



BUSINESS CENTER

**35 & 36 CENTER STREET
WOLFEBORO, NH 03894**



MULTI USE BUSINESS CENTERS

36 CENTER STREET

13 UNITS - 92.3% OCCUPIED

PARKING BOTH IN FRONT AND BACK OF BUILDING

LOCATED ON BUSY HIGHWAY NEXT TO GAS STATION, LAUNDRY MAT AND EATERIES

35 CENTER STREET - CLARK PLAZA

32 UNITS - 81.3% OCCUPIED

14 PINE STREET - 6 RESIDENTIAL CONDOS - 83% OCCUPIED

26 PINE STREET - DUPLEX

PINE STREET STORAGE UNITS

ALL ON MUNICIPAL WATER & SEWER ZONED COMMERCIAL

CALL FOR PRIVATE SHOWING: JON PARKER - 603.498.3360 RANDY PARKER - 603.455.6913

MAXFIELD REAL ESTATE | 15 RAILROAD AVE. | WOLFEBORO NH 03894 | 603.569.3128



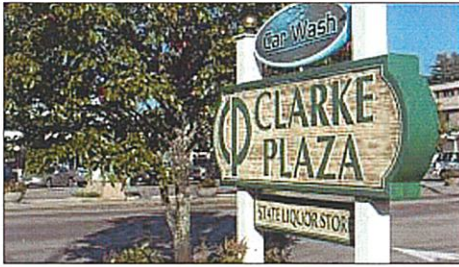
14 Pine Street - 6
Residential Condos

26 Pine Street Duplex

Pine Street Storage Units



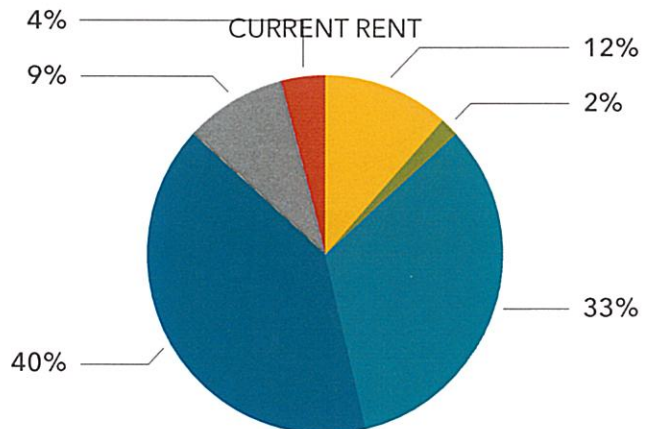
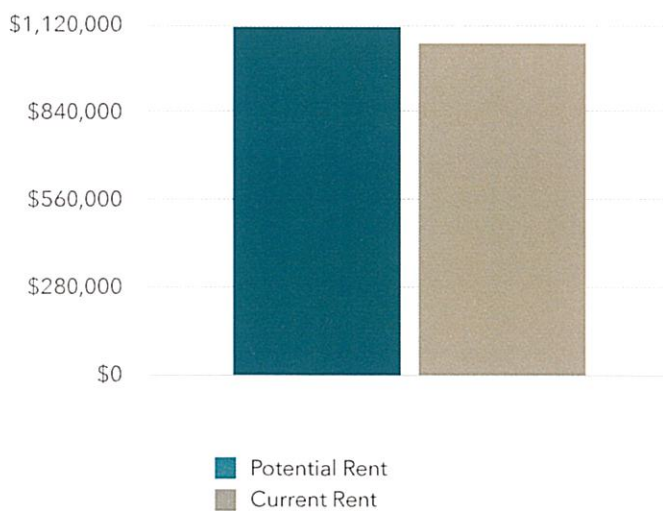
CLARK PLAZA - RENT ROLL



UNIT LOCATION BREAKDOWN

Description	Potential Rent	Current Rent	Additional Rent
14 Pine St. - Residential Condos	\$151,800	\$121,800	-\$30,000
26 Pine St. - Residential Duplex	\$18,300	\$18,300	\$0
Clark Plaza - 35 Center St.	\$355,075	\$350,250	-\$4,825
Wolfeboro Shopping Center - 36 Center St.	\$446,300	\$428,300	-\$18,000
Clark Plaza Self Storage	\$97,440	\$97,440	\$0
CAM + Tax Escalation	\$42,940	\$42,940	\$0
Total	\$1,111,855	\$1,059,030	-\$52,825

POTENTIAL RENT





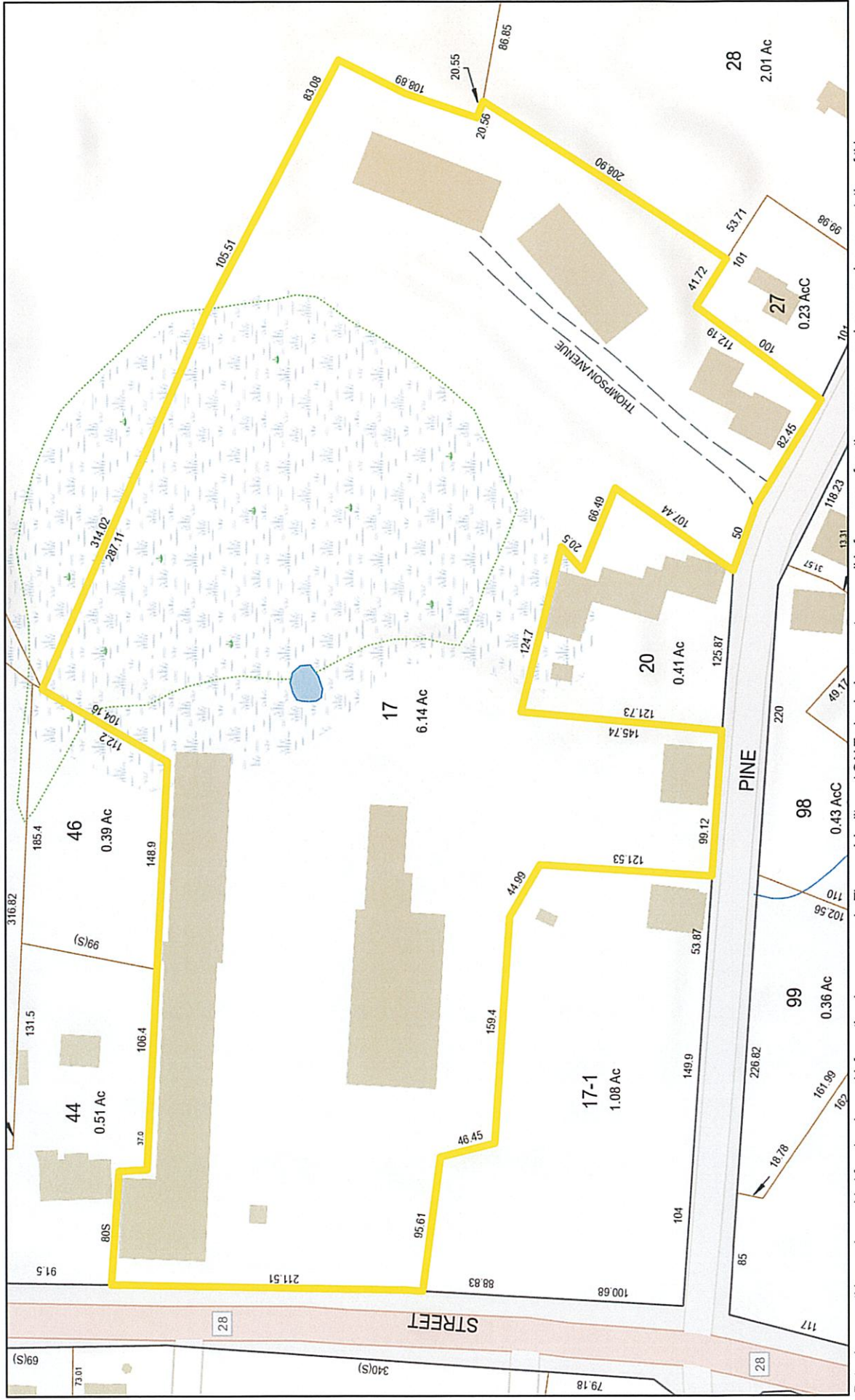
Town of Wolfeboro, NH

1 inch = 100 Feet

December 12, 2024



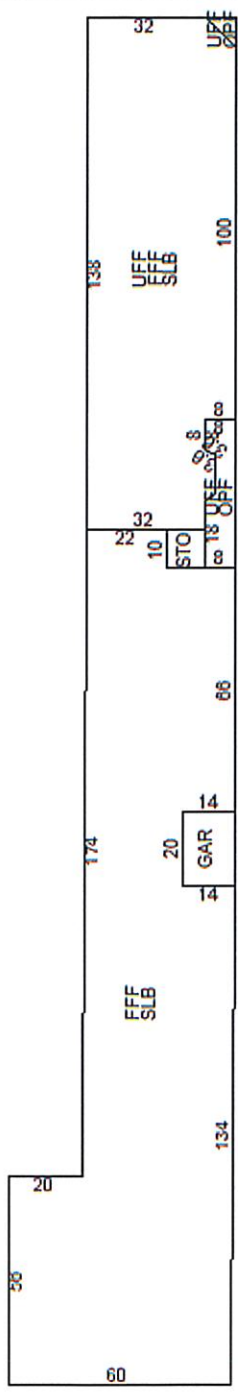
www.cai-tech.com



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OWNER INFORMATION				SALES HISTORY				PICTURE						
P&D ZIMMERMAN FAMILY LTD PTNRS ZIMMERMAN, PAUL GENERAL PARTNE; PO BOX 300 WOLFEBORO FALLS, NH 03896-0300				Date Book Page Type Price Grantor 04/08/1999 1800 622 U 199 P&D ZIMMERMAN FAMILY										
LISTING HISTORY				NOTES										
03/25/24 JMPU 09/19/23 JMIRM 01/15/21 JMPU 01/28/20 JMPU 04/03/19 JMPU 12/18/18 JMIRM 04/05/18 JMPU 02/12/18 JMPU				CLARK PLAZA; 5 UNITS ON 1ST FLR, 19 OFFICES ON 2ND FLR; LOTS MERGED IN 98 (218-16, 17, 18, 19, 21, 22, 23, 24, 25 & 26 NEW 218-17-1 LOT; 2023 CYCLICAL CHGS; 2024 AC 100% AC/CARD #3										
EXTRA FEATURES VALUATION														
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes							
PAVING- ASPHALT	216,000	216000 x 1	60	2.50	50	162,000								
LT2W/ DOUBLE LIGHT	3		100	2,000.00	50	3,000								
AIR CONDITION	5,284		63	2.50	100	8,322								
COOLER	171	9 x 19	154	25.00	100	6,584								
COOLER	217	7 x 31	134	25.00	100	7,270								
CANOPY AVG	100	10 x 10	220	23.00	50	2,530	OVER MAILBOX							
						189,700								
MUNICIPAL SOFTWARE BY AVTIAR														
WOLFEBORO ASSESSING OFFICE														
PARCEL TOTAL TAXABLE VALUE														
Year	Building	Features	Land											
2022	\$ 1,864,600	\$ 367,100	\$ 786,400	Parcel Total: \$ 3,018,100										
2023	\$ 1,875,300	\$ 357,600	\$ 786,400	Parcel Total: \$ 3,019,300										
2024	\$ 618,900	\$ 189,700	\$ 786,400 (c)	Parcel Total: \$ 3,028,100										
(Card Total: \$ 1,595,000)														
LAST REVALUATION: 2020														
Zone: COMMERCIAL - C1 & C2				Minimum Acreage: 2.00 Minimum Frontage: 50										
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Driveaway:	Road:
COM/IND	2,000 ac	115,000	E	100	100	100	100		300	345,000	0	N		
COM/IND	2,000 ac	115,000	E	100					200	230,000	0	N		
COM/IND	1,000 ac	105,000	E	100					100	105,000	0	N		
COM/IND	1,140 ac	106,400	E	100					100	106,400	0	N		
										786,400				

BUILDING DETAILS		
Model: 2.00 STORY STORE/OFF		
Roof: GABLE OR HIP/METAL/TIN		
Ext: CLAP BOARD/CB STUCCO		
Int: DRYWALL		
Floor: HARD TILE/SLATE/CARPET		
Heat: GAS/FA NO DUCTS		
Bedrooms: Baths: Fixtures:		
Extra Kitchens: Fireplaces:		
A/C: No Generators:		
Quality: A0 AVG		1.0000
Com. Wall: WOOD, 12 FT.	Base Rate:	CRT 65.00
Size Adj: 0.7895	Bldg. Rate:	0.6225
	Sq. Foot Cost:	\$ 40.46
BUILDING SUB AREA DETAILS		
ID	Description	Area Adj. Effect.
UFF	UPPER FLR FIN	5600 1.00 5600
FFF	FST FLR FIN	15220 1.00 15220
SLB	SLAB	15220 0.05 761
OPF	OPEN PORCH FIN	316 0.35 111
STO	STORAGE AREA	100 0.35 35
GAR	GARAGE ATTCHD	280 0.45 126
GLA:	20,820	36,736 21,853
2020 BASE YEAR BUILDING VALUATION		
Market Cost New:	\$ 884,172	
Year Built:	1985	
Condition For Age:	AVERAGE	30 %
Physical:		
Functional:		
Economic:		
Temporary:		30 %
Total Depreciation:		
Building Value:	\$ 618,900	



OWNER INFORMATION				SALES HISTORY				PICTURE			
P&D ZIMMERMAN FAMILY LTD PTNRS ZIMMERMAN, PAUL GENERAL PARTNEE PO BOX 300 WOLFEBORO FALLS, NH 03896-0300											
LISTING HISTORY				NOTES							
09/19/23 JMRM 10/14/09 DJRM 03/14/07 MMPU				OFFICES; ACTUAL YR BLT 1975-EFFECTIVE IS 1990 FOR RENO/UPDATES;10X14 BUMPOUT IS FOR FLOWER SHIP SECTION OFF CAR WASH CARD 5;2023 CYCLICAL							
EXTRA FEATURES VALUATION											
Feature Type		Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes			
MUNICIPAL SOFTWARE BY AVITAR											
WOLFEBORO ASSESSING OFFICE											
PARCEL TOTAL TAXABLE VALUE											
Year	Building	Features		Land							
2024	\$ 308,100	\$ 0		\$ 0(c)							
				Parcel Total: \$ 3,028,100							
(Card Total: \$ 308,100)											
LAST REVALUATION: 2020											
Zone:		Minimum Acreage:		Minimum Frontage:		Site:		Driveway:		Road:	
Land Type		COM/IND		Neighborhood: E		Cond		Ad Valorem		SPI R Tax Value Notes	

Map: 000218

Lot: 000017


Sub: 000000

Card: 2 of 8

35 CENTER STREET

WOLFEBORO

Printed: 03/28/2024



OWNER

P&D ZIMMERMAN FAMILY LTD PTN
ZIMMERMAN, PAUL GENERAL PARTNE
PO BOX 300
WOLFEBORO FALLS, NH 03896-0300

TAXABLE DISTRICTS

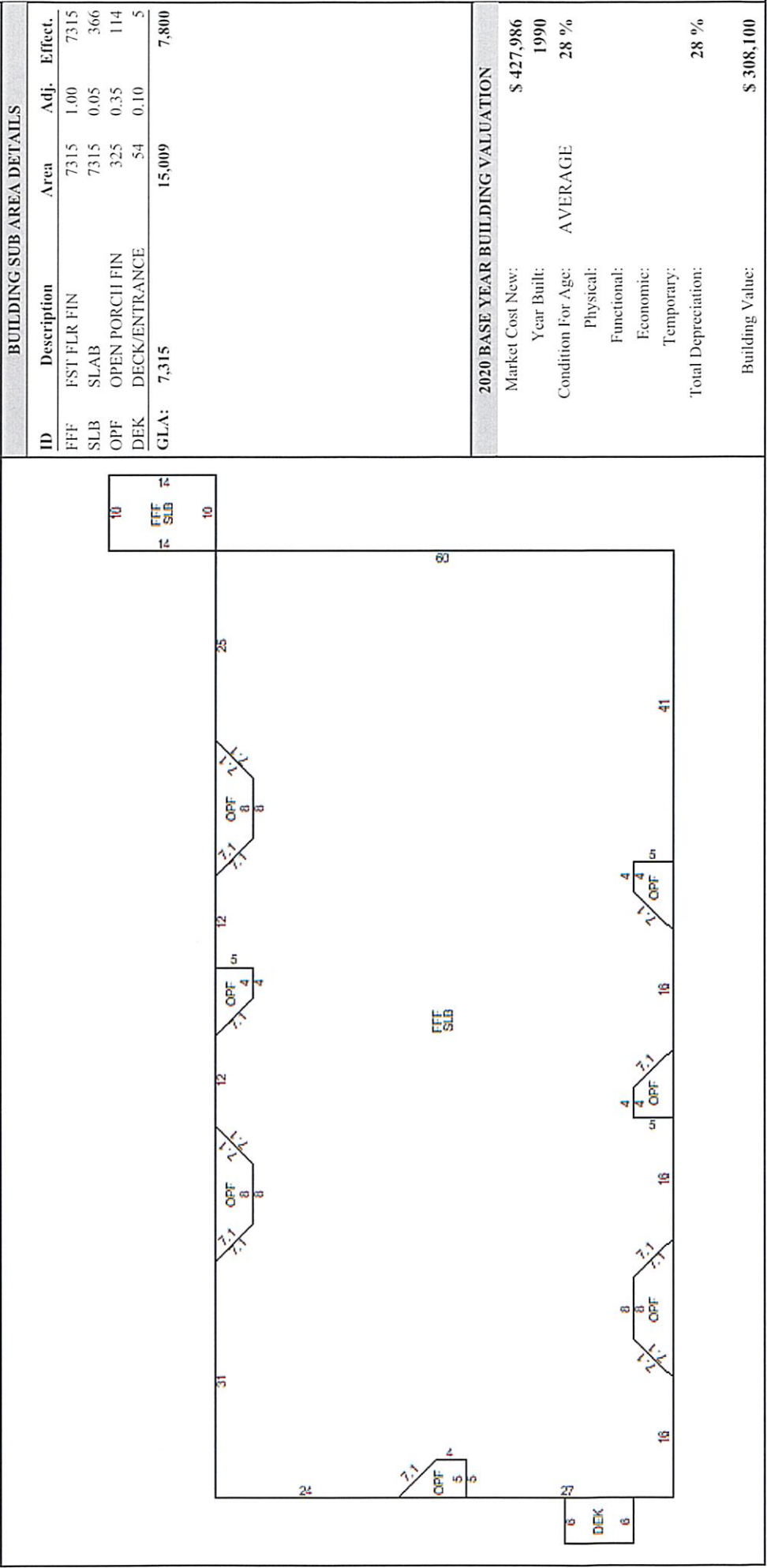
District	Percentage

PERMITS

Date	Project Type	Notes

BUILDING DETAILS

Model: 1 STORY OFFICES
Roof: GABLE OR HIP/ASPHALT
Ext: CLAP BOARD
Int: DRYWALL
Floor: CONCRETE/CARPET
Heat: ELECTRIC/FA DUCTED
Bedrooms: Baths: Fixtures:
Extra Kitchens: Fireplaces:
A/C: Yes 100.00 % Generators:
Quality: A0 AVG
Com. Wall: WOOD, 9 FT.
Size Adj: 0.8607
Base Rate: COF 75.00 1.0000
Bldg. Rate: 0.7316
Sq. Foot Cost: \$ 54.87



OWNER INFORMATION				SALES HISTORY				PICTURE			
P&D ZIMMERMAN FAMILY LTD PTNRS ZIMMERMAN, PAUL GENERAL PARTNE PO BOX 300 WOLFEBORO FALLS, NH 03896-0300											
LISTING HISTORY				NOTES							
07/15/15 T11UR 03/14/07 MMPU				NEW STREET ADDRESS ISSUED FOR EACH UNIT OF NEW 6 UNIT APT BLD 2 END UNITS HAVE 2 BEDRM FOUR MIDDLE UNITS HAVE 1 BEDRM. ALL UNITS W/ 1.5 BATHS. UNITS USE SPLITS FOR HEAT;2023 CYCLICAL CHGS							
EXTRA FEATURES VALUATION											
Feature Type		Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes			
SHEED AVG		96	96 x 1	100	22.00	50	1,056				
		1,100									
PARCEL TOTAL TAXABLE VALUE											
Year		Building		Features		Land					
2024		\$ 469,900		\$ 1,100		\$ 0(c)					
		Parcel Total: \$ 3,028,100									
(Card Total: \$ 471,000)											
MUNICIPAL SOFTWARE BY AVITAR											
WOLFEBORO ASSESSING OFFICE											
PARCEL TOTAL TAXABLE VALUE											
Year		Building		Features		Land					
2024		\$ 469,900		\$ 1,100		\$ 0(c)					
		Parcel Total: \$ 3,028,100									
(Card Total: \$ 471,000)											
LAST REVALUATION: 2020											
Zone:		Minimum Acreage:		Minimum Frontage:		Site:		Road:			
Land Type		COM/IND		Neighborhood: E		Cond		Ad Valorem SPT R			
						Tax Value		Notes			
		0 ac									

Map: 000218

Lot: 000017

Sub: 000000


Card: 3 of 8

14 PINE STREET

WOLFEBORO

Printed: 03/28/2024

PICTURE



P&D ZIMMERMAN FAMILY LTD PTN

ZIMMERMAN, PAUL GENERAL PARTNE

PO BOX 300

WOLFEBORO FALLS, NH 03896-0300

TAXABLE DISTRICTS

District

Percentage

OWNER

PERMITS

Date

Project Type

Notes

06/08/17

COMMERCIAL BUIL

6 UNIT APARTMENT BUILDING WITH

04/10/17

RAZE/DEMO

RAZE DWELLING

Model: 2.00 STORY APARTMENTS

Roof: GABLE OR HIP/PREFAB METALS

Ext: CLAP BOARD

Int: DRYWALL

Floor: HARDWOOD

Heat: ELECTRIC/FA NO DUCTS

Bedrooms: 8

Baths: 12.0

Fixtures: 30

Extra Kitchens:

Fireplaces:

A/C: Yes

100.00 %

Generators:

Quality: A2 AVG+20

Com. Wall:

Size Adj: 0.8117

Base Rate: CAP 60.00

Bldg. Rate: 0.9809

Sq. Foot Cost: \$ 58.85

BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
UFF	UPPER FLR FIN	3332	1.00 3332
FFF	FST FLR FIN	3332	1.00 3332
GAR	GARAGE ATTCHD	3332	0.45 1499
ROI	ROOF	768	0.15 115
STO	STORAGE AREA	544	0.35 190
SLB	SLAB	544	0.05 27
GLA:	6,664	11,852	8,495

2020 BASE YEAR BUILDING VALUATION			
Market Cost New:	\$ 499,931		
Year Built:	2017		
Condition For Age:	AVERAGE		
Physical:			
Functional:			
Economic:			
Temporary:			
Total Depreciation:	6 %		
Building Value:	\$ 469,900		

Map: 000218

Lot: 000017

Sub: 000000

Card: 4 of 8


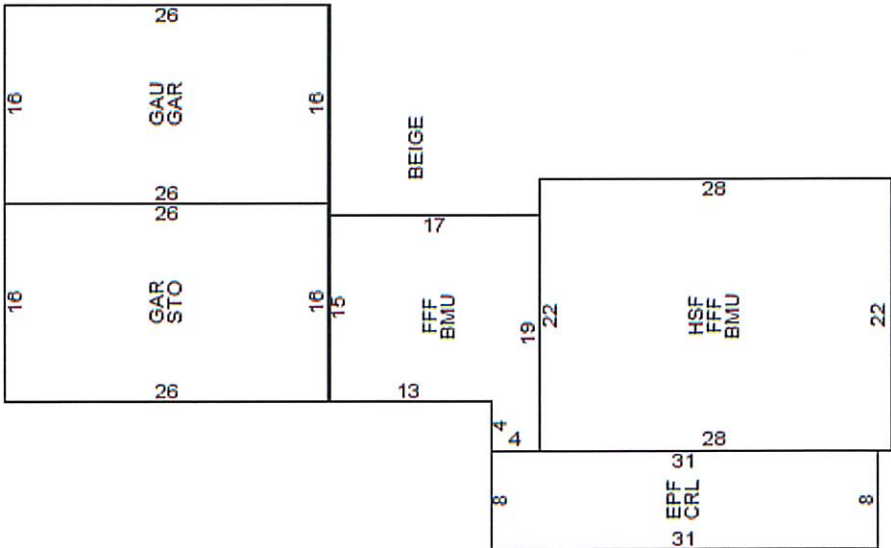
26 PINE STREET


WOLFEBORO


Printed: 03/28/2024

OWNER INFORMATION				SALES HISTORY				PICTURE			
P&D ZIMMERMAN FAMILY LTD PTNRS											
ZIMMERMAN, PAUL GENERAL PARTNE											
PO BOX 300											
WOLFEBORO FALLS, NH 03896-0300											
LISTING HISTORY				NOTES							
09/19/23 JMIRM				TWO FAMILY, 2-1BDRM APTS:NO STAIRS/STO ABOVE GAR:2023 CYCLICAL							
07/15/15 THUR				CORRECTION/SKETCH1							
03/14/07 MMPU											
EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR			
Feature Type		Units	Length x Width	Size Adj	Rate	Cond	Market Value	WOLFEBORO ASSESSING			
RES DAY SMALL		1		100	1,000.00	100	1,000	OFFICE			
								PARCEL TOTAL TAXABLE VALUE			
Year		Building		Features		Land					
2024		\$ 109,300		\$ 1,000		\$ 0(c)					
								Parcel Total: \$ 3,028,100			
								(Card Total: \$ 110,300)			
LAND VALUATION								LAST REVALUATION: 2020			
Zone:		Minimum Acreage:		Minimum Frontage:		Site:		Driveway:		Road:	
Land Type		COM/IND		Neighborhood: E		Cond		Ad Valorem		Tax Value Notes	
<div>0 ac</div>											



PICTURE		OWNER	TAXABLE DISTRICTS	BUILDING DETAILS																																															
		P&D ZIMMERMAN FAMILY LTD PTN ZIMMERMAN, PAUL GENERAL PARTNE PO BOX 300 WOLFEBORO FALLS, NH 03896-0300	<table><tr><th>District</th><th>Percentage</th></tr><tr><td></td><td></td></tr></table>	District	Percentage			Model: 1.5 STORY DUPLEX Roof: GABLE OR HIP/METAL/TIN Ext: VINYL SIDING Int: PLASTERED Floor: LINOLEUM OR SIM/CARPET Heat: GAS/HOT WATER Bedrooms: 2 Baths: 2.0 Extra Kitchens: Fixtures: Fireplaces: Generators: A/C: No Quality: A0 AVG Corn. Wall: WOOD, 8 FT. Size Adj: 1.0016 Base Rate: CCD 72.00 Bldg. Rate: 0.9718 Sq. Foot Cost: \$ 69.97																																											
				District	Percentage																																														
PERMITS																																																			
<table><tr><th>Date</th><th>Project Type</th><th>Notes</th></tr><tr><td>08/11/15</td><td>GAS PIPING</td><td>INSTALL UNDERGROUND 500 GAL LP</td></tr></table>		Date	Project Type	Notes	08/11/15	GAS PIPING	INSTALL UNDERGROUND 500 GAL LP																																												
Date	Project Type	Notes																																																	
08/11/15	GAS PIPING	INSTALL UNDERGROUND 500 GAL LP																																																	
				BUILDING SUB AREA DETAILS																																															
				<table><tr><th>ID</th><th>Description</th><th>Area</th><th>Adj.</th><th>Effect.</th></tr><tr><td>GAU</td><td>GAR ATTIC</td><td>416</td><td>0.10</td><td>42</td></tr><tr><td>GAR</td><td>GARAGE ATTCHD</td><td>832</td><td>0.45</td><td>374</td></tr><tr><td>FFF</td><td>FST FLR FIN</td><td>887</td><td>1.00</td><td>887</td></tr><tr><td>BMU</td><td>BSMNT</td><td>887</td><td>0.20</td><td>177</td></tr><tr><td>HSF</td><td>1/2 STRY FIN</td><td>616</td><td>0.50</td><td>308</td></tr><tr><td>EPF</td><td>ENCLSD PORCH</td><td>248</td><td>0.50</td><td>124</td></tr><tr><td>CRL</td><td>CRAWL SPACE</td><td>248</td><td>0.10</td><td>25</td></tr><tr><td>STO</td><td>STORAGE AREA</td><td>416</td><td>0.35</td><td>146</td></tr><tr><td>GLA:</td><td>1,195</td><td>4,550</td><td></td><td>2,083</td></tr></table>		ID	Description	Area	Adj.	Effect.	GAU	GAR ATTIC	416	0.10	42	GAR	GARAGE ATTCHD	832	0.45	374	FFF	FST FLR FIN	887	1.00	887	BMU	BSMNT	887	0.20	177	HSF	1/2 STRY FIN	616	0.50	308	EPF	ENCLSD PORCH	248	0.50	124	CRL	CRAWL SPACE	248	0.10	25	STO	STORAGE AREA	416	0.35	146	GLA:
ID	Description	Area	Adj.	Effect.																																															
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STO	STORAGE AREA	416	0.35	146																																															
GLA:	1,195	4,550		2,083																																															
2020 BASE YEAR BUILDING VALUATION																																																			
Market Cost New:				\$ 145,748																																															
Year Built:				1920																																															
Condition For Age:				AVERAGE	25 %																																														
Physical:																																																			
Functional:																																																			
Economic:																																																			
Temporary:																																																			
Total Depreciation:					25 %																																														
Building Value:					\$ 109,300																																														

OWNER INFORMATION			SALES HISTORY				PICTURE	
P&D ZIMMERMAN FAMILY LTD PTNRS ZIMMERMAN, PAUL GENERAL PARTNE PO BOX 300 WOLFEBORO FALLS, NH 03896-0300								
LISTING HISTORY			NOTES					
07/15/15	THUR		AUTOMATIC CAR WASH; 10X14 FLOWER SHOP/CARD 2,THERE IS 4 CAR					
03/17/15	SCPU		VACS W/2 DOUBLE LTS OVER, CARWASH BAY HAS10 YR EXPECTED LIFE					
03/14/07	MMPU		AJD COND IN EXFEAT					
EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVITAR	
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes	
CARWSH BAY AUTO	2		100	60,000.00	75	90,000		
						90,000		
PARCEL TOTAL TAXABLE VALUE								
Year	Building	Features	Land					
2024	\$ 101,400	\$ 90,000	\$ 0(c)					
			Parcel Total: \$ 3,028,100					
							(Card Total: \$ 191,400)	
LAND VALUATION							LAST REVALUATION: 2020	
Zone:	Minimum Acreage:	Minimum Frontage:	Site:	Driveway:	Road:			
Land Type	COM/IND	Neighborhood: E	Cond	Ad Valorem	SPI	R	Tax Value	Notes
_____ 0 ac								



OWNER

P&D ZIMMERMAN FAMILY LTD PTN
ZIMMERMAN, PAUL GENERAL PARTNE
PO BOX 300

WOLFEBORO FALLS, NH 03896-0300

TAXABLE DISTRICTS

District	Percentage

BUILDING DETAILS

Model: 1 STORY CAR WASH
Roof: GABLE OR HIP/ASPHALT
Ext: CNCRT OR BLK
Int: AVE FOR USE
Floor: CONCRETE
Heat: NONE/NONE
Bedrooms: Baths: Fixtures:
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A0 AVG
Com. Wall: MASONRY, 16 FT.
Size Adj: 1.1653
Base Rate: CCW 80.00
Bldg. Rate: 0.7808
Sq. Foot Cost: \$ 67.71

BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
FFF	FST FLR FIN	1980	1.00 1980
SLB	SLAB	1980	0.05 99
GLA:	1,980	3,960	2,079

2020 BASE YEAR BUILDING VALUATION

Market Cost New:
Year Built:
Condition For Age:
Physical:
Functional:
Economic:
Temporary:
Total Depreciation:

Building Value:

\$ 140,769
1990
AVERAGE
28 %

28 %

\$ 101,400

OWNER INFORMATION			SALES HISTORY				PICTURE
P&D ZIMMERMAN FAMILY LTD PTNRS ZIMMERMAN, PAUL GENERAL PARTNE PO BOX 300 WOLFEBORO FALLS, NH 03896-0300			Date	Book	Page	Type	Price Grantor
LISTING HISTORY			NOTES				
07/15/15 THUR 03/17/15 SCPU			SELF SERVE CAR WASH; CARWASH BAY HAS 10 YEAR EXPECTED LIFE AID COND IN EX FEAT				
EXTRA FEATURES VALUATION							
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
CARWSH BAY SELF SERV	2		100	30,000.00	75	45,000	
CARWSH BAY SELF SERV	1		100	30,000.00	50	15,000	EXTERIOR
						60,000	
MUNICIPAL SOFTWARE BY AVTAR							
WOLFEBORO ASSESSING OFFICE							
PARCEL TOTAL TAXABLE VALUE							
Year	Building	Features	Land				
2024	\$ 47,600	\$ 60,000	\$ 0(c)				
			Parcel Total: \$ 3,028,100				
(Card Total: \$ 107,600)							
LAST REVALUATION: 2020							
LAND VALUATION							
Zone:	Minimum Acreage:	Minimum Frontage:	Site:	Driveway:	Road:		
Land Type	COM/IND	Neighborhood: E	Cond	Ad Valorem	SPI	R	Tax Value Notes
			0 ac				

Map: 000218

Lot: 000017

Sub: 000000


Card: 6 of 8

35 CENTER STREET

WOLFEBORO

Printed: 03/28/2024

PICTURE



OWNER

P&D ZIMMERMAN FAMILY LTD PTN
ZIMMERMAN, PAUL GENERAL PARTNE
PO BOX 300
WOLFEBORO FALLS, NH 03896-0300

TAXABLE DISTRICTS

District	Percentage
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PERMITS

Date	Project Type	Notes
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BUILDING DETAILS

Model: 1 STORY CAR WASH
Roof: GABLE OR HIP/ASPHALT
Ext: CNCRT OR BLK
Int: AVE FOR USE
Floor: CONCRETE
Heat: NONE/NONE
Bedrooms: Baths: Fixtures:
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A0 AVG
Com. Wall: MASONRY, 16 FT. 1.0840
Size Adj: 1.8213 Base Rate: CCV 62.00
Bldg. Rate: 1.2203
Sq. Foot Cost: \$ 82.01

ATTACHED TO BUILDING ON CARD 5

24

FFF
SLB

self serve car was bays

32

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	EST FLR FIN	768	1.00	768
SLB	SLAB	768	0.05	38
GLA:	768	1,536		806

2020 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 66,100
Year Built:	1990
Condition For Age:	AVERAGE
Physical:	28 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	28 %
Building Value:	\$ 47,600

Map: 000218

Lot: 000017

Sub: 000000


Card: 8 of 8

24 PINE STREET

WOLFEBORO

Printed: 03/28/2024

OWNER INFORMATION			SALES HISTORY			PICTURE		
P&D ZIMMERMAN FAMILY LTD PTNRS ZIMMERMAN, PAUL GENERAL PARTNER PO BOX 300 WOLFEBORO FALLS, NH 03896-0300								
LISTING HISTORY			NOTES					
09/19/23 JMRM			CLARK PLAZA STORAGE WAREHOUSE 24 PINE ST; 2023 CYCLICAL CORREC					
02/04/16 CAPU			PAVMT					
EXTRA FEATURES VALUATION						MUNICIPAL SOFTWARE BY AVTAR		
Feature Type			Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes
PAVING- ASPHALT			5,000	1 x 5000	63	2.50	100	7,875 7,900
PARCEL TOTAL TAXABLE VALUE						WOLFEBORO ASSESSING OFFICE		
Year			Building		Features		Land	
2024			\$ 115,200		\$ 7,900		\$ 0(c)	
Parcel Total: \$ 3,028,100						(Card Total: \$ 123,100)		
LAND VALUATION						LAST REVALUATION: 2020		
Zone: Minimum Acreage: Minimum Frontage:			Site:			Driveway: Road:		
Land Type COM/IND			Neighborhood:			Cond Ad Valorem SPI R Tax Value Notes		
			0 ac					

PICTURE		OWNER	TAXABLE DISTRICTS		BUILDING DETAILS		
		P&D ZIMMERMAN FAMILY LTD PTN ZIMMERMAN, PAUL GENERAL PARTNE PO BOX 300 WOLFEBORO FALLS, NH 03896-0300	District	Percentage	Model: 1 STORY WAREHOUSE Roof: FLAT/PREFAB METALS Ext: PREFIN METAL Int: AVE FOR USE Floor: CONCRETE Heat: NONE/NONE Bedrooms: Baths: Fixtures: Extra Kitchens: Fireplaces: Generators: A/C: No Quality: A0 AVG Com. Wall: Size Adj: 0.9556 Base Rate: CSS 40.00 Bldg. Rate: 0.7454 Sq. Foot Cost: \$ 29.81		
		PERMITS					
		Date	Project Type	Notes			

WARRANTY DEED

BE IT KNOWN that Paul Zimmerman, as Trustee of the PZ Trust, of P. O. Box 300, Wolfeboro Falls, NH 03896, hereby gifts to the P. and D. Zimmerman Family Limited Partnership, Paul E. Zimmerman, General Partner, of P. O. Box 300, Wolfeboro Falls, NH 03896, with warranty covenants the following described property:

Tax Map #218-17

A tract of land with the buildings situate thereon located on the easterly side of Center Street in Wolfeboro, Carroll County, New Hampshire, formerly known as Tax Map #10-5-11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 40 and 42, as shown on the following plans:

1. "Plan of Lands for R. Willard & M. Virginia Sumner, Wolfeboro, Carroll County, N.H." dated April 8, 1980 and recorded on December 4, 1980 at Book 51, Page 92 Carroll County Registry of Deeds. Wolfeboro Planning Board approval was obtained on December 2, 1980 as cited on said plan;
2. "Topographic and Existing Conditions Site Plan of Clarke Plaza, Center Street, Wolfeboro, N.H. for Paul Zimmerman" dated May 15, 1984 and recorded on May 31, 1984 at Plan Book 68, Page 20 Carroll County Registry of Deeds. Wolfeboro Planning Board approval was obtained on May 29, 1984 as cited on said plan;
3. "Proposed Site Plan for Paul Zimmerman & BankEast Corporation, Wolfeboro, N.H." dated May 15, 1984 and recorded on May 31, 1984 at Plan Book 68, Page 21 Carroll County Registry of Deeds. Wolfeboro Planning Board approval was obtained on May 29, 1984 as cited on said plan;
4. "Proposed Drainage Plan for Paul Zimmerman & BankEast Corporation, Wolfeboro, N.H." dated May 15, 1984 and recorded on May 31, 1984 at Plan Book 68, Page 22 Carroll County Registry of Deeds. Wolfeboro Planning Board approval was obtained on May 29, 1984 as cited on said plan; and
5. "Proposed Site Plan for Paul Zimmerman, Wolfeboro, N.H." dated February 5, 1985 and recorded on March 8, 1985 at Plan Book 74, Page 1 Carroll County Registry of Deeds. Wolfeboro Planning Board approval was obtained on March 5, 1985 as cited on said plan;
6. "Proposed Site Plan for Paul Zimmerman, Pine Street, Wolfeboro, N.H." dated March 5, 1985 and recorded on March 8, 1985 at Plan Book 74, Page 4 Carroll County Registry of Deeds. Wolfeboro Planning Board approval was obtained on March 5, 1985 as cited on said plan;
7. "Proposed Site Plan for Bank East Corporation, Wolfeboro, N.H." dated February 3, 1987 and recorded on February 11, 1987 at Plan Book 96, Page 48 Carroll County Registry of Deeds. Wolfeboro Planning Board approval was obtained on February 3, 1987 as cited on said plan.

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J. Allen Q. Placido
REGISTER OF DEEDS

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Said tract being more particularly bounded and described as follows:

Beginning at a point at the corner of Center Street and Pine Street as shown on the aforementioned plan of land recorded at Plan Book 68, Page 21; thence turning N 19° 15' 00" E and running 100.69' by Center Street to a point; thence turning N 16° 44' 09" E and running 88.83' by Center Street to a disc; thence turning N 14° 47' 04" E and running 211.51' by Center Street to a nail; thence turning S 73° 08' 30" E and running 76.83' by land now or formerly of Harriman-Hale Post No. 18 to an iron pin; thence turning S 14° 48' 41" W and running 23.09' by said Harriman-Hale land to an iron pin; thence turning S 74° 23' 21" E and running 292.30' by said Harriman-Hale land to an iron pin; thence turning N 43° 14' 25" E and running 104.16' by said Harriman-Hale land to an iron bar; thence turning S 51° 43' 01" E and running 287.11' by land now or formerly of Schliebus to a point; thence continuing southeasterly along a stone wall and running approximately 215' by land of Schliebus to a point; thence turning southwesterly and running along an intersecting stone wall approximately 110' by land of Schliebus to a drill hole; (the following courses and distances are derived from that plan of land recorded at Plan Book 51, Page 92) thence turning S 51° 56' 02" E and running 20.56' along a stone wall by land of Schliebus to an iron pin; thence turning S 49° 59' 26" W and running 208.90' by land of Sumner to an iron pin; thence turning N 40° 55' 35" W and running 41.74' by land now or formerly of Helme to an iron pin; (the following courses and distances are derived from that plan of land recorded at Plan Book 74, Page 4) thence turning S 50° 57' 03" W and running 112.22' parallel to Thompson Avenue by land of Helme to an iron pin; thence turning N 45° 52' 28" W and running 49.41' by Pine Street to an iron pin; thence turning N 59° 42' 29" W and running 50' by Pine Street to a disc; thence turning N 45° 35' 50" E and running 107.41' by land now or formerly of Shannon to a disc; (the following courses and distances are derived from that plan of land recorded at Plan Book 68, Page 21) thence turning northeasterly and running approximately 67' by land now or formerly of Shannon to a point; thence turning easterly and running approximately 65' by land of Shannon to a point; thence turning N 89° 27' 05" W and running 150.47' by land of Shannon to a point; thence turning S 17° 12' 09" W and running approximately 121' by land of Shannon to Pine Street; thence turning northwesterly and running approximately 153' by Pine Street to a point; (the following course and distance are derived from that plan of land recorded at Plan Book 96, Page 48) thence turning N 71° 04' 14" W and running 253.93' by Pine Street to the point of beginning.

Together with and subject to all rights, restrictions, conditions, easements, agreements, leases and boundary line agreements of record.

Together with any and all land lying between the above property and Center Street and Pine Street.

The undersigned Trustee, as Trustee under the PZ Trust created under a trust agreement dated April 23, 1996 hereby states pursuant to RSA 564-A:7 that he has full and absolute power in said trust agreement to convey or mortgage any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power to see to the application of any trust asset paid to the Trustee relative to said conveyance or mortgage thereof.

Meaning and intending to describe and convey the same premises (former Tax Map 10-05-11) conveyed to Paul Zimmerman, as Trustee of the PZ Trust by Paul Zimmerman by warranty deed dated and recorded on April 23, 1996 at Book 1653 Page 262 Carroll County Registry of Deeds.

Meaning and intending to describe and convey the same premises (former Tax Map 10-05-12, 13, 14, 15, 16 and 40) conveyed to Paul Zimmerman, as Trustee of the PZ Trust by Paul Zimmerman, as Trustee of The Center Street Plaza Trust by warranty deed dated December 10, 1997 and recorded December 16, 1997 at Book 1727, Page 799 Carroll County Registry of Deeds.

Meaning and intending to describe and convey the same premises (former Tax Map 10-05-17) conveyed to Paul Zimmerman, as Trustee of the PZ Trust by Deborah Zimmerman by warranty deed dated December 10, 1997 and recorded on December 16, 1997 at Book 1727, Page 804 Carroll County Registry of Deeds.

Meaning and intending to describe and convey the same premises (former Tax Map 10-05-18) conveyed to Paul Zimmerman as Trustee of the PZ Trust by Paul and Deborah W. Zimmerman by warranty deed dated December 10, 1997 and recorded on December 16, 1997 at Book 1727, Page 806 Carroll County Registry of Deeds.

Meaning and intending to describe and convey the same premises (former Tax Map 10-05-20, 21, 24 and 42) conveyed to Paul Zimmerman, as Trustee of the PZ Trust by Paul E. and Deborah W. Zimmerman by warranty deed dated December 10, 1997 and recorded on December 16, 1997 at Book 1727, Page 808 Carroll County Registry of Deeds.

Meaning and intending to describe and convey the same premises (former Tax Map 10-05-22 and 23) conveyed to Paul Zimmerman, as Trustee of the PZ Trust by Paul and Deborah Zimmerman by warranty deed dated December 10, 1997 and recorded on December 16, 1997 at Book 1727, Page 811 Carroll County Registry of Deeds.

This is not homestead property.

This is a noncontractual transfer pursuant to NH RSA 78-B:2-IX.

Executed this 5 day of April, 1999.

PZ Trust

Paul Zimmerman
By: Paul Zimmerman, Trustee

State of New Hampshire
County of Carroll

On this the 5 day of April, 1999, before me, personally appeared the above-subscribed, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that the above-subscribed executed the same for the purposes therein contained.

Lori A. Bowen
Notary Public/Justice of the Peace
My commission expires:

LORI A. BOWEN, Notary Public
My Commission Expires February 19 2002



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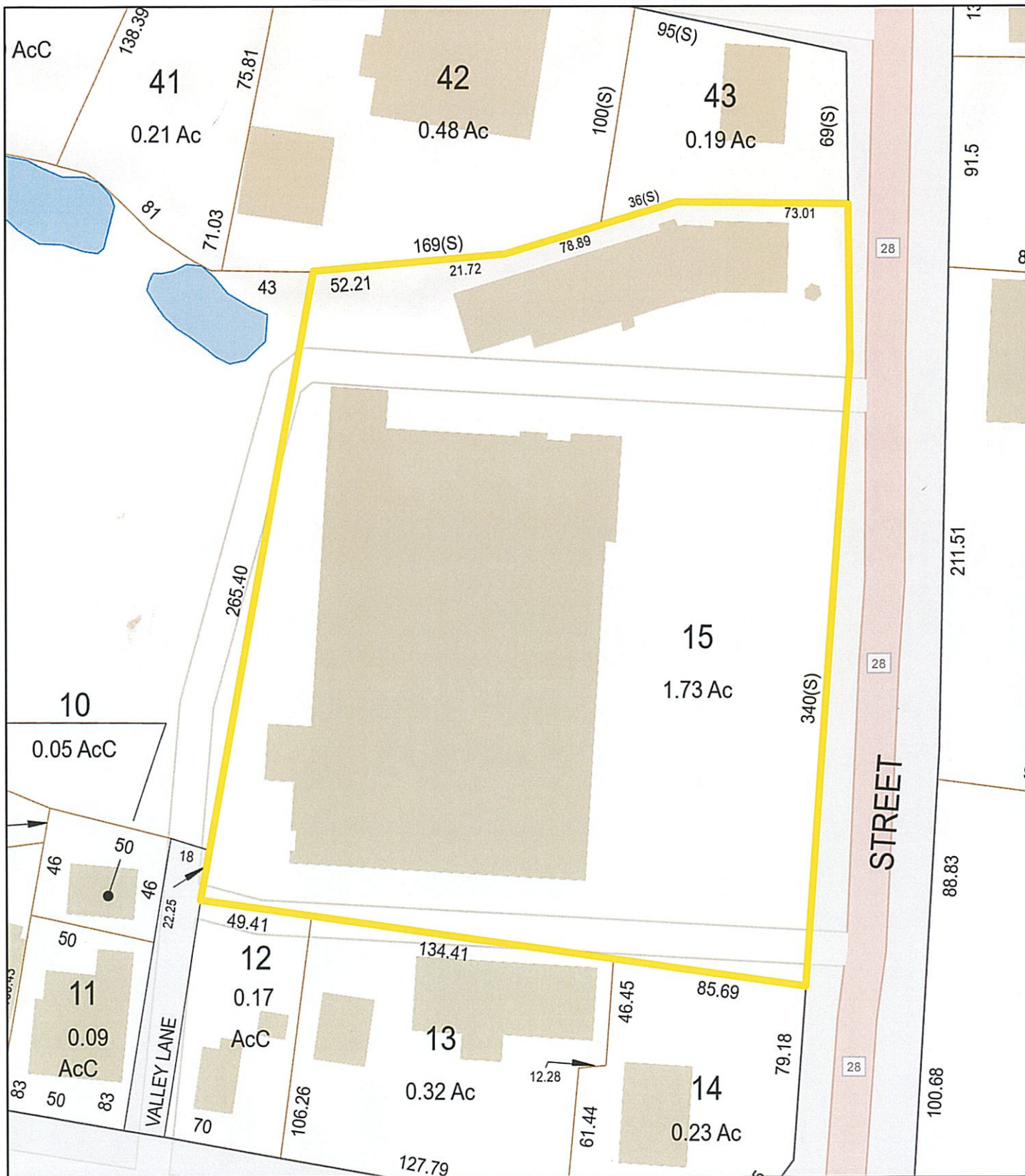
Town of Wolfeboro, NH

1 inch = 60 Feet



www.cai-tech.com

December 12, 2024



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Map: 000218		Lot: 000015		Sub: 000000		Card: 1 of 2		36 CENTER STREET		WOLFEBORO		Printed: 03/28/2024	
OWNER INFORMATION				SALES HISTORY				PICTURE					
P&D ZIMMERMAN FAMILY LTD PTNRS ZIMMERMAN, PAUL GENERAL PARTNE: PO BOX 300				04/08/1999 1800 626 U 199 P&D ZIMMERMAN FAM LTD									
WOLFEBORO FALLS, NH 03896-0300													
LISTING HISTORY				NOTES									
03/25/24 JMPU				WOLFEBORO SHOPPING CENTER (HARVEST MARKET; TD BANK, WOLFE									
09/19/23 JMIRM				EYE ASSOC.) 2ND FLR ASIITON & CO, SULLIVAN PLCC.LAKES REGION									
02/07/22 JMPU				TITLE SERV,CONTAMINATED SUPERFUND, CARD #2 IS FOR									
01/15/21 JMPU				OBTEX;HANDYCAP ELEVATOR (NOT LISTING)(LOOKS MORE LIKE									
03/06/19 JMPU				HANDICAP LIFT;2023 CYCLICAL CHGS FOR 2024;2024 REPLACE ROOF									
12/11/18 JMIRM													
02/12/18 JMPU													
02/06/17 CAPU													
MUNICIPAL SOFTWARE BY AVITAR													
WOLFEBORO ASSESSING OFFICE													
PARCEL TOTAL TAXABLE VALUE													
Year Building Features Land													
2022 \$ 1,303,000 \$ 219,800 \$ 403,000 Parcel Total: \$ 1,925,800													
2023 \$ 1,303,000 \$ 219,800 \$ 403,000 Parcel Total: \$ 1,925,800													
2024 \$ 1,139,900 \$ 149,800 \$ 403,000 (c) Parcel Total: \$ 1,862,100													
(Card Total: \$ 1,692,700)													
LAST REVALUATION: 2020													
Zone: COMMERCIAL - C1 & C2 Minimum Acreage: 2.00 Minimum Frontage: 50													
Land Type Units Base Rate NC Adj Site Road DWay Topography Cond Ad Valorem SPI R Tax Value Notes													
COM/IND 2.000 ac 115,000 E 100 100 100 100 350 402,500 0 N 402,500 USE													
COM/IND 0.090 ac x 5,000 X 100 100 100 500 0 N 500													
2.090 ac 403,000 403,000													

Map: 000218

Lot: 000015

Sub: 000000


Card: 2 of 2

36 CENTER STREET

WOLFEBORO

Printed: 03/28/2024

PICTURE



OWNER

P&D ZIMMERMAN FAMILY LTD PTN
ZIMMERMAN, PAUL GENERAL PARTNE
PO BOX 300
WOLFEBORO FALLS, NH 03896-0300

TAXABLE DISTRICTS

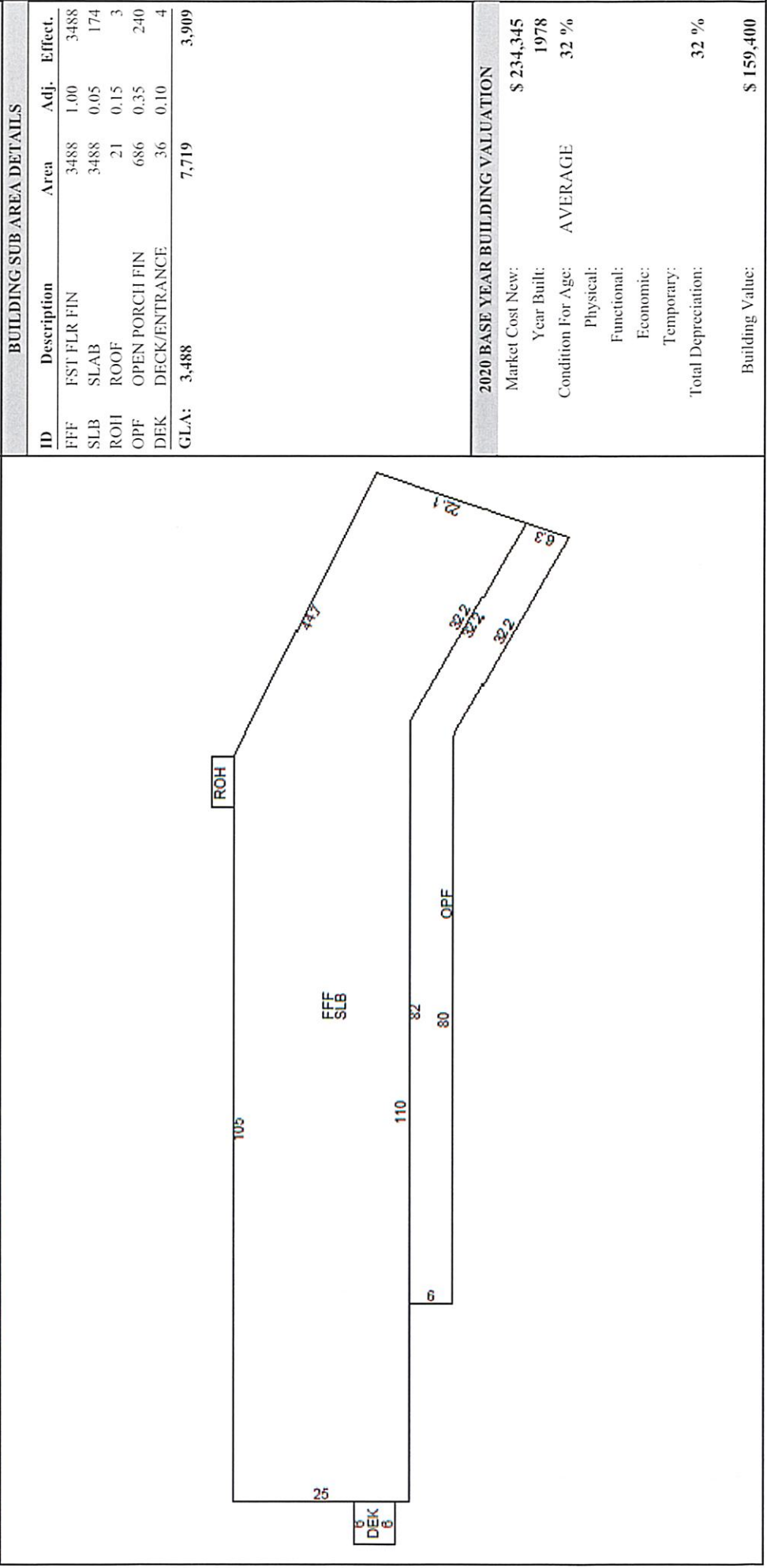
District	Percentage
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PERMITS

Date	Project Type	Notes
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BUILDING DETAILS

Model: 1 STORY STORE
Roof: GABLE OR HIP/ASPHALT
Ext: PREFAB WD PNL
Int: PLYWOOD PANEL/DRYWALL
Floor: LINOLEUM OR SIM/CARPET
Heat: OIL/FA DUCTED
Bedrooms: Baths: 4.0 Fixtures: 8
Extra Kitchens: Fireplaces:
A/C: Yes 100.00 % Generators:
Quality: A0 AVG
Com. Wall: WOOD, 8 FT. 1.0000
Size Adj: 0.9709 Base Rate: CRT 65.00
Bldg. Rate: 0.9224
Sq. Foot Cost: \$ 59.95



WARRANTY DEED

BE IT KNOWN that Paul Zimmerman as Trustee of The Center Street Plaza Trust, of P. O. Box 300, Wolfeboro Falls, NH 03896, hereby gifts to the P. and D. Zimmerman Family Limited Partnership, Paul E. Zimmerman, General Partner, of P.O. Box 300, Wolfeboro Falls, New Hampshire, 03896, with warranty covenants the following described property:

A parcel of land with the buildings thereon situate in Wolfeboro, Carroll County, New Hampshire as shown on a plan entitled "Site Plan, Proposed Addition to the Wolfeboro Shopping Center" dated February 1976 and recorded on December 21, 1976 at Plan Book 35, Page 33, being more particularly bounded and described as follows:

Beginning at a point on the westerly sideline of Center Street at the easterly corner of the property of Wolfeboro Oil Company, Inc. and being the southerly corner of the premises herein described; thence running N 64° 19' 50" W, passing through an iron pipe imbedded in the ground near said westerly sideline of Center Street and continuing on said course by the northerly boundary of Wolfeboro Oil Company, Inc. land 217.10' to an iron pin; thence running S 25° 46' 10" W 7.02' to an iron pin; thence running N 69° 06' 50" W by land of the Town of Wolfeboro 49.41' to an iron pin; thence running N 28° 05' 50" E by land of the Town of Wolfeboro 287.65' to an iron pin; thence running S 79° 00' 20" E and running 52.21' to an iron pin by the southerly boundary line of Rankin land; thence S 74° 56' 00" E and running 27.72' to an iron pin by land of Rankin; thence N 89° 03' 10" E, partly by said land of Rankin and partly by land of Richard Libby, 78.89' to an iron pin; thence S 72° 12' 30" E by the southerly boundary line of land of Richard Libby 73.07' to an iron pin and continuing a short distance in a generally southeasterly direction to Center Street; thence turning by the westerly sideline of said Center Street and running approximately 341.58' to the point of beginning. (the straight line distance and bearing between the pin at land of Libby and the pipe at Wolfeboro Oil Company, Inc. is S 20° 02' 20" W, 341.58').

The undersigned Trustee, as Trustee under The Center Street Plaza Trust created under a trust agreement dated November 4, 1993 hereby states pursuant to RSA 564-A:7 that he has full and absolute power in said trust agreement to convey or mortgage any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the Trustee relative to said conveyance or mortgage thereof.

Meaning and intending to describe and convey the same premises conveyed to Randy Walker as Trustee of The Center Street Plaza Trust by The Federal Deposit Insurance Corporation by quitclaim deed dated and recorded on March 25, 1994 at Book 1568, Page

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513 Carroll County Registry of Deeds. Randy Walker (a/k/a Thomas R. Walker) resigned as the Trustee thereof and Paul Zimmerman became the successor Trustee by "Resignation Of Trustee From The Center Street Plaza Trust and Appointment Of Successor Trustee, Wolfeboro, New Hampshire" recorded on September 7, 1994 at Book 1588, Page 324 Carroll County Registry of Deeds.

Together with and subject to all rights, restrictions, conditions, easements and rights-of-way of record.

This is not homestead property.

This is a noncontractual transfer pursuant to NH RSA 78-B:2-IX.

Executed this 5 day of April, 1999.

The Center Street Plaza Trust

By: Paul Zimmerman
Paul Zimmerman, Trustee

State of New Hampshire
County of Carroll

On this the 5 day of April, 1999, before me, personally appeared the above-subscribed, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that the above-subscribed executed the same for the purposes therein contained.

Lori A. Bowen
Notary Public/Justice of the Peace
My commission expires:

LORI A. BOWEN, Notary Public
My Commission Expires February 18, 2005

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