



**NH CIBOR**

**Mandatory New Hampshire Real Estate Disclosure & Notification Form**



1) NOTIFICATION RADON, ARSSENIC AND LEAD PAINT: Pursuant to RSA 477: 4-a, the SELLER hereby advises the BUYER of the following:

**RADON :** Radon, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. Radon gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.

**ARSENIC:** Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations ([www.des.nh.gov](http://www.des.nh.gov)) to ensure a safe water supply if the subject property is served by a private well.

**LEAD PAINT:** Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

2) DISCLOSURE FOR WATER SUPPLY AND SEWAGE DISPOSAL: Pursuant to RSA 477:4-c & d, the SELLER hereby provides the BUYER with information relating to the water and sewage systems:

**WATER SUPPLY SYSTEM**

Type: **Public**  
Location: \_\_\_\_\_  
Malfunctions: \_\_\_\_\_  
Date of Installation: \_\_\_\_\_  
Date of most recent water test: \_\_\_\_\_  
Problems with system: \_\_\_\_\_

**SEWERAGE DISPOSAL SYSTEM**

Size of Tank: \_\_\_\_\_  
Type of system: **Public**  
Location: \_\_\_\_\_  
Malfunctions: \_\_\_\_\_  
Age of system: \_\_\_\_\_  
Date most recently serviced: \_\_\_\_\_  
Name of Contractor who services system: \_\_\_\_\_

3) INSULATION: Is the Property currently used or proposed to be used for a 1 to 4 family dwelling?  
Yes  No

If yes, the SELLER hereby provides the BUYER with information relating to insulation:

Location(s): \_\_\_\_\_

Type: \_\_\_\_\_

4) LEAD PAINT: Was the property construction prior to 1978 and is the Property or any part of the Property used for residential dwelling(s) or special uses that would require the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards form under federal law?

Yes  No

If yes, has the Federal Lead Addendum been attached? And has the Federal pamphlet been delivered.

Yes  No

5) 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: \_\_\_\_\_

6) SITE ASSESSMENT ON WATERFRONT PROPERTY:

Does the Property use a septic disposal system?

Yes  No

If yes, is a Site Assessment Study for "Developed Waterfront" required pursuant to RSAs 485-A:2 and 485-A:39?

Yes  No

If yes, has the SELLER engaged a permitted subsurface sewer or waste disposal system designer to perform a site assessment study to determine if the site meets the current standards for septic disposal systems established by the Department of Environmental Services?

Yes  No

7) CONDOMINIUM: Pursuant to RSA 477:4-f, is the property a condominium?

Yes  No

If the property is a condominium, BUYER has the right to obtain the information in RSA 356 - B58 I from the condominium unit owners' association. Such information shall include a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of the amount of monthly and annual fees, and any special assessments made within the last 3 years.

Property Address **171 Daniel Webster Highway**  
**Belmont, NH 03220**

8) RENEWABLE ENERGY IMPROVEMENTS

Is this property subject to a Public Utility Tariff Pursuant to RSA 374:61?

Yes  No  Unknown

If yes than SELLER shall disclose, if known:

Remaining Term: \_\_\_\_\_

Amount of Charges: \_\_\_\_\_

Any Estimates or Documentation of the Gross or Net Energy or Fuel Savings \_\_\_\_\_

9) SELLER LICENSEE

Pursuant to RSA 331 A:26 XXII, is the Seller (or any owner, direct or indirect) of this property a real estate licensee in the state of New Hampshire:

Yes No

10) ASBESTOS DISPOSAL: Does Property include an asbestos disposal site?

Yes  No  Unknown

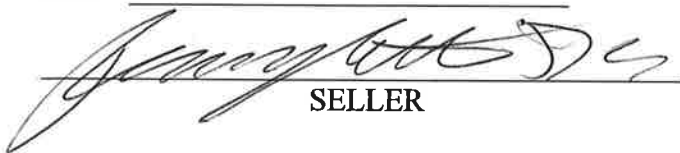
If yes, then disclosure is required pursuant to RSA 141-E:23.

11) PROPERTY ADDRESS:

Address: **171 Daniel Webster Highway, Belmont, NH 03220**

Unit Number (if applicable): **10**

Town: **Belmont**

  
SELLER

9-9-22  
Date

\_\_\_\_\_  
SELLER

\_\_\_\_\_  
Date

The BUYER(S) hereby acknowledge receipt of a copy of this disclosure prior to the execution of the Purchase and Sale Agreement to which this is appended.

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
Date

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
Date

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT
WATCHOVAYA RE PARTNERSHIP LL14	Rolling	2 Public Water	1 Paved	4 Bus. District	Code 3401 Appraised Value 211,900 Assessed Value 211,900
171 DANIEL WEBSTER HWY #10		3 Public Sewer			
BELMONT, NH 03220		SUPPLEMENTAL DATA			
Additional Owners:	Other ID: 4739				
	BMSI # 0009296				
	PICK UP DATE				
	CST w/o Perm				
	MAP CHANGE				
	ASSOC PID#				
	GIS ID: 101-022-000-010				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	w/i	SALE PRICE	V.C.
WATCHOVAYA RE PARTNERSHIP LLC	2352/0424		11/01/2006	Q	I	250,000	00
BELMONT LANDING LLC	2122/0419		12/14/2004	U	I		1P

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm. Int.
Year	Type	Description					
Total:							

**OTHER ASSESSMENTS**

ASSESSING NEIGHBORHOOD		STREET INDEX NAME	TRACING	BATCH
NBHD/ SUB				
2003/A				

**NOTES**

"TROTTER CHIROPRACTIC"  
 08 PU: COMPLETE, N/C IN VALUE  
 13M&L:ADJD BATH & TTL RM CT,KITCH STYLE

**BUILDING PERMIT RECORD**

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

**LAND LINE VALUATION SECTION**

B Use Code	Use Description	Zone	Frontage	Depth	Units	Unit Price	I. Factor	S. A	C. Factor	ST. Idx	S.I. Adj.	Notes- Adj	Rec Y/N	CU Cond	Special Pricing	Adj. Unit Price	Land Value
1	3401 OFF CONDO	MDL-06 COMY			0 SF	0.00	1.0000	A	1.00	0.00	0.00		N	0.000		0.00	0
Total Card Land Units: 0.00 AC Parcel Total Land Area: 0 AC Total Land Value: 0																	

PREVIOUS ASSESSMENTS (HISTORY)		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
Total:		211,900		211,900	Total:	211,900	231,700
		2015	3401	211,900		2013	231,700

This signature acknowledges a visit by a Data Collector or Assessor

**APPRAISED VALUE SUMMARY**

Appraised Bldg. Value (Card) 211,900  
 Appraised XF (B) Value (Bldg) 0  
 Appraised OB (L) Value (Bldg) 0  
 Appraised Land Value (Bldg) 0  
 Special Land Value 0  
 Total Appraised Parcel Value 211,900  
 Valuation Method: C  
 Adjustment: 0  
 Net Total Appraised Parcel Value 211,900

VISIT/CHANGE HISTORY		Date	Type	ID	Cd.	Purpose/Result
		09/23/2013	JN	JN	00	Measur+Listed
		02/11/2013	SM	SM	01	Measur+I Visit
		04/30/2010	CL	CL	64	DATA VERIFICATION
		05/06/2008	JH	JH	40	No change
		03/08/2007	JB	JB	52	Site Plan

**VISION**

1503  
 BELMONT, NH

