

7 acre Lot with Good Visibility - 600' on Route 125



**The Merrill
Bartlett Group**
REAL ESTATE

316 South Road, Brentwood, NH 03833

Listing ID: 30763805
Status: Active
Property Type: Vacant Land For Sale
Possible Uses: Agricultural, Hospitality
Gross Land Area: 7.03 Acres
Sale Price: \$699,900
Unit Price: \$99,559 Per Acre
Sale Terms: Cash to Seller



Overview/Comments

At the corner of South Road and Route 125 with over 600' frontage on Route 125 is 7 acres of level, mostly cleared land most recently

used as a garden center. There is a 1400 sf circa 1970 mobile home on the site with drilled well and septic. Brentwood's Commercial-Industrial District has a

number of permitted uses. This property is adjacent to the Rockingham County Courthouse property near the Kingston Town Line in a growing commercial

area. (A 900,000 sf distribution facility was just approved by the Town of Kingston for the parcel two properties south of this land.)

More Information Online

<https://www.newenglandcommercialproperty.com/listing/3076380/>

QR Code

Scan this image with your mobile device:



General Information

Tax ID/APN:	223.063.000	Zoning:	COMMERCIAL INDUSTRIAL
Possible Uses:	Agricultural, Hospitality, Industrial, Office, Retail, Retail-Pad	Sale Terms:	Cash to Seller

Area & Location

Property Visibility:	Excellent	Traffic/Vehicle Count:	13,000
Largest Nearby Street:	Corner of Route 125 and South Road	Site Description:	Level, mostly open, drilled well and septic on site.
Feet of Frontage:	1,063		

Area Description Growing Commercial Area near the Kingston Town Line. Adjacent to the Rockingham County Courthouse, two parcels from the newly approved 900sf distribution center to be built in Kingston.

Land Related

Lot Frontage:	1063	Available Utilities:	Electric, Cable, Broadband, Internet Access
Lot Depth:	800	Water Service:	Well
Zoning Description:	Commercial Industrial	Sewer Type:	Septic
Topography:	Level		

Location

Address: 316 South Road, Brentwood, NH 03833
County: Rockingham
MSA: Boston-Cambridge-Newton



Property Images



316South_Merrill-3



316South_Merrill-5



316South_Merrill-4



316South_Merrill-6

Property Contacts



Lynne Bartlett Merrill

The Merrill Bartlett Group
603-770-4012 [M]
603-642-5171 [O]
lynne.merrill@mbgre.com

Land
4884355
Active

316 South Road
Brentwood
Unit/Lot # NH 03833

Listed: 9/27/2021 \$699,900
Closed:
DOM: 940



County NH-Rockingham
VillDstLoc
Zoning C/I
Lot Size Acres 7.03
Lot - Sqft 306,227
Price Per Acre \$99,559.03
Taxes TBD No
Tax - Gross Amount \$7,595.00
Tax Year 2020
Waterfront Property
Water View
Water Body Access
Water Body Name

Road Frontage Yes
Road Frontage Length 1,063
Surveyed Yes
Surveyed By
ROW - Parcel Access
ROW - Length
ROW - Width
ROW to other Parcel
Total Lots 1
Total Leases
OpenSpc %

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

Date Initial Showings



Directions

Remarks - Public Storage Facility? At the corner of South Road and Route 125 with over 600' frontage on Route 125 is 7 acres of level, mostly cleared land most recently used as a garden center. There is a 1400 sf circa 1970 mobile home on the site with drilled well and septic. Brentwood's Commercial -Industrial district has a number of permitted uses. This property is adjacent to the Rockingham County Courthouse property near the Kingston Town Line in a growing commercial area. (A 900,000sf distribution facility was just approved by the Town of Kingston for the parcel two properties south of this land.)

LOT/LOCATION

Development / Subdivision

Lot Features Corner, Level, Major Road Frontage

Pole Number
Permit Number
Roads Paved, Public

Area Description Business District, Commercial Zoning

School - District Brentwood
School - Elementary Swasey Central School
School - Middle/Jr Cooperative Middle School
School - High Exeter High School

UTILITIES

Utilities Cable - At Site
Internet Internet - Cable
Water Source Drilled Well
Sewer On-Site Septic Exists
Electric On-Site

Fuel Company
Electric Company
Cable Company
Phone Company

PUBLIC RECORDS

Deed - Recorded Type Warranty
Deeds - Total
Deed - Book 4738
Deed - Page 1414
Plan Survey Number
Property ID

Map 223
Block 0
Lot 63
SPAN#

Tax Class
Tax Rate
Current Use No
Land Gains
Assessment Amount \$322,800
Assessment Year 2020
Assessments - Special

DISCLOSURES

Fee 2
Fee 3

Foreclosed/Bank-Owned/REO No **Flood Zone** No
Monthly Lease Amount **Easements**
Covenants No
Resort No

Financing-Current
Financing-Possible Opt

Auction
Date - Auction
Auction Time

Items Excluded
Documents Available Aerials, Deed, Property Disclosure, Survey, Tax Map

Auctioneer Name
Auctioneer License Number
Auction Price Determined By

Offer of Compensation to Licensed PrimeMLS Real Estate Brokerages

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

Compensation Based On Net Sales Price

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

Compensation Comments

PREPARED BY

Lynne Bartlett Merrill
Cell: 603-770-4012
lynne.merrill@mbgre.com



My Office Info:

The Merrill Bartlett Group
153 Main Street

Kingston NH 03848
Off: 603-642-5171

Listed by:

Lynne Bartlett Merrill / The Merrill Bartlett Group

PROPERTY DISCLOSURE - LAND ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

- 1. SELLER: Emma Brentwood Realty LLC
- 2. PROPERTY LOCATION: 316 South Road, Brentwood, NH 03833
- 3. 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 SELLER, or any real estate broker or salesperson representing SELLER, and is not a substitute for any inspection by BUYER. SELLER'S authorize the Listing Broker in this transaction to disclose the information in this statement to other real estate agents and to prospective BUYERS of this property.

4. 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.

- 5. WATER SUPPLY (Please answer all questions regardless of type of water supply)
 - a. TYPE OF SYSTEM: None Public Private Seasonal Unknown
 Drilled Dug Other
 - b. INSTALLATION: Location: _____ Installed By: Comac Pump & well
Date of Installation: Apr 11-19-07 What is the source of your information? Contract
 - c. USE: Number of Persons currently using the system: NONE
Does system supply water for more than one household? Yes No
 - d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: Yes No N/A Quantity: Yes No Unknown
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.
To your knowledge, have any test results ever been 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? _____
 - f. COMMENTS: _____

- 6. SEWAGE DISPOSAL SYSTEM
 - a. TYPE OF SYSTEM: Public: Yes No Community/Shared: Yes No
Private: Yes No Unknown: Yes No
None: Yes No Septic/Design Plan in Process? Yes No
Septic Design Available? Yes No
Comments: Installed by: Mike's Landscaping
 - 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 500 Gal. 1,000 Gal. Unknown Other
Tank Type Concrete Metal Unknown Other
Location: west side of structure Location Unknown Date of Installation: _____
Date of Last Servicing: _____ Name of Company Servicing Tank: _____
Have you experienced any malfunctions? Yes No Comments: _____
 - d. LEACH FIELD: Yes No Other
IF YES: Size _____ Location: west side of structure 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: _____
 - f. COMMENTS: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

SELLER(S) INITIALS EW / _____ BUYER(S) INITIALS _____ / _____
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E. 11 to Emma 9/22

PROPERTY DISCLOSURE - LAND ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 316 South Road, Brentwood, NH 03833

7. HAZARDOUS MATERIAL

UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property? [] YES [x] 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): _____ Owner of tank(s): _____

Location: _____

Are you aware of any problems, such as leakage, etc.? [] Yes [] No Comments: _____

Are tanks registered with the Department of Environmental Services (D.E.S.)? [] YES [] NO [] UNKNOWN

If tanks are no longer in use, have tanks been abandoned according to D.E.S.? [] YES [] NO [] UNKNOWN

Comments: _____

8. GENERAL INFORMATION

a. Is this property subject to Association fees? [] YES [x] NO [] UNKNOWN

If YES, Explain: _____

If YES, what is your source of information? _____

b. Is this property located in a Federally Designated Flood Hazard Zone? [] YES [] NO [x] UNKNOWN

c. Are you aware of any liens, encroachments, easements, rights-of-way, leases, restrictive covenants, special assessments, right of first refusal, life estates, betterment fees or attachments on the property? [] YES [] NO [] UNKNOWN

If YES, Explain: _____

d. What is your source of information? _____

e. Are you aware of any landfills, hazardous materials or any other factors, such as soil, flooding, drainage or any unusual factors? [] YES [x] NO [] UNKNOWN

If YES, Explain: _____

f. 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 [x] NO [] UNKNOWN

If YES, Explain: _____

g. How is the property zoned? _____ Source: _____

h. Has the property been surveyed? [x] YES [] NO [] UNKNOWN If YES, is the survey available? [] YES [] NO

i. Has the soil been tested? [x] YES [] NO [] UNKNOWN If YES, are the results available? [] YES [] NO

j. Has a percolation test been done? [x] YES [] NO [] UNKNOWN If YES, are the results available? [] YES [] NO

k. Has a test pit been done? [x] YES [] NO [] UNKNOWN If YES, are the results available? [] YES [] NO

l. Have you subdivided the property? [] YES [x] NO [] UNKNOWN

m. Are there any local permits? [] YES [] NO [x] UNKNOWN Please explain: _____

n. Are there attachments explaining any of the above? [] YES [] NO [] UNKNOWN

o. Septic/Design plan available? [x] YES [] NO [] UNKNOWN

p. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) [] YES [x] NO If YES, please explain: _____

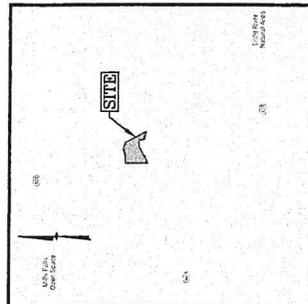
9. ADDITIONAL INFORMATION:

[Empty box for additional information]

10. NOTE 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. 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 [Handwritten initials] / []

BUYER(S) INITIALS [] / []



LOCATION MAP
(NOT TO SCALE)

NOTES:

- 1) ZONE: COMMERCIAL/INDUSTRIAL DISTRICT (C/I)
REFER TO THE TOWN OF BRENTWOOD, ZONING ORDINANCE FOR VERIFICATION, RESTRICTIONS AND PERMITTED USES. THE ZONING ORDINANCE IS AVAILABLE AT THE TOWN CLERK'S OFFICE. THE BRENTWOOD ZONING ORDINANCE ZONING MAPS REPORT OR LETTER WAS NOT PROVIDED AT THE TIME OF THIS SURVEY.
- 2) THIS PLAN IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY THIS OFFICE ON SEPTEMBER 10, 2018 AND JANUARY 18, 2019.
- 3) METLANDS SHOWN HEREIN WERE DEMONSTRATED BY COVE ENVIRONMENTAL ON SEPTEMBER 10, 2018.
- 4) BEARINGS SHOWN HEREON ARE BASED ON MARKS PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON SEPTEMBER 10, 2018.
- 5) ELEVATIONS SHOWN HEREON ARE BASED ON METERS PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON SEPTEMBER 10, 2018.
- 6) LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY. ADDITIONAL UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN MAY BE SUBSTITUTED. INVERTS ARE LISTED IN A CLOCKWISE DIRECTION BEGINS WITH THE INVERT OUT (UNLESS OTHERWISE NOTED).
- 7) THIS SPECIAL PLAN IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE SPECIAL FLOOD HAZARD MAP NUMBER 3201-500379E, WITH AN EFFECTIVE DATE OF MAY 17, 2008.

CERTIFICATION:

I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR THOSE UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR. AN ACTUAL SURVEY PERFORMED ON THE GROUND BETWEEN SEPTEMBER 10, 2018 AND JANUARY 17, 2019 AND HAS AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN TEN THOUSAND.

JUEL A. CONNOLLY, U.S. 997
DATE: 7/25/2019

NO.	DATE	DESCRIPTION	BY	DATE
1	JAC 7/22/19	ADD METLANDS STAMP	JAC	7/22/19

EXISTING CONDITIONS PLAN

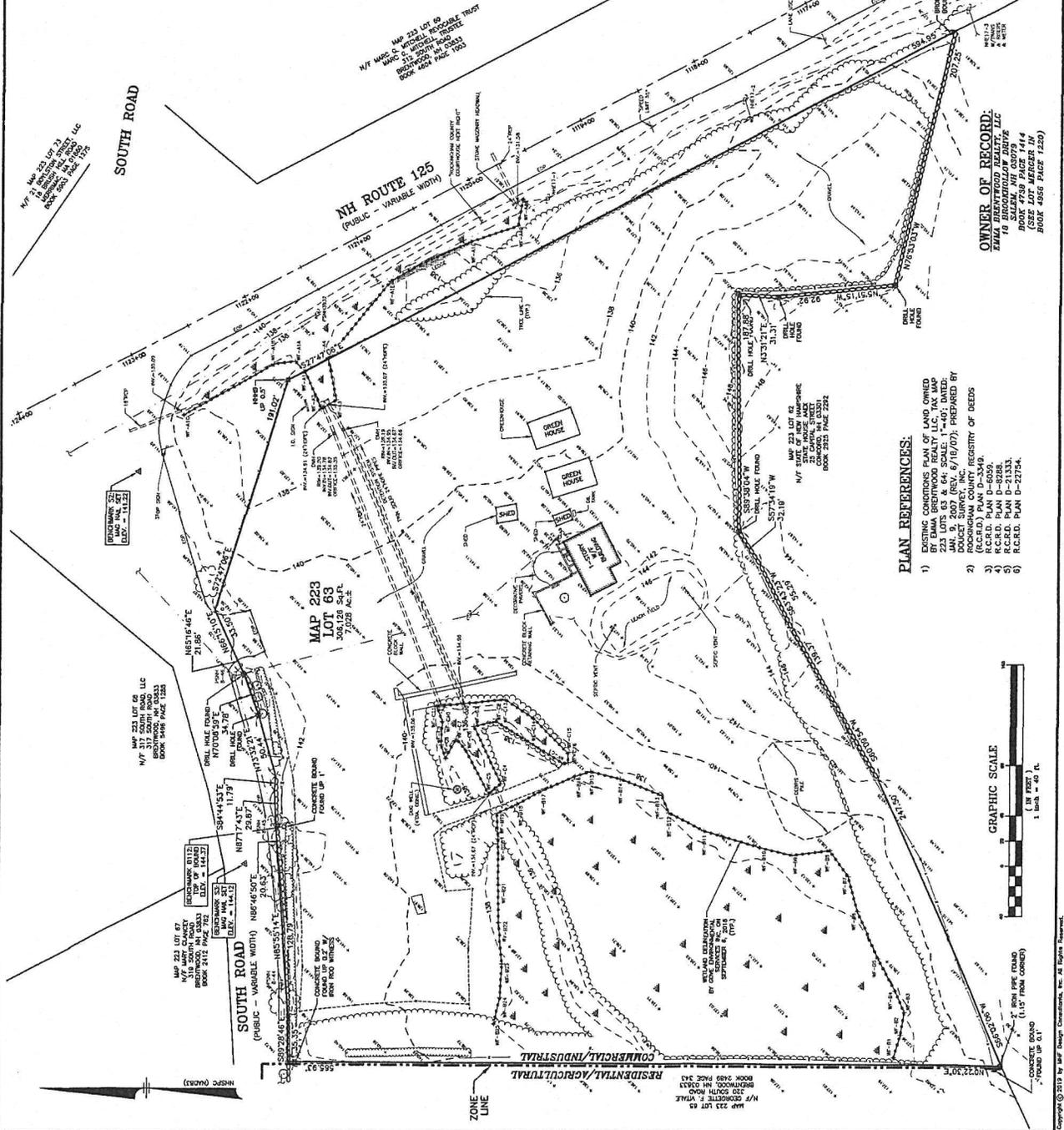
ASSESSORS MAP 223 LOT 63
316 BRENTWOOD ROAD & ROUTE 125
PREPARED FOR:
TRIDENT PROJECT ADVANTAGE GROUP
155 NORTH MAIN, SUITE 1000
SALMON FALLS, NH 03079

MTR Design Consultants, Inc.
44 Shaw Road, Suite One
Salmon, New Hampshire 03079
PH: 603-883-2222
WWW.MTRDESIGN.COM

DATE: MAY 29, 2019
PROJECT NO.: 145518
SHEET NO.: 2 OF 14

LEGEND

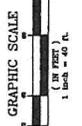
CODE	DESCRIPTION
---	CODE OF PARCEL
---	LINE YELLOW
---	SHOULDER
---	SINGLE LINK FENCE
---	CHUNK LINK FENCE
---	STORAGE FENCE
---	POST & RAIL FENCE
---	WIRE FENCE
---	CONTOUR ELEVATION
---	UTILITY POLE
---	UTILITY WIRE
---	OVERHEAD WIRE
---	PULL BOX
---	SEWER
---	SEWER MANHOLE
---	SEWER BASH



OWNER OF RECORD:
EMMA BRENTWOOD REALTY LLC
10 BRIDGEMAN DRIVE, SUITE 100
SALMON, NH 03079
(SEE LOT MERGER IN
BOOK 4856 PAGE 1220)

PLAN REFERENCES:

- 1) EXISTING CONDITIONS PLAN OF LAND OWNED BY EMMA BRENTWOOD REALTY LLC, TAX MAP LOTS 63 & 64, SCALE: 1"=407', DATED JAN. 9, 2019, PREPARED BY DOUGLAS SURVEY, INC.
- 2) (R.C.R.D.) NEW HAMPSHIRE COUNTY REGISTRY OF DEEDS
- 3) R.C.R.D. PLAN D-6059.
- 4) R.C.R.D. PLAN D-6288.
- 5) R.C.R.D. PLAN D-6289.
- 6) R.C.R.D. PLAN D-2275A.

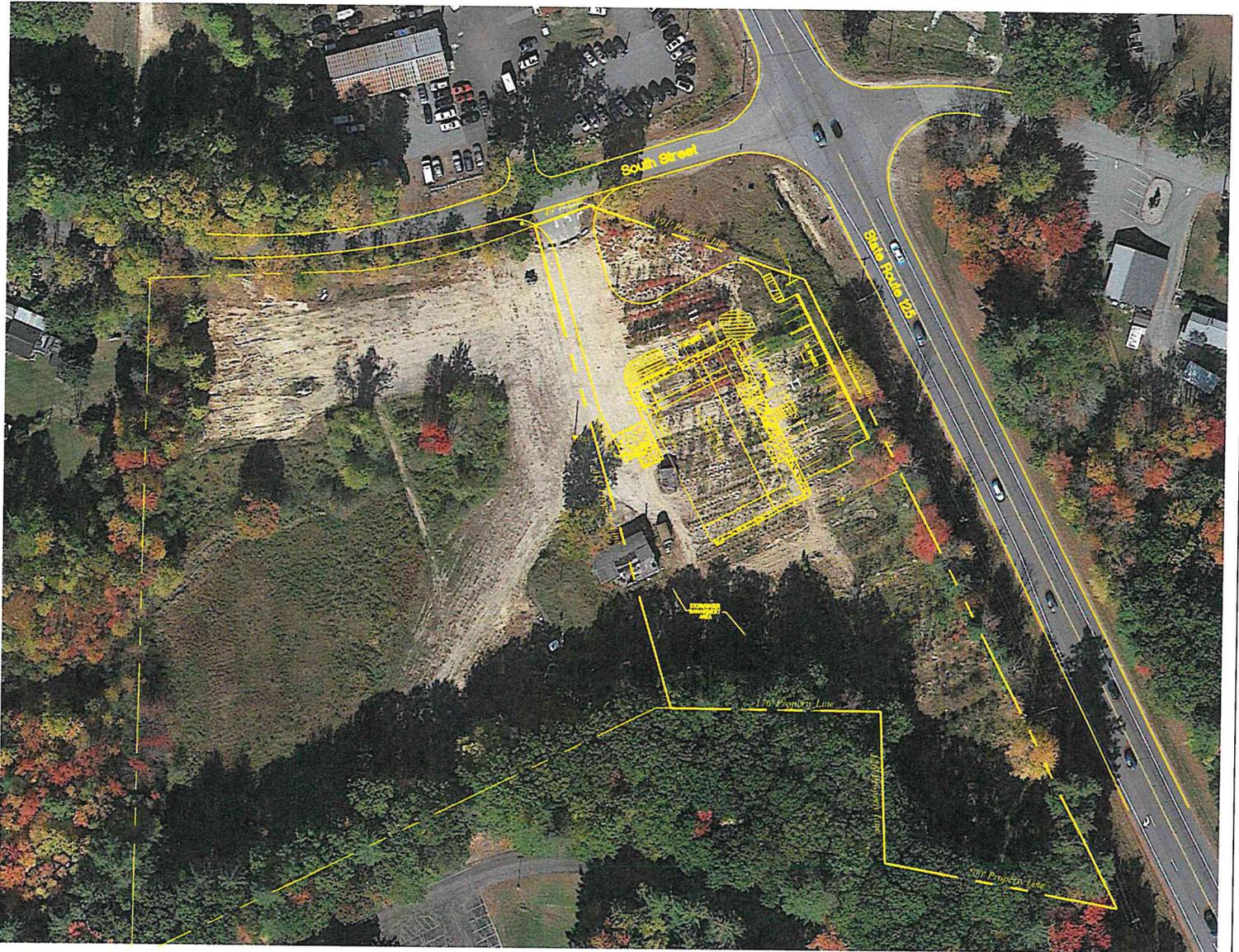


PRELIMINARY SITE PLAN

CITY, STATE - STREET:
Wilbur, WA - NE Main Street (Route 2)

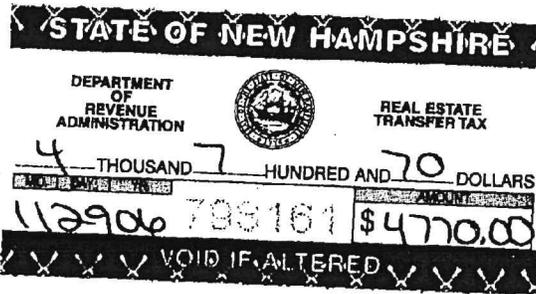
PROTOTYPE:	D	DEVELOPER	DESIGNER	DATE:
BASE / LEASE SF:	10,640 / 10,640	COMPANY: Zaremba Group	COMPANY: Zaremba Group	08-24-22
SALES / RECEIVING SF:	8,504 / 1,359	NAME: Matt Casey	NAME: Chris Herzner	
USABLE ACREAGE:	2.75	PHONE #: 216-221-6600	PHONE #: 216-221-6600	
PARKING SPACES:	35			

Site is located in the Town of Brentwood and is zoned Commercial/Industrial.
Code requires lots without public sewer to a minimum area of 2.75 acres.



Return to: **MAIL TO**

Emma Brentwood Realty, LLC
18 Brookhollow Drive
Salem, NH 03079



073654

WARRANTY DEED

JOHN E. HUGHES, Trustee of THE SANDRA FENNELL 2005

REVOCABLE TRUST, a New Hampshire trust created u/d/t dated February 18, 2005, with an address c/o P.O. Box 326, Manchester, New Hampshire 03105, for consideration paid, grants to **EMMA BRENTWOOD REALTY, LLC**, a New Hampshire limited liability company, with an address of 18 Brookhollow Drive, Salem, New Hampshire 03079, WITH WARRANTY COVENANTS, the following described premises:

Two certain tracts or parcels of land, with the buildings thereon, situated on the Southerly side of South Road in Brentwood, County of Rockingham and State of New Hampshire, and being shown as Lots 2-A and 2-B on a plan of land entitled "Plan of Land in Brentwood, New Hampshire, as drawn for Charles W. Johnston and Irene I. Johnston, October 1978, Vernon W. Dingman III, Registered Land Surveyor, Hampstead, N.H." which plan is recorded in the Rockingham County Registry of Deeds as Plan No. D-8288, and being more particularly bounded and described as follows:

Parcel 1:

A certain parcel of land situated in Brentwood, County of Rockingham, State of New Hampshire, bounded and described as follows:

Beginning at a concrete bound at a stone wall on the southerly side of said South Road at other land formerly of Charles W. and Irene I. Johnston; thence

South 77° 45' 44" East by said South Road and said stone wall, 165.07 feet to a point; thence

South 74° 56' 51" East continuing by said South Road and in part by said stone wall, 48.00 feet to a concrete bound at lot 2-B as shown on said plan; thence

2006 NOV 29 PM 12: 51

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

South 14° 42' 22" West by said Lot 2-B, 472.71 feet to a concrete bound and land now or formerly of Carolyn R. Christie; thence
 South 81° 38' 00" West by land of said Christie, 247.70 feet to a concrete bound at other land formerly of said Johnson; thence
 North 16° 14' 05" East by land formerly of said Johnston, 563.18 feet to the point of beginning. Said Lot 2-A contains 2.62 acres.

Parcel 2:

A certain parcel of land situated in Brentwood, County of Rockingham, State of New Hampshire, bounded and described as follows:

Beginning at a concrete bound on the southerly side of said South Road at a stone wall at Lot 2-A as shown on said plan; thence
 South 87° 25' 28" East by said South Road and said stone wall, 56.01 feet to a point; thence
 North 84° 25' 04" East continuing by said South Road and said stone wall, 99.25 feet to a concrete bound; thence
 South 56° 56' 27" East by a wire fence, 189.03 feet to a concrete bound on the Westerly side of New Hampshire State Route 125; thence
 South 11° 57' 02" East by said Route 125, 596.78 feet to a concrete bound at a stone wall at land now or formerly of Carolyn R. Christie; thence
 For four courses by said stone wall and land of said Christie, as follows:
 North 60° 32' 00" West for a distance of 209.03 feet to a drill hole
 North 12° 20' 00" East for a distance of 122.30 feet to a drill hole
 North 74° 41' 00" West for a distance of 195.40 feet to a drill hole and
 South 76° 25' 00" West for a distance of 218.50 feet to a drill hole at the end of said stone wall at said Lot 2-A; thence
 North 14° 42' 22" East by said Lot 2-A, 472.71 feet to the point of beginning. Said Lot 2-B contains 4.40 acres.

Meaning and intending to describe and convey the same premises conveyed to Sandra Fennell, Trustee of The Sandra Fennell 2005 Revocable Trust by deed of Sandra L. Fennell and Ronald J. Fennell, Trustees of Fennell Realty Trust dated February 18, 2005 and recorded in Book 4440, Page 1505 of the Rockingham County Registry of Deeds. Sandra Fennell died November 4, 2006. See death certificate recorded herewith.

The undersigned trustee, as trustee of The Sandra Fennell 2005 Revocable Trust, under Trust Agreement dated February 18, 2005, and thereto has full and absolute power in said trust agreement to convey 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 for a conveyance thereof.

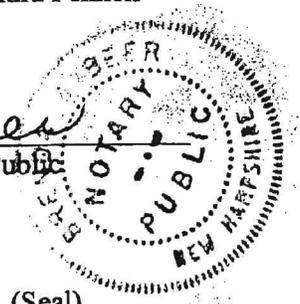
DATED this 28th day of November, 2006.

John E. Hughes, Trustee of The Sandra Fennell 2005 Revocable Trust

STATE OF NEW HAMPSHIRE
COUNTY OF Hillsborough

The foregoing instrument was subscribed, sworn to and acknowledged before me this 28th day of November, 2006 by John E. Hughes, Trustee of The Sandra Fennell 2005 Revocable Trust, on behalf of the trust.

Brenda M Beer
Justice of the Peace/Notary Public
Printed Name:
My Commission Expires:



(Seal)
BRENDA M. BEER, Notary Public
My Commission Expires November 10, 2009

BK 4854 PG 1166 CONSOLIDATED M223
 L64 INTO THIS ONE/PLAN
 35078=GRANITE CREEK FARMS LLC
 GARDEN CENTER APPROVED,
 RECORDED 10-22-2007/2008 ADJ
 VALUES AS PER PLAN AND PERMIT AC

RESIDENTIAL GRID

1st Res G	Des	Line 1	# Unit 1
Level	FY	LR	DR
Othe			
Upp			
Lvl 2			
Lvl 1			
Low			
Total	RMs:	4	BR 1 Bath H 1

OTHER FEATURES

Kits:	Ratin
A Kits:	Ratin
Frpl:	Ratin
WSFlu 1	Ratin
AVERAGE	

CONDO INFORMATION

Location:	
Total Unit	
Floor:	
% Own:	
Name:	

NERAL INFORMATION

rade:	C- - AVG/FAIR
ar Blt	1970
LUC	
isdict	
Const Mod:	
mp Sum Adj	

TERIOR INFORMATION

g H/FL	STD
rim Int	1 - DRYWALL
c Int W	
artition:	T - TYPICAL
im Floor	4 - CARPET
c Floor	5 - LINO/VIN 2%
mnt Fir	
mnt Ga	

DEPRECIATION

Phys Con	IPR - Poor	90%
Functiona		
Economic		
Special:		
Override:		
Total:		90%

CALC SUMMARY

Basic \$ / SQ:	42.00
Size Adj.:	0.8043795
Const Adj.:	0.9875249
Adj \$ / SQ:	33.362
Other Features	5000
Grade Factor:	0.93
Neighborhood I	1.0000000
LUC Factor:	
Adj Total:	55820
Depreciation:	50238
Depreciated Tot	5582

EC FEATURES/YARD ITEMS

Item	Description	A	Y	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/	Dep	LUC	Fact	NB F	Appr Value	Juris. Value

REMODELING RES BREAKDOWN

Exterior	No Uni	RMS	BRS	FL
Interior:	1	4	1	1
Addition				
Kitchen:				
Baths:				
Plumbin				
Electric:				
Heating				
General				
Totals	1	4	1	1

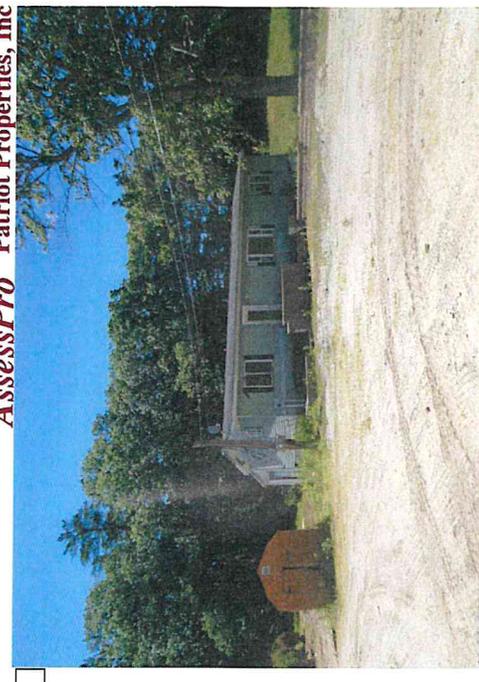
SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,370	33.360	45,707	
EFF	ENCL PORCH	140	68.850	9,639	
Net Sketched Area:		1,510	Total:	55,346	
Size A	1370	Gross Ar	1510	FinAr	1370

SUB AREA DETAIL

Sub Area	% Usbl	% Descrip	% Type

IMAGE



AssessPro Patriot Properties, Inc

223.063.000

JCo JFac

PARCEL ID

Appr Value

Bill Information

Bill Number: 123876
Description: Tax Bill
Property ID: 223.063.000
Owner: EMMA BRENTWOOD REALTY, LLC.
Address: 316 SOUTH RD
Bill Date: 5/17/2023
Due Date: 7/3/2023

Bill Amount:	\$3,575.00
Interest:	\$0.00
Costs:	\$0.00
Total:	\$3,575.00
Payments:	\$3,575.00
Balance Due:	\$0.00

Details

Description	Date	Tax Year	Period	Amount
Tax Bill	5/17/2023	2023	1	\$3,575.00
Payment-CHECK	6/15/2023	2023	1	(\$3,575.00)

Bill Information

Bill Number: 125800
Description: Tax Bill
Property ID: 223.063.000
Owner: EMMA BRENTWOOD REALTY, LLC.
Address: 316 SOUTH RD
Bill Date: 11/1/2023
Due Date: 12/15/2023

Bill Amount:	\$4,020.00
Interest:	\$0.00
Costs:	\$0.00
Total:	\$4,020.00
Payments:	\$4,020.00
Balance Due:	\$0.00

Details

Description	Date	Tax Year	Period	Amount
Tax Bill	11/1/2023	2023	2	\$4,020.00
Payment-CHECK	11/21/2023	2023	2	(\$4,020.00)

There the depth shall be the northern bounds of lots 5, 4, 3 and 2 until the point where lot 2 reaches the Epping town line. The northern depth for the remainder of Routes 101 and 27 shall be the Epping town line. This shall exclude Tax Map 204 lots 9, 10, 11, 12, 14, 15, 16 and 17.

300.001.002 Multi-family / Professional Office District

The Multi-family / Professional Office District for the town of Brentwood shall be composed of all the lots located on the north side of North Road east of NH Route 125. It shall also contain all lots north of NH Routes 101 and 27 to the Epping Town line with the exception of Tax Map 204, lots 9, 10, 11, 12, 14, 15, 16 and 17.

300.001.003 Town Center Zone District 1

The boundaries of the Town Center Zone District 1 are as follows; from the easterly corner of NH Route 125 at its intersection with NH Route 111-A northerly along the east side of NH Route 125 to its intersection with Crawley Falls Road thence along the southerly bounds of lot 45 sheet 216 thence northerly along the eastern bound of lot 52 to its intersection with the southerly edge of the Public Service right of way easterly to the northwest corner of lot 4 (sheet 215) thence southerly along the westerly bound of lot 4 to its intersection with lot 2 thence southerly along the westerly bound of 2 to its intersection with NH Route 111-A thence westerly along NH Route 111-A to the beginning point at the easterly corner of NH Route 125.

South of NH Route 111-A (Middle Road) along Crawley Falls Road the following parcels are included in the Town Center District I zone: Map 217, Lots 1-6; Map 217, Lots 8-10; and Map 217, Lots 14-22. **(3/14/2006)**

All of Tax map 216.052 is included in the Town Center Zone District 1. **(3/07)**

300.001.004 Residential / Agricultural District

The Residential / Agricultural District is defined as all land in the Town of Brentwood not included in either the Commercial / Industrial District or the Professional Office District.

300.001.005 Cluster Development

Cluster Development District is an overlay district and therefore, such developments may occur anywhere in the Residential / Agricultural District described in number 300.100.004 above.

300.002 Establishment of District Uses

The permitted uses and standards for development for each zoning district follow:

300.002.001 The Commercial / Industrial District

A building may be erected, altered or used, and a lot may be used or occupied, only for the following purposes and in accordance with the following provisions:

300.002.001.001 No dwelling shall be permitted in the Commercial/Industrial District of Pine Road, and no subdivisions shall take place within this district with less than the required land area stated in 300.002.001.004, A. below.

300.002.001.002 The following uses shall be permitted upon site plan review approval:

A. Shops, restaurants and other retail businesses.

Article III

- B. Medical and other professional offices.
- C. Garages and filling stations.
- D. Places of worship.
- E. Public educational use.
- F. Hospitals, nursing homes.
- G. Manufacturing and warehousing. **(3/12/2002)**
- H. Food service industry.

300.002.001.003 Industrial and commercial **(3/12/2002)** uses of land and buildings may be permitted by Site Plan Review, if approved, after public hearing, by the Planning Board in accordance with such conditions, restrictions, and safeguards as may be deemed necessary by the Board of the purpose of protecting the health, safety and general welfare of the community.

300.002.001.004 Land and Building Requirements

- A. No lot shall be less than one hundred and twenty thousand (120,000) square feet, in cases where the proposed septic system demands an increased lot size the minimum lot size is determined by the Soil Type Lot Size Regulations found in the Subdivision Regulation Section of this book. Every lot shall have a minimum continuous lot frontage of three hundred (300) feet, provided that where lots are located on the exterior of a curving street, a shorter front dimension may be permitted, although never to be less than one hundred and fifty (150) feet, **(3/12/2002)** provided the average width of the lot measured across its center shall be three hundred (300) feet. No building shall be constructed on such a lot if the building would not otherwise be permitted by the provisions of this Ordinance.

300.002.001.005 Front, Side and Rear Yards:

- A. Each building or structure shall be set back at least 125 feet from the edge of the pavement, except any such building or structure with frontage on an internal road within a subdivision or industrial park shall be set back at least 75 feet from the centerline **(3/11/2003)** of such internal road. Properties located on the commercial/industrial portion of Pine Road shall maintain a 50 foot front yard setback from the edge of right-of-way. **(3/12)** The 125 feet setback requirement applies only to those lots within the commercial/industrial district that front upon Routes 125 and 27. **(3/2017)**
- B. All parking areas shall be set back at least 50 feet from the edge of the pavement.
- C. A landscaped, vegetated strip shall be maintained along the road frontage to a depth of at least fifty feet. Driveway(s) and a permitted sign may be placed within this area, but it shall not be used for any building, structures, parking, or the display or storage of goods.

Article III

- D. There shall be no outside storage of goods within the first 125 feet of depth as measured from the edge of the pavement unless such storage is completely shielded from view by fencing, landscaping, or natural topography.
- E. Extent of outside display within the 125 foot setback shall be determined at the site review.
- F. No building or structure shall be located nearer than 25 feet of the property of any abutter.
- G. No building or structure shall be located nearer than 75 feet of a State right-of-way.
- H. As part of Subdivision approval, the Planning Board may approve lots not meeting minimum requirements for use as open space, buffer zone, reserve space, parks, recreation area, or similar uses, subject to such reasonable terms and conditions as the Planning Board may require.

300.002.001.006 The following restrictions shall govern communication, radio and television towers and accessory facilities in the commercials district.

- A. Communication, radio and television towers and accessory facilities as permitted in this section shall be unmanned facilities.
- B. These uses shall be exempt from the requirements of Article IV, 400.001 and from Article III, 300.002.001,004,A.
- C. Tower heights shall not exceed two hundred and fifty (250) feet.
- D. Shared use of existing towers shall be preferred to the construction of new towers. In the case of new towers, the applicant shall be required to present an inventory of existing towers within a reasonable distance and outline opportunities for shared use of existing facilities as an alternative to the proposed use.
- E. The tower shall be located on the site so as to provide a minimum distance equal to twenty (20) per cent of the tower height from all property lines.
- F. All tower supports and peripheral anchors shall be located entirely within the boundaries of the property and in no case less than 20 feet from the property line.
- G. All towers and accessory facilities shall be sited to have the least practical adverse visual effect on the environment.
- H. Existing on-site vegetation shall be preserved to the maximum extent possible.
- I. Towers shall not be artificially lighted except to assure public safety as required by the Federal Aviation Administration or other Federal or State authority.

Article III

- J. A chain link fence or barrier, not less than six (6) feet in height shall be provided around each tower. Access to the tower shall be through a locked gate.
- K. All proposed telecommunication towers shall provide one appropriate co-location spot be made available on said tower for local and/or regional emergency communication. Provision of any emergency communications equipment and service will be accompanied at no cost to the local or regional agency using the antennae and shall be the responsibility of the telecommunications provider. **(3/2017)**

300.002.002 Multi-family District (Example design shown on page 129)

The purpose of this Article is to make provision for the development of multi-family structures in accordance with RSA 672:1, III-d and to provide " a balanced supply of housing which is affordable to persons and families of low and moderate income" that is consistent with the rural character, health, safety, and welfare of the Town of Brentwood.

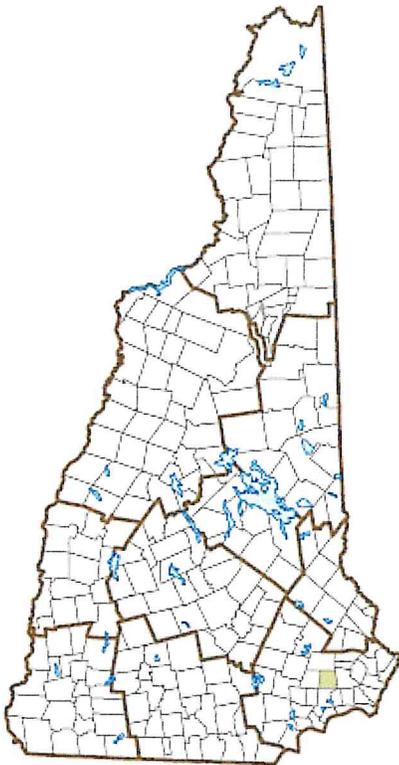
300.002.002.001 Standards and Regulations

Multi-family dwellings, including condominiums, shall be permitted in the Professional Office/Multi-family zone. Such developments must conform to all restrictions and regulations stated herein, as well as those mandated by the New Hampshire Department of Environmental Services, Water Supply and Pollution Control Division. All multi-family developments shall be subject to the Town of Brentwood Site Plan Review Regulations. In addition, the following standards shall apply:

- A. Area. The multi-family development shall have a minimum area of twenty (20) acres of contiguous land lying within the Professional Office/Multi-family zone.
- B. Dwelling Unit Density. The following density of development is established for multi-family units:
 - 1) Density shall be governed by current soil type lot size regulations as adopted by the Planning Board and/or Town but in no case will density be greater than one unit per two (2) acres of land. **(03/13/2001)**
 - 2) Developable area is the total area less all acreage comprised of Type B hydric (poorly drained) and Type A hydric (very poorly drained) soils, alluvial soils (subject to flooding), water bodies, and slopes greater than 25%.
 - 3) Multi-family buildings shall have no more than six (6) individual dwelling units.
- C. External setbacks. The following are requirements applicable to the external boundaries of the development:
 - 1) There shall be reserved a minimum frontage to serve as the access to the multi-family development. This shall be no less than one hundred (100) feet and must be located on a road with a Class V designation or better.

Article III

Brentwood, NH



Community Contact	Town of Brentwood Board of Selectmen 1 Dalton Road Brentwood, NH 03833
Telephone	(603) 642-6400 x110
Fax	(603) 642-6310
E-mail	selectmen@brentwoodnh.gov
Web Site	www.brentwoodnh.gov
Municipal Office Hours	Selectmen: Monday through Thursday, 8 am - 4 pm, Friday, 9 am - 12 noon; Town Clerk, Tax Collector: Monday, Wednesday, Thursday, 8:30 am - 4:30 pm, Tuesday, 8:30 am - 7 pm, Friday, 8:30 am - 4 pm
County	Rockingham
Labor Market Area	Portsmouth, NH-ME Metropolitan NECTA
Tourism Region	Seacoast
Planning Commission	Rockingham
Regional Development	Regional Economic Development Corp.
Election Districts	
US Congress	District 1
Executive Council	District 3
State Senate	District 23
State Representative	Rockingham County Districts 11, 33

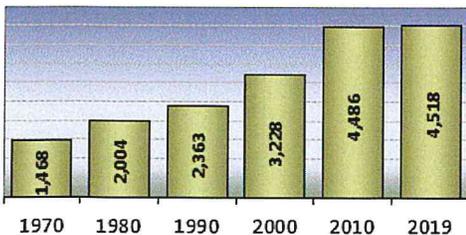
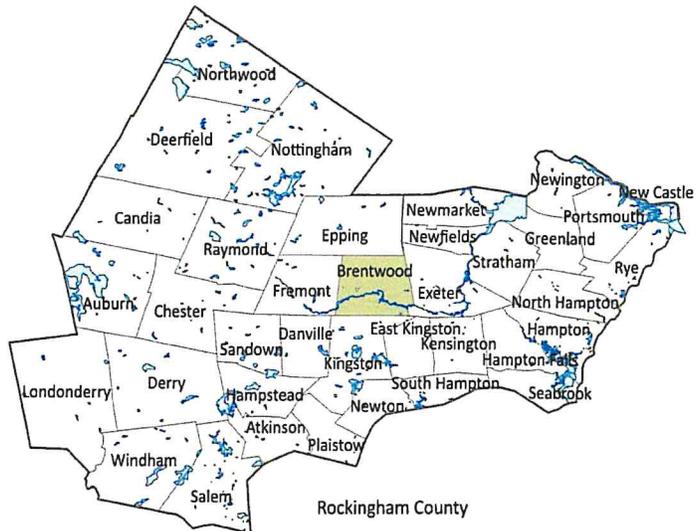
Incorporated: 1742

Origin: Originally a parish of Exeter known as Brentwood Parish, in 1742 residents successfully petitioned for the right to maintain a meetinghouse and minister with public funds. About that same time, during the first year Benning Wentworth was governor, several older and overgrown New Hampshire towns were given authorization to divide into separate units. The name was probably taken from the English town of Brentwood, or "Burnt Wood," so called because of a residential community established in an accidentally or deliberately burnt clearing in the king's forest.

Villages and Place Names: Brentwood Corners, Marshall Corner

Population, Year of the First Census Taken: 976 residents in 1790

Population Trends: Population change for Brentwood totaled 3,050 over 49 years, from 1,468 in 1970 to 4,518 in 2019. The largest decennial percent change was a 39 percent increase between 2000 and 2010. Decennial percent change increases of 37, occurred two times—from 1970 to 1980, and from 1990 to 2000. The



2019 Census estimate for Brentwood was 4,518 residents, which ranked 84th among New Hampshire's incorporated cities and towns.

Population Density and Land Area, 2019 (US Census Bureau): 266.2 persons per square mile of land area. Brentwood contains 17.0 square miles of land area and 0 square miles of inland water area.

MUNICIPAL SERVICES	
Type of Government	Town Meeting
Budget: Municipal Appropriations, 2020	\$4,946,448
Budget: School Appropriations, 2020-2021	\$5,995,301
Zoning Ordinance	1952/15
Master Plan	2013
Capital Improvement Plan	Yes
Industrial Plans Reviewed By	Regional Planning Commission

Boards and Commissions

Elected: **Selectmen; Planning; Cemetery; Library; Budget**
 Appointed: **Zoning; Conservation; Recreation**

Public Library **Mary E. Bartlett Memorial**

EMERGENCY SERVICES

Police Department	Full & part-time
Fire Department	Full-time & On-Call
Emergency Medical Service	Full-time & on-call

Nearest Hospital(s)	Distance	Staffed Beds
Exeter Hospital, Exeter	7 miles	99

UTILITIES

Electric Supplier	Eversource Energy; Exeter & Hampton; NH
	Electric
Natural Gas Supplier	None
Water Supplier	Private wells

Sanitation	Private septic
Municipal Wastewater Treatment Plant	No
Solid Waste Disposal	
Curbside Trash Pickup	Municipal
Pay-As-You-Throw Program	No
Recycling Program	Voluntary

Telephone Company	Fairpoint
Cellular Telephone Access	Yes
Cable Television Access	Yes
Public Access Television Station	No
High Speed Internet Service:	Limited
Business	
Residential	Yes

PROPERTY TAXES (NH Dept. of Revenue Administration)

2019 Total Tax Rate (per \$1000 of value)	\$27.70
2019 Equalization Ratio	82.9
2019 Full Value Tax Rate (per \$1000 of value)	\$22.84

2019 Percent of Local Assessed Valuation by Property Type	
Residential Land and Buildings	82.1%
Commercial Land and Buildings	14.0%
Public Utilities, Current Use, and Other	3.9%

HOUSING (ACS 2015-2019)

Total Housing Units	1,578
Single-Family Units, Detached or Attached	1,452
Units in Multiple-Family Structures:	
Two to Four Units in Structure	33
Five or More Units in Structure	32
Mobile Homes and Other Housing Units	61

POPULATION (1-YEAR ESTIMATES/DECENNIAL) (US Census Bureau)

Total Population	Community	County
2019	4,518	309,769
2010	4,486	295,223
2000	3,228	278,748
1990	2,363	246,744
1980	2,004	190,345
1970	1,468	138,951

DEMOGRAPHICS AMERICAN COMMUNITY SURVEY (ACS) 2015-2019

Population by Gender			
Male	2,425	Female	2,187

Population by Age Group

Under age 5	275
Age 5 to 19	874
Age 20 to 34	590
Age 35 to 54	1,567
Age 55 to 64	625
Age 65 and over	681
Median Age	44.5 years

Educational Attainment, population 25 years and over

High school graduate or higher	93.8%
Bachelor's degree or higher	48.7%

INCOME, INFLATION ADJUSTED \$ (ACS 2015-2019)

Per capita income	\$51,757
Median family income	\$152,841
Median household income	\$125,625

Median Earnings, full-time, year-round workers

Male	\$102,361
Female	\$69,625

Individuals below the poverty level 2.7%

LABOR FORCE (NHES - ELM1)

Annual Average	2009	2019
Civilian labor force	1,774	2,651
Employed	1,652	2,591
Unemployed	122	60
Unemployment rate	6.9%	2.3%

EMPLOYMENT & WAGES (NHES - ELM1)

Annual Average Covered Employment	2009	2019
Goods Producing Industries		
Average Employment	294	434
Average Weekly Wage	\$1,037	\$1,289
Service Providing Industries		
Average Employment	674	1,101
Average Weekly Wage	\$ 902	\$ 924
Total Private Industry		
Average Employment	967	1,535
Average Weekly Wage	\$ 943	\$1,027
Government (Federal, State, and Local)		
Average Employment	828	602
Average Weekly Wage	\$ 778	\$ 898
Total, Private Industry plus Government		
Average Employment	1,795	2,136
Average Weekly Wage	\$ 867	\$ 991

EDUCATION AND CHILD CARE

Schools students attend: **Brentwood operates grades K-5; grades 6-12 are part of Exeter Region Cooperative (Brentwood, East Kingston, Kensington, Newfields, Stratham, Exeter)** District: **SAU 16**
 Career Technology Center(s): **Seacoast School of Technology** Region: **18**

Educational Facilities (includes Charter Schools)	Elementary	Middle/Junior High	High School	Private/Parochial
Number of Schools	1			1
Grade Levels	P K 1-5			1-12
Total Enrollment	308			48

Nearest Community College: **Great Bay**
 Nearest Colleges or Universities: **University of NH**

2020 NH Licensed Child Care Facilities (DHHS-Bureau of Child Care Licensing) Total Facilities: **3** Total Capacity: **106**

LARGEST BUSINESSES	PRODUCT/SERVICE	EMPLOYEES	ESTABLISHED
Rockingham County Home & Jail	Nursing home & correctional facility	690	
NEI	Asphalt commercial roofing	115	
The Provider	Student transportation	115	
Bayside Distribution ORS	Beer distributor	65	
United Machine	Machine shop	39	1979
Stratham Tire	Tire warehouse, retail sales & headquarters	30	2001
Highland Hardwood	Specialty lumber	28	
Difeo Oil Co., Inc.	Fuel oil, propane	25	1998
Brentwood Machine	Tool sales	14	
Rockingham County Court House	County courthouse & registry of deeds		

Employer Information Supplied by Municipality

TRANSPORTATION (*distances estimated from city/town hall*)

Road Access	US Routes	
	State Routes	27, 101, 107, 111A, 125
Nearest Interstate, Exit		I-95, Exits 1 - 2
Distance		13 miles
Railroad		No
Public Transportation		No
Nearest Public Use Airport, General Aviation		
Hampton Airfield	Runway	2,100 ft. turf
Lighted? Yes	Navigation Aids?	No
Nearest Airport with Scheduled Service		
Manchester-Boston Regional	Distance	30 miles
Number of Passenger Airlines Serving Airport		4
Driving distance to select cities:		
Manchester, NH		32 miles
Portland, Maine		75 miles
Boston, Mass.		50 miles
New York City, NY		249 miles
Montreal, Quebec		281 miles

RECREATION, ATTRACTIONS, AND EVENTS

X	Municipal Parks
	YMCA/YWCA
	Boys Club/Girls Club
	Golf Courses
	Swimming: Indoor Facility
	Swimming: Outdoor Facility
	Tennis Courts: Indoor Facility
	Tennis Courts: Outdoor Facility
	Ice Skating Rink: Indoor Facility
	Bowling Facilities
X	Museums
	Cinemas
	Performing Arts Facilities
	Tourist Attractions
X	Youth Organizations (i.e., Scouts, 4-H)
X	Youth Sports: Baseball
X	Youth Sports: Soccer
	Youth Sports: Football
X	Youth Sports: Basketball
	Youth Sports: Hockey
X	Campgrounds
X	Fishing/Hunting
	Boating/Marinas
X	Snowmobile Trails
	Bicycle Trails
X	Cross Country Skiing
	Beach or Waterfront Recreation Area
X	Overnight or Day Camps
	Nearest Ski Area(s): McIntyre
	Other: Municipal Trail System

COMMUTING TO WORK (*ACS 2015-2019*)

Workers 16 years and over	
Drove alone, car/truck/van	75.6%
Carpooled, car/truck/van	4.5%
Public transportation	4.2%
Walked	2.6%
Other means	13.2%
Worked at home	20.2%
Mean Travel Time to Work	31.2 minutes
Percent of Working Residents: ACS 2015-2019	
Working in community of residence	21.8
Commuting to another NH community	58.0
Commuting out-of-state	20.2