



**HISTORIC  
BUILDING  
FOR SALE**

FOR SALE

**3 MERRIMACK ST, PENACOOK  
NH 03303  
\$330,300**

**2,160 +/- SF AVAILABLE**

# PROPERTY INFORMATION



**2,160 +/- SF For Sale  
3 MERRIMACK ST, PENACOOK, NH 03303  
\$330,300**

## DESCRIPTION:

Own a piece of history! The former Police Station is one of the three distinctive public buildings in Penacook Village erected in the late 19th century. Its Romanesque stylistic characteristics are evident in the arched entrance and adjacent window which cleverly reveals the interior stair railing. Most recently occupied by the Penacook Library. Basement still houses two cells!

The Sanders Street Lot, which provides parking for the property, is included with the sale.

## PROPERTY FEATURES:

- Historic Property
- Parking Available
- Public Water
- Public Sewer
- Located In The Village Center

[1ST FLOOR VIRTUAL TOUR LINK](#)

[2ND FLOOR VIRTUAL TOUR LINK](#)

[BASEMENT VIRTUAL TOUR LINK](#)

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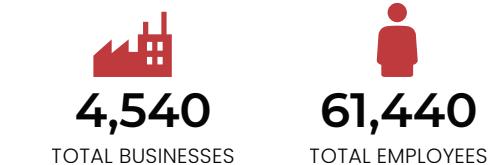
# DEMOGRAPHICS



## 2025 SUMMARY

2025 SUMMARY	2 MILE	5 MILE	10 MILE
Population	10,446	23,512	73,063
Households	4,671	8,984	30,581
Families	2,810	5,738	18,920
Avg HH Size	2.19	2.35	2.26
Median Age	41.8	43.1	44.3
Median HH Income	\$81,361	\$94,599	\$92,395
Avg HH Income	\$104,533	\$118,472	\$116,678

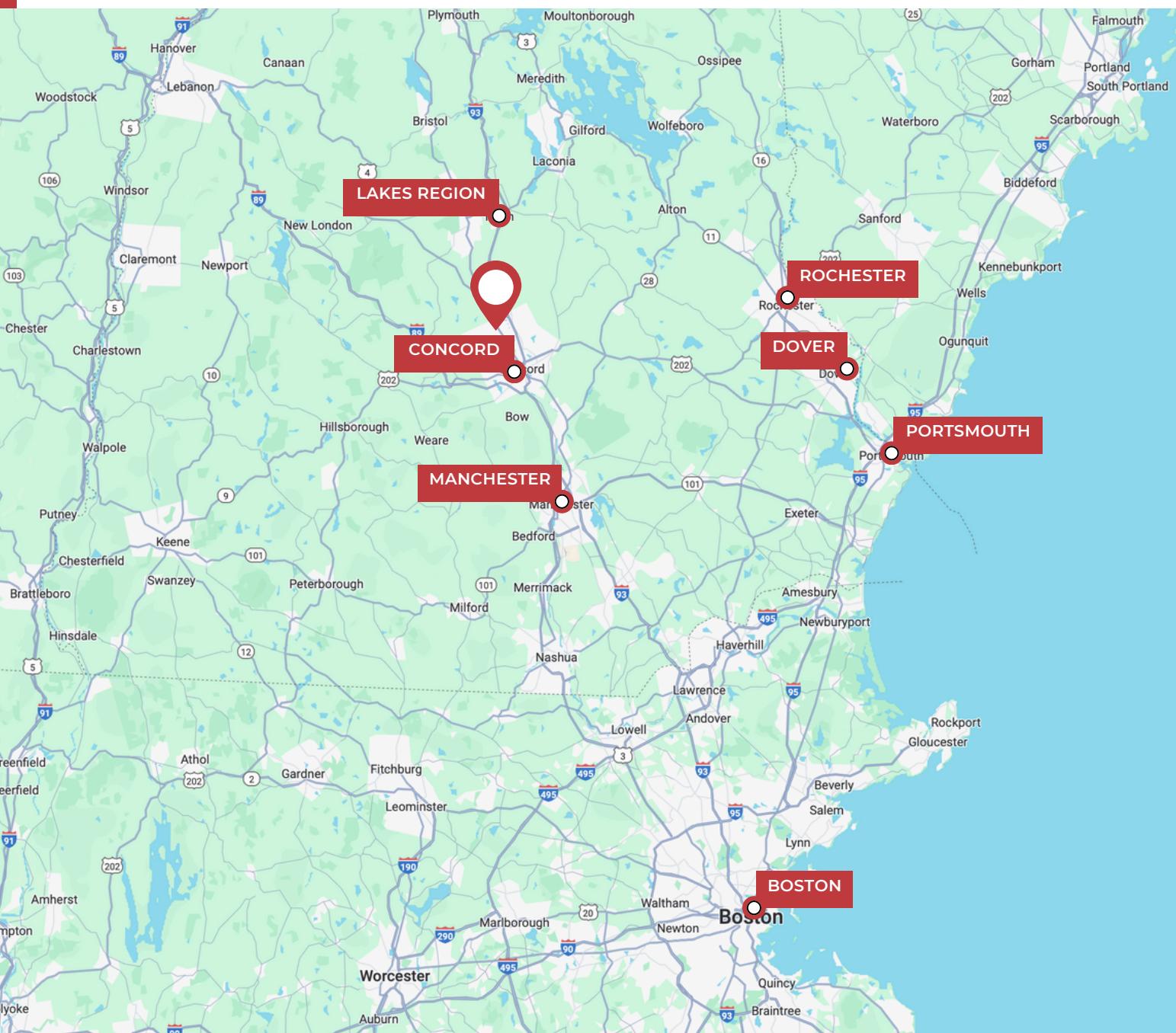
### BUSINESSES (10 MILE)



### INCOME (10 MILE)



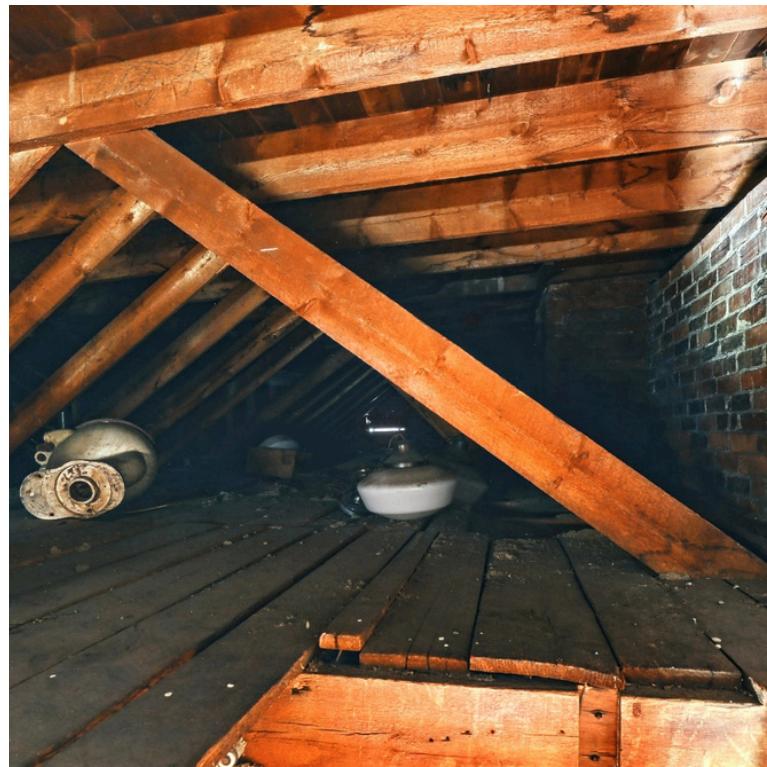
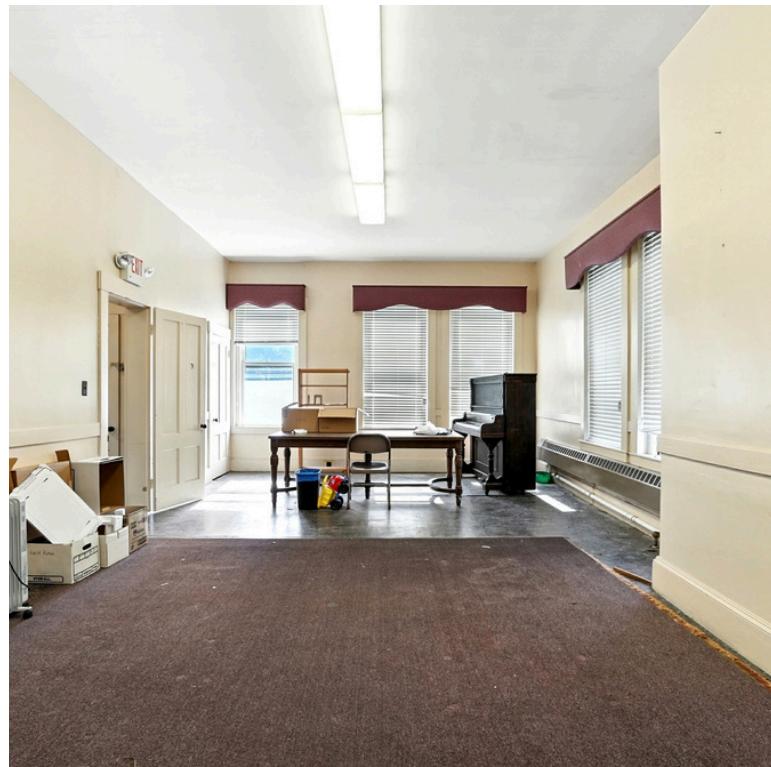
# MAP LOCATOR



## DRIVE TIMES TO:

Manchester, NH	30 mins	Lakes Region, NH	37 mins
Concord, NH	14 mins	Dover, NH	1 hr 4 mins
Boston, MA	1 hr 16 mins	Portsmouth, NH	1 hr 8 mins

# PHOTOS



## PHOTOS (AERIAL)



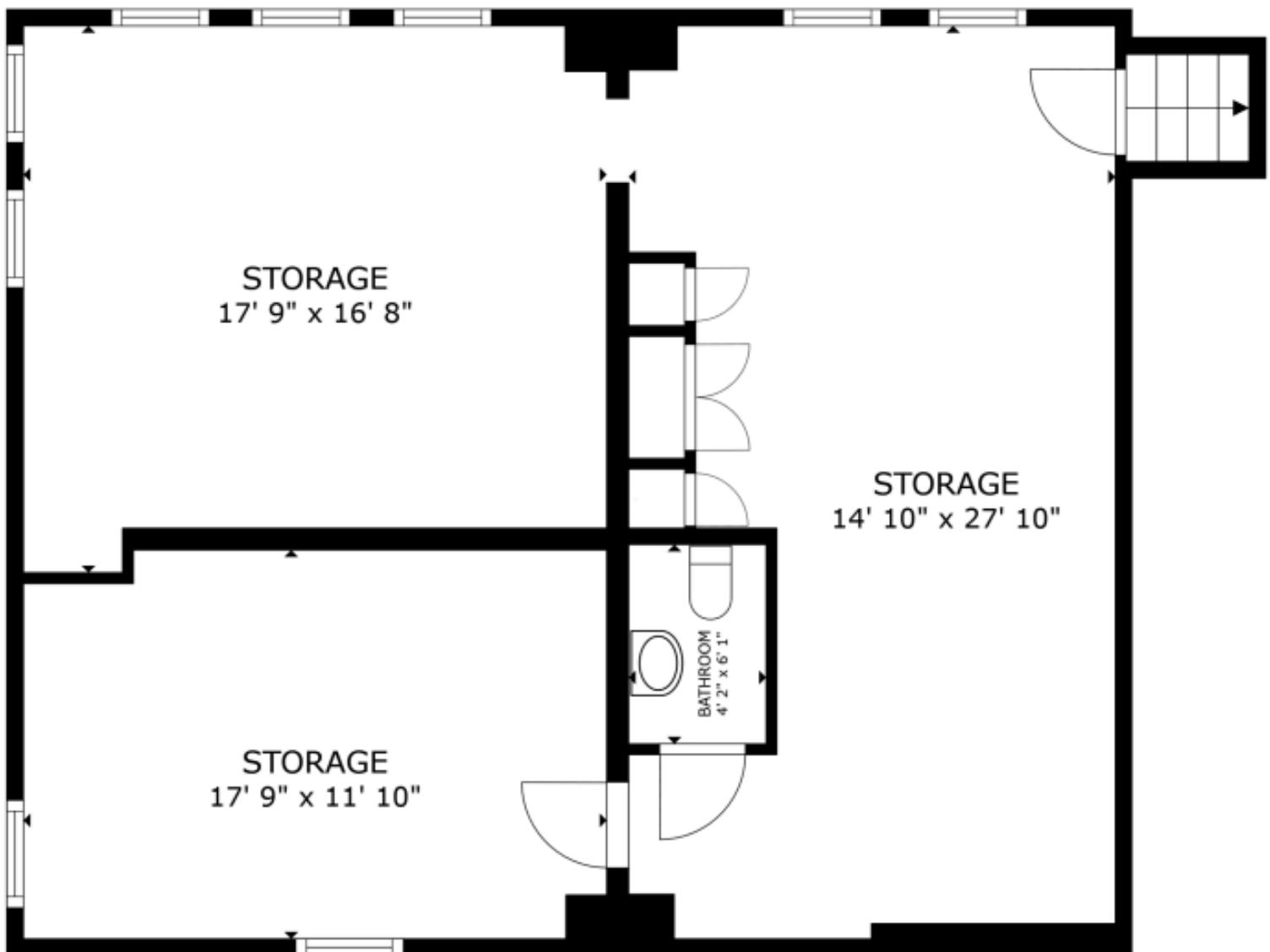
## PHOTOS (AERIAL), CONT.



## PHOTOS (AERIAL), CONT.

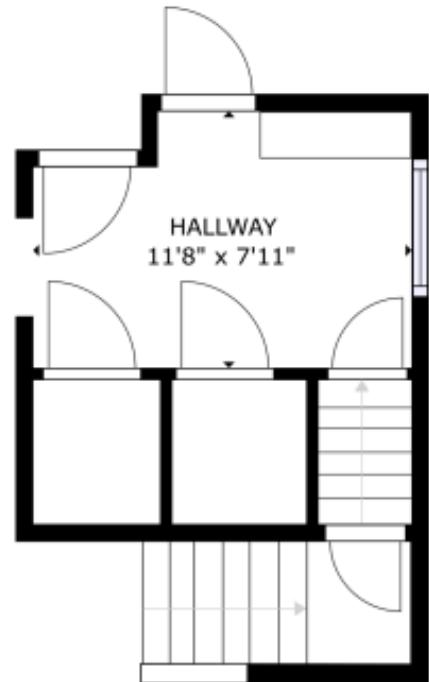
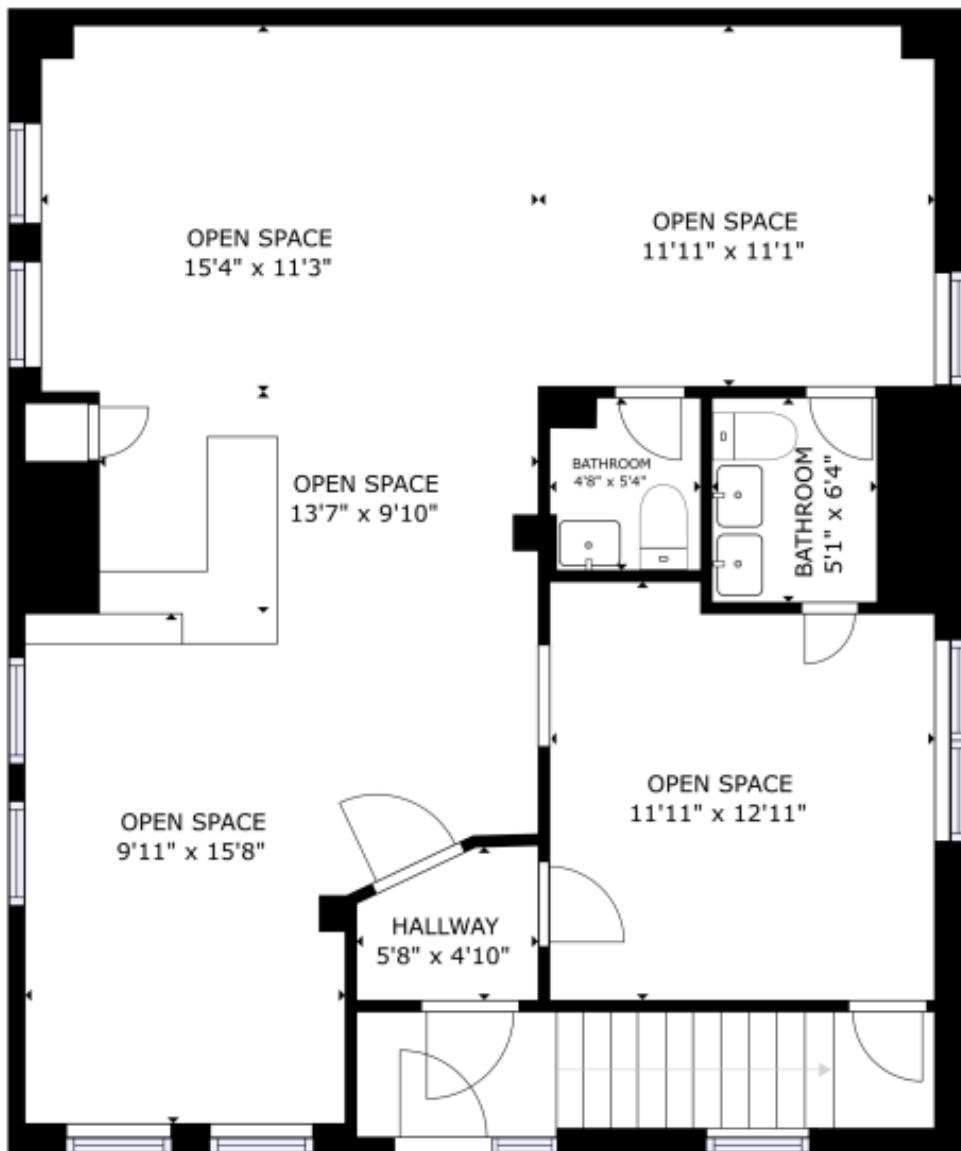


# FLOOR PLANS



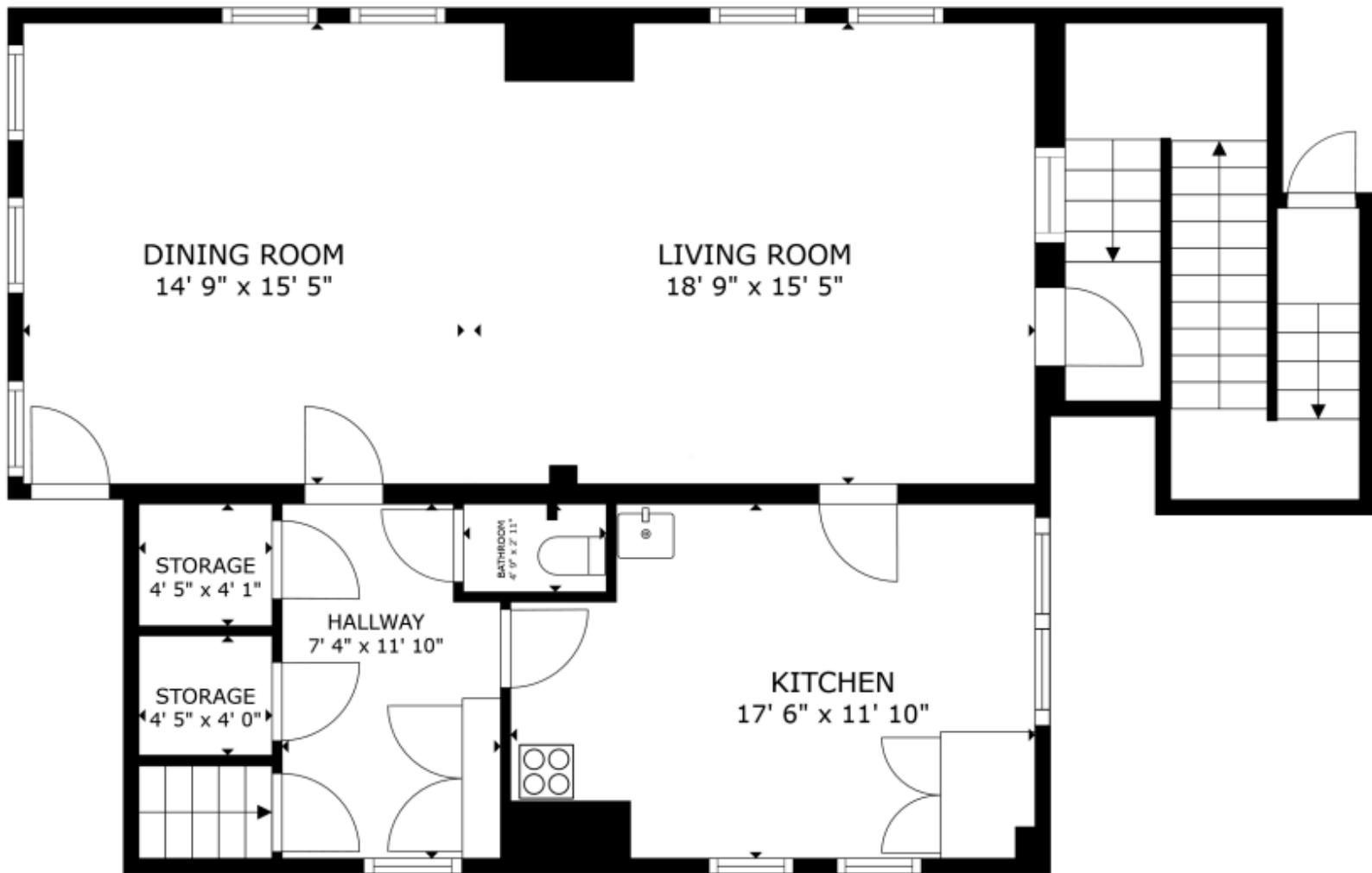
## BASEMENT

# FLOOR PLANS, CONT.



## FIRST FLOOR

# FLOOR PLANS, CONT.

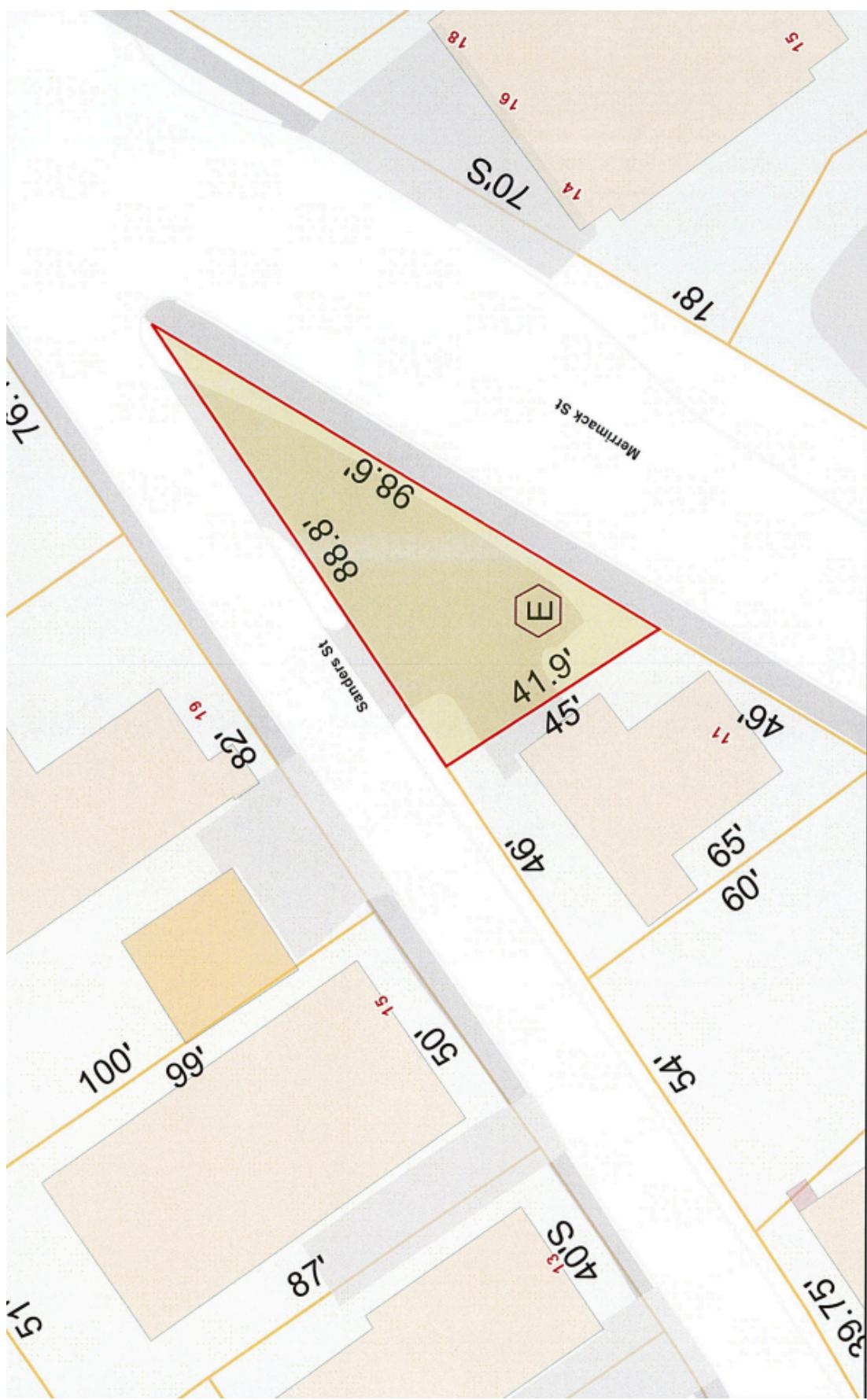


## SECOND FLOOR

# TAX MAP



# TAX MAP



# ASSESSMENT CARD, MERRIMACK ST

## 3 MERRIMACK ST

**Location** 3 MERRIMACK ST

**Mblu** 1412/P 62//

**Owner** CITY OF CONCORD

**Assessment** \$330,300

**Appraisal** \$330,300

**PID** 12083

**Building Count** 1

**Tract #** 7032

**Tract #**

**Tract #**

**Tract #**

**Tract #**

**Tract #**

### Current Value

Appraisal					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2024	\$270,700	\$0	\$0	\$59,600	\$330,300
Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2024	\$270,700	\$0	\$0	\$59,600	\$330,300

### Owner of Record

**Owner** CITY OF CONCORD

**Sale Price** \$0

**Co-Owner** CITY HALL

**Certificate**

**Address** 41 GREEN ST

**Book & Page** 0326/0263

CONCORD, NH 03301-4255

**Sale Date** 06/07/1898

### Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Sale Date	
CITY OF CONCORD	\$0		0326/0263	06/07/1898	

### Building Information

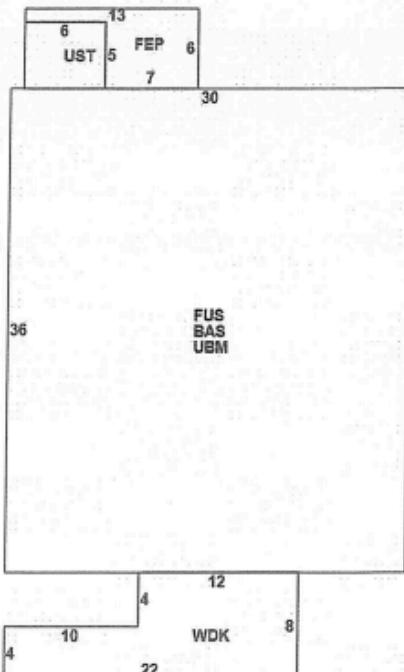
#### Building 1 : Section 1

# ASSESSMENT CARD, MERRIMACK ST, CONT.

Year Built: 1900  
 Living Area: 2,160  
 Replacement Cost: \$451,147  
 Replacement Cost  
 Less Depreciation: \$270,700

Building Attributes	
Field	Description
Style:	Library
Model:	Commercial
Grade:	Average +10
Stories:	2
Occupancy:	1.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	T&G/RUBBER
Interior Wall 1	Plastered
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Inlaid Sht Gds
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	None
Struct Class	
Bldg Use	CITY MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	2
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prnts	AVERAGE
Wall Height	12.00
% Comm Wall	0.00

## Building Layout



(ParcelSketch.ashx?pid=12083&bid=12921)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	1,080	1,080
FUS	Upper Story, Finished	1,080	1,080
FEP	Porch, Enclosed, Finished	48	0
UBM	Basement, Unfinished	1,080	0
UST	Utility, Storage, Unfinished	30	0
WDK	Deck, Wood	136	0
		3,454	2,160

## Extra Features

Extra Features	Legend
No Data for Extra Features	

# ASSESSMENT CARD, MERRIMACK ST, CONT.

## Land

### Land Use

Use Code 903J  
Description CITY MDL-94  
Zone CBP  
Neighborhood 0410  
Category

### Land Line Valuation

Size (Acres) 0.07  
Assessed Value \$59,600  
Appraised Value \$59,600

## Outbuildings

	Outbuildings	Legend
	No Data for Outbuildings	

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# ASSESSMENT CARD, SANDERS ST.

## SANDERS ST

**Location** SANDERS ST

**Mblu** 1412/P 57//

**Owner** CITY OF CONCORD

**Assessment** \$16,600

**Appraisal** \$16,600

**PID** 12080

**Building Count** 1

**Tract #** 7035

**Tract #**

**Tract #**

**Tract #**

**Tract #**

**Tract #**

### Current Value

Appraisal					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2024	\$0	\$0	\$0	\$16,600	\$16,600
Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2024	\$0	\$0	\$0	\$16,600	\$16,600

### Owner of Record

**Owner** CITY OF CONCORD  
**Co-Owner** TRIANGULAR SHAPE PIECE  
**Address** 41 GREEN ST  
CONCORD, NH 03301-4255

**Sale Price** \$0  
**Certificate**  
**Book & Page** 1677/0068  
**Sale Date** 09/17/1987

### Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
CITY OF CONCORD	\$0		1677/0068	09/17/1987

### Building Information

#### Building 1 : Section 1

# ASSESSMENT CARD, SANDERS ST, CONT.

**Year Built:**

**Living Area:** 0

**Replacement Cost:** \$0

**Replacement Cost**

**Less Depreciation:** \$0

**Building Layout**

(ParcelSketch.ashx?pid=12080&bid=12918)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Building Attributes	
Field	Description
Style:	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land**

# ASSESSMENT CARD, SANDERS ST, CONT.

## Land Use

Use Code 9030  
Description CITY MDL-00  
Zone CBP  
Neighborhood 0410  
Category

## Land Line Valuation

Size (Acres) 0.05  
Assessed Value \$16,600  
Appraised Value \$16,600

## Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

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# MERRIMACK ST DEED

the same; that I am well acquainted with his handwriting and verily believe that the signature to the instrument hereto annexed is genuine; and that said instrument is executed and acknowledged in conformity with the laws of this State.

In testimony whereof, I have hereunto set my hand and affixed the seal of said Court, at Bridgeport, in said County and State, on the 27<sup>th</sup> day of May 1898

(S. S.) Wm. R. Shatto Clark

State of New Hampshire -

Hillsborough ss. May 28th, 1898.

Then personally appeared Fred K. Ramsey and Jessie A. Ramsey and acknowledged the above instrument to be their free act and deed.

J. J. Mahan - Justice of the Peace.

Received June 3, 4-25, O.M. 1898

Recorded and examined. Attest - Samuel N. Brown Register

Know all men by these presents  
that I, Ellen A. Moran in trust for Ellen Moran of the City of Fall River, County of Bristol and Commonwealth of Massachusetts, in consideration of Nine hundred dollars paid by The City of Concord, a municipal corporation of the State of New Hampshire, situate in Merrimack County, the receipt whereof is hereby acknowledged, do hereby release, release and forever quitclaim unto the said City of Concord -

A certain lot of land with the buildings thereon which is situate in the City of Concord, in the County of Merrimack and State of New Hampshire, at Penacook a village in said Concord bounded as follows: -

Beginning at a hole in a stone set under the surface of the ground at the Southwest corner of the premises at the Southeast corner of the Washington Hotel Company's land on the Northwesterly side of Merrimack Street or Old Road, thence Northwesterly by said Company's land to land formerly owned by Bridget Harvey and now by John Chadwick; thence Eastwesterly by said Chadwick's land to E. M. Sebris land; thence Southerly by said land to said street; thence Southwesterly by the same to the point first described; - also all the right title and interest I have in and to a passway or road on the Westerly side of the above described lot, (being one undivided half) from said street as far Northwesterly as the North line of said lot, being the same premises conveyed to me by deed of Andrew Moran dated June 10, 1891, recorded in Merrimack County Registry of Deeds Libr 295, Folio 136, and being the first tract of land described in said deed. -

I, Ellen Moran hereby request Ellen A. Moran to convey the above described Real Estate to the City of Concord, as provided in the deed from Andrew Moran to Ellen A. Moran in trust for said Ellen

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# MERRIMACK ST DEED, CONT.

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Moran dated June 10, 1891 and recorded in Book 395, Merrimack County Deeds, page 136.

Witnesses

Chester W. Greene 2<sup>d</sup>

Ellen Moran (L.S.)

Albert R. Gee

Bristol ss. May 23<sup>rd</sup> 1898.

Then personally appeared the above named Ellen Moran and acknowledged the above instrument to be her free act and deed.

Before me Chester W. Greene 2<sup>d</sup>, Justice of the Peace  
To have and to hold the granted premises with all the privileges and appurtenances thereto belonging to the said City of Concord and its heirs and assigns, to their own use and behoof forever. And I do hereby, for myself and my heirs, executors and administrators, covenant with the said grantee and its successors and assigns that the granted premises are free from all incumbrances made or suffered by me and that I will and my successors, executors and administrators shall warrant and defend the same to the said grantee and its successors and assigns forever against the lawful claims and demands of all persons claiming by, through or under me but against none other.

In witness whereof I the said Ellen A. Moran Trustee for Ellen Moran herein to set my hand and seal this twenty first day of May, in the year one thousand eight hundred and ninety eight.

Signed, sealed and delivered in presence of

Chester W. Greene 2<sup>d</sup>

Ellen A. Moran (L.S.)

Albert R. Gee

Commonwealth of Massachusetts

Bristol ss. May 23<sup>rd</sup> 1898.

Then personally appeared the above named Ellen A. Moran, and acknowledged the foregoing instrument to be her free act and deed.

Before me Chester W. Greene 2<sup>d</sup>, Justice of the Peace

Received June 7, 10 a.m. 1898

B Recorded and examined. Attest. Samuel N. Brown Register

Vol 316.

Page 155.

Know all Men by these Presents.

That I, Patrick Flaherty, within named, in consideration of one dollar and other good and valuable considerations to me paid by Levi W. Page of Manchester, N.H. owner of the premises herein described, do hereby release and discharge from this mortgage the following described lot or portion of the premises within described, to wit: - beginning at a stake on the west side of the London-derry Turnpike at a point about 383 feet northerly from the

# SANDERS ST DEED

## WARRANTY DEED

The United Church of Penacook, a voluntary corporation organized and existing under the laws of the State of New Hampshire, for consideration paid, grants to the City of Concord, a municipal corporation, duly created and existing under the laws of the State of New Hampshire with a usual place of business at 41 Green Street, Concord, County of Merrimack, State of New Hampshire, with warranty covenants, a certain tract of land located on Sanders Street in Penacook in the City of Concord, County of Merrimack, State of New Hampshire, bounded and described as follows:

BK 1 677 Pg 0068

RECEIVED  
1987 SEP 22 PM 2:42  
MERRIMACK COUNTY  
REGISTRY OF DEEDS.

056325

Beginning at the junction of Merrimack Street with Merrimack Avenue (now Sanders Street), thence southwesterly by the Westerly line of said Merrimack Street to land formerly of Bean and Warren; thence northwesterly by said Bean and Warren land forty-four and one-half (44 $\frac{1}{2}$ ) feet to Merrimack Avenue; thence northeasterly on the easterly line Merrimack Avenue to the point of beginning.

Meaning and intending to describe and convey tract three of the premises conveyed by Rose M. Rocheleau to United Church of Penacook by deed dated March 27, 1969, and recorded in Merrimack County Registry of Deeds, Book 1049, Page 31.

The Concord City Council authorized acceptance of this conveyance on November 17, 1986, and conveyance of the property was authorized by unanimous vote of the Congregation of the United Church of Penacook on September 7, 1986.

IN WITNESS WHEREOF, I, Reverend Barry Cass set my hand and seal of the United Church of Penacook this 17 day of Sep, 1987.

Witness:

  
Witness

  
Reverend Barry Cass

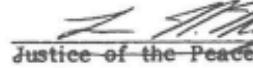


# SANDERS ST DEED, CONT.

State of New Hampshire  
County of Merrimack

On this 17<sup>th</sup> day of Sept, 1987, before me, Rev. Barry Cass, the undersigned officer, personally appeared Reverend Barry Cass, known to me or has satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged, being duly authorized by a vote of the United Church of Penacook Congregation, that he executed the same for the purpose herein contained.

In witness whereof, I hereunto set my hand and official seal

  
Justice of the Peace/Notary Public

LOREN N. MAGEE, Notary Public  
My Commission Expires July 24, 1990



BK1677 PG0069



# SANDERS ST DEED, CONT.

## Certification

I, Gene T. Bushey, Church Moderator for the United Church of Penacook, hereby certify that on September 7, 1986, the Congregation of the United Church of Penacook voted to convey to the City of Concord a certain parcel of land located on Sanders Street in Penacook. Said parcel being tract three of the premises conveyed to the United Church of Penacook by Rose M. Rocheleau by deed dated March 27, 1969, and recorded in Merrimack County Registry of Deeds, Book 1049, Page 31.

The Congregation further authorized Reverend Barry Cass to convey said parcel of land to the City of Concord.

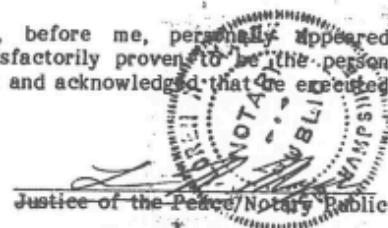
17 Sept 87  
Date

  
Gene T. Bushey, Church Moderator

BL 677 B60070

State of New Hampshire  
County of Merrimack

On this 17<sup>th</sup> day of Sept, 1987, before me, personally appeared Gene T. Bushey, known to me or has satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purpose therein contained.



Justice of the Peace/Notary Public

LOREN N. MAGÉE, Notary Public  
My Commission Expires July 24, 1990



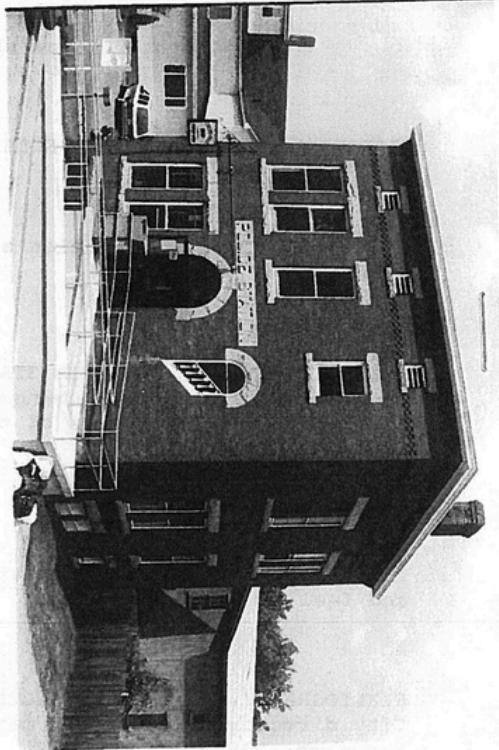
MERRIMACK COUNTY RECORDS  
RECEIVED AND RECORDED

Kathi L. Guay  
REGISTER

# HISTORICAL RESOURCES INVENTORY FORM

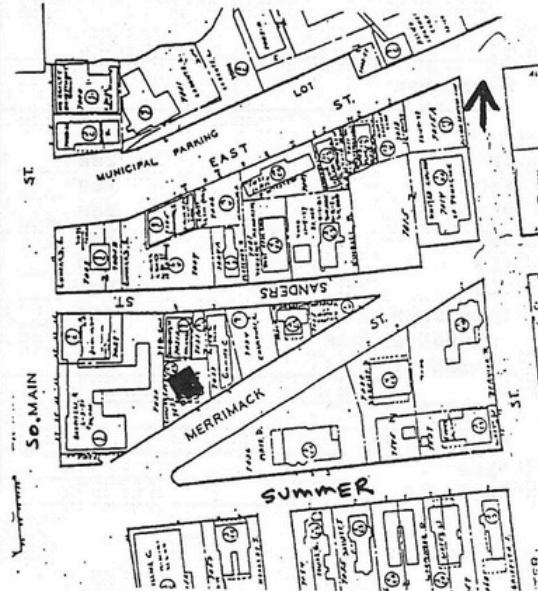
NHDHR Inventory #	P-43	CODE
Included in Area	P-A	
Town/City	Concord (Penacook)	
County	Merrimack	
Address	3 Merrimack Street	
Current Owner		
Property Name	Penacook Police Station	
Acreage	less than 1	
Tax Map/Parcel #	P1-9-4	
UTM ref.	See area form	
USGS Quadrangle	Penacook	scale 1:24000
Use: present	Library	SCH
Original	Police Station	gcf
Exterior building materials:		
Roof:	Walls:	
unknown	UNK	brick
Foundation:	Chimney:	
brick	BRI	brick
# of stories:	Roof Shape:	
2	flat	
Chimney location:	Entry location:	
	center	
Window type:	Plan configuration:	
1/1		
Major alterations w/dates handicap ramp firestair on rear (ca. 1960)		
Condition	GOOD	Outbuildings:
Setting:	CBD	
Architect/Builder	unknown	
source		
Original construction date	1900	
source	Brown p. 198	
[N] multiple buildings campaigns (see back)		
Style	Romanesque	
Moved	date	/ /
Surveyor	Elizabeth D. Hengen	
Recorded by	Kari Federer	
Date of field survey	6/7/90	

NEW HAMPSHIRE DIVISION OF HISTORICAL  
RESOURCES - INVENTORY FORM



Photograph date: 6/7/90  
Roll# 2 Frame # 18a  
Negative stored at: Heritage Concord

Property map indicate north with arrow



# HISTORICAL RESOURCES INVENTORY FORM, CONT.

Inventory # P-43

Continuation sheet used: yes  no

## ARCHITECTURAL DESCRIPTION AND COMPARATIVE EVALUATION:

see continuation sheet

## HISTORICAL BACKGROUND AND ROLE IN TOWN'S/CITY'S DEVELOPMENT:

see continuation sheet

## NATIONAL REGISTER CRITERIA STATEMENT OF SIGNIFICANCE:

C - as one of the only Romanesque style buildings in Penacook and as a well preserved example of turn of the century brick municipal architecture

## STATEMENT OF INTEGRITY:

This property possesses integrity in the location, design, setting, materials, and feeling

## BIBLIOGRAPHY and/or REFERENCES:

City directories; Historic maps and Atlases  
Brown pp. 198-199  
Concord Annual Report 1899 p. 339

## APPLICABLE HISTORIC CONTEXT(S) with code:

SHPO use:	Evaluation	Surveyor	SHPO
NR	Yes <input type="checkbox"/> No <input type="checkbox"/>	yes <input checked="" type="checkbox"/>	yes <input type="checkbox"/>
R&C	Yes <input type="checkbox"/> No <input type="checkbox"/>	no <input type="checkbox"/>	no <input type="checkbox"/>
PTI	Yes <input type="checkbox"/> No <input type="checkbox"/>	A <input type="checkbox"/>	A <input type="checkbox"/>
S&P	Yes <input type="checkbox"/> No <input type="checkbox"/>	B <input type="checkbox"/>	B <input type="checkbox"/>
A&D	Yes <input type="checkbox"/> No <input type="checkbox"/>	C <input checked="" type="checkbox"/>	C <input type="checkbox"/>
CLS	Yes <input type="checkbox"/> No <input type="checkbox"/>	D <input type="checkbox"/>	D <input type="checkbox"/>
Intensive need	Yes <input type="checkbox"/> No <input type="checkbox"/>		
Intensive done	Yes <input type="checkbox"/> No <input type="checkbox"/>		
Comments:			
Approved by	NR listed: individual within district		
Date	Determined NR eligible (DOE): individual within district		
Recorded	Potentially NR eligible individual within district	<input checked="" type="checkbox"/>	
	Not Eligible	<input type="checkbox"/>	
	Unknown - more information needed	<input type="checkbox"/>	

# HISTORICAL RESOURCES INVENTORY FORM, CONT.

NEW HAMPSHIRE DIVISION OF HISTORICAL  
RESOURCES - CONTINUATION FORM

NHDHR Inventory # P-43

Included in Area P-A

Town/City Concord (Penacook)

County Merrimack

## ARCHITECTURAL DESCRIPTION AND COMPARATIVE EVALUATION:

The former Police Station is one of three distinctive public buildings in Penacook Village erected in the late 19th century. Its Romanesque stylistic characteristics are evident in the arched entrance and adjacent window (which cleverly reveals the interior stair railing). Other noteworthy features include granite lintels, sills, arches, and name plate; corbeled and paneled chimney; decorative brickwork near the top of the walls and a row of corbels at the eaves. Window openings are paired and share lintels and sills.

## HISTORICAL BACKGROUND and role in Town's/City's development:

Other small buildings stood on the site of the Police Station since Penacook's earliest years, but at the end of the 19th century the site stood vacant. At that time, it was determined that the existing police station in Penacook was in such unsanitary condition that it was detrimental to the health of anyone confined there. In 1899, it was recommended that a new station be built and this was carried out in the following year.

The second floor served as a meeting hall for the Grand Army Republic and the city provided the hall fire of expense to the Post and Relief Corps.

By the 1950's, the police department used only the basement of the building and the first floor stood vacant. Soon the Penacook branch of the Concord Public Library moved in and remains there today. The police department and Grand Army Republic used the building on a smaller scale into the late 1970's. Though the actual use has changed this building continues to fill a public need in Penacook.

# DISCLOSURES & CONDITIONS

- The sale includes both 3 Merrimack Street and the lot on Sanders Street. The property is being sold subject to historical preservation requirements (in a form and manner to be determined by the City of Concord) relative to a prohibition on the building being demolished (except in the case of emergency), and retention of the building's historic façade. In addition, a restrictive covenant will be prepared requiring the parcel at 3 Merrimack Street to be a property tax generating use or will otherwise be required to establish a Payment in Lieu of Taxes (PILOT) for any use that is not subject to property taxation.
- The sale is subject to the approval of the City of Concord's City Council.

# DISCLOSURES

Property Address 3 Merrimack Street, Penacook, NH



**NH CIBOR**

**Mandatory New Hampshire Real Estate Disclosure & Notification Form**



1) NOTIFICATION RADON, ARSENIC 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](http://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: MUNICIPAL

Location: WATER SERVICE ENTRANCE IN SW CORNER OF BASEMENT

Malfunctions: NONE KNOWN

Date of Installation: WATER SERVICE PIPING REPLACED 12 MARCH 1998; INTERIOR PLUMBING UNKNOWN AGE

Date of most recent water test: N/A

Problems with system: DOMESTIC WATER SYSTEM PIPING DISCONNECTED  
IN BASEMENT AND DRAINED FOR WINTERIZATION

**SEWERAGE DISPOSAL SYSTEM**

Size of Tank: N/A

Type of system: MUNICIPAL SEWER

Location: BASEMENT

Malfunctions: NONE KNOWN

Age of system: UNKNOWN

Date most recently serviced: N/A

Name of Contractor who services system: N/A

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Last Revised 2/9/18

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

Phone: (603)623-0100 Fax  
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Untitled

# DISCLOSURES, CONT.

Property Address 3 Merrimack Street, Penacook, NH

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.

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Untitled

# DISCLOSURES, CONT.

Property Address 3 Merrimack Street, Penacook, NH

## 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

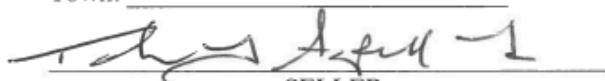
If yes, then disclosure is required pursuant to RSA 141-E:23.

## 11) PROPERTY ADDRESS:

Address: 3 Merrimack Street, Penacook, NH

Unit Number (if applicable): \_\_\_\_\_

Town: Concord

  
SELLER

8-13-2025

Date

\_\_\_\_\_  
SELLER

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
Date

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
Date

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Last Revised 2/9/18

# CONFIDENTIALITY & DISCLAIMER

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

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

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

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

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PRESENTED BY:

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**JUDY NILES-SIMMONS**  
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