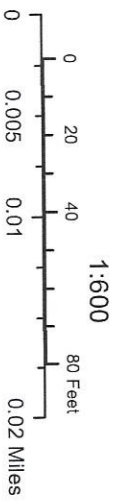
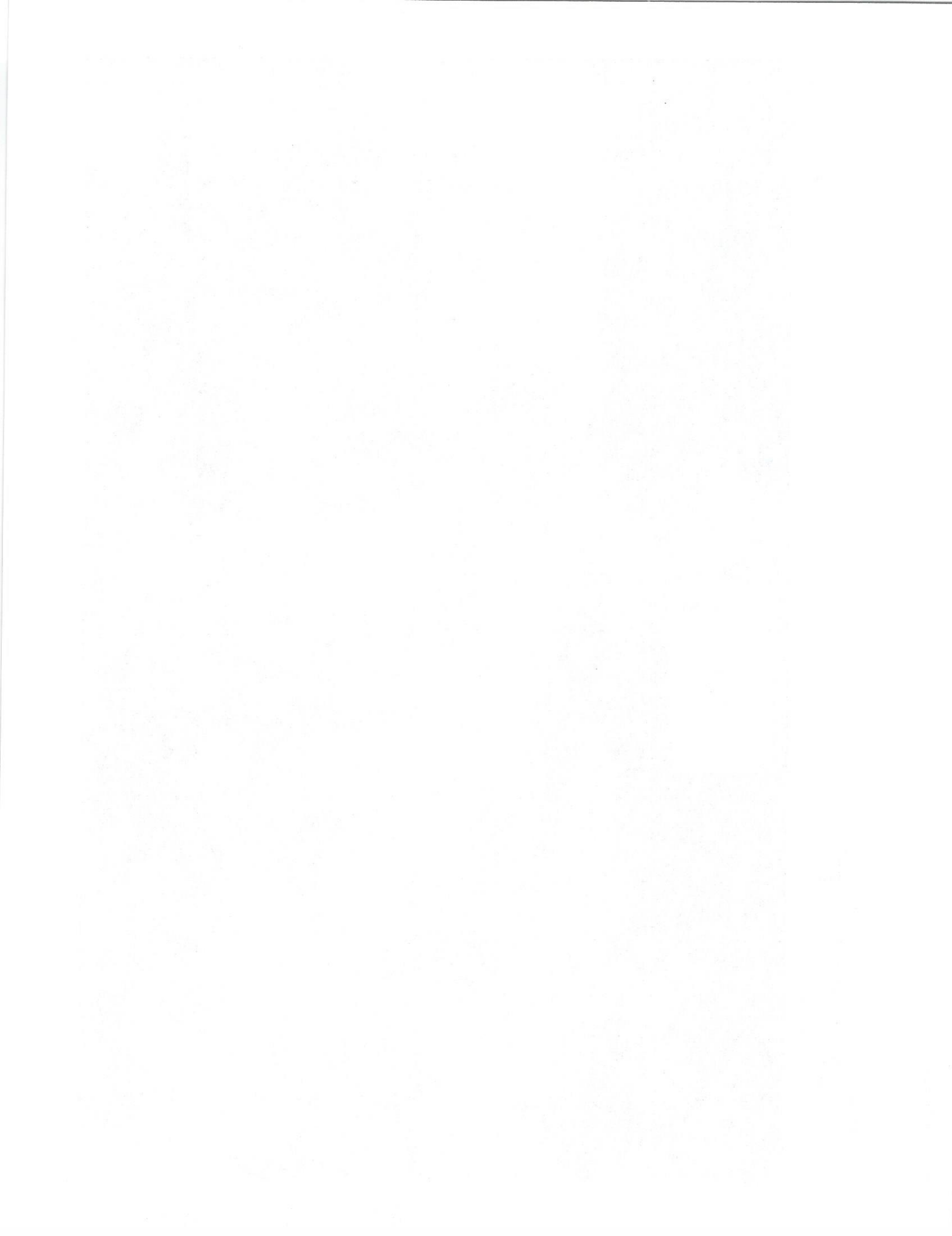




November 25, 2025





47 SOUTH ST

Location 47 SOUTH ST

Mblu 7441/Z 9/11

Owner 47 SOUTH STREET LLC

Assessment \$329,300

Appraisal \$329,300

PID 1920

Building Count 1

Tract # 377

Tract #

Tract #

Tract #

Tract #

Tract #

Current Value

Appraisal					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2025	\$237,800	\$2,800	\$0	\$88,700	\$329,300

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2025	\$237,800	\$2,800	\$0	\$88,700	\$329,300

Owner of Record

Owner 47 SOUTH STREET LLC

Sale Price \$750,000

Co-Owner

Certificate

Address 103 DERRYFIELD CT

Book & Page 3881/1752

MANCHESTER, NH 03104-4549

Sale Date 02/10/2025

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
47 SOUTH STREET LLC	\$750,000		3881/1752	00	02/10/2025
BASHIOS FAMILY TRUST OF 2020	\$0		3697/1671	38	09/22/2020
BASHIOS JAMES P	\$0		3697/1668	38	09/22/2020
BASHIOS FAMILY TRUST	\$0		2954/1260	38	12/28/2006
BASHIOS PETER	\$0		2954/1258	38	12/28/2006

Extra Features

Extra Features						<u>Legend</u>
Code	Description	Size	Value	Assessed Value	Bldg #	Comment
A/C	AC COMERCIAL	1864.00 S.F.	\$2,800	\$2,800	1	

Land

Land Use

Use Code 3225
Description RETAIL/APT MDL-94
Zone RD
Neighborhood 0402
Category

Land Line Valuation

Size (Acres) 0.1
Assessed Value \$88,700
Appraised Value \$88,700

Outbuildings

Outbuildings		<u>Legend</u>
No Data for Outbuildings		





CITY OF CONCORD
 41 Green Street
 Concord, NH 03301

2025 Preliminary Real Estate Tax Bill

OWNER NAME		LOCATION			
47 SOUTH STREET LLC		47 SOUTH ST			
BILL DATE	BILL NUMBER	PARCEL ID	MAP/LOT		
05/30/2025	25100177	1920	7441-Z-9		
	CITY	COUNTY	LOCAL ED	STATE ED	TOTAL TAX
RATE	\$4.920	\$1.160	\$6.980	\$0.785	\$13.845
AMOUNT	\$1,620.16	\$381.99	\$2,298.51	\$258.50	\$4,559.16

ASSESSMENT INFORMATION	
Land Value	\$88,700.00
Building Value	\$240,600.00
Less Elderly Exemption	\$0.00
Less Blind Exemption	\$0.00
Less Other Exemption	\$0.00
Taxable Value	\$329,300.00

TAX CALCULATIONS	
Gross Tax Amount	\$4,559.16
Less Veterans Credit(s)	\$0.00
Total Tax	\$4,559.16
July	\$2,279.58
October	\$2,279.58
Current Bill	\$4,559.16

DELINQUENT TAXES	
Past Due - Prior Tax Years**	\$0.00
Past Due - Current Tax Year*	\$0.00
Total Delinquent Taxes	\$0.00

Past due amounts include interest & costs through 05/30/2025. If paying on a different date, please visit <https://selfservice.concordnh.gov/css>

To view previous years' tax bills and assessment values, please go to <https://selfservice.concordnh.gov/css>

* Amounts outstanding after the due dates incur 8% interest
 ** Amounts outstanding after lien incur 14% or 18% interest, depending upon Tax Year



Promptly Send Payment To:
CITY OF CONCORD
 P.O. Box 9582
 Manchester, NH 03108-9582

Please detach at perforation above and mail with your payment by the due date below

2025 Preliminary Real Estate Tax Bill

Due Date 10/01/2025

BILL DATE	BILL NUMBER	PARCEL ID	LOCATION	TAX DUE	PRIOR PAYMENTS	AMOUNT DUE
05/30/2025	25100177	1920	47 SOUTH ST	\$2,279.58	\$0.00	\$2,279.58

47 SOUTH STREET LLC
 103 DERRYFIELD CT
 MANCHESTER, NH 03104-4549

208202552510017722600002279586



Promptly Send Payment To:
CITY OF CONCORD
 P.O. Box 9582
 Manchester, NH 03108-9582

Please detach at perforation above and mail with your payment by the due date below

2025 Preliminary Real Estate Tax Bill

Due Date 07/01/2025

BILL DATE	BILL NUMBER	PARCEL ID	LOCATION	TAX DUE	PRIOR PAYMENTS	AMOUNT DUE
05/30/2025	25100177	1920	47 SOUTH ST	\$2,279.58	\$0.00	\$2,279.58

47 SOUTH STREET LLC
 103 DERRYFIELD CT
 MANCHESTER, NH 03104-4549

208202552510017721800002279586

NOTICE TO TAXPAYERS:

For questions **about your bill**, contact the **Collections Office** at (603) 225-8540. Tax bills are mailed in May and November and each bill has two coupons. Tax due dates are July 1st, October 1st, January 2nd and March 31st. Unpaid taxes are subject to 8% interest prior to lien.

NOTICE OF TAX DELINQUENCIES AND UNREDEEMED TAX LIENS: Elderly and disabled tax liens are not included in the billing information section of your bill. Delinquent taxes are subject to 8% interest per annum if paid after the due date. Interest increases to 14% per annum upon lien execution. Taxpayers requiring information about assessments, ownership, or changes to a mailing address, should contact the **Assessing Office** at (603) 225-8550. **For a detailed explanation of how to read this tax bill or the assessing process, please visit the City's website at: www.concordnh.gov and proceed to the Assessing portion of the page.** Bills are mailed to the owners at the last known address of the person taxed as of April 1st or present owner, if known.

YOUR RIGHTS TO TAX RELIEF

I. You may have the right to apply for various forms of tax relief which have been adopted by the City. These include:

A. Property Exemptions for the Elderly, Blind, and Solar Energy Systems: (1.) The Elderly Exemption for those 65 and older authorized by RSA 72:39-b; there are income and asset limitations by RSA 72:39-a; (2.) The Exemption for the Blind authorized by RSA 72:37; (3.) Solar Energy Systems for persons owning real property which is equipped with a solar energy system as defined in RSA 72:61 and exemption under RSA 72:62.

B. Tax Credits for Veterans or surviving spouse: (1.) The Optional Veterans' Credit authorized by RSA 72:28; (2.) The surviving spouse of a person who was killed or died while on active duty authorized by RSA 72:29-a; (3.) Honorably discharged veteran, or officer, or surviving spouse of such a person with a total and permanent service-connected disability authorized by RSA 72:35; (4.) The All Veterans' Tax Credit authorized by RSA 72:28-b.

II. **A. How to apply:** You must file a permanent application with the Assessor's Office on or before April 15th. **B. Appeal Rights:** If your request for a credit or exemption is denied, you can appeal in writing to: 1.) NH Board of Tax and Land Appeals, 107 Pleasant Street, Concord NH 03301; or 2.) The Superior Court. **C. Appeal Deadline:** The deadline for filing an appeal with the NH Board of Tax and Land Appeals or Superior Court is September 1st following the date of notice of tax per RSA 72:34-a.

III. **Tax Deferrals for Elderly and Disabled:** Applicant must be at least 65 years of age or eligible under Title II or Title XVI of the Federal Social Security Act for benefits for the disabled; and live in your home which you have owned for at least 5 years or 1 year if qualified as disabled. If granted the deferral, in lieu of paying property taxes, a lien is given to the City for the amount of the taxes plus 5% simple interest.

A. How to Apply: Applications must be filed with the Assessor's Office on or before March 1st following the date of notice of tax. You must reapply each year by RSA 72:38-a. You may also have the right to apply for other forms of tax relief which have been adopted by the City. **B. Appeal Rights:** See II., B., & C. above.

IV. **Tax Abatements:** An abatement may be granted due to (a) incorrect assessment, (b) disproportionate assessment, (c) poverty, or (d) other good cause shown. **A. How to Apply:** You must apply in writing to the Board of Assessors following receipt of the final tax bill with the quarterly due dates of January 2nd and March 31st. The deadline for filing for an abatement is March 1st. Abatement applications are available at the Assessor's office after November bills are mailed. RSA 76:1-a & 76:16. **B. Appeal Rights:** If the Assessors deny your request or you have no response by July 1st, you can appeal in writing to: 1.) NH Board of Tax and Land Appeals, 107 Pleasant Street, Concord NH 03301 per RSA 76:16-a; or 2.) The Superior Court per RSA 76:17. **C. Appeal Deadline:** The deadline for filing an appeal with the NH Board of Tax and Land Appeals or Superior Court is on or before September 1st following date of notice of tax.

To update your mailing address, please fill out the lines below.

Street:

City, State, Zip:

Signature:

City = Tax dollars to fund the City's budget.

County = Tax dollars to fund the City's portion of the Merrimack County budget.

Local Ed = Tax dollars to fund local school budget.

State Ed = State education property tax rate is a state tax assessed on all NH property owners. The tax is assessed and collected by local municipalities for the state (RSA 76:3).

To update your mailing address, please fill out the lines below.

Street:

City, State, Zip:

Signature:

City = Tax dollars to fund the City's budget.

County = Tax dollars to fund the City's portion of the Merrimack County budget.

Local Ed = Tax dollars to fund local school budget.

State Ed = State education property tax rate is a state tax assessed on all NH property owners. The tax is assessed and collected by local municipalities for the state (RSA 76:3).

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
 New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

1. **SELLER:** 47 South Street LLC

2. **PROPERTY LOCATION:** 47 South Street, Concord, NH 03301

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

4. **SELLER:** has has not occupied the property for 1 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. **TYPE OF SYSTEM:** Public Private Seasonal Unknown
 Drilled Dug Other _____

b. **INSTALLATION:** Location: _____
 Installed By: _____ Date of Installation: _____
 What is the source of your information? _____

c. **USE:** Number of persons currently using the system: _____
 Does system supply water for more than one household? Yes No

d. **MALFUNCTIONS:** Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
 Pump: Yes No N/A Quantity: Yes No
 Quality: Yes No Unknown
 If YES to any question, please explain in Comments below or with attachment.

e. **WATER TEST:** Have you had the water tested? Yes No Date of most recent test _____
 IF YES to any question, please explain in Comments below or with attachment.
 Are you aware of any test results reported as unsatisfactory or satisfactory with notations? Yes No
 IF YES, are test results available? Yes No
 What steps were taken to remedy the problem? _____
 COMMENTS: _____

6. SEWAGE DISPOSAL SYSTEM

a. **TYPE OF SYSTEM:** Public: Yes No Community/Shared: Yes No
 Private: Yes No _____Unknown
 Septic Design Available: Yes No

b. **IF PUBLIC OR COMMUNITY/SHARED**
 Have you experienced any problems such as line or other malfunctions? Yes No
 What steps were taken to remedy the problem? _____

c. **IF PRIVATE:**
TANK: Septic Tank Holding Tank Cesspool Unknown Other
 Tank Size Gal. Unknown Other
 Tank Type Concrete Metal Unknown Other _____
 Location: _____ Location Unknown, Date of Installation: _____
 Date of Last Servicing: _____ Name of Company Servicing Tank: _____
 Have you experienced any malfunctions? Yes No
 COMMENTS: _____

SELLER(S) INITIALS SD / HP _____

BUYER(S) INITIALS _____ / _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
 New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 47 South Street, Concord, NH 03301

d. LEACH FIELD: Yes No Other _____
 IF YES, Location: _____ Size: _____ Unknown
 Date of installation of leach field: _____ Installed By: _____
 Have you experienced any malfunctions? Yes No
 Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? Yes No Unknown
 IF YES, has a septic system evaluation been done within 180 days? Yes No Unknown
 Date of Evaluation: _____
 Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

7. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
	Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____

8. HAZARDOUS MATERIAL

a. **UNDERGROUND STORAGE TANKS - Current or previously existing:**
 Are you aware of any past or present underground storage tanks on your property? Yes No Unknown
 IF YES: Are tanks currently in use? Yes No
 IF NO: How long have tank(s) been out of service? _____
 What materials are, or were, stored in the tank(s)? _____
 Age of tank(s): _____ Size of tank(s): _____
 Location: _____
 Are you aware of any past or present problems such as leakage, etc? Yes No
 Comments: _____
 If tanks are no longer in use, have the tanks been removed? Yes No Unknown
 Comments: _____

b. **ASBESTOS - Current or previously existing:**
 As insulation on the heating system pipes or ducts? Yes No Unknown
 In the siding? Yes No Unknown In the roofing shingles? Yes No Unknown
 In flooring tiles? Yes No Unknown Other _____ Yes No Unknown
 If YES, Source of information: _____
 Comments: _____

c. **RADON/AIR - Current or previously existing:**
 Has the property been tested? Yes No Unknown
 If YES: Date: _____ By: _____
 Results: _____ If applicable, what remedial steps were taken? _____
 Has the property been tested since remedial steps? Yes No
 Are test results available? Yes No
 Comments: _____

SELLER(S) INITIALS SD / HP

BUYER(S) INITIALS _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 47 South Street, Concord, NH 03301

- d. RADON/WATER - Current or previously existing:
Has the property been tested? Yes No Unknown
If YES: Date: _____ By: _____
Results: _____ If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? Yes No
Are test results available? Yes No Comments: _____
- e. LEAD-BASED PAINT - Current or previously existing:
Are you aware of lead-based paint on this property? Yes No
If YES: Source of information: _____
Are you aware of any cracking, peeling, or flaking lead-based paint? Yes No
Comments: _____
- f. Are you aware of any other hazardous materials? Yes No
If YES: Source of information: _____
Comments: _____

9. GENERAL INFORMATION

- a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?
 Yes No Unknown If YES, Explain: _____
What is your source of information? _____
- b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?
 Yes No Unknown If YES, Explain: _____
What is your source of information? _____
- c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?
 Yes No If YES, Explain: _____
- d. Are you aware of any problems with other buildings on the property?
 Yes No If YES, Explain: _____
- e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.?
 Yes No Unknown If YES, Explain: _____
- f. Is this property located in a Federally Designated Flood Hazard Zone?
 Yes No Unknown Comments: _____
- g. Has the property been surveyed?
 Yes No Unknown If YES, By: _____
If YES, is survey available? Yes No Unknown
- h. How is the property zoned? _____
- i. Heating System Age: Unknown Type: _____ Fuel: Gas Tank Location: _____
Owner of Tank: _____
Annual Fuel Consumption: _____ Price: _____ Gallons: _____
Date system was last serviced and by whom? _____
Secondary Heat Systems: _____
Comments: _____
- j. Roof Age: Varied Type of Roof Covering: Asphalt
Moisture or leakage: NO
Comments: _____

SELLER(S) INITIALS SD / HP

BUYER(S) INITIALS _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 47 South Street, Concord, NH 03301

- k. Foundation/Basement Full Partial Other: _____ Type: _____
Moisture or leakage: _____
Comments: _____
- l. Chimney(s) How Many? _____ Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____
- m. Plumbing Type: _____ Age: _____
Comments: _____
- n. Domestic Hot Water Age: Varied (2 new) Type: Gas Gallons: 50
- o. Electrical System # of Amps _____ Circuit Breakers _____ Fuses _____
Comments: _____
Solar Panels: Leased Owned If leased, explain terms of agreement: _____
Comments: _____
- p. Modifications: Are you aware of any modifications or repairs made without the necessary permits? Yes No
If Yes, please explain: _____
- q. Pest Infestation: Are you aware of any past or present pest infestations? Yes No Type: _____
Comments: _____
- r. Methamphetamine Production Do you have knowledge of methamphetamine production ever occurring on the property?
(Per RSA 477:4-g) Yes No If YES, please explain: _____
- s. Air Conditioning Type: _____ Age: _____ Date Last Serviced and by whom: _____
Comments: _____
- t. Pool Age: _____ Heated: Yes No N/A Type: _____ Last Date of Service: _____
By Whom: _____
- u. Generator Portable: Yes No Whole House: Yes No Kw/Size: _____ Last Date of Service: 2023
If Portable: Included Negotiable
Comments: STORE HAS GENERATOR
- v. Internet Type Currently Used at Property: COMCAST
- w. Other (e.g. Alarm System, Irrigation System, etc.) YES
Comments: STORE HAS SECURITY CAMERAS

NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS SD / HP

BUYER(S) INITIALS _____

MULTIFAMILY PROPERTY DISCLOSURE RIDER
(To be used in conjunction with Property Disclosure - Residential)



New Hampshire Association of REALTORS® Standard Form

1. SELLER: 47 South Street LLC

2. PROPERTY LOCATION: 47 South Street, Concord, NH 03301

3. GENERAL INFORMATION:

a. Number of city/town approved units: 4 APARTMENT UNITS + 1 COMMERCIAL/STORE

b. Number and type of appliances included in sale: 4 STOVES/OVENS, 4 REFRIGERATORS (all electric)

c. Number and location of washer / dryer hookups: 0

d. Number and type of electrical service entrances: 5 (FIVE)

e. Number and type of heating systems (note ages): 4 FURNACES - all gas

f. Any rented water heaters, burners or other equipment or appliances? Yes No If yes, please explain: _____

g. Any other leases or contracts for services on the building? Yes No If yes, please specify: _____

h. Is a municipal certificate of compliance required? Yes No If yes, list date of expiration: _____

i. Are there any outstanding state or local lead based paint abatement orders or code enforcement orders? NO
If yes, please explain: _____

j. Smoke detectors: Locations ALL UNITS HAVE SMOKE/CARBON MONOXIDE DETECTORS Hard-wired? Yes No

4. RENT SCHEDULE:

Unit #	Lease (Y/N) or Vacant?	Length of Tenancy	Lease Expires?	Monthly Rent (See Below)	Is Rent Current?	Amount of Security Deposit	Tenant Pays (Check) See Legend Below	Landlord Pays (Check) See Legend Below
<u>1</u>	<u>Y</u>	<u>20 years</u>	<u>MTM</u>	<u>1130/mo</u>	<u>Y</u>	<u>-</u>	<input checked="" type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input checked="" type="checkbox"/> E <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> S
<u>2</u>	<u>Y</u>	<u>15 years</u>	<u>MTM</u>	<u>1225/mo</u>	<u>Y</u>	<u>900</u>	<input checked="" type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input checked="" type="checkbox"/> E <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> S
<u>3</u>	<u>Y</u>	<u>6 months</u>	<u>6/30/2026</u>	<u>1700/mo</u>	<u>Y</u>	<u>1700</u>	<input checked="" type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input checked="" type="checkbox"/> E <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> S
<u>4</u>	<u>Y</u>	<u>13 years</u>	<u>MTM</u>	<u>1120/mo</u>	<u>Y</u>	<u>-</u>	<input checked="" type="checkbox"/> H <input type="checkbox"/> HW <input checked="" type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input checked="" type="checkbox"/> H <input checked="" type="checkbox"/> HW <input checked="" type="checkbox"/> E <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> S
___	___	___	___	___	___	___	<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S
___	___	___	___	___	___	___	<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S
___	___	___	___	___	___	___	<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S
___	___	___	___	___	___	___	<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S	<input type="checkbox"/> H <input type="checkbox"/> HW <input type="checkbox"/> E <input type="checkbox"/> W <input type="checkbox"/> S

Monthly Rent: If vacant please enter most recent rent.
Legend: H = Heat, HW = Hot Water, E = Electric, W = Water, S = Sewer

Have any tenants given notice or have you served notices to quit or started eviction proceedings against any tenants? NO

Comments: _____

SELLER(S) INITIALS SD / HP _____ BUYER(S) INITIALS _____ / _____

MULTIFAMILY PROPERTY DISCLOSURE RIDER
(To be used in conjunction with Property Disclosure - Residential)



New Hampshire Association of REALTORS® Standard Form

PROPERTY LOCATION: 47 South Street, Concord, NH 03301

5. ADDITIONAL PROPERTY INCOME (laundry, storage, garage rental, etc.): STORE INCOME

6. EXPENSE INFORMATION:

- a. Annual real estate taxes and year: \$ 9118 (2025)
- b. Annual hazard insurance: \$ 8221
- c. Annual snow removal expense: VARIES
- d. Annual lawn mowing, yard maintenance expense: NONE
- e. Annual fuel consumption paid by landlord: # Gallons, cu.ft: _____ Cost: \$ 2827 (2025)
- f. Annual electric costs paid by landlord: 0
- g. Annual trash removal expense: 0
- h. Annual water/sewer expenses paid by landlord: \$ 2480
- i. Other expenses: _____

7. ADDITIONAL INFORMATION:

- a. Attachment regarding expenses, rents, lease information or additional information? Yes No
- b. Additional comments:

8. ACKNOWLEDGEMENTS:

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

[Signature]
SELLER 47 South Street LLC

11/19/25
DATE

HITESH PATEL
SELLER

11/22/25
DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER _____ DATE _____ BUYER _____ DATE _____

**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT
AND/OR LEAD-BASED PAINT HAZARDS FOR HOUSING SALES**



This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: 47 South Street, Concord, NH 03301

LEAD WARNING STATEMENT

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
- (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
 - (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
- (i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
 - (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

- (c) _____ Purchaser has received copies of all information listed above.
- (d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
- (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

- (f) [Signature] Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>[Signature]</u> Seller 47 South Street LLC	Date <u>11/19/25</u>	HITESH PATEL Seller	Date <u>11/22/25</u>
Purchaser <u>[Signature]</u> Agent Edward Lassonde/ Member	Date <u>11/19/2025</u>	Purchaser Agent	Date

