

Carly Ann Tracy

LCHIP	ROA653326	25.00
TRANSFER TAX	RO123735	9,750.00
RECORDING		14.00
SURCHARGE		2.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that I, Electra L. Alessio, Trustee of the Electra L. Alessio Revocable Trust, under a Declaration of Trust dated November 30, 2000, of One Thayer Road, Kingston, Rockingham County, New Hampshire

for consideration paid, grant to Daniel M. Mastroianni and Deborah J. Millette, Trustees of the M and M Real Estate Trust, under Declaration of Trust dated December 2, 2020, and recorded with Rockingham County Registry of Deeds at Book 6216, Page 1335, of 191 Main Street, Kingston Rockingham County, New Hampshire

WITH WARRANTY COVENANTS:

The following described property in Kingston, Rockingham County, New Hampshire:

A certain tract of land, with the buildings thereon, known as the Methodist Parsonage in said Kingston, on the westerly side of the highway leading from Brentwood to Kingston, known as Church Street, and bounded as follows, to wit:

Beginning at the northeast corner of the within described land at the corner of land formerly owned by William F. Rogers and from thence running Southerly on said highway to a stone bound located at a point on a line nine (9) feet north of the north side of the Methodist Meeting House as it now stands, said stone being one hundred and seventeen (117) feet from the point begun at, and from said stone running westerly on a line parallel with the north side of said Meeting House and nine (9) feet therefrom to Little Pond, and from said point on the shore of Little Pond running northerly to land of the heirs of James Spofford and on said Spofford land easterly to land of Rogers heretofore mentioned, and from said point running easterly on said Rogers land to the highway at the point begun at.

Being the same premises conveyed to Electra L. Alessio by deed of Ruth M. Cross dated October 17, 1988, and recorded in the Rockingham County Registry of Deeds in Book 2768, Page 2789. See also deed recorded with said Deeds at Book 3678, Page 1802

This is not homestead property.

Witness my hand and seal this 29th day of June, 2023.

Helen F. Arthur

Electra L. Alessio

Electra L. Alessio, Trustee of the
Electra L. Alessio Revocable Trust

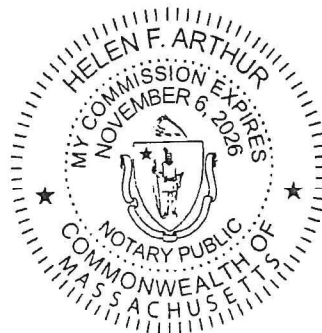
COMMONWEALTH OF MASSACHUSETTS
Essex, ss.

On this 29th day of June, 2023, before me, the undersigned Notary Public, personally appeared Electra L. Alessio, Trustee of the Electra L. Alessio Revocable Trust, proved to me through satisfactory evidence of identification, which was (✓) NH driver's license or () _____, to be the person whose name is signed on the within document, and who acknowledged that she signed it voluntarily for its stated purpose.

Helen F. Arthur

Notary Public

My commission expires: 11/6/2026





Property Card: 14 CHURCH ST

Town of Kingston, NH



Parcel ID: U10-000016-000000
PID: 000U10000016000000

Owner: MASTROIANNI, DM & MILLETTE,
Co-Owner: DJ
Mailing Address: M AND M REAL ESTATE TRUST
 14 CHURCH STREET
 KINGSTON, NH 03848

General Information		Assessed Value	
Map: 000U10 Lot: 000016 Sub: 000000 Land Use: COM/IND Zone: HD1AQ HISTORIC AQUIF Land Area in Acres: 0.7 Current Use: N Neighborhood: N-E Frontage: 0 Waterfront: 0 View Factor: N		Land: \$163,500 Buildings: \$483,200 Extra Features: \$15,600 Total: \$662,300	
		Sale History	
		Book/Page: 6492-897 Sale Date: 6/30/2023 Sale Price: \$650,000	
Building Details			
Model Description: COMMERCIAL Total Gross Area: 3063 Year Built: 1950 Building Grade: AVG Stories: 1.75 STORY FRAME		Condition: AVERAGE Depreciation: 0 No. Bedrooms: 0 No. Baths: 1.5 Adj Bas: 0	

Town of Kingston

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Parcel ID: 000U10 000016 000000 (CARD 1 of 2)
 Owner: MASTROIANNI, DM & MILLETTE, DJ, TRUSTEES
 M AND M REAL ESTATE TRUST
 Location: 14 CHURCH ST
 Acres: 0.700

General

Valuation		Listing History	
Building Value:	\$216,300	<u>List Date</u>	<u>Lister</u>
Features:	\$0	05/03/2024	BGPM
Taxable Land:	\$163,500	08/22/2023	KL
Card Value:	\$379,800	03/23/2021	DRBP
Parcel Value:	\$662,300	07/31/2020	JSBP
		12/10/2015	KCM

Notes: CARRIAGE TOWN NEWS, REMODEL 1988, ADD OPU & DEK KC 7/2020 CARD 2 REPL SIDING, NEW ROOF+WINDOWS, N/C TO COND, 100% COMP, NO RECHK 03/2021 ALL WORK COMP, NEW VINYL, NO CHANGE IN VALUE, 5/24 HCAP RMP=NV, ADJ SKTCH CARD #2

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2025	\$483,200	\$15,600	\$163,500	Cost Valuation	\$662,300
2024	\$483,200	\$15,600	\$163,500	Cost Valuation	\$662,300
2023	\$482,900	\$15,600	\$163,500	Cost Valuation	\$662,000
2022	\$343,400	\$8,400	\$103,100	Cost Valuation	\$454,900
2021	\$343,400	\$8,400	\$103,100	Cost Valuation	\$454,900
2020	\$343,400	\$8,400	\$103,100	Cost Valuation	\$454,900
2019	\$343,400	\$8,400	\$103,100	Cost Valuation	\$454,900
2018	\$343,400	\$8,400	\$103,100	Cost Valuation	\$454,900
2017	\$284,100	\$8,200	\$93,600	Cost Valuation	\$385,900
2016	\$284,100	\$8,200	\$93,600	Cost Valuation	\$385,900
2015	\$284,100	\$8,200	\$93,600	Cost Valuation	\$385,900
2014	\$284,100	\$8,200	\$93,600	Cost Valuation	\$385,900
2013	\$284,100	\$8,200	\$93,600	Cost Valuation	\$385,900
2012	\$259,800	\$8,200	\$155,000	Cost Valuation	\$423,000
2011	\$259,800	\$8,200	\$155,000	Cost Valuation	\$423,000
2010	\$259,800	\$8,200	\$155,000	Cost Valuation	\$423,000
2009	\$259,600	\$8,200	\$155,000	Cost Valuation	\$422,800
2008	\$259,600	\$8,200	\$155,000	Cost Valuation	\$422,800
2007	\$260,700	\$8,200	\$104,000	Cost Valuation	\$372,900
2006	\$260,700	\$8,200	\$104,000	Cost Valuation	\$372,900

Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
06/30/2023	IMPROVED	YES	\$650,000	ALESSIO, ELECTRA L, TRUSTEE	6492	897

Land

Size: 0.700 Ac.
Zone: 06 - HD1AQ HISTORIC AQUIF
Neighborhood: AVERAGE
Land Use: COM/IND
Site:
Driveway: AVERAGE PAVED
Road: PAVED
Taxable Value: \$163,500

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	0.700 AC	130,800	E	100	100	100	100	100	125	163,500	0	N	163,500	USE

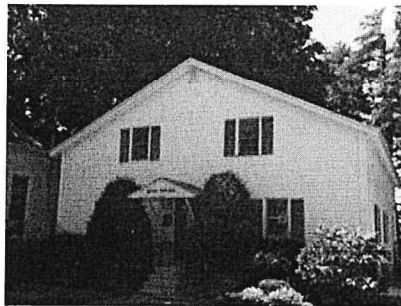
Building**1.75 STORY FRAME COMMERCIAL Built In 1950**

Roof: SHED
Exterior: ASPHALT
Interior: VINYL SIDING
Flooring: WALL BOARD
Heat: CARPET
FA DUCTED
Bedrooms: 0
Bathrooms: 1.5
Fixtures: 0
Extra Kitchens: 0
Fireplaces: 0
Generators: 0
AC: NO
Quality: AVG
Size Adj. 0.9376
Base Rate: 105.00
Building Rate: 0.8354
Sq. Foot Cost: 87.72
Effective Area: 3,332
Gross Living Area: 3,063
Cost New: \$292,283

Depreciation						
Normal AVERAGE	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
26%	0%	0%	0%	0%	26%	\$216,300

Features

There Are No Features For This Card

Photo**Sketch**

Town of Kingston

Print Now

Parcel ID: 000U10 000016 000000 (CARD 2 of 2)
 Owner: MASTROIANNI, DM & MILLETTE, DJ, TRUSTEES
 M AND M REAL ESTATE TRUST
 Location: 14 CHURCH ST
 Acres:

General

Valuation		Listing History	
Building Value:	\$266,900	<u>List Date</u>	<u>Lister</u>
Features:	\$15,600	10/23/2003	BW X
Taxable Land:	\$0		
Card Value:	\$282,500		
Parcel Value:	\$662,300		

Notes: WHITE 7/2020 REPL WINDOWS, NEW ROOF+SIDING

History Of Taxable Values

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2025	\$483,200	\$15,600	\$163,500	Cost Valuation	\$662,300
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2023	\$482,900	\$15,600	\$163,500	Cost Valuation	\$662,000
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2006	\$260,700	\$8,200	\$104,000	Cost Valuation	\$372,900

Sales

There Are No Sales For This Card

Land

Size:	Ac.	Site:	
Zone:		Driveway:	
Neighborhood:		Road:	
Land Use:	COM/IND	Taxable Value:	\$0

Building**2.00 STORY FRAME FARM HOUSE Built In 1895**

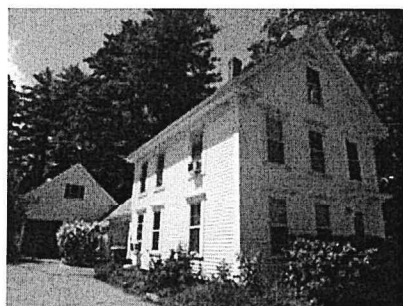
Roof:	GABLE HIP	Bedrooms:	3	Quality:	AVG+10
	ASPHALT	Bathrooms:	1.0	Size Adj.	0.9822
Exterior:	VINYL SIDING	Fixtures:	0	Base Rate:	175.00
		Extra Kitchens:	0	Building Rate:	0.9318
Interior:	WALL BOARD	Fireplaces:	0		
		Generators:	0	Sq. Foot Cost:	163.06
Flooring:	LINOLEUM OR SIM	AC:	NO	Effective Area:	2,126
	CARPET			Gross Living Area:	1,998
Heat:	OIL				
	STEAM			Cost New:	\$346,666

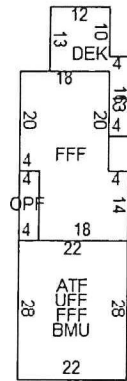
Depreciation

Normal GOOD 23%	Physical 0%	Functional 0%	Economic 0%	Temporary 0%	Total Dpr. 23%	Assessment \$266,900
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Features

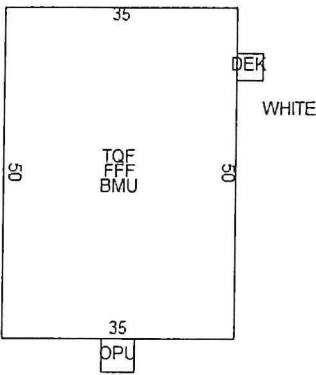
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
BARN /LOFT/BSMNT	480	24 x 20	93	50.00	70	\$15,624	
Total:						\$15,600	

Photo**Sketch**



Code	Description	Area	Eff Area	GL Area
BMU	BSMNT UNFINISHED	616	92	0
DEK	DECK/ENTRANCE	220	22	0
FFF	FST FLR FIN	1,228	1,228	1,228
OPF	OPEN PORCH FIN	56	14	0
ATF	ATTIC FINISHED	616	154	154
UFF	UPPER FLR FIN	616	616	616
Totals			2,126	1,998

Printed on 09-03-26



Code	Description	Area	Eff Area	GL Area
TQF	3/4 STRY FIN	1,750	1,313	1,313
FFF	FST FLR FIN	1,750	1,750	1,750
BMU	BSMNT UNFINISHED	1,750	263	0
OPU	OPEN PORCH UNFIN	25	4	0
DEK	DECK/ENTRANCE	16	2	0
Totals			3,332	3,063

Printed on 09-03-26

Displaying results for Invoice: 2025P01025607.

Data last updated on Aug 26 2026.

Due amounts reflect interest as of 8/30/2026.

Invoice Number: 2025P01025607

Print Now

Owner	MASTROIANNI, DM & MILLETTE, DJ, TRUSTEES	Due Date	7/1/2025
Owner 2	M AND M REAL ESTATE TRUST	Bill Amount	\$5,128.71
Location	14 CHURCH ST	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Billed Date	7/1/2025	Penalties	\$0.00
Map - Lot - Sub	000U10000016000000	Total Due	\$0.00
Acres	0.7		

The Net Assessment was \$662,300 at the time of this bill.

Assessments:		Credits:	
Land	\$163,500	Veterans	\$375
Buildings	\$498,800		
Total	\$662,300		
Net Assessment	\$662,300		

Transaction Detail

Date	Description	Amount	Balance
6/30/2025	Payment (MASTROIANNI, DM & MILLETTE, DJ, TRUSTEES)	\$2,525.89	\$2,602.82
6/30/2025	Discount	\$76.93	\$2,525.89
6/30/2025	Payment (MASTROIANNI, DM & MILLETTE, DJ, TRUSTEES)	\$2,525.89	\$0.00

Close

Town of Kingston, New Hampshire

Printed on 08/30/2026

Displaying results for Invoice: 2025P02025907.

Data last updated on Aug 26 2026.

Due amounts reflect interest as of 8/30/2026.

Invoice Number: 2025P02025907

[Print Now](#)

Owner	MASTROIANNI, DM & MILLETTE, DJ, TRUSTEES	Due Date	12/30/2025
Owner 2	M AND M REAL ESTATE TRUST	Bill Amount	\$5,976.46
Location	14 CHURCH ST	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Billed Date	12/30/2025	Penalties	\$0.00
Map - Lot - Sub	000U10000016000000	Total Due	\$0.00
Acres	0.7		

The Net Assessment was \$662,300 at the time of this bill.

Assessments:		Credits:	
Land	\$163,500	Veterans	\$750
Buildings	\$498,800		
Total	\$662,300		
Net Assessment	\$662,300		

Transaction Detail

Date	Description	Amount	Balance
12/29/2025	Payment (DANIEL & PAMELA MASTROIANNI REVOCABLE TR)	\$2,943.40	\$3,033.06
12/29/2025	Discount	\$89.65	\$2,943.41
12/29/2025	Payment (MILLETTE, DEBORAH)	\$2,943.41	\$0.00

[Close](#)



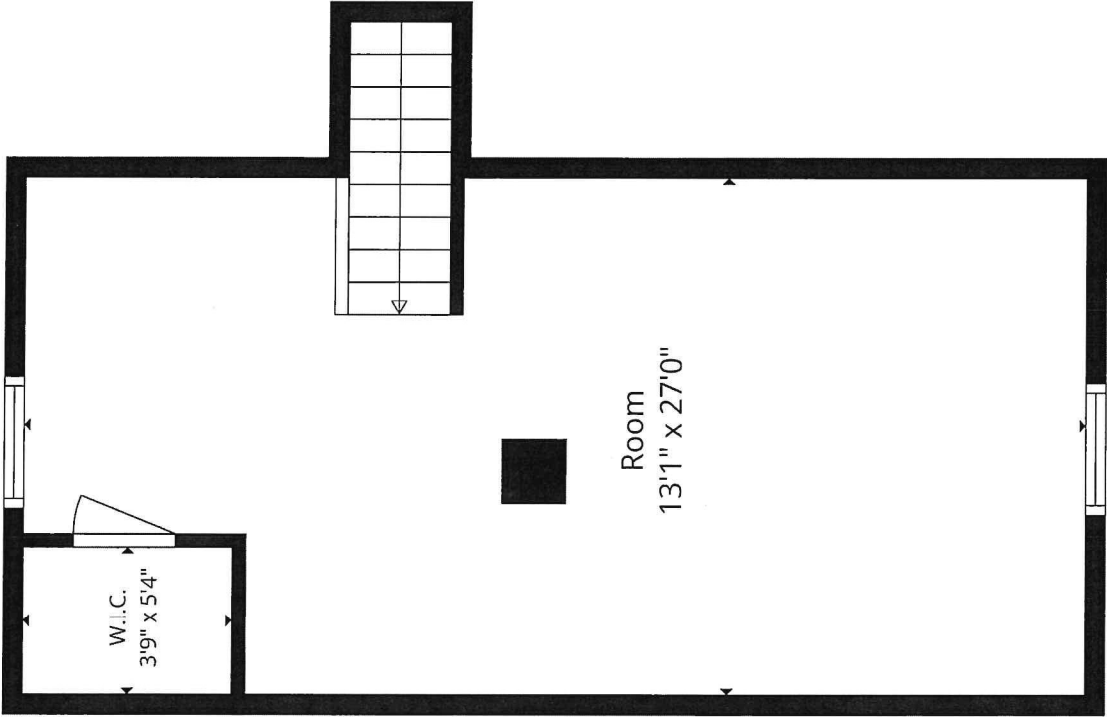
Total: 5552 sq. ft
Basement: 0 sq. Ft, 1st Floor: 2978 sq. Ft, 2nd Floor: 2236 sq. Ft, 3rd Floor: 338 sq. ft
Excluded Areas: Basement: 296 sq. Ft, Utility: 345 sq. Ft, Garage: 2285 sq. Ft,
Porch: 54 sq. Ft, Covered Deck: 56 sq. Ft, Deck: 154 sq. Ft,
Ramp: 140 sq. Ft, Storage: 153 sq. Ft, Attic: 526 sq. Ft,
Low Ceiling: 70 sq. ft

Measurements Deemed Highly Accurate, Actual May Vary



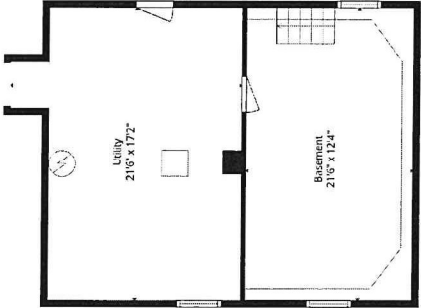
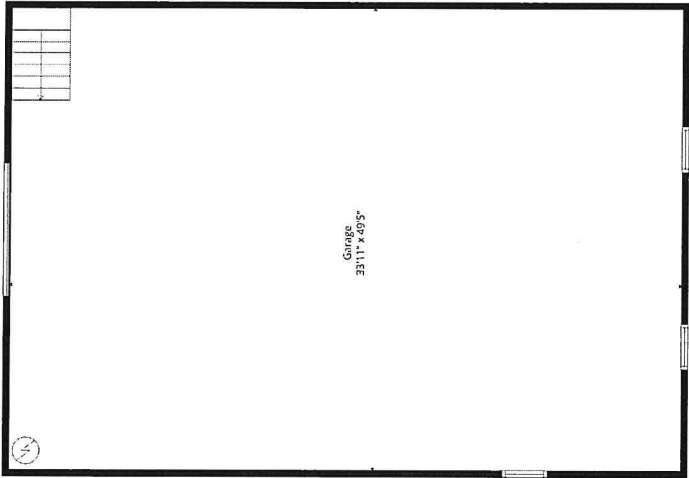
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