



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)



4,540

TOTAL BUSINESSES



61,440

TOTAL EMPLOYEES

INCOME (10 MILE)



\$92,395

MEDIAN HH
INCOME



\$48,951

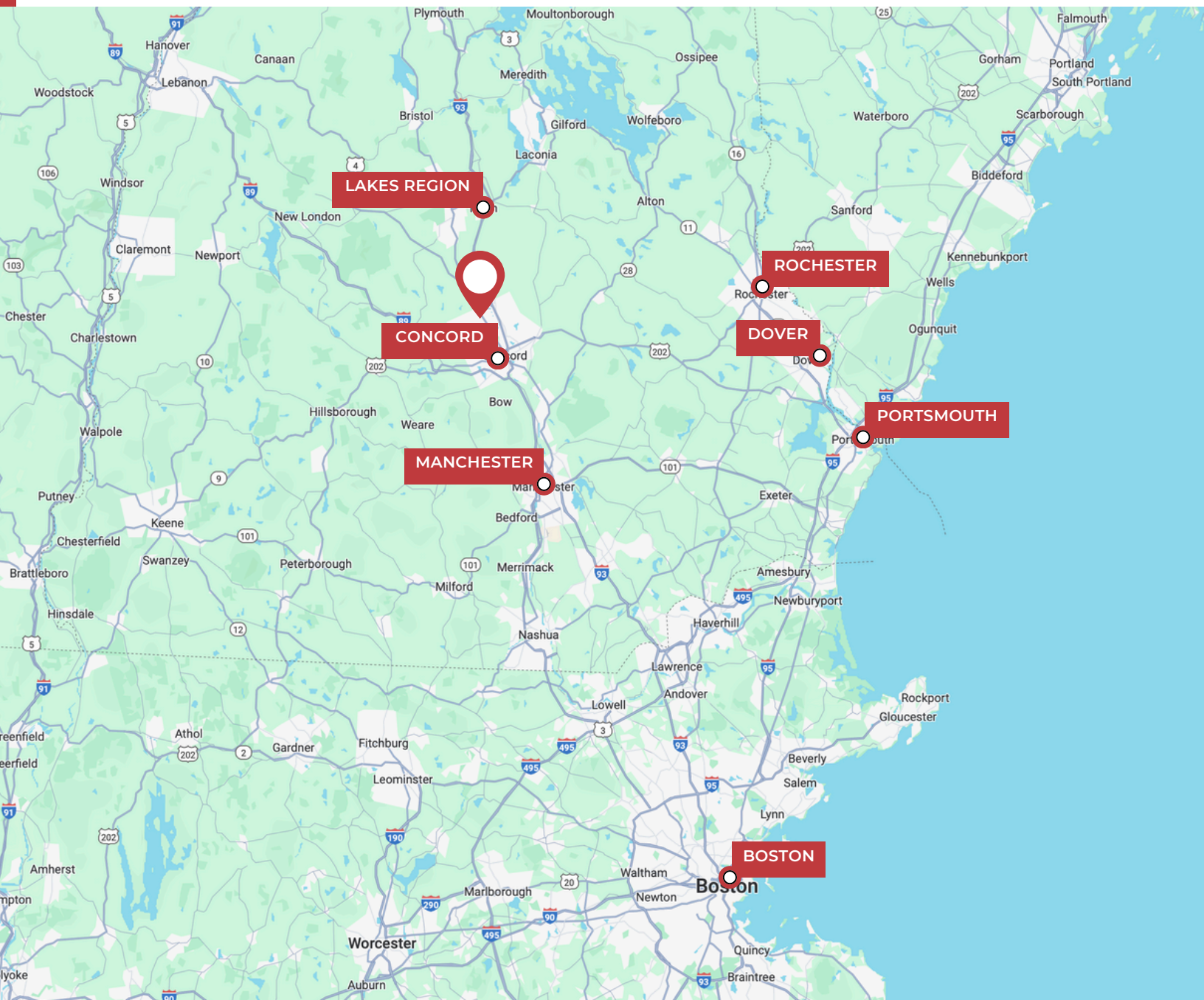
PER CAPITA
INCOME



\$296,675

MEDIAN NET
WORTH

MAP LOCATOR



DRIVE TIMES TO:

Manchester, NH 30 mins

Concord, NH 14 mins

Boston, MA 1 hr 16 mins

Lakes Region, NH 37 mins

Dover, NH 1 hr 4 mins

Portsmouth, NH 1 hr 8 mins

PHOTOS



PHOTOS (AERIAL)



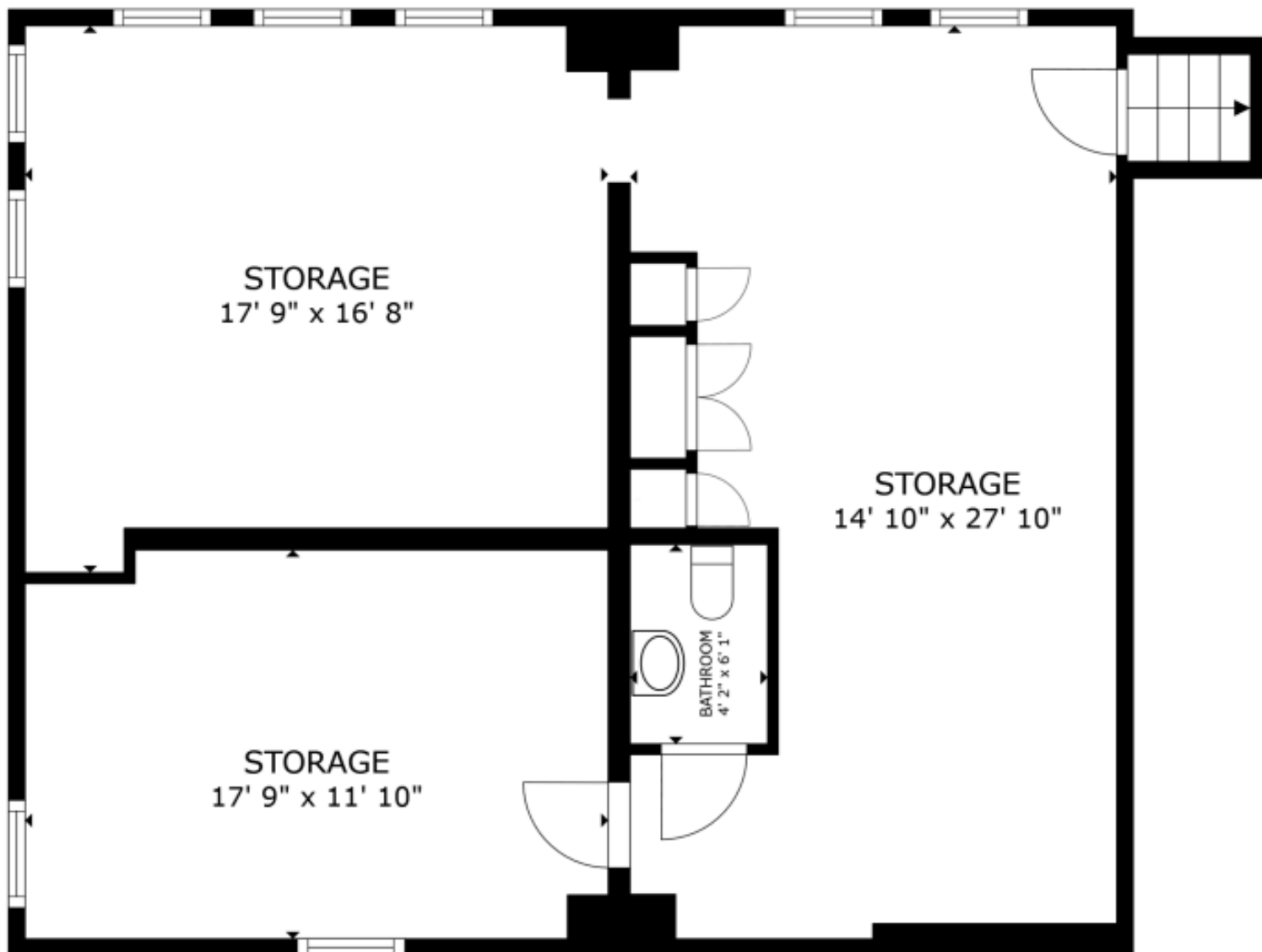
PHOTOS (AERIAL), CONT.



PHOTOS (AERIAL), CONT.

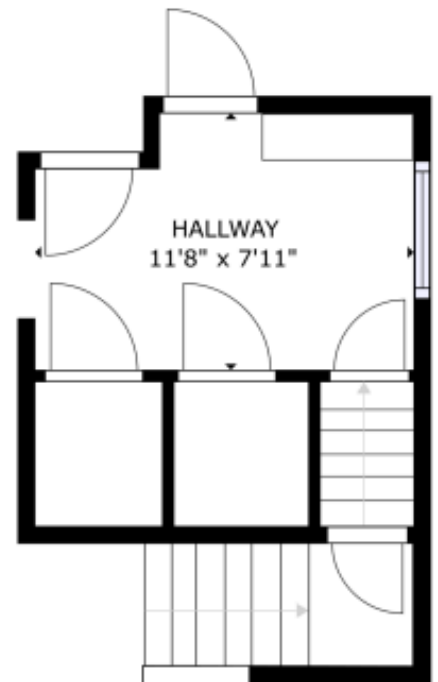
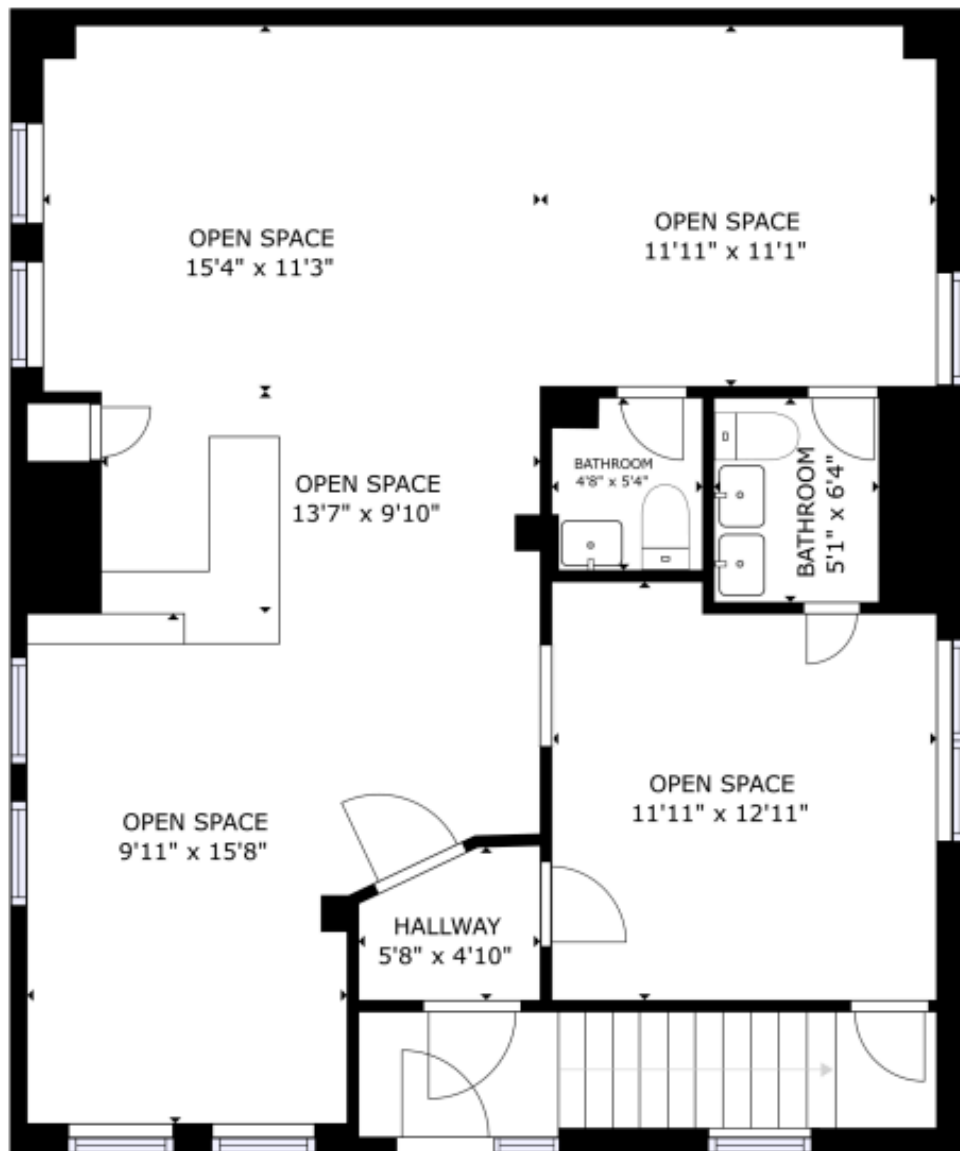


FLOOR PLANS



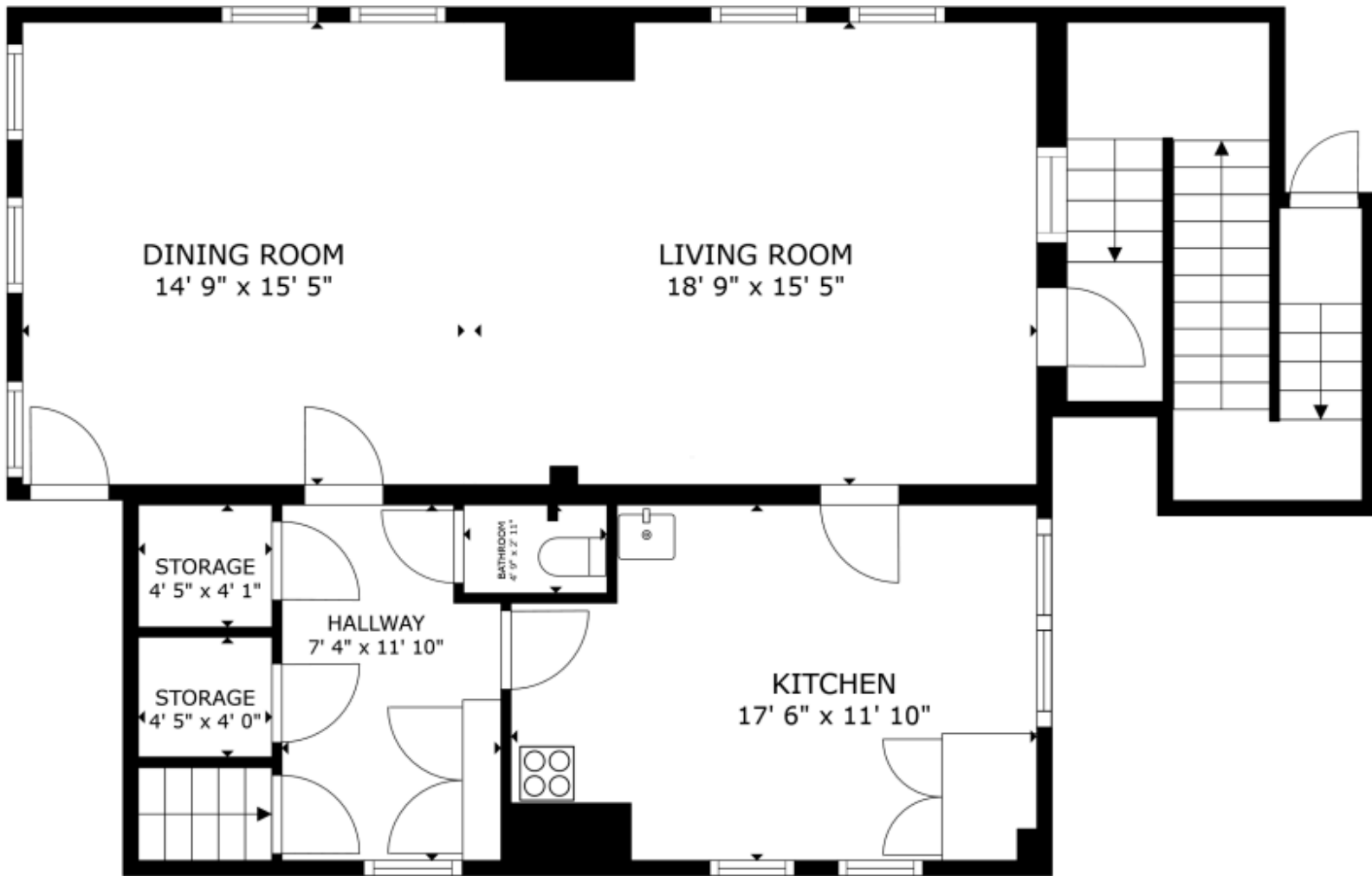
BASEMENT

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
CONCORD, NH 03301-4255

Book & Page 0326/0263

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

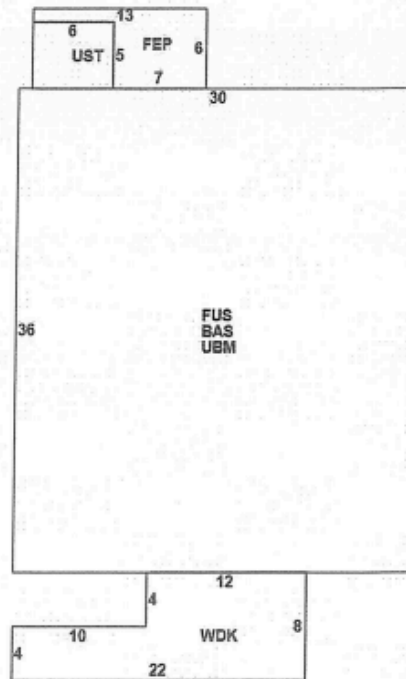
Building 1 : Section 1

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/Prtns	AVERAGE
Wall Height	12.00
% Conn 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		Land Line Valuation	
Use Code	903J	Size (Acres)	0.07
Description	CITY MDL-94	Assessed Value	\$59,600
Zone	CBP	Appraised Value	\$59,600
Neighborhood	0410		
Category			

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

Sale Price \$0

Co-Owner TRIANGULAR SHAPE PIECE

Certificate

Address 41 GREEN ST

Book & Page 1677/0068

CONCORD, NH 03301-4255

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 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	

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

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

ASSESSMENT CARD, SANDERS ST, CONT.

Land Use		Land Line Valuation	
Use Code	9030	Size (Acres)	0.05
Description	CITY MDL-00	Assessed Value	\$16,600
Zone	CBP	Appraised Value	\$16,600
Neighborhood	0410		
Category			

Outbuildings		Legend
No Data for Outbuildings		

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MERRIMACK ST DEED

the same; that I am well acquainted with his handwriting and truly 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 27th day of May 1898
(L.S.) Wm. R. Shelton Clerk

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. Monahan - Justice of the Peace.

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

Recorded and examined. Attest - Samuel N. Brown Register

Know all men by these presents

that J. 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 remise, 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 Northwest side of Merrimack Street or Old Road; thence Northwly by said Company's land to land formerly owned by Bridget Garvey and now by John Chadwick; thence Eastwly by said Chadwick's land to E. M. Sebra's land; thence Southwly 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 Northwly 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 Liber 395, 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^d

Ellen Moran (L.S.)

Albert R. Kee

Bristol ss. May 23^d 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^d, 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 hereunto 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^d

Ellen A. Moran (L.S.)

Albert R. Kee

Commonwealth of Massachusetts

Bristol ss. May 23^d 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^d, Justice of the Peace

Received June 7, 10. A. M. 1898

Recorded and examined. Attest. Samuel N. Brown Register

Vol 316.

Page 155.

Know all Men by these Presents.

That J. 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 northwesterly 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:

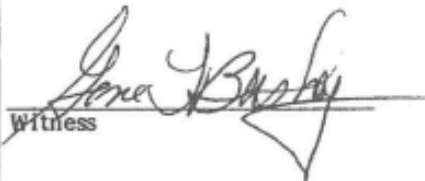
Beginning at the junction of Merrimack Street with Merrimack Avenue (now Sanders Street), thence southwesterly by the Westerly line of said Merrimack Street to land formerly of Bean and Warren; thence northwesterly by said Bean and Warren land forty-four and one-half (44½) feet to Merrimack Avenue; thence 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 Sept, 1987.

Witness:


Witness


Reverend Barry Cass



BK 1677 PG 0068

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

056325

SANDERS ST DEED, CONT.

State of New Hampshire
County of Merrimack

On this 17th day of Sept, 1987, before me, Loren N. Magee, 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

L. N. Magee
Justice of the Peace/Notary Public

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



BK 1677 PG 0069



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
Gene T. Bushey, Church Moderator

State of New Hampshire
County of Merrimack

On this 17th 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.

Loren N. Magee
Justice of the Peace/Notary Public

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



MERRIMACK COUNTY RECORDS
RECEIVED AND RECORDED

Kathi L. Guay
REGISTER

BK1677 PG0070

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 qcf _____

Exterior building materials:

Roof: unknown	Walls: brick	BRI
Foundation: brick	Chimney: brick	BRI
# of stories: 2	Roof Shape: flat	
Chimney location:	Entry location: center	
Window type: 1/1	Plan configuration:	

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 LVR _____

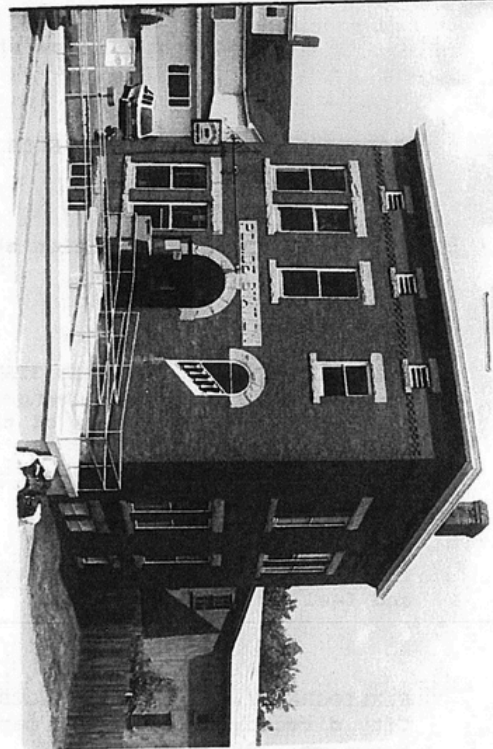
Moved _____ date ____ / ____ / ____

Surveyor Elizabeth D. Hengen

Recorded by Kari Federer

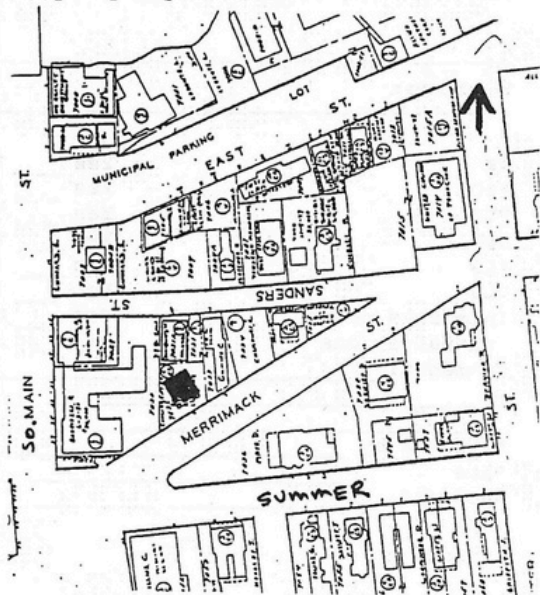
Date of field survey 6/7/90

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 x 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"/>	Integrity	yes <u>X</u>	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"/>	NR Criteria	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 <u>X</u>	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"/>	NR listed: individual		
Intensive done	Yes <input type="checkbox"/> No <input type="checkbox"/>	within district		
Comments: _____		Determined NR eligible (DOE):		
		individual		
		within district		
Approved by _____		Potentially NR eligible		
Date _____		individual	<u>X</u>	
Recorded _____		within district	<u>X</u>	
		Not Eligible		
		Unknown - more information needed		

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 free 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, 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: 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
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Fax:

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.

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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CONFIDENTIALITY & DISCLAIMER

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

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

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

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

PRESENTED BY:

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