

$749,900

JUST LISTED

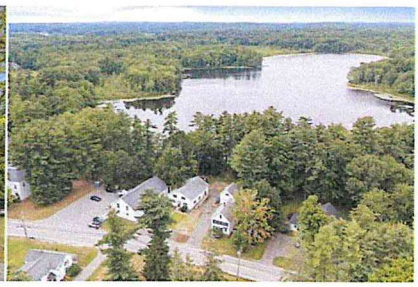
14 Church Street, Kingston, NH 03848

- Very Versatile Space
- HighSpeed Internet
- T1 Line
- 1750sf Retail/Office
- 1313sf Office/Apartment
- 1750sf Garage Under
- 3 Half Baths
- 1 3/4 Bath
- 3 BR, 1.5 Bath SF Home
- Lots of Updates
- Waterfront











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REALTOR®
The Merrill Bartlett Group
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Address: 153 Main Street, Kingston, NH 03848

EQUAL HOUSING OPPORTUNITY REALTOR®

The Merrill Bartlett Group
REAL ESTATE

Commercial Sale | **14 Church Street** | **Listed: 9/4/2026** | **$749,900**
5108249 | **Kingston** **NH 03848** | **Closed:**
Active | **Unit/Lot #** | **DOM: 0**



County NH-Rockingham
VillDstLoc
Year Built 1950
Building Area Total 3,063
Building Area Source Public Records
Total Available Area 3,063
Total Available Area Source Public Records
Zoning HD1AQ
Road Frontage Yes
Road Frontage Length 125
Lot Size Acres 0.70
Traffic Count
Loss Factor Percentage
Vacancy Factor

Taxes TBD
Tax Year Notes
Tax Annual Amount $11,105.17
Tax Year 2025
Gross Income
Net Income
Operating Expense

Activation Date

Business Type Office, Retail
Business Type Use Free Standing Building, Historic Building, Office Building, Storefront

Directions

Public Remarks This versatile, two-story, 3,063 SF commercial property offers an exceptional move-in-ready opportunity for owner-occupiers, retail operators, or investors. Featuring a flexible floor plan adaptable to a wide range of business uses, the property is fully equipped for modern operational needs with high-speed internet infrastructure and ample on-site parking. The upper level currently features a converted one-bedroom apartment - ideal for live/work arrangements or rental income - that can easily be reconfigured back into functional office or retail space. Additionally, the building includes a 1,750 SF lower-level walkout garage/basement, providing substantial storage or operational capacity. The main commercial facility includes three half-baths and one 3/4 bath. Additional Residential Asset Included: The sale includes an adjacent 1,998 SF single-family home featuring two bedrooms, an updated bathroom, and a historic barn. Key mechanical and structural capital improvements have already been completed, including a updated roof, vinyl siding, modern windows, a upgraded heating system, and lead mitigation. Also see Residential Listing MLS # 5108246.

STRUCTURE

Construction Materials Wood Frame
Roof Asphalt Shingle
Foundation Details Block
Basement Yes
Basement Access Type Walkout
Basement Description Concrete Floor

Building Number 1
Total Units 2
of Stories 2
Divisible SqFt Min
Divisible SqFt Max
$/SqFtTota

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

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

UTILITIES

Heating Electric, Forced Air, Oil
Cooling None
Water Source Private
Sewer Private
Electric Circuit Breaker(s)
Utilities Cable Available
Internet Fiber Optic Internt Avail, Cable Internet

Fuel Company
Electric Company Unitil
Water Company
Phone Company
Cable Company
Internet Service Provider

LOT & LOCATION

Submarket
Project Building Name

ROW Length
ROW Width
ROW Parcel Access
ROW to other Parcel

Surveyed
Surveyed By

Lot Features In Town, Landscaped
Zoning Description Historic District

Waterfront Property Yes
Water View Yes
Water Body Access Yes
Water Body Name Greenwood Pond
Water Body Type Lake
Water Frontage Length 20
Water Access Details Directly Adjoining
Waterfront Property Rights Exclusively Owned
Water Body Restrictions Unknown

FEATURES

Parking Features Off Street
Other Equipment HW/Batt Smoke Detector

Building Features Fire System, Living Space Available, Smoke/Heat Detectors, In-Unit Bathroom
Accessibility Features 1st Floor 1/2 Bathroom, Access to Parking, Zero -Step Entry Ramp

AirCond%
Sprinkler
Signage Adequate

Railroad Available
Railroad Provider

Green Verification Body
Green Building Verification Type
Green Verification Year
Green Verification Rating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

PUBLIC RECORDS

DeedRecTy Warranty
Total Deeds
Deed Book 6492
Deed Page 897

Map U10
Block 00
Lot 16
SPAN#

Tax Rate
Tax Class

PropTaxRel
Land Gains

PropID
PlanSurv#

Assessment Year 2025
Assessment Amount $662,300

DISCLOSURES

Special Listing Condition None
Sale Includes Land/Building
Exclusions
Investment Info
Flood Zone No
Seasonal No
Easements
Covenants

Right of First Refusal

Auction Date
Auction Time
Auctioneer Name
Auctioneer License Number
Auction Price Determnd By

PREPARED BY

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My Office Info:
The Merrill Bartlett Group
153 Main Street

Kingston NH 03848
Off: 603-642-5171



The Merrill Bartlett Group REAL ESTATE

Listed by: Karen D Lumnah/ The Merrill Bartlett Group

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Residential **Single Family** **14 Church Street** **Listed: 9/4/2026** **$749,900**
5108246 **Kingston** **NH 03848** **Closed:**
Active **Unit/Lot #** **DOM: 0**



County NH-Rockingham
VillDstLoc
Year Built 1895
Architectural Style New Englander
Color White
Total Stories 2
Taxes TBD No
TaxAnnlAmt $11,105.17
Tax Year 2025
Tax Year Notes

Activation Date

Rooms Total	9
Bedrooms Total	3
Bathrooms Total	2
Bathrooms Full	1
Bathrooms Three Quarter	0
Bathrooms Half	1
Bathrooms One Quarter	0
Above Grade Finished Area	1,998
Below Grade Finished Area	0
Total Finished Area	1,998
List $/SqFt Fin Total	$375.33
Total Area	2,614
Lot Size Acres	0.70
Lot Size Square Feet	30,492
Footprint	

Directions Please follow GPS

Public Remarks Welcome to Kingston's charming Historic District, where quintessential New England character meets a truly unique opportunity! Ideally situated with fabulous proximity to local restaurants, shops and amenities, this lakefront property offers incredible versatility for an owner-occupant, investor or entrepreneur. The main residence features 2 bedrooms and 1.5 baths, while a spacious 1,313-square-foot, 1-bedroom apartment provides additional living or income potential over the commercial building. The first floor of the adjacent building has 1,750 square feet of commercial space with 3 bathrooms, creating an exceptional opportunity to live, work and invest all in one location. The lower level of the commercial building ALSO has a valuable 1,750 square foot multi-functional storage space. Attached to the home is a two-story barn featuring a sliding door for parking, workshop use or terrific storage, plus additional storage space below. Set along well-traveled Church Street, a quintessential New England country road, the property combines historic charm with excellent visibility- ideal for a small business or professional use. Whether you're looking for a distinctive place to call home, an investment opportunity, or the convenience of living where you work, this one-of-a-kind Kingston property offers possibilities rarely found in one location. Commercial listing MLS# 5108249

STRUCTURE

Property Condition Existing
Construction Materials Wood Frame, Vinyl Siding
Roof Asphalt Shingle
Foundation Details Brick

Estimated Completion Date

List $/SqFt Fin ABV Grade	$375.33
Above Grade Finished Area Source	Public Records
Above Grade Unfinished Area	0
Above Grade Unfinished Area Source	
Below Grade Finished Area Source	
Below Grade Unfinished Area	616
Below Grade Unfinished Area Source	Public Records
Total Below Grade Area	
Total Below Grade Area Source	

Basement Yes
Basement Access Type Interior
Basement Description Bulkhead, Concrete Floor, Crawl Space, Exterior Stairs, Interior Stairs
Garage Yes
Garage Capacity 1

ROOM TYPE	DIMENSIONS / LVL	ROOM TYPE	DIMENSIONS / LVL	ROOM TYPE	DIMENSIONS / LVL

LOT & LOCATION

Development / Subdivision

Owned Land
Common Land Acres
ROW Length
ROW Width
ROW Parcel Access
ROW to other Parcel

School District Sanborn Regional
Elementary School Daniel J. Bakie School
Middle/Jr School Sanborn Regional Middle School
High School Sanborn Regional High School
Lot Features Landscaped, Level
Zoning Description Historic District

Waterfront Property Yes
Water View Yes
Water Body Access Yes
Water Body Name Greenwood Pond
Water Body Type Lake
Water Frontage Length
Water Access Details Directly Adjoining
Waterfront Property Rights Exclusively Owned
Water Body Restrictions Unknown

Road Frontage Yes
Road Frontage Length 125
Road Frontage Type Public

UTILITIES

Heating Steam, Boiler
Cooling None
Water Source Private
Sewer Private
Electric Circuit Breaker(s)

Utilities Cable Available
Internet Fiber Optic Internt Avail, Cable Internet
Fuel Company
Electric Company Unitil
Water Company
Cable Company
Phone Company
Internet Service Provider

FEATURES

Flooring Carpet, Vinyl, Vinyl Plank
Exterior Features Deck, Porch
Driveway Paved
Parking Features Driveway

Appliances Electric Range

CONDO -- MOBILE -- AUCTION INFO

Condo Name
LmtComArea
Condo Fees

Bldng#
UntPerBldg

Auction Date
Auction Time
Auctioneer Name
Auctioneer License Number
Auction Price Determnd By

Mobile Park Name
Mobile Make
Mobile Model Name
MobileSer#

Mobile Anchor
Mobile Co-Op
Mobile Park Approval
Mobile Must Move

DISCLOSURES

Fee
Fee 2
Fee 3

Special Listing Condition None
Planned Unit Development
Rented
Rental Amount

Exclusions

Flood Zone No
Seasonal No
Easements
Covenants No
Resort

Right of First Refusal

Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type

Surveyed Unknown
Surveyed By

PUBLIC RECORDS

DeedRecTy Warranty
Total Deeds
Deed Book 6492
Deed Page 897
Deed 2 Book
Deed 2 Page
PlanSurv#
Property ID
Zoning HD1AQ

Map U10
Block 00
Lot 16
SPAN#
Tax Class
Tax Rate
PropTaxRel
Land Gains
AssmntYr
AssmntAmt
SpecAssmt

POWER PRODUCTION

PrdType
PrdOwner
MountType
Mount Loc
PrdSize
InstallYr
PrdAnnual
AnnStatus
PrdVerSrc

PrdType2
PrdOwner2
MountType2
Mount Loc2
PrdSize2
InstallYr2
PrdAnnual2
AnnStatus2
PrdVerSrc2

HOME PERFORMANCE INDICATORS

Green Verificatn Body 2
Green Building Verification Type 2
Green Verificatn Year 2
Green Verificatn Rating 2
Green Verificatn Metric 2
Green Verificatn Status 2
Green Verificatn NewCon 2
Green Verification Source 2
Green Verificatn URL 2

Green Verification Body
Green Building Verification Type
Green Verification Year
Green Verification Rating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

Green Verificatn Body 3
Green Building Verification Type 3
Green Verificatn Year 3
Green Verificatn Rating 3
Green Verificatn Metric 3
Green Verificatn Status 3
Green Verification Source 3
Green Verificatn NewCon 3
Green Verificatn URL 3

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Property Address 14 Church St.
Kingston NH 03848

NH CIBOR

Mandatory New Hampshire Real Estate Disclosure & Notification Form

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

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

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

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

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

WATER SUPPLY SYSTEM
Type: WELL
Location: BACK OF HOUSE
Malfunctions: NO
Date of Installation: UNKNOWN
Date of most recent water test: NONE
Problems with system: NO

SEWERAGE DISPOSAL SYSTEM
Size of Tank: 4 BEDROOM
Type of system: TANK W/ LEACH FIELD
Location: FRONT OF PROPERTY
Malfunctions: NONE
Age of system: UNKNOWN
Date most recently serviced:
Name of Contractor who services system:

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Property Address 14 Church St.
Kingston NH 03848

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

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

Location(s): _____
Type: UNKNOWN

4) LEAD PAINT: Was the property construction prior to 1978 and is the Property or any part of the Property used for residential dwelling(s) or special uses that would require the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards form under federal law?
Yes ☑ No ☐
If yes, has the Federal Lead Addendum been attached? And has the Federal pamphlet been delivered.
Yes ☑ No ☐

5) METHAMPHETAMINE PRODUCTION: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g)
Yes ☐ No ☑

If Yes, please explain: _____

6) SITE ASSESSMENT ON WATERFRONT PROPERTY:
Does the Property use a septic disposal system?
Yes ☑ No ☐
If yes, is a Site Assessment Study for "Developed Waterfront" required pursuant to RSAs 485-A:2 and 485-A:39?
Yes ☑ No ☐

If yes, has the SELLER engaged a permitted subsurface sewer or waste disposal system designer to perform a sire assessment study to determine if the site meets the current standards for septic disposal systems established by the Department of Environmental Services?
Yes ☐ No ☐

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

Yes ☐ No ☑
If the property is a condominium, BUYER has the right to obtain the information in RSA 356 - B58 I from the condominium unit owners' association. Such information shall include a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of the amount of monthly and annual fees, and any special assessments made within the last 3 years.

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Property Address 14 Church St.
Kingston NH 03848

8) RENEWABLE ENERGY IMPROVEMENTS
Is this property subject to a Public Utility Tariff Pursuant to RSA 374:61?
Yes ☐ No ☑ Unknown ☐

If yes than SELLER shall disclose, if known:
Remaining Term: _____
Amount of Charges: _____

Any Estimates or Documentation of the Gross or Net Energy or Fuel Savings _____

9) SELLER LICENSEE
Pursuant to RSA 331 A:26 XXII, is the Seller (or any owner, direct or indirect) of this property a real estate licensee in the state of New Hampshire:
Yes (No)

10) ASBESTOS DISPOSAL: Does Property include an asbestos disposal site?
Yes ☐ No ☑ Unknown ☐
If yes, then disclosure is required pursuant to RSA 141-E:23.

11) PROPERTY ADDRESS:

Address: _____

Unit Number (if applicable): _____

Town: _____

TRUSTEE
SELLER — 9/5/26 Date

SELLER — 9/5/26 Date

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

BUYER — Date

BUYER — Date

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The Merrill Bartlett Group, 153 Main St Kingston NH 3848 Phone: (603)642-5171 Fax:
Karen Lumnah
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

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

REALTOR® EQUAL HOUSING OPPORTUNITY

New Hampshire Association of REALTORS® Standard Form

1. **SELLER:** M and M Real Estate Trust
2. **PROPERTY LOCATION:** 14 Church St. Kingston, NH 03848
3. **GENERAL INFORMATION:**
   a. Number of city/town approved units: 1
   b. Number and type of appliances included in sale: NONE
   c. Number and location of washer / dryer hookups: 1, BATHROOM
   d. Number and type of electrical service entrances: _____
   e. Number and type of heating systems (note ages): Electric BASEBOARD
   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 BEDROOM, LIVINGROOM, KITCHEN, HALLWAY 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
							☐ H ☐ HW ☐ E ☐ W ☐ S	☐ H ☐ HW ☐ E ☐ W ☐ S
							☐ H ☐ HW ☐ E ☐ W ☐ S	☐ H ☐ HW ☐ E ☐ W ☐ S
							☐ H ☐ HW ☐ E ☐ W ☐ S	☐ H ☐ HW ☐ E ☐ W ☐ S
							☐ H ☐ HW ☐ E ☐ W ☐ S	☐ H ☐ HW ☐ E ☐ W ☐ S
							☐ H ☐ HW ☐ E ☐ W ☐ S	☐ H ☐ HW ☐ E ☐ W ☐ S
							☐ H ☐ HW ☐ E ☐ W ☐ S	☐ H ☐ HW ☐ E ☐ W ☐ S
							☐ H ☐ HW ☐ E ☐ W ☐ S	☐ H ☐ HW ☐ E ☐ W ☐ S
							☐ H ☐ HW ☐ E ☐ W ☐ S	☐ H ☐ HW ☐ E ☐ W ☐ 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? _____

Comments: Apartment has never been occupied, new space (new apartment)

SELLER(S) INITIALS _____ / _____ **BUYER(S) INITIALS** _____ / _____

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

New Hampshire Association of **REALTORS®** Standard Form

PROPERTY LOCATION: 14 Church St. Kingston, NH

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

6. **EXPENSE INFORMATION:**
   a. Annual real estate taxes and year: _____
   b. Annual hazard insurance: _____
   c. Annual snow removal expense: _____
   d. Annual lawn mowing, yard maintenance expense: _____
   e. Annual fuel consumption paid by landlord: # Gallons, cu.ft: _____ Cost: _____
   f. Annual electric costs paid by landlord: _____
   g. Annual trash removal expense: _____
   h. Water/Sewer Expenses: _____
   i. Other expenses: _____

7. **ADDITIONAL INFORMATION:**
   a. Attachment regarding expenses, rents, lease information or additional information? ☐ Yes ☐ No
   b. Additional comments:

APARTMENT IS NEW, NEVER OCCUPIED

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.

SELLER	DATE	SELLER	DATE
[signature] RUSSELL	9/5/26	[signature]	9/5/26

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

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NOTIFICATION TO OWNERS, BUYERS, AND TENANTS REGARDING ENVIRONMENTAL MATTERS

REALTOR® EQUAL HOUSING OPPORTUNITY

It is essential that all parties to real estate transactions be aware of the health, liability, and economic impact of environmental factors on real estate. Broker does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients and/or customers to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCBs, and other contaminants or petrochemical products stored in underground tanks), or other undesirable materials or conditions are present at the property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the property or other properties.

Various laws and regulations have been enacted at the federal, state, and local levels dealing with the use, storage, handling, removal, transport, and disposal of toxic or hazardous wastes and substances. Depending upon past, current, and proposed uses of the property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If hazardous or toxic substances exist or are contemplated to be used at the property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

RECEIVED BY:

TRUSTEE

NAME _____ DATE 9/5/26

NAME _____ DATE 9/5/24

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PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form

REALTOR® EQUAL HOUSING OPPORTUNITY

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:** M and M Real Estate Trust
2. **PROPERTY LOCATION:** 14 Church St. Kingston NH 03848
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☑ Yes ☐ No
4. **SELLER:** ☑ has ☐ has not occupied the property for 3 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 POINT

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

c. USE: Number of persons currently using the system: 2
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
Tank Size _____ Gal. ☐ Unknown ☐ Other
Tank Type ☐ Concrete ☐ Metal ☐ Unknown ☐ Other
Location: NEXT TO DRIVEWAY ☐ 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 _____ / _____ BUYER(S) INITIALS _____ / _____

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PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form

REALTOR® EQUAL HOUSING OPPORTUNITY

TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 14 Church St. Kingston NH 03848

d. LEACH FIELD: ☑ Yes ☐ No ☐ Other
IF YES, Location: NEXT TO DRIVEWAY 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. INSULATION

LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
Attic or Cap	☐	☐	☐			☐
Crawl Space	☐	☐	☑			☐
Exterior Walls	☐	☐	☑			☐
Floors	☐	☐	☑			☐
	☐	☐	☐			☐

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: BASEMENT

c. RADON/AIR - **Current or previously existing:**
Has the property been tested? ☐ Yes ☐ No ☑ Unknown
If YES: Date: By:
Results: If app
Has the property been tested since remedial steps? ☐ Yes ☐ No
Are test results available? ☐ Yes ☐ No
Comments:

SELLER(S) INITIALS / BUYER(S) INITIALS /

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PROPERTY LOCATION: 14 Church St. Kingston NH 03848

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: PRIOR OWNER
Are you aware of any cracking, peeling, or flaking lead-based paint? ☐ Yes ☐ No
Comments: FULLY MITIGATED

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: VETERAN EXEMPTION

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? Historic Aquif

i. Heating System Age: 2019 Type: Steam Fuel: Oil Tank Location: Basement
Owner of Tank: Self
Annual Fuel Consumption: _____ Price: _____ Gallons: _____
Date system was last serviced and by whom? _____
Secondary Heat Systems: _____
Comments: _____

j. Roof Age: 8yrs Type of Roof Covering: Asphalt Shingle
Moisture or leakage: none
Comments: _____

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

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PROPERTY LOCATION: 14 Church St. Kingston NH 03848

k. Foundation/Basement: ☐ Full ☑ Partial ☐ Other: _____ ☐ Type: _____
Moisture or leakage NONE
Comments: _____

l. Chimney(s) How Many? 1 Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____

m. Plumbing Type: COPPER / PVC Age: _____
Comments: _____

n. Domestic Hot Water: Age: _____ Type: ELECTRIC Gallons: 40

o. Electrical System: # of Amps 100 ☑ 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: WINDOW Age: _____ Date Last Serviced and by whom: _____
Comments: _____

t. Pool: Age: _____ Heated: ☐ Yes ☐ No Type: _____ Last Date of Service: _____
By Whom: _____

u. Generator: Portable: ☐ Yes ☑ No Whole House: ☐ Yes ☑ No Kw/Size: _____ Last Date of Service: _____
If Portable: ☐ Included ☐ Negotiable
Comments: _____

v. Internet: Type Currently Used at Property: _____

w. Other (e.g. Alarm System, Irrigation System, etc.) _____
Comments: _____

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 _____ / _____ BUYER(S) INITIALS _____ / _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 14 Church St. Kingston NH 03848

10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?
☐ Yes ☐ No

b. ADDITIONAL COMMENTS:

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.

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE *KNOWN* INFORMATION TO BUYER(S).

SELLER Trustee DATE 9/5/26

SELLER DATE 9/5/26

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

SELLER(S) INITIALS _____ / _____

BUYER(S) INITIALS _____ / _____

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

REALTOR® EQUAL HOUSING OPPORTUNITY

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: 14 Church St, Kingston, NH 03848

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) ☐ 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.

Seller TRUSTEE	Date 9/8/26	Seller	Date 9/8/26
Purchaser	Date	Purchaser	Date
Agent	Date 9/8/26	Agent	Date

Additional Property Included

Property Address: 14 CHURCH ST.

The Merrill Bartlett Group
REAL ESTATE

APPLIANCES	Incl.	Excl.	N/A	Negotiable	LOCATION and/or ADDITIONAL EQUIPMENT & NOTES
Dishwasher			✓		
Dryer	✓				
Microwave		✓			
Range (Stove)	✓				
Refrigerator	✓				
Trash Compactor			✓		
Washer	✓				
Wine Cooler			✓		
INTERIOR					
Blinds	✓				
Curtains			✓		
Curtain/Drape Rods & Hardware			✓		
C/Vac Attachments			✓		
Drapes			✓		
Electronics			✓		
Exercise Equip.			✓		
Fireplace Screen			✓		
Fireplace Tools			✓		
Light Fixtures	✓				
Pool Table			✓		
Portable A/C units		✓			
TV Mounting Equip			✓		
Sound sys./Speakers			✓		
Wood/Pellet/Gas Stove			✓		
Workbenches		✓			
EXTERIOR					
Above Ground Pool			✓		
Bird Feeders			✓		
Generator			✓		
Hot Tub			✓		
Lawn Equipment			✓		
Lawn Ornaments		✓			
Outbuildings			✓		
Plantings	✓				
Pool Equipment			✓		
Shrubs	✓				
Swing Set			✓		
Trash Bins	✓				Quantity:
Recycling Bins	✓				Quantity:

SELLER: [signature] TRUSTEE Date: 9/5/26 SELLER: [signature] Date 9/6/26

BUYER: _____ Date: _____ BUYER: _____ Date _____

E # 23019056 06/30/2023 02:37:09 PM
Book 6492 Page 897 Page 1 of 2
Register of Deeds, Rockingham County

Cathy Ann Stacey

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

WARRANTY DEED

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

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

WITH WARRANTY COVENANTS:

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

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

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

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

This is not homestead property.

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

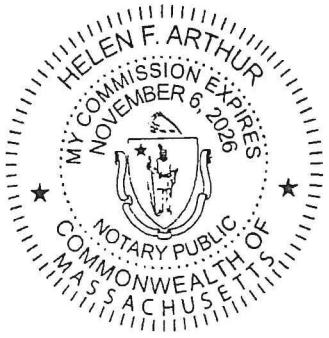
Helen F. Arthur

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

COMMONWEALTH OF MASSACHUSETTS
Essex , ss.

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

Helen F. Arthur
Notary Public
My commission expires: 11/6/2026



Town of Kingston Print Now

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

General

Valuation	
Building Value:	$216,300
Features:	$0
Taxable Land:	$163,500
Card Value:	$379,800
Parcel Value:	$662,300

Listing History

List Date	Lister
05/03/2024	BGPM
08/22/2023	KL
03/23/2021	DRBP
07/31/2020	JSBP
12/10/2015	KCM

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

History Of Taxable Values

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

Sales

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

Land

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

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

Building

1.75 STORY FRAME COMMERCIAL Built In 1950

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

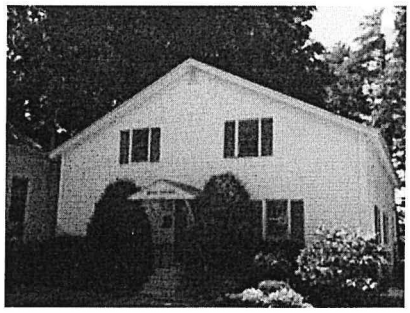
Depreciation

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

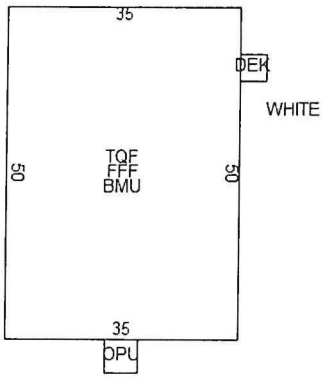
Features

There Are No Features For This Card

Photo



Sketch



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

Printed on 09-03-26

Town of Kingston Print Now

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

General

Valuation	
Building Value:	$266,900
Features:	$15,600
Taxable Land:	$0
Card Value:	$282,500
Parcel Value:	$662,300

Listing History

List Date	Lister
10/23/2003	BW X

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

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2025	$483,200	$15,600	$163,500	Cost Valuation	$662,300
2024	$483,200	$15,600	$163,500	Cost Valuation	$662,300
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2009	$259,600	$8,200	$155,000	Cost Valuation	$422,800
2008	$259,600	$8,200	$155,000	Cost Valuation	$422,800
2007	$260,700	$8,200	$104,000	Cost Valuation	$372,900
2006	$260,700	$8,200	$104,000	Cost Valuation	$372,900

Sales

There Are No Sales For This Card

Land

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

Building

2.00 STORY FRAME FARM HOUSE Built In 1895

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

Depreciation

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

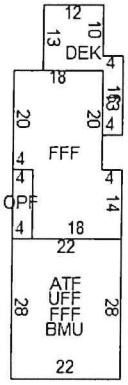
Features

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

Photo



Sketch



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

Printed on 09-03-26

UTILITY INFORMATION

The Merrill Bartlett Group
REAL ESTATE

Address of Property: 14 Church St. Kingston NH 03848

Sellers Name(s): M and M Real Estate Trust

COMPANY	PHONE NUMBERS
Telephone Company:	
Cable/Internet Company: XFINITY	
Electric Company: UNITIL	
Propane/Oil Company(s): HAFFNERS	
Sewer/Water Companies:	
Condo Association Contact:	
Trash Service: WASTE MANAGEMENT Pick up schedule/information? THURSDAY AM	
Recycling Service: EVERY OTHER THURS. Pick up schedule/information?	

SCHOOL CONTACTS	
Elementary:	
Elementary:	
Middle School:	
High School:	

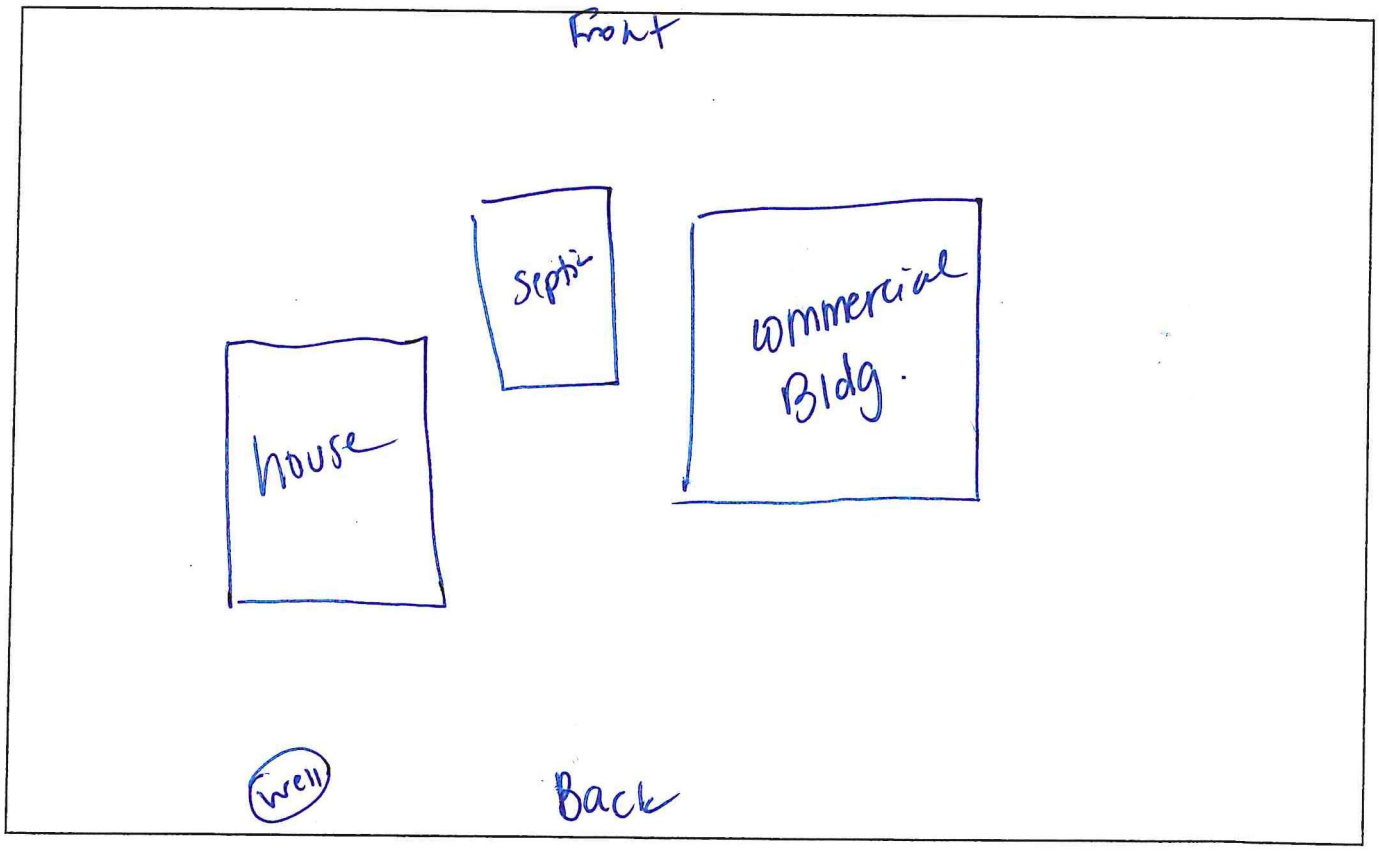
The Merrill Bartlett Group
REAL ESTATE

LOCATION SKETCH

(Septic and Well)

Seller(s) Name: Mana M Real Estate Trust

Property Address: 14 Church St. Kingston NH



Please indicate the location, in relation to your house, of:

Well, septic, and leach field
Boundaries (if known)
Buried fuel tanks (if applicable)

Town of Kingston, New Hampshire

Printed on 08/30/2026

Displaying results for Invoice: 2025P01025607.
Data last updated on Aug 26 2026.
Due amounts reflect interest as of 8/30/2026.

Invoice Number: 2025P01025607

Print Now

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

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

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

Transaction Detail

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

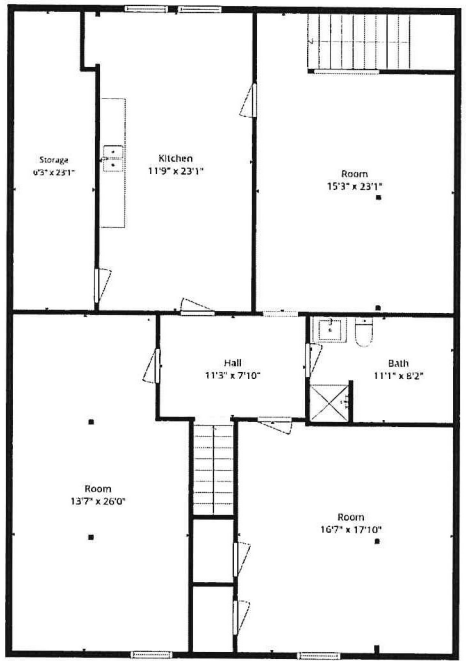
Close

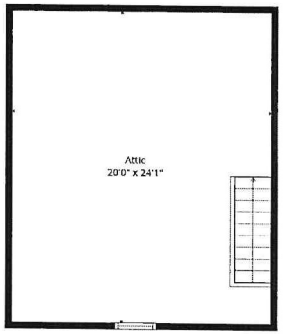


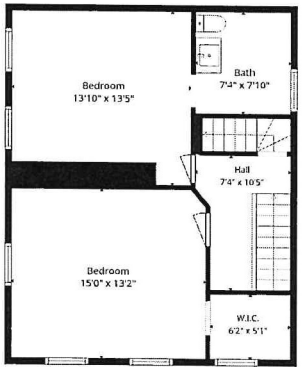
Total: 5552 sq. ft

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

Measurements Deemed Highly Accurate, Actual May Vary

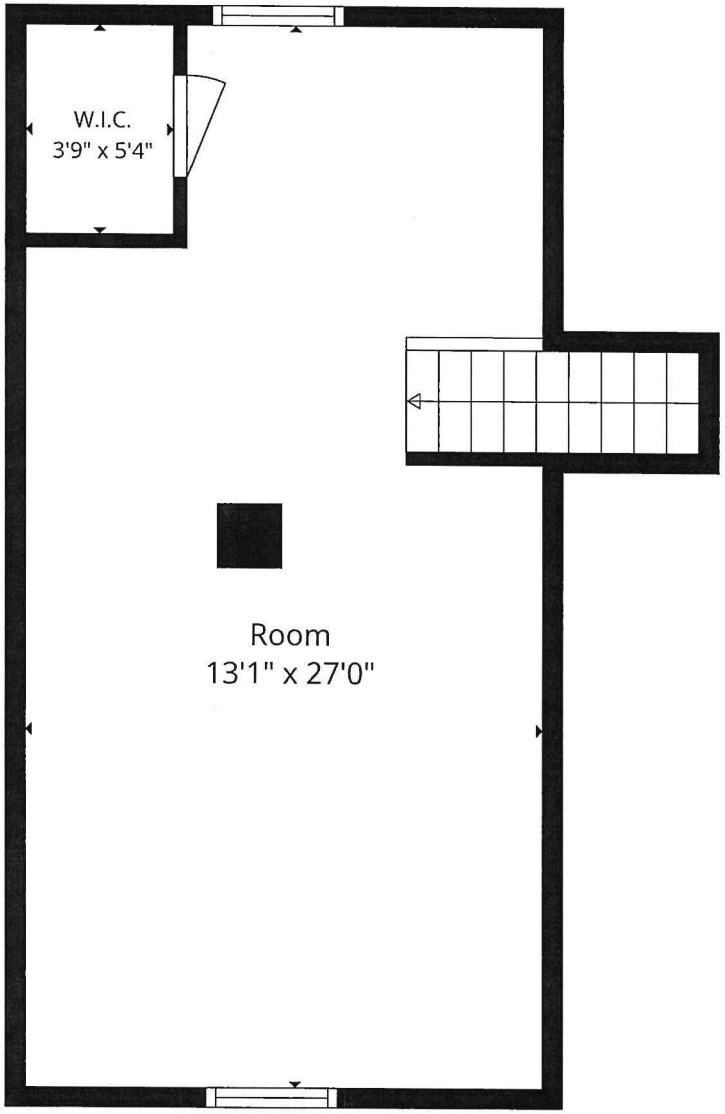






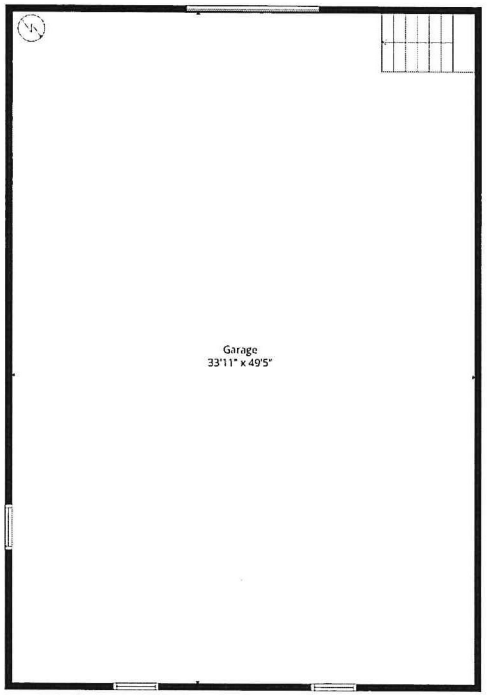
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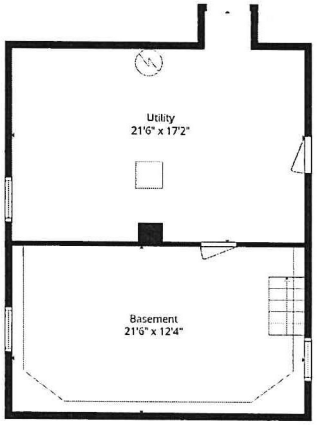
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Measurements Deemed Highly Accurate, Actual May Vary

For fishing regulation information, please refer to the NHFGD Freshwater Fishing Digest.

Contact: NHFGD Inland Fisheries Division, Concord
E-mail: fish@wildlife.nh.gov Phone: 603-271-2501

GREENWOOD POND
Kingston

FISHERY: Warmwater **ACRES: 50**

TROPHIC LEVEL: MESO

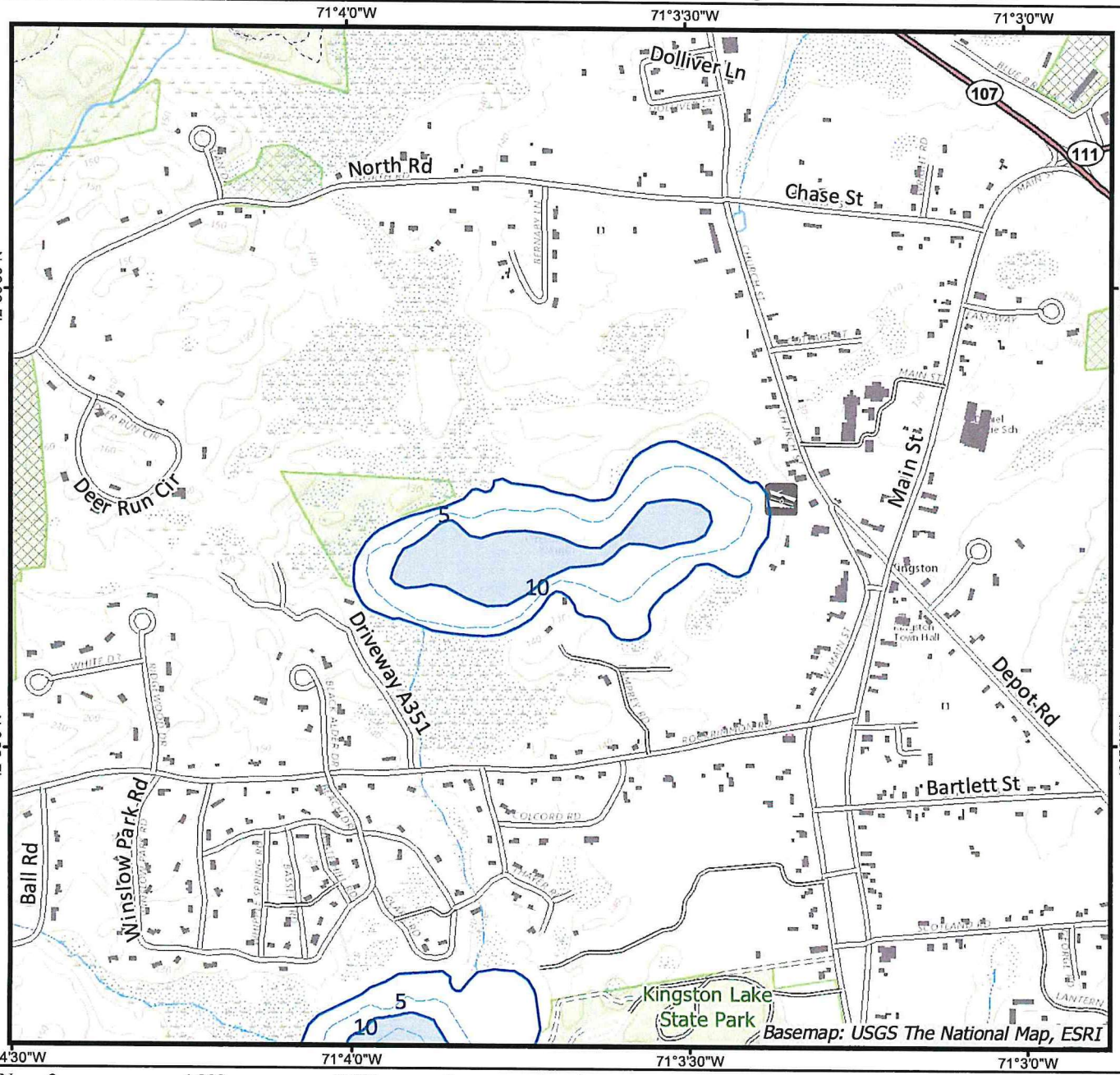
AVG. DEPTH: 7 **MAX. DEPTH: 12**

SPECIES: SMB,LMB,ECP,BBH,BC,YP

ADDITIONAL INFO:

ACCESS: Town Access

Please contact NH Dept of Safety, Marine Patrol for info. on water body/boat/motor restrictions: (603) 293-2037 www.nh.gov/safety



Access site to Public Waters

- Cartop
- Shorebank
- Ramp

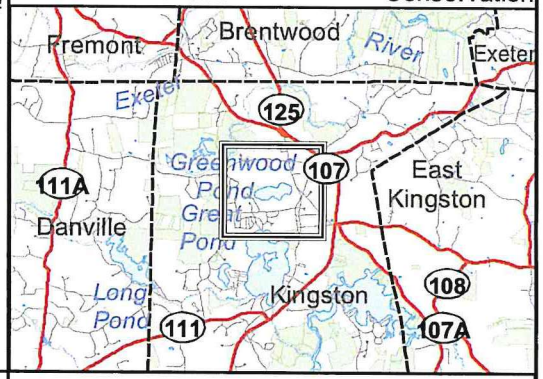
Water access data: NH Office of Planning and Development

Bathymetry depth in feet, if available

Bathymetry data provided by the NH Dept. of Environmental Services, Watershed Mgt Bureau

- Town boundary
- Primary Route
- Road or Street
- Trail or other
- Stream or Shoreline
- Surface Water
- Wetland
- Conservation or Public land
- Restricted Access Conservation
- Cleared
- Forest
- Contour
- Building

Source: USGS



N

0 1,000 2,000 Feet

0 0.2 0.4 Miles

Base map data from NH GRANIT at Earth Systems Research Center (UNH) and Open Street Map contributors. UNH, NH Fish & Game and cooperating agencies make no claim as to the validity or reliability or to any implied uses of these data. Not intended for navigation. Map prepared: June 2023

Directions: Church St

an official New Hampshire government website

NH Community Profiles

ELMI Economic + Labor Market Information Bureau

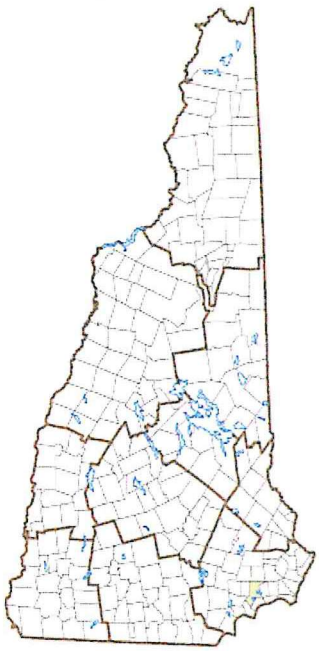
New Hampshire Employment Security

Community Profile

By Geography >> City/Town >> Kingston

Kingston, NH

Print



Community Contact	**Town of Kingston** **Robin Carter, Select Board Administrator** **163 Main Street, PO Box 716** **Kingston, NH 03848**
Telephone	**(603) 642-3342**
Fax	**(603) 642-4108**
E-mail	**rcarter@kingstonnh.org**
Web Site	**www.kingstonnh.org**
Municipal Office Hours	**Select Board Office: Monday-Thursday 8-4, Friday 8-12; Town Clerk/Tax Collector: Monday 8-7, Tuesday-Thursday 8-4**
County	**Rockingham County**
Labor Market Area	**Rockingham County-Strafford County, NH Metropolitan Division**
Tourism Region	**Seacoast Region**
Planning Commission	**Rockingham Planning Commission**
Regional Development	**Regional Economic Development Corp.**
Election Districts	
US Congress	**District 1**
Executive Council	**District 3**
State Senate	**District 23**
State Representative	**Rockingham County Districts 14, 34**

Incorporated: 1694

Origin: Kingston was the fifth town to be established in New Hampshire, and its charter was issued in 1694. The establishment of settlements was made possible by peace treaties with the Indians following King William's War, during the reign of William and Mary. This settlement, known as King's-Town, was probably named by residents who had come from Kingston, Massachusetts. Kingston was home to Dr. Josiah Bartlett, ""president"" of the state from 1790 to 1794, delegate to the Continental Congress, first signer of the Declaration of Independence, and founder of the New Hampshire Medical Society.

Villages and Place Names: South Kingston, West Kingston, Carriage Towne

Population, Year of the First Census Taken: 906 residents in 1790

Population Trends: Population change for Kingston was 2,182 over 44 years, from 4,111 in 1980 to 6,293 in 2024. The largest decennial percent change was a 35 percent increase between 1980 and 1990. The 2024 Census estimate for Kingston was 6,293 residents, which ranked 56th among New Hampshire's incorporated cities and towns.

Population Density and Land Area: 2023 (*US Census Bureau*): 316.6 persons per square mile of land area. Kingston contains 19.9 square miles of land area and 1.2 square miles of inland water area.

Municipal Services

Type of Government	**Selectmen**
Budget: Municipal Appropriations, 2025	**$9,967,369**
Budget: School Appropriations, 2024-2025	**$40,222,033**
Zoning Ordinance	**1955/17**
Master Plan	**2013**
Capital Improvement Plan	**Yes**
Industrial Plans Reviewed By	**Planning Board/Bldg Inspector**

Boards and Commissions

Elected: **Budget; Selectmen; Planning; Library; Checklist; Trust Funds; Zoning**

Appointed: **Conservation; Highway Safety; Historic District; Historical Museum; Kingston Days; Recreation; Heritage**

Public Library **Nichols Memorial**

Emergency Services

Police Department	**Full & part-time**
Fire Department	**Full & part-time**
Emergency Medical Service	**Part-time**

Nearest Hospital(s)	Distance	Staffed Beds
Exeter Hospital, Exeter	**8 miles**	**100**

Utilities

Electric Supplier	**Unitil; NH Electric Coop**
Natural Gas Supplier	**None**
Water Supplier	**Private wells**
Sanitation	**Private septic**
Municipal Wastewater Treatment Plant	**No**
Solid Waste Disposal	
Curbside Trash Pickup	**Municipal**
Pay-As-You-Throw Program	**No**
Recycling Program	**Voluntary**
Telephone Company	**Consolidated Communications**
Cellular Telephone Access	**Yes**
Cable Television Access	**Yes**
Public Access Television Station	**Yes**
High Speed Internet Service: Business	**Yes**
High Speed Internet Service: Resident	**Yes**

Property Taxes *(NH Dept. of Revenue Administration)*

2024 Total Tax Rate	**$16.61**
2024 Equalization Ratio	**91.3**
2024 Full Value Tax Rate (per $1000 of value)	**$15.01**

2024 Percent of Local Assessed Valuation by Property Type

Residential Land and Buildings	**85.6%**
Commercial Land and Buildings	**9.8%**
Public Utilities, Current Use, and Other	**4.7%**

Housing *(ACS 2020-2024)*

Total Housing Units	**2,802**
Single-Family Units, Detached or Attached	**2,335**
Units in Multiple-Family Structures:	
Two to Four Units in Structure	**113**
Five or More Units in Structure	**330**
Mobile Homes and Other Housing Units	**24**

Population (1-Year Estimates/Decennial) *(US Census Bureau)*

Total Population	Community	County
2024	**6,298**	**322,001**
2020	**6,204**	**314,176**
2010	**6,024**	**295,223**
2000	**5,875**	**277,359**
1990	**5,563**	**245,845**
1980	**4,111**	**190,345**

Demographics **American Community Survey** *(ACS 2020-2024)*

Population by Gender

Male **2,872** Female **3,403**

Population by Age Group

Under Age 5	**98**
Age 5 to 19	**856**
Age 20 to 34	**968**
Age 35 to 54	**1,126**
Age 55 to 64	**1,680**
Age 65 and over	**1,547**
Median Age	**55.5 years**

Educational Attainment, population age 25 or older	**4,999**
High school graduation or higher	**95.8%**
Bachelor's degree or higher	**35.1%**

Income, Inflation Adjusted $ *(ACS 2020-2024)*

Per Capita Income	**$59,354**
Median Family Income	**$140,665**
Median Household Income	**$105,330**

Median Earnings, full-time, year-round workers

Male	**$81,115**
Female	**$57,500**

Individuals below poverty level	**2.1%**

Labor Force *(NHES - ELMI)*

Annual Average	2014	2024
Civilian Labor Force	**3,556**	**3,648**
Employed	**3,356**	**3,547**
Unemployed	**200**	**101**
Unemployment rate	**5.6%**	**2.8%**

Employment & Wages *(NHES-ELMI)*

Annual Average Covered Employment	2014	2024
Good-Producing Industries		
Average Employment	**133**	**143**
Average Weekly Wage	**$1,043**	**$1,299**
Service-Providing Industries		
Average Employment	**1,095**	**1,056**
Average Weekly Wage	**$654**	**$1,153**
Total Private		
Average Employment	**1,228**	**1,198**
Average Weekly Wage	**$697**	**$1,170**
Government (Federal, State, Local)		
Average Employment	**315**	**321**
Average Weekly Wage	**$816**	**$1,078**
Total, Private Industry plus Government		
Average Employment	**1,543**	**1,519**
Average Weekly Wage	**$721**	**$1,151**

If "n" appears, data do not meet disclosure standards.

Education and Child Care

NH Department of Education, 2024

Schools Students Attend: **Grades K-12 are part of Sanborn Regional (Kingston, Newton)**
District: **SAU 17**
Career Technology Center: **Seacoast School of Technology**

Educational Facilities(includes Charter Schools)	Elementary	Middle/Junior High	High School	Private/Parochial
Number of Schools	**1**	**1**	**1**	
Grade Levels	**P K 1-2**	**6-8**	**9-12**	
Total Enrollment	**269**	**251**	**448**	

Nearest Community/Technical College: **Great Bay**
Nearest College or Universities: **University of NH; Northern Essex (MA)**

2024 NH Licensed Child Care Facilities (DHHS-Bureau of Child Care Licensing) Total Facilities: **3** Capacity: **118**

Largest Businesses	**Product/Service**	**Employees**	**Established**
Sanborn Regional School District	Education	351	1966
Town of Kingston	Municipal services	148	1694
Northland Forest	Lumber	45	1970
Partners Bank	Banking services	12	1973
Landscapers Depot	Landscaping center	50	1993
All-American Assisted Living	Senior Living	64	2019

Employer Information Supplied by Municipality

Transportation

Road Access US Routes:
State Routes: **107, 107A, 111, 125**
Nearest Interstate/Exit: **I-495 (MA), Exit 51**
Distance: **10 miles**

Railroad **Yes**
Public Transportation **No**

Nearest Public Use Airport, General Aviation
Hampton Airfield Runway **2,100 ft. turf**
Lighted? **Yes** Navigation Aids? **No**

Nearest Airport With Scheduled Service
Manchester-Boston Regional Distance **30 miles**
Number of Passenger Airlines Serving Airport **4**

Driving distance to select cities: AAA - http://triptik.aaa.com
Manchester, New Hampshire **29 miles**
Portland, Maine **75 miles**
Boston, Massachusetts **46 miles**
New York City, New York **245 miles**
Montreal, Quebec, Canada **284 miles**
(distances estimated from city/town hall)

Commuting To Work

(ACS 2020-2024)

Workers 16 years of age and over
Drove alone, car/truck/van: **78.1%**
Carpooled, car/truck/van: **5.4%**
Used Public Transportation: **0.0%**
Walked: **0.0%**
Traveled by other means: **0.7%**
Worked at home: **15.7%**
Mean Travel Time to Work: **34.0 minutes**

Work in community of residence: **23.4%**
Commute to other NH community: **47.6%**
Commute out-of-state: **29.0%**

Recreation, Attractions, Events

- **X** Municipal Parks
- **X** YMCA/YWCA
- Boys Club/Girls Club
- **X** Golf Courses
- Swimming: INDOOR FACILITY
- Swimming: OUTDOOR FACILITY
- Tennis Courts: Indoor Facility
- **X** Tennis Courts: Outdoor Facility
- Ice Skating Rink: Indoor Facility
- Bowling Facilities
- **X** Museums
- Cinemas
- **X** Performing Arts Facilities
- **X** Tourist Attractions
- **X** Youth Organizations (ie Scouts and 4-H)
- **X** Youth Sports: Baseball
- **X** Youth Sports: Soccer
- **X** Youth Sports: Football
- **X** Youth Sports: Basketball
- Youth Sports: Hockey
- **X** Campgrounds
- **X** Fishing/Hunting
- **X** Boating/Marinas
- **X** Snowmobile Trails
- **X** Bicycle Trails
- **X** Cross Country Skiing
- **X** Beach or Waterfront Recreation Areas
- **X** Overnight or Day Camps

Nearest Ski Areas: **McIntyre**

Other: **Historical Buildings; Kingston State Beach; Kingston Days; Town Forests; Renaissance Fair; Craft Fairs; Farmers' Market**

Economic & Labor Market Information Bureau, NH Employment Security, October 2025. Community Response Received **6/5/26**

All information regarding the communities is from sources deemed reliable and is submitted subject to errors, omissions, modifications, and withdrawals without notice. No warranty or representation is made as to the accuracy of the information contained herein. Specific questions regarding individual cities and towns should be directed to the community contact.