

LOT 1
LOT 2

ARLINGTON
COURT

511'

214'

214
5.6± ACR.

1154'

244'

12

459'

213

2.2±
ACR

441'

505'

325'

235

200'

250'

580'

421'

215
5.2± ACR.

205

87'

246

387'

966'

284'

535'

206
7.3± ACR.

43'

283'

LOT 9A

178.56'

658'

276.65'

21.57'

80'S

83.15'

167.28'

167.28'

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: Margaret Curtis

2. PROPERTY LOCATION: 235 Windsor Rd, Hillsborough, NH 05345

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

4. SELLER: has has not occupied the property for 30 years.

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: front yard Drilled Artesian well (425' deep)
Installed By: unknown Date of Installation: unknown
What is the source of your information? _____

c. USE: Number of persons currently using the system: 2-100
Does system supply water for more than one household? Yes No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: Yes No N/A Quantity: Yes No
Quality: Yes No Unknown
If YES to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested? Yes No Date of most recent test _____
If YES to any question, please explain in Comments below or with attachment.
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 3,000 Gal. Unknown Other
Tank Type Concrete Metal Unknown Other
Location: behind clump of trees between barn & house Location Unknown Date of Installation: 6/15/2004
Date of Last Servicing: prior to closing Name of Company Servicing Tank: TB Septic
Have you experienced any malfunctions? Yes No
Comments: 1,000 gal & 1-2,000 gal tank

SELLER(S) INITIALS MC BUYER(S) INITIALS I

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PROPERTY LOCATION: 235 Windsor Rd, Hillsborough, NH 05345

d. LEACH FIELD: Yes No Other _____
 IF YES, Location: see copy Size: 3,000 gal Unknown
 Date of installation of leach field: 6/15/04 Installed By: R. Niven & Son (John Burton)
 Have you experienced any malfunctions? Yes No
 Comments: Meridian Land Services made the plan Parcel: 7-214 Field Book: File Project: 5040.00

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

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>fiberglass</u>		<input checked="" type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Fiberglass</u>		<input checked="" type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Fiberglass</u>		<input checked="" type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" 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? NA
 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: see additional report

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 MC

BUYER(S) INITIALS _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 235 Windsor Rd, Hillsborough, NH 05345

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: Home was built in 1985

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: D. Mellon

If YES, is survey available? Yes No Unknown

h. How is the property zoned? Residential/Rural

i. Heating System Age: 10 yrs. Type: hot water Fuel: Propane Tank Location: outside

Owner of Tank: Eastern Propane

Annual Fuel Consumption: 3775 Price: 2.60 gal contract Gallons: _____

Date system was last serviced and by whom? August 2025 By Eastern

Secondary Heat Systems: See added page

Comments: This includes whole house, 1st floor of Event Barn (heat & air conditioning)

j. Roof Age: 5-7 yrs. Type of Roof Covering: Architectural shingles, carriage house/metal

Moisture or leakage: _____

Comments: Barn/metal

SELLER(S) INITIALS MC 1

BUYER(S) INITIALS _____

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PROPERTY LOCATION: 235 Windsor Rd, Hillsborough, NH 05345

- k. Foundation/Basement: Full Partial Other: crawl Type: Granite
Moisture or leakage: moisture occasionally
Comments: sump pump available
- l. Chimney(s) How Many? 3 Lined? _____ Last Cleaned: fall 2024 Problems? None at that time
Comments: _____
- m. Plumbing Type: copper, PCP Age: varies
Comments: _____
- n. Domestic Hot Water: Age: 10 Type: tankless on demand Gallons: on demand
- o. Electrical System: # of Amps 200 Circuit Breakers Fuses
Comments: _____
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: We have the property sprayed May, July, September for wasps, spiders, etc.
- 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: room units 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: 2025
If Portable: Included Negotiable
Comments: includes barn
- v. Internet: Type Currently Used at Property: Granite State Communications
- w. Other (e.g. Alarm System, Irrigation System, etc.) _____
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 MC 1

BUYER(S) INITIALS _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 235 Windsor Rd, Hillsborough, NH 05345

10. **ADDITIONAL INFORMATION**

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

 Yes No

b. ADDITIONAL COMMENTS:

Barn: 2004 barn was professionally raised, and a new foundation put in.
Additional steel beams and posts. Floor is dirt (used to have animals)
Has a lounge, 3/4 bath, kitchen, "Grain" (Bar) Room
Dance floor, farm tables, antique wooden chairs, venue space.
Additionally there are 10 round tables, 10 rectangular tables, 80 white chairs
The top floor is open & ready for someone to use creativity on space

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).

Margaret Curtis 08/01/2025
SELLER Margaret Curtis 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 MC BUYER(S) INITIALS _____

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS FOR HOUSING SALES



This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: 235 Windsor Rd, Hillsborough, NH 03244

LEAD WARNING STATEMENT

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
 - (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
 - (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
 - (i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
 - (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

- (c)

--	--

 Purchaser has received copies of all information listed above.
- (d)

--	--

 Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
 - (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

- (f)

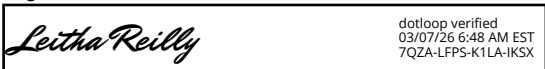
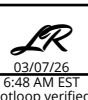
--

 Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<i>Margaret Curtis - Sauer</i> <small>dotloop verified 03/05/26 11:44 AM EST NQIF-68CL-NJGF-KOCC</small>	
Seller	Date
Purchaser	Date
<i>Kristine LaPorte</i> <small>dotloop verified 03/05/26 3:52 PM EST KZQL-EZFP-SAZJ-RBAJ</small>	
Agent	Date
<i>Leitha Reilly</i> <small>dotloop verified 03/07/26 6:48 AM EST 7QZA-LFPS-K1LA-IKSX</small>	
Agent	Date



Property Address 235 Windsor Rd, Hillsborough NH 03244



NH CIBOR

Mandatory New Hampshire Real Estate Disclosure & Notification Form



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

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

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

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

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

WATER SUPPLY SYSTEM

Type: Private artesian well.. about 425 ft deep
Location: Front yard
Malfunctions: _____
Date of Installation: Unknown
Date of most recent water test: June 20,2025 (done yearly)
Problems with system: _____

SEWERAGE DISPOSAL SYSTEM

Size of Tank: Private two 1250 tanks with large leach field
Type of system: Large septic system (see attached paperwork on design
Location: Between barn and side stonewall
Malfunctions: None
Age of system: 2004
Date most recently serviced: Will be pumped prior to sale in 2026
Name of Contractor who services system: _____

Property Address 235 Windsor Rd, Hillsborough NH 03244

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

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

Location(s): _____
Type: _____

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

Yes No

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

Yes No

5) 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: _____

6) SITE ASSESSMENT ON WATERFRONT PROPERTY:

Does the Property use a septic disposal system?

Yes No

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

Yes No

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

Yes No

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

Yes No

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

Property Address 235 Windsor Rd, Hillsborough NH 03244

8) RENEWABLE ENERGY IMPROVEMENTS

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

Yes No Unknown

If yes than SELLER shall disclose, if known:

Remaining Term: _____

Amount of Charges: _____

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

9) SELLER LICENSEE

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

Yes No

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

Yes No Unknown

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

11) PROPERTY ADDRESS:

Address: 235 Windsor Rd, Hillsborough NH 03244

Unit Number (if applicable): _____

Town: Hillsborough

Margaret Curtis - Sauer dotloop verified
03/06/26 11:54 AM EST
WFM9-NOWP-NALH-YLMM

SELLER

Margaret Curtis Revocable Trust

03/06/2026

Date

SELLER

Date

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

BUYER

Date

BUYER

Date



NOTIFICATION TO OWNERS, BUYERS, AND TENANTS REGARDING ENVIRONMENTAL MATTERS



It is essential that all parties to real estate transactions be aware of the health, liability, and economic impact of environmental factors on real estate. Broker does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients and/or customers to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCBs, and other contaminants or petrochemical products stored in underground tanks), or other undesirable materials or conditions are present at the property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the property or other properties.

Various laws and regulations have been enacted at the federal, state, and local levels dealing with the use, storage, handling, removal, transport, and disposal of toxic or hazardous wastes and substances. Depending upon past, current, and proposed uses of the property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If hazardous or toxic substances exist or are contemplated to be used at the property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

RECEIVED BY:

Margaret Curtis - Sauer dotloop verified
03/06/26 11:40 AM EST
QVDU-OTSS-MLQW-EULW

NAME

DATE

NAME

DATE

VIDEO AND AUDIO RECORDING EQUIPMENT NOTIFICATION TO ALL SELLERS AND BUYERS

IT IS A CLASS B FELONY TO RECORD ANYONE WITHOUT THEIR CONSENT. IF YOUR HOME HAS VIDEO OR AUDIO SURVEILLANCE OF ANY KIND, INCLUDING CAMERA DOORBELLS, ALEXA OR SIMILAR EQUIPMENT, IT NEEDS TO BE DISARMED, TURNED OFF, OR REMOVED PRIOR TO ALL SHOWINGS AND OPEN HOUSES.

NH State Law states, RSA 570-A:2 provides as follows:

It is a Class B felony if

1. Without the consent of all parties to a communication - including an oral communication;
2. A person willfully intercepts or endeavors to intercept any telecommunication or oral communication.

BUYERS should expect that recording equipment is present in all properties they visit.

Accordingly, it is recommended that BUYER and SELLER act as follows:

1. SELLER should disable all audio or video recording equipment prior to all showings or obtain the advanced written consent of the BUYER and BUYER's Agent to be recorded.
2. PROSPECTIVE SELLER's agent should advise the prospective seller to consult with an attorney if SELLER intends to have active any audio or video recording equipment during showings because doing so may expose the SELLER to criminal and civil penalties.
3. A BUYER should be very careful because a SELLER may choose not to disclose the existence of active recording devices notwithstanding the law.
4. PROSPECTIVE BUYER's agent should advise the prospective BUYER to not disclose any confidential information until BUYER is in a secure environment such as the agent's car or office.

<i>Margaret Curtis - Sauer</i>	dotloop verified 03/06/26 11:36 AM EST ZZBC-XPKY-G43Z-ROWX	
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Name of consumer	DATE	Name of consumer	DATE
Print & Sign		Print & Sign	

		<i>Margaret Curtis - Sauer</i>	dotloop verified 03/06/26 11:36 AM EST ODVV-OZ4U-IY6U-UNZP
--	--	--------------------------------	--

Name of consumer	DATE	Name of consumer	DATE
Print & Sign		Print & Sign	

		<i>Kristine LaPorte</i>	dotloop verified 03/05/26 3:33 PM EST XN9A-GLIT-QL9Q-SBMV
--	--	-------------------------	---

AGENT	DATE	AGENT	DATE
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<i>Leitha Reilly</i>	dotloop verified 03/07/26 6:47 AM EST TSXI-RCHD-7SGW-SI1E
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OWNER INFORMATION		SALES HISTORY					PICTURE
CURTIS REVOCABLE TRUST, MARGARE 235 WINDSOR ROAD HILLSBOROUGH, NH 03244		Date	Book	Page	Type	Price	Grantor
		02/28/2017	8948	381	U I 38		ANDERSON, LAURA S.
		05/26/2015	8754	502	U I 38		CURTIS, MARGARET B.
		06/01/2009	8095	250	U I 38		CURTIS, CHARLES W
		01/29/1997	5786	0445	Q I	185,000	RIETSEMA REV TRUST
LISTING HISTORY		NOTES					
08/11/21	RBRM	"STONEWALL FARM" BED & BREAKFAST INN. DWL= COLONIAL STYLE W/ ATT BARN 18X21. 07' 1900 SQ FT BARN=OWNER STATES UNUSEABLE DUE TO FAULTY FOUND -DIRT FLRS BSMNT, WET BMT, INT 10-15 YRS, MIN INSUL. 2012= ADJ 18X21 SECTION TO SHOW UNFIN STORAGE. LIVING QUARTERS IN 1900 SQ FT BARN. 2015 CYC MEAS N/C.2021 CYC MEAS N/C.					
09/28/15	NTRM						
06/25/13	TNRL						
03/28/12	CMPU						
08/16/11	RERM						
03/26/07	SMRL						

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes	TOWN OF HILLSBOROUGH			
BARN 1ST CL-D/LOW	936	36 x 26	77	16.00	60	6,919					
FIREPLACE 1-1 STAND	1		100	2,650.00	100	2,650					
HEARTH SV	1		100	500.00	100	500					
DET LIVING QUARTERS	468	1 x 468	94	125.00	70	38,493	.5 STY OVER DET BARN				
BARN 1STRY/LFT/BSMNT	1,900	38 x 50	68	30.00	70	27,132					
						75,700					
PARCEL TOTAL TAXABLE VALUE								Year	Building	Features	Land
								2024	\$ 287,800	\$ 58,800	\$ 80,400
								Parcel Total: \$ 427,000			
								2025	\$ 516,200	\$ 75,700	\$ 156,500
								Parcel Total: \$ 748,400			
								2026	\$ 516,200	\$ 75,700	\$ 156,500
								Parcel Total: \$ 748,400			

LAND VALUATION										LAST REVALUATION: 2026					
Zone: RURAL Minimum Acreage: 2.00 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	
IF RES	2.000 ac	118,000	A	100	100	100	100		125	147,500	0	N	147,500	USE	
IF RES	3.600 ac	x 2,500	X	100					100	9,000	0	N	9,000		
5.600 ac										156,500		156,500			



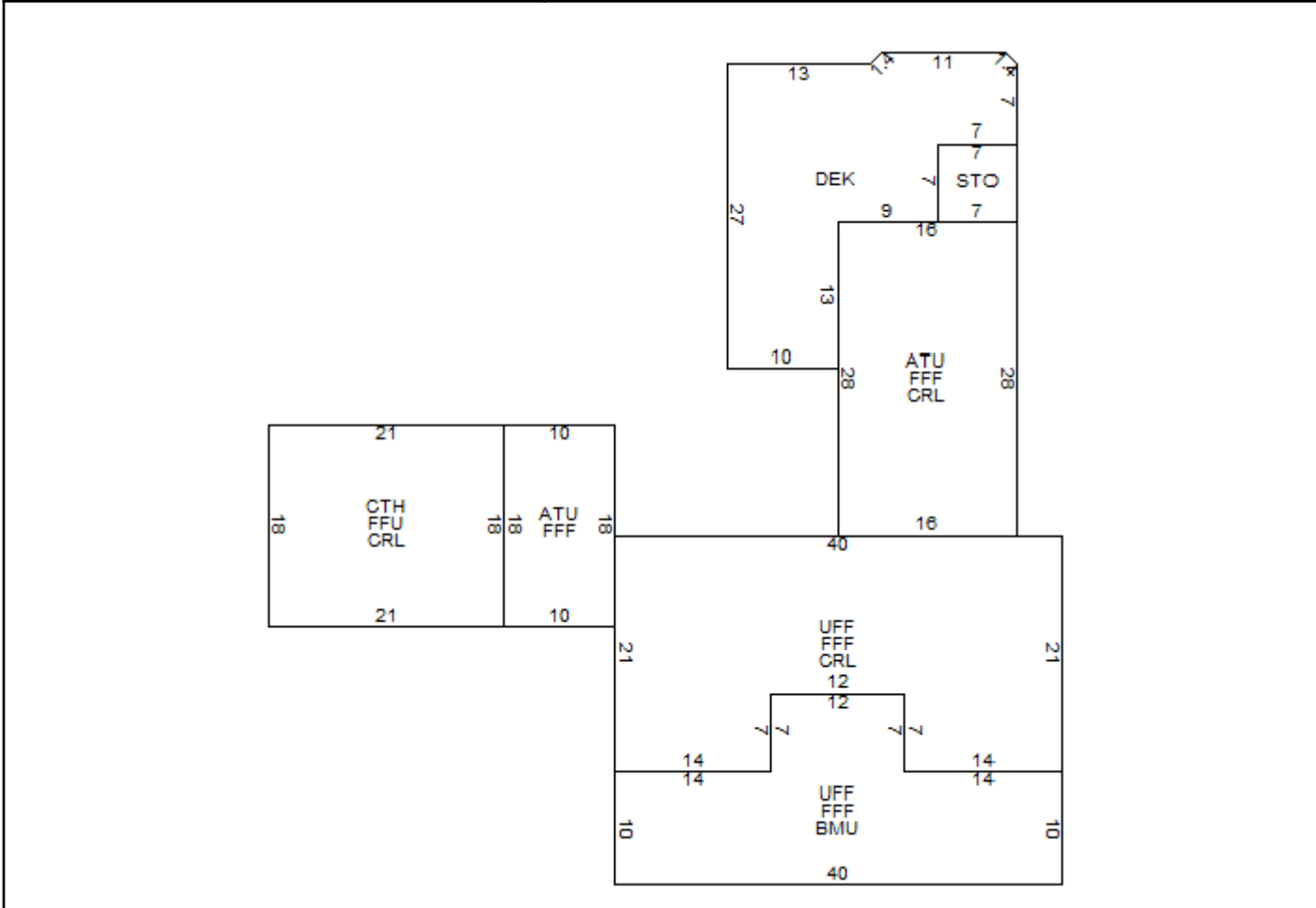
OWNER
CURTIS REVOCABLE TRUST, MARGAR
 235 WINDSOR ROAD
 HILLSBOROUGH, NH 03244

TAXABLE DISTRICTS	
District	Percentage

BUILDING DETAILS
 Model: **2.00 STORY COLONIAL**
 Roof: **GABLE HIP/ASPHALT**
 Ext: **CLAP BOARD**
 Int: **PLASTERED**
 Floor: **PINE/SOFT WD**
 Heat: **OIL/STEAM**
 Bedrooms: **5** Baths: **6.5** Fixtures: **20**
 Extra Kitchens: Fireplaces:
 A/C: **No** Generators:
 Quality: **A3 AVG+30**
 Com. Wall:
 Size Adj: **0.8558** Base Rate: **RSA 165.00**
 Bldg. Rate: **1.0675**
 Sq. Foot Cost: **\$ 176.13**

PERMITS

Date	Permit ID	Permit Type	Notes
04/25/22	2022-084	ADDITION	EXTERIOR STAIRWAY
06/15/18	2018-093	ALTERATION	ELECTRICAL
06/07/18	2018-089	ALTERATION	ELECTRICAL
02/25/14	2014-011	REPAIR	ELECTRICAL



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ATU	ATTIC	628	0.10	63
STO	STORAGE AREA	49	0.25	12
DEK	DECK/ENTRANCE	457	0.10	46
BMU	BSMNT	484	0.20	97
CTH	CATHEDRAL	378	0.25	95
FFU	FST FLR UNFIN	378	0.60	227
UFF	UPPER FLR FIN	1240	1.00	1240
FFF	FST FLR FIN	1868	1.00	1868
CRL	CRAWL SPACE	1582	0.10	158
		7,064		3,806

2026 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 670,351
Year Built:	1785
Condition For Age:	VERY GOOD 23 %
Physical:	
Functional:	
Economic:	
Temporary:	
Total Depreciation:	23 %
Building Value:	\$ 516,200