

Commercial Sale
5102375
Active

355 Union Street
Littleton
Unit/Lot #

NH 03561

Listed: 7/29/2026
Closed:
DOM: 33

\$474,000



County NH-Grafton
VillDstLoc
Year Built 1863
Building Area Total 5,836
Building Area Source Assessor
Total Available Area 9,424
Total Available Area Source Assessor
Zoning C-1 & R-1
Road Frontage No
Road Frontage Length
Lot Size Acres 1.88
Traffic Count
Loss Factor Percentage
Vacancy Factor

Taxes TBD Yes
Tax Year Notes exempt
Tax Annual Amount \$5.59
Tax Year 2025
Gross Income
Net Income
Operating Expense

Activation Date

Business Type Business, Hospitality, Investment, Multi-Family, Office, Opportunity, Retail, Restaurant



Property Panorama VTour

Directions

Public Remarks Imagine the possibilities on this sprawling 1.88+/- acre property, zoned both Commercial and Residential. Bring your vision to life: a stunning single-family home, a multifamily investment, or a home with your business right next door, this property flexes to fit your dreams. Step inside to sunlit rooms overflowing with natural light. Two full kitchens and multiple private rooms make it perfect for offices, meeting space, or retail, or simply beautiful living areas. One full bath plus three half baths are spread across the main floor, upstairs, and basement, and a full basement adds even more room to grow. Parking is ready with 3-4 existing spots, and an easement (to be extended) opens up rear-lot access, plenty of room to expand parking on a lot this size. Best of all, this gem is priced well below assessed value, incredible value that won't last. Schedule your showing today before someone else claims it! Good to know: the property was previously used as a church, which has since relocated next door, and carries a deed restriction on future religious use. The full basement has minor water damage from a prior drainage issue that has been resolved, along with a separate area that the owners believe would be resolve simply by cleaning the perimeter drain.

STRUCTURE

Construction Materials Wood Frame, Vinyl Siding
Roof Asphalt Shingle
Foundation Details Concrete, Fieldstone
Basement Yes
Basement Access Type Interior
Basement Description Climate Controlled, Concrete Floor, Partially Finished, Interior Stairs, Sump Pump, Interior Access

Building Number
Total Units
of Stories 2
Divisible SqFt Min
Divisible SqFt Max
\$/SqFtTota

Ceiling Height
Total Elevators
Total Loading Docks
Dock Levelers
Dock Height
Total Drive-in Doors
Door Height

LEVEL	TYPE	DESCRIPTION
UNIT 1		
UNIT 2		
UNIT 3		
UNIT 4		
UNIT 5		
UNIT 6		
UNIT 7		
UNIT 8		

UTILITIES

Heating Hot Air, Hot Water, Oil
Cooling None
Water Source Public
Sewer Public
Utilities Cable Available, Telephone Available
Internet High Speed Intrnt Avail

Fuel Company Irving & KMJ
Electric Company LWL
Water Company LWL
Phone Company
Cable Company
Internet Service Provider Fidium

LOT & LOCATION

Submarket		Waterfront Property	
Project Building Name		Water View	
		Water Body Access	
		Water Body Name	
		Water Body Type	
		Water Frontage Length	
		Waterfront Property Rights	
		Water Body Restrictions	
ROW Length	150+	Lot Features	In Town, Near Shopping, Near Skiing,
ROW Width	25		City Lot, Deed Restricted, Hilly, Interior Lot
ROW Parcel Access	Yes	Zoning Description	Commercial Zoning
ROW to other Parcel	No		
Surveyed	No		
Surveyed By			

FEATURES

Parking Features Driveway, Leased, Other, Parking Spaces 3		Building Features Living Space Available, Public Restrooms
		Accessibility Features Access to Common Areas, Access to Parking, Low Pile Carpet
AirCond%		Green Verification Body
Sprinkler		Green Building Verification Type
Signage		Green Verification Year
		Green Verification Rating
Railroad Available		Green Verification Metric
Railroad Provider		Green Verification Status
		Green Verification Source
		Green Verification NewCon
		Green Verification URL

PUBLIC RECORDS

DeedRecTy Warranty	Map 79	Tax Rate
Total Deeds	Block 0	Tax Class
Deed Book 1327	Lot 149	
Deed Page 187	SPAN#	PropTaxRel No
		Land Gains
PropID		Assessment Year 2025
PlanSurv#		Assessment Amount \$678,200

DISCLOSURES

Special Listing Condition None	Right of First Refusal
Sale Includes Land/Building	
Exclusions	
Investment Info	Auction Date
Flood Zone No	Auction Time
Seasonal No	Auctioneer Name
Easements Yes	Auctioneer License Number
Covenants No	Auction Price Determnd By

PREPARED BY

Shem A Nelson
Phone: 603-991-5994
ShemN@BadgerPeabodySmith.com

My Office Info:
Badger Peabody & Smith Realty
383 Main St.

Franconia NH 03580
Off: 603-823-5700



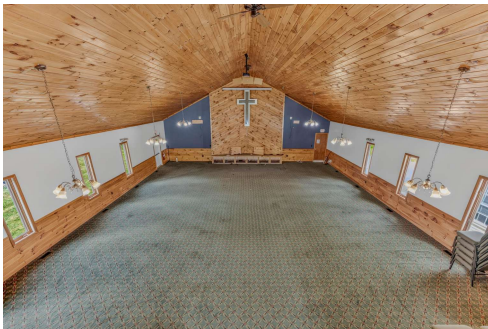
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TOTAL: 4333 sq. ft.
Basement: 401 sq. ft. 1st Floor: 3499 sq. ft. 2nd Floor: 1432 sq. ft.
EXCLUDED AREAS: STORAGE: 118 sq. ft. HALL: 164 sq. ft. HALF BATH: 79 sq. ft.
ATTIC: 118 sq. ft. ROOM: 1475 sq. ft. STAIRS: 120 sq. ft.
PORCH: 393 sq. ft. COVERED DECK: 111 sq. ft. LOW CEILING: 215 sq. ft.
OPEN TO BELOW: 1812 sq. ft.





TOTAL: 6303 sq. ft.
 Basement: 405 sq. ft., 1st floor: 4475 sq. ft., 2nd floor: 1423 sq. ft.
 EXCLUDED AREAS: STORAGE: 118 sq. ft., HALL: 164 sq. ft., HALF BATH: 79 sq. ft.,
 KITCHEN: 103 sq. ft., ROOM: 1475 sq. ft., UTILITY: 103 sq. ft.,
 PORCH: 393 sq. ft., COVERED DECK: 111 sq. ft., LOW CEILING: 215 sq. ft.,
 OPEN TO BELOW: 187 sq. ft.

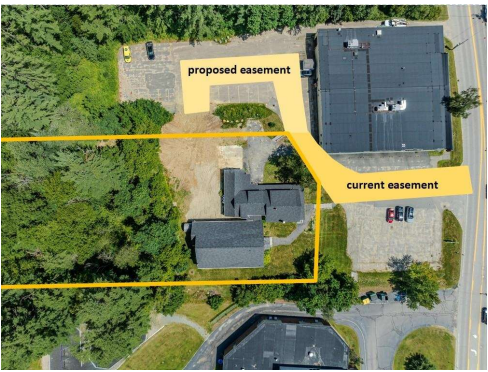




TOTAL: 6333 sq. ft.
Basement: 405 sq. ft. 1st floor: 4899 sq. ft. 2nd floor: 1429 sq. ft.
EXCLUDED AREAS: STORAGE: 118 sq. ft. HALL: 164 sq. ft. PAID BATH: 79 sq. ft.
KITCHEN: 103 sq. ft. ROOM: 1475 sq. ft. UTILITY: 122 sq. ft.
PORCH: 393 sq. ft. COVERED DECK: 171 sq. ft. LOW CEILING: 215 sq. ft.
OPEN TO BELOW: 1872 sq. ft.



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PROPERTY DISCLOSURE

TO BE FULLY 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 BROKER representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize BROKER 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 Broker promptly in writing.

1. SELLER: Faith Bible Church

2. PROPERTY LOCATION: 355 Union St, Littleton NH 03561

3. BUILDING ON PROPERTY? ☒ Yes ☐ No
Is Property Disclosure - Land Only form attached? ☐ Yes ☐ No

4. CONDOMINIUM? ☐ Yes ☒ No
If Yes, is Condominium Notification form attached ☐ Yes ☐ No
If Yes, is Condominium Disclosure form attached? ☐ Yes ☐ No

5. SELLER: ☒ has ☐ has not occupied the property for last 40 years.

6. 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: Union St
Installed By: Date of Installation _____
What is the source of your information? _____

c. USE: Number of Persons currently using the system: 0
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 comment section 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: _____

7. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: ☒ Yes ☐ No Private: ☐ Yes ☐ No
Community/Shared: ☐ Yes ☐ No Unknown: ☐ 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 _____ ☐ Unknown ☐ Other _____

Tank Type: ☐ Concrete ☐ Metal ☐ Unknown ☐ Other _____

Location: _____ Location Unknown _____

Date of Installation: _____

Date of Last Servicing: _____

Name of Company Servicing Tank: _____

Have you experienced any malfunctions? ☐ Yes ☐ No

Comments: _____

d. LEACH FIELD: ☐ Yes ☐ No ☐ Other _____

If Yes: Location: _____ Size _____

Date of installation of leach field: _____ Installed By: _____

Have you experienced any malfunctions? ☐ Yes ☐ No

Comments: _____

e. IS SYSTEM LOCATED IN A SHORELAND ZONE? ☐ Yes ☒ No ☐ Unknown

If Yes, has a site assessment been done? ☐ Yes ☐ No ☐ Unknown

SOURCE OF INFORMATION: _____

COMMENTS: _____

8. INSULATION

LOCATION :	Yes	No	Unknown	If Yes, Type	Amount	Unknown
Roof/Attic/Cap	☐	☐	☒	_____	_____	_____
Crawl Space	☐	☐	☒	_____	_____	_____
Exterior Walls	☒	☐	☐	_____	_____	_____
Floors	☐	☒	☐	_____	_____	_____
Other	☐	☐	☐	_____	_____	_____

9. 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 problems, such as leakage, etc.? ☐ Yes ☐ No

Comments: _____

If tanks are no longer in use, have tanks been removed? ☐ Yes ☐ No ☐ Unknown

If removed, by whom: _____; when: _____; and was there a closure report completed and on file with the State of New Hampshire? ☐ Yes ☐ No ☐ Unknown

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 flooring tiles? ☐ 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: _____

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:

Is Lead Paint Disclosure required? ☒ Yes ☐ No;

If yes, has the Lead Paint Disclosure & Informational Pamphlet been provided? ☒ Yes ☐ No

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 the following hazardous materials?

- Industrial, Radioactive, or Chemical Wastes ☐ Yes ☒ No ☐ Unknown

- PCB's & PCB containing transformers, Capacitors or other Equipment ☐ Yes ☒ No ☐ Unknown

- Waste Disposal Areas ☐ Yes ☒ No ☐ Unknown

- Other Toxic, Hazardous or Contaminated Substances including present & past use of the property

☐ Yes ☒ No ☐ Unknown

If YES: Source of information: _____

Comments: _____

10. METHAMPHETAMINE PRODUCTION

To the best of Seller's knowledge, has methamphetamine production occurred on this property?

☐ Yes ☒ No ☐ Unknown

If yes, source of information: _____

Comments: _____

11. 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: Source of information: Property Records

Comments: _____

- b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees? ☐ Yes ☒ No ☐ Unknown

If YES: Source of information: _____

Comments: _____

- c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc? ☐ Yes ☐ No ☒ Unknown

If YES: Source of information: _____

Comments: _____

- d. Are you aware of any problems with other buildings on the property? ☐ Yes ☒ No ☐ Unknown

If YES: Source of information: _____

Comments: _____

- e. Are you receiving a tax exemption for this property for any reasons? ☒ Yes ☐ No ☐ Unknown

If YES: Source of information: Religious exemption

Comments: _____

- f. Is any part of this property in Current Use? ☐ Yes ☒ No ☐ Unknown

If YES: Source of information: _____

Comments: _____

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

- h. Has the property been surveyed? ☐ Yes ☒ No ☐ Unknown

If YES, By: _____

If YES, is survey available? ☐ Yes ☐ No ☐ Unknown

- i. How is the property zoned? Commercial/Residential

Source of information: _____

- j. Are you aware of any municipal variances, special enforcements or other municipal approvals for this property? ☐ Yes ☒ No

If yes, are copies of municipal notice of decision available? ☐ Yes ☐ No

Comments: _____

- k. HVAC: Heating Type: Hot Air + Hot Water Fuel: Oil Age: Hot Water 15? Hot Air 30+
 Location & Description: _____
 Comments: _____
 Source of Information: _____
 Air Conditioning: Type: n/a Fuel: _____ Age: _____
 Location & Description: _____
 Comments: _____
 Source of Information: _____
- l. ROOF
 Type of Roof Covering: Asphalt Shingles
 Age: 15 yrs. approx.
 Moisture or Leakage: _____
 Other Problems? _____
 Comments: _____
- m. Foundation/Basement: ☒ Full ☐ Partial ☐ Concrete Slab ☐ Other _____
 Type: Concrete - Stone
 Moisture or leakage: Basement
 Other Problems: _____
 Comments: _____
- n. Chimney(s) How Many? 2 ☐ Lined? ☐ Last Cleaned: unknown
 Problems: _____
- o. Plumbing Type: Copper - PVC Age: 30+
 Comments: _____
- p. Domestic Hot Water: Age: 10-15 yrs. Type: Electric Gallons: unknown
 Comments: _____
- q. Electrical System: ☒ Circuit Breakers ☐ Fuses
 Amps: _____ Volts: _____
 3-Phase: _____
 Age: _____
 Source of Information: _____
 Comments: _____
- r. Modifications: Are you aware of any modifications or repairs made without the necessary permits?
☐ Yes ☒ No ☐ Unknown
 If Yes, please explain: _____
- s. Pest Infestation: Are you aware of any past or present pest infestations? ☐ Yes ☒ No
 Type: _____
 Comments: _____
- t. 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: _____
- u. Other (e.g. Alarm System, Irrigation System, etc.) _____

12 ADDITIONAL INFORMATION

a. Attachment explaining current problems, past repairs, or additional information? ☐ Yes ☐ No

b. Additional Comments: _____

AS THE SELLER, I/WE HAVE PROVIDED THE INFORMATION CONTAINED IN THIS INFORMATION STATEMENT AND REPRESENT THAT ALL STATEMENTS AND INFORMATION ARE CORRECT. I/WE UNDERSTAND THAT INFORMATION CONTAINED IN THIS INFORMATION STATEMENT WILL BE COMMUNICATED TO PROSPECTIVE BUYERS. SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

Carol Wells for Faith Bible Church
SELLER

7-2-26
DATE

SELLER

DATE

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

AS THE BUYER, I/WE HAVE READ AND RECEIVED A COPY OF THIS DISCLOSURE AND UNDERSTAND THAT I/WE SHOULD SEEK INFORMATION FROM PROFESSIONALS NORMALLY ENGAGED IN THE BUSINESS REGARDING ANY SPECIFIC ISSUES OF CONCERN.

BUYER

DATE

BUYER

DATE

Service Providers and Property Information

Owner's Name(s): Faith Bible Church

Property Address: 355 Union St, Littleton, Nh 03561

Mail Delivery: (PO Box, Rural Route): _____

Heat Fuel / Service Company: KMJ and Irving

Phone Number: _____

Electric Company & Meter #: LWL

Phone Number: _____

Land Line/Telephone Company: n/a

Phone Number: _____

Is there cellular service at the property?

☐ Yes or ☒ No

TV Cable/Satellite Company: n/a

Phone Number: _____

Is there Internet service available at the location?

☒ Yes or ☒ No

Is Internet currently hooked up?

☐ Yes or ☒ No

Internet Service Provider: Fidium

Phone Number: _____

Plowing: n/a

Phone Number: _____

Lawn & Garden Maintenance: GREEN ACRES

Phone Number: _____

Town Water: ☒ Yes or ☐ No

Phone Number: _____

Town Sewer: ☒ Yes or ☐ No

Phone Number: _____

Private Septic Pumping/Service: n/a

Phone Number: _____

Private Water/Well Service: n/a

Phone Number: _____

Alarm Company: n/a

Phone Number: _____

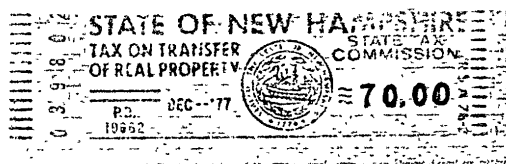
Insurance Company: _____

Phone Number: _____

Rubbish Removal: n/a

Phone Number: _____

Other Helpful Information (Pool Maintenance, Property Manager, other Service Providers familiar with property)



Know All Men By These Presents

THAT It, The Courier Printing Company, Inc., a corporation duly established by law and having a principal place of business at 146 Union St., Littleton, County of Grafton, State of New Hampshire, for consideration paid, grant to

Faith Bible Church, a voluntary corporation, of 142 Union St., Littleton, County of Grafton, State of New Hampshire, with warranty covenants to the said

Faith Bible Church, its successors and assigns,

~~as joint tenants with rights of survivorship~~ the following described real estate:

A certain tract or parcel of land, together with the buildings thereon, located on the northeasterly side of Union Street in the Town of Littleton, County of Grafton, State of New Hampshire, bounded and described as follows:

BEGINNING at an iron pin set in July, 1977, said pin being located north 32° 05' 35" east from an iron pin on the northeasterly side of Union Street and said pin marking the southwesterly corner of the within described parcel of land and also located on the easterly line of land of the Town of Littleton, being the Mildred Lakeway Elementary School property; thence north 32° 05' 35" east along line between land herein described and the Mildred Lakeway Elementary School property five hundred eighteen and forty one hundredths (518.41) feet to an iron pin marking corner of land now or formerly of Bessie and Harold Goad; thence turning and running south 65° 16' 49" east along line of land now or formerly of Goad one hundred fifty six and twenty seven hundredths (156.27) feet to an iron pin; thence turning and running south 32° 05' 35" west along line of other land of the grantor herein five hundred fourteen and sixty nine hundredths (514.69) feet to an iron pin at the edge of a right of way; thence south 89° 44' 58" west along the edge of said right of way sixty four and seventy two hundredths (64.72) feet to an iron pin; thence turning and running north 51° 59' 11" west one hundred and fifty four hundredths (100.54) feet to the iron pin at the point of beginning.

INCLUDING HEREIN the right to use, in common with the grantor, a certain right of way, eighteen and ten hundredths (18.10) feet in width, running from Union Street to the premises herein conveyed, with maintenance costs to be shared by the parties.

Meaning to describe and convey Parcel #2 on a certain plan entitled "Goad Land in Littleton, New Hampshire, Surveyed for Reginald Colby" prepared by Gordon E. Ainsworth & Associates, said plan dated May 21, 1973, revised July 16, 1973, June 8, 1976, July 20, 1977, and recorded Pocket 3, Folder 1, Plan 17, Grafton County Registry of Deeds.

Being a portion of the premises conveyed by Warranty Deed of Reginald M. Colby to The Courier Printing Company, Inc., January 3, 1974, recorded Grafton County Registry of Deeds, Vol. 1233, page 219.

The within described parcel of land has approval from the Littleton Planning Board dated June 14, 1976.

Also including herein a first option to purchase Lot "A" as shown on the plan above referred to, for a period of ten (10) days from such date as any bona fide offer is made to the owner of said Lot "A".

PARTIAL RELEASE

The Littleton Savings Bank joins in this conveyance for the purpose of releasing the within described property from two mortgages from Reginald M. Colby (1) dated June 27, 1973, recorded Grafton County Registry of Deeds, Vol. 1197, page 172, and (2) dated June 27, 1973, recorded said Registry, Vol. 1197, page 176, and from a mortgage from the Courier Printing Company, Inc. dated Oct. 18, 1974, recorded said Registry, Vol. 1234, page 112. Said mortgages to remain in full force and effect as they pertain to other properties of Colby and the Courier Printing Company, Inc.

THE LITTLETON SAVINGS BANK

BY: Daniel H. Colby
President

IN WITNESS WHEREOF the said Courier Printing Company, Inc. has caused its name to be subscribed and its corporate seal to be hereunto affixed by Douglas Garfield, its President, thereto duly authorized this 23rd day of December, 1977.

Witness:

Wayne B. Golden

COURIER PRINTING COMPANY, INC.

BY: Douglas Garfield

(Douglas Garfield, Pres.)

STATE OF NEW HAMPSHIRE
GRAFTON, SS.

On this 23 day of December, 1977, before me, personally appeared Douglas Garfield who acknowledged himself to be the President of The Courier Printing Company, Inc., a corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

Wayne B. Golden
Justice of the Peace
Notary Public

Received and recorded Dec. 30, 1977 11:20 A.M.

Grafton County Registry of Deeds

Charles A. Wood, Register

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						1925 LITTLETON, NH VISION			
FAITH BIBLE CHURCH 365 UNION ST LITTLETON NH 03561				2	Above Street	1	All Public	1	Paved	4	Bus. District	Description		Code	Appraised		Assessed				
				4	Rolling							EXEMPT	9060	549,600		549,600					
												EXM LAND	9060	123,400		123,400					
												EXEMPT	9060	5,200		5,200					
SUPPLEMENTAL DATA																					
				Alt Prcl ID 120-053-000 test123 BMSI S/N 000911 bmsi ser 000911																	
				GIS ID 79-149				Assoc Pid#													
										Total		678,200		678,200							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)								
FAITH BIBLE CHURCH				1327	0191	12-23-1977	U	V	0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
											2025	9060	549,600	2024	9060	339,700	2023	9060	339,700		
												9060	123,400		9060	111,000		9060	111,000		
												9060	5,200		9060	2,800		9060	2,800		
										Total		678200		Total		453500		Total		453500	
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description			Amount		Code	Description			Number	Amount	Comm Int								
				Total		0.00															
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name			B			Tracing			Batch										
0001																					
NOTES																					
EXEMPT PROPERTY CONVERTED 1/2 GRARGE INTO FINISHED AREA ADDED SHED CORR SKTCH 12/09 ADD CANOPY 2016 ADJ AC PER CAI																					

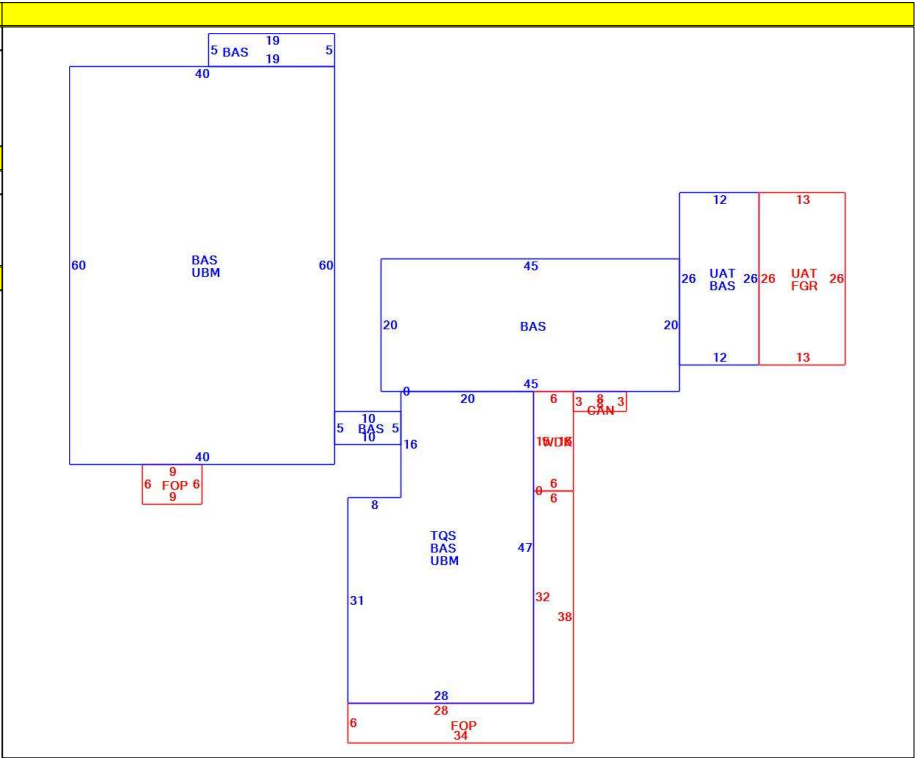
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	71	Churches			
Model	94	Commercial			
Grade	03	Average			
Stories:	1.75				
Occupancy	1.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	25	Vinyl Siding			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F GlS/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2	05	Drywall/Sheet			
Interior Floor 1	06	Inlaid Sht Gds			
Interior Floor 2	12	Hardwood			
Heating Fuel	02	Oil			
Heating Type	05	Hot Water			
AC Type	01	None			
Bldg Use	9060	CHURCH ETC MDL-94			
Total Rooms					
Total Bedrms	00				
Total Baths	0				
Heat/AC	00	NONE			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	02	AVERAGE			
Wall Height	10.00				
% Comn Wall	0.00				
1st Floor Use:	9060				

MIXED USE		
Code	Description	Percentage
9060	CHURCH ETC MDL-94	100
		0
		0

COST / MARKET VALUATION		
RCN		1,221,361
Year Built		1863
Effective Year Built		2000
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		50
Functional Obsol		5
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		45
RCNLD		549,600
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
SHD1	SHED FRAME	L	80	20.00	2004		50		0.00	800
PAV1	PAVING-ASPH	L	2,200	4.00	2004		50		0.00	4,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	4,945	4,945	4,945	177.24	876,452	
CAN	Canopy	0	24	5	36.92	886	
FGR	Garage, Framed	0	338	135	70.79	23,927	
FOP	Porch, Open, Finished	0	450	90	35.45	15,952	
TQS	Three Quarter Story	891	1,188	891	132.93	157,921	
UAT	Attic, Unfinished	0	650	98	26.72	17,370	
UBM	Basement, Unfinished	0	3,588	718	35.47	127,258	
WDK	Deck, Wood	0	90	9	17.72	1,595	
Ttl Gross Liv / Lease Area		5,836	11,273	6,891		1,221,361	



Bill Information

Bill Number: UB-24899-REP	Bill Amount:	\$2.33
Description: UB01	Interest:	\$0.00
Account ID: 79-149	Costs:	\$0.00
Owner: FAITH BIBLE CHURCH	Total:	\$2.33
Address: 355 UNION ST	Payments:	\$2.33
Bill Date: 4/3/2025	Balance Due:	\$0.00
Due Date: 5/12/2025		

Details

Description	Date	Tax Year	Period	Amount
Original Amount	4/3/2025	2025	2025	\$2.33
Principal Transaction	4/28/2025	2025	2025	(\$2.33)

Bill Information

Bill Number: UB-26443-REP	Bill Amount:	\$3.26
Description: UB02	Interest:	\$0.00
Account ID: 79-149	Costs:	\$0.00
Owner: FAITH BIBLE CHURCH	Total:	\$3.26
Address: 355 UNION ST	Payments:	\$3.26
Bill Date: 10/6/2025	Balance Due:	\$0.00
Due Date: 11/17/2025		

Details

Description	Date	Tax Year	Period	Amount
Original Amount	10/6/2025	2025	2025	\$3.26
Principal Transaction	10/28/2025	2025	2025	(\$3.26)



355 UNION ST, Littleton, NH

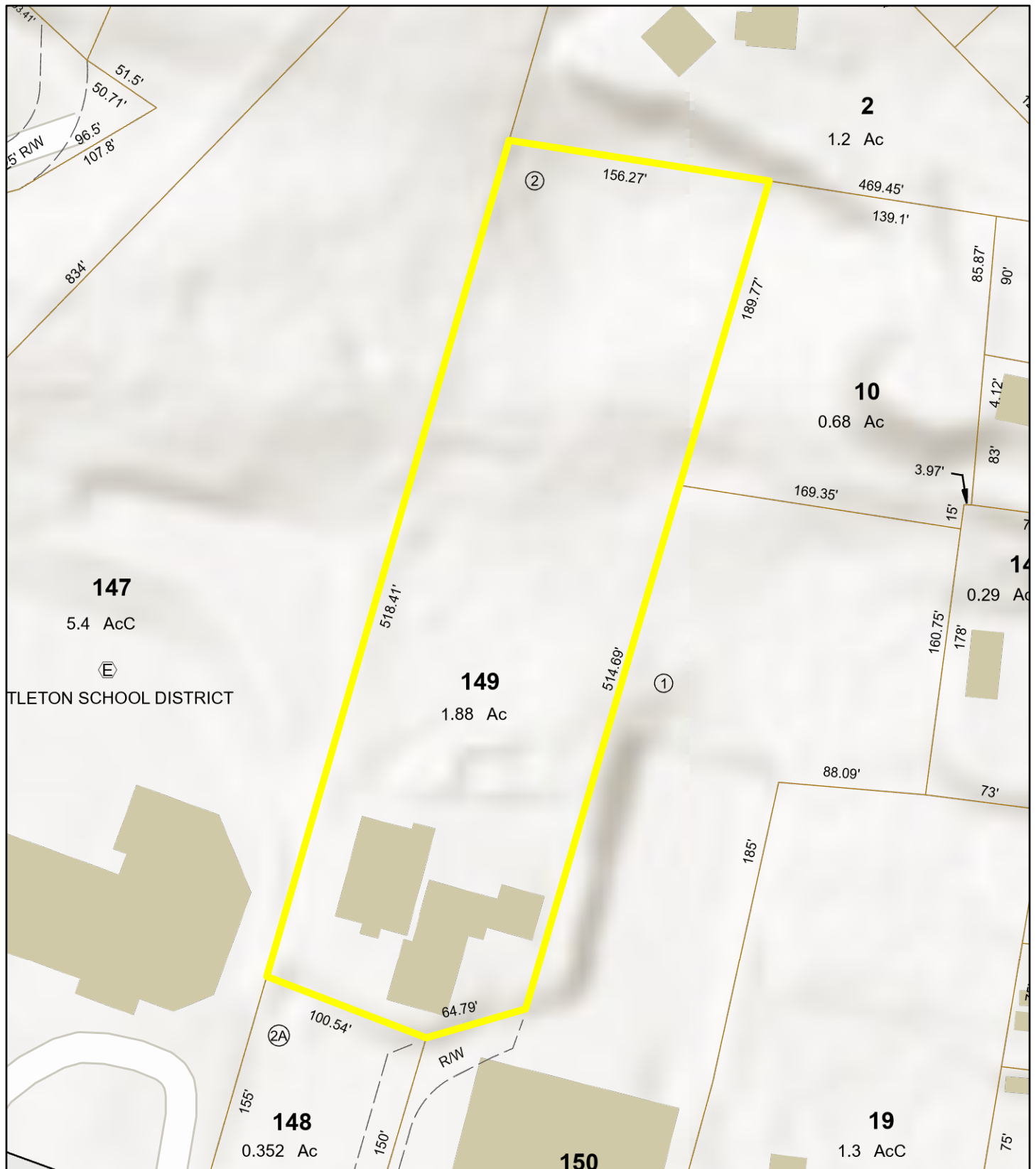
Map/Lot: 79-149-0

1 inch = 89 Feet



www.cai-tech.com

February 3, 2026



Data shown on this map is provided for informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

MAGNETIC 1973
As Observed At
Locus & Extended
By Transit

Land Of TOWN OF LITTLETON - "MILDRED LAKEWAY ELEMENTARY SCHOOL"

PARCEL NO. 2
2.236 ACRES

PARCEL NO. 1
1.820 ACRES

PARCEL NO. 3
8.897 ACRES

Land Now Or Formerly Of
BESSIE & HAROLD GOAD
Book 633 Page 281 See Book 713 Page 260 &
Book 555 Page 435

Land Now Or Formerly Of
GORDON EATON

PLANNING BOARD
LITTLETON, NEW HAMPSHIRE

APPROVED

Date June 14, 1976

Signed *Carol D. O'Brien*
Beth J. Hammett

NOTE

Total Area Subdivided
13.633 Acres

PLAN REVISED JUNE 8, 1976 - PARCEL 1 Divided
PLAN REVISED JULY 16, 1973 - PARCEL 2 RIGHT OF WAY ADDED

GOAD LAND IN
LITTLETON, NEW HAMPSHIRE
SURVEYED FOR
REGINALD COLBY

JOB NO. D73-334	DATE SURVEY 1973	CHIEF	SCALE 1"=50'
DRAWN GHR&RLW	TRACED KAW	CHECKED RLW	DATE PLAN May 21, 1973
GORDON E. AINSWORTH & ASSOCIATES, INC. REGISTERED LAND SURVEYORS & ENGINEERS 60 DEERFIELD, MASS.			

Signed *James H. T. Pae*

ARTICLE IV - USE REQUIREMENTS

4.01 Permitted Uses

Upon application for, and receipt of a permit, uses are permitted as indicated in the Table of Use Regulations.

4.02 Table of Use Regulations

All uses not listed as permitted or special exception uses are not allowed. Uses permitted by special exception shall only be granted by the Board of Adjustment.

4.02.01 Residential I - Urban Residential (R-I)

Purpose: The purpose of this district is to enable residential development of a low to medium density urban character having public water and sewer facilities available to it. The principal use of land is for single family, two family and residential conversions, and related recreational, religious and educational facilities normally required to provide a balanced and attractive residential area which provides for adequate light, air and open space for dwellings and related facilities.

Residential I (Permitted Uses)

Accessory buildings or uses incidental to the foregoing principal uses

Garage apartment only when in association with a single-family dwelling.

Multi-family dwellings

No-Impact home occupations

Public parks and playgrounds (five spaces for each acre developed)

Raising agricultural crops (excluding the raising of farm animals or livestock)

Recreation facility

Short-term rentals

Single-family dwellings, including modular homes (up to 2 per parcel)

Temporary or portable structures which are incidental to the construction of the main building and will be removed within six months

Travel trailer or motor home (restricted to one to a family and registered)

Two-family dwellings (up to 2 per parcel)

Residential I (Allowed by Special Exception)

Churches

Cluster development

Day care services

Funeral home

Grazing, Care, Raising, or Keeping of Livestock

Groupcare facilities

Home Health Care Provider

Hospital

Limited excavation and filling for periods over six months and entails more activity than is normally associated with site preparation

Low-Impact home occupations

Manufactured housing parks

Parking lots used as a primary use

Personal Wireless Communications Facilities

Planned unit development
Public buildings, including libraries, municipal buildings, fire stations and similar uses
Public utility substation
Schools and educational institutions
Single-family dwellings, including modular homes (more than 2 per parcel)
Single-family dwelling conversion to a multi-family dwelling
Single-family dwelling conversion to a two-family dwelling
Temporary or portable structures which are incidental to the construction of the main building and will remain for periods over six months
Two-family dwellings (more than 2 per parcel)

4.02.02 Residential Ia – Urban Residential/Mobile Home (R-Ia)

Purpose: The purpose of this District is to enable residential development of a low to medium density urban character having public water and sewer facilities available to it. The principal use of land is for single family, single mobile home, two family and residential conversions, and related recreational, religious and educational facilities normally required to provide a balanced and attractive residential area which provides for adequate light, air and open space for dwellings and related facilities.

Residential Ia (Permitted Uses)

Accessory buildings or uses incidental to the foregoing principal uses
Garage apartment when associated with a single-family dwelling
Multi-family dwellings
No-Impact home occupations
Public parks and playgrounds (five parking spaces for each acre developed)
Raising agricultural crops (excluding the raising of farm animals or livestock)
Short-term rentals
Single-family dwellings, including modular homes (up to 2 per parcel)
Single mobile home (providing it meets all the requirements of a single-family dwelling and is placed on a permanent perimeter masonry foundation with tongue and wheels removed)
Temporary or portable structures which are incidental to the construction of the main building and will be removed within six months
Travel trailer or motor home (restricted to one to a family and registered)
Two-family dwellings (up to 2 per parcel)

Residential Ia (Allowed by Special Exception)

Church
Cluster Development
Day care services
Funeral home
Grazing, Care, Raising, or Keeping of Livestock
Groupcare facilities
Home health care provider
Hospital
Limited excavation and filling for periods over six months and entails more activity than is normally associated with site preparation
Low-Impact home occupations
Mail order business (where it qualifies as a home occupation)
Manufactured housing parks
Parking lot used as a primary use

- Salvage and junkyards
- Sanataria
- Sawmills and lumber treatment facilities
- Schools and educational institutions
- Single-family dwellings, including modular homes (more than 2 per parcel)
- Single-family dwelling conversion to a multi-family dwelling
- Single-family dwelling conversion to a two-family dwelling
- Storage of volatile fuels for resale
- Temporary dumping and filling as a means for eventual use by a conforming and permitted use
- Temporary or portable structures which are incidental to the construction of the main building and will remain for periods over six months
- Town houses
- Two-family dwellings (more than 2 per parcel)
- Warehouses
- Wholesale

4.02.05 COMMERCIAL I, II, III & IV

Purpose: The purpose of these districts is to provide opportunities for continued growth of the business community. The districts are for areas of the Town designated by the Master Plan for commercial uses. The differences in the zones reflect the diversity of commercial areas and developable land in Littleton. The different districts are distinguished by the area requirements allowed. The intent of the regulations is to promote uses and development which will enhance the economic viability of the community as a whole.

COMMERCIAL I, II, III & IV (Permitted Uses)

- Accessory buildings or uses incidental to the foregoing principal uses
- Amusement Services
- Animal Hospital
- Boarding houses, tourist homes
- Boat yards
- Food and produce stands (limited to 300 square feet and selling only food or produce grown on the premises)
- Funeral homes
- Growth and harvesting forest products (orchards, etc.)
- Home health care provider
- Hospital
- Mail order business
- Manufacturing
- Medical Facilities (*Added March 2001*)
- Multi-family dwellings
- Neighborhood Commercial Use (*Added March 2001*)
- Office buildings
- Open storage of timber and lumber:
 - For individual use on site
 - For wholesale and/or retail use
- Open storage of building materials:
 - For individual use on site
 - For retail use
- Outdoor commercial, recreational facility

Public parks and playgrounds (five parking spaces for each acre developed)
Recreation facility
Restaurants and indoor commercial establishments
Retail establishments (not including outdoor storage of goods, including, but not limited to, grocery, drug, merchandise, furniture, apparel, specialty goods, tobacco, book, gift and flower stores)
Short-term rentals
Sexually Oriented Businesses (*Amended Town Meeting, 1996*)
Single-family dwellings, including modular homes (up to 2 per parcel)
Temporary or portable structures which are incidental to the construction of the main building and will be removed within six months
Travel trailer or motor home (restricted to one to a family and registered)
Two-family dwellings (up to 2 per parcel)
Wholesale

COMMERCIAL I, II, III & IV (Allowed by Special Exception)

Auto repair shop
Auto sales agency
Church
Clubs and lodges
Commercial removal of loam, clay, sand, gravel and ledges
Day care services
Factory Retail Establishments
Fraternal organizations
Garage apartments
General Service garage
Grazing, Care, Raising, or Keeping of Livestock
Groupcare facilities
Manufactured housing parks
Motel/Hotel
Nursing homes/Elderly Congregate Care Facility
Parking lots used as a primary use
Personal Wireless Communications Facilities
Planned unit development
Public and private campgrounds
Raising agricultural crops (including the raising of farm animals or livestock)
Research Facilities (*Added March 2001*)
Retail gasoline stations
Sanatoria
Sawmills and lumber treatment facilities
Schools and educational institutions
Single-family dwellings, including modular homes (more than 2 per parcel)
Single-family dwelling conversion to a multi-family dwelling
Single-family dwelling conversion to a two-family dwelling
Storage of volatile fuels for resale
Temporary dumping and filling as a means for eventual use by a conforming and permitted use
Temporary or portable structures which are incidental to the construction of the main building and will remain for periods over six months
Two-family dwellings (more than 2 per parcel)
Warehouses