

BIG GREEN

R E A L E S T A T E



LISTING PRESENTATION

8 LOW ROAD
HANOVER, NH 03755

William H. "Star" Johnson, Broker
15 Buck Rd.
Hanover, New Hampshire 03755
Licensed in Vermont and New Hampshire

one: 603-643-3942
Cell: 603-381-8603
Fax: 603-653-8267
Email: star@biggreenre.com

Residential / Single Family
4677408
Active

8 Low Road
Hanover

Unit/Lot #:
NH 03755

Price - List **\$545,000**
Price - Closed
Date - Closed



Year Built 1979
Style Colonial, Contemporary

Color Grey
Total Stories 2
Zoning SR1
Taxes TBD N
Gross Taxes/Year \$10,451.00 / 2016
Lot Acres/SqFt 0.960000/ 41,818

Rooms - Total 15
Bedrooms - Total 4
Baths - Total 3
Baths - Full 2
Baths - 3/4 0
Baths - 1/2 1
Baths - 1/4 0
SqFt-Tot Finished 3,218
DOM 1

Directions Take East Wheelock east toward Etna, last road on right going up the hill, 3rd house on the left.

Property Panorama VT URL

This is a surprising house with a remarkable interior and floor plan, with flowing open space, and private, intimate spaces. Direct entry from the garage into the lower level mudroom leads conveniently directly to the kitchen. Located on the edge of an in-town neighborhood, convenient (within a good walk) to downtown, the College, public schools, etc., the lot borders on the east side forested land zoned "Natural Preserve" and, close by, the Appalachian Trail Corridor; this land will not be developed, and offers peace, quiet, and hiking opportunities with 3 trails, including the AT, very close. The interior has recently been painted and looks terrific. A pre-sale building inspection has been completed and available to interested buyers.

STRUCTURE

Construction Status Existing
Construction Wood Frame
Foundation Below Frost Line, Concrete, Pier/Column, Post/Piers,
Exterior Clapboard, Vinyl
Roof Shingle - Asphalt
Basement/Access Type Yes / Interior
Basement Description Concrete, Concrete Floor, Partially Finished, Stairs - Interior, Storage Space, Walkout

Garage/Capacity Yes / 2
Garage Type Under
Garage Description Auto Open, Direct Entry

Footprint
SqFt-Apx Fin AG/Source 2,854 / Municipal
SqFt-Apx Fin BG/Source 364 / Municipal
SqFt-Apx Unfn AG/Source 0 / Municipal
SqFt-Apx Unfn BG/Source 312 / Municipal
SqFt-Apx Tot Below Grade
SqFt-Apx Total Finished 3,218
SqFt-Apx Total 3,530
Mobile Make/Model /
Mobile Serial Number
Mobile Anchor
Units Per Building

| ROOM TYPE | DIMENSIONS | LEVEL | ROOM TYPE | DIMENSIONS | LEVEL |
|------------------|-------------|-------|-----------|--------------------|-------|
| Mudroom | 4'2"x13'7" | B | MSTBS | 16'10"x20'3" and 2 | |
| Rec Room | 13'6"x20' | B | OFFST | 7'10"x10'1" | 2 |
| Kitchen - Eat-in | 13'3"x16'6" | 1 | BTHF | 7'10"x13'2" | 2 |
| Great Room | 13'9"x42' | 1 | BTHF | 10'3"x13'3" | 2 |
| Living Room | 11'4"x24'8" | 1 | UTIL | 14'8"x24'8" | B |
| Foyer | 10'5"x11'8" | 1 | | | |
| Dining Room | 12'9"x14' | 1 | | | |
| Bath - 1/2 | 2'11"x7'1" | 1 | | | |
| Bedroom | 12'2"x13'9" | 2 | | | |
| Bedroom | 10'7"x11'4" | 2 | | | |
| Bedroom | 11'4"x12'2" | 2 | | | |

UTILITIES

Heating Baseboard, Hot Water, Stove - Wood
Heat Fuel Gas - LP/Bottle, Wood
Cooling None
Water Metered, Public
Sewer Public, Public Sewer at Street, Public Sewer On-Site
Electric 200 Amp, Circuit Breaker(s)

Services Phone, Cable, Cable - At Site, Gas - LP/Bottle, Internet - Cable, Telephone At Site, Underground Utilities
Management Co/Phone /
Fuel Company Irving
Phone Company
Cable Company Comcast
Electric Company Liberty Utilities

LOT / LOCATION

| | | |
|---------------------------------|---|---|
| County NH-Grafton | Devel/Subdiv | ROW-Parcel Access No |
| Water Body Access | School - District Dresden | ROW-Length/Width / |
| Water Body Type | School - Elementary Bernice A. Ray School | ROW to other Parcel No |
| Water Body Name | School - Middle/Jr Frances C. Richmond Middle | Roads Cul-de-Sac, Dead |
| Water Frontage Lngth | School - High Hanover High School | Road Front/Length Yes / 160 |
| Water Restrictions | Mobile Park Name | Surveyed/By Yes |
| Condo Ltd Comm Area | Condo Name | Owned Land Yes |
| Common Land Acres | Building # | Units Per Building |
| Suitable Use Residential | Lot Desc Hilly, Sloping, Street Lights, Walking Trails, Wooded | Area In Town, Near Paths, Neighborhood |

FEATURES

| | |
|---|---|
| Features - Interior Cathedral Ceiling, Ceiling Fan, Dining Area, Hearth, Kitchen/Dining, Laundry Hook-ups, Master BR w/ BA, Walk-in Closet, Whirlpool Tub, Wood Stove Hook-up, Laundry - 2nd Floor | Features - Exterior Deck, Windows - Double Pane |
| Flooring Ceramic Tile, Hardwood, Slate/Stone | Driveway Crushed Stone, Gravel |
| Appliances Dishwasher, Dryer, Exhaust Hood, Range - Electric, Refrigerator, Washer | Parking Driveway, Garage, Parking Spaces 3 - 5 |
| Equipment Stove-Wood | Features - Accessibility 1st Floor 1/2 Bathroom, 1st Floor Hrd Surfce Flr, Bathroom w/Step-in Shower, Bathroom w/Tub |
| Water Heater Off Boiler, Tank | |

| | |
|---|--|
| Green Verification Progm | Green Verification Rating/Metric / |
| Green Verification Body | Green Verification New Construction |
| Green Verification Status/Year / | Green Verification URL |

PUBLIC RECORDS

| | | |
|---|---------------------------|----------------------------------|
| Deed - Recorded Type Warranty | Deeds - Total | Deed Book/Page 3003 / 760 |
| Map 42 | Block 1 | Lot 38 |
| SPAN # | Property ID 2886 | Plan Survey Number |
| Assment Amount/Year \$490,900 / 2016 | Assments - Special | Current Use N |
| Tax Class | Tax Rate | Land Gains No |

DISCLOSURES

| | | |
|---------------------------------------|--|-------------------------|
| Fee/Fee Frequency / | Fee Includes | |
| Fee 2/Fee 2 Frequency / | Fee 2 Includes | |
| Fee 3/Fee 3 Frequency / | Fee 3 Includes | |
| Listing Service Full Service | Sale Includes | |
| PUD | Negotiable | |
| Comp Only/Type No / | Foreclsd/BankOwnd/REO No | Auction |
| Seasonal No | Restrictions | |
| Mobile Park Approval | Mobile Co-Op | Mobile Must Move |
| Flood Zone No | Rented | Rental Amount |
| Covenants Unknown | Easements No | Resort No |
| Possession | Documents Available Deed, Other, Property Disclosure, Tax Map | |
| Timeshre/Fract Ownrshp? No | T/F Ownrshp Amt/Type / | |
| Auctioneer - Responsible | Auction Date/Time / | |
| Auctioneer License # | Auction Info | |
| Auctn Price Determnd By | Financing | |
| Delayed Showing/Begin Date N / | | |

Items Excluded

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



39

GRAFTON COUNTY
REGISTRY OF DEEDS

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION  REAL ESTATE TRANSFER TAX

***5 THOUSAND 6 HUNDRED AND 10 DOLLARS

| | | | |
|-----|-----|------|----------------------|
| MO. | DAY | YEAR | AMOUNT |
| 06 | 02 | 2004 | 659879 \$ ***5610.00 |

VOID IF ALTERED

WARRANTY DEED

I, JANET A. METCALFE, single, of Hanover, County of Grafton and State of New Hampshire, for consideration paid, grant to BENJAMIN C. BOSTICK and CYNTHIA CHEN, both unmarried, of Hanover, County of Grafton and State of New Hampshire as joint tenants with rights of survivorship, whose mailing address is 4 Burton Road, Hanover, New Hampshire 03755, with WARRANTY covenants:

A certain tract of land, known as 8 Low Road, with improvements thereon, located on the northeasterly side of Low Road, so-called, in Hanover, Grafton County, State of New Hampshire, being Lot No. 36 on a plan entitled "Dartmouth College, Haskins Development, Hanover, NH" as revised March 12, 1974, recoded in the Grafton County Registry of Deeds at Pocket 3, Folder 4, Plan 34, bounded and described as follows:

Beginning at a boundary marker located in the easterly side of Lot Road, so-called, as shown on said plan, being the northwesterly corner of Lot No. 35 as shown on said plan and the southwesterly corner of the premises herein conveyed;

Thence South 83° 59' 30" East along the northerly line of said Lot No. 35 a distance of 278.6 feet, more or less, to a boundary marker;

Thence North 01° 35' East along land now or formerly of the Trustees of Dartmouth College a distance of 170.6 feet, more or less, to a boundary marker set in the southeasterly corner of Lot No. 37 as shown on said plan;

Thence North 86°44' West along the southerly line of said Lot No. 37 a distance of 245.7 feet, more or less, to a boundary marker set in the easterly line of said Lot Road;

Thence southerly in a curve to the right, having a radius of 1704.93 feet, more or less, along the easterly line of said Low Road a distance of 89.6 feet to a point;

Thence South 14° 01' West along the easterly line of said Low Road a distance of 69.92 feet, more or less, to the point of beginning.

Containing 42,900 square feet.

Subject to all utility rights of way and easements of record. All utilities are to be installed underground.



The right of first refusal reserved initially by Trustees of Dartmouth College in its deed to Burgess, recorded in the Grafton County Registry of Deeds, Book 1353, Page 227, have been released as part of a "Blanket Release" executed by the Trustees of Dartmouth College on May 8, 1995 and recorded in Book 2141, Page 36.

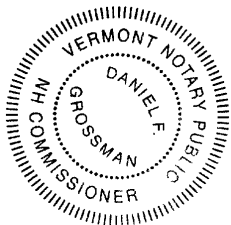
Meaning and intending to hereby convey all and the same premises as conveyed to Janet A. Metcalfe by warranty deed of Walter Mischel, dated October 8, 1998 and recorded in the Grafton County Registry of Deeds at Book 2348, Page 85.

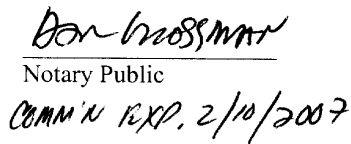
Dated this 28th day of May, 2004.


Janet A. Metcalfe

STATE OF VERMONT:
COUNTY OF WINDSOR:

On this 28th day of May, 2004, before me, the undersigned officer, personally appeared Janet A. Metcalfe, known to me, or satisfactorily proven, to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.




Notary Public
COMM'N EXP. 2/10/2007


REGISTER
GRAFTON COUNTY REGISTRY OF DEEDS

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

- 1. SELLER: Cynthia Chen and Benjamin C. Bostick
2. PROPERTY LOCATION: 8 Low Road, Hanover, NH 03755
3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? Yes No
4. SELLER: has has not occupied the property for 9 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

- a. TYPE OF SYSTEM: Public Private Seasonal city water Unknown
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?
d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
e. WATER TEST: Have you had the water tested? Date of most recent test

COMMENTS:

6. SEWAGE DISPOSAL SYSTEM

- a. TYPE OF SYSTEM: Public: Yes No Community/Shared: Yes No
Private: Yes No Unknown
Septic Design Available: Yes No
b. IF PUBLIC OR COMMUNITY/SHARED
Have you experienced any problems such as line or other malfunctions? Yes No
What steps were taken to remedy the problem?
c. IF PRIVATE:
TANK: Septic Tank Holding Tank Cesspool Unknown Other
Tank Size Gal. Unknown Other
Tank Type Concrete Metal Unknown Other
Location: Location Unknown Date of Installation:
Date of Last Servicing: Name of Company Servicing Tank:
Have you experienced any malfunctions? Yes No
Comments:
d. LEACH FIELD: Yes No Other
IF YES, Location: Size Unknown
Date of installation of leach field: Installed By:
Have you experienced any malfunctions? Yes No
Comments:

SELLER(S) INITIALS

BUYER(S) INITIALS

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PROPERTY LOCATION: 8 Low Road, Hanover, NH 03755

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? [] Yes [x] No [] Unknown
IF YES, has a site assessment been done? [] Yes [] No []? Unknown

Source of Information: _____
Comments: _____

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

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

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property? [] Yes [] No [x] Unknown
IF YES: Are tanks currently in use? [] Yes [] No
IF NO: How long have tank(s) been out of service? _____
What materials are, or were, stored in the tank(s)? _____
Age of tank(s): _____ Size of tank(s): _____
Location: _____
Are you aware of any past or present problems such as leakage, etc? [] Yes [x] No Comments: _____

If tanks are no longer in use, have the tanks been removed? []? Yes [] No [] Unknown

b. ASBESTOS - Current or previously existing:

As insulation on the heating system pipes or ducts? [] Yes [x] No [] Unknown
In the siding? [] Yes [x] No [] Unknown In the roofing shingles? [] Yes [x] No [] Unknown
In flooring tiles? [] Yes [x] No [] Unknown Other _____ [] Yes [] No [] Unknown
If YES, Source of information: _____
Comments: _____

c. RADON/AIR - Current or previously existing:

Has the property been tested? [] Yes [] No [x] Unknown
If YES: Date: _____ By: _____
Results: _____ If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? [] Yes [] No
Are test results available? [] Yes [] No Comments: _____

d. RADON/WATER - Current or previously existing:

Has the property been tested? [] Yes [] No [x] Unknown
If YES: Date: _____ By: _____
Results: _____ If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? [] Yes [] No
Are test results available? [] Yes [] No Comments: _____

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property? [] Yes [x] No
If YES: Source of information: _____
Are you aware of any cracking, peeling, or flaking lead-based paint? [] Yes [x] No
Comments: _____

SELLER(S) INITIALS [Signature] / [Signature] BUYER(S) INITIALS [] / []

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 8 Low Road, Hanover, NH 03755

f. Are you aware of any other hazardous materials? Yes No

If YES: Source of information: _____

Comments: _____

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?

Yes No Unknown If YES, Explain: _____

What is your source of information? _____

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

Yes No Unknown If YES, Explain: _____

What is your source of information? _____

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?

Yes No If YES, Explain: _____

d. Are you aware of any problems with other buildings on the property? Yes No If YES, Explain: _____

e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? YES NO UNKNOWN If YES, Explain: _____

f. Is any part of this property in Current Use? Yes No Unknown If YES, Explain: _____

g. Is this property located in a Federally Designated Flood Zone? Yes No Unknown

h. Has the property been surveyed? Yes No Unknown If YES, By: _____

If YES, is survey available? Yes No Unknown

i. How is the property zoned? single family residence

j. Heating System Age: 11 years Type: forced hot water Fuel: propane Tank/Location: beside garage

Owner of Tank: Irving

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Comments: _____

k. Roof Age: 12 years Type of Roof Covering: asphalt shingle

Moisture or leakage: minor leak due to ice dam once in last 12 years.

Comments: roofers removed ice dam and inspected roof for damage.

l. Foundation/Basement: Full Partial Other: _____ Type: _____

Moisture or leakage: None. I stored books and papers on the floor of the basement for many years with no problems.

Comments: _____

m. Chimney(s) How Many? 1 Lined? y Last Cleaned: inspected jan 2018 Problems? no

n. Plumbing Type: _____ Age: _____

Comments: _____

o. Domestic Hot Water: Age: 6 years Type: _____ Gallons: _____

p. Electrical System Amps: _____ Circuit Breakers Fuses

Comments: _____

q. Modifications: Are you aware of any modifications or repairs made without the necessary permits? Yes No

If Yes, please explain: _____

r. Pest Infestation: Are you aware of any past or present pest infestations? Yes No Type: _____

Comments: _____

s. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) Yes No If YES, please explain: _____

t. Other (e.g. Alarm System, Irrigation System, etc.) _____

SELLER(S) INITIALS

CC / BCB
02/06/18 / 02/06/18
11:01AM EST / 12:18PM EST

BUYER(S) INITIALS

_____/_____
_____/_____

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NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

Yes No

b. ADDITIONAL COMMENTS:

ACKNOWLEDGEMENTS:

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

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

Cynthia Chen dotloop verified
02/06/18 11:01AM EST
KKFN-URLW-5R37-1KNS

SELLER

DATE

Benjamin C. Bostick dotloop verified
02/06/18 12:18PM EST
LVX6-YKRU-RKW1-PPXQ

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

https://www.hanovernh.org/sites/hanovernh/files/uploads/tax_map_42.pdf

SafeMLS® Login... Paragon 5... Online Tax Map... hanovernh.org... hanovernh.org X... How I do a "Print..."

zipForm® Plus 1425 Hanover Lebanon Propert... Outlook.com - star-johns... New England Commercial... Merchant Services from P... Bing VT NH Lacrosse High Sch... Suggested Sites Sign in to Microsoft Onlin... Real Estate Forms Softwar... New England Real Estate...

1 / 1

Layers

- ADDSHEETS
- Acres
- BORDR
- DIMS
- EASEMENT
- ELIPS
- LEGEND
- LOTNUMBERS
- MATCHLINE
- OTHERTEXT
- ROADNAME
- STREETNUMBER
- propertyline
- roads
- scale_bar

261.6', 109.8', 3.5', 23', 37, 179.3', 6, 115', 245.7', 36, 269.3', 145', 89.6', 110.6', 15', 145', 20', 278.6', 35, 247.2', 49.9', 174.4', 3, 26.5', 107.5', 185', 124.1', 7, 115.3', 10, 174.4'

17.00 x 11.00 in

1:18 PM 2/19/2018

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| CURRENT OWNER | | TOPO. | UTILITIES | STRT./ROAD | LOCATION | CURRENT ASSESSMENT | | | |
|--|--|--|--------------|------------|---|----------------------|--------------|--------------------|--------------------|
| BOSTICK, BENJAMIN C & CHEN, CYNTHIA 8 LOW RD | | 2 Above Street | 1 All Public | 1 Paved | 2 Suburban | Description | Code | Appraised Value | Assessed Value |
| | | | | 6 Sidewalk | | RESIDNTL RES LAND | 1010 1010 | 327,900 163,000 | 327,900 163,000 |
| HANOVER, NH 03755 Additional Owners: | | SUPPLEMENTAL DATA | | | VISION 1917 REVAL 2013, NH | | | | |
| Other ID: 00042 00038 00001 031000 PARKING DIST M PHOTO GIS ID: | | PRECINCT FIRE DIST 1 MRKTG DIS STATE UTIL ASSOC PID# | | | | | | | |
| Total | | | | | | | | 490,900 | 490,900 |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | q/u | v/i | SALE PRICE | V.C. | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
|--|--|-------------|------------|-----|-----|------------|------|--------------------------------|------|----------------|---------------|------|----------------|---------------|------|----------------|
| BOSTICK, BENJAMIN C & METCALFE, JANET A | | 3003/ 760 | 06/02/2004 | Q | I | 374,000 | 00 | Yr. | Code | Assessed Value | Yr. | Code | Assessed Value | Yr. | Code | Assessed Value |
| MISCHEL, WALTER | | 2348/ 85 | 10/14/1998 | U | I | 173,000 | 1L | 2016 | 1010 | 327,900 | 2015 | 1010 | 327,900 | 2015 | 1010 | 327,900 |
| METCALFE, JANET A | | 2249/ 101 | 05/01/1997 | Q | I | 173,000 | 00 | 2016 | 1010 | 163,000 | 2015 | 1010 | 163,000 | 2015 | 1010 | 163,000 |
| EBERHARDT, LAUREN E | | 1922/ 669 | 08/06/1991 | Q | I | 170,000 | 00 | | | | | | | | | |
| BURGESS, DAVID R & LAUREN E | | 1676/ 341 | 06/25/1987 | U | I | 0 | 1H | | | | | | | | | |
| | | 1353/ 227 | 10/03/1978 | Q | I | | 00 | | | | | | | | | |
| Total: | | | | | | | | 490,900 | | | Total: | | 490,900 | Total: | | 490,900 |

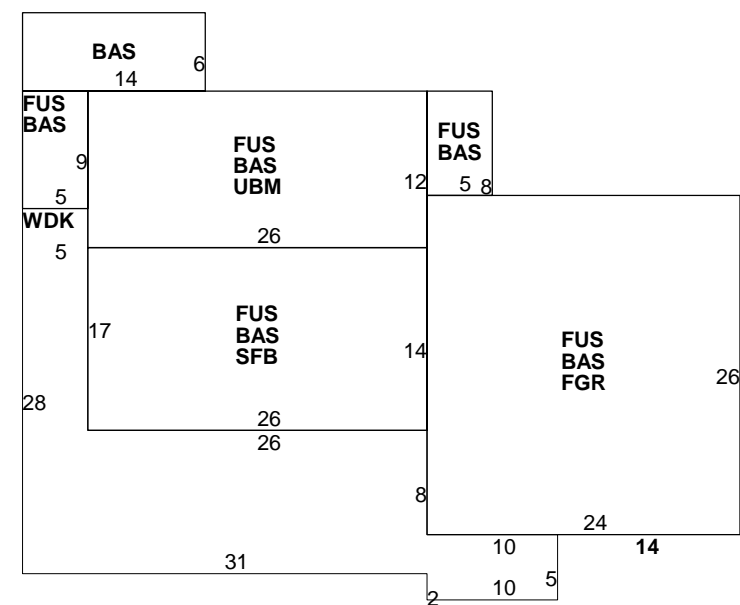
| EXEMPTIONS | | | | OTHER ASSESSMENTS | | | | This signature acknowledges a visit by a Data Collector or Assessor | | | | |
|---------------|------|-------------|--------|-------------------|-------------|--------|--------|---|--|--|--|--|
| Year | Type | Description | Amount | Code | Description | Number | Amount | Comm. Int. | | | | |
| Total: | | | | | | | | | | | | |

| ASSESSING NEIGHBORHOOD | | | | | APPRAISED VALUE SUMMARY | | | | |
|--|-----------|-------------------|---------|-------|----------------------------------|--|--|--|---------|
| NBHD/ SUB | NBHD Name | Street Index Name | Tracing | Batch | | | | | |
| 105/A | | | | | | | | | |
| NOTES | | | | | Appraised Bldg. Value (Card) | | | | 326,000 |
| P05 ADDN&GEN UPGRADE,INT/EXT-KIT NEW-GD QUAL 100%,SFB 1/0/0 CLAY TILE,SHTRK,2011 INSPECT W/TENANT-POSS 4TH BDRM-PUT ON LIST,DIDN'T SEE UBM-TOLD GAS FUEL COND - VG | | | | | Appraised XF (B) Value (Bldg) | | | | 1,900 |
| | | | | | Appraised OB (L) Value (Bldg) | | | | 0 |
| | | | | | Appraised Land Value (Bldg) | | | | 163,000 |
| | | | | | Special Land Value | | | | 0 |
| | | | | | Total Appraised Parcel Value | | | | 490,900 |
| | | | | | Valuation Method: | | | | C |
| | | | | | Adjustment: | | | | 0 |
| | | | | | Net Total Appraised Parcel Value | | | | 490,900 |

| BUILDING PERMIT RECORD | | | | | | | | | VISIT/ CHANGE HISTORY | | | | | |
|------------------------|------------|------|-------------|--------|------------|---------|------------|-------------|-----------------------|------|----|----|-----|-----------------------|
| Permit ID | Issue Date | Type | Description | Amount | Insp. Date | % Comp. | Date Comp. | Comments | Date | Type | IS | ID | Cd. | Purpose/Result |
| 2005-255 | 12/21/2005 | AD | ADDN & | 60,000 | | 100 | 04/01/2007 | ALTERATIONS | 10/21/2011 | | | JM | 00 | Measur+Listed |
| 2005-231 | 11/18/2005 | DE | Demolish | 0 | | 100 | 04/01/2006 | DEMO GARAGE | 06/15/2006 | | | JM | 01 | Measur+Dr Hanger Left |
| 97-137 | 09/30/1997 | RS | | 15,650 | | 100 | 04/01/1998 | ADDITION | 11/05/2004 | | | MR | 00 | Measur+Listed |
| | | | | | | | | | 06/19/2000 | | | DZ | 00 | Measur+Listed |
| | | | | | | | | | 07/22/1998 | | | DJ | 00 | Measur+Listed |

| LAND LINE VALUATION SECTION | | | | | | | | | | | | | | | | | | | | |
|-----------------------------|----------|-------------------|------|---|-------|-------|-----------|------------|-----------|------|-----------|-----------|---------|------|------------|-----------------|-----------|------------|-----------------|------------|
| B # | Use Code | Use Description | Zone | D | Front | Depth | Units | Unit Price | I. Factor | S.A. | Acre Disc | C. Factor | ST. Idx | Adj. | Notes- Adj | Special Pricing | | S Adj Fact | Adj. Unit Price | Land Value |
| | | | | | | | | | | | | | | | | Spec Use | Spec Calc | | | |
| 1 | 1010 | Single Fam MDL-01 | SR1 | 1 | | | 41,789 SF | 3.25 | 1.2000 | 6 | 1.0000 | 1.00 | 105 | 1.00 | LOC | | | 1.00 | 3.90 | 163,000 |

| CONSTRUCTION DETAIL | | | | CONSTRUCTION DETAIL (CONTINUED) | | | |
|---------------------|-----|-----|----------------|---------------------------------|--------------------|-----|-------------------|
| Element | Cd. | Ch. | Description | Element | Cd. | Ch. | Description |
| Style | 06 | | Conventional | | | | |
| Model | 01 | | Residential | | | | |
| Grade | 04 | | Average +10 | | | | |
| Stories | 2 | | 2 Stories | | | | |
| Occupancy | 1 | | | MIXED USE | | | |
| Exterior Wall 1 | 25 | | Vinyl Siding | Code | Description | | Percentage |
| Exterior Wall 2 | | | | 1010 | Single Fam MDL-01 | | 100 |
| Roof Structure | 03 | | Gable/Hip | COST/MARKET VALUATION | | | |
| Roof Cover | 03 | | Asph/F Gls/Cmp | Adj. Base Rate: | | | 106.52 |
| Interior Wall 1 | 05 | | Drywall/Sheet | Net Other Adj: | | | 362,182 |
| Interior Wall 2 | | | | Replace Cost | | | 0.00 |
| Interior Flr 1 | 12 | | Hardwood | AYB | | | 362,182 |
| Interior Flr 2 | 14 | | Carpet | EYB | | | 1979 |
| Heat Fuel | 03 | | Gas | Dep Code | | | 2003 |
| Heat Type | 05 | | Hot Water | Remodel Rating | | | VG |
| AC Type | 01 | | None | Year Remodeled | | | |
| Total Bedrooms | 04 | | 4 Bedrooms | Dep % | | | 10 |
| Total Bthrms | 2 | | | Functional Obslnc | | | |
| Total Half Baths | 1 | | | External Obslnc | | | 0 |
| Total Xtra Fixtrs | 3 | | | Cost Trend Factor | | | 1 |
| Total Rooms | 7 | | 7 Rooms | Condition | | | |
| Bath Style | 02 | | Average | % Complete | | | 90 |
| Kitchen Style | 02 | | Modern | Overall % Cond | | | 326,000 |
| | | | | Apprais Val | | | 0 |
| | | | | Dep % Ovr | | | 0 |
| | | | | Dep Ovr Comment | | | |
| | | | | Misc Imp Ovr | | | 0 |
| | | | | Misc Imp Ovr Comment | | | |
| | | | | Cost to Cure Ovr | | | 0 |
| | | | | Cost to Cure Ovr Comment | | | |



| OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B) | | | | | | | | | | | | |
|--|-------------|-----|--------------|-----|-------|------------|------|-----|-------|-----|------|-----------|
| Code | Description | Sub | Sub Descript | L/B | Units | Unit Price | Yr | Gde | Dp Rt | Cnd | %Cnd | Apr Value |
| HRTH | HEARTH | | | B | 1 | 2,100.00 | 2003 | | 1 | | 100 | 1,900 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|-----------------------|--------------|--------------|--------------|-----------|-----------------|
| Code | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |
| BAS | First Floor | 1,469 | 1,469 | 1,469 | 106.52 | 156,484 |
| FGR | Garage | 0 | 624 | 218 | 37.22 | 23,222 |
| FUS | Upper Story, Finished | 1,385 | 1,385 | 1,385 | 106.52 | 147,536 |
| SFB | Base, Semi-Finished | 0 | 364 | 218 | 63.80 | 23,222 |
| UBM | Basement, Unfinished | 0 | 312 | 62 | 21.17 | 6,604 |
| WDK | Deck, Wood | 0 | 476 | 48 | 10.74 | 5,113 |
| Ttl. Gross Liv/Lease Area: | | 2,854 | 4,630 | 3,400 | | 362,182 |



Tax Collector
 PO Box 483
 Hanover, NH 03755
 (603) 640-3201

TOWN OF HANOVER
REAL ESTATE TAX BILL 2ND HALF
 Reprint

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

12% INTEREST CHARGE APPLIED AFTER DUE DATE

BILL DATE: 10/30/2017
DUE DATE: 12/1/2017
BILL#: 64,955

| TAX | STATE ED. | LOCAL ED. | COUNTY | TOWN | FIRE DIST. | TOTAL |
|--------|-----------|-----------|----------|----------|------------|-----------|
| RATE | 2.57 | 10.54 | 2.19 | 4.78 | 1.61 | 21.69 |
| AMOUNT | 1,262.00 | 5,174.00 | 1,075.00 | 2,347.00 | 790.00 | 10,648.00 |

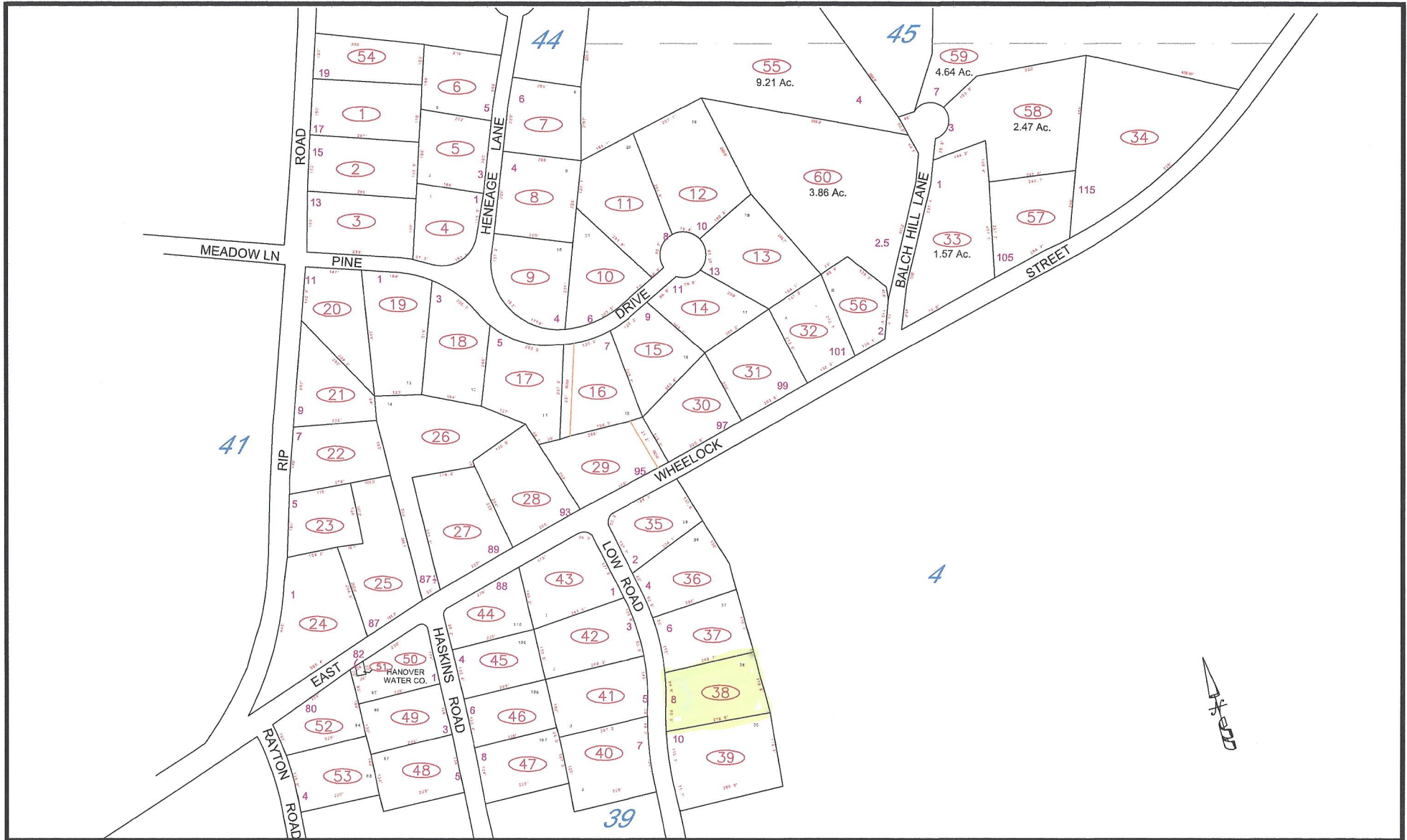
MAP/LOT/PLOT
 42-38-1

PROPERTY LOCATION
 8 LOW RD

PROPERTY OWNER
 BOSTICK, BENJAMIN C &/CHEN,
 CYNTHIA
 8 LOW RD
 HANOVER, NH 03755

| <u>VALUATION</u> | | <u>TAX CALCULATION</u> | |
|------------------|---------|------------------------|-----------------|
| LAND VALUE | 163,000 | TOTAL TAX | 10,648.00 |
| BUILDING VALUE | 327,900 | LESS: | |
| CURRENT USE | 0 | TAX CREDITS | 0.00 |
| OTHER VALUE | 0 | PREPAYMENTS | 0.00 |
| GROSS VALUE | 490,900 | FIRST HALF BILL | 5,225.00 |
| EXEMPTIONS | 0 | PAY THIS AMOUNT | 5,423.00 |
| TAXABLE VALUE | 490,900 | | |

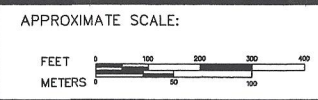
AMOUNT IN ARREARS
0.00
PLUS INTEREST & COSTS



PROPERTY MAP FOR
**THE TOWN OF
 HANOVER, NH**

For assessments only -
 not for conveyances.

| LEGEND | |
|-----------------------------|----|
| PARCEL NUMBER | 14 |
| HOUSE NUMBER | 27 |
| ADJACENT MAP NUMBER | |
| MATCHLINE | |
| RIGHT-OF-WAY OR EASEMENT .. | |



MAP NUMBER
42
 April 1, 2015

