

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: Carolyn Minelli and Alexander Minelli

2. PROPERTY LOCATION: 12 School Street, Gorham, NH 03581

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

4. SELLER: [x] has [ ] has not occupied the property for 2 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: [x] 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: 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 [ ] No [x] 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: [x] Yes [ ] No Community/Shared: [ ] Yes [x] No
Private: [ ] Yes [x] 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 [x] 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:

SELLER(S) INITIALS CM / AM

BUYER(S) INITIALS

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**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: \_\_\_\_\_

**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. <b>INSULATION</b>	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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	fiberglass	_____	<input checked="" type="checkbox"/>
	Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: Previous owner / Assessor card  
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: \_\_\_\_\_

**SELLER(S) INITIALS** GM / AM  
06/25/26 11:47 AM EDT / 06/25/26 4:13 PM EDT

**BUYER(S) INITIALS** \_\_\_\_\_ / \_\_\_\_\_

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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: Town of Gorham  
 If YES, is survey available?  Yes  No  Unknown
- h. How is the property zoned?** Residential
- i. Heating System** Age: 2 Type: Forced air Fuel: propane Tank Location: right side of house  
 Owner of Tank: Irving Energy  
 Annual Fuel Consumption: \_\_\_\_\_ Price: \_\_\_\_\_ Gallons: \_\_\_\_\_  
 Date system was last serviced and by whom? \_\_\_\_\_  
 Secondary Heat Systems: \_\_\_\_\_  
 Comments: \_\_\_\_\_
- j. Roof** Age: 12 Type of Roof Covering: asphalt shingle  
 Moisture or leakage: none  
 Comments: \_\_\_\_\_

SELLER(S) INITIALS CM / AM 06/25/26 / 06/25/26 BUYER(S) INITIALS \_\_\_\_\_ / \_\_\_\_\_

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**k. Foundation/Basement**  Full  Partial  Other: \_\_\_\_\_  Type: fieldstone

Moisture or leakage: \_\_\_\_\_  
Comments: \_\_\_\_\_

**l. Chimney(s)** How Many? 2 Lined? - Last Cleaned: - Problems? -

Comments: interior home not accessible, barn chimney accessible

**m. Plumbing** Type: PEX Age: 2 years

Comments: Replaced when updated kitchen / bathroom / laundry

**n. Domestic Hot Water** Age: 1 year Type: electric Gallons: 40 gallons

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

Comments: upgraded to 200 amps in 2025  
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: none Age: \_\_\_\_\_ 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: fiber optic

**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 GM / AM  
06/25/26 11:57 AM EDT dotloop Verified 06/25/26 12:12 PM EDT dotloop Verified

BUYER(S) INITIALS \_\_\_\_\_ / \_\_\_\_\_

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**10. ADDITIONAL INFORMATION**

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

Yes  No

b. ADDITIONAL COMMENTS:

New heating system (December 2024)  
New hot water tank (2025)  
New stove (2025)  
Install utility sink, new washer / dryer (2025)  
Updated bathroom (2025)  
Removed plaster, added insulation and drywall to front bedroom (2025)  
New pex plumbing for kitchen, bathroom, and laundry room (2025)  
Upgraded to 200 amp electric panel and removed remaining knob and tube (2025)  
New hardwood floors, trim, and doors upstairs (2025)  
New stair treads (2025)  
New front exterior door (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).**

*Carolyn Minelli*  
SELLER  
dotloop verified  
06/25/26 11:47 AM EDT  
TUHC-LUZS-YFJC-QW07  
DATE

*Alexander Minelli*  
SELLER  
dotloop verified  
06/25/26 4:13 PM EDT  
QOT2-QQVL-F9IB-7BRI  
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 *CM* / *AM*  
06/25/26 11:47 AM EDT dotloop verified / 06/25/26 4:13 PM EDT dotloop verified

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: 12 School Street, Gorham, NH 03581

### 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>06/25/26 11:37 AM 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.

<i>Carolyn Minelli</i>	<small>dotloop verified 06/25/26 11:47 AM EDT UFWT-JPBF-KLFW-HEBC</small>
Seller	Date

<i>Alexander Minelli</i>	<small>dotloop verified 06/25/26 4:13 PM EDT 7HUY-BZCG-BI02-YRD1</small>
Seller	Date

Purchaser	Date

Purchaser	Date

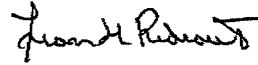
<i>Jessica Peznola</i>	<small>dotloop verified 06/25/26 11:37 AM EDT BWKD-XMSB-AWSC-NWKH</small>
Agent	Date

Agent	Date

E-Doc # 2404575 11/05/2024 01:13:05 PM

Book 1664 Page 626 Pg 1 of 3

Transfer Tax: \$3,150.00



Register of Deeds,  
Coos County

LCHIP	COA064442	25.00
TRANS TAX	CO023313	3,150.00

SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

**WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS, That We, **Asa F. Baldwin, III and Toni**

**G. Baldwin**, Husband and Wife, both having a mailing address of 212 W. Simmons Street,

Weatherford, Texas (76086), for consideration paid, grants to **Alexander C. Minelli and Carolyn**

**D. Minelli**, both having a mailing address of 51 Lake Pines Circle, Center Conway, New

Hampshire (03813), as Joint Tenants with Rights of Survivorship, *with WARRANTY*

**COVENANTS:**

A certain piece or parcel of land, with the buildings thereon, situated on the westerly side of School Street, at #12, so-called, in the Town of Gorham, County of Coos, and State of New Hampshire, more particularly bounded and described as follows:

Beginning at a point on the westerly side of School Street which is 69½ feet, more or less, northerly of the right-of-way of the Grand Trunk Railway; thence running westerly on a line parallel with said right-of-way and along the northerly line of land now or formerly of Edward and Doris Simoneau, a distance of one hundred fifty-four (154) feet, more or less, to a corner; thence northerly along the easterly line of land now or formerly of Robert and Annette King, a distance of seventy (70) feet, more or less, to a corner; thence turning at right angles and running along the southerly line of land now or formerly of Lionel Jacques, a distance of one hundred fifty-four (154) feet, more or less, to the westerly edge of School Street; thence running southerly along the westerly edge of School Street, a distance of seventy (70) feet, more or less, to the point of beginning.

Meaning and intending to describe and convey the same premises conveyed to Asa F. Baldwin and Toni G. Baldwin by Fiduciary Deed of Mary Jane Ames, Trustee of the John L. Ames and Mary Jane Ames Irrevocable Trust, dated October 14, 2011, and recorded with the Coos County Registry of Deeds at Book 1336, Page 772.

This is not homestead property.

**<SEE SIGNATURE AND JURAT ON FOLLOWING PAGE>**

Executed this 1 day of November, 2024.

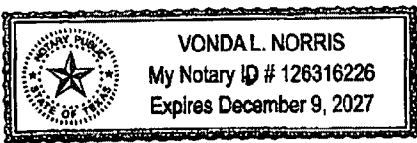
Asa F. Baldwin, III  
Asa F. Baldwin, III

Toni G. Baldwin  
Toni G. Baldwin

STATE OF Texas  
COUNTY OF Parker

On this 1 day of November, 2024, before me, the undersigned Notary Public, personally appeared **Asa F. Baldwin, III** and **Toni G. Baldwin**, who proved to me through satisfactory evidence of identification, which were  valid Driver's Licenses or  \_\_\_\_\_, to be the persons whose names are signed above, and acknowledged to me that they signed it voluntarily for its stated purpose.

Seal:



Vondal L. Norris  
Notary Public  
Vondal L. Norris  
Notary Public (Printed Name)  
My commission expires: 12-9-27

# Town of Gorham

## RESIDENTIAL PROPERTY ASSESSMENT RECORD

Date Printed: 1/05/2026  
Assessment Year: 2024

Map & Lot: U5-28

Location: 12 SCHOOL ST

Parcel ID: 380

Card: 1 of 1

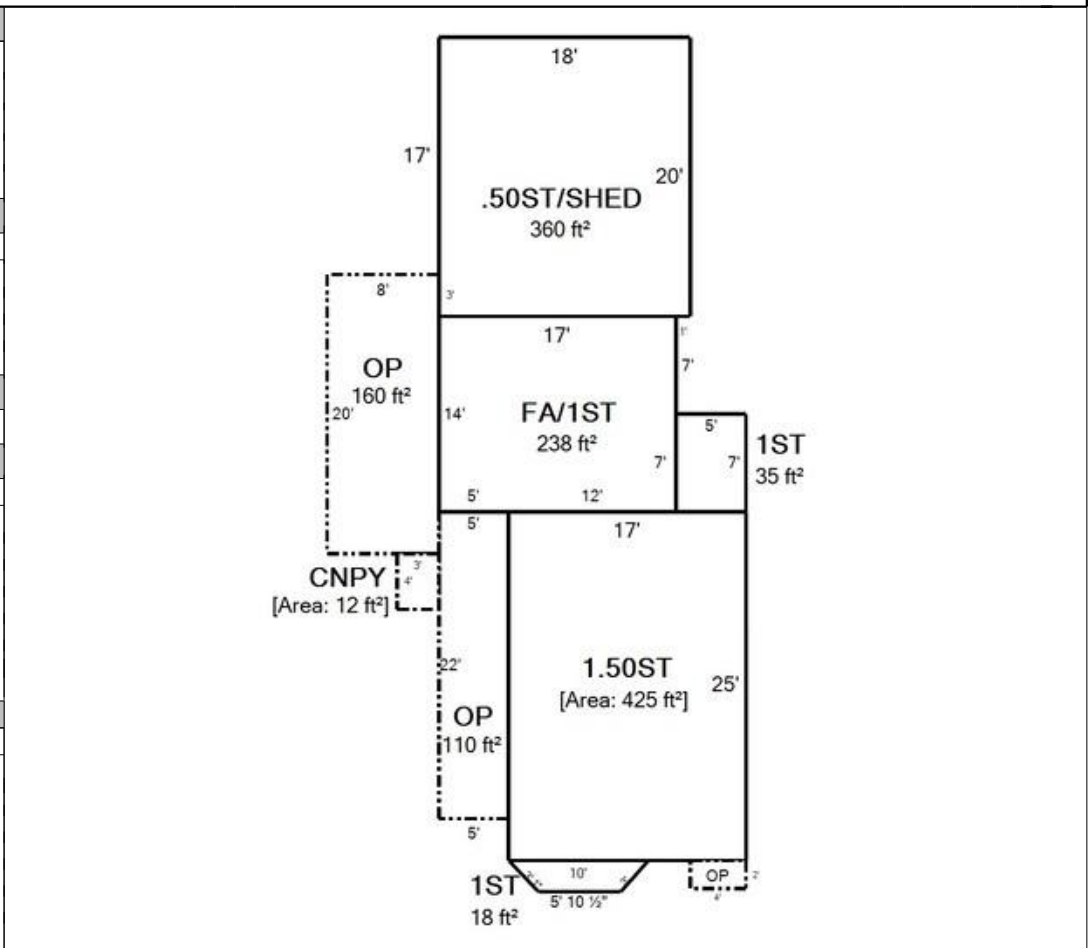
Owner Information						Current Assessment Summary			Parcel Data			
<b>MINELLI ALEXANDER C</b> <b>MINELLI CAROLYN D</b>  51 LAKE PINES CIRCLE CENTER CONWAY, NH 03813						NICU Acres	0.2470		Neighborhood	CENTRAL MAIN RES	Electric	Electric
						CU Acres				Property Class	Residential	Water
						Total Acres	0.2470		Prime Use		One Family	Waste
						Living Area Sq. Ft.	1,169		Zone	RA	P/U Year	
Sale History						Assessed Values			Topography	Level		
Date	Grantor	Q/U/Class	Sale Price	Bk/Page		NICU Land	\$42,200		Road Surface	Paved		
11/05/2024	BALDWIN ASA F BALDWIN TONI G	U/ Improved post Sale	\$210,000	1664/626		Current Use			Special District			
10/20/2011	AMES TRUSTEES JOHN & MARY J.	Q/	\$33,900	1336/772		Total Land	\$42,200					
3/23/1994	AMES JOHN L. & MARY JANE	U/		825/596		Improvements	\$129,920					
						<b>Total Assessment</b>	<b>\$172,120</b>					
						<b>Total Market Value</b>	<b>\$172,120</b>					
Notes												
SUPERVISOR CHECK - 4/25: WT W RED TRIM; DEBRIS ALL OVER LOOKS LIKE MAJOR RENOS IN PROGRESS OLD NOTES: PATRIOT CARD - OLD PATRIOT NOTES: 9/19 EXT=AVG. NEW ROOF 2024 - ADD 1/2 BATH & CHG WALLS TO PLASTER PER LISTING PICS SALES REVIEW - 3/25: SALES INSPECT; NEW RF; MIXED WINDOWS; GD SIDING; CHG BDRM TO 3; CHG FLR & HEAT; ADJ SKETCH												
Assessed Land Valuation									Visit History			
Land Type	Area	#Units	Frontage	Base Value	Adjustments	Adj. Factor	Final Value		Date	Reason	By	
HOMESITE - IMPRO	0.247			42,216			\$42,200		9/12/25	Data Entry	MS	
									8/20/25	Field Review	MV	
									5/10/25	Supervisor Sales Rev	MH	
									3/11/25	SALES REVIEW	MV	
									8/15/24	Data Entry	ML	
Assessment History												
Date	Land	Curr. Use	Improvements	Total								
				0								
Current Use												
Land Type	Acres	Location	Grade	Site	CU Rate/SPI	Rate/Acre	Rec/Adj	Ratio	CU Value			
										Building Permits		
Date	Type	Number	Status									
11/02/2011	Roofing	B110-11	CLOS									
6/27/2003	Remodel	B94-03	CLOS									
1/22/1997	Remodel	Jun-97	CLOS									
4/18/1995	Residential	74-95	CLOS									
5/01/1992	Building	69-92	CLOS									



General Information		Building Computation	
Prop. Class	Residential	Base Value	\$146,409
Building Style	Conventional (0.95)	Size Adj. Factor	0.00
Year Built	1860	Building Adj.	\$5,907
Effective Year	1930	Grade Adj. Factor	1.10
Grade/Quality	Avg+	Extra Features	\$0
Condition	Very Good	<b>Replacement Cost</b>	\$167,548
# of Rooms	6	<b>Influences/Obsolescence</b>	
#of Bedrooms	3	Depreciation %	23
Color		Functional Obs %	0
Foundation	Concrete	External Infl. %	0
Framing	Wood frame	% Unfinished	0
Insulation	Typical	<b>Depreciated Value</b>	129,012
Roof Type	Gable-Hip	Location Adj.	
Roof Material	Asphalt shingles	<b>Building Value</b>	\$129,000
Exterior Siding	Asbestos Shingles	<b>Plumbing Fixtures</b>	
Flooring	Hardwood/Vinyl tile	# 2-Fixture Baths	1
Interior Walls	Plaster	# 3-Fixture Baths	1
Heating Fuel	Propane	# 4-Fixture Baths	0
Heating Type	Forced Hot Air	# 5-Fixture Baths	0
Cooling Type		# Extra Fixtures	0
		# Kitchen Sinks	1
		# Hot Water	1

Building Adjustments			Extra Features		
Description	#/sf	Amount	Description	#/sf	Amount
EXTRA FIXTURES	2	\$2,400			
EXTERIOR SIDING	1,169	\$-1,169			
FLOORING MATERIAL	1,169	\$5,845			
INTERIOR WALLS	1,169	\$-1,169			

Building Segments						
Segment	Area			Rate / Sq. Ft.	Base Value	% Unf.
	Sketch	Living	Effective			
.50ST/SHED	360	180	540	48.62	\$26,253	
1.50ST	425	638	638	121.09	\$77,253	
1ST	53	53	53	121.08	\$6,417	
CNPY	12		12	15.00	\$180	
FA/1ST	238	298	298	106.32	\$31,683	
OP	278		278	16.63	\$4,623	



Outbuildings													
Description	Year	Size or Units	Base Value	Size Adj.	Grade/Adj.	Condition/ Depr. %	FO %	% Unf.	Value				
RES DRIVEWAY SMAL	2012	1	\$1,000	1.00	Avg 1.00	A 8			\$920				

## Bill Information

Bill Number: 2025-1-314022	Bill Amount: \$1,898.26
Description: 2025-1-0-2025 Property Tax	Interest: \$0.00
Property ID: U5-28	Costs: \$0.00
Owner: MINELLI ALEXANDER C / MINELLI CAROLYN D	Total: \$1,898.26
Address: 12 SCHOOL ST	Payments: \$1,898.26
Bill Date: 5/28/2025	Balance Due: \$0.00
Due Date: 7/1/2025	

## Details

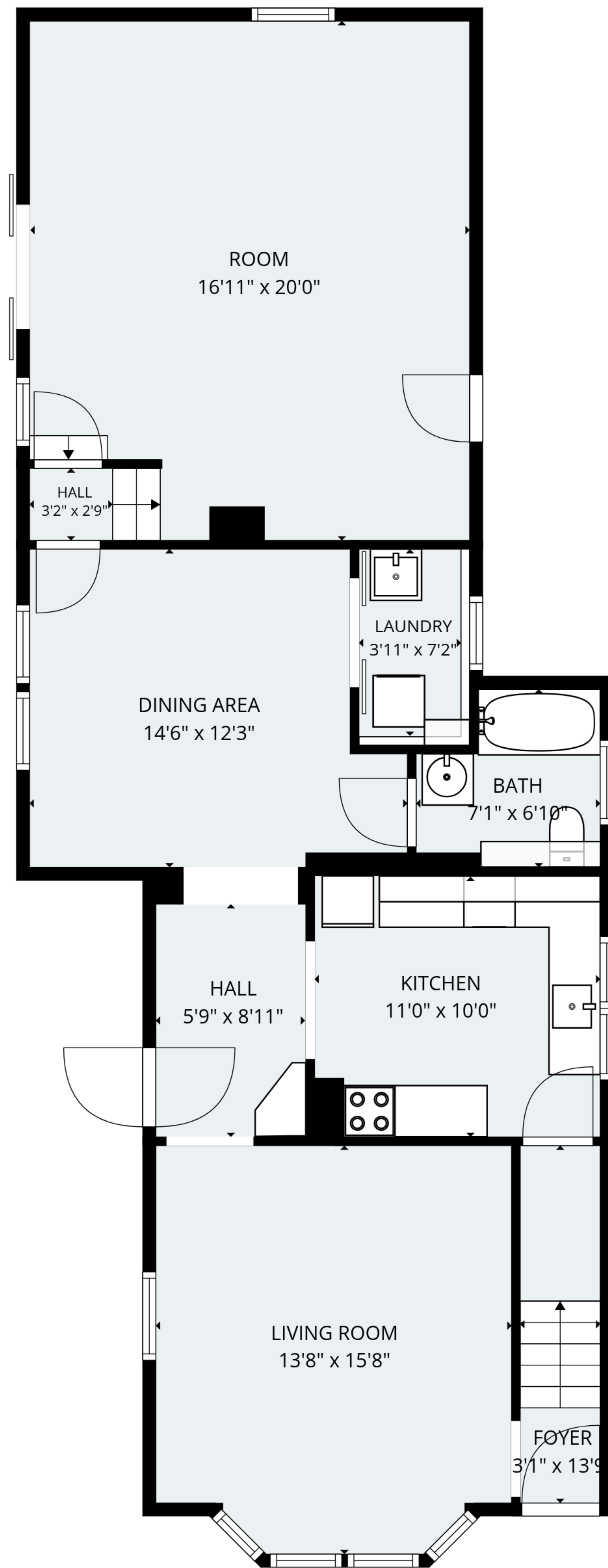
Description	Date	Tax Year	Period	Amount
Property Tax	5/28/2025	2025	1	\$1,898.26
Principal CK-MINELLI ALEXANDER C	6/25/2025	2025	1	(\$1,898.26)

## Bill Information

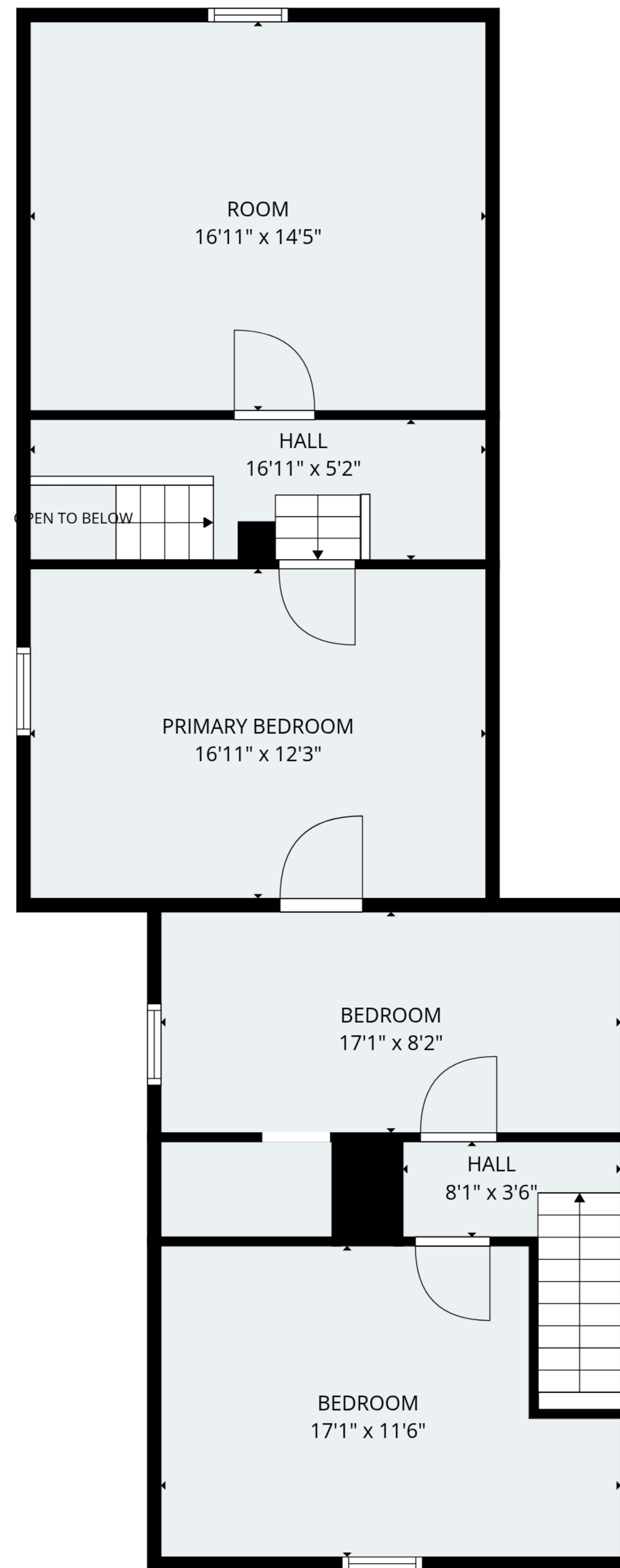
Bill Number: 2025-2-321237	Bill Amount: \$2,137.96
Description: 2025-2-0-2025 Property Tax	Interest: \$0.00
Property ID: U5-28	Costs: \$0.00
Owner: MINELLI ALEXANDER C / MINELLI CAROLYN D	Total: \$2,137.96
Address: SCHOOL ST, 12	Payments: \$2,137.96
Bill Date: 12/8/2025	Balance Due: \$0.00
Due Date: 1/8/2026	

## Details

Description	Date	Tax Year	Period	Amount
Property Tax	12/8/2025	2025	2	\$2,137.96
Principal CK-MINELLI ALEXANDER C	1/5/2026	2025	2	(\$137.96)
Principal CK-MINELLI ALEXANDER C	1/5/2026	2025	2	(\$2,000.00)

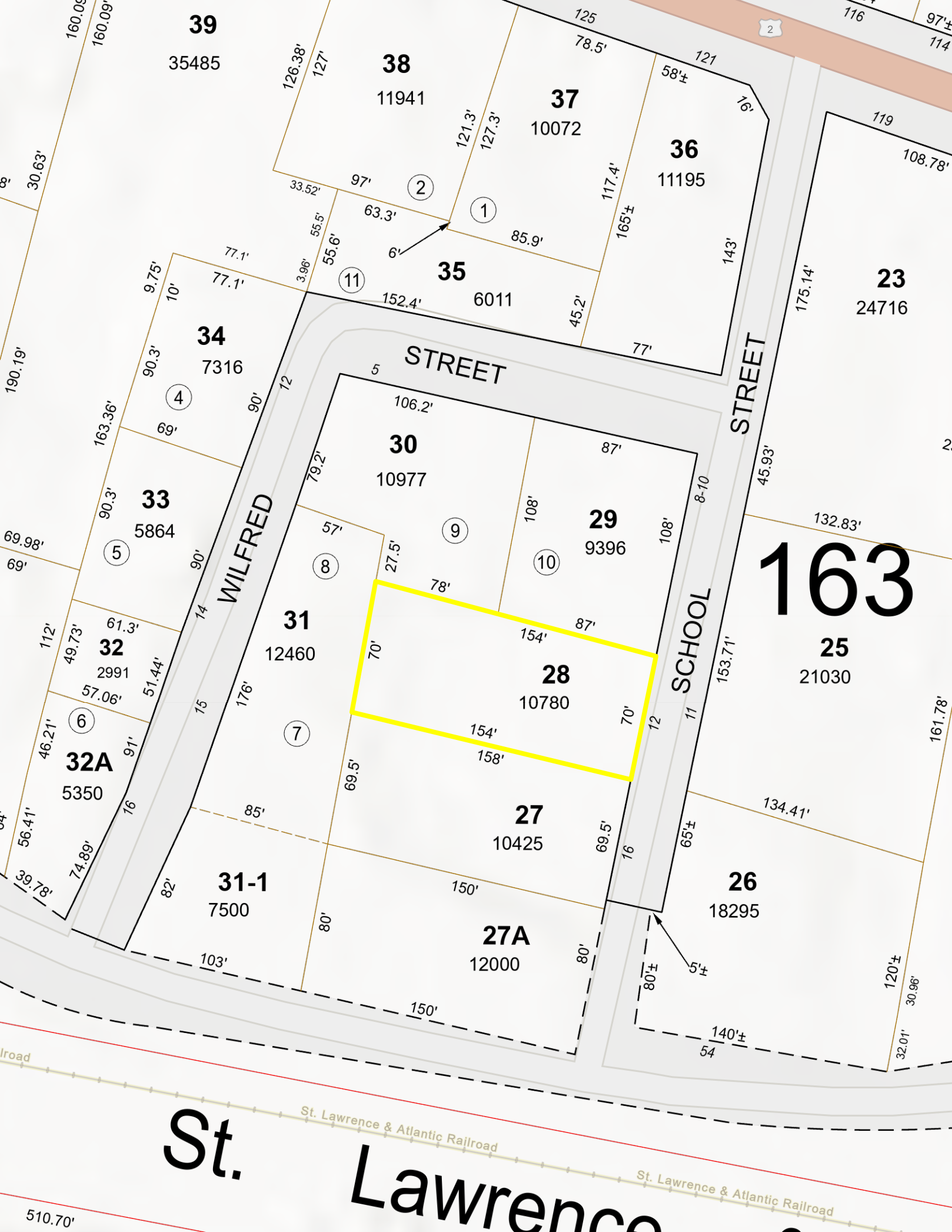


1st floor



2nd floor

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



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St. Lawrence

WILFRED STREET

STREET

SCHOOL STREET

St. Lawrence & Atlantic Railroad

St. Lawrence & Atlantic Railroad