

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:** Richard Dally Jr.

2. **PROPERTY LOCATION:** 163 North Shore Road, New Durham, NH 03855

3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☐ No

4. **SELLER:** ☒ has ☐ has not occupied the property for 7 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Seasonal ☐ Unknown
☒ Drilled ☐ Dug ☐ Other _____

b. INSTALLATION: Location: Front left of house next to garage

Installed By: _____ Date of Installation: 1981

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 ☒ 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
 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.

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 ☒ 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 1000 Gal. ☐ Unknown ☐ Other _____
 Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other _____
 Location: In between house and driveway ☐ Location Unknown. Date of Installation: 1981

Date of Last Servicing: June 2023 Name of Company Servicing Tank: _____

Have you experienced any malfunctions? ☐ Yes ☒ No

COMMENTS:

SELLER(S) INITIALS  /

BUYER(S) INITIALS /

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 163 North Shore Road, New Durham, NH 03855

d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
 IF YES, Location: Right 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"/>	Fiberglass		<input checked="" type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass		<input checked="" type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass		<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: August 2015

By: Seacoast Analytical Services

Results: _____ If applicable, what remedial steps were taken? Radon mitigation system installed

Has the property been tested since remedial steps? ☒ Yes ☐ No

Are test results available? ☐ Yes ☒ No

Comments: Currently reading 1.5 pCi/L

SELLER(S) INITIALS

 / 

BUYER(S) INITIALS

 / 

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 163 North Shore Road, New Durham, NH 03855

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? Residential

i. Heating System Age: 17 Type: FHW Fuel: Propane Tank Location: Back of garage

Owner of Tank: _____

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? _____

Secondary Heat Systems: Mitsubishi mini-split (2), wood fireplace

Comments: _____

j. Roof Age: 17 Type of Roof Covering: asphalt shingles

Moisture or leakage: None

Comments: _____

SELLER(S) INITIALS

RDJ /

BUYER(S) INITIALS

 /

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



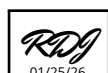
TO BE COMPLETED BY SELLER

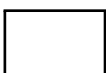
PROPERTY LOCATION: 163 North Shore Road, New Durham, NH 03855

- k. Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: _____
 Moisture or leakage: None
 Comments: _____
- l. Chimney(s)** How Many? 1 Lined? yes Last Cleaned: _____ Problems? _____
 Comments: _____
- m. Plumbing** Type: copper and pex Age: _____
 Comments: _____
- n. Domestic Hot Water** Age: 9 Type: Electric Gallons: 50 gallons
- o. Electrical System** # of Amps 200 ☒ 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: _____
- 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: Mini-split (2) Age: 1 year Date Last Serviced and by whom: _____
 Comments: _____
- t. Pool** Age: _____ 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: Breezeline
- w. Other** (e.g. Alarm System, Irrigation System, etc.) _____
 Comments: _____

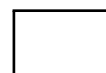
NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU 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.

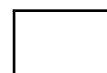
SELLER(S) INITIALS


 01/25/26
 908 AM EST
 dotloop verified



BUYER(S) INITIALS





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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 163 North Shore Road, New Durham, NH 03855

10. ADDITIONAL INFORMATION

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

b. ADDITIONAL COMMENTS:

New kitchen & appliances - 2022
Added mudroom & new siding - 2022
Gas grill hook up from main tank - 2023
New pergola - 2024
New bathroom in primary bedroom - 2025
New beach wall - 2025
Added 2 mini-splits - 2025

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).

Richard Dally Jr.
dotloop verified
01/25/26 9:08 AM EST
X0EW-BZJZ-SLOM-WAML
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

SELLER(S) INITIALS *RDJ*
dotloop verified
01/25/26 9:08 AM EST

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: 163 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)  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.

Richard Dally Jr.
dotloop verified
01/23/26 9:08 AM EST
C6IL-LB3B-EF4B-FWDY

Seller Date

Purchaser Date

Jessica Peznola
dotloop verified
01/23/26 4:34 PM EST
1XDF-3MK7-RSAR-BVT5

Agent Date

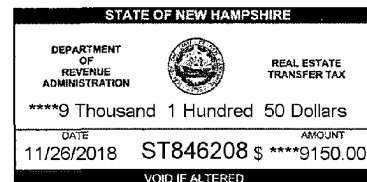
Seller Date

Purchaser Date

Agent Date

Return to:
Richard Dally Jr.
163 North Shore Road
New Durham, NH 03855

PO Box 604
Cazenovia, NY
\$9150 13035



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That William R. Carroll and Lynda J. Carroll, Husband and Wife, of 21 Farrwood Road, Windham NH 03087, for consideration paid grant(s) to Richard Dally Jr., Married, of 1514 Owahgena Terrace, Cazenovia, NY 13035, Individually, with WARRANTY COVENANTS:

Three certain tracts or parcels of land, with the buildings thereon, situate in the Town of New Durham, County of Strafford, State of New Hampshire, being more particularly bounded and described as follows:

TRACT I:

A certain tract or parcel of land, with the buildings thereon, situate in the Town of New Durham, County of Strafford, State of New Hampshire, abutting on Merrymeeting Lake and designated as Lot #58 on a certain plat of land entitled "Portion of North Shore Development", Merrymeeting Lake, New Durham, N.H., by O.P. Wallace, Sr., dated August 8, 1967 and recorded in the Strafford County Registry of Deeds, Plan 41, Pocket 2, Folder 18 and being more particularly bounded and described as follows: (See also Plan 28, Pocket 5, Folder 4)

Beginning at an iron pipe set in the ground on the easterly sideline of a camp roadway and at the northwesterly corner of the premises herein conveyed; thence running S 85° E, by Lot No. 238-A, 178 feet, more or less, to an iron pipe at or near high water mark of Merrymeeting Lake; thence turning and running southerly 100 feet, by the shore of said Lake, but in a straight line, to the northeast corner of Lot No. 237-A (the shore being quite irregular shaped); thence turning and running westerly, by Lot No. 237-A, 195 feet, more or less, to an iron pipe at said roadway; thence turning and running northerly, by said roadway, 100 feet, more or less, to the bounds begun at.

TRACT II:

A certain tract or parcel of land, with the buildings thereon, situate in the Town of New Durham, County of Strafford, State of New Hampshire, being more particularly bounded and described as follows:

Beginning at an iron pipe in the ground on the westerly side of said roadway and at the southeasterly corner of the premises herein conveyed; thence running westerly, by Lot No. 236, 150 feet, more or less, to an iron pipe at land of George Fletcher; thence turning and running northerly, by said Fletcher land, 120 feet, more or less, to an iron pipe; thence turning and running easterly, by Lot No. 238, 150 feet, more or less, to an iron pipe at said roadway; thence turning and running southerly 120 feet, more or less, by said roadway to the bounds begun at. Being Lot No. 237 as depicted on said plan.

TRACT III:

A certain tract or parcel of land, with the buildings thereon, situate in the Town of New Durham, County of Strafford. State of New Hampshire, being more particularly bounded and described as follows:

Beginning at an iron pipe in the ground on the easterly side of said camp roadway and at the northwesterly corner of the premises herein conveyed; thence running easterly, by Lot No. 58, 195 feet, more or less, to an iron pipe at or near high water mark of Merrymeeting Lake; thence turning and running southerly, by the shore of said Lake. 20 feet, more or less, to an iron pipe at the northeasterly corner of Lot No. 57; thence turning and running westerly, by Lot No. 57. 210 feet, more or less, to said roadway; thence turning and running northerly, by said roadway, 20 feet, more or less, to the bounds begun at.

Being Lot No. 237-A as depicted on said plan.

Together with a right-of-way appurtenant to the premises to travel by foot and by vehicle, in common with others, over said road as shown on said plat and as extended to connect with Mt. Bed Road or an extension thereof. It is intending 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.

Subject to all restrictions, easements and agreements set forth in deed dated June 6, 1975 and recorded in the Strafford County Registry of Deeds at Book 965, Page 016.

Subject to the following:

1. Subject to easements, facts, issues and notations as shown on Plan No. 41, Pocket 2, Folder 18.
2. Subject to a Notice of Voluntary Lot Merger dated March 4, 2008 and recorded at Book 3635, Page 0926.

Meaning and intending to describe and convey the same premises conveyed to William R. Carroll and Lynda J. Carroll by virtue of a deed from Brett Thomas Groom, Executor of the Estate Craig Charles Groom (a/k/a) Craig C. Groom) dated September 17, 2015 and recorded in the Strafford County Registry of Deeds at book 4326 and page 0225.

The property is not the residence of the grantor or the grantor's spouse and is not subject to homestead rights.

Executed this 17th day of November, 2018.

W. R. Carroll
William R. Carroll

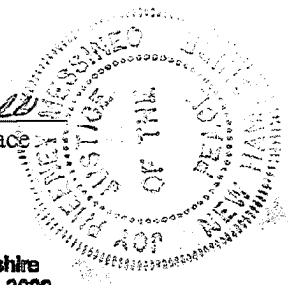
Lynda J. Carroll
Lynda J. Carroll


State of New Hampshire
County of Carroll


Then personally appeared before me on this 17th day of November, 2018 the said William R. Carroll and Lynda J. Carroll and acknowledged the foregoing to be their voluntary act and deed.

Joy Pheneey Messineo
Notary Public/Justice of the Peace
Commission expiration:


JOY PHEENEY MESSINEO
Justice of the Peace - New Hampshire
My Commission Expires September 27, 2022



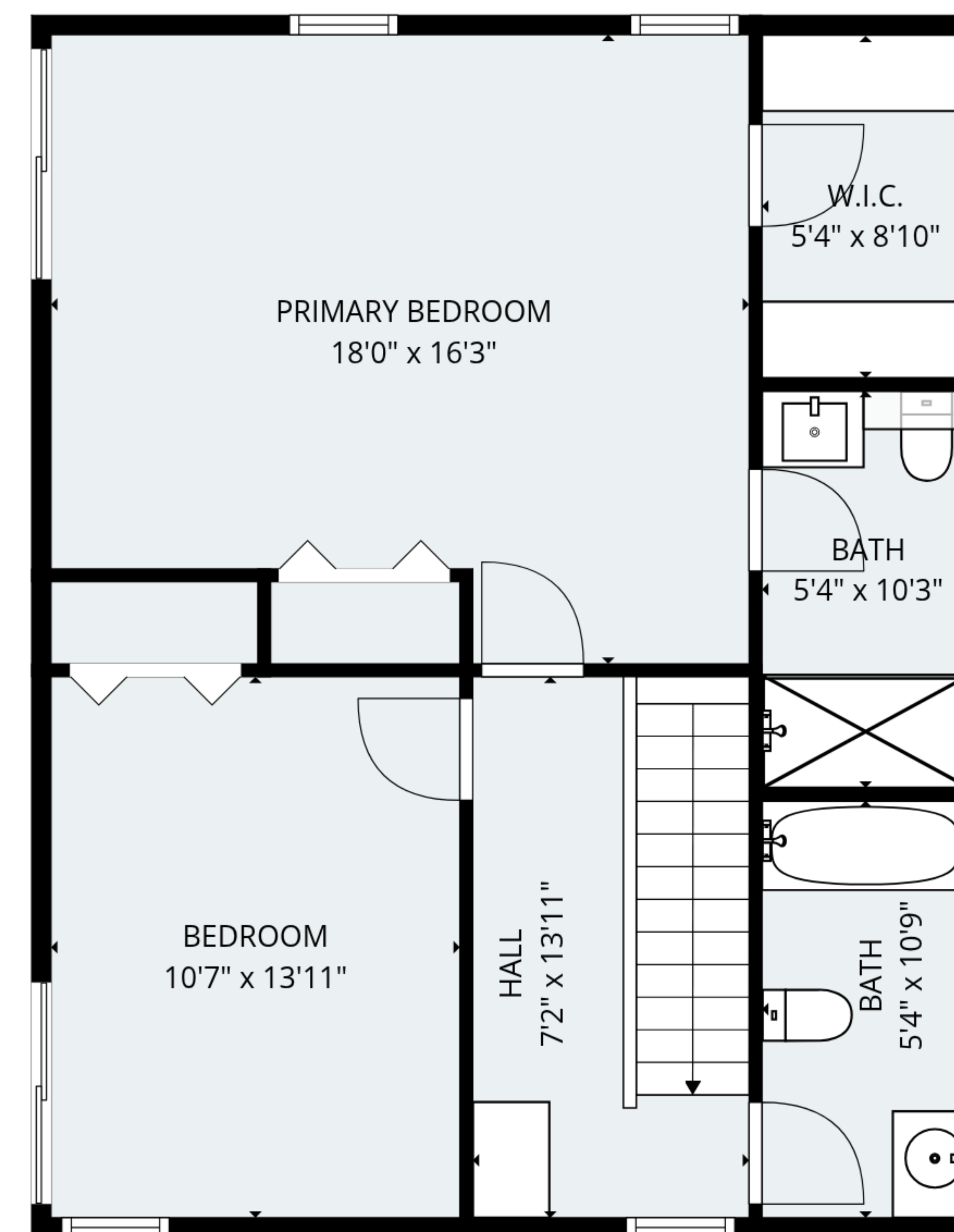
OWNER INFORMATION				SALES HISTORY				PICTURE									
DALLY RICHARD JR 163 NORTH SHORE ROAD NEW DURHAM, NH 03855				Date	Book	Page	Type	Price	Grantor								
				11/26/2018	4618	0977	Q I	610,000	CARROLL, WILLIAM R &								
				09/22/2015	4326	0225	Q I	483,500	GROOM, CRAIG C								
				05/25/2007	3531	0362	Q I	405,000	MAYO, ANTHONY J								
				08/09/2002	2559	0176	U I 27	350,000	RADLO, GILBERT + REIKO								
LISTING HISTORY				NOTES													
08/07/25	MDVM	MEASUR+1VISIT		139' WF; 2013:ADD GAR; INCLUDES LOT 23; 2007:REVW TOPO ON LAND & COTTAGE COND LOTS 58 & 237 MERGED B&P 3635/926 2009; ADD 2ND.FL.& WDK'S; 2019- REBUILT; 2025-SPOKE W/OWNR, GAR W/LOFT=PDS=NV, FPL=2STORY CHIM, BTHS=2F/2H, ADD LNT, WDKS, OPF, DOCK, SHED & AC=MINIS, ADJ FEAT & SKETCH, LOT 23=VACANT, WOODED, SLOPES UP;													
03/21/19	EO00	MEASUR+LISTED															
08/11/15	KL16	FIELD REVIEW															
08/05/14	JJ02	MEASUR+2VISIT - INFO CARD L															
08/05/14	JJ01	MEASUR+1VISIT															
03/21/13	13PU	PICKUP															
03/30/09	09PU	PICKUP															
04/08/08	08PU	PICKUP															
EXTRA FEATURES VALUATION														MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes	NEW DURHAM ASSESSING OFFICE									
FPL - 2 STORY	1		100	5,000.00	100	5,000	1968										
GARAGE-AVE	480	20 x 24	100	31.00	90	13,392	2012 PDS=NV	PARCEL TOTAL TAXABLE VALUE									
PAVING < 500 SF	1		100	1,500.00	100	1,500	2014										
LEAN-TO	24	3 x 8	100	5.00	90	108	2014 ATTCH GAR	YearBuildingFeaturesLand									
WOOD DECK	40	5 x 8	100	19.00	100	760	LG TOP LNDNG										
WOOD DECK	198	1 x 198	100	19.00	90	3,386	10X15+6X8	2023\$ 176,800\$ 29,200\$ 473,700									
WOOD DECK	256	1 x 256	100	19.00	75	3,648	15X16+4X4										
WOOD DECK	32	4 x 8	100	19.00	75	456	LNDG ATCH STRS TO WF	2024\$ 176,800\$ 29,200\$ 473,700									
OPEN PORCH	81	9 x 9	100	25.00	100	2,025	ATTCH WDK @ WF										
WOOD DECK	145	1 x 145	100	19.00	100	2,755	4X15+5X17 ARND FOP	2025\$ 233,600\$ 35,500\$ 1,069,000 (c)									
DOCKS-RES TYPE	70	5 x 14	100	35.00	100	2,450	ATTCH WDK/FOP										
35,500							Parcel Total: \$ 679,700										
							2024\$ 176,800\$ 29,200\$ 473,700										
							Parcel Total: \$ 679,700										
							2025\$ 233,600\$ 35,500\$ 1,069,000 (c)										
							Parcel Total: \$ 1,346,100										
							(Card Total: \$ 1,338,100)										
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	0.900 ac	49,490	9	600	400	100	100	100 -- STEEP	90	1,069,000	0	N	1,069,000	TOPO			
MERRYMEETING LAKE	1.000 wf	UNSPECIFIED, UNSPECIFIED						100 -- UNSPECIFIE	100	0	0		0	MERRYMEETING LAKE			
0.900 ac										1,069,000	1,069,000						
OLD PID: 37--58--237---																	

PICTURE	OWNER		TAXABLE DISTRICTS		BUILDING DETAILS		
	DALLY RICHARD JR		District	Percentage	Model: 2.00 STORY FRAME COLONIAL		
	163 NORTH SHORE ROAD				Roof: GABLE HIP/ASPHALT		
	NEW DURHAM, NH 03855				Ext: VINYL SIDING		
					Int: DRYWALL		
					Floor: HARDWOOD/CERAM CLAY TILE		
					Heat: GAS/HOT WATER		
					Bedrooms: 3 Baths: 4.0 Fixtures: 10		
PERMITS					Extra Kitchens: Fireplaces:		
Date	Permit ID	Permit Type	Notes		A/C: Yes 100.00 % Generators:		
09/15/20	2020M-060	MECHANICAL	2020 MECHANICAL NEW RAN		Quality: A0 AVG		
09/27/12	BP12-54	NEW CONSTRUCT	2012 NEW CONSTRUCT 20 X 2		Com. Wall:		
03/22/08	08-09	ADDITION	2008 ADDITION ADD 2ND.FLC		Size Adj: 0.9329 Base Rate: RCL 133.00		
10/09/03	03-120	MISC	2004 INSTALL VINYL SIDING		Bldg. Rate: 0.9314		
08/05/99	99-63	REMODEL	1999 REMODEL DECK		Sq. Foot Cost: \$ 123.88		
08/21/97	97-56	REMODEL	1997 REMODEL 10X32 DEC				

BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
BMF	BSMNT FINISHED	104	0.30	31
BMU	BSMNT	248	0.15	37
CTH	CATHERAL	224	0.10	22
DEK	DECK	810	0.10	81
EPF	ENCLSD PORCH	80	0.70	56
FFF	FST FLR FIN	944	1.00	944
OPF	OPEN PORCH FIN	156	0.25	39
RBF	RAISED BSMNT	416	0.50	208
UFF	UPPER FLR FIN	800	1.00	800
		3,782		2,218
2025 BASE YEAR BUILDING VALUATION				
Market Cost New:		\$ 274,766		
Year Built:		1968		
Condition For Age:	GOOD	15 %		
Physical:				
Functional:				
Economic:				
Temporary:				
Total Depreciation:		15 %		
Building Value:		\$ 233,600		

OWNER INFORMATION				SALES HISTORY				PICTURE			
DALLY RICHARD JR 163 NORTH SHORE ROAD NEW DURHAM, NH 03855				DateBookPageTypePriceGrantor							
LISTING HISTORY				NOTES							
08/07/25MDVMMEASUR+1VISIT				2025-SPOKE W/OWNER, CARD 2=FEATURES/OUTBUILDINGS ONLY;							
EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR			
Feature Type		Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes		NEW DURHAM ASSESSING OFFICE	
LIFT DOCK		120	4 x 30	100	50.00	75	4,500	2004 COND			
DOCKS-RES TYPE		70	5 x 14	100	35.00	100	2,450	ATTCH WDK W/OPF		PARCEL TOTAL TAXABLE VALUE	
WOOD DECK		16	4 x 4	100	19.00	0	0	@ WF=NV			
WOOD DECK		18	2 x 9	100	19.00	0	0	WLKWY/FAUX BRDGE=NV		YearBuildingFeaturesLand	
SHED FRAME		70	7 x 10	100	20.00	75	1,050	COND		2025\$ 0\$ 8,000\$ 0 (c)	
							8,000			Parcel Total: \$ 1,346,100	
								(Card Total: \$ 8,000)			
LAND VALUATION								LAST REVALUATION: 2025			
Zone:		Minimum Acreage:		Minimum Frontage:		Site:		Driveway:		Road:	
Land Type		1F RES WTRFRNT		Neighborhood:		Cond		Ad Valorem		SPI RTax ValueNotes	
		0 ac									
OLD PID: 37--58--237---											

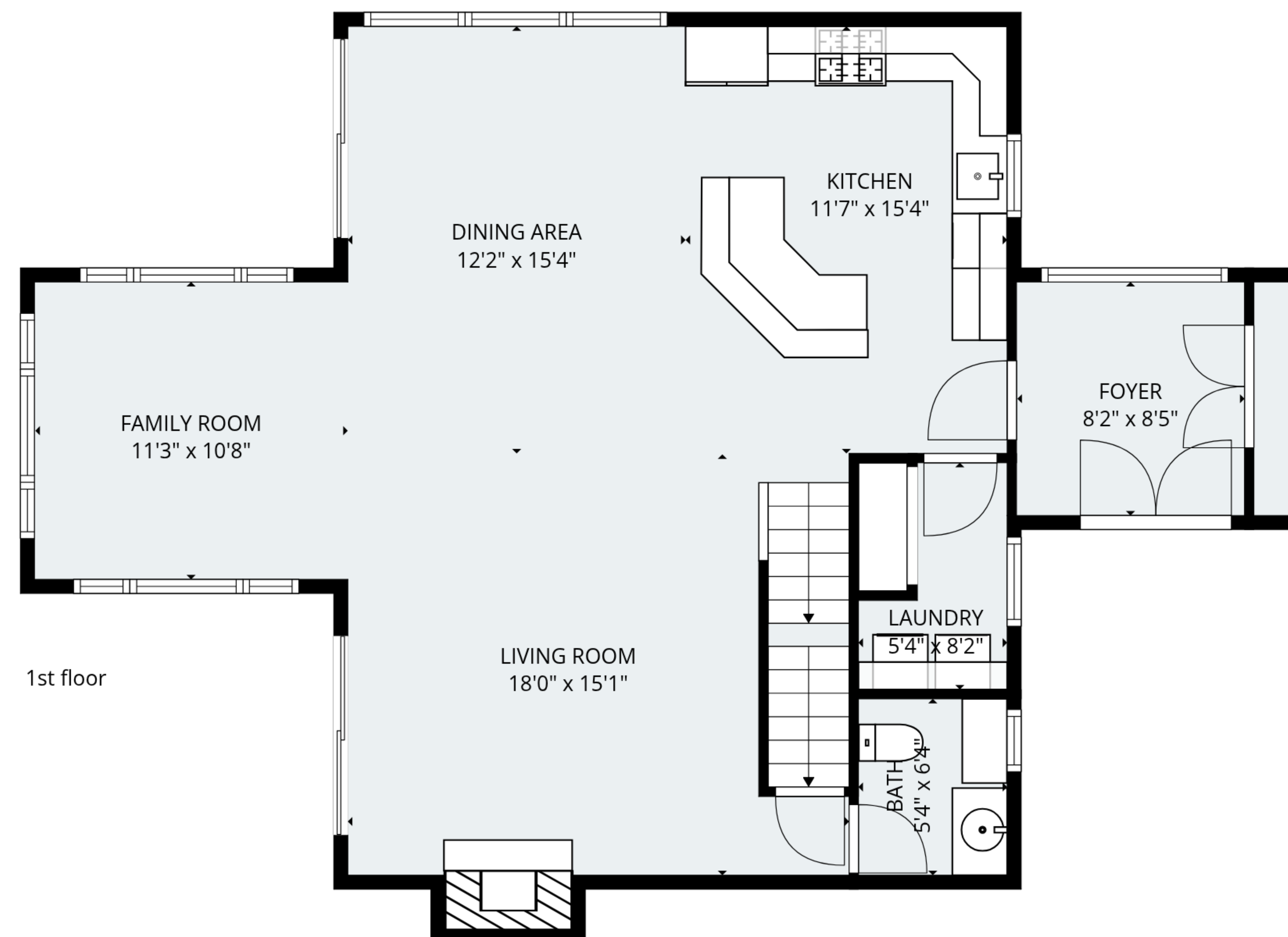
[illegible]



2nd floor



Basement 1



1st floor

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

