

LISTING PRESENTATION

WESTVIEW LANE

LEBANON, NH



WILLIAM "STAR" JOHNSON, BROKER

15 BUCK ROAD, HANOVER, NH 03755 • WWW.BIGGREENRE.COM • 603-643-3942

* Big Green Real Estate is not affiliated with nor officially sanctioned by Dartmouth College.



BIG GREEN

REAL ESTATE

Land
4659355
Active

0 Westview Lane
Lebanon

Unit/Lot #:

NH 03766

Price - List
Price - Closed
Date - Closed

\$595,000



Zoning RL-3
Lot Acres/SqFt 165.000000 7,187,400
Price Per Acre
Taxes TBD N
Gross Taxes/Year \$68.00 / 2017
Flood Zone No
Water Access
Water Body Type
Water Frontage Length
Water Restrictions
Current Use Y
DOM 56

Road Frontage TBD
Road Frontage Length
Surveyed No
Surveyed By
Easements Unknown
Parcel Access ROW Unknown
ROW Length/Width /
ROW Other Parcel
Total Lots/Leases 1 /
Exposure East, North,
Estimated Open Space %
Land Gains

Directions Hardy Hill/Laramie Rd. to Blueberry Hill Rd., veer left at intersection with lower portion of Westview Lane, take right onto upper portion of Westview Lane, look for drive on left, with for sale sign.

Deed states acreage as 165 acres, City Assessor's card cites acreage as 120.57 acres. This large, elevated, Mt. Tug hillside parcel, convenient to downtowns Hanover and Lebanon, I-89 and 91, with terrific long-range views west to the Green Mountains, and great solar exposure, would provide a wonderful estate property, or, with 10 acre minimum lot size zoning, possibly, several large acreage estate lots. Access off of Westview Lane already provided.

Virtual Tours

LOT/LOCATION

Lot Description	Hilly, Mountain View, Rolling, Sloping, Steep,	Area Description	Mountain, Near Paths, Near Snowmobile Trails,
County	Grafton	Devel/Subdiv	
Pole Number		Suitable Use	Development Potential, Recreation, Residential,
Permit Status		Permit Number	
Roads	Paved, Public	Driveway	
Equipment		Amenities	
Parking		School-Elementary	HanoverStr
School-District	LebanonSch	School-High	LebanonHig
School-Middle	LebanonMid		

UTILITIES

Services		Management Co/Phone	
Water	None	Fuel Company	
Sewer	None	Phone Company	
Electric	At Street	Cable Company	Comcast
		Electric Company	Liberty Utilities

PUBLIC RECORDS

Recorded Type	Warranty	Deeds-Total		Book/Page	2096 / 347-348
Map	54	Block	32	Lot	100
SPAN #		Property ID	54-32-100	Plan Survey #	
Assmt Amt/Year	\$2,440 / 2016	Assmnts-Special		Tax Class	
Tax Rate					

DISCLOSURES

Fee/Frequency	/	Fee Includes	
Fee 2/Frequency	/	Fee 2 Includes	
Fee 3/Frequency	/	Fee 3 Includes	

Monthly Lease Amt
Listing Service Full Service
Comp Only/Type No
Short Sale No
Covenants Unknown
Resort No
Auction
Auctioneer - Responsible
Auctioneer License #
Auctn Price Determnd By
Delayed Showing/Begin Date N /

Sale Includes
Items Excluded
Land Restrictions
Foreclsd/BankOwnd/REO No
Shore Rights
Documents Available Deed, Plat/Grid Map, Property Disclosure, Tax Map
Possession At Closing
Auction Date/Time /
Auction Info
Financing

PREPARED BY

William H Johnson - Cell: 603-381-8603
star@biggreenre.com

Big Green Real Estate - Off: 603-643-3942
15 Buck Rd.
Hanover NH 03755



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Listed By: William H Johnson / Big Green Real Estate

802-649-2434

009072

3K2096 PG0347

WARRANTY DEED

I, JOSEPH BARDEN, unmarried, of Lebanon, in the County of Grafton and State of New Hampshire, for consideration paid, grant to THE JOSEPH BARDEN TRUST dated June 23, 1994, whose mailing address is c/o Joseph W. Barden RR#1, Box 405, Hardy Hill, Lebanon, New Hampshire 03766, with WARRANTY covenants,

A certain tract of land, known as the Fresh Place, situated in Lebanon, in the County of Grafton and State of New Hampshire, described in the deed from Harvey M. Fresh to Charles C. Barden dated April 7, 1897 and recorded in the Grafton County Registry of Deeds, Book 430, Page 391, as follows:

"On the North by land of Darius B. Briggs and land of David Paddleford;

"On the East by land of Owen Day, by land formerly of Byron Plastrich and land of Henry Noyes;

"On the South by land of George S. Stearns;

"And on the West by land of Darius B. Briggs and land of George S. Stearns.

"Containing one hundred & sixty-five acres more or less."

Together with, and subject to, all rights of way appurtenant to the premises herein conveyed.

Together with, and subject to, the Lease Agreement between Joseph Barden and Virginia Barden, Lessor, and Westmore Development Joint Venture dated December 18, 1990.

For title of the Grantor, Joseph Barden, refer to deed of Jesse C. Barden to Joseph Barden and Jesse Barden, Jr. dated December 3, 1938, recorded in the Grafton County Registry of Deeds, Book 680, Page 198 and deed of Jesse Barden Jr. to Joseph Barden dated November 3, 1990 and recorded in said Registry, Book 1888, Page 505.

This is a non-contractual transfer; no state transfer tax is required.

I, said Grantor, release all rights of curtesy and homestead and other interest therein.

DATED this 23rd day of June 1994.


Joseph Barden

BK2096 PG0348

STATE OF NEW HAMPSHIRE:
COUNTY OF GRAFTON :ss

On this the 23rd day of June 1994, before me, the undersigned officer, personally appeared Joseph Barden, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purpose therein contained.

IN WITNESS WHEREOF I have hereunto set my hand and official seal.

June M. P...
Notary Public



"OFFICIAL SEAL"
JUNE M. P...
NOTARY PUBLIC, STATE OF NEW HAMPSHIRE
MY COMMISSION EXPIRES 2/14/10

RECEIVED

94 JUN 23 AM 11:11

GRAFTON COUNTY
REGISTRY OF DEEDS

EXAMINED, ATTEST *Carol A. Elliott*
GRAFTON COUNTY REGISTRY OF DEEDS

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



TO BE COMPLETED BY SELLER

1. **SELLER:** The Joseph Barden Trust and Joseph W. Barden
2. **PROPERTY LOCATION:** Westview Lane, Lebanon, NH 03766
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: _____
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 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
- 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: _____ 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: _____ 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

SELLER(S) INITIALS JWB / 09/14/2017

BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: Westview Lane, Lebanon, NH 03766

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 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 NO UNKNOWN

If YES, Explain: _____

If YES, what is your source of information? _____

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

IF YES, Explain: CURRENT USE

g. How is the property zoned? RL3 Source: _____

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

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

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

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

l. Have you subdivided the property? YES NO UNKNOWN

m. Are there any local permits? YES NO UNKNOWN

Please explain: _____

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

o. Septic/Design plan available? YES NO UNKNOWN

p. 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: _____

9. **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

JWB ,

BUYER(S) INITIALS

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TO BE COMPLETED BY SELLER

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

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.

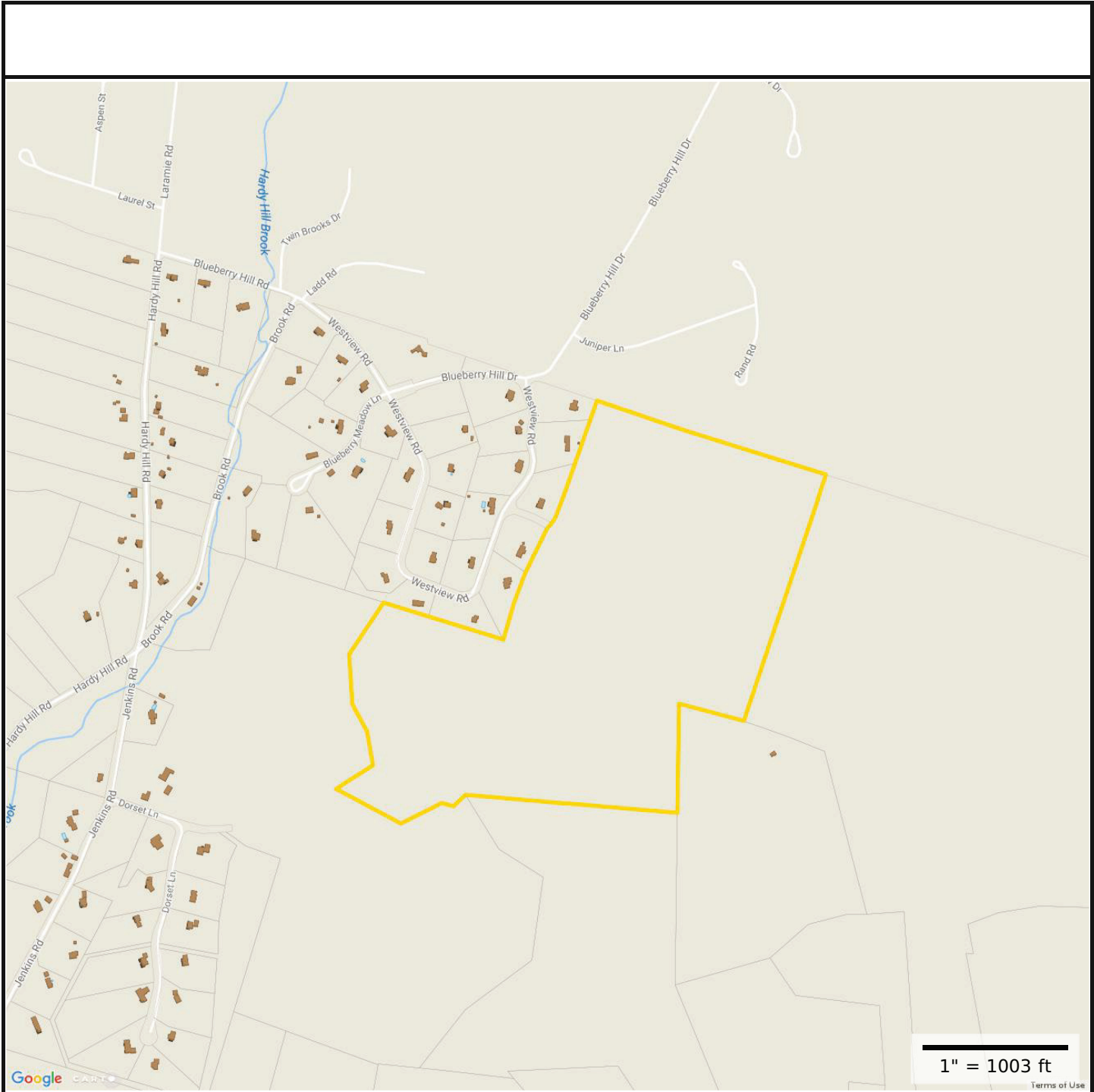
Joseph W Barber *09/14/2017*
SELLER DATE

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 Information

Property ID 54-32-100
Location 0 WESTVIEW LN
Owner BARDEN, JOSEPH TTEE



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

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Parcels updated 7/1/2015
 Properties updated 09/15/2017



Summary

Parcel ID 54-32-100
 Account # 4234
 2015 Tax Rate
 Location Address WESTVIEW LN , LEBANON
 Acres 120.570
 Zoning RL3 : Rural Lands 3
 (Note: Not to be used on legal documents)
 Neighborhood RES FAIR/AVG
 Property Usage UNMANAGED OTHER (623)

Owners

BARDEN, JOSEPH TRST BARDEN, JOSEPH TTEE
 193 HARDY HILL RD 193 HARDY HILL RD
 LEBANON NH 03766 LEBANON NH 03766

Valuation

	2016	2015
Assessed Land Value	\$2,440	\$2,440
+ Assessed Improvement Value	\$0	\$0
+ Assessed Misc Value	\$0	\$0
= Total Assessed Value	\$2,440	\$2,440

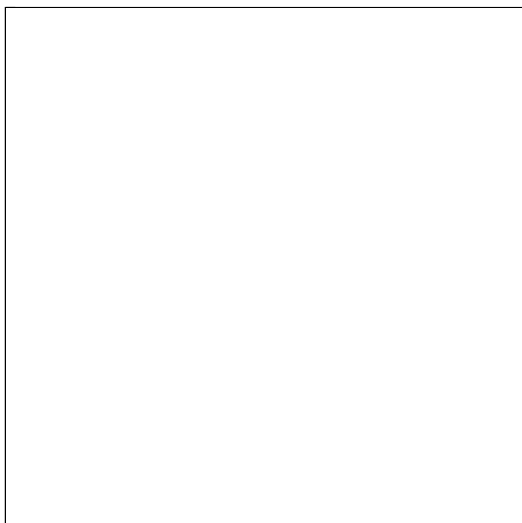
Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth	AgUse Value
OTHER (623)	130,680.00	SQUARE FEET	SITE	0	0	\$60
OTHER (623)	117.57	ACRES	SITE	0	0	\$2,380

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Vacant or Improved	Grantor	Grantee
6/3/2004	\$0			3030	0082	Vacant	BARDEN, JOSEPH TRUST	
12/22/2003	\$0			2939	0284	Vacant	BARDEN TRUST, JOSEPH	
3/5/1998	\$0			2300	0898	Vacant	BARDEN TRUST, JOSEPH	
6/23/1994	\$0			2096	0347	Improved	BARDEN TRUST, JOSEPH	
11/20/1990	\$0			1888	0506	Improved	BARDEN, JOSEPH & VIRGINIA	

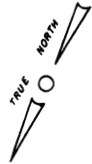
Map



No data available for the following modules: Buildings, Commercial Buildings, Yard Items, Photos, Sketches.

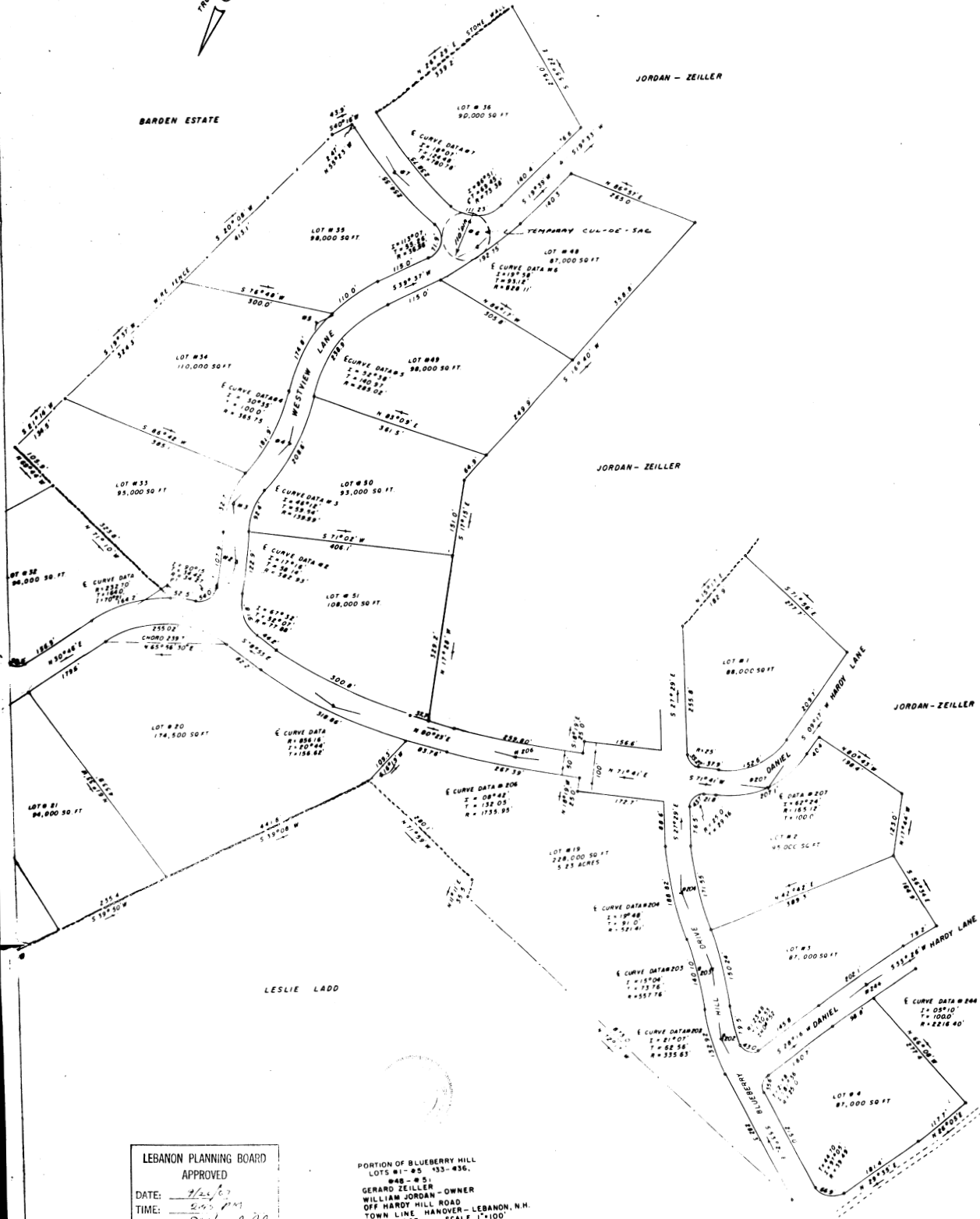
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BARDEN ESTATE

JORDAN - ZEILLER



LEBANON PLANNING BOARD
 APPROVED
 DATE: 7/25/67
 TIME: 2:55 PM
 Stephen R. R.
 CHAIRMAN

PORTION OF BLUEBERRY HILL
 LOTS #1 - #5 433 - #36,
 #48 - #51
 GERARD ZEILLER
 WILLIAM JORDAN - OWNER
 OFF HARDY HILL ROAD
 TOWN LINE HANOVER - LEBANON, N.H.
 SEPT. 5, 1967 SCALE 1"=100'
 R. A. LECLAIR ASSOC. INC.
 PROJ. NO 7367C
 HANOVER, N.H.

Tax Collector
 51 North Park Street
 Lebanon, New Hampshire 03766
 COLLECTOR'S #: (603) 448-1720
 ASSESSOR'S #: (603) 448-1499

CITY OF LEBANON
PAY BY CREDIT CARD! GO TO WWW.LEBCITY.COM
 JULY 2017 PROPERTY TAX

OFFICE HOURS:
 Monday thru Friday
 8:00 AM to 4:30 PM

BILL DATE: 5/17/2017
DUE DATE: 7/5/2017
BILL#: 159489

1/2 OF LAST YEAR'S TAX RATE

12% INTEREST CHARGED AFTER 7/5/2017

TAX	STATE ED.	LOCAL SCHOOL	COUNTY	CITY	TOTAL
RATE	1.22	6.72	0.93	5.19	14.06
AMOUNT	3.00	16.00	2.00	13.00	34.00
VALUATION			TAX CALCULATION		
LAND		0	GROSS TAX		34.00
BUILDING		0	GROSS TAX		34.00
EXEMPTIONS			LESS:		
ELDERLY		0	VET CREDIT		0.00
BLIND\PTD VET EX		0	PREPAYMENT		0.00
NET VALUATION		2,440	PLEASE PAY		34.00

MAP/LOT/PLOT
 54/32/100

PROPERTY LOCATION
 WESTVIEW LN

PROPERTY OWNER
 BARDEN, JOSEPH
 TTEE/BARDEN, JOSEPH TRST
 193 HARDY HILL RD
 LEBANON, NH 03766

RETAIN THIS COPY
FOR YOUR RECORDS
SEE REVERSE SIDE
FOR IMPORTANT INFO

AMOUNT IN ARREARS
0.00
PLUS INTEREST & COSTS



Pathways Consulting, LLC

240 Mechanic Street, Suite 100
 Lebanon, New Hampshire 03766
 (603) 448-2200 FAX: (603) 448-1221

PROPERTY SKETCH FOR
JOSEPH BARDEN
 LEBANON, NEW HAMPSHIRE

SCALE: 1" = 400'
 DESIGNED BY: PAB
 DRAWN BY: PAB
 CHECKED BY: JEN
 DATE: 11/2017
 PROJ. N010995-01

FIGURE
1



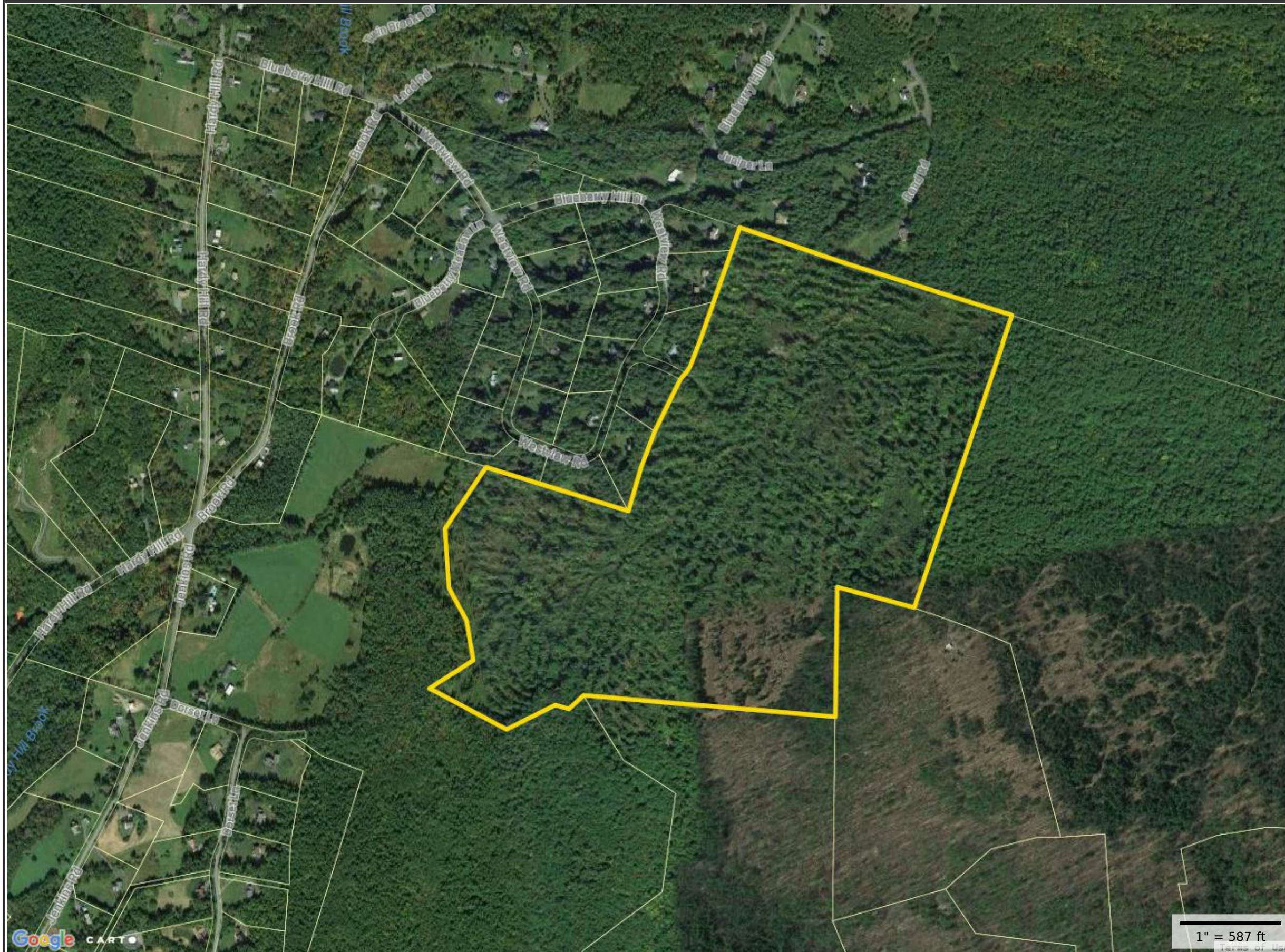
Property Information
Property ID 54-32-70100
Location 0 WESTVIEW LN
Owner JOSEPH BARDEN, TRUSTEE



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Parcels updated 7/1/2015
Properties updated 10/22/2017



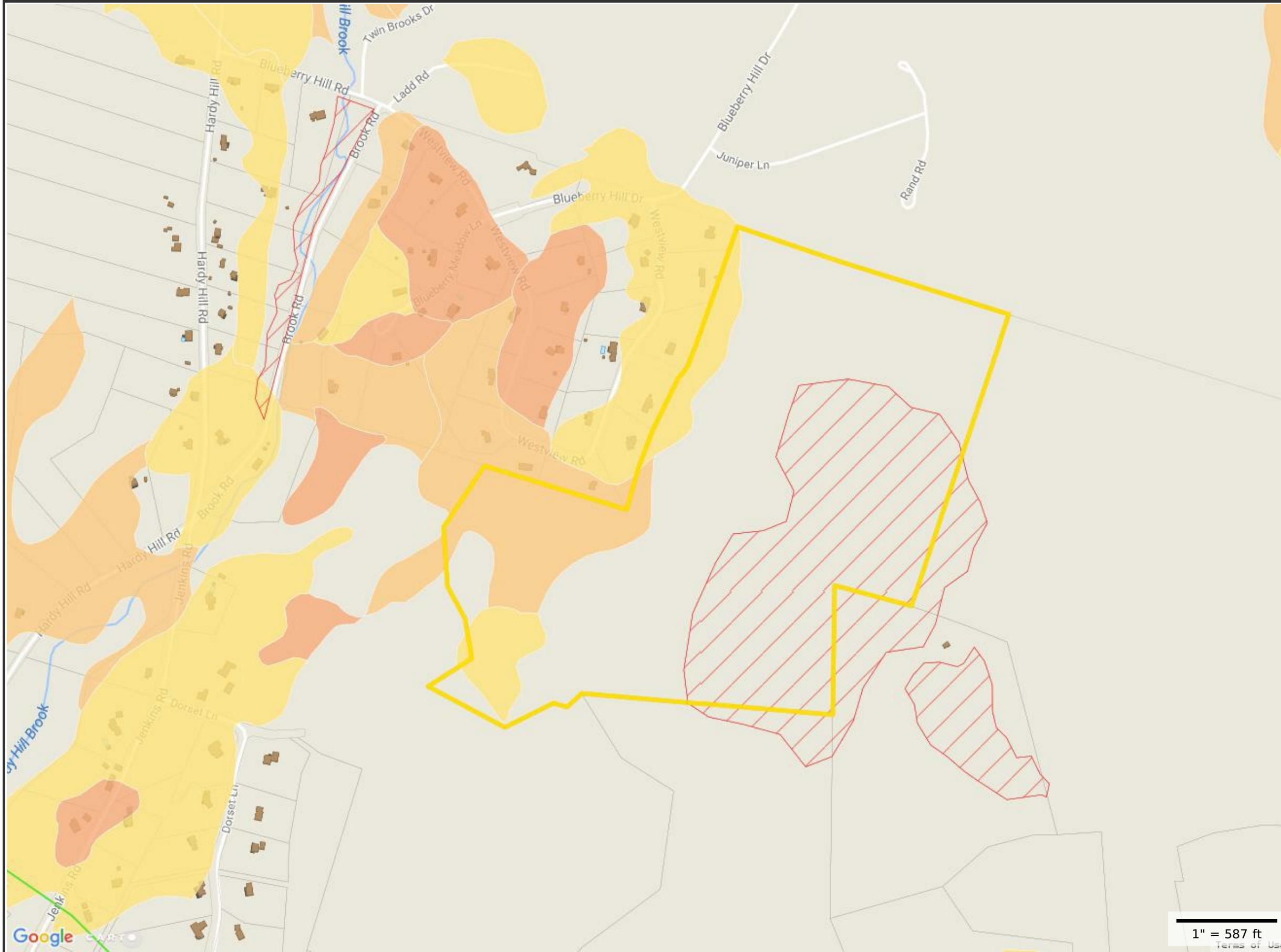
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Map Theme Legends
 Natural Resources

- Soils of Prime Importance
- Soils of Local Importance
- Soils of State Importance
- Significant Ecological Areas
- NH Rare & Endangered Heritage Areas

1" = 587 ft
Terms of Use



Property Information
Property ID 54-32-70100
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Owner JOSEPH BARDEN, TRUSTEE



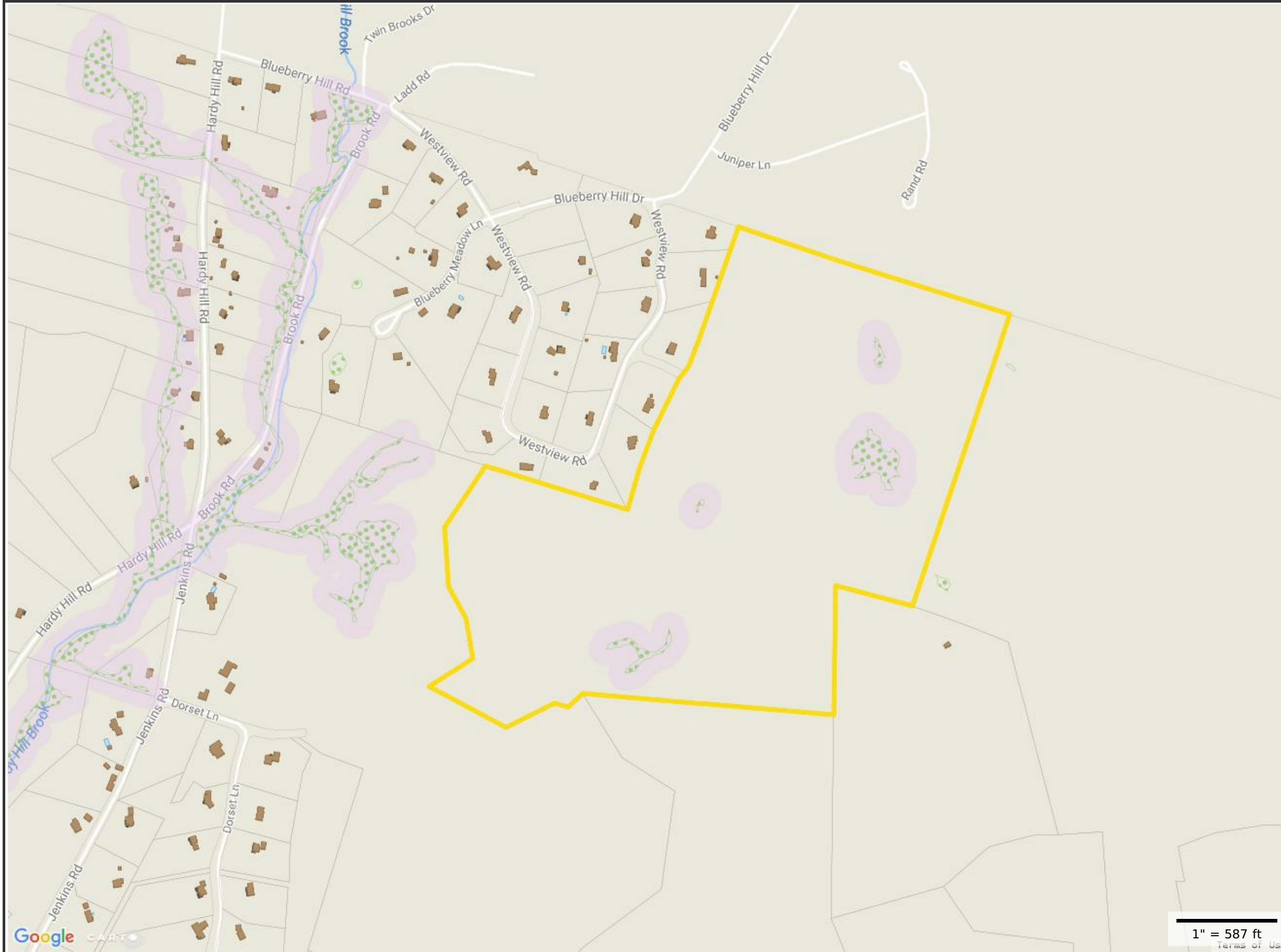
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 Properties updated 10/22/2017

- Map Theme Legends**
Topography
 MAJOR INDEX CONTOUR MINOR CONTOURS
- 15% - 25% SLOPE
 - 25% - 35% SLOPE
 - 35% - 60% SLOPE
 - 60% SLOPE

1" = 587 ft
 Terms of Use



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Property ID 54-32-70100
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Owner JOSEPH BARDEN, TRUSTEE



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Parcels updated 7/1/2015
 Properties updated 10/22/2017

Map Theme Legends Wetlands

-  Wetland
-  100 ft High Value Wetland Buffer

1" = 587 ft
Terms of Use