complex Name
 Condo Model
 Unit Number
 Unit Level
 Unit Parking
 Roofing Material 13
 Interior Flooring 12
 Interior Walls 5
 Unit Location
 Unit View

Comparable Sales Summary

Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade

Situs : 16 BURKE RD

Map ID: R012-014-002

Class: Current Use Land & Bldg

Card: 2 of 2

Printed: October 27, 2021

CURRENT OWNER

STAR MOUNTAIN PROPERTIES LLC
4218 NE 2ND AVE
MIAMI FL 33137

GENERAL INFORMATION

Living Units 0
Neighborhood 102
Alternate Id B40
Vol / Pg 8979/2007
District R
Zoning Residential
Class Residential

Property Notes

ALL OBY'S, 19-NO TRESSPASSING
APPROX 24 ACRES NICU- 07SUBDIV
EQUESTRIAN FACILITY GATED
BOUGHT WITH R12-14-201 & 202, R12-10-4



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 2.0000			105,000
Marshland	AC 9.0000			4,500
Residual 1	AC 22.9200	Shape/Size	-30	96,260
View	F 28.0 x 1			98,000
Residual 1	AC 51.4100	Shape/Size	-30	215,920

Total Acres: 85.3306

Spot:

Location:

Entrance Information

Date	ID	Entry Code	Source
10/18/19	RD	Review Only	Other
08/14/18	RD	Review Only	Other
06/20/18	RD	Review Only	Other
10/11/16	RD	Review Only	Other
09/29/11	RD	Review Only	Other

Assessment Information

	Assessed	Appraised	Cost	Income
Land	304,250	519,700	519,700	0
Building	730,800	730,800	730,800	0
Total	1,035,050	1,250,500	1,250,500	0

Manual Override Reason

Base Date of Value 10/27/2021
Effective Date of Value 10/14/2020

Value Flag COST APPROACH

Gross Building:

Permit Information

Date Issued	Number	Price	Purpose	% Complete
05/29/07	07-63	6,000	BLDG Vestibule Tc	100
02/06/07	07-19	200,000	BLDG Add To Horse Ba	100
01/02/07	07-04	40,000	BLDG Sircrlt Alt To	100
12/05/05	05-149	150,000	BLDG Tractor Shed	100
11/28/05	05-114	400,000	BLDG Remodel Horse B	100

Sales/Ownership History

Transfer Date	Price	Type	Validity
06/19/17	1,650,000	Land + Bldg	Trust W/ Fiduciary
09/02/04	2,516,933	Land + Bldg	Apparently Valid - Unable To Docum
02/02/04			
03/22/00		1 Land + Bldg	
06/29/98			

Deed Reference 8979/2007
7312/1122
6220/0124
6620/0124

Deed Type Trust W/ Fiduciary
Grantee STAR MOUNTAIN PROPERTIES LLC
TIGER FISH LLC
LOUZIER DONNA
LOUZIER-HELMERS DONNA

Situs : 468 GREENFIELD RD

Map ID: R012-010-005

Class: Current Use Land & Bldg

Card: 3 of 3

Printed: October 27, 2021

CURRENT OWNER

STAR MOUNTAIN PROPERTIES LLC
4218 NE 2ND AVE
MIAMI FL 33137

GENERAL INFORMATION

Living Units 2
Neighborhood 102
Alternate Id C40
Vol / Pg 8979/2003
District R
Zoning Residential
Class Residential

Property Notes

6.5 AC NICU/ 66.93 AC IN CU
RT 202, LOC 10% HWY TRAFFIC
8X12 SHED = NV GATED NO TRESPASS
17-CHNGE ACRES PER PLAN



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 1.0000	Location	-10	54,000
Marshland	AC 7.0000			3,500
Residual 1	AC 5.0800	Shape/Size	-40	18,290
View	F 28.0 x 1			98,000
Residual 1	AC 60.3500	Shape/Size	-40	217,260

Total Acres: 73.4306

Spot:

Assessment Information

Land	Assessed	Appraised	Cost	Income
Land	176,790	391,100	391,100	0
Building	1,686,700	1,686,700	1,686,700	0
Total	1,863,490	2,077,800	2,077,800	0

Manual Override Reason
Value Flag COST APPROACH Base Date of Value 10/27/2021
Effective Date of Value 10/14/2020

Gross Building:

Entrance Information

Date	ID	Entry Code	Source
10/18/19	RD	Review Only	Other
08/14/18	RD	Review Only	Other
06/20/18	RD	Review Only	Other
08/03/17	RD	Not At Home	Other
10/11/16	RD	Review Only	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
01/18/07	07-11	550,000	BLDG	100
11/21/06	06-142	35,000	BLDG	100
06/23/06	06-5	0	BLDG	100
05/12/06	06-51	53,000	BLDG	100
01/17/06	06-09	575,000	BLDG	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/20/17	1,250,000	Land + Bldg	Trust W/ Fiduciary	8979/2003	Trust W/ Fiduciary	STAR MOUNTAIN PROPERTIES LLC
08/03/15		Land + Bldg	Family/Relative/Affiliate	8779/0277	Quit Claim	STEVEN M BLACK & STEVEN P AYALA TF
09/02/04	425,067	Land + Bldg	Divorcing Parties As Grantor/Grantee	7312/1117		ROBINSON
12/18/03	425,000	Land + Bldg	Divorcing Parties As Grantor/Grantee	7139/1247		DONNA LOUZIER TRUST
03/22/00						HELMERS CARL T JR
01/01/99						HELMERS CARL T JR & DONNA

Situs : 468 GREENFIELD RD

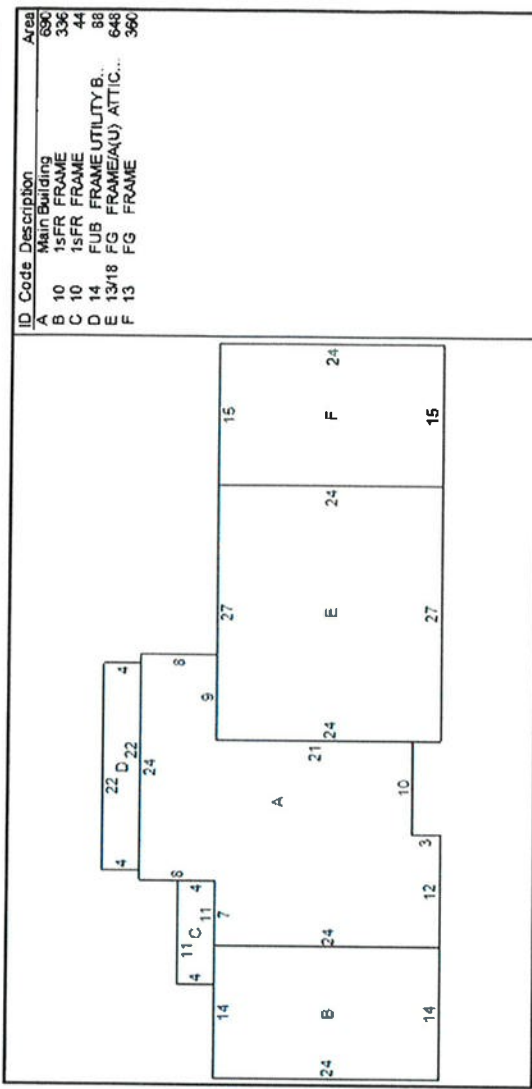
Parcel Id: R012-010-005

Class: Current Use Land & Bldg

Card: 3 of 3

Printed: October 27, 2021

Dwelling Information	
Style	Conventional
Year Built	2007
Eff Year Built	
Year Remodeled	
Amenities	
In-law Apt	No
Basement	
# Car Bsmt Gar	
FBLA Type	
Rec Rm Type	
Heating & Cooling	
Heat Type	A/C
Fuel Type	Gas
System Type	Warm Air
Room Detail	
Bedrooms	0
Family Rooms	
Kitchens	
Total Rooms	4
Kitchen Type	
Kitchen Remod	No
Full Baths	0
Half Baths	1
Extra Fixtures	1
Bath Type	
Bath Remod	No
Adjustments	
Int vs Ext	Same
Cathedral Ceiling	x
Grade & Depreciation	
Grade	B+
Condition	Average
Physical	AVERAGE
Cost & Design	0
% Complete	
Dwelling Computations	
Base Price	162,664
Plumbing	-4,300
Basement	-21,270
Heating	6,070
Attic	24,650
Other Features	0
Subtotal	167,810
Ground Floor Area	690
Total Living Area	1,208
Basement Area	
Dwelling Value 234,000	
Building Notes	



ID	Code	Description	Area
A		Main Building	680
B	10	15FR FRAME	336
C	10	15FR FRAME	44
D	14	FUB FRAME/UTILITY B...	88
E	13/18	FG FRAME/ATTIC...	648
F	13	FG FRAME	360

Type	Size 1	Size 2	Area	Qty	Yr	Bit	Grade	Condition	Value
Outbuilding Data									

Condominium / Other Information	
Complex Name	
Condo Model	
Unit Number	
Unit Level	
Unit Parking	
Roofing Material	
Interior Flooring	
Interior Walls	
Unit Location	
Unit View	

Comparable Sales Summary			
Parcel ID	Sale Date	Sale Price	Grade
	TLA	Style	Yr Built

Situs : 468 GREENFIELD RD

Map ID: R012-010-005

Class: Current Use Land & Bldg

Card: 2 of 3

Printed: October 27, 2021

CURRENT OWNER

STAR MOUNTAIN PROPERTIES LLC
4218 NE 2ND AVE
MIAMI FL 33137

GENERAL INFORMATION

Living Units 2
Neighborhood 102
Alternate Id C40
Vol / Pg 8979/2003
District
Zoning R
Class Residential

Property Notes

6.5 AC NICU/ 66.93 AC IN CU
RT 202, LOC 10% HVY TRAFFIC
8X12 SHED = NV GATED NO TRESPASS
17-CHNGE ACRES PER PLAN



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 1.0000	Location	-10	54,000
Marshland	AC 7.0000			3,500
Residual 1	AC 5.0800	Shape/Size	-40	18,290
View	F 28.0 x 1			98,000
Residual 1	AC 60.3500	Shape/Size	-40	217,260

Total Acres: 73.4306
Spot:

Location:

Assessment Information

Land	Assessed	Appraised	Cost	Income
Land	176,790	391,100	391,100	0
Building	1,686,700	1,686,700	1,686,700	0
Total	1,863,490	2,077,800	2,077,800	0

Manual Override Reason
Base Date of Value 10/27/2021
Effective Date of Value 10/14/2020
Gross Building: COST APPROACH

Entrance Information

Date	ID	Entry Code	Source
10/18/19	RD	Review Only	Other
08/14/18	RD	Review Only	Other
06/20/18	RD	Review Only	Other
08/03/17	RD	Not At Home	Other
10/11/16	RD	Review Only	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
01/18/07	07-11	550,000	BLDG	100
11/21/06	06-142	35,000	BLDG	100
06/23/06	06-5	0	BLDG	100
05/12/06	06-51	53,000	BLDG	100
01/17/06	06-09	575,000	BLDG	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/20/17	1,250,000	Land + Bldg	Trust W/ Fiduciary	8979/2003	Trust W/ Fiduciary	STAR MOUNTAIN PROPERTIES LLC
08/03/15		Land + Bldg	Family/Relative/Affiliate As Grantor/C	8779/0277	Quit Claim	STEVEN M BLACK & STEVEN P AYALA TF
09/02/04	425,067	Land + Bldg	Divorcing Parties As Grantor/Grantee	7312/1117		ROBINSON
12/18/03	425,000	Land + Bldg	Divorcing Parties As Grantor/Grantee	7139/1247		DONNA LOUZIER TRUST
03/22/00		Land + Bldg				HELMERS CARL T JR
01/01/99						HELMERS CARL T JR & DONNA

Situs : 468 GREENFIELD RD

Parcel Id: R012-010-004

Class: Residential Land With Accessory S

Card: 1 of 1

Printed: October 27, 2021

Dwelling Information

Style Year Built
 Story height Eff Year Built
 Attic Year Remodeled
 Exterior Walls Amenities
 Masonry Trim x
 Color In-law Apt No

Basement

Basement # Car Bsmt Gar
 FBLA Size x FBLA Type
 Rec Rm Size x Rec Rm Type
 Heating & Cooling Fireplaces

Heat Type Stacks
 Fuel Type Openings
 System Type Pre-Fab

Room Detail

Bedrooms Full Baths
 Family Rooms Half Baths
 Kitchens Extra Fixtures
 Total Rooms Bath Type
 Kitchen Type Bath Remod
 Kitchen Remod

Adjustments

Int vs Ext Unfinished Area
 Cathedral Ceiling x Unheated Area

Grade & Depreciation

Grade Market Adj
 Condition Functional
 Physical Economic
 Cost & Design 0 % Good Ovr
 % Complete

Dwelling Computations

Base Price % Good
 Plumbing % Good Override
 Basement Functional
 Heating Economic
 Attic % Complete
 Other Features 0 C&D Factor
 Subtotal Adj Factor
 Additions

Ground Floor Area Dwelling Value
 Total Living Area
 Basement Area

Building Notes

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Bilt	Grade	Condition	Value
Frame Shed	8 x 16		128	1	2006	B	G	810
Greenhouse	1 x 230		230	1	2006	B	G	8,440

Condominium / Other Information

Complex Name
 Condo Model Roofing Material
 Unit Number Interior Flooring
 Unit Level Interior Walls
 Unit Parking Unit Location
 Unit View

Comparable Sales Summary

Parcel ID Sale Date Sale Price TLA Style Yr Built Grade

Situs : 16 BURKE RD

Parcel Id: R012-014-002

Class: Current Use Land & Bldg

Card: 1 of 2

Printed: October 27, 2021

Dwelling Information	
Style	Year Built
Story height	Eff Year Built
Attic	Year Remodeled
Exterior Walls	Amenities
Masonry Trim x	In-law Apt No
Color	
Basement	
# Car Bsmt Gar	
FBLA Size x	FBLA Type
Rec Rm Size x	Rec Rm Type
Heating & Cooling	
Heat Type	Fireplaces
Fuel Type	Stacks
System Type	Openings
	Pre-Fab
Room Detail	
Bedrooms	Full Baths
Family Rooms	Half Baths
Kitchens	Extra Fixtures
Total Rooms	Bath Type
Kitchen Type	Bath Remod
Kitchen Remod	
Adjustments	
Int vs Ext	Unfinished Area
Cathedral Ceiling x	Unheated Area
	Grade & Depreciation
Grade	Market Adj
Condition	Functional
Physical	Economic
Cost & Design 0	% Good Ovr
% Complete	
Dwelling Computations	
Base Price	% Good
Plumbing	% Good Override
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
	Adj Factor
Subtotal	Additions
Ground Floor Area	Dwelling Value
Total Living Area	
Basement Area	
Building Notes	

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pole Bldg	16 x 32		512	2	1991	B	G	5,630
Pole Bldg	16 x 24		384	3	1991	B	G	7,330
Pole Bldg	20 x 32		640	1	1991	B	G	3,170
Pole Bldg	23 x 30		690	1	1991	B	G	3,310
Flat Barn	25 x 152		3,800	1	2006	B	G	75,660
Finareabm	1 x 1586		1,586	1	2005	B	G	34,220
Porch	1 x 165		165	1	2005	B	G	3,270

Condominium / Other Information	
Complex Name	Roofing Material
Condo Model	Interior Flooring
	Interior Walls
Unit Number	Unit Location
Unit Level	Unit View
Unit Parking	

Comparable Sales Summary			
Parcel ID	Sale Date	Sale Price	Grade

Situs : 16 BURKE RD

Map ID: R012-014-002

Class: Current Use Land & Bldg

Card: 1 of 2

Printed: October 27, 2021

CURRENT OWNER

STAR MOUNTAIN PROPERTIES LLC
4216 NE 2ND AVE
MIAMI FL 33137

GENERAL INFORMATION

Living Units 0
Neighborhood 102
Alternate Id B40
Vol / Pg 8979/2007
District
Zoning R
Class Residential

Property Notes

ALL OBY'S,19-NO TRESSPASSING
APPROX 24 ACRES NICU- 07/SUBDIV
EQUESTRIAN FACILITY GATED
BOUGHT WITH R12-14-201 & 202, R12-10-4



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 2.0000			105,000
Marshland	AC 9.0000			4,500
Residual 1	AC 22.9200	Shape/Size	-30	96,260
View	F 28.0 x 1			98,000
Residual 1	AC 51.4100	Shape/Size	-30	215,920

Total Acres: 85.3306

Location:

Entrance Information

Date	ID	Entry Code	Source
10/18/19	RD	Review Only	Other
08/14/18	RD	Review Only	Other
06/20/18	RD	Review Only	Other
10/11/16	RD	Review Only	Other
09/29/11	RD	Review Only	Other

Assessment Information

Land	Assessed	Appraised	Cost	Income
Land	304,250	519,700	519,700	0
Building	730,800	730,800	730,800	0
Total	1,035,050	1,250,500	1,250,500	0

Manual Override Reason
Base Date of Value 10/27/2021
Effective Date of Value 10/14/2020

Value Flag COST APPROACH
Gross Building:

Permit Information

Date Issued	Number	Price	Purpose	% Complete
05/29/07	07-63	6,000	BLDG Vestibule To	100
02/06/07	07-19	200,000	BLDG Add To Horse Ba	100
01/02/07	07-04	40,000	BLDG Strctrl Alt To	100
12/05/05	05-149	150,000	BLDG Tractor Shed	100
11/28/05	05-114	400,000	BLDG Remodel Horse B	100

Sales/Ownership History

Transfer Date	Price	Type	Validity
06/19/17	1,650,000	Land + Bldg	Trust W/ Fiduciary
09/02/04	2,516,933	Land + Bldg	Apparently Valid - Unable To Docum
02/02/04			7312/1122
03/22/00		1 Land + Bldg	6620/0124
06/29/98			6620/0124

Deed Reference 8979/2007
Trust W/ Fiduciary

Grantee STAR MOUNTAIN PROPERTIES LLC
TIGER FISH LLC
LOUZIER DONNA
LOUZIER-HELMERS DONNA

Situs : 16 BURKE RD

Parcel Id: R012-014-002

Class: Current Use Land & Bldg

Card: 2 of 2

Printed: October 27, 2021

Dwelling Information	
Style	Year Built
Story height	Eff Year Built
Attic	Year Remodeled
Exterior Walls	Amenities
Masonry Trim x	In-law Apt No
Color	
Basement	
Basement	# Car Bsmnt Gar
FBLA Size x	FBLA Type
Rec Rm Size x	Rec Rm Type
Heating & Cooling	
Heat Type	Fireplaces
Fuel Type	Stacks
System Type	Openings
	Pre-Fab
Room Detail	
Bedrooms	Full Baths
Family Rooms	Half Baths
Kitchens	Extra Fixtures
Total Rooms	Bath Type
Kitchen Type	Bath Remod
Kitchen Remod	
Adjustments	
Int vs Ext	Unfinished Area
Cathedral Ceiling x	Unheated Area
Grade & Depreciation	
Grade	Market Adj
Condition	Functional
Physical	Economic
Cost & Design 0	% Good Ovr
% Complete	
Dwelling Computations	
Base Price	% Good
Plumbing	% Good Override
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
	Adj Factor
	Additions
Subtotal	
Ground Floor Area	Dwelling Value
Total Living Area	
Basement Area	
Building Notes	

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	7 x 36		252	1	2005	B	G	1,520
Poultry	x		11,118	1	2005	B	G	273,270
Poultry	x		16,891	1	2005	B	G	321,420
Patio	1 x 336		336	1	2007	B	A	1,290
Frame Shed	8 x 14		112	1	2007	C	A	660

Condominium / Other Information	
Complex Name	Roofing Material
Condo Model	Interior Flooring
Unit Number	Interior Walls
Unit Level	Unit Location
Unit Parking	Unit View

Comparable Sales Summary						
Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade

Situs : 36 BURKE RD

Map ID: R012-014-202

Class: Vacant Land - Developable

Card: 1 of 1

Printed: October 27, 2021

CURRENT OWNER

STAR MOUNTAIN PROPERTIES LLC
4218 NE 2ND AVE
MIAMI FL 33137

GENERAL INFORMATION

Living Units
Neighborhood 102
Alternate Id B40
Vol / Pg 8979/2007
District R
Zoning Residential
Class Residential

Property Notes

07 SUBDIV
19-NO TRESSPASS EST VACANT LOT
BOUGHT WITH R12-14-201,002,R12-10-4



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 1.0000			60,000
Residual 1	AC 2.0500			12,300

Total Acres: 3.05
Spot:

Location:

Assessment Information

Land	Assessed	Appraised	Cost	Income
Land	72,300	72,300	72,300	0
Building	0	0	0	0
Total	72,300	72,300	72,300	0

Value Flag COST APPROACH
Gross Building:
Manual Override Reason 10/27/2021
Base Date of Value 10/14/2020
Effective Date of Value 10/14/2020

Entrance Information

Date	ID	Entry Code	Source
10/18/19	RD	Review Only	Other
10/11/16	RD	Unimproved	Other
09/29/11	RD	Unimproved	Other
01/29/07	MW	Unimproved	

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/19/17	1,650,000	Land Only	Mpc - Can Be Sold Separately	8979/2007	Warranty	STAR MOUNTAIN PROPERTIES LLC
01/31/07				7312/1122		TIGER FISH LLC

Situs : 36 BURKE RD

Parcel Id: R012-014-202

Class: Vacant Land - Developable

Card: 1 of 1

Printed: October 27, 2021

Dwelling Information		Outbuilding Data	
Type	Value	Area	Condition
Dwelling Information			
Style	Year Built		
Story height	Eff Year Built		
Attic	Year Remodeled		
Exterior Walls	Amenities		
Masonry Trim	In-law Apt		
Color	No		
Basement			
# Car Bsmt Gar			
FBLA Size	FBLA Type		
Rec Rm Size	Rec Rm Type		
Heating & Cooling			
Fireplaces			
Heat Type	Stacks		
Fuel Type	Openings		
System Type	Pre-Fab		
Room Detail			
Bedrooms	Full Baths		
Family Rooms	Half Baths		
Kitchens	Extra Fixtures		
Total Rooms	Bath Type		
Kitchen Type	Bath Remod		
Kitchen Remod			
Adjustments			
Int vs Ext	Unfinished Area		
Cathedral Ceiling	Unheated Area		
Grade & Depreciation			
Grade	Market Adj		
Condition	Functional		
Physical	Economic		
Cost & Design	% Good Ovr		
% Complete			
Dwelling Computations			
Base Price	% Good		
Plumbing	% Good Override		
Basement	Functional		
Heating	Economic		
Attic	% Complete		
Other Features	C&D Factor		
	Adj Factor		
	Additions		
Subtotal			
Ground Floor Area	Dwelling Value		
Total Living Area			
Basement Area			
Building Notes			
Condominium / Other Information			
Complex Name	Roofing Material		
Condo Model	Interior Flooring		
	Interior Walls		
Unit Number	Unit Location		
Unit Level	Unit View		
Unit Parking			
Comparable Sales Summary			
Parcel ID	Sale Date	Sale Price	Yr Built
		TLA	Style
			Grade

Situs : 468 GREENFIELD RD

Map ID: R012-010-004

Class: Residential Land With Accessory S

Card: 1 of 1

Printed: October 27, 2021

CURRENT OWNER

STAR MOUNTAIN PROPERTIES LLC
4218 NE 2ND AVE
MIAMI FL 33137

GENERAL INFORMATION

Living Units
Neighborhood 102
Alternate Id C40
Vol / Pg 8979/2007
District R
Zoning Residential
Class Residential



Property Notes

BOUGHT WITH R12-14-2, 201 & 202
11/2020-NO TRESSPASS- REVIEW ONLY

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 1.0000	Location	-10	54,000
Residual 1	AC 2.2900			13,740

Total Acres: 3.29
Spot:

Location:

Assessment Information

Land	Assessed	Appraised	Cost	Income
Building	67,700	67,700	67,700	0
Total	9,300	9,300	9,300	0
	77,000	77,000	77,000	0

Manual Override Reason
Base Date of Value 10/27/2021
Effective Date of Value 10/14/2020
Value Flag COST APPROACH
Gross Building:

Entrance Information

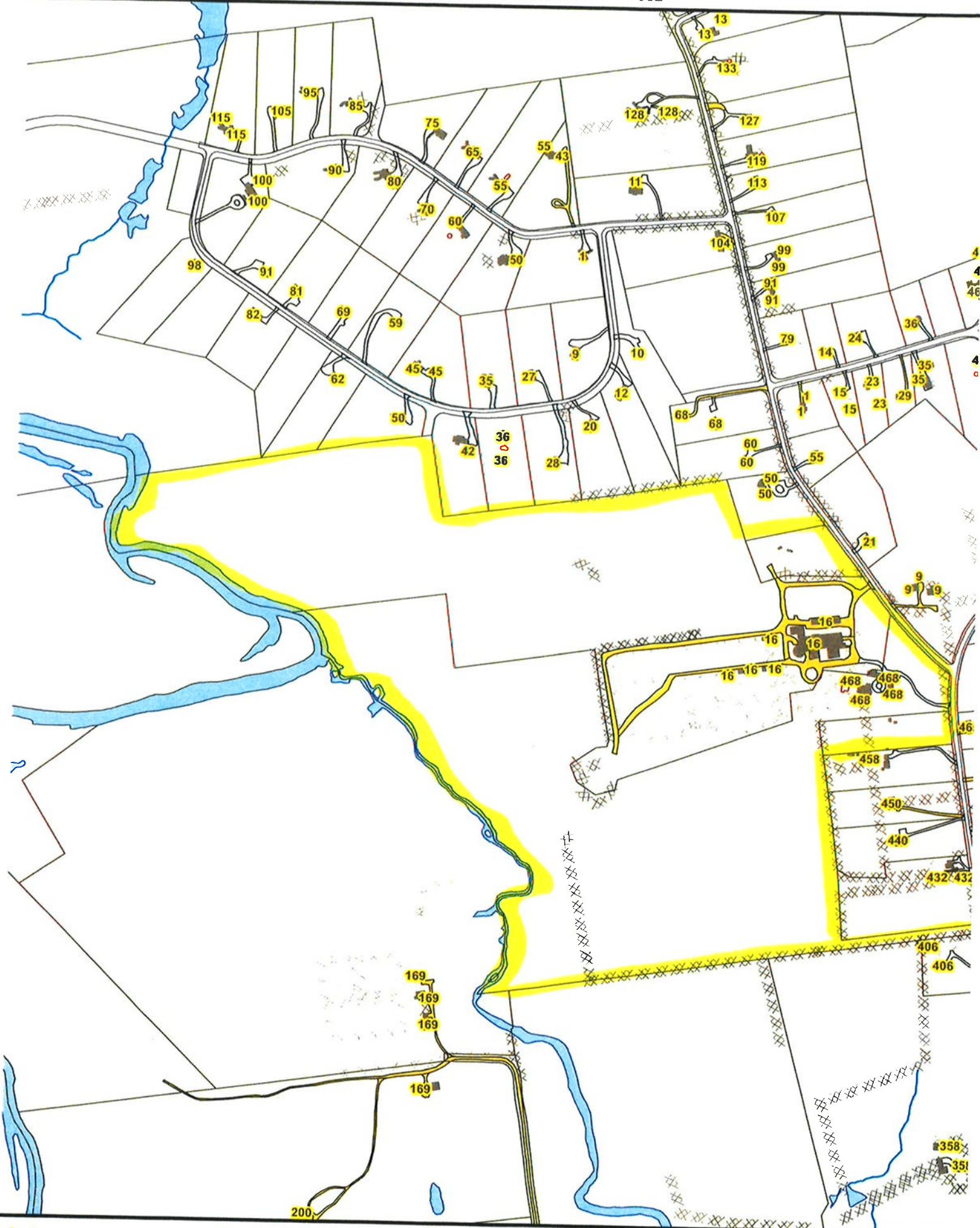
Date	ID	Entry Code	Source
10/08/20	RD	Review Only	Other
01/05/17	BL	Review Only	Other
09/06/11	RD	Measured Only	Other
11/05/07	JP	Not At Home	Other
03/23/07	RD	Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
08/15/06	06-102	90,000	BLDG	100
08/15/06	06-101	10,000	BLDG	100
			Res Greenhouse	
			Shed	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/19/17	1,650,000	Land + Bldg	Mpc - Can Be Sold Separately	8979/2007	Warranty	STAR MOUNTAIN PROPERTIES LLC
09/02/04	2,516,933	Land Only	Divorcing Parties As Grantor/Grantee	7312/1122		LOUZIER DONNA M.
12/18/03	32,500	Land Only		7139/1245		TIGER FISH LLC
06/02/00	59,000	Land Only		6248/0340		CUDDIHEE RICHARD W
07/19/96						



∩ Easement Line (R.O.W.) ■ Structures
☪ Surface Water □ Swimming Pool

0 280 560 1,120 Feet



Brian Road

36 Burke Road
Property ID R012-014-202
3.05± Acres

RTE 136 - Greenfield Road

Tax Map 12
Property ID 010-004
3.29± Acres

Burke Road

Outdoor Riding Area

house dam on site and pond

Trophy Shack

Camp

Camp

Pool

Main Residence

Septic Fields

Green House

Shed

468 Greenfield Road
Property ID R012-010-005
78.24± Acres

16 Burke Road
Property ID R012-010-002
84.33± Acres

Monadnock Lane

Otter Brook

Contoocook River

Bogle Road