tranzon®
A BETTER WAY TO REAL ESTATE

PROPERTY INFORMATION PACKAGE



HAMPTON BEACH: SEVEN PROPERTIES. BID ON ONE OR ALL.

HAMPTON, NH

Previews:
Interested parties will be notified when scheduled.

Online Bidding Opens:
November 12 | 12:00 p.m.

Online Bidding Closes:
November 19 | Staggered Times - See Property Summary

Property Locations:
4, 6, 12, 14 & 16 M St.
143 & 147 Ashworth Ave.
Hampton, NH 03842

Auction #:
AP26072

TRANZON AUCTION PROPERTIES
PO BOX 4508
PORTLAND, ME 04112

MIKE CAREY
P: 207-776-1936
MCAREY@TRANZON.COM

PROUDLY OFFERED IN CONJUNCTION WITH **JOHN MCINNIS AUCTIONEERS**

NEW HAMPSHIRE REAL ESTATE COMMISSION

121 South Fruit Street, Ste 201 Concord, NH 03301 Tel.: (603) 271-2219

BROKERAGE RELATIONSHIP DISCLOSURE FORM

(This is Not a Contract)

This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information

Right Now You Are A Customer

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

As a customer, you can expect a real estate licensee to provide the following customer-level services:

- To disclose all material defects actually known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance.

To Become A Client

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

As a client, in addition to the customer-level services, you can expect the following client-level services:

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.

  For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.

  For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

Client-level services also include advice, counsel and assistance in negotiations.

For important information about your choices in real estate relationships, please see page 2 of this disclosure form.

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).

I understand as a customer I should not disclose confidential information.

_____	_____
Name of Consumer (Please Print)	Name of Consumer (Please Print)
_____	_____
Signature of Consumer Date	Signature of Consumer Date
Provided by: _____ 10/16/26	_____
Licensee Date	(Name of Real Estate Brokerage Firm)

_____ Consumer has declined to sign this form.
(Licensees Initials)

To check on the license status of a real estate firm or licensee go to https://www.oplc.nh.gov/real-estate-commission/index.htm

Inactive licensees may not practice real estate brokerage. 8/18/17

Types of Brokerage Relationships commonly practiced in New Hampshire

SELLER AGENCY (RSA 331-A:25-b)

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client and the licensee has the duty to represent the seller's best interest in the real estate transaction.

BUYER AGENCY (RSA 331-A:25-c)

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)

Single agency is a practice where a firm represents the buyer only, or the seller only, but never both in the same transaction. Disclosed dual agency cannot occur.

SUB-AGENCY (RSA 331-A:2, XIII)

A sub-agent is a licensee who works for one firm, but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

DISCLOSED DUAL AGENCY (RSA 331-A:25-d)

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

DESIGNATED AGENCY (RSA 331-A:25-e)

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

FACILITATOR (RSA 331-A:25-f)

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

ANOTHER RELATIONSHIP (RSA 331-A:25-a)

If another relationship between the licensee who performs the services and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.

NOTICE
ATTENTION PROSPECTIVE BIDDERS

Tranzon Auction Properties is acting solely as agent for the seller

All information contained in this and other advertisements was obtained from sources believed to be accurate. However, no warranty or guarantee, either expressed or implied, is intended or made. Neither Tranzon Auction Properties nor its employees, affiliates, or agents (hereinafter "auction company") represent the buyer/bidder. All prospective buyers/bidders must independently investigate and confirm any information or assumptions on which any bid is based. Neither auction company nor sellers shall be liable for any errors or the correctness of information.

All announcements made at the auction take precedence over any other property information or printed terms of sale. Items may be added or deleted. The property and improvements are sold "as is, where is, with all faults" and without representation or warranty of any kind with respect to the accuracy, correctness, completeness, content or meaning of the information contained herein. Prospective buyers/bidders should verify all information.

All prospective buyers/bidders recognize and agree that any investigation, examination, or inspection of the property is within the control of the owner or other parties in possession and their agents. Potential buyers/bidders are encouraged to seek information from professionals regarding any specific issue or concern. Any decision to purchase or not to purchase is the sole and independent business decision of the potential buyer/bidder. No recourse or cause of action will lie against any of the above-mentioned parties should buyer become dissatisfied with its decision, whatever it may be, at a later date.

Auction company and seller have the right to postpone or cancel the auction in whole or in part, in its sole discretion. Auction company and seller reserve the right to refuse admittance to or expel anyone from the auction premises for interference with auction activities, nuisance canvassing, soliciting or other reasons.

Tranzon Auction Properties is a member company of Tranzon, LLC. All Tranzon companies are independently owned and operated.

PROPERTY SUMMARY
AP26072
4, 6, 12, 14 & 16 M Street
143 & 147 Ashworth Avenue
Hampton, NH 03842

ONLINE BIDDING OPENS: Thursday, November 12, 2026 | 12:00 p.m.
ONLINE BIDDING CLOSES: Thursday, November 19, 2026 | 12:00 p.m. (Sale 1); 12:15 p.m. (Sale 2), 12:30 p.m. (Sale 3); 12:45 p.m. (Sale 4); 1:00 p.m. (Sale 5); 1:15 p.m. (Sale 6); 1:30 p.m. (Sale 7); 1:45 p.m. (Sale 8)
PREVIEWS: Interested parties will be notified when scheduled.

PROPERTY DESCRIPTION

Seven properties on the same block at Hampton Beach, New Hampshire's busiest oceanfront community, are being sold at online auction.

- Sale 1: 147 Ashworth Avenue (Motel)
- Sale 2: 143 Ashworth Avenue (Mixed-use)
- Sale 3: 4 M Street
- Sale 4: 6 M Street
- Sale 5: 12 M Street
- Sale 6: 14 M Street
- Sale 7: 16 M Street

On Ashworth Avenue, the main commercial street at the beach, there's a 16-room motel and a three-unit mixed-use building with street-level commercial space. Around the corner on M Street are five parcels, four of which have a front house and a separate rear cottage. All of them are a very short walk to the sand.

Hampton Beach is one of New England's most visited summer destinations. New Hampshire State Parks estimates about two million people visit the parks at Hampton Beach each year, with roughly 40,000 on the sand on an average summer day and 80,000 or more on the busiest days. The Seafood Festival in September draws more than 150,000 more. For a summer rental owner, that means a large, steady pool of renters every season.

Buyers can bid on any single parcel or on the full portfolio (Sale 8). This many properties this close to the beach rarely come to market at the same time.

And, the area is booming! The Town of Hampton recently approved a major redevelopment of the Hampton Beach Casino, with a 3,500-person music venue, a 208-room hotel, 99 condominiums and a charitable gaming casino. Be part of the action by buying one or all of these properties.

Owner open to financing and creative offers.

DISCLAIMER: *This information is derived from sources believed correct, but is not guaranteed. Interested parties shall rely entirely on their own information, judgment and inspection of the property records. All properties sold on an "AS IS, WHERE IS" basis. Tranzon strongly recommends you contact the appropriate offices to verify information as well as review files pertaining to this property, including, but not limited to, Code Enforcement, Zoning, Planning Board, Assessor, and Collector files.*

PROPERTY SUMMARY (CONTINUED)

MUNICIPAL INFORMATION

Sale #	Property #	Address	Map & Lot	Assessed Value	Annual Taxes 2025 2026 taxes not yet determined as of 10-16-26
1	AP26072-1	147 Ashworth Ave (motel)	293 / 76	$1,088,500.00	$14,401.00
2	AP26072-2	143 Ashworth Ave (mixed-use)	293 / 67	$515,300.00	$6,817.00
3	AP26072-3	4 M Street	293 / 83 (ground lease land) & 293 / 83 / 1	$786,200.00	$10,401.00
4	AP26072-4	6 M Street	293 / 82 / 1	$901,500.00	$11,927.00
5	AP26072-5	12 M Street	293 / 79 / 1	$907,200.00	$12,002.00
6	AP26072-6	14 M Street	293 / 78 / 1	$769,900.00	$10,186.00
7	AP26072-7	16 M Street	293 / 77 / 1	$850,300.00	$11,249.00
TOTALS				**$5,818,900.00**	**$76,983.00**

- **Tax Year:** April 1st to March 31st
- **Tax Due Dates:** July 1, 2025 & December 11, 2025
- **Water:** Public - Billed monthly by Aquarion Water Company 603-926-3319.
- **Sewer:** Public - Billed by the town and included as part of the real estate tax bill.
- **Zoning District:** Per the municipal office, Business Seasonal (BS) District, Short Term Rental Overlay and Hampton Beach Precinct Overlay. Please call the Building Department at 603-929-5826 to verify and to inquire about any requirements to continue current uses.

MANDATORY STATE AND FEDERAL DISCLOSURE REGARDING LEAD PAINT: Per State and Federal Regulations Tranzon Auction Properties is required to provide you the following information regarding Lead Paint: Any property constructed prior to 1978 may contain lead-based paint. Please visit www.epa.gov/lead for further information. A copy of the pamphlet titled "Protect Your Family From Lead In Your Home" is available to download from our website at www.tranzon.com/search.aspx?keyword=AP26072 under the section titled Documents. Please contact our office at (207) 775-4300, if you are unable to download this document.

SUMMARY OF TERMS

Buyer's Premium: Seven percent (7%) of the high bid

Closing: 45-day closing, sold in As-Is condition, no contingencies.

Deposit Amount: Ten percent (10%) of purchase price (high bid + buyer's premium) due within twenty-four (24) hours of seller's acceptance of the high bid.

Agents Welcome: Agent participation is being offered. Please visit our website at www.tranzon.com/search.aspx?keyword=AP26072 or call us for details.

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PROPERTY SUMMARY (CONTINUED)

CONTACT
Mike Carey | Co-CEO
207-776-1936 Mobile
mcarey@tranzon.com
NH RE Lic. #074397
NH Auctioneer Lic. #5026

MUNICIPAL OFFICE
Website: www.hamptonnh.gov
Tel: 603-926-6766
Assessor: 603-929-5837
Collector: 603-929-6769

Proudly offered in conjunction with **John McInnis Auctioneers**

Confidential Information

Confidential information including **rent roll for multi-units and motel financial information** are available for your review. Prior to reviewing this Confidential Information, you will be required to electronically execute a *Confidentiality* A*greement* (***Form***).

In order to access the ***Form*****,** please complete the following steps:

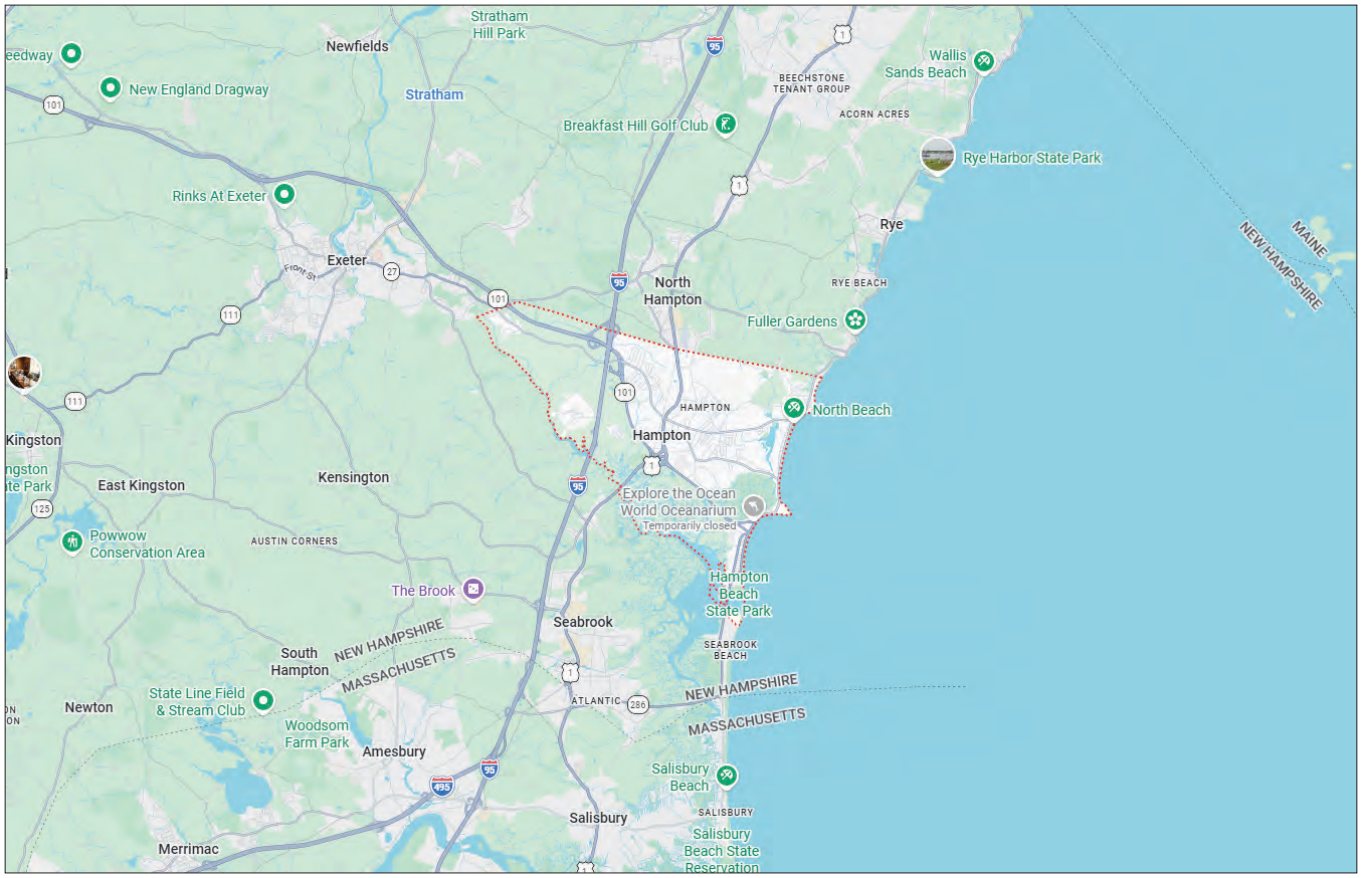
- Please visit the list of properties at www.tranzon.com/search.aspx?keyword=AP26072.
- Click on the property that you're interested in. This will take you to a new page.
- Look for the heading titled "DOCUMENTS" and click "Access Property Documents".
- Sign in to your Tranzon account or create one if you do not have one yet.
- Click a protected document link and you will be prompted to enter your information and acknowledge and accept the terms of the Form.
- Once you accept, the Confidential Information is available for immediate download. For a small number of properties, the Form requires approval. In that case, your request is submitted for review and you will be emailed a link to the documents once it is approved.

Deeds & Ground Lease

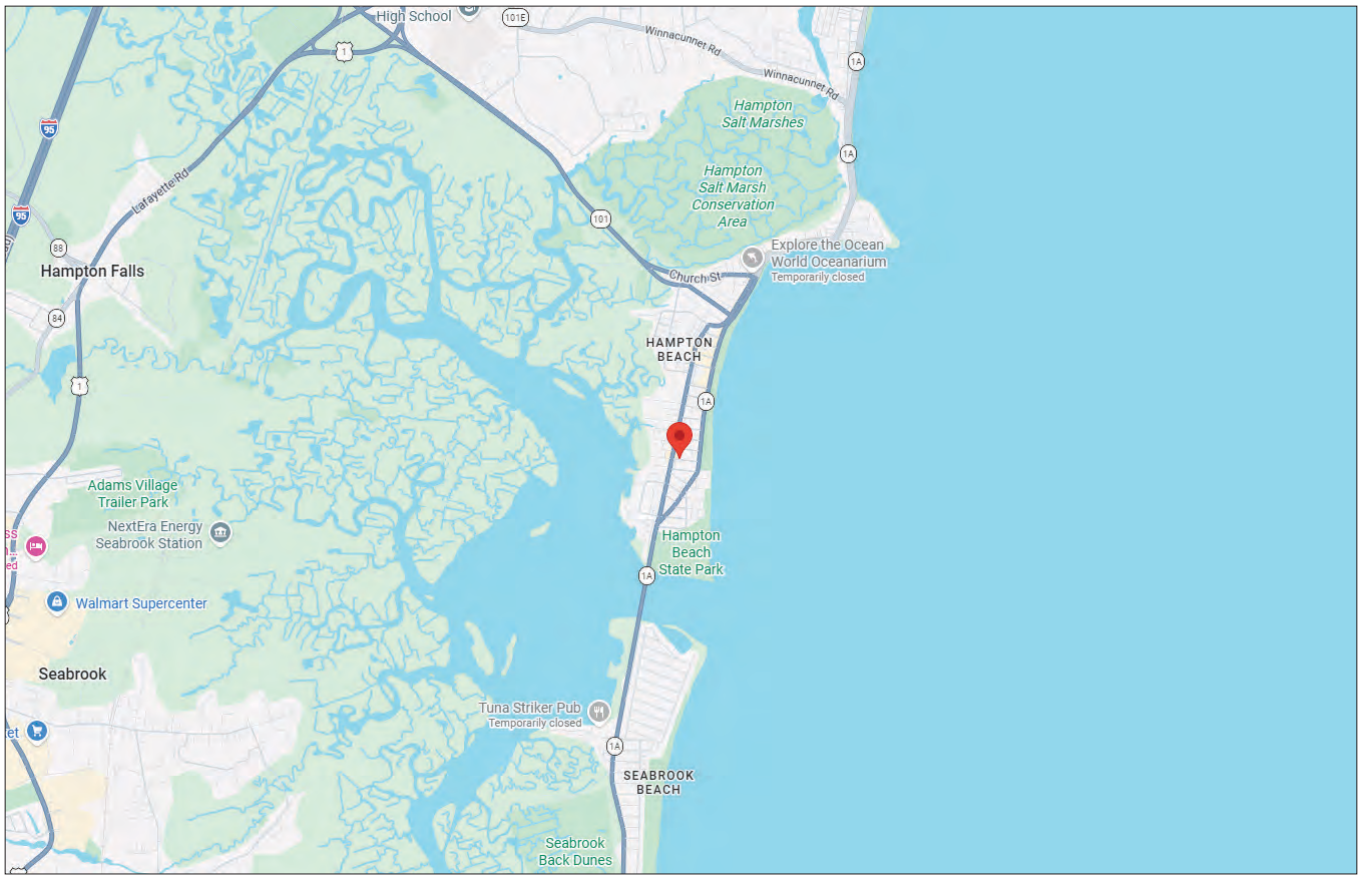
A copy of the Seller's deeds and the Ground Lease pertaining to 4 M Street are available under the "Documents" section of the property listing. Please visit the list of properties at www.tranzon.com/search.aspx?keyword=AP26072. Click on the property that you're interested in. This will take you to a new page. Look for the heading titled "DOCUMENTS" and click "Access Property Documents".

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AREA MAP



PROPERTY LOCATION MAP



Hampton, NH - 7 Parcels

Rockingham County, New Hampshire, 0.7 AC +/-



Boundary **BOUNDARY OUTLINES ARE APPROXIMATE**

The information contained herein was obtained from sources deemed to be reliable.
Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Flood Map

Town of Hampton, NH

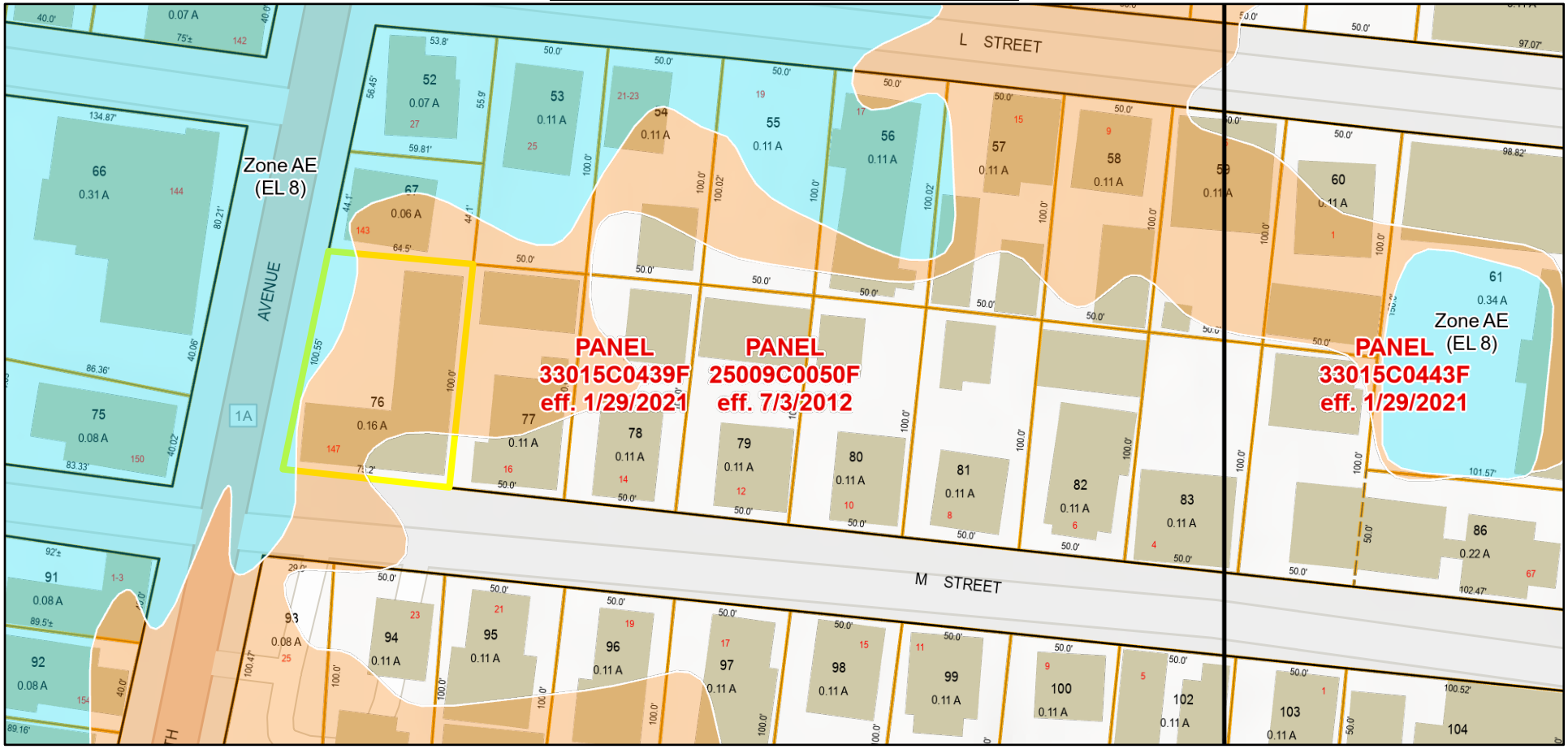
1 inch = 69 Feet

0 69 138 207

October 15, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com



FIRM Panels	COMMON	PROPERTYLINE
SFHA / Flood Zone Boundary	PROPERTYLINE	ROAD
1% Annual Chance Flood Hazard	ROAD	Buildings
0.2% Annual Chance Flood Hazard	COMMON	Right of Ways

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

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SALE 1

Property #: AP26072-1



16-ROOM MOTEL

147 Ashworth Avenue, Hampton, NH 03842

- **Lot Size:** 0.16± acre
- **Parking:** Paved lot
- **Building Size:** 4,960± sq. ft.
- **Year Built:** 1978±
- **Stories:** 3
- **Guest Rooms:** 16
- **Guest Baths:** 16
- **Construction:** Wood frame
- **Roof Cover:** Tar & gravel
- **Exterior Siding:** Vinyl
- **Heat / Cool Source:** Gas-fired forced air / A/C units
- **Additional Notes:** Carport

Property Location 147 ASHWORTH AVE | Map ID 293/ 76/ / / | Bldg Name | State Use 301C
Vision ID 8183 | Account # 8183 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 1/2/2025 11:16:11 PM

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
NAUTICAL MOTEL LLC	1 Level	1 All Public	1 Paved	1 Urban
147 ASHWORTH AVE				
HAMPTON NH 03842				

SUPPLEMENTAL DATA

Alt Prcl ID 0293 0076 0000
OLD DATA PRE
TAX CLAS 2000
WETLANDS PERMIT

GIS ID 293-0760-0000 | Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
COMMERC.	3010	576,400	576,400
COM LAND	3010	507,700	507,700
COMMERC.	3010	4,400	4,400
		Total 1,088,500	1,088,500

2215
HAMPTON, NH

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
NAUTICAL MOTEL LLC	4621	1218	02-23-2006	Q	I	675,000	00
WILDWIND PROPERTIES, INC.	3105	2502	06-26-1995	Q	I	170,000	00
D.L.R. INC.	2961	0672	12-23-1992	U	I	115,000	00
NAUTICAL REALTY, INC	2742	1308	05-23-1988	U	I	0	00
MAINSAIL REALTY TRUST	2737	2226	04-29-1988	Q	I	617,000	00

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	3010	576,400	2024	3010	576,400	2023	3010	446,500
	3010	507,700		3010	507,700		3010	341,300
	3010	4,400		3010	4,400		3010	4,400
Total		1,088,500	Total		1,088,500	Total		792,200

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	576,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	4,400
Appraised Land Value (Bldg)	507,700
Special Land Value	0
Total Appraised Parcel Value	1,088,500
Valuation Method	C
Total Appraised Parcel Value	1,088,500

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

M108-437 NAUTICAL MOTEL
OFFICE-OWNER STUDIO
14 UNITS-SLEEP 14
2 UNITS-SLEEP 2
1992 REVIEWED PROP.VALUE
09/23/04:ASK-$1,100,000
2007:REMOVE 10 X 10 ACCESS
11/10/10-PU FOP/UST - KITCHENETTE
UNITS VIEWED 1 UNIT
16 UNITS TOTAL

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
BP-22-522	06-29-2022	B		80,000	05-09-2023	100	05-09-2023	REMODEL
18-22793	04-26-2018	MEC	MECHANICAL	600		100		GAS PPING AND PRESSURE
15-16629	05-05-2015	BP		7,000		100		VINLY SIDING NOT ENTIRE
14-Y-3948	07-09-2014	CO	CO ISSUED			100		RENTAL C/O ISSUED FOR 17
06-11-1531	11-02-2006	RE	Remodel	2,450				REMOVE REAR ACCESS

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
05-09-2023	PGM			51	BP EXTERIOR ONLY
11-10-2010	CG			02	MEASURE ONLY
05-18-2010	SW			07	COMM FIELD REVIEW
12-07-2006	07			PU	
08-11-1995	95			RV	
04-01-1993	93			RV	
10-04-1989	02			43	

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustment		Adj Unit Pric	Land Value
1	301C	MOTELS MDL-9	BS		6,980	SF	29.69	1.75000	8	1.00	G	1.400			0	72.73	507,700
Total Card Land Units					0.160	AC	Parcel Total Land Area:			0.160						Total Land Value	507,700

Property Location 147 ASHWORTH AVE | Map ID 293/ 76/ / / | Bldg Name | State Use 301C
Vision ID 8183 | Account # 8183 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 1/2/2025 11:16:11 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	39	Motels
Model	94	Commercial
Grade	03	Average
Stories:	3	
Occupancy		
Exterior Wall 1	25	Vinyl Siding
Exterior Wall 2		
Roof Structure	01	Flat
Roof Cover	04	Tar & Gravel
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Floor 1	14	Carpet
Interior Floor 2		
Heating Fuel	03	Gas
Heating Type	04	Forced Air-Duc
AC Type	04	Unit/AC
Use:	301C	MOTELS MDL-94
Total Rooms		
Total Bedrms	09	
Total Baths	9	
Heat/AC	02	HEAT/AC SPLIT
Frame Type	02	WOOD FRAME
Baths/Plumbing	02	AVERAGE
Ceiling/Wall	06	CEIL & WALLS
Rooms/Prtns	02	AVERAGE
Wall Height	8.00	
% Comn Wall	0.00	
1st Floor Use:	301C	

CONSTRUCTION DETAIL (CONTINUED)

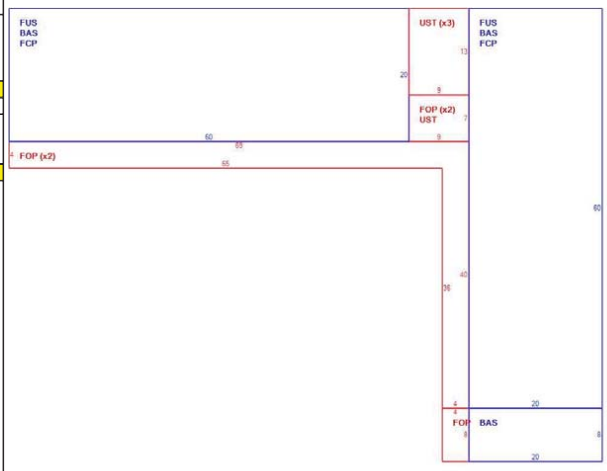
Element	Cd	Description

MIXED USE

Code	Description	Percentage
301C	MOTELS MDL-94	100
		0
		0

COST / MARKET VALUATION

RCN	702,888
Year Built	1978
Effective Year Built	2006
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	82
RCNLD	576,400
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
PAV1	PAVING-ASPH	L	3,500	2.50	1990		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	2,560	2,560	2,560	117.07	299,699
FCP	Carport	0	2,400	600	29.27	70,242
FOP	Porch, Open, Framed	0	998	299	35.07	35,004
FUS	Upper Story, Finished	2,400	2,400	2,400	117.07	280,968
UST	Utility, Storage, Unfinished	0	414	145	41.00	16,975
	Ttl Gross Liv / Lease Area	4,960	8,772	6,004		702,888

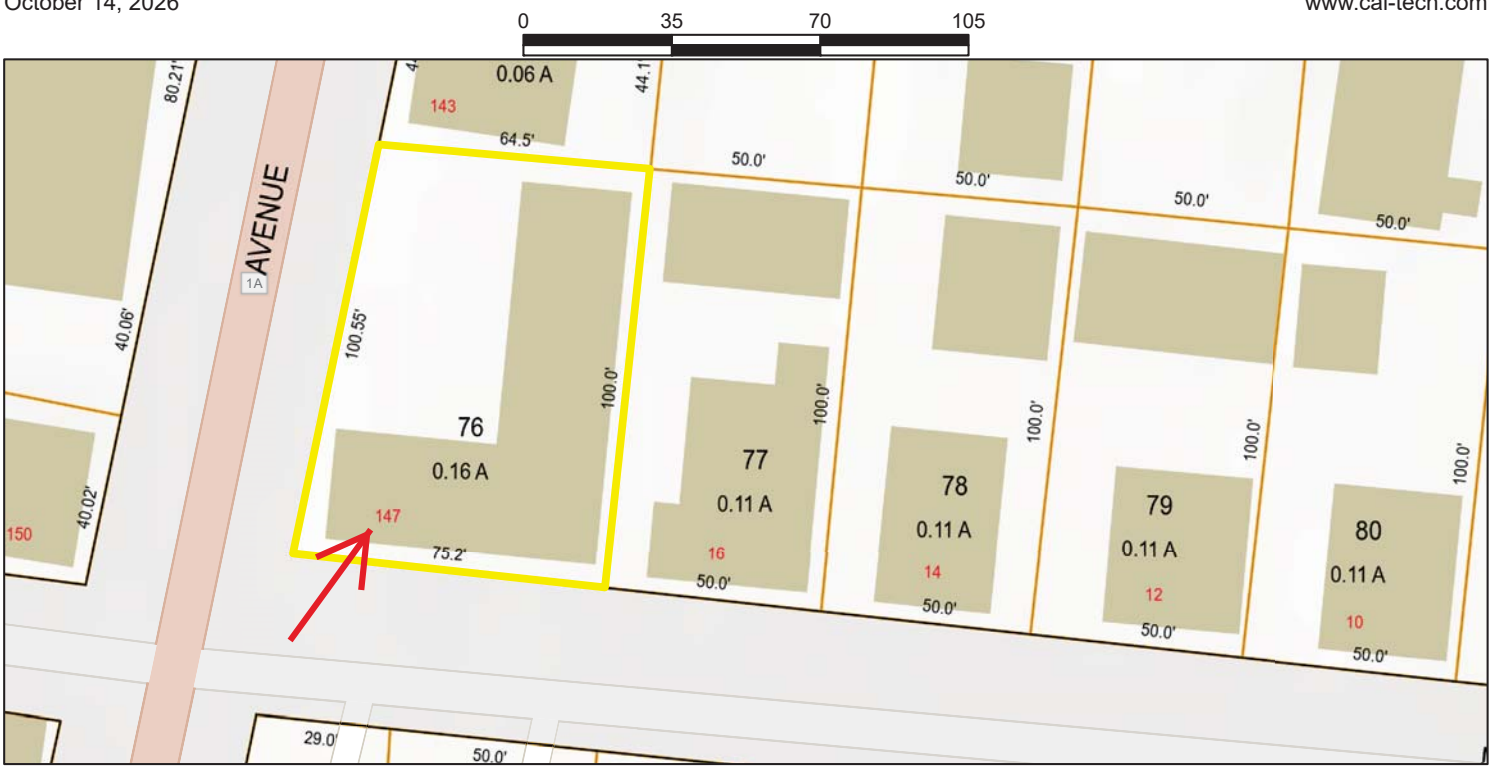
147 Ashworth Ave

Town of Hampton, NH

1 inch = 35 Feet

October 14, 2026

www.cai-tech.com



PROPERTYLINE | PROPERTYLINE | Buildings

ROAD | ROAD | Right of Ways

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tranzon®
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SALE 2

Property #: AP26072-2



MIXED-USE BUILDING

143 Ashworth Avenue, Hampton, NH 03842

- **Lot Size:** 0.063± acres
- **Building Size:** 3,050± sq. ft.
- **Year Built:** 1930±
- **Stories:** 3
- **Total Units:** 3
- **Total Bedrooms:** 5
- **Total Baths:** 2.5
- **Construction:** Wood frame
- **Foundation:** Concrete slab
- **Roof Cover:** Asph / F Gls / Cmp
- **Exterior Siding:** Vinyl
- **Heat / Cool Source:** Gas-fired forced air / Central A/C
- **Additional Notes:** Wood deck

Property Location 143 ASHWORTH AVE | Map ID 293/ 67/ / / | Bldg Name | State Use 3220
Vision ID 8167 | Account # 8167 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 1/2/2025 11:15:25 PM

CURRENT OWNER

RICCIO ENTERPRISES, LLC

P.O. BOX 621

HAMPTON NH 03843

TOPO	UTILITIES	STRT / ROAD	LOCATION
1 Level	1 All Public	1 Paved	2 Suburban

SUPPLEMENTAL DATA

Alt Prcl ID 0293 0067 0000
OLD DATA PRE P
TAX CLAS 2000
WETLANDS PERMIT

GIS ID 293-0670-0000 Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
COMMERC.	3220	198,600	198,600
COM LAND	3220	316,700	316,700
		Total 515,300	515,300

2215

HAMPTON, NH

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
RICCIO ENTERPRISES, LLC	5854	0522	09-12-2017	Q	I	360,000	00
BREEZE REALTY TRUST	5319	2088	05-25-2012	Q	I	270,000	00
HASKELL, ELEANOR	2145	0271	06-09-1972	U	V	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	3220	198,600	2024	3220	198,600	2023	3220	190,700
	3220	316,700		3220	316,700		3220	242,200
	Total	515,300		Total	515,300		Total	432,900

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	198,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	316,700
Special Land Value	0
Total Appraised Parcel Value	515,300
Valuation Method	C
Total Appraised Parcel Value	515,300

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

LAVERANDA PIZZERIA
1-3 BD APT, 1-1BD APT 1-2 BDRM
00:FIRE DAM BLDG;TOTRENOV
01:RENOV COMPL
08-01-10: ASKING $460,000 INC BUS.
2006:CHANGE OUT SMOKE & HEAT
DETECTORS
9/30/10: P/U WDK/BAS/SLB IN REAR

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
Y-3562	08-27-2012	CO	CO ISSUED			100	08-27-2012	
12-11251	07-27-2012	SGN	SIGN	700		100	08-27-2012	SIGN
12-11124	06-26-2012	EL	Electric	14,000		100		WIRING OF STORE
12-11039	06-11-2012	PL	Plumbing	10,300		100		3 COMP. SINK, HAND SINK, J
12-10937	05-24-2012	EL	Electric	2,000		100		MISC. WIRING
12-10923	05-23-2012	PL	Plumbing	2,000		100		RMV OLD PLUMB&HEAT, PR
12-10911	05-17-2012	RE	Remodel	120,000		100		DEMO LNDRY MAT RPLC W/

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
05-16-2019	PM			06	SALE VERIFY MEAS ONL
04-25-2019	PRM			23	SALE REVIEW SUPERVIS
09-30-2010	CG			02	MEASURE ONLY
05-18-2010	SW			07	COMM FIELD REVIEW
02-10-2006	06			PU	
03-29-2001	01			PU	
03-27-2000	00			PU	

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustment		Adj Unit Pric	Land Value
1	3220	STORE/SHOP	BS		2,745	SF	58.87	1.75000	8	0.80	G	1.400	SIZE		0	115.39	316,700
				Total Card Land Units	0.063	AC	Parcel Total Land Area:			0.063						Total Land Value	316,700

Property Location 143 ASHWORTH AVE | Map ID 293/ 67/ / / | Bldg Name | State Use 3220
Vision ID 8167 | Account # 8167 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 1/2/2025 11:15:25 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	80	Stores/Apt Com
Model	94	Commercial
Grade	03	Average
Stories:	3.5	
Occupancy	1.00	
Exterior Wall 1	25	Vinyl Siding
Exterior Wall 2		
Roof Structure	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Floor 1	09	Pine/Soft Wood
Interior Floor 2		
Heating Fuel	03	Gas
Heating Type	04	Forced Air-Duc
AC Type	03	Central
Use:	3220	STORE/SHOP MDL-94
Total Rooms		
Total Bedrms	03	
Total Baths	2	
Heat/AC	02	HEAT/AC SPLIT
Frame Type	02	WOOD FRAME
Baths/Plumbing	02	AVERAGE
Ceiling/Wall	06	CEIL & WALLS
Rooms/Prtns	02	AVERAGE
Wall Height	9.00	
% Comn Wall	0.00	
1st Floor Use:	3220	

CONSTRUCTION DETAIL (CONTINUED)

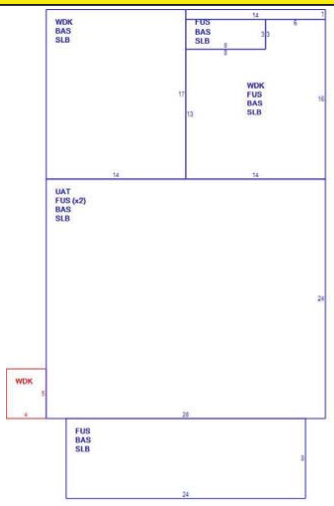
Element	Cd	Description

MIXED USE

Code	Description	Percentage
3220	STORE/SHOP MDL-94	100
		0
		0

COST / MARKET VALUATION

RCN	283,780
Year Built	1930
Effective Year Built	1994
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	70
RCNLD	198,600
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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,326	1,326	1,326	88.35	117,152
FUS	Upper Story, Finished	1,750	1,750	1,750	88.35	154,613
SLB	Con. Slab	0	1,326	0	0.00	0
UAT	Attic, Unfinished	0	672	67	8.81	5,919
WDK	Deck, Wood	0	458	69	13.31	6,096
	Ttl Gross Liv / Lease Area	3,076	5,532	3,212		283,780

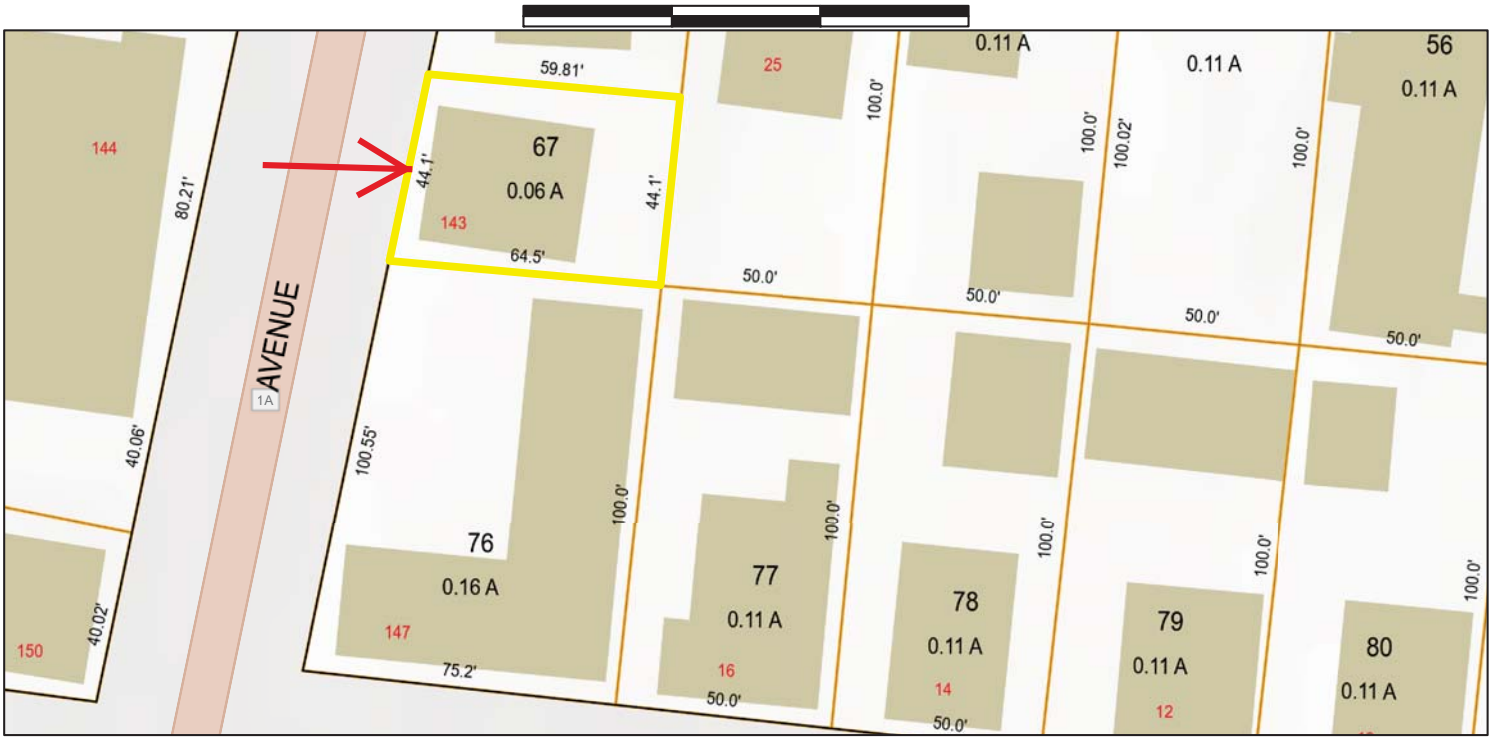
143 Ashworth Ave

Town of Hampton, NH

1 inch = 35 Feet

October 14, 2026

www.cai-tech.com



PROPERTYLINE	PROPERTYLINE	Buildings
ROAD	ROAD	Right of Ways

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SALE 3

Property #: AP26072-3



TWO-FAMILY

4 M Street, Hampton, NH 03842

- **Building Size:** 1,900± sq. ft.
- **Year Built:** 1925±
- **Stories:** 2
- **Total Units:** 2
- **Total Bedrooms:** 5
- **Total Baths:** 2
- **Construction:** Wood frame
- **Basement:** Partially finished
- **Roof Cover:** Asph / F Gls / Cmp
- **Exterior Siding:** Wood shingle
- **Heat / Cool Source:** Gas-fired forced air / Heat pump
- **Additional Notes:** Wood deck, open porch

Property Location 4 M ST | Map ID 293/ 83/ / / | Bldg Name | State Use 1370
Vision ID 8193 | Account # 8193 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 1/2/2025 11:16:58 PM

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
4 M LLC	1 Level	1 All Public	1 Paved	2 Suburban

147 ASHWORTH AVE

HAMPTON NH 03842

2215

HAMPTON, NH

VISION

SUPPLEMENTAL DATA

Alt Prcl ID 0293 0083 0000
OLD DATA PRE
TAX CLAS 2000
WETLANDS PERMIT

GIS ID 293-0830-0000 Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Assessed	Appraised
RES LAND	1370	489,200	489,200
		Total 489,200	489,200

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
4 M LLC	6515	2194	10-30-2023	U	V	600,000	18
BERGERON FAMILY IRREVOCABLE REALT	5966	2116	12-03-2018	U	V	0	38
BERGERON FAMILY IRR REALTY TRUST	0000	0000	08-13-2018	U	V	0	35
BERGERON, PAULINE J	5817	2409	03-20-2017	U	V	0	35
BERGERON, RICHARD A & PAULINE	LEAS	0	04-01-1997			0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1370	489,200	2024	1370	489,200	2023	1370	239,200
	Total	489,200		Total	489,200		Total	239,200

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

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APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	489,200
Special Land Value	0
Total Appraised Parcel Value	489,200
Valuation Method	C
Total Appraised Parcel Value	489,200

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

M108-430
LAND ONLY
HBIC LEASE
1999 APPEAL DENIED
2008 APPEAL: DENIED

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
07-26-2010	VA			15	RES FIELD REVIEW
01-29-2009	08			AP	APPEAL
02-25-2000	99			AP	APPEAL
09-14-1988	SB			00	Undefined
02-02-1902					
02-02-1902					

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1370	TOWN LSED LN	BS		4,792	SF	39.46	2.25000	M	1.00	70	1.150		1.0000	102.09	489,200
				Total Card Land Units	0.110	AC		Parcel Total Land Area		0.110				Total Land Value		489,200

Property Location 4 M ST | Map ID 293/ 83/ / / | Bldg Name | State Use 1370
Vision ID 8193 | Account # 8193 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		
MHP		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Base Rate	20.00
Effective Base Rate	0
Other Net Adjustments	
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	0
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

Property Location 4 M ST | Map ID 293/ 83/ / 1/ | Bldg Name | State Use 1040
Vision ID 8194 | Account # 8194 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 1/2/2025 11:17:04 PM

CURRENT OWNER

4 M LLC

147 ASHWORTH AVE

HAMPTON NH 03842

TOPO / UTILITIES / STRT / ROAD / LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID 0293 0083 0001
OLD DATA PRE P
TAX CLAS 2000
WETLANDS PERMIT

GIS ID 293-0830-0000 Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Assessed	Appraised
RESIDNTL	1040	295,900	295,900
RESIDNTL	1040	1,100	1,100
		Total 297,000	297,000

2215

HAMPTON, NH

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
4 M LLC	6515	2194	10-30-2023	U	I	600,000	39
BERGERON FAMILY IRREVOC REALTY TRU	2639	1667	10-28-1986	Q	I	153,000	00

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1040	295,900	2024	1040	295,900	2023	1040	158,100
	1040	1,100		1040	1,100		1040	1,100
	Total	297,000		Total	297,000		Total	159,200

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	291,100
Appraised Xf (B) Value (Bldg)	4,800
Appraised Ob (B) Value (Bldg)	1,100
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	297,000
Valuation Method	C
Total Appraised Parcel Value	297,000

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

M108-430-1 WNSCT

TAN

10/10 XFIX = OD SHWR, INFO AT DOOR,

INSP UBM ONLY

2019:P/U GENERATOR PER BLDG. (EST SIZE)

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
18-22889	05-08-2018	EL	Electric	2,000		100		INSTALLATION AND WIRING
18-22888	05-08-2018	MEC	MECHANICAL	10,000		100		GAS PIPING FOR NEW BAC
14-15416	09-15-2014	BP		2,500		100		REPAIR PORCH 2ND FL 9' X
13-Y-3816	09-25-2013	CO	CO ISSUED			100		CERTIFICATE OF RENTAL O
10-04-0353	04-08-2010	RF	Roofing	3,500		100		RE-ROOF

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
10-21-2010	CG			02	MEASURE ONLY
07-26-2010	VA			15	RES FIELD REVIEW
01-29-2009	08			AP	APPEAL
02-25-2000	99			AP	APPEAL
12-13-1994	94			AP	APPEAL
11-19-1991	91			AP	APPEAL
12-17-1990	90			AP	APPEAL

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1040	TWO FAMILY M	BS		0	SF	0.00	1.75000	8	1.00	G	1.400		0.0000	0	0
					Total Card Land Units	0.000	AC	Parcel Total Land Area	0.000					Total Land Value		0

Property Location	4 M ST		Map ID	293/ 83/ / 1/		Bldg Name	State Use 1040
Vision ID	8194	Account # 8194		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	09	2 Family
Model	01	Residential
Grade:	04	Average +10
Stories:	2	2 Stories
Occupancy	2	
Exterior Wall 1	14	Wood Shingle
Exterior Wall 2		
Roof Structure:	07	Gambrel
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2	07	K PINE/A WD
Interior Flr 1	09	Pine/Soft Wood
Interior Flr 2	06	Inlaid Sht Gds
Heat Fuel	03	Gas
Heat Type:	04	Forced Air-Duc
AC Type:	02	Heat Pump
Total Bedrooms	05	5 Bedrooms
Total Bthrms:	2	
Total Half Baths	0	
Total Xtra Fixtrs	1	
Total Rooms:	9	
Bath Style:	02	Average
Kitchen Style:	02	Average
MHP		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

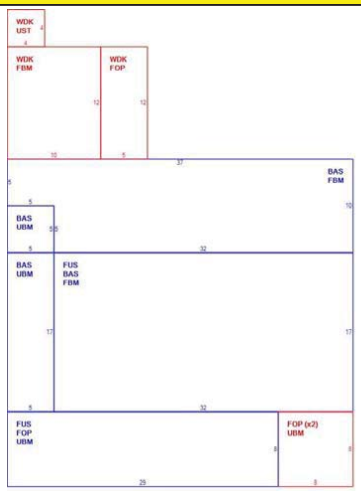
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	388,095
Base Rate	140.00
Effective Base Rate	160.30
Other Net Adjustments	24,875
Year Built	1925
Effective Year Built	1999
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	25
Functional Obsol	
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	75
RCNLD	291,100
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	% Gd	Grade	Grade Adj.	Appr. Value
SHD2	W/LIGHTS ET	L	84	25.00	2010		50		0.00	1,100
GEN	GEN-RES	B	16	400.00	2018		75		0.00	4,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	999	999	999	150.03	149,879
FBM	Basement, Finished	0	1,009	404	60.07	60,612
FOP	Porch, Open, Framed	0	420	126	45.01	18,904
FUS	Upper Story, Finished	776	776	776	150.03	116,423
UBM	Basement, Unfinished	0	406	81	29.93	12,152
UST	Utility, Storage, Unfinished	0	16	6	56.26	900
WDK	Deck, Wood	0	196	29	22.20	4,351
	Ttl Gross Liv / Lease Area	1,775	3,822	2,421		363,221

4 M Street

Town of Hampton, NH

1 inch = 35 Feet

October 14, 2026

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0 35 70 105



COMMON ROAD PROPERTYLINE Buildings

PROPERTYLINE COMMON ROAD Right of Ways

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SALE 4

Property #: AP26072-4





TWO BUILDINGS, ONE LOT

6 M Street, Hampton, NH 03842

- **Lot Size:** 0.115± acres
- **Building Sizes:** 2,250± sq. ft. (front house); 840± sq. ft. (rear cottage)
- **Year Built:** 1920± (both)
- **Stories:** 2 (both)
- **Total Units:** 3
- **Total Bedrooms:** 8
- **Total Baths:** 4.5
- **Construction:** Wood frame (both)
- **Basement:** Partially finished (front house)
- **Roof Cover:** Asph / F Gls / Cmp (both)
- **Exterior Siding:** Vinyl (both)
- **Heat Source:** Gas-fired hot water (front house); electric baseboard (rear cottage)
- **Additional Notes:** Wood deck (both); garage (rear cottage)

Tranzon Auction Properties' Note: Property record card hasn't been updated by the town to show ownership change to 6 M Street, LLC in 2025.

Property Location 6 M ST | Map ID 293/ 82/ / 1/ | Bldg Name | State Use 1090
Vision ID 8192 | Account # 8192 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 3 | Print Date 1/2/2025 11:16:51 PM

CURRENT OWNER

GRAVES FAMILY REVOC TRUST
GRAVES, JOHN & LUCILLE TRUSTEE
PO BOX 247
HAMPTON NH 03843-0247

TOPO	UTILITIES	STRT / ROAD	LOCATION
1 Level	1 All Public	1 Paved	2 Suburban

SUPPLEMENTAL DATA

Alt Prcl ID 0293 0082 0001
OLD DATA PRE
TAX CLAS 2000
WETLANDS PERMIT

GIS ID 293-0820-0000 | Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Assessed	Appraised
RESIDNTL	1090	403,700	403,700
RES LAND	1090	497,800	497,800
		Total 901,500	901,500

2215
HAMPTON, NH

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
LAND FROM TOWN-HAMPTON	3112	0293	08-02-1995	U	V	52,920	00
GRAVES FAMILY REVOC TRUST	4547	0520	09-13-2005	U	I	40	10
GRAVES, JOHN & LUCILLE	3117	0409	05-19-1995	U	I	40,000	1L
ASSET RESOLUTION CORP	3100	2852	05-19-1995	U	I	42,000	1L
DOCKHAM, GARY	2929	0081	06-10-1992	Q	I	75,000	00

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1090	403,700	2024	1090	403,700	2023	1090	255,100
	1090	497,800		1090	497,800		1090	243,400
		Total 901,500			Total 901,500			Total 498,500

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	403,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	497,800
Special Land Value	0
Total Appraised Parcel Value	901,500
Valuation Method	C
Total Appraised Parcel Value	901,500

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

BEIGE/RED
94:CORR LSTG
97:TOT REMOD FR DUPL &
SOME REMOD OF 2 COTTS;
03:CORR LISTING;
MAIN HOUSE=SINGLE FAM
BSMT APT NOT RENTED AND
NOT LEGAL PER OWNER
10/10 1/2 BATH IN BSMT, APT NOT INCL IN
RM COUNT, DORMERS 2 SIDES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
96-6-5PER	06-03-1996	RE	Remodel	46,600				REMOD.COT

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
10-25-2010	CG			02	MEASURE ONLY
07-26-2010	VA			15	RES FIELD REVIEW
06-19-2003	03			RV	
02-18-1997	97			PU	
04-22-1996	96			RV	
11-06-1995	96			PU	
07-28-1994	94			RV	

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1090	MULTI HSES M	BS		5,000	SF	38.48	2.25000	M	1.00	70	1.150	COMM INF	1.0000	99.57	497,800
					Total Card Land Units	0.115	AC	Parcel Total Land Area	0.115					Total Land Value		497,800

Property Location	6 M ST		Map ID	293/ 82/ / 1/		Bldg Name	State Use 1090
Vision ID 8192		Account # 8192		Bldg # 1		Sec # 1 of 1 Card # 1 of 3	Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	06	Conventional
Model	01	Residential
Grade:	03	Average
Stories:	1.75	
Occupancy	1	
Exterior Wall 1	25	Vinyl Siding
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Flr 1	12	Hardwood
Interior Flr 2	14	Carpet
Heat Fuel	03	Gas
Heat Type:	05	Hot Water
AC Type:	01	None
Total Bedrooms	04	4 Bedrooms
Total Bthrms:	2	
Total Half Baths	1	
Total Xtra Fixtrs		
Total Rooms:	7	
Bath Style:	02	Average
Kitchen Style:	02	Average
MHP		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

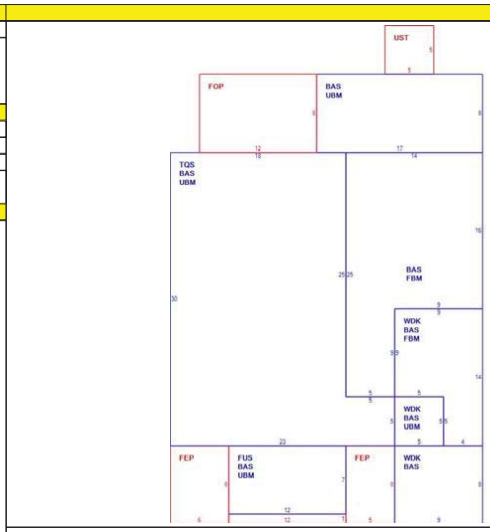
CONDO DATA

Parcel Id			C		Owne	0.0	
				B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	368,878
Base Rate	150.00
Effective Base Rate	166.69
Other Net Adjustments	25,000
Year Built	1920
Effective Year Built	1999
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	25
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	75
RCNLD	276,700
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	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,252	1,252	1,252	155.39	194,548
FBM	Basement, Finished	0	370	148	62.16	22,998
FEP	Porch, Enclosed, Framed	0	100	75	116.54	11,654
FOP	Porch, Open, Framed	0	96	29	46.94	4,506
FUS	Upper Story, Finished	84	84	84	155.39	13,053
TQS	Three Quarter Story	424	565	424	116.61	65,885
UBM	Basement, Unfinished	0	810	162	31.08	25,173
UST	Utility, Storage, Unfinished	0	25	9	55.94	1,399
WDK	Deck, Wood	0	198	30	23.54	4,662
	Ttl Gross Liv / Lease Area	1,760	3,500	2,213		343,878

Property Location 6 M ST | Map ID 293/ 82/ / 1/ | Bldg Name | State Use 1090
Vision ID 8192 | Account # 8192 | Bldg # 2 | Sec # 1 of 1 | Card # 2 of 3 | Print Date 1/2/2025 11:16:51 PM

CURRENT OWNER

GRAVES FAMILY REVOC TRUST
GRAVES, JOHN & LUCILLE TRUSTEE
PO BOX 247
HAMPTON NH 03843-0247

TOPO	UTILITIES	STRT / ROAD	LOCATION
1 Level	1 All Public	1 Paved	2 Suburban

SUPPLEMENTAL DATA

Alt Prcl ID 0293 0082 0001
OLD DATA PRE
TAX CLAS 2000
WETLANDS PERMIT
GIS ID 293-0820-0000
Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Assessed	Appraised
RESIDNTL	1090	403,700	403,700
RES LAND	1090	497,800	497,800
		Total 901,500	901,500

2215
HAMPTON, NH

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
LAND FROM TOWN-HAMPTON	3112	0293	08-02-1995	U	V	52,920	00
GRAVES FAMILY REVOC TRUST	4547	0520	09-13-2005	U	I	40	10
GRAVES, JOHN & LUCILLE	3117	0409	05-19-1995	U	I	40,000	1L
ASSET RESOLUTION CORP	3100	2852	05-19-1995	U	I	42,000	1L
DOCKHAM, GARY	2929	0081	06-10-1992	Q	I	75,000	00

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1090	403,700	2024	1090	403,700	2023	1090	255,100
	1090	497,800		1090	497,800		1090	243,400
		Total 901,500			Total 901,500			Total 498,500

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	403,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	497,800
Special Land Value	0
Total Appraised Parcel Value	901,500
Valuation Method	C
Total Appraised Parcel Value	901,500

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

TAN # 3

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
2	1090	MULTI HSES M			0	SF	0.00	1.00000	0	1.00	G	1.400		0.0000	0	0
					Total Card Land Units	0.000	AC	Parcel Total Land Area	0.115					Total Land Value		0

Property Location 6 M ST | Map ID 293/ 82/ / 1/ | Bldg Name | State Use 1090
Vision ID 8192 | Account # 8192 | Bldg # 2 | Sec # 1 of 1 | Card # 2 of 3 | Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	36	Camp
Model	01	Residential
Grade:	03	Average
Stories:	1	
Occupancy	1	
Exterior Wall 1	25	Vinyl Siding
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Flr 1	06	Inlaid Sht Gds
Interior Flr 2		
Heat Fuel	04	Electric
Heat Type:	07	Electr Basebrd
AC Type:	01	None
Total Bedrooms	02	2 Bedrooms
Total Bthrms:	1	
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:	3	3 Rooms
Bath Style:	02	Average
Kitchen Style:	02	Average
MHP		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

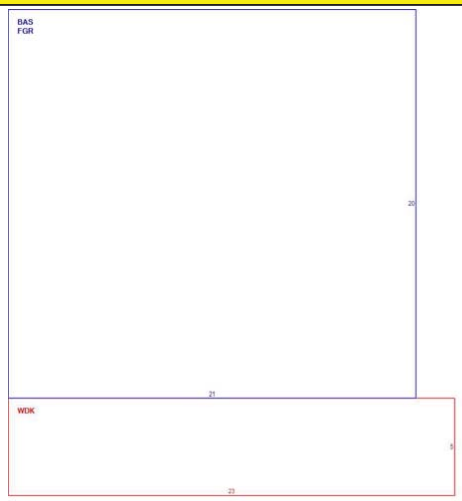
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	84,686
Base Rate	100.00
Effective Base Rate	145.01
Other Net Adjustments	9,000
Year Built	1920
Effective Year Built	1999
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	25
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	75
RCNLD	63,500
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	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	420	420	420	129.60	54,432
FGR	Garage, Framed	0	420	147	45.36	19,051
WDK	Deck, Wood	0	115	17	19.16	2,203
	Ttl Gross Liv / Lease Area	420	955	584		75,686

Property Location 6 M ST | Map ID 293/ 82/ / 1/ | Bldg Name | State Use 1090
Vision ID 8192 | Account # 8192 | Bldg # 3 | Sec # 1 of 1 | Card # 3 of 3 | Print Date 1/2/2025 11:16:51 PM

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
GRAVES FAMILY REVOC TRUST	1 Level	1 All Public	1 Paved	2 Suburban
GRAVES, JOHN & LUCILLE TRUSTEE				
PO BOX 247				
HAMPTON NH 03843-0247				

SUPPLEMENTAL DATA

Alt Prcl ID 0293 0082 0001
OLD DATA PRE
TAX CLAS 2000
WETLANDS PERMIT

GIS ID 293-0820-0000 Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Assessed	Appraised
RESIDNTL	1090	403,700	403,700
RES LAND	1090	497,800	497,800
		Total 901,500	901,500

2215
HAMPTON, NH

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
LAND FROM TOWN-HAMPTON	3112	0293	08-02-1995	U	V	52,920	00
GRAVES FAMILY REVOC TRUST	4547	0520	09-13-2005	U	I	40	10
GRAVES, JOHN & LUCILLE	3117	0409	05-19-1995	U	I	40,000	1L
ASSET RESOLUTION CORP	3100	2852	05-19-1995	U	I	42,000	1L
DOCKHAM, GARY	2929	0081	06-10-1992	Q	I	75,000	00

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1090	403,700	2024	1090	403,700	2023	1090	255,100
	1090	497,800		1090	497,800		1090	243,400
		Total 901,500			Total 901,500			Total 498,500

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	403,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	497,800
Special Land Value	0
Total Appraised Parcel Value	901,500
Valuation Method	C
Total Appraised Parcel Value	901,500

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
3	1090	MULTI HSES M			0	SF	0.00	1.00000	0	1.00	G	1.400		0.0000	0	0
					Total Card Land Units	0.000	AC	Parcel Total Land Area	0.115					Total Land Value		0

Property Location	6 M ST		Map ID	293/ 82/ / 1/		Bldg Name	State Use 1090
Vision ID 8192		Account # 8192		Bldg # 3	Sec # 1 of 1	Card # 3 of 3	Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	36	Camp
Model	01	Residential
Grade:	03	Average
Stories:	1	
Occupancy	1	
Exterior Wall 1	25	Vinyl Siding
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Flr 1	06	Inlaid Sht Gds
Interior Flr 2		
Heat Fuel	04	Electric
Heat Type:	07	Electr Basebrd
AC Type:	01	None
Total Bedrooms	02	2 Bedrooms
Total Bthrms:	1	
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:	3	3 Rooms
Bath Style:	02	Average
Kitchen Style:	02	Average
MHP		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

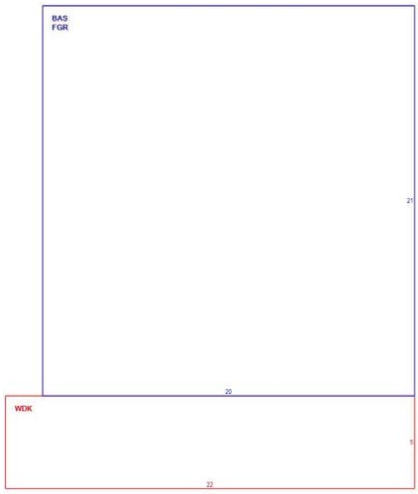
CONDO DATA

Parcel Id		C		Owne	0.0		
		B		S			

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	84,686
Base Rate	100.00
Effective Base Rate	145.01
Other Net Adjustments	9,000
Year Built	1920
Effective Year Built	1999
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	25
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	75
RCNLD	63,500
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	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	420	420	420	129.60	54,432
FGR	Garage, Framed	0	420	147	45.36	19,051
WDK	Deck, Wood	0	110	17	20.03	2,203
	Ttl Gross Liv / Lease Area	420	950	584		75,686

6 M Street

Town of Hampton, NH

1 inch = 35 Feet

October 14, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions
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0 35 70 105



COMMON	ROAD	PROPERTYLINE	Buildings
PROPERTYLINE	COMMON	ROAD	Right of Ways

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

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SALE 5

Property #: AP26072-5





FRONT HOUSE + REAR BUILDING

12 M Street, Hampton, NH 03842

- **Lot Size:** 0.115± acres
- **Building Sizes:** 2,100± sq. ft. (front house); 1,100± sq. ft. (rear building)
- **Year Built:** 1920± (front house); 1955 (rear building)
- **Stories:** 2 (front house); 1 (rear building)
- **Total Units:** 3
- **Total Bedrooms:** 9
- **Total Baths:** 4
- **Construction:** Wood frame (both)
- **Roof Cover:** Asph / F Gls / Cmp (both)
- **Exterior Siding:** Vinyl (front house); Vinyl/clapboard (rear building)
- **Heat Source:** Gas-fired hot water (front house); gas-fired floor/wall heater (rear building)
- **Additional Notes:** Wood deck (front house)

Property Location 12 M ST | Map ID 293/ 79/ / 1/ | Bldg Name | State Use 1090
Vision ID 8188 | Account # 8188 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 2 | Print Date 1/2/2025 11:16:31 PM

CURRENT OWNER

RICCIO ENTERPRISES, LLC

PO BOX 621

HAMPTON NH 03843

TOPO	UTILITIES	STRT / ROAD	LOCATION
1 Level	1 All Public	1 Paved	1 Urban

SUPPLEMENTAL DATA

Alt Prcl ID 0293 0079 0001
OLD DATA PRE P
TAX CLAS 2000
WETLANDS PERMIT

GIS ID 293-0790-0000 Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Assessed	Appraised
RESIDNTL	1090	408,700	408,700
RES LAND	1090	497,800	497,800
RESIDNTL	1090	700	700
		Total 907,200	907,200

2215

HAMPTON, NH

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
RICCIO ENTERPRISES, LLC	6000	0654	03-13-2019	U	I	0	38
MACGREGOR, KATHERINE A REV TRUST	5807	1714	03-28-2017	U	I	0	23
MACGREGOR, KATHERINE A	5236	0975	08-11-2011	Q	I	250,000	00
RICCIO, NICHOLAS A	4233	0857	02-11-2004	Q	I	110,000	00
RICCIO, NICHOLAS	4231	0301	02-05-2004	Q	I	250,000	00

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1090	408,700	2024	1090	408,700	2023	1090	242,600
	1090	497,800		1090	497,800		1090	243,400
	1090	700		1090	700		1090	700
	Total	907,200		Total	907,200		Total	486,700

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	407,900
Appraised Xf (B) Value (Bldg)	800
Appraised Ob (B) Value (Bldg)	700
Appraised Land Value (Bldg)	497,800
Special Land Value	0
Total Appraised Parcel Value	907,200
Valuation Method	C
Total Appraised Parcel Value	907,200

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

WHITE
2005:TOTAL REHAB OF BUILDING
BATHS:1-4PC;1-3PC.
UC: NCV;01:ADD 16X7FUS
STILLOPEN STUD;
2003:NO CHANGE
04:JOIN L&B;VINYL SIDING;

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
11-08-9021	08-17-2011	EL	Electric	400		100	10-15-2012	MISC ELECTRICAL WIRING
07-09-1187	09-20-2007	RE	Remodel	4,000	12-21-2011	100		REROOF-REAR
0403-0311	04-22-2004	RE	Remodel	28,800				REMODEL FRONT BLDG.
04-01-0134	02-10-2004	EL	Electric	3,000				WIRE FR BLDG
00-08-1041	08-28-2000	RE	Remodel	32,000				FIN INT FR BLDG, EL,DEX
96-10-1090	10-17-1996	RE	Remodel	40,000				COMPL.REM
94-6-480	06-15-1994	RS		5,000				WINDOWS;S

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
10-20-2010	CG			02	MEASURE ONLY
07-26-2010	VA			15	RES FIELD REVIEW
03-18-2008	08			PU	
02-16-2005	05			PU	
03-12-2004	04			PU	
04-03-2003	03			PU	
03-29-2001	01			PU	

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1090	MULTI HSES M	BS		5,000	SF	38.48	2.25000	M	1.00	70	1.150	3 UNITS	1.0000	99.57	497,800
				Total Card Land Units	0.115	AC		Parcel Total Land Area		0.115				Total Land Value		497,800

Property Location	12 M ST		Map ID	293/ 79/ / 1/		Bldg Name	State Use 1090
Vision ID 8188		Account # 8188		Bldg # 1	Sec # 1 of 1	Card # 1 of 2	Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	06	Conventional
Model	01	Residential
Grade:	03	Average
Stories:	2	2 Stories
Occupancy	1	
Exterior Wall 1	25	Vinyl Siding
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Flr 1	14	Carpet
Interior Flr 2		
Heat Fuel	03	Gas
Heat Type:	05	Hot Water
AC Type:	01	None
Total Bedrooms	03	3 Bedrooms
Total Bthrms:	2	
Total Half Baths	0	
Total Xtra Fixtrs	1	
Total Rooms:	6	
Bath Style:	02	Modern
Kitchen Style:	02	Modern
MHP		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

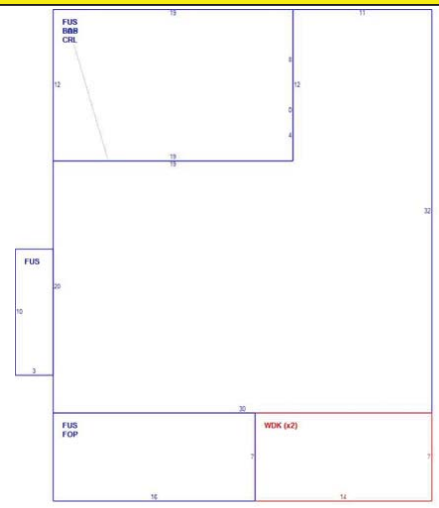
CONDO DATA

Parcel Id			C		Owne	0.0	
				B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	340,681
Base Rate	150.00
Effective Base Rate	167.16
Other Net Adjustments	21,000
Year Built	1920
Effective Year Built	1999
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	25
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	75
RCNLD	255,500
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	% Gd	Grade	Grade Adj.	Appr. Value
WAC	WALL A/C UNI	B	1	1000.00	1993		75		0.00	800
SHD1	SHED FRAME	L	60	22.00	2010		50		0.00	700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	732	732	732	156.86	114,822
CRL	Crawl Space	0	732	73	15.64	11,451
FOP	Porch, Open, Framed	0	340	102	47.06	16,000
FUS	Upper Story, Finished	1,102	1,102	1,102	156.86	172,860
WDK	Deck, Wood	0	196	29	23.21	4,549
	Ttl Gross Liv / Lease Area	1,834	3,102	2,038		319,682

Property Location 12 M ST | Map ID 293/ 79/ / 1/ | Bldg Name | State Use 1090
Vision ID 8188 | Account # 8188 | Bldg # 2 | Sec # 1 of 1 | Card # 2 of 2 | Print Date 1/2/2025 11:16:31 PM

CURRENT OWNER

RICCIO ENTERPRISES, LLC

PO BOX 621

HAMPTON NH 03843

TOPO	UTILITIES	STRT / ROAD	LOCATION
1 Level	1 All Public	1 Paved	1 Urban

SUPPLEMENTAL DATA

Alt Prcl ID 0293 0079 0001
OLD DATA PRE P
TAX CLAS 2000
WETLANDS PERMIT

GIS ID 293-0790-0000 Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Assessed	Appraised
RESIDNTL	1090	408,700	408,700
RES LAND	1090	497,800	497,800
RESIDNTL	1090	700	700
		Total 907,200	907,200

2215

HAMPTON, NH

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
RICCIO ENTERPRISES, LLC	6000	0654	03-13-2019	U	I	0	38
MACGREGOR, KATHERINE A REV TRUST	5807	1714	03-28-2017	U	I	0	23
MACGREGOR, KATHERINE A	5236	0975	08-11-2011	Q	I	250,000	00
RICCIO, NICHOLAS A	4233	0857	02-11-2004	Q	I	110,000	00
RICCIO, NICHOLAS	4231	0301	02-05-2004	Q	I	250,000	00

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1090	408,700	2024	1090	408,700	2023	1090	242,600
	1090	497,800		1090	497,800		1090	243,400
	1090	700		1090	700		1090	700
	Total	907,200		Total	907,200		Total	486,700

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	407,900
Appraised Xf (B) Value (Bldg)	800
Appraised Ob (B) Value (Bldg)	700
Appraised Land Value (Bldg)	497,800
Special Land Value	0
Total Appraised Parcel Value	907,200
Valuation Method	C
Total Appraised Parcel Value	907,200

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

YELLOW/WHITE

2008:REROOF

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
2	1090	MULTI HSES M	BS		0	SF	0.00	1.00000	0	1.00	70	1.150		0.0000	0	0
		Total Card Land Units			0.000	AC	Parcel Total Land Area		0.115					Total Land Value		0

Property Location 12 M ST | Map ID 293/ 79/ / 1/ | Bldg Name | State Use 1090
Vision ID 8188 | Account # 8188 | Bldg # 2 | Sec # 1 of 1 | Card # 2 of 2 | Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	09	2 Family
Model	01	Residential
Grade:	03	Average
Stories:	1	1 Story
Occupancy	2	
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	07	K PINE/A WD
Interior Wall 2		
Interior Flr 1	09	Pine/Soft Wood
Interior Flr 2		
Heat Fuel	03	Gas
Heat Type:	02	Floor/Wall Htr
AC Type:	01	None
Total Bedrooms	04	4 Bedrooms
Total Bthrms:	2	
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:	01	Out-Dated
Kitchen Style:	01	Out-Dated
MHP		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

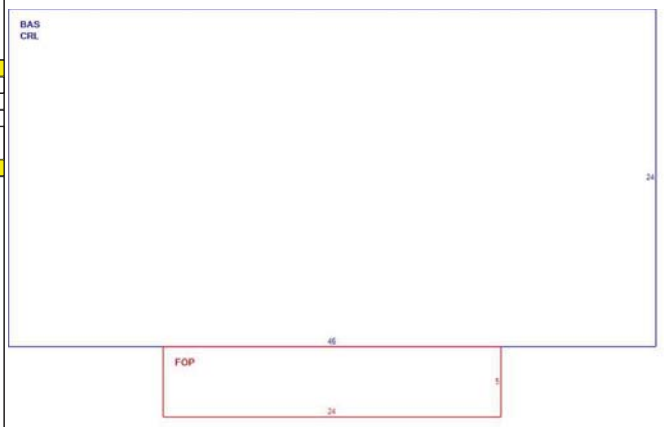
CONDO DATA

Parcel Id			C		Owne	0.0	
			B		S		

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	217,713
Base Rate	140.00
Effective Base Rate	174.17
Other Net Adjustments	20,000
Year Built	1955
Effective Year Built	1994
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	70
RCNLD	152,400
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	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,104	1,104	1,104	158.17	174,620
CRL	Crawl Space	0	1,104	110	15.76	17,399
FOP	Porch, Open, Framed	0	120	36	47.45	5,694
	Ttl Gross Liv / Lease Area	1,104	2,328	1,250		197,713

12 M Street

Town of Hampton, NH

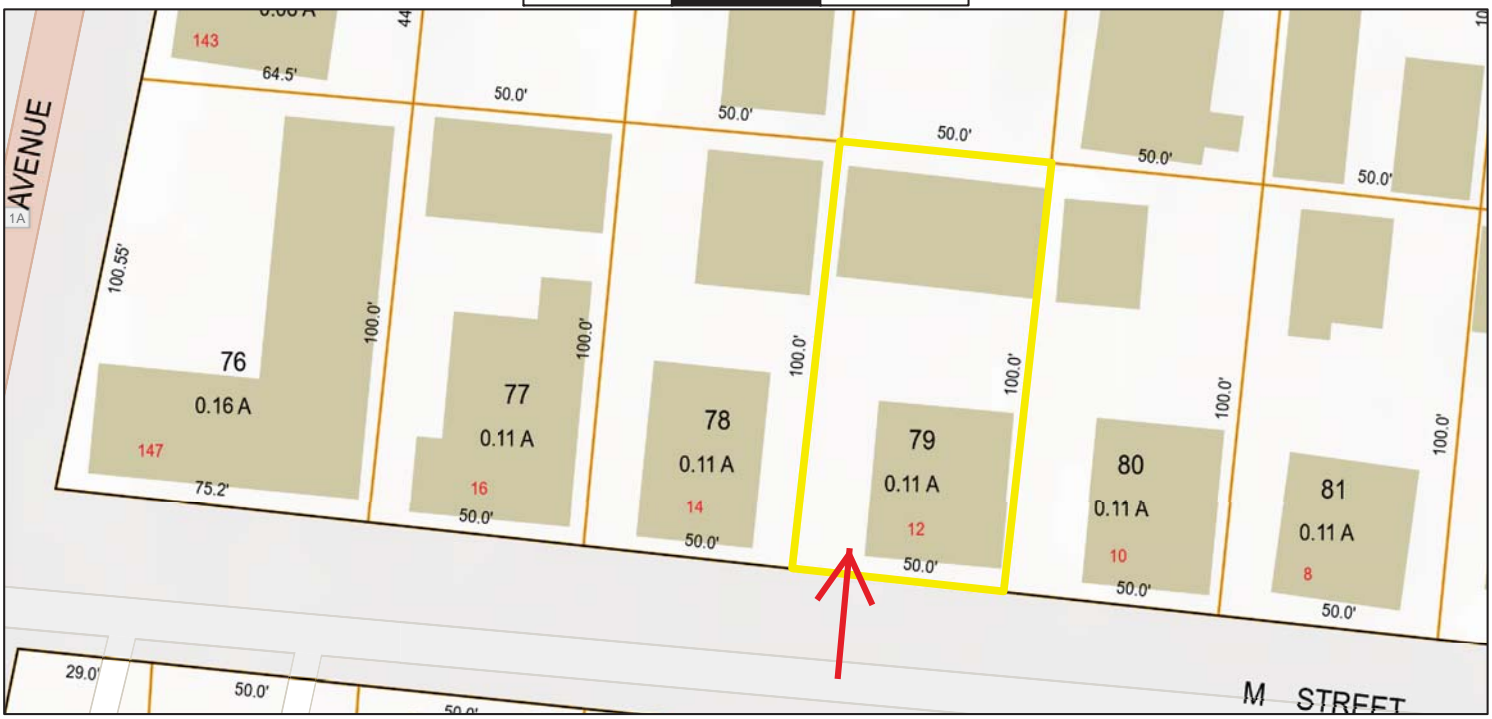
1 inch = 35 Feet

October 14, 2026

CAI Technologies
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0 35 70 105



PROPERTYLINE	PROPERTYLINE	Buildings
ROAD	ROAD	Right of Ways

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SALE 6

Property #: AP26072-6





APARTMENTS + REAR COTTAGE

14 M Street, Hampton, NH 03842

- **Lot Size:** 0.115± acres
- **Building Sizes:** 1,948± sq. ft. (apartments); 950± sq. ft. (rear cottage)
- **Year Built:** 1930± (both)
- **Stories:** 2 (apartments); 1 (rear cottage)
- **Total Units:** 5
- **Total Bedrooms:** 7
- **Total Baths:** 5
- **Construction:** Wood frame (both)
- **Roof Cover:** Asph / F Gls / Cmp (both)
- **Exterior Siding:** Vinyl (both)
- **Heat Source:** Coal or wood (both)
- **Additional Notes:** Wood deck (apartments)

Property Location 14 M ST | Map ID 293/ 78/ / 1/ | Bldg Name | State Use 1090
Vision ID 8186 | Account # 8186 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 2 | Print Date 1/2/2025 11:16:24 PM

CURRENT OWNER

NAUTICAL BEACH RESORT BY THE

147 ASHWORTH AVE

HAMPTON NH 03842

TOPO	UTILITIES	STRT / ROAD	LOCATION
1 Level	1 All Public	1 Paved	2 Suburban

SUPPLEMENTAL DATA

Alt Prcl ID 0293 0078 0001
OLD DATA PRE P
TAX CLAS 2000
WETLANDS PERMIT

GIS ID 293-0780-0000 Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Assessed	Appraised
RESIDNTL	1090	298,500	298,500
RES LAND	1090	471,400	471,400
		Total 769,900	769,900

2215

HAMPTON, NH

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
RICCIO, NICHOLAS A (LAND)	3738	0149	03-11-2002	U	I	80,000	00
NAUTICAL BEACH RESORT BY THE SEA, LL	6294	1824	06-23-2021	U	I	0	38
RICCIO, NICHOLAS	3738	0147	03-12-2002	U	I	35,000	1
RICCO, NICHOLAS & DEAN, ROBERT	3295	1442	05-27-1998	Q	I	50,000	00
BOVARD, AUDREY J.	2677	0206	05-05-1987	Q	I	160,000	00

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1090	298,500	2024	1090	298,500	2023	1090	169,000
	1090	471,400		1090	471,400		1090	314,200
		Total 769,900			Total 769,900			Total 483,200

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	298,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	471,400
Special Land Value	0
Total Appraised Parcel Value	769,900
Valuation Method	C
Total Appraised Parcel Value	769,900

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

4 APTS THIS CARD-5 TOTAL
BEIGE/BRICK FRONT (70%)
2002:100 AMP-4 UNITS,
PRCH LAND FR TOWN;
04:VINYL SIDING
UC:STILL WORKING CK 2005
2005:ADD VINYL SIDING
10/21/10 ADJ.SKETCH,REMOVE FOP/FOP
REAR

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
22-899	11-02-2022	FENCE		6,000	05-16-2023	100	05-16-2023	INSTALL FENCE
14-14046	01-30-2014	BP		1,600		100		NEW STAIRCASE ALREADY
03-06-0698	06-04-2003	RE	Remodel	3,500				VINYL SIDING, TYVEK, ICE&
02-01-0030	01-16-2002	EL	Electric	3,600				100 AMPS-4 UNITS
00-02-0088	02-08-2000	RE	Remodel	2,400	03-10-2000			SIDING AND NEW WINDOWS

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
10-21-2010	CG			02	MEASURE ONLY
07-26-2010	VA			15	RES FIELD REVIEW
05-18-2010	SW			07	COMM FIELD REVIEW
12-17-2004	05			PU	
03-16-2004	04			PU	
02-07-2002	02			PU	
03-10-2000	00			PU	

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1090	MULTI HSES M	BS		5,000	SF	38.48	1.75000	8	1.00	G	1.400	5 UNITS	1.0000	94.28	471,400
				Total Card Land Units	0.115	AC	Parcel Total Land Area	0.115						Total Land Value		471,400

Property Location 14 M ST | Map ID 293/ 78/ / 1/ | Bldg Name | State Use 1090
Vision ID 8186 | Account # 8186 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 2 | Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	13	4-7Family
Model	01	Residential
Grade:	03	Average
Stories:	2	2 Stories
Occupancy	4	
Exterior Wall 1	25	Vinyl Siding
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2	04	Plywood Panel
Interior Flr 1	09	Pine/Soft Wood
Interior Flr 2		
Heat Fuel	01	Coal or Wood
Heat Type:	01	None
AC Type:	01	None
Total Bedrooms	04	4 Bedrooms
Total Bthrms:	4	
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:	8	8 Rooms
Bath Style:	01	Out-Dated
Kitchen Style:	01	Out-Dated
MHP		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

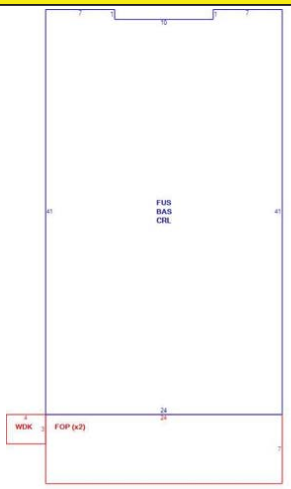
CONDO DATA

Parcel Id			C		Owne	0.0	
				B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	313,784
Base Rate	140.00
Effective Base Rate	146.08
Other Net Adjustments	40,000
Year Built	1930
Effective Year Built	1994
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	70
RCNLD	219,600
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	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	974	974	974	127.46	124,146
CRL	Crawl Space	0	974	97	12.69	12,364
FOP	Porch, Open, Framed	0	336	101	38.31	12,873
FUS	Upper Story, Finished	974	974	974	127.46	124,146
WDK	Deck, Wood	0	12	2	21.24	255
	Ttl Gross Liv / Lease Area	1,948	3,270	2,148		273,784

Property Location 14 M ST | Map ID 293/ 78/ / 1/ | Bldg Name | State Use 1090
Vision ID 8186 | Account # 8186 | Bldg # 2 | Sec # 1 of 1 | Card # 2 of 2 | Print Date 1/2/2025 11:16:25 PM

CURRENT OWNER

NAUTICAL BEACH RESORT BY THE

147 ASHWORTH AVE

HAMPTON NH 03842

TOPO	UTILITIES	STRT / ROAD	LOCATION
1 Level	1 All Public	1 Paved	2 Suburban

SUPPLEMENTAL DATA

Alt Prcl ID 0293 0078 0001
OLD DATA PRE P
TAX CLAS 2000
WETLANDS PERMIT

GIS ID 293-0780-0000 Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Assessed	Appraised
RESIDNTL	1090	298,500	298,500
RES LAND	1090	471,400	471,400
		Total 769,900	769,900

2215

HAMPTON, NH

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
RICCIO, NICHOLAS A (LAND)	3738	0149	03-11-2002	U	I	80,000	00
NAUTICAL BEACH RESORT BY THE SEA, LL	6294	1824	06-23-2021	U	I	0	38
RICCIO, NICHOLAS	3738	0147	03-12-2002	U	I	35,000	1
RICCO, NICHOLAS & DEAN, ROBERT	3295	1442	05-27-1998	Q	I	50,000	00
BOVARD, AUDREY J.	2677	0206	05-05-1987	Q	I	160,000	00

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1090	298,500	2024	1090	298,500	2023	1090	169,000
	1090	471,400		1090	471,400		1090	314,200
		Total 769,900			Total 769,900			Total 483,200

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	298,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	471,400
Special Land Value	0
Total Appraised Parcel Value	769,900
Valuation Method	C
Total Appraised Parcel Value	769,900

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

1 UNIT - #5 WHITE P/U FPL3
HT-STOVE UNIT
00:SIDED THIS BLDG, 2 NEW
WNDWS;
REAR BLDG
10/21/10 UEP>FEP=FIN WALLS+WINDOWS

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
2	1090	MULTI HSES M	BS		0	SF	0.00	1.35000	0	1.00	G	1.400		0.0000	0	0
				Total Card Land Units	0.000	AC		Parcel Total Land Area		0.115				Total Land Value		0

Property Location	14 M ST		Map ID	293/ 78/ / 1/		Bldg Name	State Use 1090
Vision ID 8186		Account # 8186		Bldg # 2		Sec # 1 of 1	Card # 2 of 2	Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	36	Camp
Model	01	Residential
Grade:	03	Average
Stories:	1	
Occupancy	1	
Exterior Wall 1	25	Vinyl Siding
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	04	Plywood Panel
Interior Wall 2		
Interior Flr 1	09	Pine/Soft Wood
Interior Flr 2	06	Inlaid Sht Gds
Heat Fuel	01	Coal or Wood
Heat Type:	01	None
AC Type:	01	None
Total Bedrooms	03	3 Bedrooms
Total Bthrms:	1	
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:	01	Out-Dated
Kitchen Style:	01	Out-Dated
MHP		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

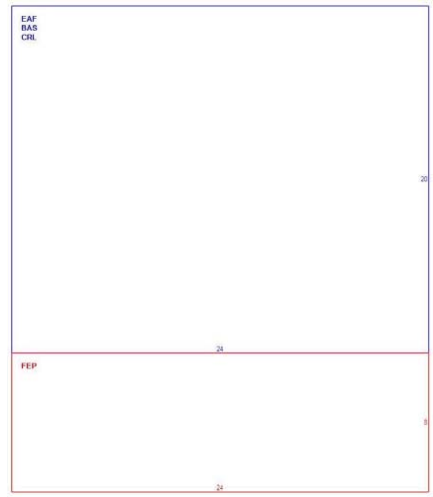
CONDO DATA

Parcel Id		C		Owne	0.0		
		B		S			

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	112,782
Base Rate	100.00
Effective Base Rate	134.26
Other Net Adjustments	10,000
Year Built	1930
Effective Year Built	1994
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	70
RCNLD	78,900
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	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	480	480	480	122.36	58,733
CRL	Crawl Space	0	480	48	12.24	5,873
EAF	Attic, Expansion, Finished	168	480	168	42.83	20,556
FEP	Porch, Enclosed, Framed	0	192	144	91.77	17,620
	Ttl Gross Liv / Lease Area	648	1,632	840		102,782

14 M Street

Town of Hampton, NH

1 inch = 35 Feet

October 14, 2026

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0 35 70 105



PROPERTYLINE	PROPERTYLINE	Buildings	
ROAD	ROAD	Right of Ways	

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SALE 7

Property #: AP26072-7





FRONT HOUSE + REAR COTTAGE

16 M Street, Hampton, NH 03842

- **Lot Size:** 0.115± acres
- **Building Sizes:** 2,500± sq. ft. (front house); 648± sq. ft. (rear cottage)
- **Year Built:** 1925± (both)
- **Stories:** 2 (front house); 1 (rear cottage)
- **Total Units:** 5
- **Total Bedrooms:** 9
- **Total Baths:** 5.5
- **Construction:** Wood frame (both)
- **Roof Cover:** Asph / F Gls / Cmp (both)
- **Exterior Siding:** Vinyl (both)
- **Heat Source:** Gas-fired forced air (front house); electric baseboard (rear cottage)
- **Additional Notes:** Wood deck (front house)

Property Location 16 M ST | Map ID 293/ 77/ / 1/ | Bldg Name | State Use 1090
Vision ID 8184 | Account # 8184 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 2 | Print Date 1/2/2025 11:16:17 PM

CURRENT OWNER

NAUTICAL BEACH RESORT BY THE

147 ASHWORTH AVE

HAMPTON NH 03842

TOPO	UTILITIES	STRT / ROAD	LOCATION
1 Level	1 All Public	1 Paved	2 Suburban

SUPPLEMENTAL DATA

Alt Prcl ID 0293 0077 0001
OLD DATA PRE P
TAX CLAS 2000
WETLANDS PERMIT

GIS ID 293-0770-0000 Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Assessed	Appraised
RESIDNTL	1090	352,500	352,500
RES LAND	1090	497,800	497,800
		Total 850,300	850,300

2215

HAMPTON, NH

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
NAUTICAL BEACH RESORT BY THE SEA, LL	6294	1824	06-23-2021	U	I	0	38
RICCIO, NICHOLAS A	3738	0147	03-12-2002	Q	I	35,000	00
RICCIO, NICHOLAS A/DEAN, ROBERT M	3154	2659	05-14-1996	Q	I	80,000	00
A&A RESOURCE MGT. INC.	3100	2533	05-19-1995	U	I	27,000	1L
DOCKHAM, GARY	2924	0566	05-11-1992	U	I	80,000	00

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1090	352,500	2024	1090	352,500	2023	1090	219,300
	1090	497,800		1090	497,800		1090	243,400
		Total 850,300			Total 850,300			Total 462,700

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	345,700
Appraised Xf (B) Value (Bldg)	6,800
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	497,800
Special Land Value	0
Total Appraised Parcel Value	850,300
Valuation Method	C
Total Appraised Parcel Value	850,300

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

CREAM/WHITE/ 10/21/10 P/U FPL3, WDK,FUS
/BAS=REAR ENTRY-3BRMS>8BRMS PER DESCRIPT
UNIT A: 4 BDRM
UNIT B: 2 BDRM
UNIT C: 2 BDRM
2002:SPLIT SERVICE TO
HOUSE & 3 APARTMENTS
2006:NEW ROOF-10X12 BLOCK FDTN.
2007:ADD VINYL SIDING & FRONT ROOM

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
15-16259	02-27-2015	EL	Electric	300	02-27-2015	100		REPLACE EL BASEBOARDS
14-15638	10-10-2014	BP		1,200		100		BATHRM FL REPAIRS ON B
14-15596	10-07-2014	EL	Electric	100		100		MISC EL UPDATES TO BRIN
Y-11-11256	11-09-2011	CO				100		RENTAL C/O FOR FRONT 2 S
10-12-1855	12-29-2010	EL	Electric	950		100		NEW SERVICE 16 D & E
10-12-1816	12-14-2010	RE	Remodel	2,500		100		WINDOWS #C; LATTICE INT
05-10-1411	10-20-2005	RE	Remodel	2,500		100		10X12 BLOCK FOUNDATION

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
10-21-2010	CG			02	MEASURE ONLY
07-26-2010	VA			15	RES FIELD REVIEW
05-18-2010	SW			07	COMM FIELD REVIEW
01-08-2007	07			PU	
02-21-2006	06			PU	
04-01-2002	02			PU	
03-18-1999	99			PU	

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1090	MULTI HSES M	BS		5,000	SF	38.48	2.25000	M	1.00	70	1.150	5 UNITS	1.0000	99.57	497,800
				Total Card Land Units	0.115	AC	Parcel Total Land Area			0.115				Total Land Value		497,800

Property Location 16 M ST | Map ID 293/ 77/ / 1/ | Bldg Name | State Use 1090
Vision ID 8184 | Account # 8184 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 2 | Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	11	3 Family
Model	01	Residential
Grade:	03	Average
Stories:	2	2 Stories
Occupancy	3	
Exterior Wall 1	25	Vinyl Siding
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2	04	Plywood Panel
Interior Flr 1	14	Carpet
Interior Flr 2	06	Inlaid Sht Gds
Heat Fuel	03	Gas
Heat Type:	04	Forced Air-Duc
AC Type:	01	None
Total Bedrooms	08	8 Bedrooms
Total Bthrms:	3	
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:	19	
Bath Style:	01	Out-Dated
Kitchen Style:	01	Out-Dated
MHP		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

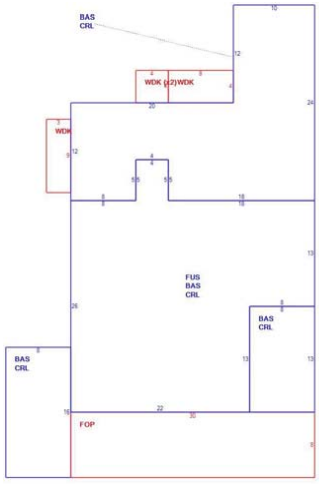
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	336,358
Base Rate	140.00
Effective Base Rate	145.67
Other Net Adjustments	30,000
Year Built	1925
Effective Year Built	1999
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	25
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	75
RCNLD	252,300
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	% Gd	Grade	Grade Adj.	Appr. Value
FPL3	2 STORY CHI	B	1	5000.00	1985		75		0.00	3,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,388	1,388	1,388	132.68	184,160
CRL	Crawl Space	0	1,388	139	13.29	18,443
FOP	Porch, Open, Framed	0	240	72	39.80	9,553
FUS	Upper Story, Finished	696	696	696	132.68	92,345
WDK	Deck, Wood	0	91	14	20.41	1,858
	Ttl Gross Liv / Lease Area	2,084	3,803	2,309		306,359

Property Location 16 M ST | Map ID 293/ 77/ / 1/ | Bldg Name | State Use 1090
Vision ID 8184 | Account # 8184 | Bldg # 2 | Sec # 1 of 1 | Card # 2 of 2 | Print Date 1/2/2025 11:16:18 PM

CURRENT OWNER

NAUTICAL BEACH RESORT BY THE

147 ASHWORTH AVE

HAMPTON NH 03842

TOPO	UTILITIES	STRT / ROAD	LOCATION
1 Level	1 All Public	1 Paved	2 Suburban

SUPPLEMENTAL DATA

Alt Prcl ID 0293 0077 0001
OLD DATA PRE P
TAX CLAS 2000
WETLANDS PERMIT

GIS ID 293-0770-0000 Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Assessed	Appraised
RESIDNTL	1090	352,500	352,500
RES LAND	1090	497,800	497,800
	Total	850,300	850,300

2215

HAMPTON, NH

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
NAUTICAL BEACH RESORT BY THE SEA, LL	6294	1824	06-23-2021	U	I	0	38
RICCIO, NICHOLAS A	3738	0147	03-12-2002	Q	I	35,000	00
RICCIO, NICHOLAS A/DEAN, ROBERT M	3154	2659	05-14-1996	Q	I	80,000	00
A&A RESOURCE MGT. INC.	3100	2533	05-19-1995	U	I	27,000	1L
DOCKHAM, GARY	2924	0566	05-11-1992	U	I	80,000	00

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1090	352,500	2024	1090	352,500	2023	1090	219,300
	1090	497,800		1090	497,800		1090	243,400
	Total	850,300		Total	850,300		Total	462,700

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	345,700
Appraised Xf (B) Value (Bldg)	6,800
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	497,800
Special Land Value	0
Total Appraised Parcel Value	850,300
Valuation Method	C
Total Appraised Parcel Value	850,300

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

GRAY 2015:ADD EBB HEAT.

2 UNITS: 2BDRM EACH

2007:REVIEW LISTING & CONDITION

REAR BLDG

10/21/10 REMOVE FO

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
2	1090	MULTI HSES M	BS		0.000	AC	0.00	1.00000	0	1.00	70	1.150		0.0000	0	0
		Total Card Land Units			0.000	AC	Parcel Total Land Area			0.115				Total Land Value		0

Property Location 16 M ST | Map ID 293/ 77/ / 1/ | Bldg Name | State Use 1090
Vision ID 8184 | Account # 8184 | Bldg # 2 | Sec # 1 of 1 | Card # 2 of 2 | Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	10	Cottage
Model	01	Residential
Grade:	03	Average
Stories:	1	
Occupancy	2	
Exterior Wall 1	25	Vinyl Siding
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	04	Plywood Panel
Interior Wall 2		
Interior Flr 1	06	Inlaid Sht Gds
Interior Flr 2		
Heat Fuel	04	Electric
Heat Type:	07	Electr Basebrd
AC Type:	01	None
Total Bedrooms	04	4 Bedrooms
Total Bthrms:	2	
Total Half Baths	0	
Total Xtra Fixtrs	0	
Total Rooms:	6	
Bath Style:	01	Out-Dated
Kitchen Style:	01	Out-Dated
MHP		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

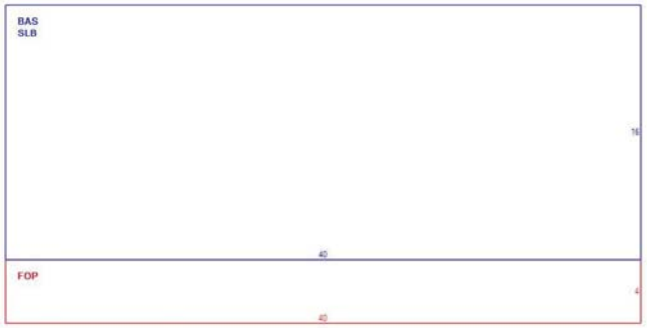
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	124,562
Base Rate	110.00
Effective Base Rate	181.05
Other Net Adjustments	20,000
Year Built	1925
Effective Year Built	1999
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	25
Functional Obsol	0
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	75
RCNLD	93,400
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	% Gd	Grade	Grade Adj.	Appr. Value
HTR1	MONITOR HE	B	2	2000.00	1986		75		0.00	3,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	640	640	640	151.98	97,267
FOP	Porch, Open, Framed	0	160	48	45.59	7,295
SLB	Con. Slab	0	640	0	0.00	0
	Ttl Gross Liv / Lease Area	640	1,440	688		104,562

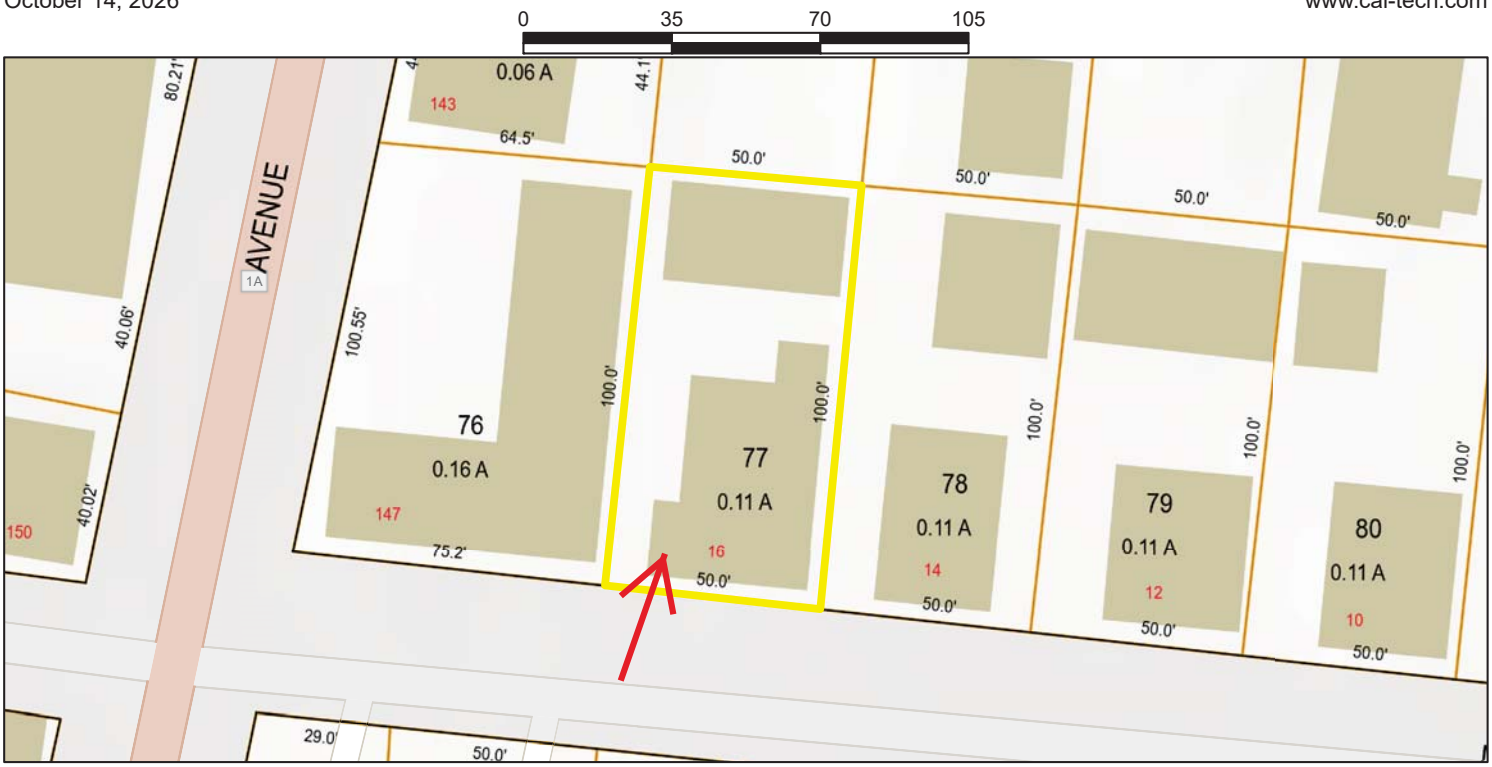
16 M Street

Town of Hampton, NH

1 inch = 35 Feet

October 14, 2026

www.cai-tech.com



PROPERTYLINE	PROPERTYLINE	Buildings
ROAD	ROAD	Right of Ways

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

ZONING

For your convenience, a portion of the zoning is included in this package. Please contact the municipality to verify accuracy and obtain complete zoning information, and to inquire about any requirements to continue current uses.

Additional zoning/land use information is available on the Town of Hampton's website at https://hamptonnh.gov/259/Regulations.

Interested parties should confirm this is the most current zoning/land use information.

TRANZON AUCTION PROPERTIES' DISCLAIMER: This information was derived from sources believed correct but is not guaranteed. Interested parties shall rely entirely on their own information and judgment. Property is being sold on an "AS IS, WHERE IS" basis.

2.2. Dimensional Requirements.

The dimensional requirements listed govern the size and placement of buildings and other structures as indicated (--indicates no present requirement)

		RAA (3)	**RA**	**RB**	**RCS**	**B**	**BS**	**BS 1 r**	**POR**	**TC-H, TC-N, TC-S**	**G**	**I**	**MHP (4) Permit**	**MHP (5) Overnight**
2.2.1. s (30)	Minimum lot area (sq. ft.) (17) (31)	43,560	15,000 (6)	10,000 (7) k	6,000 (8)	10,000 i	5,000 (20),f	5,000 (20)	See Article 3., Section 3.1.	See Article 3., Section 3.2.	15,000 g	22,000 g	400,000	120,000
2.2.1.1. s (30)	Min. lot area per dwelling unit (sq. feet) (31)	43,560	15,000(6)	5,000 (7) n	3,000 (8), j, p	10,000	2,500 (20) k,p	2,500 (20)			15,000 g	-- c	20,0000	1000
2.2.2.	Minimum frontage (ft.) c	200	125 (6)	75 (7), i	60 (8)	100 i	20	20			125	100 h	50 d, (18)	25 d, (18)
2.2.2.1.	Building Lot Configuration (a/k/a Peter's Square)	See Footnote 19	See Footnote 19	See Footnote 19	See Footnote 19	See Footnote 19	See Footnote 19	See Footnote 19	See Footnote 19	See Footnote 19	See Footnote 19	See Footnote 19	See Footnote 19	See Footnote 19
2.2.3.	Minimum lot width (ft.)	200	125 (6)	75 (7)	60 (8)	100 i	--	--			125 g --	100 h	50	25
2.2.4.	Maximum number of stories/feet (24)(29)	3/35 f	3/35 f	3/35 f	3/35 f	--/50 f	--/50 f (24A) (28) t	70 (24A), (28)			3/35 f,g	--/50 h	--	--
2.2.5.	Minimum setbacks (10) (11) (22), o													
2.2.5.1.	Front (ft.)	20 (12)	20 k	20 k	10	10 i	4 b (14)	4 (14)			10 g	30	20 (16)	20
2.2.5.2.	Side (ft.) (25)	20 (12)	15 (23), m	10/12 (13), (23) t	7/12 (13), m	7 i	4	4			7 g	10/15 h, (21)	10 (15)	10

		RAA [3]	**RA**	**RB**	**RCS**	**B**	**BS**	**BS 1** [r]	**POR**	**TC-H, TC-N, TC-S**	**G**	**I**	**MHP (4) Permit**	**MHP (5) Overnight**
2.2.5.3.	Rear (ft.) [25]	20 (12)	10 [k]	10 [k]	7	7 [i]	4	4			7 [g]	15 h, (14)	10 (15)	10
2.2.6.	Minimum square footage per dwelling unit [a]	900	900	500	500	400	330 [e]	330			500 [g]	--	--	--
2.2.7.	Maximum number of dwelling units per structure	1	1	8 [a]	2	8 [a]	--	--			8 [a]	0	1	1
2.2.8. [q] (26), (27)	Maximum Percentage of Impervious Coverage per lot	60%	60%	60%	60%	75%	75%	75%		(26), (27)	60%	60%	--	--
2.2.8.1. [l] (32)	Maximum Percentage of Impervious Coverage per residential lot in the Groundwater Protection District	25%	25%	25%	25%	25%	25%	--			25%	25%	--	--
2.2.8.2. [l] (32)	Maximum Percentage of Impervious Coverage per non-residential lot in the Groundwater Protection District	40%	40%	40%	40%	40%	40%	--			40%	40%	--	--
2.2.9. t	Minimum setback (ft) separating a dwelling structure(s) including attached garages from the Wetlands Conservation District (also see 4.1.7.C.4.)	12	12	12	12	--	--	--	--	--	12	12	--	--

(See "Footnotes") a Amended 1976 b Amended 1981 c Amended 1982 d Amended 1983 e Amended 1985 f Amended 1986 g Amended 1987 h Amended 1989 i Amended 1990 j. Amended 1992	k Amended 1994 l Amended 1997 & 2017 m Amended 1998 n Amended 2007 0 Amended 2011 p Amended 2012 q Amended 2014 & 2017 r Amended 2014 s Amended 2019 t Amended 2020

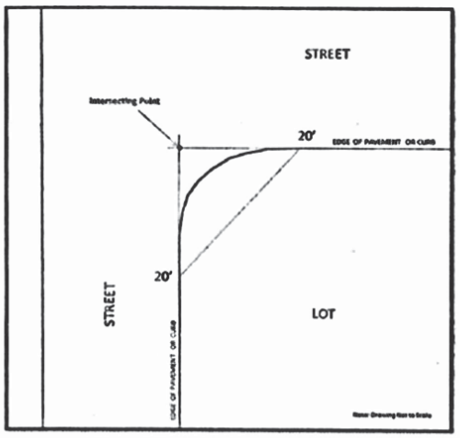
SPECIAL NOTE: For footnotes where an effective date pertaining to a minimum dimensional requirement is listed (e.g., 3, 6, 7, 8, 20), a lot on record or approved prior to that date must conform to the particular footnoted requirement in force on the date of record or approval in order to be a buildable lot. (Amended 1991)

FOOTNOTES:

1. For the purpose of this section, all steps, porches, decks, piazzas and other similar elements shall be considered a part of the structure (Amended 1985)

2. Corner Lots: -The following area shall remain free from obstruction: As illustrated on the Corner Lot diagram provided herein, the area formed by two straight lines that proceed along the edge of pavement or curbing back from the intersecting point of the two streets for a distance of twenty (20) feet and then connecting both end points to create a triangle. No structure other than a building constructed in accordance with the minimum setback requirements of Section 2.2.5., or a legal pre-existing building, shall be located on the private property within the triangular area. Additionally, vegetation within the triangular area shall be maintained at a height not to exceed three (3) feet, as measured from the edge of pavement or curbing, so as to afford adequate sight distance at the corner. Walls and fences within the triangular area shall also be subject to the same three (3) foot maximum height requirement as vegetation. (Adopted March 2017)

FOOTNOTE 2 – CORNER LOTS



3. Except if on record or having Planning Board approval prior to March 10, 1959.

4. See Section 6.9. - Manufactured Home parks and applicable State laws and regulations.

5. 10% of total spaces may be utilized for transient facilities. Overnight transient facilities shall be restricted to a maximum stay of fifteen (15) days, lot area not less than 1,000 square feet with a width not less than twenty-five (25) feet.

6. Except if on record or having tentative Planning Board approval prior to March 10, 1970.

7. Unless lot recorded prior to March 13, 1962.

8. Unless on record prior to March 11, 1958.

9. In cases where properties are non-conforming by reason of any or all of the provisions of this article, an addition or expansion which otherwise meets the provisions of 4.4. through 4.8. inclusive, shall be permitted without variance. This provision shall not apply to properties deemed to be non-conforming, in whole or in part, by reason of Article 5., GENERAL USE REGULATIONS. (Amended 1996)

10. Seven (7) feet to any other building on the lot in RA and RB Districts. (Amended 2002)

11. For multi-family dwellings refer to Article 6., Section 6.8.2.3.

12. Fifteen (15) feet to any other building on the same lot in the RAA District.

13. For lots in the RCS zone, seven (7) feet from one side lot line and twelve (12) feet from the opposite side lot line. For lots in the RB zone, ten (10) feet from one side lot line (7 feet if Footnote 26 also applies) and twelve (12) feet from the opposite side lot line. The purpose of these differentials is to provide for an adequate driveway on one side or the other of the lot. In situations where the legally required parking is provided in front of the dwelling, underneath the dwelling, or by structural attachment to the dwelling, the shorter of the aforementioned setbacks shall apply to both sides of the lot. Notwithstanding, pre-existing lots of record with less than 50 feet of frontage may have a side lot line setback opposite the driveway side that is reduced to not less than 4 feet to accommodate a dwelling unit and driveway on the lot. (Amended March 2020)

14. Where setback requirements are four (4) feet, any part of a structure substantially on the setback line shall be of cement block construction, except that if of wood frame construction the structure shall have an approved sprinkler system. One and two-family dwellings are exempted from this requirement. (Amended 1991)

15. Twenty (20) feet between manufactured homes, not including patios, unincluded porches, overnight transient facilities.

16. From public street.

17. If public sewer is not available, the minimum lot size shall be 40,000 square feet.

18. Refers to the frontage of the spaces within the parks. (Amended 1983)

19. A lot must be able to contain within the property lines and touching the front lot line, a square whose sides are equal in length to seventy-five percent (75%) of the frontage requirement of the district in which the lot is located. (Amended 1995)

20. Unless lot recorded prior to March 11, 1986. (Amended 1986)

21. Ten (10) feet from one side lot line and fifteen (15) feet from the opposite side lot line. (Amended 1989)

22. In order to correctly determine structure placement for setback requirements. (Amended 1997).

23. The side setback shall be 10 feet for any existing lot of record having less than the required frontage as listed in Article 2., Section 2.2.2. in the RA zone. The side setback shall be 7 feet for any existing lot of record having less than the required frontage as listed in Article 2., Section 2.2.2. in the RB zone. (Amended 2002)

24. Building Height shall be measured in accordance with Article 1., Section 1.5. (Amended March, 2001)

A. With the exception that unoccupied architectural appurtenances to which there is no public access and comprising not more than 25% of the structure's footprint in plain view shall be excluded. In no instance shall any appurtenance extend to a point greater than 60 feet in height in the BS zone measured vertically from the established average grade plane or 80 feet in height in the BS1 zone measured vertically from the established average grade plane. (Amended March 2014 & March 2020)

25. Any accessory building being 100 square feet or less in size and not greater than 12 feet in height shall meet a minimum setback of four feet on both sides and rear of the property line in all zones, but must maintain the minimum required front property line setback in the zone said accessory building is being located. (Amended March, 2001 & Amended 2002)

26. These standards shall apply to new development. (Amended March 2014)

27. These standards apply to redevelopment of any property, with the following exceptions: That a lot lawfully existing prior to the adoption of this ordinance update, even with greater than 60% / 75% of impervious coverage, will be considered to be conforming with regard to impervious surface coverage (Article 2., Section 2.2.8.) provided that there is no increase in the impervious surface coverage from the redevelopment and either:

1. the proposed project will not constitute a "substantial improvement" (defined as a project/development costing greater than 50% of the assessed value of the property, exclusive of the land value), or

2. the proposed project will constitute a "substantial improvement" and it can be demonstrated that stormwater management controls will be used onsite to capture, store, treat, and/or infiltrate all stormwater runoff generated by the site. (Amended March 2014)

28. Structures are prohibited from casting shadows on the sand on the easterly side of Ocean Boulevard prior to 6 pm from May 15th through September 1st. The shadow effects of unoccupied architectural appurtenances and structural screening shall be included in the determination of the shadow effects of the structure. In any permitting process for such structures, a shadow study from a qualified consultant shall be required for new structures exceeding 50 feet in height and for modifications to existing structures that would exceed 50 feet in height. (Amended March 2014, March 2020)

29. If the elevation of the structure's lowest floor above base flood elevation results in the exceedance of the maximum height requirements (in feet) provided in Article 2., Section 2.2.4., then the maximum height requirements (in feet) shall be increased by the elevation amount (in feet) that exceeds the maximum height requirement, up to 3 feet in accordance with Article 4., Sections 4.3.9.1. and 4.3.14.3.(1). (Amended March 2019, March 2024)

30. If the property contains wetlands or areas of poorly and very poorly drained soils or their buffers, refer to Article 4., Section 4.1.7.(C) - Special Provisions regarding minimum lot size and minimum lot size per dwelling unit. (Adopted March 2019)

31. See Article 4., Section 4.2.6.1. for Minimum Lot Area requirements in the Groundwater Protection District. (Amended March 2023)

32. See Article 4., Section 4.2.6.2. for additional Maximum Lot Coverage requirements in the Groundwater Protection District. (Amended March 2023)

5.2. Use Definitions and Requirements

Key	
P	Permitted (Refer to Section 1.5. Permitted uses may require Site Plan, Subdivision, and/or Use Change approval by the Hampton Planning Board.)
S*	Requires Special Exception from Hampton Zoning Board of Adjustment and Site Plan Review by the Hampton Planning Board (Amended 1985)
X	Prohibited
R	Permitted with Site Plan/Subdivision Review by Planning Board
B	Permitted by Building Inspector
Zoning Districts	RAA= Residence AA, RA = Residence A, RB = Residence B, RCS= Residence C-Seasonal, B = Buisness, BS= Buisness Seasonal, I= Industrial, G = General

Term	Description	RAA	RA	RB	RCS	B	BS	I	G	Amended	Section
Alternative Treatment Center (Non-Cultivation Location)	Alternative Treatment Center (Non-Cultivation Location), as regulated by the State of New Hampshire (RSA 126-X). (Adopted March 2024). *Only along Lafayette Road from Ann's Lane north to the North Hampton town line. **Only along Lafayette Road from the NH-101 interchange south the Hampton Falls town line.	X	X	X	X	P*	X	P	P**		5.2.1.
Amateur Radio Tower	Amateur Radio Tower	P	P	P	P	P	P	P	P	1999	5.2.2.
Bathhouse or Boathouse (private use)	Bathhouse or boathouse for private use.	S	S	S	X	S	S	S	S	-	5.2.3.
Bed and Breakfasts.	Bed and Breakfasts	S*	S*	S*	S*	P	P	X*	P	*1991	5.2.4.
Care of Three-or-Less Children	Taking care of three-or-less children during times when the parents of such children are otherwise occupied.	P	P	P	P	P	P	P	P	-	5.2.5.
Cemeteries	Cemeteries.	S	S	S	X	S	S	S	S	-	5.2.6.
Churches, Public Schools, Libraries, Municipal Uses	Churches, public schools, libraries, municipal uses.	P	P	P	X	P	P	P	P	1991	5.2.7.
Coal, Cordwood, and Building/Landscape Materials	Storage and/or sales yards for coal, cordwood, building materials and landscape materials.	X	X	X	X	P	P	P	P	2007	5.2.8.
Commercial Amusements	Race tracks, roller-skating rinks, mechanical amusement rides or similar commercial amusements, either indoor or outdoor.	X	X	X	X	X	X	X	X	1985, 2007	5.2.9.
Conversion Condominiums	Proposed conversion condominiums and the use thereof will require review by the Planning Board. (Meaning and intending to require that any and all condominium conversions come under Planning Board Jurisdiction)	R	R	R	R	R	R	R	R	1986, 2003	5.2.10.
Day Care Center, Dog	Dog day care center. Hours are limited to 6 AM - 8 PM and no overnight boarding is allowed. All facilities must comply with the Town of Hampton Animal Control Ordinance and other applicable regulations.	X	X	X	X	X	X	R	X	2018	5.2.11.
Day Care, 3 or less children	Taking care of three-or-less children during times when the parents of such children are otherwise occupied.	P	P	P	P	P	P	P	P	2025	5.2.12.

5.2. Use Definitions and Requirements

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Zoning Districts	RAA= Residence AA, RA = Residence A, RB = Residence B, RCS= Residence C-Seasonal, B = Buisness, BS= Buisness Seasonal, I= Industrial, G = General

Term	Description	RAA	RA	RB	RCS	B	BS	I	G	Amended	Section
Day Care, Family	Family Child Care, meaning taking care of up to six preschool children on a full-time basis and three school age children on a part-time basis as an accessory use to the principal use of the property. The home shall be the primary residence of the provider. The Family Child Care program shall fully comply with the NH Department of Health and Human Services Part He-C 4002 NH Child Care Program Licensing Rules. No Planning Board approval is required.*	P	P	P	P	P	P	P	P	1990, 2025	**5.2.13.**
Day Care, Group	Group Family Child Care, meaning a child care program operated in a home which is the primary residence of the provider. This is an accessory use to the principal use of the property, which involves at least one provider and one family child care worker or assistant caring for 7 to 12 preschool children plus up to 5 school age children. The Group Family Child Care program shall fully comply with the NH Department of Health and Human Services Part He-C 4002 NH Child Care Program Licensing Rules. No Planning Board approval is required.*	P	P	P	P	P	P	P	P	1990, 2025	**5.2.14.**
Day Care, Non-Residential Child Care Programs	Non-Residential Child Care Programs, meaning those which are not categorized as home based child care uses in NH RSA 674:16 VI, but require licensing by the NH Department of Health and Human Services and comply with all applicable State requirements.	X	X	X	X	R	R	R	R	2025	**5.2.15.**
Dealer	Dealer (as defined in Section 1.5. - Definitions)	X	X	X	X	R	X	X	X	1997, 2007	**5.2.16.**
Domesticated Chickens	The keeping of domesticated chickens (see Section 6.3.)	B	B	B	X	X	X	X	B	-	**5.2.17.**
Dressing Room Facilities	Dressing room facilities for public use, providing such facilities shall be totally enclosed within an existing residence, lodging house, hotel or motel, apartment house, provided that such facilities be operated only by the owner or lessee of such residence, lodging house, apartment house or motel.	X	X	P	X	P	P	P	P	-	**5.2.18.**
Elderly Housing	Elderly Housing, which includes Group Shared Residences, Supportive Agency-Sponsored Group Shared Residences, Congregate Housing, and Lifecare or Continuing Care Retirement Communities (as they are each defined in Section 1.5. – Definitions), or other elderly housing proposals that the Planning Board considers appropriate, after Public Hearing. (See Section 6.10. for Elderly Housing Standards)	X	X	R	R	R	R	X	R	-	**5.2.19.**
Farm Buildings	Farm buildings necessary to the operation of a farm including road side stands for the sale of farm products principally produced, grown, raised or manufactured on the premises.	P	P	P	X	P	P	P	P	-	**5.2.20**

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Term	Description	RAA	RA	RB	RCS	B	BS	I	G	Amended	Section
Firearms and Ammunition Sales	Firearms and Ammunition Sales. The sale of firearms (including but not limited to pistols, revolvers, rifles, and shotguns), firearms components, firearms supplies, ammunition, or other objects designed for use in sport shooting activities or firearms self-defense that are capable of being used as lethal or dangerous weapons are subject to the zone restrictions as listed below. There shall be no window display of any objects regulated in this section. Further, firearms and ammunition shall be locked in separate sales displays and/or other separate locked cases. Firearms may be removed from locked displays or cases for supervised customer viewing prior to purchase provided that the corresponding ammunition remains locked. (Adopted March 2015)	X	X	X	X	P	X	P	P	2015	5.2.21.
	In the Business (B), General (G), Town Center-North (TC-N) and Town Center-South (TC-S) Districts, the use described in 5.2.19. is only permitted on lots with frontage along Lafayette Road (Route 1) . (Adopted March 2015)										5.2.21.1.
Games of Chance, Establishments	Establishments for games of chance as defined under RSA 287-D:1, II as worded as of January 5, 2011, by or in behalf of charitable organizations as regulated under RSA Chapter 287D.	X	X	X	X	X	S	X	X	March 2011	5.2.22.
Garage Sale	The temporary sale of items of personal property, which is held on the site of any property within the Town of Hampton. This definition shall include, but not be limited to, barn sale, lawn sale, yard sale, tag sale, moving sale, neighborhood sale, or other name given to the sale by the operator(s). In the case of a neighborhood sale, each dwelling involved in the neighborhood sale shall be counted as having held a sale. This is not a home occupation or a business, and is distinguished as a limited duration event of no more than two calendar days during a chosen seven-day period and a minimum time span of 60 days between events.	P	P	P	P	P	P	P	P	2025	5.2.23.
General Outdoor Recreation (non-commercial nature)	General outdoor recreation of a non-commercial nature. In the RAA, RA, RB, and RCS Districts, if such use is the only use of the lot, the activity shall be limited to the hours between 8 A. M. and 11 P. M	P	P	P	P	P	P	P	P	1976, 1991	5.2.24.
Hazardous Materials	The manufacturing, storage, processing of, sale of and use of materials classified or deemed hazardous.	X	X	X	X	S	X	S	X**	1985, 1987**	5.2.25.
Health Care Facilities	Health Care facilities.	X	X	P	X	P	P	P	P	-	5.2.26.
Health/Athletic Clubs, Service Clubs or Fraternal Organizations	Health/Athletic Clubs, service clubs or fraternal organizations, and their premises catering to members and their guests, or to the public, for social, intellectual or recreational purposes	X	X	X	X	P	P*	P	P	1991, 2007*	5.2.27.
Heavy Manufacturing	Heavy manufacturing provided the Board of Adjustment shall rule that such is not obnoxious or injurious by reason of the production or emission of odor, dust, smoke, refuse, matter, fumes, noise, vibrations or similar conditions, and is not dangerous to the comfort, peace, enjoyment, health or safety of the community or lending to its disturbance or annoyance.	X	X	X	X	X	X	P	X	-	5.2.28.

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Term	Description	RAA	RA	RB	RCS	B	BS	I	G	Amended	Section
Junkyards, dumps, storage of waste material or the outdoor storage of inoperative, unregistered motor vehicles or the parts of said vehicles.	Junkyards, dumps, storage of waste material or the outdoor storage of inoperative, unregistered motor vehicles or the parts of said vehicles. *Licensed automotive dealers, excavation contractors, service stations, or repair shops and working farms are allowed to store those vehicles which are being used in connection with their business.	X	X	X	X	X	X	X	X	1985	**5.2.29.**
Light Manufacturing, Machine Shops.	Light manufacturing, machine shops.	X	X	X	X	X	X	P	P	-	**5.2.30.**
Lodging Houses	Lodging Houses(as defined in Section 1.5. - Definitions)	X	X	S*	X*	P*	P*	X	X	1991, 2007*	**5.2.31.**
Manufacturing (clearly incidental to)	Manufacturing clearly incidental to the business lawfully conducted on the premises.	X	X	X	X	P	P	P	P	-	**5.2.32.**
Martial Arts Weapons	Martial Arts Weapons. The sale of martial arts weapons, including but not limited to throwing stars, throwing darts, nunchaku, blow guns, or other objects designed for use in martial arts that are capable of being used as lethal or dangerous weapons, are subject to the zone restrictions as listed below, and in addition the selling of these weapons is prohibited within 2,000 feet of public, private, or parochial schools, public or private parks, recreation areas, sports facilities, and beaches. The sale of these weapons shall also be restricted to an area at the back of the store, enclosed by a wall creating a separation from the rest of the store, and all weapons shall be kept in locked cases not accessible to the general public.	X	X	X	X	P	P	X	X	March 2011, March 2014	**5.2.33.**
Mobile Food Service Vendors (private property)	Mobile Food Service Vendors on Private Property. As required under RSA Chapter 320 and/or Town of Hampton Code Chapter 628, licensing from the New Hampshire Secretary of State and/or the Town Board of Selectmen will be necessary. This use is expressly limited to special events that have received approval for a specified date(s) from the Board of Selectmen. This use is limited to licensed vehicles and trailers with mobile kitchens and to portable carts.	P	P	P	X	P	X	P	P	March 2022	**5.2.34.**
Motor Vehicle Repair and Service Shop and Filling Stations.	Motor vehicle repair and service shop and filling stations. A filling station is defined as an area of land with structures thereon that is used for the sale of gasoline, diesel oil, electricity or other alternative fuel for motor vehicles, fuel, oil, and other lubricating materials.	X	X	X	X	P	P	P	X**	1987, (1990, 2012)**	**5.2.35.**
Multi-Family Dwellings	Multi-family dwellings. (See Section 6.8.)	X	X	R	X	R	R	X	R	-	**5.2.36.**
Nightclubs	Nightclubs	X	X	X	X	P	P	X	X	1991	**5.2.37.**

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Term	Description	RAA	RA	RB	RCS	B	BS	I	G	Amended	Section
Parking Lot	Parking Lots	X	X	X	R	R	R	R	X	2012, 2017	**5.2.38.**
Penny Arcade	The establishment of Penny Arcades or the expansion of a Penny Arcade.	X	X	X	X	X	P	X	X	1985, 1993	**5.2.39.**
Personal Services Establishment	Personal services establishments including beauty and barber shops, nail salons, cosmetologists, spas, skin care therapies, tanning salons, massage therapists, and other like beauty-health service facilities as may be regulated by the State of New Hampshire (RSA 313-A)	X	X	X	X	P	P	P	P	2003, 2007, 2018	**5.2.40.**
Pet Grooming Shop, Domestic	Domestic pet grooming shops. No boarding of animals is allowed. All facilities must comply with the Town of Hampton Animal Control Ordinance and other applicable regulations.	X	X	X	X	P	P	P	P	2003	**5.2.41.**
Principal Place of Residence (business owner or proprietor)	Dwelling units used as a principal place of residence of the owner or proprietor and from which a business is not otherwise prohibited is conducted by the owner or proprietor.	X	X	X	X	P	P	X**	P	1981, 1996**	**5.2.42.**
	In the B District, only one single-family residence/business arrangement as described in 5.2.40. shall be permitted per lot of record.										**5.2.42.1.**
Private Schools	Private Schools.	X	X	X	X	P	P	P	P	1991	**5.2.43.**
Professional Establishments, Providing Direct Service to Customers	Banks, offices and professional establishments, such as insurance agencies, real estate offices, attorney offices, medical professionals and/or other similar businesses, providing direct services to consumers.	X	X	X	X	P	P	P	P	2007	**5.2.44.**
Public Utility	Public utility building or public utility use necessary for public welfare.	S	S	S	X	S	S	S	S	-	**5.2.45.**
	Any accessory use customarily incidental to uses 5.2.3., 5.2.6., and 5.2.43.	S	S	S	X	S	S	S	S	-	**5.2.46.**
Quarry, Gravel Pit, Sand Pit (or any similar use)	A quarry, gravel pit, sand pit or any similar use, or for the removal of loam, permit to be issued for an initial period of not more than two years and to be subject to renewal upon application to and at the option of the Board for successive periods of not more than one year each, and said permit or any renewal thereof may specify the depth to which the gravel or other material may be removed.	S	S	S	S	S	S	S	S	-	**5.2.47.**

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Term	Description	RAA	RA	RB	RCS	B	BS	I	G	Amended	Section
Restaurant	Restaurants. Permanent outdoor dining installations associated with this use shall require Site Plan Review with a public hearing(s) by the Planning Board. Temporary outdoor dining arrangements which involve the utilization of existing parking areas and/or affect the flow of traffic on the site, shall also require Planning Board review but are not subject to a public hearing(s). No establishment shall be permitted more than a total of two calendar years of temporary outdoor dining – in such case the establishment must apply for and receive permanent outdoor dining approval to continue the activity. All outdoor dining installations which do not involve construction activity or, in the opinion of the Town Planner, will not substantively affect the functionality of the subject property may be approved administratively. All outdoor dining must be located on private property and may be subject to additional applicable licensing/permitting requirements. A Wastewater Development Charge (WWDC) may also be required by the Department of Public Works. Establishments must maintain safe and sanitary conditions at all times and ensure outdoor dining installations do not negatively impact public access or surrounding uses.	X	X	X	X	P	P	P	P	2003, 2026	5.2.48.
Retail Sales	Retail Sales (as defined in Section 1.5. Definitions)	X	X	X	X	P	P	P	P	1996, 2007	5.2.49.
Single-Family Dwelling	One single- family dwelling with private garage having not more than two accessory buildings (as defined in Section 1.5.) and one accessory dwelling unit. (See Sections 6.1., 6.6., 6.7.,7.2., and 7.3.)	P	P	P	P	X	P	X	P	2017, 2021	5.2.50.
Solar (Roof-Mounted, Accessory Use)	A solar photovoltaic system mounted on a rack that is ballasted on, or is attached to, the roof of a building or structure	P	P	P	P	P	P	P	P	2026	5.2.51.
Solar (Ground-Mounted, Accessory Use)	A solar photovoltaic system mounted on a rack or pole, fixed tilt or on a single or dual axis tracker, that is ballasted on, or is attached to, the ground.	P	P	P	P	P	P	P	P	2026	5.2.52.
Solar (Mid-Scale Ground-Mounted, Primary Use)	A ground mounted (as described in 5.2.52) solar energy system where the facility area is equal to or smaller than 5 acres of land.	X	X	X	X	S	X	S	S	2026	5.2.53.
Solar (Large-Scale Ground-Mounted, Primary Use)	A ground mounted (as described in 5.2.52) solar energy system where the facility area exceeds 5 acres of land.	X	X	X	X	X	X	S	S	2026	5.2.54.
Swimming Pool	A swimming pool for the use of occupants and their guests.	P	P	P	P	P	P	P	P	-	5.2.55.
Theaters, Halls	Theaters and halls devoted to showing motion pictures or for drama, dance, musical or other live performances.	X	X	X	X	P	P	P	P	2007	5.2.56.
Tourists Cabins, Motels, and Hotels	Tourists cabins, motels, and hotels including retail business conducted only for the convenience of the guests.	X	X	P	X	P	P	P	X*	1991*	5.2.57.
Trailer, Dead Storage	The dead storage (not to be inhabited) of travel trailers, boat trailers, and utility trailers of less than 24 feet.	B	B	B	B	B	B	B	B	-	5.2.58.

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Trailers, Trailer Camps, Manufactured Home (subdivisions)	Trailers, trailer camps, manufactured homes or manufactured home subdivisions. See Section 6.9.	X	X	X	X	X	X	X	R	-	**5.2.59.**
Two-Family Dwellings	Two-family dwellings with private garage having not more than two accessory buildings (as defined in Section 1.5.)	X	X	P	P	P	P	X	P	1991, 2021	**5.2.60.**
Warehouse	Warehouses.	X	X	X	X	P	P	P	P	2003	**5.2.61.**
Workforce Housing and Affordable Housing	Workforce Housing and Affordable Housing, as defined under Section 1.5, provided that the type of residential use proposed (single-family, two-family, or multi-family) is permitted. To ensure that only eligible households purchase or rent and occupy dwelling units designated as Workforce Housing units in any Planning Board application approved under this Article, the following provisions shall apply: 1.For home ownership units, the initial sales price shall be affordable for a household with an income per the definition for housing intended for sale under Section 1.5 and NH RSA 674:58, IV, and as amended. 2.For rental property, rental rates shall be affordable for a household with an income per the definition under Section 1.5 and NH RSA 674:58, IV, and as amended.	P	P	P	P	P	P	P	P	2025	**5.2.62.**

5.2.60. Within the BS zoning district along Ocean Boulevard only from the northerly portion of Ocean Boulevard where it intersects with Ashworth Avenue south to the northerly side of N Street, the first twenty-five (25) feet of depth measure from the front of the structure of the ground floor of any building, excluding driveways and parking areas, shall consist entirely of the following uses.

a. Nonresidential principal uses permitted in the BS District.

Entries, lobbies, stairs, and elevators providing pedestrian access to permitted upper-floor residential uses, not exceeding twenty percent (20%) of the ground floor area shall also be permitted. (Amended March 2010)

5.2.60.1. Within the BS1 District, the first twenty-five (25) feet of depth measured from the front of the structure of the ground floor of any building, excluding driveways and parking areas, shall consist entirely of the following uses:

a. Professional - Commercial - Retail.

Entries, lobbies, stairs, and elevators providing pedestrian access to permitted upper-floor residential uses, not exceeding twenty percent (20%) of the ground floor area shall also be permitted. (Amended March 2014)

ONLINE TIMED AUCTION | FREQUENTLY ASKED QUESTIONS

When should I register for an online auction?

We recommend that you register as soon as possible. This allows you to become familiar with the online process and makes things easier when the auction opens.

Am I obligated to bid once I register?

No. You must register to be able to bid, but registration does not in any way obligate you to bid.

What is a bidding deposit? How is it different from an earnest money deposit?

Auction participants make a financial commitment to perform in order to be approved to bid, sometimes in the form of a credit card hold (see below) and sometimes in the form of certified or wired funds (also known as a bidding deposit) which are refunded after the close of the auction if you are not the winning bidder. Deposit terms and amounts for each auction can vary and are found in the Terms and Conditions.

The earnest money deposit is due upon notification that you are the winning bidder. This deposit acts as a payment toward the total purchase price and security against default. The amount of the deposit can be a percentage of your purchase price or a set amount. If certified or wired funds were required to bid, they will go toward any earnest money deposit amount due.

If you ask for my credit card information during the registration process, do you actually charge my card?

Your card will not be charged at the time of registration. However, a temporary hold may be placed on your card in lieu of a bidding deposit. The hold amount varies for different auctions (read the specific Terms and Conditions on the tranzon.com listing page or in the auction's Property Information Package). If you are not the successful bidder, any hold will be removed after the auction, generally within 24 hours. If you are the high bidder, the hold will remain in place until your obligations under the Terms and Conditions are met. Credit card holds are only processed as a penalty in the event that the high bidder defaults on his or her obligations under the Terms and Conditions.

Is the credit card hold a part of my earnest money deposit if I am the high bidder?

No. If a hold was placed on your credit card, you will need to comply separately with any earnest money deposit requirements. Once receipt of your earnest money deposit is confirmed, the hold on your card will be released. You will want to consult the Terms and Conditions for the auction to make sure you understand these requirements.

How do I register for an online auction?

You can register for an online auction through www.tranzon.com. Simply click "Online Auctions" in the BUY menu. Find the auction you are interested in and click the button that says "Login & Register to Bid." Then follow the instructions to register. You will be notified when your registration has been approved. After you have received approval notification, you can return to the auction at any time when bidding is open, log in, and bid.

When will the auction start? When will bidding end?

Bidding on any Tranzon online auction will begin and end at the times clearly shown on the listing page on tranzon.com and in the Property Information Package for the particular auction – or as extended (see "What is the auto-extend feature?" for more information). Please be careful to note that all times are expressed in Eastern Time (ET), so be sure to convert to local time for auctions outside of the Eastern time zone of the United States.

How should I prepare to participate in an online auction?

Here's a checklist you'll want to make sure to cover before you bid:

- ☐ Download and thoroughly read the Property Information Package (PIP), found in the "Documents" list on the property listing page, to make sure you understand what you're bidding on and the terms of the sale.
- ☐ Carefully read and accept the auction's Terms and Conditions.
- ☐ You're strongly encouraged to attend one of the available property previews or speak to the listed auction contact about scheduling a preview. Auction properties are sold without contingency, so you should see the property for yourself before bidding to ensure that it meets your needs as-is.
- ☐ Log into tranzon.com and register on the property listing page for your auction. You will be asked to certify that you have read and accepted the Terms and Conditions for the auction.

Should I wait until the last minute to bid?

You can certainly bid whenever you choose during the time that bidding is open. We recommend, however, that you not wait until the last minute to bid, in order to make sure that you do not miss an opportunity to bid because of technical or other issues that might arise. There is no particular advantage to waiting until the very last moment, as most Tranzon auctions feature an anti-sniping extension called auto-extend (see below) that limits a bidder's ability to become the winning bidder simply by submitting a bid at the very last moment.

What is the auto-extend feature?

If someone bids within the last few minutes of the auction, the timer for the auction will automatically extend. These "auto-extend" time periods can differ for particular auctions, so be sure to check the auto-extend times for your particular auction, which will be clearly noted in the Terms and Conditions. The extension process will continue until no further bids are placed before the closing time, as extended.

For example, an auction has a 2-minute auto-extend provision, and bidding is scheduled to close at 11:00 AM. A bid is placed at 10:59 AM (within 2 minutes of the scheduled closing time). This triggers an automatic two-minute reset of the countdown clock, adjusting the auction's end time to 11:01AM. The time will continue to extend in this way until no bids are placed for at least 2 minutes.

What is the Maximum Bid feature?

The Maximum Bid, or "Max Bid," feature allows you to put into the system your highest bid. The system will then bid on your behalf in the next increment up to but not exceeding that number. If no one bids against you, the system will not further raise your bid. Max Bidding is kind of a "set it and forget it" bid, but you will want to stay tuned to see if other bidders have exceeded your maximum. You can raise your Max Bid at any time prior to the close of bidding.

What happens if two people enter the same Maximum Bid?

If two bidders enter the same number as a Max Bid, the bidder who entered the Max Bid first will be considered the current high bidder at the full Max Bid amount (tie goes to the runner, in this case to the Max Bidder who was first-in-time to enter the Max Bid at that amount). For this reason, if you plan to enter a Max Bid, we recommend you enter it as soon as possible once the bidding starts.

After I have entered a Maximum Bid, what happens when someone enters a manual bid that is less than my Maximum Bid, or at the same level as my Maximum Bid?

After you have entered a Max Bid, if another bidder enters a specific (manual) bid at an amount less than your Max Bid, your bid will be advanced to the next increment higher than the other bidder's manual bid, subject always to not exceeding your Max Bid amount. If the other bidder enters a manual bid in the same amount as your previously-registered Max Bid, your Max Bid will match the manual bid and your Max Bid will be considered the high bid at that amount (again, tie goes to the runner, in this case the Max Bidder who had previously entered a Max Bid at that amount instead of the bidder who entered a manual bid at the same amount later).

I was the high bidder. What happens next?

An agent from our office will either call or email you soon after the bidding closes, typically within 24 hours.

- If the auction did not have a reserve and did not require seller confirmation, our agent will provide you with instructions for submitting your earnest money deposit, scheduling the closing, and other post-auction details.
- If the auction was subject to a reserve or required seller confirmation, our agent will advise whether your high bid has been accepted. If your high bid is accepted, we will provide you with instructions for submitting your earnest money deposit, scheduling of the closing and other post-auction details. If your high bid is not accepted, we will advise you as to next steps. In most cases where the high bid is not accepted by the seller, post-auction offers will be considered and should be submitted through the Tranzon agent.

What if I have other questions?

Call or e-mail the contact listed on the auction's property listing page or contact the Tranzon main office at 866-872-6966 (toll-free). Our auction professionals are always happy to help with any questions you might have.

SALE/LEGAL DOCS

On the following pages are two P&S Agreements.

1. 147 Ashworth Avenue (motel).
2. 143 Ashworth Avenue, 4, 6, 12, 14 & 16 M Street (multi-units).

Please note the multi-unit building at 4 M Street is on leased land and will require additional language added to the P&S pertaining to the Ground Lease assignment. This additional language is provided on the pages following the multi-unit P&S.

Terms and Conditions for Timed Online Auctions

The following Terms and Conditions apply to all online auctions conducted by Tranzon member companies. The auction company or companies conducting this auction is or are referred to as "we" or "our" or "Auctioneer" in the following Terms and Conditions, and references to the Auctioneer include all of the Auctioneer's employees, officers, directors, principals, employees, agents and other representatives. The Auctioneer is a member company in Tranzon, LLC. All Tranzon member companies are independently owned and operated.

The Auctioneer is conducting this auction as an online auction only. Bidders are referred to as "you" or "your" or "Bidder(s)" in the following Terms and Conditions. You are required to acknowledge that you have read and understand these Terms and Conditions before you will be allowed to register for and bid at this auction. In addition, the Auctioneer may add additional terms and conditions (the "Additional Terms and Conditions") for this auction, and you will be required to acknowledge that you have read and understand any such Additional Terms and Conditions. Such Additional Terms and Conditions may include notification that there is a published or unpublished reserve, or that the results of the bidding at this auction are subject to Seller confirmation. In the event of any conflict between these Terms and Conditions and any such Additional Terms and Conditions provided by the Auctioneer, the Additional Terms and Conditions shall apply and shall supersede any conflicting provisions in these Terms and Conditions.

Agent for Seller: The Auctioneer does not own the property being sold in this auction. The Auctioneer is representing the Seller exclusively in this auction transaction.

Due Diligence: It is your responsibility to obtain and read the Property Information Package relating to the property being sold at this auction, as well as any and all other information made available on the Tranzon website relating to this auction and the property being sold at this auction. You acknowledge and represent that you have done so. Notwithstanding the foregoing, you also acknowledge and agree that the sale pursuant to this auction is being made on an "as-is, where-is" basis, with no representations or warranties of any kind, expressed or implied, by the Seller and/or the Auctioneer. You further acknowledge that any information contained in the Property Information Package or otherwise obtained through the Tranzon website or directly or indirectly from the Auctioneer and/or the Seller is being presented to the best of the Auctioneer's and the Seller's actual knowledge without independent verification. Therefore, it is your sole and exclusive responsibility to inspect the property; review the documents relating to the property; assess the accuracy and completeness of the information contained in the Property Information Package and any such other documents; and independently verify and confirm any estimates, projections, or assumptions relating thereto, none of which may be considered to be guaranties. In connection therewith, you have the sole and exclusive responsibility to select and consult with any and all professional advisors of your choosing in determining whether to bid at this auction. You acknowledge that you have relied exclusively on your own investigation and determinations and the advice or your own professional advisors, and expressly represent that you have not relied upon any information provided by the Seller or the Auctioneer in any way, whether through the Property Information Package or other documents, through the Auctioneer's website, or by any oral, written or electronic communications with the Auctioneer or the Seller, or otherwise.

No Conditions or Contingencies: Without limiting the generality of the foregoing, you acknowledge and agree (i) that the completion of the sale following the conclusion of the auction is not contingent upon any inspection or verification of any such information, and the Closing Date or Closing Time (as defined below) will not be extended in order to permit any such inspection or review; (ii) that neither the Seller nor the Auctioneer nor any broker participating in the transaction to which this auction relates shall have any liability for any relief, including damages of any kind, rescission or reformation of the Purchase Contract (as defined below) or adjustment to the terms of the Purchase Contract based upon any failure of the property to conform to any description contained in the Property Information Package, or to any standard or any expectation that you may have in connection with the property; and (iii) that the completion of the sale is not subject to any financing or other contingency of any sort. **You represent and warrant that by registering to bid and bidding during this auction, you have conducted all necessary investigations, and have determined to place a bid relying solely on your own independent investigation or verification of material facts concerning the sale and the suitability of the property for your intended use if you are the successful bidder.**

Registration and Verification: In order to bid at this auction, you will be required to register at the Tranzon website, www.tranzon.com (the "Tranzon website"). All Bidders seeking to register for this auction must be eighteen (18) years of age or older, must be eligible to bid in the Auctioneer's sole discretion based on the Auctioneer's past experience with the registering bidder or otherwise, and may be subject to verification through credit card information in the registration process. You may be asked to provide credit card information for this purpose, and we will use a third-party service or other process to verify that your credit card is valid and has available credit.

When your registration to bid on this auction has been approved, you will receive an email notification that you have been approved for bidding. In addition, bidding rights are not absolute, and all registrations, even if successfully verified by credit card as described above, are subject to manual verification at any time, and from time to time, by the Auctioneer. We may suspend or terminate your registration for this auction at any time, and for any and all reasons or for no reason, in our sole discretion. We will notify you by email if your approval to bid at this auction has been terminated or suspended.

Bidding Time: This auction is a timed auction event. Bidding is scheduled to begin and close at the times set forth on the Tranzon website. All time references on the bidding site for Tranzon online auctions are **expressed in Eastern Time**, and you should therefore be mindful of the need to convert to local time when bidding on auctions of properties located in other time zones. It is your responsibility to check the Tranzon website carefully so that you are aware of the scheduled closing time.

Extended Bidding Time: The Auction is scheduled to begin on the "Starting Date and Time" and tentatively end on the "Scheduled Ending Date and Time" that are listed on the property page of Tranzon's website; however, for a bid received just before the Scheduled Ending Date and Time, an automatic extension feature in the online-bidding platform will extend the Scheduled Ending Date and Time and keep the Auction open for an additional period of time beyond the time that the last bid was received, and this process will repeat every time a subsequent bid is received. Subsequent and additional extensions shall be applied to any and all bids placed during any such extension period until an extension period has expired without additional bids being placed, at which time the bidding time, as extended, shall be closed. The number of minutes of Extended Bidding Time may vary in the sole discretion of the Auctioneer. For example, if the extension period specified by the auctioneer is 4 minutes, and the scheduled ending time is 2 PM but a bid is placed at 1:59 PM, the auction closing time would be extended by 4 minutes and the auction would close at 2:03 PM. Because of the possibility of extended bidding time, Bidders should continue to participate in the auction until receiving notification that the auction has closed and, in the case of a presumed High Bidder, until receiving a notification of the amount of the high bid as of the time of closing of the auction.

Bidder Responsibility: Bidders must take care in entering bids, and each Bidder will be responsible for all bids placed under the Bidder's approved registration. Once entered and recorded online, a bid is deemed to be final on behalf of the registered Bidder and may not be modified, retracted or rescinded in whole or in part.

Bid Increments: Once bidding has commenced, any advances on a bid must be made in increments at least as great as those which we, in our sole discretion, have determined. We may, in our sole discretion, change or modify the required bid increments from time to time, or at multiple times, during the auction.

Maximum Bid Amount: We also provide opportunities for a bidder to submit a maximum bid amount (often called a "Max Bid") and to direct that our website bid on such bidder's behalf in scheduled increments until the maximum amount identified by the bidder has been reached. In the event that you later enter a

max bid with the same maximum bid amount as was previously authorized by another bidder's max bid, or enter a specific bid in the same amount as was previously authorized by another bidder's max bid, the other bidder's max bid as previously entered before your bid will be deemed to be the prevailing bid at that amount, and you will be deemed to be outbid. In the event that there should be any dispute among competitive bidders with regard to the identity or amount of the high bid, the Auctioneer may reopen bidding on the property and may, in conjunction with such reopening of the bidding, designate one of the bidders as the "High Bidder" in the Auctioneer's sole discretion. All decisions by the Auctioneer shall be final.

Technical Problems: We have made reasonable efforts to provide for online bidding for this auction. You recognize and acknowledge, however, that technical problems with hardware, software, or internet connectivity, as well as human errors, may arise and may affect, without limitation, the Tranzon website, our online bidding program and process, your or our internet service and access, and your connection to this auction's bidding program and process. You further acknowledge that these and other technical problems may develop at any time and with or without notice. You acknowledge and agree that neither we nor the Seller is in any way responsible for any such technical problems, and that you have no absolute or other right to be able to bid on this auction in the event of any such technical problems. Notwithstanding the foregoing, you further acknowledge and agree that, in the event of any such technical problems, we reserve the right to postpone or cancel the auction and/or extend the bidding time for this auction and/or relist the property for auction at another time, in our sole discretion, and that our decision with regard to any such actions is and will be final.

Terms Specific to This Auction or Property: As noted above, the Auctioneer may provide Additional Terms and Conditions that are specific to this auction or the property or properties being sold at this auction. Without limiting the generality of the foregoing, such Additional Terms and Conditions may, but shall not necessarily be required to, relate to the following provisions, among others: extended bidding time; and bid increments.

Bidding Authorization: A bid deposit in an amount set forth on the Tranzon website or as communicated by the Auctioneer in the Additional Terms and Conditions may be required in order to bid. Any such deposit will be required in actual funds, which the Auctioneer may hold until the completion of bidding and for a reasonable period of time to allow for the return of any such funds after the conclusion of the auction. Alternatively, in some instances a credit card preauthorization may be accepted for bidding authorization, not as a deposit. Please see specific requirements associated with the property for which you are registering to bid, as set forth on the Tranzon website or in the Additional Terms and Conditions.

Earnest Money Deposit: If you are the successful bidder, you may then be required to tender a deposit or an additional deposit in the form of a cashier's check or wire transfer, within 24 hours or such other time as may be specified by the Auctioneer following the close of the auction, to be held by the Auctioneer or a designated escrow agent, all as set forth on the Tranzon website or in the Additional Terms and Conditions.

Purchase Contract: If you are the successful bidder, you will be required to sign a purchase and sale agreement or similar agreement or document, however captioned or titled (the "Purchase Contract") and other necessary documents in the form designated by, and within the time periods established by, the Auctioneer, generally 24 hours. The terms of the Purchase Contract are expressly not negotiable and the Purchase Contract must be signed in the name of the high bidder and, except as may specifically be permitted by the terms of the Purchase Contract or expressly agreed upon in writing by the Seller or Auctioneer in their sole discretion, may not be assigned to any other person or party. The Purchase Contract and such other documents will set forth the specific terms and conditions of the sale, including the time by which the high bidder's purchase of the property must be completed. Copies of some or all of these documents are available on the Tranzon website or may be obtained from the Auctioneer, and it is your responsibility to obtain, read, and understand the provisions of any such documents before bidding at this auction. The Seller's obligations to the successful bidder are exclusively as set forth in the Purchase Contract.

Buyer's Premium: A buyer's premium ("Buyer's Premium") in a percentage specified by the Auctioneer as noted on the Tranzon website for each specific property auction or in the Additional Terms and Conditions may be added to the successful bidder's highest bid price. Any such Buyer's Premium shall become part of the total purchase price in the Purchase Contract, and must be paid by the successful bidder.

Closing: All sales must close within a period of time (the "Closing Time") or on a date certain (the "Closing Date") set forth in the Purchase Contract, unless extended by the Seller in writing. Unless otherwise provided in the Purchase Contract or other documents pertaining to this particular auction, any extensions shall be requested in writing not later than five (5) days before expiration of the Closing Time or the scheduled Closing Date, as the case may be, and any such requests may or may not be considered by the Seller and granted by the Seller in the Seller's sole discretion. In preparation for the closing, the balance of the purchase price and any and all other funds necessary to complete the purchase must be provided by the successful bidder to the Seller or its closing agent(s), in immediately available funds or by wire transfer as directed by the Seller's closing agent(s), not later than forty-eight (48) hours before the scheduled closing or at such other time as may be expressly designated by the Seller's closing agent(s).

High Bidder's Default: Successful Bidders who fail to close in a timely manner for any reason shall be required to release their deposit(s) to Seller as partial and nonexclusive liquidated damages and not as a penalty, and the Seller retains the unilateral right to cancel any escrow and retain the successful bidder's deposit in the event the successful bidder fails to complete the purchase as required by the terms of the Purchase Contract. In addition, in the event the successful bidder fails to submit the executed Purchase Contract and any required earnest money deposit as required by these Terms and Conditions and any Additional Terms and Conditions, the successful bidder agrees to pay to the Auctioneer a fee in the amount of Ten Thousand Dollars ($10,000.00) or such other amount as may be specified in any Additional Terms and Conditions, which amount may be paid by retention of the high bidder's deposit check or the credit card submitted for bidding authorization, in the sole discretion of the Auctioneer, as a penalty for non-performance. A successful bidder who fails to submit an executed Purchase Contract, fails to make any required earnest money deposit, or fails to close in a timely manner may also be prohibited from bidding on future auctions conducted by the Auctioneer or the Auctioneer's affiliates, in the discretion of the Auctioneer and any such affiliate or affiliates. These remedies are in addition to any other remedies, including specific performance, and/or additional money damages that the Seller and/or the Auctioneer may have in equity or at law. The Auctioneer and the Seller also reserve the right immediately to put the property up for sale again.

General Terms and Conditions: You acknowledge and understand that the Auctioneer reserves the right, for any reason or for no reason in the Auctioneer's sole discretion, (i) to determine who has access to and who may bid at this auction, (ii) to postpone or cancel the auction, (iii) to withdraw the property or any one or more properties from the auction, (iv) to change any terms of the auction or particular conditions of sale upon announcement prior to or during the course of the auction, (v) to bid on behalf of the Seller up to the amount of any reserve price, where permitted by law, (vi) to reject any and all bids, and (vii) to select the winning bid. You further acknowledge that neither the Seller nor the Auctioneer nor any broker involved in this auction is making any representation or warranty as to the manner in which the sale process will be managed, and that, except as may otherwise be provided by law, any acceptance of a winning bid prior to the execution of a binding Purchase Contract may be rescinded by the Seller in the Seller's sole discretion and for any reason whatsoever including the receipt of a subsequent bid, and that the Seller's obligation to sell any property or properties in this auction shall not be binding until such final Purchase Contract is signed and delivered by the Seller and the winning bidder. The Auctioneer may sell the property or any one or more properties subject to this auction in advance of the auction, in the Auctioneer's sole discretion. The sole and exclusive venue for any disputes regarding or relating in any way to this auction or the transactions made in conjunction with this auction shall be in the state courts of general jurisdiction located in the jurisdiction where the property that is subject to this auction is located, or if more than one such jurisdiction is related to such property or properties, in any one of such jurisdictions as the Auctioneer may select, or, at the election of the Seller in its sole discretion in any jurisdiction where the Seller maintains a principal or other place of business, and you irrevocably submit to the jurisdiction of such courts.

Additional Online Terms and Conditions – Hampton, New Hampshire - **Properties are being offered individually and as an entirety.**

- **Sale is for Real Estate Only:** No personal property is being conveyed unless stated otherwise in the Purchase and Sale Agreement.

  Property Information Package: Prior to bidding, interested parties should download and review the Property Information Package (PIP) available at https://www.tranzon.com/search.aspx?keyword=AP26072. In addition to property information, the PIP includes Online Auction FAQs.

- **Subject to Sale Prior to Auction:** Property may be sold prior to conclusion of online bidding.

- **Auction Type:** Seller has the right to reject or accept high bid. High Bidder will be notified if high bid has been accepted or rejected.

- **Bidding Authorization Credit Card Hold:** $5,000.00 credit card hold at the time of registering to bid online. This credit card hold for bidding authorization will allow you to bid on one or more of the properties being offered individually as part of auction sale AP26072.

- **Proof of Funds:** At Seller's sole discretion, Seller has the right to request proof of funds from any registered bidder and has the right to request Auctioneer to suspend or terminate bidding privileges.

- **High Bidder's Default – Non-Performance Fee:** As noted in the Terms and Conditions for Timed Online Auctions, failure of High Bidder to submit an executed Purchase & Sale Agreement and any required earnest money deposit will result in the defaulted High Bidder's registered credit card being charged a fee equal to up to $10,000.00 for non-performance.

- **Bidding:** Bidders must take care in entering bids, and each bidder will be responsible for all bids placed under the bidder's approved registration. Once entered and recorded online, a bid is deemed to be final on behalf of the registered bidder and may not be modified, retracted or rescinded in whole or in part.

- **Extended Bidding Time:** As noted in the Terms and Conditions for Timed Online Auctions, there is an automatic extension feature that will extend the auction ending time for an additional period of time. The extension bidding time for this auction will be 2 minutes. For complete details, please see Extended Bidding Time in the Terms and Conditions for Timed Online Auctions.

- **Buyer's Premium:** A seven percent (7%) Buyer's Premium will be added to the High Bid amount.

- **Purchase & Sale Agreement Execution:** At the time of registering to bid for an online auction, bidders must provide an e-mail and telephone number they can be reached at immediately following the close of the online bidding event. Immediately after the close of the online bidding event, High Bidder must execute the Purchase & Sale Agreement via a secure online document signing service. The High Bid offer will remain valid, irrevocable and available for the Seller's acceptance.

- **Earnest Money Deposit:** Successful High Bidder will be required within twenty-four (24) hours following the notification of high bid acceptance to submit to Tranzon Auction Properties by wire transfer in United States funds and payable to Tranzon Auction Properties Escrow Account, a non-refundable Deposit equaling ten percent (10%) of the Purchase Price (High Bid Amount + 7% Buyer's Premium = Purchase Price).

- **Closing:** Must be on or before the date indicated in the Purchase and Sale Agreement.

- **Agents Welcome:** Agent participation is being offered. Please visit our website at https://www.tranzon.com/search.aspx?keyword=AP26072 or call us for details.

147 Ashworth Avenue
MOTEL

PURCHASE AND SALE AGREEMENT
REAL ESTATE

This Purchase and Sale Agreement (hereinafter called "**Agreement**") is made this _____ day of_____, 2026 by and between **Nautical Motel, LLC** with an address of _____ _____ (hereinafter called "**Seller**")

and
_____ with an address of _____
(hereinafter called "**Buyer**"), who agree as follows:

WHEREAS, by making a bid/offer for the Property, the Buyer is deemed to have acknowledged and read this Agreement and all other disclosures and information about the Property and has agreed that the Buyer understood those documents and agreed to be bound by them; and

WHEREAS, the Buyer was the high bidder at the conclusion of the auction (if applicable) for the Property; and

NOW THEREFORE, for and in consideration of the mutual covenants and promises hereinafter contained, the sufficiency of which is acknowledged, the Seller and Buyer agree as follows:

1. Description of Real Estate and Personal Property (hereinafter called "**Property**"). The Seller agrees to sell to the Buyer, and the Buyer agrees to purchase from the Seller, the real estate located at **147 Ashworth Avenue, Hampton, Rockingham County, New Hampshire** which real estate is more particularly identified by the Town of Hampton as **Map 293, Lot 76**. The personal property, which will be sold with the real estate and as a sale in the entirety, consists generally of furniture, fixtures and equipment used in relation to the business operation and located on or within the said real estate and as may be owned by the Seller.

Included personal property and business assets are limited to those listed on Schedule A. Assets listed on Schedule B, Seller's cash, bank accounts, pre-Closing accounts receivable, organizational records, and property owned by third parties are excluded. No hotel name, domain name, website, telephone number, reservation account, or contract right is included unless listed on Schedule A. Included personal property shall be transferred by bill of sale, as-is and without warranties as to condition, and free of security interests created by Seller.

Such transaction is subject to the Terms and Conditions for Online Auctions, and Additional Terms and Conditions attached hereto and incorporated herein by reference.
As between Seller and Buyer, this Agreement controls over any conflicting provision in the Terms and Conditions for Online Auctions or Additional Terms and Conditions unless a written amendment signed by Seller and Buyer expressly provides otherwise.

2. Purchase Price and Allocation of Value.

(a). Purchase Price calculated as:

High Bid:		$_____
7% Buyer's Premium:	(+)	$_____
Purchase Price:	(=)	$_____

10% Deposit***** $_____

***** Within Twenty-Four (24) hours of notification of Seller's Acceptance of High Bid, Tranzon Auction Properties (hereinafter called "**Auction Firm**") must receive from Buyer by wire transfer in United States funds payable to "Tranzon Auction Properties Escrow Account", a Deposit equaling Ten Percent (10%) of the Purchase Price. Deposit is non-refundable other than as outlined in Agreement below. Buyer is required to pay the balance in cash or certified United States funds at the time of closing. Deposit disbursements shall comply with this Agreement and the escrow holder's applicable legal obligations. Any entitlement of Auction Firm to compensation or a portion of a forfeited Deposit shall be governed by a separate written agreement with Seller and shall not be expanded by this Agreement. No payment shall be counted twice toward Buyer's obligations or Seller's recovery.

(b). Allocation of Value:

The Seller and Buyer agree to the allocation of the Purchase Price between the real estate and personal property to be as set forth below.

Allocation of Value:

$_____ (real property)

$_____ (personal property)

OR check here_____if amount is to be determined prior to closing.

If the parties are unable to agree on an allocation of the purchase price, the allocation shall be determined by the Seller based on valuation information currently available to the Seller.

Buyer is required to pay the balance of the Purchase Price at the time of closing in immediately available United States funds as provided herein.

3. Irrevocable Offer. The offer set forth in this Agreement will remain valid, irrevocable and available for the Seller's acceptance. No obligation to sell the Property or any portion thereof shall be created or binding on Seller unless and until the Agreement is signed by the Seller and delivered by Seller or Auction Firm to Buyer.

4. Closing. Buyer is required to pay the balance due on the Purchase Price at the time of closing in immediately available United States funds. Closing shall occur **no more than 45 days** following the Effective Date of this Agreement (the "Closing Date"). Seller and Buyer mutually agree that time is of the essence with respect to the Closing Date. The Closing Date shall be extended for any period of time necessary for Seller to cure title defects as more fully described below. As to the Buyer, there will be no exceptions to the Closing Date.

5. Deed of Conveyance. Seller shall, at closing, execute and deliver to Buyer a Quitclaim Deed with Covenants for the Property.

6. Title. Seller will convey title to the Property in accordance with the Standards of Title adopted by the New Hampshire Bar Association, and free and clear of all encumbrances, except but not limited to the following ("Permitted Title Matters"): Federal, State and local laws, ordinances, bylaws, rules and regulations regulating use of land, including building codes, zoning bylaws, health and environmental laws; building and/or zoning restrictions of record; restrictive covenants and conditions of record; municipal code violations; usual public utilities associated with servicing of the Property, usual easement/rights-of-way of any description or source; rights public

and private, in all roads, streets and easements which may be included within the lines of the property; rights of adjoining land owners; improvements, impediments, barriers, obstacles, easements, or encroachments otherwise of record or visible upon the ground; such state of facts as an accurate survey and physical inspection of the Property would reveal, and rights of tenants, if any.

The Buyer acknowledges that if there is/are existing mortgage(s) on the Property those mortgages shall be paid on or before the Closing Date (with or without use of sale proceeds) by the Seller and such mortgage(s) shall not constitute a title defect within the meaning of this Agreement so long as the mortgage(s) is/are discharged at or following the closing in accordance with customary conveyancing practices.

7. Title Examination. Buyer may examine title to the Property for the ten (10) day period immediately following the Effective Date of this Agreement and may, within that ten (10) day period, notify Seller in writing (the "Title Defect Notice") of any defects in title (other than Permitted Title Matters) which may render the title to the Property uninsurable under the Standards of Title adopted by the New Hampshire Bar Association. The Title Defect Notice shall state with specificity the title defect and the requested remedy and include any recorded documents causing the defect. After receipt of the Title Defect Notice, Seller may, at its sole option, either: (i) terminate this Agreement; (ii) or proceed to attempt to cure the title defects referenced in the Title Defect Notice. Seller shall have forty-five (45) days, from Title Defect Notice, to cure any defects of title which may render the title uninsurable under the Standards of Title adopted by the New Hampshire Bar Association so brought to its attention in the Title Defect Notice. The Closing Date shall be automatically extended in the event Seller elects to attempt to cure such defects. In the event Seller fails to remedy the defects referenced in the Title Defect Notice within such time frame, Buyer's exclusive and sole remedy, whether in law or equity, is the right to rescind the Agreement and have the Deposit and any Additional Deposit refunded. If Buyer fails to rescind within ten (10) days of Seller's notice that it has not cured defects referenced in the Title Defect Notice or lapsing of the 45-day cure period, Buyer will be deemed to have waived such defects in title and to have agreed to accept title subject to the alleged defect.

8. Costs and Expenses. Room revenues shall be apportioned as of _____ on the Closing Date. Seller shall receive revenues attributable to occupancy before that time, and Buyer shall receive revenues attributable to occupancy thereafter. At Closing, Seller shall deliver a schedule of outstanding reservations and guest deposits. Buyer shall receive a credit for deposits and advance payments actually held by Seller for post-Closing occupancy and shall honor the corresponding reservations. Buyer shall be responsible for refunds, cancellations, and chargebacks attributable to post-Closing occupancy or Buyer's acts or omissions; Seller shall remain responsible for those attributable to pre-Closing occupancy or Seller's acts or omissions. Neither party shall receive duplicate credit. Proration errors shall be corrected within _____ days after Closing. This paragraph survives Closing.

Buyer will assume responsibility and all associated costs of: Title search and/or examination, title insurance coverage; any inspection and property reports obtained by Buyer; Buyer's share of pro-rated real estate taxes; Buyer's pro-rated share of fuel, water, sewer and/or other utility charges, if any; Buyer's customary share of applicable transfer tax; and representation by legal counsel.

Seller will assume responsibility and all associated costs of: Seller's share of pro-rated real estate taxes; Seller's pro-rated share of fuel, water, sewer and/or other utility charges, if any; Seller's customary share of applicable transfer tax; Seller's document preparation and processing fees; and representation by legal counsel.

Except for obligations expressly assumed under this Agreement and contracts listed on Schedule C, Buyer assumes no liabilities of Seller. As between the parties, Seller remains

responsible for liabilities attributable to its pre-Closing ownership and operation, and Buyer is responsible for liabilities attributable to its post-Closing ownership and operation. This allocation does not expand Seller's liability beyond the express terms and limitations of this Agreement. Contract assignments require any necessary third-party consent, and Seller need not pay assignment or consent fees unless separately agreed in writing. Buyer shall obtain its own required operating licenses, permits, registrations, and accounts, and failure to obtain them shall not excuse Closing. No employee is transferred by this Agreement. Seller remains responsible for compensation and benefits owed by Seller for pre-Closing service; Buyer is responsible for its hiring decisions and employment obligations. This paragraph survives Closing.

9. Risk of Loss/Condemnation. In the event that the Property or any material portion thereof is taken by eminent domain prior to Closing then Buyer shall have the option of either: (i) canceling this Agreement and receiving a refund of the deposit, whereupon both parties shall be released from all further obligations under this Agreement, except those obligations which expressly survive termination, or (ii) proceeding with Closing in which case Buyer shall be entitled, to the same extent that Seller would have been so entitled, to proceeds of condemnation when paid. In the event that a material portion of the Property is damaged or destroyed by fire or other casualty prior to Closing, then Buyer shall have the option of either: (i) canceling this Agreement and receiving a refund of the deposit, whereupon both parties shall be released from all further obligations under this Agreement, except those obligations which expressly survive termination, or (ii) proceeding with Closing in which case Buyer shall be entitled to all insurance proceeds received by Seller, if any, to the same extent that Seller would have been so entitled. Seller is not required to carry property insurance.

10. Possession. Buyer shall only be entitled to possession of the Property at Closing.

11. No Warranties; Risk of Defects. No warranties expressed or implied are made concerning the condition of Property. All such warranties are disclaimed with respect to any improvement located on the Property, including improvements located underground and the location and/or boundaries of the Property. The Buyer shall assume risk for any defects. Buyer of the Property expressly acknowledges and agrees that the Purchase Price reflects the "AS IS, WHERE IS, WITH ALL FAULTS AND DEFECTS" condition of the Property and the assumption of all risks relating to disclosed and undisclosed defects. Without limiting the generality of the foregoing, no representation or warranty is made as to the Property's compliance with any laws, rules, regulations or ordinances, including, without limitation, any relating to zoning, environmental law, dangerous chemicals or hazardous waste. Buyer is relying upon its own inspection, and its own professional advisors in its examination of the Property and all improvements thereon. Buyer hereby represents, warrants and covenants to Seller that, prior to the Effective Date, Buyer has conducted Buyer's own investigation of the Property and the physical condition, if access available, thereof. Buyer agrees that neither Seller nor Auction Firm nor any of their respective agents, representatives, or employees makes any express warranty or undertakes any obligation to provide any implied warranty, except as expressly stated in this Agreement or the instruments delivered at Closing. The Buyer will assume responsibility and expenses for any title search, title examination or title insurance. Buyer further acknowledges and agrees they have in no way relied on representations made by Seller, Auction Firm, or any of their agents, representatives, or employees.

12. No Contingencies. The Buyer's commitment under this Agreement is NOT contingent upon securing financing or upon any other conditions including due diligence unless otherwise specifically stated in this Agreement; the Deposit and any Additional Deposit will not be refunded due to any inability to obtain financing or any other failure by Buyer to perform.

13. Buyer Default/Termination. If Buyer shall either default in the making of any payment required herein, including payment of the Deposit in accordance with the terms of Section 2 hereof or payment of any Additional Deposit, or shall fail to comply with any term, condition or

covenant of this Agreement, the Terms and Conditions of Online Auctions, and Additional Terms and Conditions, Seller may elect either (a) to terminate this Agreement and retain deposits actually paid as liquidated damages, as Seller's exclusive monetary remedy for Buyer's failure to complete the purchase, except for attorneys' fees and costs expressly recoverable below, or (b) to pursue available remedies at law or in equity, crediting any deposits retained against any recovery and without duplicate recovery; declare Buyer's rights under this Agreement terminated and at an end; and Seller may resell the Property or re-advertise the Property for sale, at Seller's option. Seller shall be entitled to recover from Buyer all attorneys' fees and costs, including paralegal fees incurred by Seller in connection with any default or breach by Buyer of any term, condition or covenant of this Agreement, the Terms and Conditions of Online Auctions, and Additional Terms and Conditions. If Buyer fails to pay a required Deposit, Seller may terminate this Agreement and pursue available remedies for that breach.

14. Seller Default. If the sale of the Property is not closed due to any act or inaction by the Seller, including the inability of the Seller to convey title, the Buyer shall not be entitled to seek damages, penalty or specific performance from the Seller. Buyer's sole and exclusive remedy shall only be a refund of the Deposit and any Additional Deposit paid by Buyer. Upon return of the Deposit and any Additional Deposit, this Agreement shall terminate and neither party shall have any rights or obligations hereunder.

15. Limitation of Buyer's Damages. Buyer agrees that in any dispute or action arising out of this Agreement, the Terms and Conditions for Online Auctions, and Additional Terms and Conditions or the matters described herein, the damages to which Buyer may be due at any time and as against Seller for any reason shall be specifically limited to the amount of Buyer's deposit(s), repayable without interest, and that under no circumstances may such damages include without limitation, any claims for punitive damages, specific performance, lost profits, compensatory damages, consequential damages and/or attorneys' fees.

16. Number/Gender/Joint and Several Obligations. The term "Buyer" or any pronoun used in its place shall mean and include the masculine and the feminine, the singular, or the plural number and jointly and severally, individuals, friends or corporations and their respective successors, executors, administrators and assigns according to the context hereof. This Agreement, the Terms and Conditions for Online Auctions, and Additional Terms and Conditions shall be equally binding upon and shall inure to the benefit of the legal representatives and successors in interest of the parties hereto.

17. Entire Agreement; Amendment; Non-Waiver. This Agreement, the Terms and Conditions for Online Auctions, and Additional Terms and Conditions attached hereto and incorporated herein by reference constitute the entire agreement between the Seller and Buyer, supersedes all prior negotiations and understandings, shall not be altered or amended except by written amendment signed by Seller and Buyer, and Buyer hereby acknowledges the Agreement, Terms and Conditions for Online Auctions, and Additional Terms and Conditions have been carefully read and are fully understood. This Agreement may not be modified, waived or amended except in a writing signed by the parties hereto. No waiver of any breach or term hereof shall be effective unless made in writing, signed by the party having the right to enforce such a breach, and no such waiver shall be construed as a waiver of any subsequent breach. No course of dealing or delay or omission on the part of any party in exercising any right or remedy shall operate as a waiver thereof or otherwise be prejudicial thereto.

18. Assignment/Recording. This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns. Buyer may not assign its rights under this Agreement to any third party or record this Agreement without the written consent of the Seller, which consent Seller may withhold at its sole discretion. In the event of any

assignment so consented to by Seller, such assignment may not mitigate or modify Buyer's obligations and liability to Seller pursuant to the terms hereof. Any such assignment, in a form approved by and acceptable to Seller, must be executed and delivered by Buyer and the proposed assignee(s) to Seller at least seven (7) calendar days prior to the Closing Date. Recording this Agreement without Seller's prior written consent shall constitute an immediate default by Buyer, entitling Seller to retain all deposits paid and terminate this Agreement without further recourse between the parties.

19. Governing Law. This Agreement and related claims shall be governed by New Hampshire law, without regard to conflict-of-laws principles. Subject to Section 21, any action arising from this Agreement or the Property shall be brought exclusively in a state court of competent jurisdiction in Rockingham County, New Hampshire, or the United States District Court for the District of New Hampshire. Seller and Buyer consent to personal jurisdiction in those courts.

20. Waiver of Jury Trial. Buyer, Seller and Auction Firm knowingly and voluntarily waive any and all rights to have any controversy or claim arising from or relating to this Agreement, Terms and Conditions for Online Auctions, and Additional Terms and Conditions, or breach thereof, resolved by a jury.

21. Mediation. Except for small claims matters, Seller and Buyer shall first attempt in good faith to resolve disputes through mediation in New Hampshire before a mutually agreed mediator. The parties shall share the mediator's fees equally and bear their own mediation expenses. Either party may commence litigation if no mediator is agreed upon within fifteen (15) days after a written mediation request or the dispute remains unresolved thirty (30) days after that request. A party may seek temporary relief or file an action to preserve a limitations period without first mediating. Failure to mediate shall not independently create a right to attorneys' fees. Sections 13, 14, and 15 control remedies and attorneys' fees. This Section survives Closing or termination.

22. Fair Housing and Equal Opportunity. This Property is being sold without regard to race, color, ancestry, national origin, religion, sex, sexual orientation, gender identity or expression, physical or mental disability, age, military status, marital status, familial status, or income status.

23. Effective Date. The Effective Date of the Agreement is agreed to be the date on which the Seller accepts and enters into this Agreement as indicated below.

24. Counterparts; Execution. This Agreement may be simultaneously executed in any number of counterparts, each of which when so executed and delivered shall be an original, but such counterparts shall constitute one and the same instrument. This Agreement may be transmitted between the parties by facsimile machine and/or by email and signatures appearing on faxed or emailed instruments shall be treated as original signatures. Both a faxed or emailed version of this Agreement containing either original, faxed or emailed signatures of all parties, and multiple counterparts of the same Agreement each containing separate original, faxed or emailed signatures of the parties, shall be binding on them.

25. Notices. Notices shall be in writing and delivered personally, by nationally recognized overnight courier, or by email to the recipients designated below. Notices are effective upon actual receipt; email notices are effective upon a nonautomated acknowledgment of receipt. Either party may change its notice information by written notice under this Section.

Seller notice recipient, address, and email: _____

Buyer notice recipient, address, and email: _____

TIME IS OF THE ESSENCE IN CONNECTION WITH THIS AGREEMENT.

IN WITNESS WHEREOF, the Buyer and Seller have executed this Agreement on the date next to Seller and Buyer name below.

SELLER:
Nautical Motel, LLC

By (signature):

Print Name:

Title:

Dated (the “Effective Date”):

BUYER:

By (signature):

Print Name:

Dated:

BUYER:

By (signature):

Print Name:

Dated:

Schedule A — Included Assets

[To be completed by the parties: itemized inventory of included personal property and business assets. Identify any included hotel name, domain name, website, telephone number, reservation account, or contract right expressly.]

Schedule B — Excluded Assets

- Seller’s cash.
- Seller’s bank accounts.
- Pre-Closing accounts receivable.
- Seller’s organizational records.
- Property owned by third parties.
- Any hotel name, domain name, website, telephone number, reservation account, or contract right not listed on Schedule A.

[Additional excluded assets, if any, to be identified by the parties.]

Schedule C — Assumed Contracts

None.

143 Ashworth and
4, 6, 12, 14 & 16 M Street
MULTI-UNITS

PURCHASE AND SALE AGREEMENT
REAL ESTATE

This Purchase and Sale Agreement (hereinafter called "**Agreement**") is made this _____ day of_____, 2026 by and between _____ _____with an address of _____(hereinafter called "**Seller**")

and
_____ with an address of _____
(hereinafter called "**Buyer**"), who agree as follows:

WHEREAS, by making a bid/offer for the Property, the Buyer is deemed to have acknowledged and read this Agreement and all other disclosures and information about the Property and has agreed that the Buyer understood those documents and agreed to be bound by them; and

WHEREAS, the Buyer was the high bidder at the conclusion of the auction (if applicable) for the Property; and

NOW THEREFORE, for and in consideration of the mutual covenants and promises hereinafter contained, the sufficiency of which is acknowledged, the Seller and Buyer agree as follows:

1. Description of Property to be Conveyed. The Seller agrees to sell to the Buyer, and the Buyer agrees to purchase from the Seller, the real estate and any improvements thereto located at _____ _____(the**"Property"**). Such transaction is subject to the Terms and Conditions for Online Auctions, and Additional Terms and Conditions attached hereto and incorporated herein by reference.

This sale is for Real Estate only. No personal property, other than appliances which are remaining in the Property in "as is, where is, with all faults and defaults" condition is being conveyed unless stated otherwise in this Agreement. Any personal property currently in the Property may or may not, at Seller's sole discretion, be removed by the Seller prior to closing.

Personal property owned by any tenants is not included.

2. Purchase Price.

Purchase Price calculated as:

High Bid:		$_____
7% Buyer's Premium:	(+)	$_____
Purchase Price:	(=)	$_____
10% Deposit*		$_____

*Within Twenty-Four (24) hours of notification of Seller's Acceptance of High Bid,Tranzon Auction

Properties (the "**Auction Firm**") must receive from Buyer by wire transfer in United States funds payable to "Tranzon Auction Properties Escrow Account", a Deposit equaling Ten Percent (10%) of the Purchase Price. The Deposit is non-refundable other than as outlined in Agreement below. If an attorney or title company is required to hold the Deposit, Auction Firm will transfer Deposit to appropriate escrow agent.

Buyer is required to pay the balance of the Purchase Price at the time of closing in immediately available United States funds as provided herein.

3. Irrevocable Offer. The offer set forth in this Agreement will remain valid, irrevocable and available for the Seller's acceptance. No obligation to sell the Property or any portion thereof shall be created or binding on Seller unless and until the Agreement is signed by the Seller and delivered by Seller or Auction Firm to Buyer.

4. Closing. Buyer is required to pay the balance due on the Purchase Price at the time of closing in immediately available United States funds. Closing shall occur **no more than 45 days** following the Effective Date of this Agreement (the "Closing Date"). Seller and Buyer mutually agree that time is of the essence with respect to the Closing Date. The Closing Date shall be extended for any period of time necessary for Seller to cure title defects as more fully described below. As to the Buyer, there will be no exceptions to the Closing Date.

5. Deed of Conveyance. Seller shall, at closing, execute and deliver to Buyer a Quitclaim Deed with Covenants for the Property.

6. Title. Seller will convey title to the Property in accordance with the Standards of Title adopted by the New Hampshire Bar Association, and free and clear of all encumbrances, except but not limited to the following ("Permitted Title Matters"): Federal, State and local laws, ordinances, bylaws, rules and regulations regulating use of land, including building codes, zoning bylaws, health and environmental laws; building and/or zoning restrictions of record; restrictive covenants and conditions of record; municipal code violations; usual public utilities associated with servicing of the Property, usual easement/rights-of-way of any description or source; rights public and private, in all roads, streets and easements which may be included within the lines of the property; rights of adjoining land owners; improvements, impediments, barriers, obstacles, easements, or encroachments otherwise of record or visible upon the ground; such state of facts as an accurate survey and physical inspection of the Property would reveal, and rights of tenants, if any.

The Buyer acknowledges that if there is/are existing mortgage(s) on the Property those mortgages shall be paid on or before the Closing Date (with or without use of sale proceeds) by the Seller and such mortgage(s) shall not constitute a title defect within the meaning of this Agreement so long as the mortgage(s) is/are discharged at or following the closing in accordance with customary conveyancing practices.

7. Title Examination. Buyer may examine title to the Property for the ten (10) day period immediately following the Effective Date of this Agreement and may, within that ten (10) day period, notify Seller in writing (the "Title Defect Notice") of any defects in title (other than Permitted Title Matters) which may render the title to the Property uninsurable under the Standards of Title adopted by the New Hampshire Bar Association. The Title Defect Notice shall state with specificity the title defect and the requested remedy and include any recorded documents causing the defect. After receipt of the Title Defect Notice, Seller may, at its sole option, either: (i) terminate this Agreement; (ii) or proceed to attempt to cure the title defects referenced in the Title Defect Notice. Seller shall have forty-five (45) days, from Title Defect Notice, to cure any defects of title which may render the title uninsurable under the Standards of Title adopted by the New Hampshire Bar Association so brought to its attention in the Title Defect Notice. The Closing Date shall be

automatically extended in the event Seller elects to attempt to cure such defects. In the event Seller fails to remedy the defects referenced in the Title Defect Notice within such time frame, Buyer's exclusive and sole remedy, whether in law or equity, is the right to rescind the Agreement and have the Deposit and any Additional Deposit refunded. If Buyer fails to rescind within ten (10) days of Seller's notice that it has not cured defects referenced in the Title Defect Notice or lapsing of the 45-day cure period, Buyer will be deemed to have waived such defects in title and to have agreed to accept title subject to the alleged defect.

8. Costs and Expenses. Buyer will assume responsibility and all associated costs of: Title search and/or examination, title insurance coverage; any inspection and property reports obtained by Buyer; Buyer's share of pro-rated real estate taxes; Buyer's pro-rated share of fuel, water, sewer and/or other utility charges, if any; Buyer's customary share of applicable transfer tax; and representation by legal counsel.

Seller will assume responsibility and all associated costs of: Seller's share of pro-rated real estate taxes; Seller's pro-rated share of fuel, water, sewer and/or other utility charges, if any; Seller's customary share of applicable transfer tax; Seller's document preparation and processing fees; and representation by legal counsel.

9. Rents and Security Deposits. If the Property is rented, collected rents will be prorated as of the Closing, and Seller agrees that if rent is delivered to Seller after Closing for the time period after Closing then Seller shall remit such rent to Buyer and Buyer agrees that if rent is delivered to Buyer after Closing for the time period before Closing then Buyer shall remit such rent to Seller.

At Closing, Seller shall transfer or credit to Buyer all tenant security deposits and accrued interest required by applicable law. Buyer shall assume responsibility for holding, administering, and returning the deposits so transferred or credited from and after Closing, subject to applicable law.

Except as disclosed in the leases or otherwise disclosed to Buyer in writing before execution of this Agreement, Seller represents, to Seller's actual knowledge, that there will be no outstanding agreements with tenants regarding repairs to be done by Seller or by tenant against future rent monies at transfer of title, and that no rental income arising under the tenant leases has been or will be collected in advance of the time when it becomes due, except as otherwise acknowledged and agreed to elsewhere in the Agreement or in the lease.

10. Risk of Loss/Condemnation. In the event that the Property or any material portion thereof is taken by eminent domain prior to Closing then Buyer shall have the option of either: (i) canceling this Agreement and receiving a refund of the deposit, whereupon both parties shall be released from all further obligations under this Agreement, except those obligations which expressly survive termination, or (ii) proceeding with Closing in which case Buyer shall be entitled, to the same extent that Seller would have been so entitled, to proceeds of condemnation when paid. In the event that a material portion of the Property is damaged or destroyed by fire or other casualty prior to Closing, then Buyer shall have the option of either: (i) canceling this Agreement and receiving a refund of the deposit, whereupon both parties shall be released from all further obligations under this Agreement, except those obligations which expressly survive termination, or (ii) proceeding with Closing in which case Buyer shall be entitled to all insurance proceeds received by Seller, if any, to the same extent that Seller would have been so entitled. Seller is not required to carry property insurance.

11. Possession. Buyer shall only be entitled to possession of the Property at Closing. Buyer shall accept the Property subject to existing tenancies and occupants in possession at Closing. Seller shall have no obligation to terminate any tenancy, evict any occupant, or deliver any portion of the Property vacant.

12. No Warranties; Risk of Defects. No warranties expressed or implied are made concerning the condition of Property. All such warranties are disclaimed with respect to any improvement located on the Property, including improvements located underground and the location and/or boundaries of the Property. The Buyer shall assume risk for any defects. Buyer of the Property expressly acknowledges and agrees that the Purchase Price reflects the "AS IS, WHERE IS, WITH ALL FAULTS AND DEFECTS" condition of the Property and the assumption of all risks relating to disclosed and undisclosed defects. Without limiting the generality of the foregoing, no representation or warranty is made as to the Property's compliance with any laws, rules, regulations or ordinances, including, without limitation, any relating to zoning, environmental law, dangerous chemicals or hazardous waste. Buyer is relying upon its own inspection, and its own professional advisors in its examination of the Property and all improvements thereon. Buyer hereby represents, warrants and covenants to Seller that, prior to the Effective Date, Buyer has conducted Buyer's own investigation of the Property and the physical condition, if access available, thereof. Except as expressly set forth in this Agreement or the instruments delivered by Seller at Closing, neither Seller nor Auction Firm, nor their respective agents, representatives, or employees, makes any express or implied representation or warranty concerning the Property. The Buyer will assume responsibility and expenses for any title search, title examination or title insurance. Buyer further acknowledges and agrees they have in no way relied on representations made by Seller, Auction Firm, or any of their agents, representatives, or employees.

13. No Contingencies. The Buyer's commitment under this Agreement is NOT contingent upon securing financing or upon any other conditions including due diligence unless otherwise specifically stated in this Agreement; the Deposit and any Additional Deposit will not be refunded due to any inability to obtain financing or any other failure by Buyer to perform.

14. Buyer Default/Termination. If Buyer shall either default in the making of any payment required herein, including payment of the Deposit in accordance with the terms of Section 2 hereof or payment of any Additional Deposit, or shall fail to comply with any term, condition or covenant of this Agreement, the Terms and Conditions of Online Auctions, and Additional Terms and Conditions, Seller may elect either (a) to terminate this Agreement and retain the Deposit and any Additional Deposit actually paid as liquidated damages, in lieu of other damages for such default, or (b) to pursue its remedies at law or in equity, without retaining any deposit as liquidated damages. If Buyer fails to pay a required deposit, Seller may terminate this Agreement and pursue its remedies at law or in equity. Upon termination, Seller may resell or re-advertise the Property. Seller shall be entitled to recover from Buyer all attorneys' fees and costs, including paralegal fees incurred by Seller in connection with any default or breach by Buyer of any term, condition or covenant of this Agreement, the Terms and Conditions of Online Auctions, and Additional Terms and Conditions. Seller's right to recover attorneys' fees and costs under this Section applies to either election, but Seller shall not receive a double recovery.

15. Seller Default. If the sale of the Property is not closed due to any act or inaction by the Seller, including the inability of the Seller to convey title, the Buyer shall not be entitled to seek damages, penalty or specific performance from the Seller. Buyer's sole and exclusive remedy shall only be a refund of the Deposit and any Additional Deposit paid by Buyer. Upon return of the Deposit and any Additional Deposit, this Agreement shall terminate and neither party shall have any rights or obligations hereunder.

16. Limitation of Buyer's Damages. Buyer agrees that in any dispute or action arising out of this Agreement, the Terms and Conditions for Online Auctions, and Additional Terms and Conditions or the matters described herein, the damages to which Buyer may be due at any time and as against Seller for any reason shall be specifically limited to the amount of Buyer's deposit(s), repayable without interest, and that under no circumstances may such damages include without limitation, any claims for punitive damages, specific performance, lost profits, compensatory damages, consequential damages and/or attorneys' fees.

17. Number/Gender/Joint and Several Obligations. The term "Buyer" or any pronoun used in its place shall mean and include the masculine and the feminine, the singular, or the plural number and jointly and severally, individuals, friends or corporations and their respective successors, executors, administrators and assigns according to the context hereof. This Agreement, the Terms and Conditions for Online Auctions, and Additional Terms and Conditions shall be equally binding upon and shall inure to the benefit of the legal representatives and successors in interest of the parties hereto.

18. Entire Agreement; Amendment; Non-Waiver. This Agreement, the Terms and Conditions for Online Auctions, and Additional Terms and Conditions attached hereto and incorporated herein by reference constitute the entire agreement between the Seller and Buyer, supersedes all prior negotiations and understandings, shall not be altered or amended except by written amendment signed by Seller and Buyer, and Buyer hereby acknowledges the Agreement, Terms and Conditions for Online Auctions, and Additional Terms and Conditions have been carefully read and are fully understood. This Agreement may not be modified, waived or amended except in a writing signed by the parties hereto. No waiver of any breach or term hereof shall be effective unless made in writing, signed by the party having the right to enforce such a breach, and no such waiver shall be construed as a waiver of any subsequent breach. No course of dealing or delay or omission on the part of any party in exercising any right or remedy shall operate as a waiver thereof or otherwise be prejudicial thereto. In the event of a conflict between this Agreement and the Terms and Conditions for Online Auctions or Additional Terms and Conditions, this Agreement shall control unless Seller and Buyer expressly agree otherwise in a signed writing.

19. Assignment/Recording. This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns. Buyer may not assign its rights under this Agreement to any third party or record this Agreement without the written consent of the Seller, which consent Seller may withhold at its sole discretion. In the event of any assignment so consented to by Seller, such assignment may not mitigate or modify Buyer's obligations and liability to Seller pursuant to the terms hereof. Any such assignment, in a form approved by and acceptable to Seller, must be executed and delivered by Buyer and the proposed assignee(s) to Seller at least seven (7) calendar days prior to the Closing Date. Recording this Agreement without Seller's prior written consent shall constitute an immediate default by Buyer, entitling Seller to retain all deposits paid and terminate this Agreement without further recourse between the parties.

20. Governing Law. This Agreement and all proceedings relating thereto shall be governed by the laws of the State of New Hampshire, without reference to any conflict of law provisions thereof.

21. Waiver of Jury Trial. Buyer, Seller and Auction Firm knowingly and voluntarily waive any and all rights to have any controversy or claim arising from or relating to this Agreement, Terms and Conditions for Online Auctions, and Additional Terms and Conditions, or breach thereof, resolved by a jury.

22. Mediation. Disputes subject to the jurisdiction of small claims court will be handled in that forum; For all other disputes or claims arising out of or relating to this Agreement or the Property shall be submitted to mediation in accordance with the New Hampshire Real Estate Mediation Rules. Buyer and Seller are bound to mediate in good faith and pay their respective mediation fees. This Section does not expand Buyer's remedies under Sections 15 and 16 or limit Seller's rights under Section 14. Either party may seek provisional relief without first completing mediation. This clause shall survive the closing of the transaction.

23. Lead-Based Paint Warning Disclosure. Every purchaser of any interest in residential real 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.

Tranzon Auction Properties has informed Seller of Seller's obligations under the Real Estate Notification and Disclosure Rule, and Buyer acknowledges, as evidence by Buyer's signature herein that Buyer, if applicable, has received a copy of the *Disclosure of Information of Lead-Based Paint and/or Lead-Based Paint Hazards*; was provided with instructions on how to obtain a copy of the pamphlet *Protect Your Family from Lead in Your Home* and has obtained and reviewed the aforementioned pamphlet; and has waived a 10-day period to conduct a lead paint inspection or risk assessment.

24. Fair Housing and Equal Opportunity. This Property is being sold without regard to race, color, ancestry, national origin, religion, sex, sexual orientation, gender identity or expression, physical or mental disability, age, military status, marital status, familial status, or income status.

25. Effective Date. The Effective Date of the Agreement is agreed to be the date on which the Seller accepts and enters into this Agreement as indicated below.

26. Counterparts; Execution. This Agreement may be simultaneously executed in any number of counterparts, each of which when so executed and delivered shall be an original, but such counterparts shall constitute one and the same instrument. This Agreement may be transmitted between the parties by facsimile machine and/or by email and signatures appearing on faxed or emailed instruments shall be treated as original signatures. Both a faxed or emailed version of this Agreement containing either original, faxed or emailed signatures of all parties, and multiple counterparts of the same Agreement each containing separate original, faxed or emailed signatures of the parties, shall be binding on them.

TIME IS OF THE ESSENCE IN CONNECTION WITH THIS AGREEMENT.

IN WITNESS WHEREOF, the Buyer and Seller have executed this Agreement on the date next to Seller and Buyer name below.

SELLER:

Selling Entity Name:

By (signature):

Print Name:

Title:

Dated (the "Effective Date"):

BUYER:

By (signature):

Print Name:

Dated:

BUYER:

By (signature):

Print Name:

Dated:

GROUND LEASE LANGUAGE
TO BE ADDED TO P&S AGREEMENT FOR 4 M STREET

ADDITIONAL LANGUAGE FOR 4 M STREET P&S AGREEMENT

Proposed Addition After Section 1 — Ground Lease; Assignment and Assumption

Notwithstanding anything to the contrary in this Agreement, with respect to the **property located at 4 M Street, Hampton, New Hampshire**, the interest being sold consists of Seller's right, title and interest as lessee under that certain ground lease dated October 31, 2023 between the Town of Hampton, as lessor, and 4 M, LLC, as lessee, together with all amendments and assignments thereof (collectively, the "Ground Lease"), and Seller's right, title and interest in the buildings and improvements located on the leased premises. A complete copy of the Ground Lease shall be attached as Exhibit ____. Seller is not conveying fee simple title to the underlying land.

At Closing, Seller shall assign to Buyer all of Seller's right, title and interest under the Ground Lease, and Buyer shall accept the assignment and assume and agree to perform all obligations of the lessee under the Ground Lease attributable to the period from and after Closing. Seller shall remain responsible for obligations attributable to the period before Closing. Seller and Buyer shall execute and deliver an assignment and assumption of the Ground Lease in a form consistent with this Agreement and satisfying the applicable requirements of the Ground Lease and any required approval of the Town of Hampton.

Seller shall promptly request any consent of the Town of Hampton required for the assignment and shall use commercially reasonable efforts to obtain such consent. Buyer shall timely provide all information, applications and documents reasonably required in connection with the request, including evidence of Buyer's qualifications and insurance required under the Ground Lease. Neither party shall be required to agree to an amendment of the Ground Lease or an increase in its obligations as a condition of obtaining consent without that party's written agreement. Buyer shall pay any application or assignment fee required by the Ground Lease or the Town in connection with Buyer's acquisition; Seller shall pay any amounts required to cure Seller's pre-Closing defaults.

The obligations of Seller and Buyer to close are conditioned upon receipt of any consent required under the Ground Lease. If such consent has not been obtained by the Closing Date, Seller may extend the Closing Date by written notice to Buyer for up to ____ days to obtain consent. If consent is denied, or has not been obtained by the Closing Date as so extended, either party may terminate this Agreement by written notice, and the Deposit

and any Additional Deposit actually paid shall be returned to Buyer. Neither party shall be in default solely because the Town fails or refuses to consent; provided, however, that this provision shall not excuse either party's failure to perform its express obligations under this Section. Buyer's failure to cooperate as required above shall be governed by Section 14, and Buyer's remedies for Seller's breach shall remain subject to Sections 15 and 16.

Ground rent and other recurring charges payable under the Ground Lease shall be prorated as of Closing. Buyer shall reimburse Seller at Closing for any security deposit held by the Town under the Ground Lease, but only to the extent the Town confirms that the deposit will remain credited for Buyer's benefit after Closing.

Buyer shall indemnify and hold Seller harmless from claims, liabilities, costs and reasonable attorneys' fees arising from Buyer's failure to perform the obligations assumed by Buyer under this Section. This obligation shall survive Closing and shall not constitute a release of Seller by the Town. Seller shall request a written release by the Town of Seller's obligations attributable to the period after Closing; Seller shall not be required to close without that release unless Seller elects otherwise in writing.

This Section controls over any inconsistent provision of this Agreement, including Sections 4, 5, 6, 7 and 13. References to title and title examination shall, as to the leased land, mean Seller's leasehold title subject to the Ground Lease, rather than fee simple title to the land. Any deed or other instrument conveying Seller's interest in the buildings and improvements shall be consistent with the Ground Lease and shall not purport to convey the Town's fee interest in the land.

****

Conforming Edit — Section 5 Deed of Conveyance

Delete:

"Seller shall, at closing, execute and deliver to Buyer a Quitclaim Deed with Covenants for the Property."

Add:

"At Closing, Seller shall execute and deliver the assignment and assumption of the Ground Lease and the instruments necessary to convey Seller's interest in the buildings and improvements, as provided in the Ground Lease; Assignment and Assumption section of this Agreement. Seller shall not be required to convey fee simple title to the underlying land."

Docusign Envelope ID: 55DDCAE8-0E13-8C55-8189-66B62259377D

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real 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 (initial (i) or (ii) below):

(i) ____ Known lead-based paint and/or lead-based paint hazards are present in the housing. Describe what is known:

x

(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 (initial (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) __x__ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment

(c) Purchaser has (initial (i) or (ii) below):

(i) ____ received copies of all records and reports pertaining to lead-based paint and/ or lead-based paint hazards in the housing listed above.

(ii) ____ not received any records and reports regarding lead-based paint and/ or lead-based paint hazards in the housing.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home* (initial).

(e) Purchaser has (initial (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

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(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 Acknowledgment (initial or enter N/A if not applicable)
(f) MBC Seller's 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.
(g) N/A Purchaser's 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.[1]

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.

DocuSigned by:
[signature]
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Seller	Date	Purchaser	Date
Seller	Date	Purchaser	Date
Michael B. Carey Seller's Agent	Date	Purchaser's Agent[1]	Date

Paperwork Reduction Act
This collection of information is approved by OMB under the Paperwork Reduction Act, 44 U.S.C. 3501 et seq. (OMB Control No. 2070-0151). Responses to this collection of information are mandatory (40 CFR 745). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. The public reporting and recordkeeping burden for this collection of information is estimated to be 0.12 hours per response. Send comments on the Agency's need for this information, the accuracy of the provided burden estimates and any suggested methods for minimizing respondent burden to the Regulatory Support Division Director, U.S. Environmental Protection Agency (2821T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460. Include the OMB control number in any correspondence. Do not send the completed form to this address."

[1] Only required if the purchaser's agent receives compensation from the seller.

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NOTIFICATION and SELLER DISCLOSURE FORM
RADON, ARSENIC and LEAD PAINT NOTIFICATION

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) to ensure a safe water supply if the subject property is served by a private well.

Lead: Before 1978, paint containing lead may have been used in structures. Exposure to lead from the presence of flaking, chalking, chipping lead paint or lead paint dust from friction surfaces, or from the disturbance of intact surfaces containing lead paint through unsafe renovation, repair or painting practices, or from soils in close proximity to the building, can present a serious health hazard, especially to young children and pregnant women. Lead may also be present in drinking water as a result of lead in service lines, plumbing and fixtures. Tests are available to determine whether lead is present in paint or drinking water.

SELLER DISCLOSURE

Property located at 143 Ashworth Avenue, 4, 6, 12, 14 & 16 M Street, Hampton, New Hampshire

WATER SUPPLY

Type of System:

Public Yes_X___ No __

~~Private Yes __ No ___~~
~~If private,~~
~~Type: _____~~
~~Location of well: _____~~
~~Date of installation: _____~~
~~If known, who installed well? _____~~

~~Have you experienced any malfunctions? _____~~

~~Have you had the water tested? Yes _____ No __ If yes,~~
~~Date of most recent test _____ Are the test results available? _____~~
~~Have any test results ever been reported as unsatisfactory or satisfactory with notations? _____~~
~~If yes, are test results available? _____~~

SEWAGE DISPOSAL SYSTEM

Type of system:

Municipal: Yes_X___ No ___

~~**If yes,** have you experienced any problems such as line or system malfunctions?_____~~

~~**Private:** Yes__ No___~~

~~**If private,**~~

~~Size: _____~~

~~Type: _____~~

~~Location: _____~~

~~Age of the system: _____~~

~~Date of most recent servicing: _____~~

~~Name of contractor or person who services the system: _____~~

~~Have you experienced any malfunctions?: _____~~

INSULATION

What type of insulation: Fiberglass Check here___if unknown

Location of insulation: Insulation throughout All year round occupancy permits Check here___if unknown

OTHER

Methamphetamine Production (per RSA 477: 4-g) Do you have knowledge if methamphetamine production ever occurred on property? Yes_____ No__X__ **If yes**, please explain: N/A

Public Utility Tariff (per RSA 477: 4-h) Do you have knowledge of property being subject to a Public Utility Tariff for the financing or amortization of energy efficiency or renewable energy improvements?

Yes_____ No_____ **If yes**, please provide the remaining term, amount, and any estimates or documentation of gross or net energy or fuel savings resulting from such financed or amortized improvements and investments. N/A

I have provided the information contained in this disclosure statement and represent that all statements and information are correct. I understand that the information contained in this disclosure statement will be communicated to prospective buyers.

DocuSigned by:

Signature of Seller — 10/21/2026 Date

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Signature of Seller — Date

Listed by: Tranzon Auction Properties on behalf of

Listing Licensee: Michael Carey

I have read and received a copy of this notification and disclosure statement and understand that I should seek information from qualified professionals if I have questions or concerns.

Signature of Buyer — Date — Selling Licensee

Signature of Buyer — Date — Selling Licensee

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