

Commercial Sale
4981885
Active

240 Main Street
Littleton
Unit/Lot #

NH 03561

Listed: 1/10/2024
Closed:
DOM: 1
\$325,000



County NH-Grafton
VillDStLoc
Year Built 1960
SqFt-Total Building 1,243
SqFt-Total Source Public Records
SqFt-Total Available 1,243
SqFt-Apx Building Source Public Records
Zoning C-1
Road Frontage Yes
Road Frontage Length 125
Lot Size Acres
Traffic Count
Loss Factor Percentage
Vacancy Factor

Taxes TBD No
Tax Year Notes
Tax - Gross Amount \$4,351.00
Tax Year
Gross Income
Operating Expense
Net Income



Date Initial Showings Begin

Sub Property Type Office, Retail
Sub Property Type Use Free Standing Building, Garage, Warehouse

Directions On Main Street, Littleton NH. Look for "Spit and Shine" car detailing

Remarks - Public Great Main Street, Littleton opportunity! This 1,200 +/- SF building is sited on a .17+/- AC lot with frontage on Littleton's Main Street. The building is currently leased with tenant now month to month to allow a Buyer to continue leasing or become owner occupied. The building is sited on one corner of the lot with parking available in front of the building and off to the side. The roof was replaced about a year ago. Bring your creative ideas and touches to make this the new home of your business or continue leasing to the current tenant. This is a great opportunity to own a piece of real estate on Littleton, NH's busy Main Street.

STRUCTURE

Construction Wood Frame
Foundation Slab - Concrete
Roof Metal

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

Basement No
Basement Access Type

Ceiling Height
Total Elevators
Total Drive-in Doors 2
Door Height
Total Loading Docks
Dock Levelers
Dock Height

LEVEL	TYPE	DESCRIPTION	FINANCIAL DETAILS
UNIT 1			Expenses - CAM
UNIT 2			Expenses - Taxes
UNIT 3			Expense - Utility
UNIT 4			Expenses - Insurance
UNIT 5			Expenses - Management
UNIT 6			Expenses - Maintenance
UNIT 7			
UNIT 8			

UTILITIES

Heating Forced Air
Heat Fuel Oil
GasNatAval
Water Public
Sewer Public

Utilities Telephone At Site

Fuel Company
Phone Company
Cable Company
Electric Company

LOT & LOCATION

Submarket
Project Building Name

Lot Description City Lot, Corner, Major Road
Frontage

Waterfront Property
Water View
Water Body Access

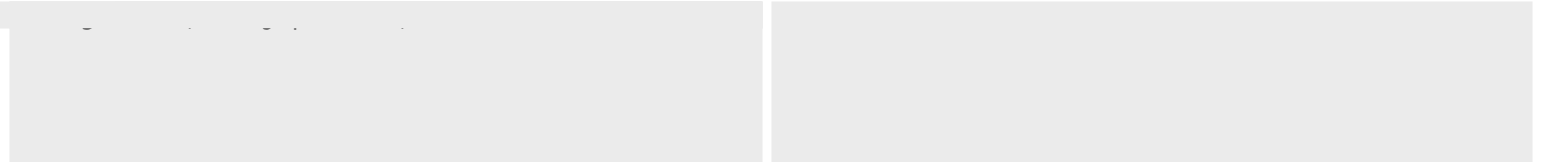
ROW - Length
ROW - Width
ROW - Parcel Access
ROW to other Parcel

Water Body Name

Surveyed Unknown
Surveyed By

Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions

FEATURES



Air Conditioning Percent
Sprinkler
Signage
Railroad Available
Railroad Provider

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

PUBLIC RECORDS

Deed - Recorded Type Warranty
Deeds - Total
Deed - Book 4318
Deed - Page 699

Map 78
Block 0
Lot 27
SPAN#

Tax Rate
Tax Class
Current Use
Land Gains

Property ID
Plan Survey Number

Assessment Year
Assessment Amount

DISCLOSURES

Foreclosed/Bank-Owned/REO No
Sale Includes Land/Building
Items Excluded
Investment Info
Flood Zone Unknown
Seasonal No
Easements
Covenants

Financing-Current
Financing-Possible Opt
Auction
Date - Auction
Auction Time
Auctioneer Name
Auctioneer License Number
Auction Price Determnd By

Offer of Compensation to Licensed PrimeMLS Real Estate Brokerages

Buyer Agency 2.50% **SubAgency** 0.00% **NonAgency Facilitator** 2.00% **Transactional Broker**

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

PREPARED BY

Mary M Doherty
Cell: 603-767-7507
maryd@badgerpeabodysmith.com

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

Franconia NH 03580
Off: 603-823-5700



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

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240 Main Street

Littleton NH 03561



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: Arthur C. Arnold Revocable Living Trust

2. PROPERTY LOCATION: 240 Main Street, Littleton, NH 03561

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

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

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

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

b. INSTALLATION: Location:
Installed By: Date of Installation:
What is the source of your information?

c. USE: Number of persons currently using the system:
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 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: x Yes No Community/Shared: Yes No
Private: Yes No Unknown
Septic Design Available: Yes No

b. IF PUBLIC OR COMMUNITY/SHARED
Have you experienced any problems such as line or other malfunctions? Yes No
What steps were taken to remedy the problem?

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

SELLER(S) INITIALS [Signature]

BUYER(S) INITIALS

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PROPERTY LOCATION: 240 Main Street, Littleton, NH 03561

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

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? Yes No Unknown
IF YES, has a 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

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

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 [Signature]

BUYER(S) INITIALS

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PROPERTY LOCATION: 240 Main Street, Littleton, NH 03561

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? _____

i. Street (check one): Public ___ Private ___ Association

If private, is there a written road maintenance agreement? ___ Yes ___ No

Additional Information: _____

j. Heating System Age: 20yr Type: forced air Fuel: oil Tank Location: inside building

Owner of Tank: _____

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? Harris Energy

Secondary Heat Systems: _____

Comments: system needs replacement

SELLER(S) INITIALS [Signature]

BUYER(S) INITIALS _____

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PROPERTY LOCATION: 240 Main Street, Littleton, NH 03561

- k. Roof Age: 1yr Type of Roof Covering: metal
Moisture or leakage: _____
Comments: _____
- l. Foundation/Basement: Full Partial Other: _____ Type: _____
Moisture or leakage: _____
Comments: _____
- m. Chimney(s) How Many? 1 Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____
- n. Plumbing Type: _____ Age: _____
Comments: _____
- o. Domestic Hot Water: Age: _____ Type: _____ Gallons: _____
- p. Electrical System: # of Amps _____ Circuit Breakers Fuses
Comments: _____
Solar Panels: Leased Owned If leased, explain terms of agreement: _____
Comments: _____
- q. Modifications: Are you aware of any modifications or repairs made without the necessary permits? Yes No
If Yes, please explain: _____
- r. Pest Infestation: Are you aware of any past or present pest infestations? Yes No Type: _____
Comments: _____
- s. 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: _____
- t. Air Conditioning: Type: _____ Age: _____ Date Last Serviced and by whom: _____
Comments: _____
- u. Pool: Age: _____ Heated: Yes No Type: _____ Last Date of Service: _____
By Whom: _____
- v. Generator: Portable: Yes No Whole House: Yes No Kw/Size: _____ Last Date of Service: _____
If Portable: Included Negotiable
Comments: _____
- w. Internet: Type Currently Used at Property: _____
- x. 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 AA /

BUYER(S) INITIALS _____ / _____

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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).

DocuSigned by: 1/6/2024
Arthur C Arnold
SELLER Arthur C. Arnold Revocable Living Trust 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 _____

PROPERTY REPORT

240 Main St, Littleton, NH 03561



Presented by

Mary M Doherty | Associate Broker | GRI

Work: 603-823-5700 | Fax: 267-933-2974

Main: maryd@badgerpeabodysmith.com

Office: www.badgerpeabodysmith.com

Badger Peabody & Smith Realty
383 Main Street
Franconia, NH 03580

240 Main St, Littleton, NH 03561

■ Off Market

* Sold Date: 3/5/2014
* Public Record

Closed Price
\$110,000

Closed Date: 3/5/2014

Property Facts	Public Facts	Listing Facts
Property Type	Office	-
Property Subtype	Commercial Building	-
Number of Buildings	1	-
Number of Units	0	-
Number of Stories	1	-
Building Area (sq ft)	1,215	-
Lot Size	7,405 sq ft	-
Lot Dimensions	7405 SF	-
Year Built	1960	-
Roofing	Tar & Gravel	-
Heating	Forced Air Unit	-
Garage	Yes	-
Garage (spaces)	0	-
Construction	Frame	-
Exterior Walls	Wood Siding	-

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Tenant Data – Total Tenants Found: 2

Tenant / Contact	Suite/ Unit	Move-in Date	Type of Business	Business Start Date
WE FIX TRUCKS OF LITTLETON LLC	UNIT B	–	–	–
SPIT & SHINE DETAILING LLC	–	–	–	–

Extended Property Facts

Interior Details

Heating Fuel Type	Oil
Gross Area	1357 sq ft

Exterior Details

Lot Size - Square Feet	7405 sq ft
Lot Size - Acres	0.170 ac
Roof Type	Flat

Other Details

Building Condition	Average
---------------------------	---------

Public Facts

Owner Information

Owner Name	REV ARTHUR C ARNOLD, ARTHUR ARNOLD
Mailing Address	Po Box 181 Littleton NH 03561-0181
Vesting	Trust/Trustee/Conservator
Contact Title	OWNER
Contact Name	ARTHUR ARNOLD
Number of Tenants	3

Legal Description

APN	LTLN M:78 B:27 L:
FIPS Parcel Number	33009LTLN M:78 B:27 L:
Zoning	C-1
Census Tract	330099601.022010
Abbreviated Description	BLK:27 CITY/MUNI/TWP:LITTLETON
City/Municipality/Township	Littleton, NH 03561
General Use	Commercial (General)
Overall Use	GENERAL COMMERCIAL

Assessed Values

Date	Improvements	Land	Total	Tax
2022	\$55,300	\$138,200	\$193,500	\$4,462
2021	\$55,300	\$138,200	\$193,500	\$4,462
2020	\$55,300	\$138,200	\$193,500	\$4,189
2019	\$54,700	\$120,100	\$174,800	\$4,038
2018	\$54,700	\$120,100	\$174,800	\$4,038
2017	\$45,900	\$81,700	\$127,600	\$3,295
2016	\$45,900	\$81,700	\$127,600	\$3,306
2015	\$45,400	\$91,500	\$136,900	\$3,193
2014	\$45,400	\$91,500	\$136,900	\$3,039
2013	\$45,400	\$91,500	\$136,900	\$3,075
2012	\$45,400	\$91,500	\$136,900	\$2,884
2011	\$45,400	\$91,500	\$136,900	\$2,793
2010	\$38,900	\$81,000	\$119,900	\$2,614
2008	\$38,900	\$81,000	\$119,900	\$2,614

Maps



Legend: Subject Property



Legend: Subject Property



Legend: Subject Property

Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

90

2022 Est. daily traffic counts

Street: **Hillside Avenue**
 Cross: –
 Cross Dir: –
 Dist: –

Historical counts

Year	Count	Type
2019	91	AADT

2

14,244

2022 Est. daily traffic counts

Street: **Main Street**
 Cross: **Ammonoosuc St**
 Cross Dir: **W**
 Dist: **0.02 miles**

Historical counts

Year	Count	Type
2019	14,268	AADT

3

13,943

2022 Est. daily traffic counts

Street: **Main Street**
 Cross: **Ammonoosuc St**
 Cross Dir: **W**
 Dist: **0.02 miles**

Historical counts

Year	Count	Type
2018	13,975	AADT

4

4,809

2022 Est. daily traffic counts

Street: **West Main Street**
 Cross: **Bridge St**
 Cross Dir: **SE**
 Dist: **0.06 miles**

Historical counts

Year	Count	Type
2019	4,798	AADT

5

4,713

2022 Est. daily traffic counts

Street: **West Main Street**
 Cross: **Bridge St**
 Cross Dir: **SE**
 Dist: **0.06 miles**

Historical counts

Year	Count	Type
2018	4,699	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>



65



8 3 3 4 8 7 3
Tx:4301109

4318-0699

10/17/2017 12:19 PM Pages: 2
REGISTER OF DEEDS, GRAFTON COUNTY

Keegan M. Mahan



STATE OF NEW HAMPSHIRE		
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX
****2 Thousand 5 Hundred 95 Dollars		
DATE	AMOUNT	
10/17/2017	GR057162 \$****2595.00	
VOID IF ALTERED		

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that I, **JEFFREY L. WINN**, a married man, with a mailing address of Post Office Box 795, Littleton, New Hampshire 03561, for consideration paid, grant to **ARTHUR C. ARNOLD, TRUSTEE OF THE ARTHUR C. ARNOLD REVOCABLE LIVING TRUST**, dated August 12, 2014, with a mailing address of Post Office Box 181, Littleton, New Hampshire 03561, with **WARRANTY COVENANTS**, the following described real estate:


A certain tract or parcel of land, together with all of the improvements thereon, situated in the Town of Littleton, County of Grafton and State of New Hampshire, at the intersection of Main and Elm Streets, more particularly bounded and described as follows:

Beginning at a point at the northwesterly intersection of Main Street and Elm Street in said Littleton; thence running in a northwesterly direction on the northerly line of Main Street and at an angle of 90° and 51' about one hundred twenty-five and twenty hundredths (125.20) feet to a point at property formerly of J. Farr, now or formerly of Winn Associates; thence turning at an angle of 92° 14' and running northeasterly along property formerly of Farr, now or formerly of Winn Associates, about sixty-six and sixty-three hundredths (66.63) feet to a point at property formerly of the grantors (Parker of their predecessors), now or formerly of Newton; thence turning at an angle of 81° 30' and running southeasterly by land formerly of the grantors (Parker or their predecessors), now or formerly of Newton about one hundred twenty-nine and three hundredths (129.03) feet to a point in the westerly line of Elm Street; thence turning at an angle of 95° 25' and running southwesterly on the westerly line of Elm Street about fifty-two and thirty-five hundredths (52.35) feet to the point of beginning; said property containing about 7,620 square feet.

Meaning and intending to describe and convey all and the same premises as conveyed to Jeffrey L. Winn and Dennis Wagner by Warranty Deed of Gerald H. Winn and Mona G. Winn dated March 5, 2014, and recorded in the Grafton County Registry of Deeds on March 5, 2014 at Book 4043, Page 343 and Warranty Deed of Dennis Wagner to Jeffrey L. Winn dated July 6, 2017 recorded in said Registry on July 7, 2017 at Book 4296, Page 279.

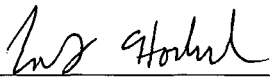
This is not homestead property.

WITNESS my hand this 13th day of October, 2017.


Jeffrey L. Winn

STATE OF NEW HAMPSHIRE
COUNTY OF GRAFTON

This instrument was acknowledged before me on this 13th day of October, 2017 by Jeffrey L. Winn.


Signature of notarial officer (with seal)
My commission expires:

JODY HODGDON
Notary Public - New Hampshire
My Commission Expires July 2, 2019

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1925 LITTLETON, NH VISION
THE ARTHUR C ARNOLD REV LIVIN ARNOLD TTEE ARTHUR C PO BOX 181 LITTLETON NH 03561		1 Level	1 All Public	1 Paved	1 Urban	Description	Code	Appraised	Assessed	
						COMMERC.	3222	49,300	49,300	
						COM LAND	3222	138,200	138,200	
SUPPLEMENTAL DATA						COMMERC.	3222	6,000	6,000	
		Alt Prcl ID 106-085-000 test123 BMSI S/N 4668 bmsi ser 002942			Assoc Pid#		Total		193,500	193,500
GIS ID 78-27										

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
THE ARTHUR C ARNOLD REV LIVING TRUS		4318 0699	10-13-2017	Q	I	173,000	00	Year	Code	Assessed	Year	Code	Assessed
WINN JEFFREY L		4296 0279	07-06-2017	U	V	15,000	27	2021	3222	49,300	2020	3222	49,300
WINN JEFFREY L		4043 0343	03-05-2014	U	V	110,000	38		3222	138,200		3222	138,200
WINN GERALD H.		1368 0693	06-15-1979			0			3222	6,000		3222	6,000
		Total						193500		Total		193500	
								Total		193500		Total	

EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
Total			0.00									

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)			49,300
0001					Appraised Xf (B) Value (Bldg)			0
					Appraised Ob (B) Value (Bldg)			6,000
					Appraised Land Value (Bldg)			138,200
					Special Land Value			0
					Total Appraised Parcel Value			193,500
					Valuation Method			C
					Total Appraised Parcel Value			193,500

NOTES					
UNIT A - SPIT&SHINE CAR DETAILING		1 BATH			
UNIT B - WE FIX TRUCKS (CAR SALES)		12/14 PHASE 4 MAPPING - ADJ ACERAGE			
OVERHEAD DOORS		NO INC=SIZE			
ESTIMATED THAT THERE IS					
NO KITCHEN					

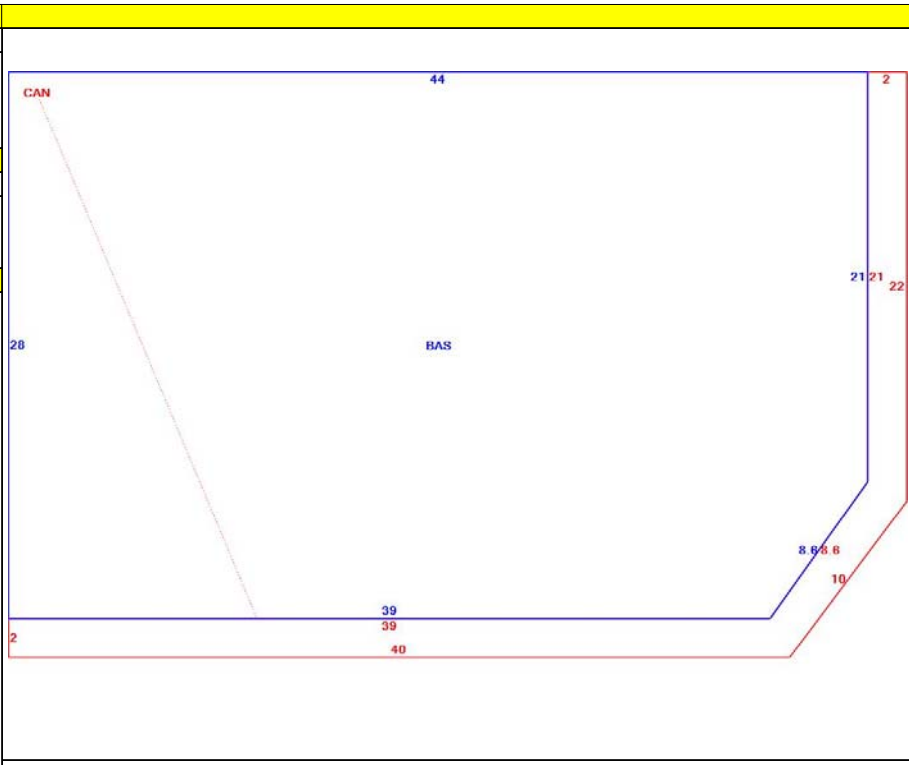
BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
									08-13-2018	KRT			16	KRT Field Review
									01-23-2018	JR			52	Data Entry of Field Card
									11-20-2017	JR			47	Change/Legal Ownership
									08-22-2017	JR			47	Change/Legal Ownership
									08-01-2015	KRT			99	Revaluation KRT
									12-30-2014	PRM			61	Subdivision/Mapping/LLA
									04-14-2014	JR			47	Change/Legal Ownership

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	3222	COMM BLDG	C-1	1		7,405 SF	10.66	1.00000	1	1.00	CBD	1.750			0	18.66	138,200
Total Card Land Units					0.170	AC	Parcel Total Land Area: 0.1700					Total Land Value					138,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	25	Service Shops			
Model	94	Commercial			
Grade	03	Average			
Stories:	1				
Occupancy	0.00				
Exterior Wall 1	13	Pre-Fab Wood			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
Interior Wall 1	01	Minim/Masonry			
Interior Wall 2					
Interior Floor 1	03	Concr-Finished			
Interior Floor 2					
Heating Fuel	02	Oil			
Heating Type	04	Forced Air-Duc			
AC Type	01	None			
Bldg Use	3222	COMM BLDG			
Total Rooms					
Total Bedrms	00				
Total Baths	0				
Heat/AC	00	NONE			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	01	LIGHT			
Ceiling/Wall	04	CEIL & MIN WL			
Rooms/Prtns	02	AVERAGE			
Wall Height	12.00				
% Comn Wall					
1st Floor Use:	3410				

MIXED USE		
Code	Description	Percentage
3222	COMM BLDG	100
		0
		0

COST / MARKET VALUATION	
RCN	111,982
Year Built	1960
Effective Year Built	1992
Depreciation Code	F
Remodel Rating	
Year Remodeled	
Depreciation %	56
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	44
RCNLD	49,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	6,000	2.00	0		50		0.00	6,000

BUILDING SUB-AREA SUMMARY SECTION								
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value		
BAS	First Floor	1,215	1,215	1,215	90.09	109,459		
CAN	Canopy	0	142	28	17.76	2,523		
Ttl Gross Liv / Lease Area		1,215	1,357	1,243		111,982		



26

0.26 AcC

184'

129.03'

66.63'

27

0.17 AcC

125.2'

52.25'

JTE

302