

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.

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: Evert J. McLaughlin Trust of 2015

2. PROPERTY LOCATION: 157 North Shore Road, New Durham, NH 03855

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

4. SELLER: [x] has [] has not occupied the property for 50+ years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

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

b. INSTALLATION: Location: across the road - front of back property
Installed By: Date of Installation: 1970s
What is the source of your information?

c. USE: Number of persons currently using the system: 2
Does system supply water for more than one household? [] Yes [x] No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: [] Yes [x] No [] N/A Quantity: [] Yes [x] No
Quality: [] Yes [x] 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 [x] No Date of most recent test
IF YES to any question, please explain in Comments below or with attachment.
Are you aware of any test results reported as unsatisfactory or satisfactory with notations? [] Yes [] No
IF YES, are test results available? [] Yes [] No
What steps were taken to remedy the problem?

COMMENTS:

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: [] Yes [x] No Community/Shared: [] Yes [x] No
Private: [x] 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 [x] Cesspool [] Unknown [] Other
Tank Size Gal. [] Unknown [] Other
Tank Type [] Concrete [] Metal [] Unknown [] Other
Location: [] Location Unknown. Date of Installation:
Date of Last Servicing: 2025 Name of Company Servicing Tank:
Have you experienced any malfunctions? [] Yes [x] No
COMMENTS:

SELLER(S) INITIALS SM /

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

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? Yes No Unknown
IF YES, has a septic system evaluation been done within 180 days? Yes No Unknown
Date of Evaluation: _____
Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

7. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:
Are you aware of any past or present underground storage tanks on your property? Yes No Unknown
IF YES: Are tanks currently in use? Yes No
IF NO: How long have tank(s) been out of service? _____
What materials are, or were, stored in the tank(s)? _____
Age of tank(s): _____ Size of tank(s): _____
Location: _____
Are you aware of any past or present problems such as leakage, etc? Yes No
Comments: _____
If tanks are no longer in use, have the tanks been removed? Yes No Unknown
Comments: _____

b. ASBESTOS - Current or previously existing:
As insulation on the heating system pipes or ducts? Yes No Unknown
In the siding? Yes No Unknown In the roofing shingles? Yes No Unknown
In flooring tiles? Yes No Unknown Other _____ Yes No Unknown
If YES, Source of information: _____
Comments: _____

c. RADON/AIR - Current or previously existing:
Has the property been tested? Yes No Unknown
If YES: Date: _____ By: _____
Results: _____ If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? Yes No
Are test results available? Yes No
Comments: _____

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05/20/26 11:32 AM EDT

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d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If YES: Date: _____ By: _____

Results: _____ If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? Yes No

Are test results available? Yes No Comments: _____

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

Are you aware of lead-based paint on this property? Yes No

If YES: Source of information: _____

Are you aware of any cracking, peeling, or flaking lead-based paint? Yes No

Comments: _____

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

If YES: Source of information: _____

Comments: _____

9. GENERAL INFORMATION

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

Yes No Unknown If YES, Explain: _____

What is your source of information? _____

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

Yes No Unknown If YES, Explain: _____

What is your source of information? _____

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

Yes No If YES, Explain: _____

d. Are you aware of any problems with other buildings on the property?

Yes No If YES, Explain: _____

e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.?

Yes No Unknown If YES, Explain: _____

f. Is this property located in a Federally Designated Flood Hazard Zone?

Yes No Unknown Comments: _____

g. Has the property been surveyed?

Yes No Unknown If YES, By: _____

If YES, is survey available? Yes No Unknown

h. How is the property zoned? _____

i. Heating System Age: 10 years Type: FHW Fuel: propane Tank Location: outside

Owner of Tank: _____

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? couple of years

Secondary Heat Systems: wood stove

Comments: _____

j. Roof Age: 6 years Type of Roof Covering: metal

Moisture or leakage: none

Comments: _____

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05/20/26

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

Moisture or leakage: _____

Comments: _____

l. Chimney(s) How Many? 2 Lined? yes Last Cleaned: 2025 Problems? no

Comments: cleaned yearly

m. Plumbing Type: _____ Age: _____

Comments: _____

n. Domestic Hot Water Age: 1 year Type: off boiler Gallons: 40 gallons

o. Electrical System # of Amps 200 amps Circuit Breakers Fuses

Comments: _____

Solar Panels: Leased Owned If leased, explain terms of agreement: _____

Comments: _____

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

If Yes, please explain: _____

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

Comments: occasional mice

r. 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: _____

s. Air Conditioning Type: N/A Age: _____ Date Last Serviced and by whom: _____

Comments: _____

t. Pool Age: N/A Heated: Yes No Type: _____ Last Date of Service: _____

By Whom: _____

u. Generator Portable: Yes No Whole House: Yes No Kw/Size: _____ Last Date of Service: _____

If Portable: Included Negotiable

Comments: _____

v. Internet Type Currently Used at Property: TDS

w. Other (e.g. Alarm System, Irrigation System, etc.) N/A

Comments: _____

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

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SM /
05/20/26
dotloop verified

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10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?
 Yes No

b. ADDITIONAL COMMENTS:

ACKNOWLEDGEMENTS:

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

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

Stephen McLaughlin
SELLER
dotloop verified
05/20/26 11:32 AM EDT
RBI1-VGP5-QCCG-R3MS
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

SELLER(S) INITIALS

SM /

BUYER(S) INITIALS

/

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS FOR HOUSING SALES



This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: 157 North Shore Road, New Durham, NH 03855

LEAD WARNING STATEMENT

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
 - (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
 - (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
 - (i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
 - (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

- (c)

--	--

 Purchaser has received copies of all information listed above.
- (d)

--	--

 Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
 - (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

- (f)

 <small>05/17/26 2:32 PM EDT dotloop verified</small>
--

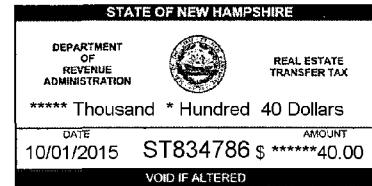
 Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

 <small>dotloop verified 05/20/26 11:32 AM EDT JEBP-DPUD-BYEW-HNKO</small>	
Seller	Date
Purchaser	Date
 <small>dotloop verified 05/17/26 2:32 PM EDT 3VFS-MPL0-MP7P-AJNI</small>	
Agent	Date

Return to:
Kurt D. DeVlyder, Esq.
PO Box 475
Wolfeboro, NH 03894-0475



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that I, **EVERT J. McLAUGHLIN**, of 157 North Shore Road, Town of New Durham, County of Strafford, State of New Hampshire, 03855, for consideration paid, grant to **EVERT J. McLAUGHLIN**, in his capacity as Trustee of the **EVERT J. McLAUGHLIN TRUST OF 2015**, a New Hampshire trust with a physical address of 157 North Shore Road, New Durham, NH 03855, and a mailing address of PO Box 168, New Durham, State of New Hampshire, 03855-0168, WITH WARRANTY COVENANTS, all right and title that I hold in the following property:

A certain tract of land situated in the Town of New Durham, County of Strafford and State of New Hampshire, abutting on Merrymeeting Lake and designated as Lot #56 on a certain plat of land entitled "Portion of North Shore Development," Merrymeeting Lake, New Durham, N.H. by Oliver Wallace Sr., dated August 8, 1967, recorded In the Registry of Deeds of Strafford County as Plan 41, Pocket 2, Folder 18 which lot is bounded and described as follows:

TRACT I: Beginning at a wooden stake in the ground on the easterly side of a camp roadway and at the northwesterly corner of the premises herein conveyed; thence running south eighty nine degrees east (S 89° E) by the southerly sideline of Lot No. 235A, two hundred twenty seven (227) feet, more or less, to the shore of Merrymeeting Lake; thence turning and running southerly along the shore of said Lake, one hundred (100) feet to a point at the northeast corner of Lot No. 55; thence turning and running westerly, two hundred forty (240) feet, by the northerly sideline of Lot No. 55 to a wooden stake at said roadway; thence turning and running northerly by said roadway, one hundred (100) feet, more or less, to the bounds begun at, being Lot No. 56 as depicted on said plan.

TRACT II: Also another tract of land situate in said New Durham, County and State aforesaid, bounded and described as follows:

Beginning at a wooden stake in the ground on the westerly side of said camp roadway and at the southeasterly corner of the premises herein conveyed; thence running westerly, one hundred fifty (150) feet to a wooden take in the ground; thence turning and running northerly by other land of said Fletcher, one hundred twenty (120) feet, more or less, to a wooden stake; thence turning and running easterly by said southerly sideline of Lot No.

236, one hundred fifty (150) feet, more or less, to said roadway; thence turning and running southerly by said roadway, one hundred twenty (120) feet, more or less, to the bounds begun at, being Lot No. 235 as depicted on said plan.

TRACT III: Also another tract of land situate in said New Durham, bounded and described as follows:

Beginning at a wooden stake in the ground on the easterly side of said camp roadway and at the northwesterly corner of the premises herein conveyed; thence running south eighty nine degrees east (S 89° E), two hundred thirty (230) feet, more or less, to the shore of Merrymeeting Lake; thence turning and running southerly along the shore of said Lake, twenty (20) feet to a point at the northeast corner of Lot No. 56; thence turning and running westerly by the northerly sideline of Lot No. 56, two hundred twenty seven (227) feet, more or less, to said camp roadway; thence turning and running northerly by said roadway, twenty (20) feet, more or less, to the bounds begun at, being Lot No. 235-A as depicted on said plan.

Subject to all rights of flowage, including the right to raise and lower the water level and regulate the flow of water from said Lake, and all other easements and restrictions of record.

There is also conveyed to the Grantees a right of way appurtenant to the premises to travel by foot and by vehicle, in common with the Grantor and others, over said road as shown on said plat and as extended to connect with Mt. Bet Road or an extension thereof. It is intended that all persons entitled to use said road or portions thereof shall cooperate toward defraying the expense of its maintenance, but there shall be no obligation on the part of anyone possessing rights to use the same to keep it in suitable condition for the use of any other person entitled to its use.

The following restrictions shall be applicable to the premises hereby conveyed and to the balance of the property described and laid out in said plat, exclusive of the roadway shown therein, which restrictions shall be in force until January 1, 2000, and are for the mutual benefit of the Grantees and Grantor and those holding by, from and/or under either of them.

- (a) With respect to the lots designated on said plat by a numerical reference which includes "-A":
 - (i) No building shall be erected thereon other than a boathouse which shall be used only for garaging and storage purposes and be set back at least twenty (20) feet from the road line and three (3) feet from the side lines; and
 - (ii) Those which are commonly owned with an adjoining lot numbered "1" through "13" on said plat shall during the period of common ownership be treated as an integral part of the respective adjoining lot and be governed by the provisions of paragraph "b" rather than paragraph "(a)(1)" hereof.
- (b) With respect to all other lots:
 - (i) No building shall be erected thereon other than a single family dwelling house having at least 400 square feet of interior space, and costing at least Four Thousand Dollars (\$4,000) to construct, and other than related accessory buildings such as a garage, boathouse, bath house and pump house.

(ii) No building, porch, structure or projection shall be located thereon nearer than twenty (20) feet of the road line, or within ten (10) feet of any other lot line or shore line other than a boathouse or wharf which may be located within ten (10) feet of the shore lines.

(c) No waste shall be permitted to enter the lake, and septic tanks or suitable disposal systems shall be provided by each property owner.

(d) Said premises shall not be used for any commercial or manufacturing pruposes of any kind.

(e) No animals except household pets shall be kept or maintained on said premises.

(f) No old buildings or structures shall be placed or maintained on said premises nor shall any house trailers be parked on any lot.

(g) All structures shall comply with municipal and governmental laws, ordinances and regulations and if any restrictions or conditions herein do not comply therewith it shall not be construed as a waiver by the Seller of compliance with such laws, ordinances and regulations.

(h) No lot shall be sub-divided and no lot owner shall grant to any other person a right to cross his land to the shore of Merrymeeting Lake.

Meaning and intended to convey the same premises conveyed to Evert J. McLaughlin by deed of John F. Grimes and Virginia T. Grimes dated October 31, 1975 and recorded on November 3, 1975 in the Strafford County Registry of Deeds at Book 975, Page 319.

All rights of homestead in this property are released by the signatories hereto.

I HEREUNTO SET MY HAND THIS 29 DAY OF SEPTEMBER, 2015.

Evert J. McLaughlin
Evert J. McLaughlin

STATE OF NEW HAMPSHIRE
COUNTY OF CARROLL, ss.


The foregoing instrument was acknowledged before me on this 29th day of September, 2015, by **Evert J. McLaughlin**, known to me or sufficiently proven to be the person, and by affixing his signature thereto gave oath and affirmation that the document was executed as his free act and deed for the purposes herein expressed.

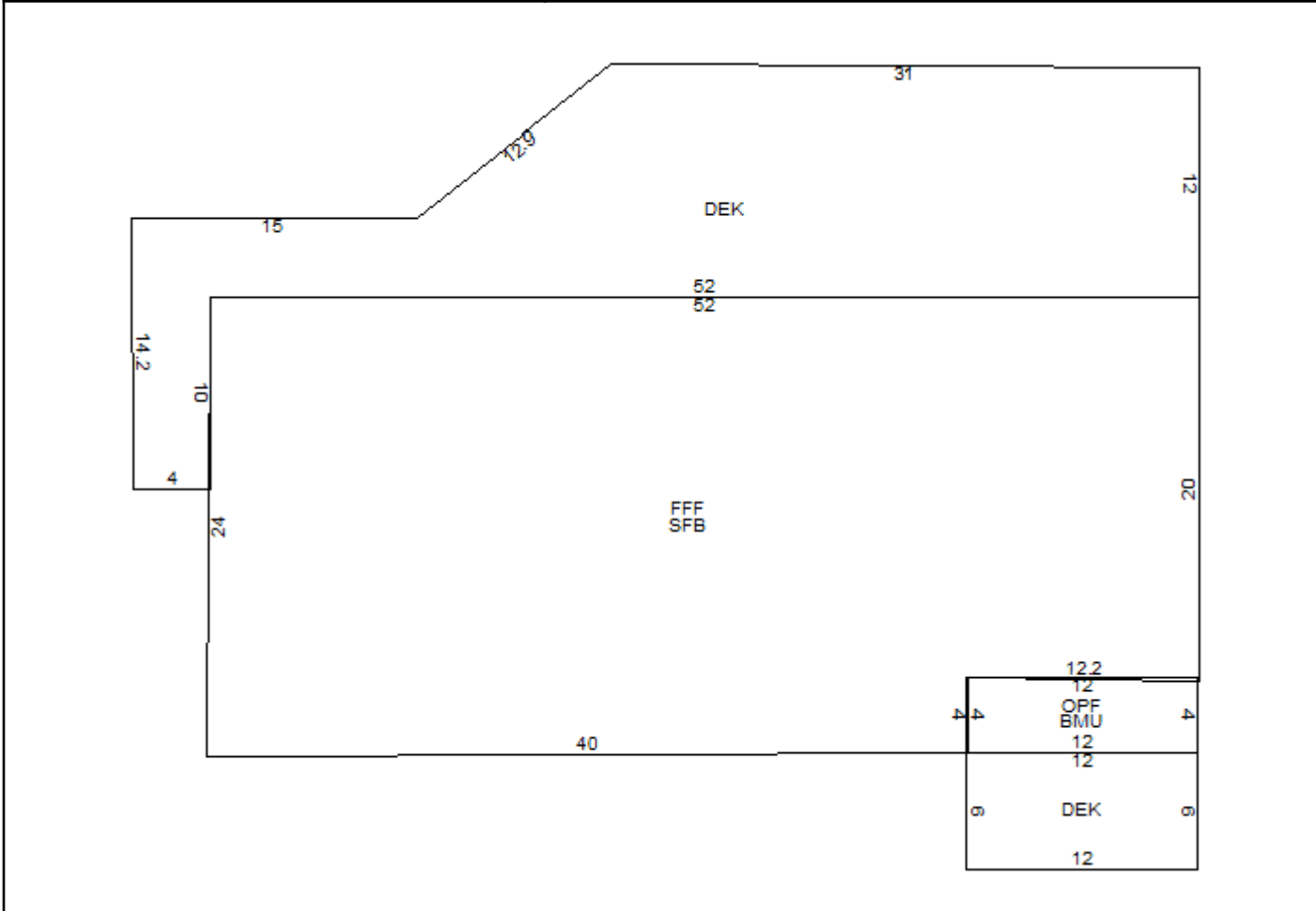
Murielle M. Bonenfant
Notary Public/Justice of the Peace
My Commission Expires: **MURIELLE M. BONENFANT, Notary Public**
My Commission Expires June 24, 2020

OWNER INFORMATION			SALES HISTORY					PICTURE				
MCLAUGHLIN EVERT J TRUST 2015 MCLAUGHLIN EVERT J TRUSTEE PO BOX 168 NEW DURHAM, NH 03855			Date	Book	Page	Type	Price	Grantor				
			10/01/2015	4329	0016	U I 44		MCLAUGHLIN, EVERT J				
LISTING HISTORY			NOTES									
10/25/23	MD01	MEASUR+1VISIT	100' WF; 2001:ADD SHED; 2023-NOH, HT=PROPANE, ADD WDKS ADJ SKETCH; APPRS BDRMS IN THE SFB, SSNL DOCKS=NV; ROW FOR LOT 034;									
10/25/23	MDPU	PICKUP										
08/11/15	KL16	FIELD REVIEW										
08/05/14	JJ02	MEASUR+2VISIT - INFO CARD L										
08/05/14	JJ01	MEASUR+1VISIT										
08/30/04	CN39	APPOINTMENT - NO-SHOW										
08/30/04	JL41	CHANGE SOURCE INFO ERROR										
07/29/03	JL00	MEASUR+LISTED										

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	NEW DURHAM ASSESSING OFFICE			
WOOD DECK	192	12 x 16	100	19.00	75	2,736	1988				
SHED FRAME	128	8 x 16	100	20.00	100	2,560	2000	PARCEL TOTAL TAXABLE VALUE			
WOOD DECK	60		100	19.00	75	855	2004 - ATTCHD				
LIFT DOCK	60	3 x 20	100	50.00	50	1,500	2004	Year	Building	Features	Land
LIFT DOCK	60	3 x 20	100	50.00	50	1,500	2004	2023	\$ 123,800	\$ 14,900	\$ 527,100
FPL - 1 STORY	1		100	3,400.00	100	3,400	1995	Parcel Total: \$ 665,800			
SHED FRAME	56	7 x 8	100	20.00	25	280	2014	2024	\$ 134,300	\$ 16,600	\$ 527,100
PAVING >1000	1		100	3,500.00	95	3,325	2014	Parcel Total: \$ 678,000			
WOOD DECK	64		100	19.00	100	1,216	ATTCHD TO DOCKS	2025	\$ 175,500	\$ 17,400	\$ 772,900
17,400							Parcel Total: \$ 965,800				

LAND VALUATION											LAST REVALUATION: 2025					
Zone: RES/REC/AGRI						Minimum Acreage: 1.00			Minimum Frontage: 150		Site: MERRYMEETING LAKE Driveway: PAVED Road: PAVED					
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes		
IF RES WTRFRNT	0.459 ac	35,782	9	600	400	100	100	100 -- STEEP	90	772,900	0	N	772,900	ROW/TOPO		
IF RES WTRFRNT	0.000 ac	x 4,000	X	100				100 -- STEEP	100	0	0	N	0			
MERRYMEETING LAKE	1.000 wf	UNSPECIFIED, UNSPECIFIED						100 -- UNSPECIFIE	100	0	0		0	MERRYMEETING LAKE		
0.459 ac										772,900		772,900				

PICTURE	OWNER	TAXABLE DISTRICTS		BUILDING DETAILS																					
	<p>MCLAUGHLIN EVERT J TRUST 2015 MCLAUGHLIN EVERT J TRUSTEE PO BOX 168 NEW DURHAM, NH 03855</p>	<table border="1"> <thead> <tr> <th>District</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	District	Percentage			<p>Model: 1.00 STORY FRAME RANCH Roof: GABLE HIP/STANDING SEAM Ext: PREFAB WD PNL Int: DRYWALL/K PINE/A WOOD Floor: HARDWOOD Heat: GAS/HOT WATER</p> <p>Bedrooms: 4 Baths: 2.0 Fixtures: 6 Extra Kitchens: Fireplaces: A/C: No Generators:</p> <p>Quality: A0 AVG Com. Wall: Size Adj: 1.0071 Base Rate: RRA 142.00 Bldg. Rate: 0.9668 Sq. Foot Cost: \$ 137.29</p>																		
District	Percentage																								
PERMITS																									
<table border="1"> <thead> <tr> <th>Date</th> <th>Permit ID</th> <th>Permit Type</th> <th>Notes</th> </tr> </thead> <tbody> <tr> <td>04/19/23</td> <td>2023P-016</td> <td>PLUMBING PERMIT</td> <td>2023 PLUMBING HEATER</td> </tr> <tr> <td>09/03/20</td> <td>2020M-055</td> <td>MECHANICAL</td> <td>2020 MECHANICAL INSTALL</td> </tr> <tr> <td>10/18/18</td> <td>2018M-063</td> <td>MECHANICAL</td> <td>2018 MECHANICAL CHANGE</td> </tr> <tr> <td>11/04/00</td> <td>00-109</td> <td>ADDITION</td> <td>2000 ADDITION 8 X 16 SHED</td> </tr> </tbody> </table>						Date	Permit ID	Permit Type	Notes	04/19/23	2023P-016	PLUMBING PERMIT	2023 PLUMBING HEATER	09/03/20	2020M-055	MECHANICAL	2020 MECHANICAL INSTALL	10/18/18	2018M-063	MECHANICAL	2018 MECHANICAL CHANGE	11/04/00	00-109	ADDITION	2000 ADDITION 8 X 16 SHED
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04/19/23	2023P-016	PLUMBING PERMIT	2023 PLUMBING HEATER																						
09/03/20	2020M-055	MECHANICAL	2020 MECHANICAL INSTALL																						
10/18/18	2018M-063	MECHANICAL	2018 MECHANICAL CHANGE																						
11/04/00	00-109	ADDITION	2000 ADDITION 8 X 16 SHED																						



BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
BMU	BSMNT	48	0.15	7
DEK	DECK	633	0.10	63
FFF	FST FLR FIN	1197	1.00	1197
OPF	OPEN PORCH FIN	48	0.25	12
SFB	PARTIAL FIN	1197	0.25	299
		3,123		1,578

2025 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 216,644
Year Built:	1970
Condition For Age:	AVERAGE 19 %
Physical:	
Functional:	
Economic:	
Temporary:	
Total Depreciation:	19 %
Building Value:	\$ 175,500

OWNER INFORMATION			SALES HISTORY							PICTURE						
MCLAUGHLIN EVERT J TRUST 2015 MCLAUGHLIN EVERT J TRUSTEE P O BOX 168 NEW DURHAM, NH 03855			Date 10/01/2015	Book 4329	Page 0016	Type U V 44	Price MCLAUGHLIN, EVERT J									
LISTING HISTORY			NOTES													
10/25/23	MD00	MEASUR+LISTED	INC LOT 32; 20' WF ROAD THRU COMBINED LOT 2004-REVIEW TOPO BY NGHHBRS 2019-SLOPES/VACANT/WOODED/TOUGH TO BLD 2023-VACANT/ WOODED/PARKNG SPOT CLEARED													
01/15/19	EO99	VACANT LOT														
08/11/15	KL16	FIELD REVIEW														
08/05/14	JJ99	VACANT LOT														
11/06/04	04RV	REVIEW														
08/30/04	JL41	CHANGE SOURCE INFO ERROR														
07/29/03	JL99	VACANT LOT														
03/01/88	AL00	MEASUR+LISTED														
EXTRA FEATURES VALUATION											MUNICIPAL SOFTWARE BY AVITAR					
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	NEW DURHAM ASSESSING OFFICE								
													PARCEL TOTAL TAXABLE VALUE			
													Year	Building	Features	Land
								2023	\$ 0	\$ 0	\$ 66,200					
								Parcel Total: \$ 66,200								
								2024	\$ 0	\$ 0	\$ 110,400					
								Parcel Total: \$ 110,400								
								2025	\$ 0	\$ 0	\$ 228,400					
								Parcel Total: \$ 228,400								
LAND VALUATION											LAST REVALUATION: 2025					
Zone: RES/REC/AGRI			Minimum Acreage: 1.00			Minimum Frontage: 150			Site: MML SMALL STRIP - WF Driveway:				Road: PAVED			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes		
IF RES	0.510 ac	37,590	N	225	300	100	100	100 -- ROLLING	90	228,400	0	N	228,400	VACANT		
MERRYMEETING LAKE	1.000 wf	UNSPECIFIED, UNSPECIFIED						100 -- UNSPECIFIE	100	0	0		0	MERRYMEETING LAKE		
0.510 ac										228,400	228,400					
OLD PID: 37--235-----																

Town of New Durham, New Hampshire

Printed on 05/20/2026

Displaying results for Invoice: 2025P01020805.
Data last updated on May 15 2026.
Due amounts reflect interest as of 5/20/2026.

Invoice Number: 2025P01020805

[Print Now](#)

Owner	MCLAUGHLIN EVERT J TRUST 2015	Due Date	7/1/2025
Owner 2	MCLAUGHLIN EVERT J TRUSTEE	Bill Amount	\$6,583.00
Location	157 NORTH SHORE RD	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Billed Date	7/1/2025	Penalties	\$0.00
Map - Lot - Sub	001080003300000000	Total Due	\$0.00
Acres	0.459		

[Add To Cart](#)

Transaction Detail

Date	Description	Amount	Balance
6/18/2025	Payment (MCLAUGHLIN EVERT J TRUST 2015)	\$6,583.00	\$0.00

[Close](#)

Town of New Durham, New Hampshire

Printed on 05/20/2026

Displaying results for Invoice: 2025P02021007.
Data last updated on May 15 2026.
Due amounts reflect interest as of 5/20/2026.

Invoice Number: 2025P02021007

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Owner	MCLAUGHLIN EVERT J TRUST 2015	Due Date	12/30/2025
Owner 2	MCLAUGHLIN EVERT J TRUSTEE	Bill Amount	\$7,073.00
Location	157 NORTH SHORE RD	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Billed Date	12/30/2025	Penalties	\$0.00
Map - Lot - Sub	001080003300000000	Total Due	\$0.00
Acres	0.459		

[Add To Cart](#)

Transaction Detail

Date	Description	Amount	Balance
12/23/2025	Payment (MCLAUGHLIN EVERT J TRUST 2015)	\$7,073.00	\$0.00

[Close](#)

Town of New Durham, New Hampshire

Printed on 05/20/2026

Displaying results for Invoice: 2025P01020804.
Data last updated on May 15 2026.
Due amounts reflect interest as of 5/20/2026.

Invoice Number: 2025P01020804

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Owner	MCLAUGHLIN EVERT J TRUST 2015	Due Date	7/1/2025
Owner 2	MCLAUGHLIN EVERT J TRUSTEE	Bill Amount	\$1,072.00
Location	NORTH SHORE RD	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Billed Date	7/1/2025	Penalties	\$0.00
Map - Lot - Sub	001080002100320000	Total Due	\$0.00
Acres	0.51		

[Add To Cart](#)

Transaction Detail

Date	Description	Amount	Balance
6/18/2025	Payment (MCLAUGHLIN EVERT J TRUST 2015)	\$1,072.00	\$0.00

[Close](#)

Town of New Durham, New Hampshire

Printed on 05/20/2026

Displaying results for Invoice: 2025P02021006.
Data last updated on May 15 2026.
Due amounts reflect interest as of 5/20/2026.

Invoice Number: 2025P02021006

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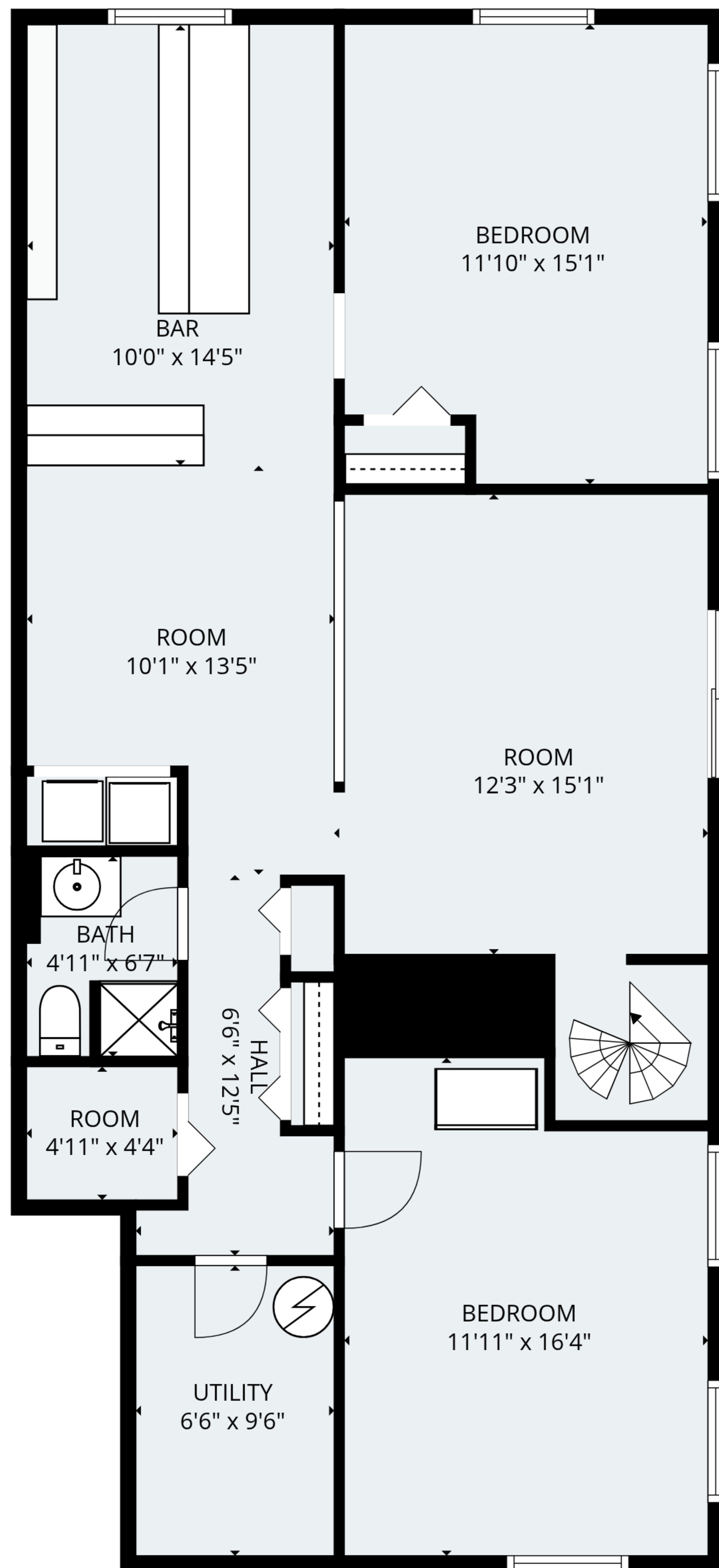
Owner	MCLAUGHLIN EVERT J TRUST 2015	Due Date	12/30/2025
Owner 2	MCLAUGHLIN EVERT J TRUSTEE	Bill Amount	\$2,158.00
Location	NORTH SHORE RD	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Billed Date	12/30/2025	Penalties	\$0.00
Map - Lot - Sub	001080002100320000	Total Due	\$0.00
Acres	0.51		

[Add To Cart](#)

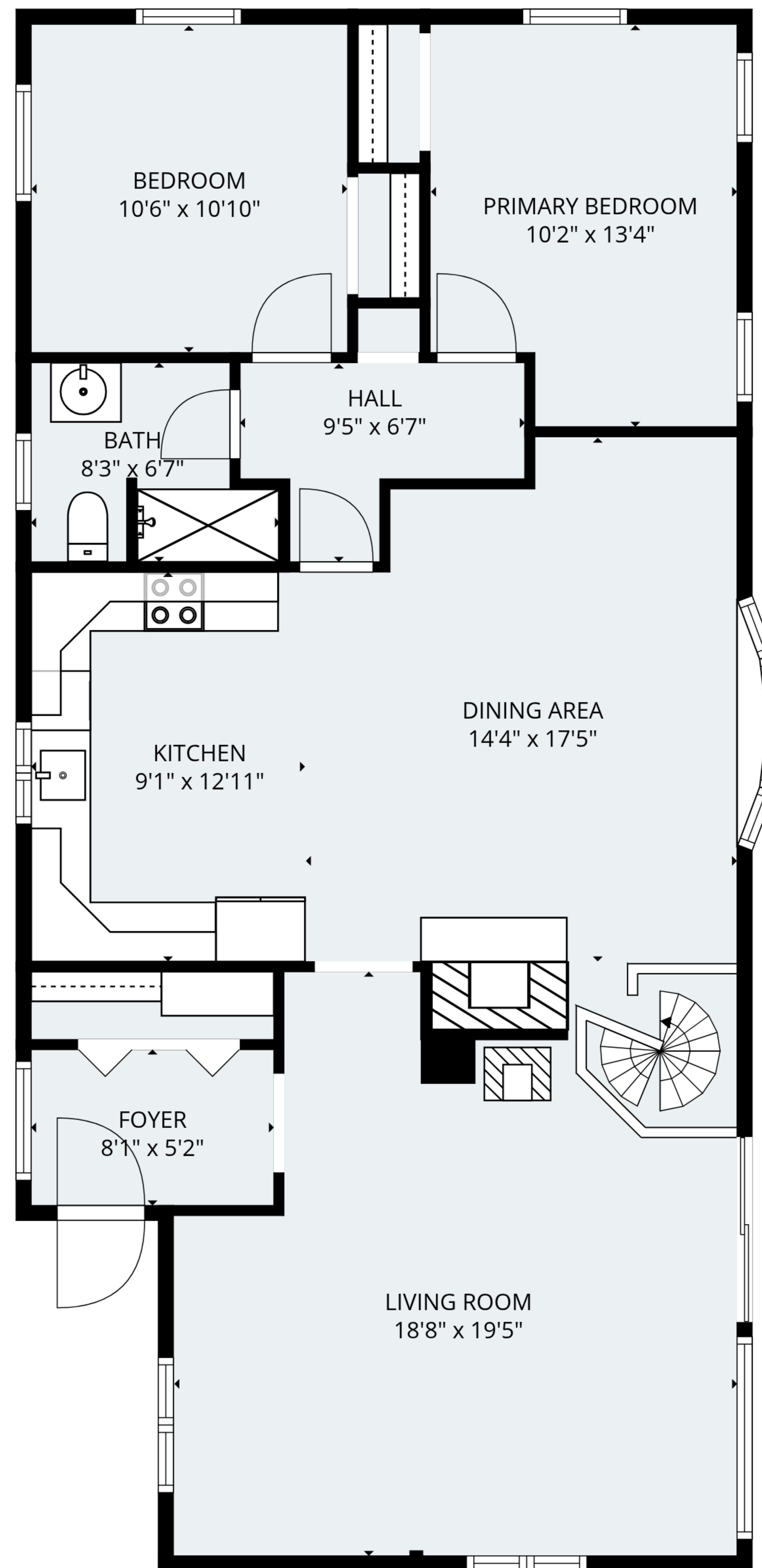
Transaction Detail

Date	Description	Amount	Balance
12/23/2025	Payment (MCLAUGHLIN EVERT J TRUST 2015)	\$2,158.00	\$0.00

[Close](#)



1st floor



2nd floor

Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.



