

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:** David H. Duval Trustee/David H. Duval Rev Trust

2. **PROPERTY LOCATION:** 265 Village Rd Freedom NH 03836

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

4. **SELLER:** has has not occupied the property for 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: Cupola Date of Installation: 2024
What is the source of your information?

c. **USE:** Number of persons currently using the system: 4
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 1250 Gal. Unknown Other
Tank Type Concrete Metal Unknown Other
Location: Front Yard Location Unknown: Date of Installation:
Date of Last Servicing: 2024 Name of Company Servicing Tank: George Padden
Have you experienced any malfunctions? Yes No
COMMENTS:

SELLER(S) INITIALS DHD

BUYER(S) INITIALS

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- 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. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	☒	☐	☐	Fiber	123012	
	Crawl Space	☒	☐	☐	111		
	Exterior Walls	☐	☐	☒			
	Floors	☒	☐	☐	Film		

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 RHD

BUYER(S) INITIALS /

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PROPERTY LOCATION: 265 Village Rd Freedom NH 03836

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? R-1

i. Heating System Age: 2-24 Type: Hydronic Fuel: LP Tank Location: left side

Owner of Tank: Superior Electra Tele

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? N/A

Secondary Heat Systems: _____

Comments: _____

j. Roof Age: unk Type of Roof Covering: Man house metal 30+ yrs

Moisture or leakage: NO Asph/Flt Asph/Flt

Comments: _____

SELLER(S) INITIALS PKD

BUYER(S) INITIALS _____

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- k. **Foundation/Basement** ☒ Full ☐ Partial ☐ Other: crawl Type: concrete
Moisture or leakage: ↓ 11/24 ↓ Apartment
Comments: _____
- l. **Chimney(s)** How Many? 3 Lined? yes Last Cleaned: _____ Problems? no
Comments: _____
- m. **Plumbing** Type: Copper Age: _____
Comments: _____
- n. **Domestic Hot Water** Age: 2 propane Type: 5-27w Gallons: 40
2 electric
- o. **Electrical System** # of Amps 3-100 ☒ Circuit Breakers ☐ Fuses
Comments: 1-2w
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 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: spectrum
- 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 [Signature]

BUYER(S) INITIALS 1

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PROPERTY LOCATION: 265 village Rd

Freedom

NH 03836

10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

☐ Yes ☒ No

b. ADDITIONAL COMMENTS:

Central vac
Frigidation - needs pump

ACKNOWLEDGEMENTS:

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

SELLER  9-28-16

DATE

SELLER

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.

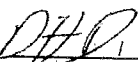
BUYER

DATE

BUYER

DATE

SELLER(S) INITIALS



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:** David H. Duval Trustee/David H. Duval Rev Trust

2. **PROPERTY LOCATION:** 267 Village Rd Freedom NH 03836

3. **GENERAL INFORMATION:**

a. Number of city/town approved units: 3

b. Number and type of appliances included in sale: 3 elec stove,

3 Fridge, 1 Dishwasher

c. Number and location of washer / dryer hookups: N/A 1 H/O

d. Number and type of electrical service entrances: 3 - 100 amp each

e. Number and type of heating systems (note ages): 2 - elec

1 - propane

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? _____

If yes, please explain: _____

j. Smoke detectors: Locations every BR + 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		
<u>1L</u>	<u>N/A</u>	<u>month to month</u>	<u>—</u>	<u>900</u>	<u>Y</u>	<u>0</u>	☒ H	☒ HW	☐ S	☐ H	☐ HW	☐ S
<u>1R</u>	<u>Y</u>	<u>5 yrs</u>	<u>1 yr</u>	<u>1100</u>	<u>Y</u>	<u>750</u>	☒ H	☒ HW	☐ S	☐ H	☐ HW	☐ S
<u>2</u>	<u>Y</u>	<u>1 yr</u>	<u>1 yr</u>	<u>850</u>	<u>Y</u>	<u>850</u>	☒ H	☒ HW	☐ S	☐ H	☐ HW	☐ S
—	—	—	—	—	—	—	☐ H	☐ HW	☐ S	☐ H	☐ HW	☐ S
—	—	—	—	—	—	—	☐ H	☐ HW	☐ S	☐ H	☐ HW	☐ S
—	—	—	—	—	—	—	☐ H	☐ HW	☐ S	☐ H	☐ HW	☐ S
—	—	—	—	—	—	—	☐ H	☐ HW	☐ S	☐ H	☐ HW	☐ S
—	—	—	—	—	—	—	☐ H	☐ HW	☐ S	☐ H	☐ HW	☐ S
—	—	—	—	—	—	—	☐ H	☐ HW	☐ S	☐ H	☐ HW	☐ 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? 0

Comments: _____

SELLER(S) INITIALS DHD

BUYER(S) INITIALS _____

MULTIFAMILY PROPERTY DISCLOSURE RIDER
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PROPERTY LOCATION: 265 Village Rd Freedom NH 03836

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

6. EXPENSE INFORMATION:

- a. Annual real estate taxes and year: _____
- b. Annual hazard insurance: \$700
- c. Annual snow removal expense: SELF
- d. Annual lawn mowing, yard maintenance expense: SELF
- e. Annual fuel consumption paid by landlord: # Gallons, cu.ft: _____ Cost: _____
- f. Annual electric costs paid by landlord: _____
- g. Annual trash removal expense: SELF
- h. Annual water/sewer expenses paid by landlord: SELF - private
- 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.

SELLER [Signature] 9-28-06 DATE SELLER _____ 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 _____

Recording Requested By:
David H. Duval
265 Freedom Village Road
Freedom, NH 03836

E # 1900172 01/08/2019 08:45:55 AM
Book 3426 Page 1044 Page 1 of 2
Register of Deeds, Carroll County

Lisa Scott

LCHIP CAA104050 25.00

When Recorded Mail To:
Amrock - Recording Department
662 Woodward Avenue
Detroit, MI 48226

3418527439
65168716
4801410

3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

This Deed is Exempt from taxation per RSA 78-B: 2 ((XXI) (3)(b)) - At the time of the transfer of title, the owner or owners of the transferor and the owner or owners of the transferee, and the respective ownership percentages of each, are identical.

David H. Duval, a married man, OF 200 Woodland Avenue, Town (City) of Manchester, Hillsborough County, State of NH, FOR CONSIDERATION PAID, grant to David H. Duval, as Trustee under the David H. Duval Revocable Trust, a New Hampshire trust created under agreement dated October 4, 2005 OF 200 Woodland Avenue, Town (City) of Manchester, Hillsborough County, State of NH, 03109,

WITH QUITCLAIM covenants, the following described real estate, situated in the Town of Freedom, County of Carroll, State of New Hampshire:

A CERTAIN TRACT OR PARCEL OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATE ON THE HIGHWAY LEADING FROM FREEDOM VILLAGE TO EFFINGHAM FALLS IN FREEDOM, COUNTY OF CARROLL, STATE OF NEW HAMPSHIRE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE HIGHWAY AT THE NORTHWEST CORNER OF LAND FORMERLY OWNED BY JOHN WOODSUM, NOW OR FORMERLY OWNED BY EVERETT PRAY; THENCE TURNING SOUTHEASTERLY AND RUNNING 11 RODS AND ONE LINK BY SAID WOODSUM LAND; THENCE TURNING NORTHEASTERLY AND RUNNING 13 RODS AND 22 LINKS TO A STAKE OR STONE SET IN THE BROOK; THENCE RUNNING TO THE HIGHWAY BEFORE MENTIONED AND BOUNDED BY SAID BROOK FROM THE STAKE OR STONE; THENCE BY SAID HIGHWAY, TO THE FIRST MENTIONED BOUNDS.

SEE ALSO BOUNDARY LINE AGREEMENT BETWEEN BENJAMIN DOLIBER AND CARROLL A. CHASE RECORDED ON JULY 25, 1988 AT BOOK 1343, PAGE 84 THE CONTENTS OF WHICH ARE INCORPORATED HEREIN BY REFERENCE.

MORE commonly known as: 265 Freedom Village Road, Freedom, NH 03836

Assessor's Parcel Number: 3-18

Prior Recorded Doc. Ref.: Deed: Recorded 1/7/2019 : Book _____
Page _____, Doc. No. 1900108

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and easements now of record, if any.

(Attached to and becoming a part of Quitclaim Deed dated: DECEMBER 31, 2018
between **David H. Duval, as Trustee under the David H. Duval Revocable Trust, a New Hampshire trust created under agreement dated October 4, 2005**, as Seller(s) and **David H. Duval, a married man**, as Purchaser(s).)

I/We release to said grantee(s) all interests therein EXCEPTING rights of homestead.


David H. Duval

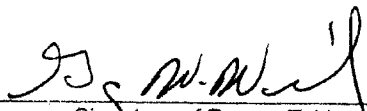
STATE OF NH)

COUNTY OF Hillsborough) ss

The foregoing instrument was acknowledged before me this 31 day of December,
20 18, by David H. Duval.

NOTARY SEAL




Signature of Person Taking Acknowledgement
GARY W. WILUSZ
Notary Public
Title Or Rank

Serial Number, if any
My Commission Expires: 9-3-19

Town of Freedom, New Hampshire

Printed on 10/05/2026

Displaying results for Invoice: 2026P01013705.
Data last updated on Oct 1 2026.
Due amounts reflect interest as of 10/5/2026.

Invoice Number: 2026P01013705

Print Now

Owner	DUVAL, DAVID	Due Date	7/1/2026
Owner 2		Bill Amount	\$2,641.00
Location	265 VILLAGE ROAD	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Billed Date	7/1/2026	Penalties	\$0.00
Map - Lot - Sub	000003000018000000	Total Due	\$0.00
Acres	1.62		

Add To Cart

The Net Assessment was \$713,700 at the time of this bill.

Assessments:

Land	\$110,100
Buildings	\$603,600
Total	\$713,700

Net Assessment \$713,700

Transaction Detail

Date	Description	Amount	Balance
6/25/2026	Payment (CORELOGIC INC)	\$2,641.00	\$0.00

Close

Town of Freedom

[Print Now](#)

Parcel ID: 000003 000018 000000 (CARD 2 of 2)
 Owner: DUVAL, DAVID
 Location: 265 VILLAGE ROAD
 Acres:

General

Valuation		Listing History		Districts	
Building Value:	\$269,300	<u>List</u>	<u>Date</u>	<u>District</u>	<u>% In Dist.</u>
Features:	\$0			village	0
Taxable Land:	\$0				
Card Value:	\$269,300				
Parcel Value:	\$713,700				

Notes: BLDG 2 = 3 APT, UPSTAIRS HAS ELECT. HEAT, ROOF LEAKS, BOILER, FNDN 4/03 FNDN FOR POOL AREA SI

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2025	\$602,100	\$1,500	\$110,100	Cost Valuation	\$713,700
2024	\$602,100	\$1,500	\$110,100	Cost Valuation	\$713,700
2023	\$412,100	\$1,300	\$39,200	Cost Valuation	\$452,600
2022	\$412,100	\$1,300	\$39,200	Cost Valuation	\$452,600
2021	\$412,000	\$1,300	\$39,200	Cost Valuation	\$452,500
2020	\$412,000	\$1,300	\$39,200	Cost Valuation	\$452,500
2019	\$315,800	\$1,300	\$41,200	Cost Valuation	\$358,300
2018	\$315,800	\$1,300	\$41,200	Cost Valuation	\$358,300
2017	\$315,800	\$1,300	\$41,200	Cost Valuation	\$358,300
2016	\$315,800	\$1,300	\$41,200	Cost Valuation	\$358,300
2015	\$324,700	\$1,400	\$46,600	Cost Valuation	\$372,700
2014	\$324,700	\$1,400	\$46,600	Cost Valuation	\$372,700
2013	\$324,700	\$1,400	\$46,600	Cost Valuation	\$372,700
2012	\$324,700	\$1,400	\$46,600	Cost Valuation	\$372,700
2011	\$324,700	\$1,400	\$46,600	Cost Valuation	\$372,700
2010	\$335,000	\$1,400	\$56,200	Cost Valuation	\$392,600
2009	\$335,000	\$1,400	\$56,200	Cost Valuation	\$392,600
2008	\$335,000	\$1,400	\$56,200	Cost Valuation	\$392,600
2007	\$335,000	\$1,400	\$56,200	Cost Valuation	\$392,600
2006	\$335,000	\$1,400	\$56,200	Cost Valuation	\$392,600

Sales

There Are No Sales For This Card

Land

Size:	Ac.	Site:	
Zone:		Driveway:	
Neighborhood:		Road:	
Land Use:	1F RES	Taxable Value:	\$0

Building**1.75 STORY GM GAMBREL Built In 1970**

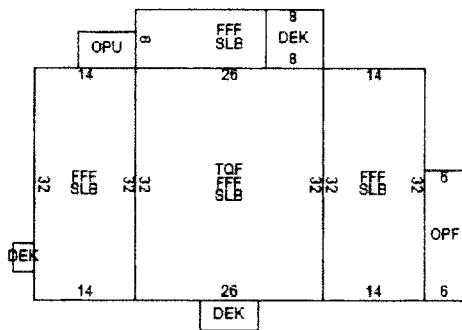
Roof:	GAMBREL	Bedrooms:	4	Quality:	AVG-20
	ASBEST SHNGL	Bathrooms:	3.0	Size Adj.	0.9420
Exterior:	WOOD SHINGLE	Fixtures:	0	Base Rate:	188.00
		Extra Kitchens:	0	Building Rate:	0.7535
Interior:	DRYWALL	Fireplaces:	0		
		Generators:	0	Sq. Foot Cost:	141.66
Flooring:	CARPET	AC:	NO	Effective Area:	2,604
				Gross Living Area:	2,560
Heat:	GAS				
	HOT WATER			Cost New:	\$368,883

Depreciation						
Normal AVERAGE	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
27%	0%	0%	0%	0%	27%	\$269,300

Features

There Are No Features For This Card

Photo**Sketch**



Code	Description	Area	Eff Area	GL Area
DEK	DECK/ENTRANCE	108	11	0
FFF	FST FLR FIN	1,936	1,936	1,936
OPF	OPEN PORCH FIN	108	27	0
OPU	OPEN PORCH UNFIN	40	6	0
TQF	3/4 STRY FIN	832	624	624
SLB	SLAB	1,936		0
Totals			2,604	2,560

Printed on 09-30-26

Town of Freedom

[Print Now](#)

Parcel ID: 000003 000018 000000 (CARD 1 of 2)
 Owner: DUVAL, DAVID
 Location: 265 VILLAGE ROAD
 Acres: 1.620

General

Valuation		Listing History		Districts	
Building Value:	\$332,800	<u>List Date</u>	<u>Lister</u>	<u>District</u>	<u>% In Dist.</u>
Features:	\$1,500	02/11/2022	BJL	village	0
Taxable Land:	\$110,100	01/23/2015	BJL		
		05/25/2006	JARX		
Card Value:	\$444,400 	10/17/2003	KJO		
Parcel Value:	\$713,700	09/30/2003	KJX		

Notes: BLDG 2 = 3 APT, UPSTAIRS HAS ELECT. HEAT, ROOF LEAKS, BOILER, FNDN 4/03 FNDN FOR POOL AREA SI 1/15
 SOMEONE IN HSE DNA EST NC BJL 2/22 SOMEONE IN HSE DNA EST NC BJL

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2025	\$602,100	\$1,500	\$110,100	Cost Valuation	\$713,700
2024	\$602,100	\$1,500	\$110,100	Cost Valuation	\$713,700
2023	\$412,100	\$1,300	\$39,200	Cost Valuation	\$452,600
2022	\$412,100	\$1,300	\$39,200	Cost Valuation	\$452,600
2021	\$412,000	\$1,300	\$39,200	Cost Valuation	\$452,500
2020	\$412,000	\$1,300	\$39,200	Cost Valuation	\$452,500
2019	\$315,800	\$1,300	\$41,200	Cost Valuation	\$358,300
2018	\$315,800	\$1,300	\$41,200	Cost Valuation	\$358,300
2017	\$315,800	\$1,300	\$41,200	Cost Valuation	\$358,300
2016	\$315,800	\$1,300	\$41,200	Cost Valuation	\$358,300
2015	\$324,700	\$1,400	\$46,600	Cost Valuation	\$372,700
2014	\$324,700	\$1,400	\$46,600	Cost Valuation	\$372,700
2013	\$324,700	\$1,400	\$46,600	Cost Valuation	\$372,700
2012	\$324,700	\$1,400	\$46,600	Cost Valuation	\$372,700
2011	\$324,700	\$1,400	\$46,600	Cost Valuation	\$372,700
2010	\$335,000	\$1,400	\$56,200	Cost Valuation	\$392,600
2009	\$335,000	\$1,400	\$56,200	Cost Valuation	\$392,600
2008	\$335,000	\$1,400	\$56,200	Cost Valuation	\$392,600
2007	\$335,000	\$1,400	\$56,200	Cost Valuation	\$392,600
2006	\$335,000	\$1,400	\$56,200	Cost Valuation	\$392,600

Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
01/08/2019	IMPROVED	NO - FAMILY/RELAT GRNTR/E	\$0	DUVAL TRUSTEE, DAVID	3426	776
01/13/2006	IMPROVED	NO - DEED TO QUIET TITLE	\$86,667	DUVAL, DAVID	2497	0254
06/12/2000	VACANT	NO - MULTI PARCEL SALE	\$86,667	FAMILY MORTGAGE SERVIC		

Land

Size: 1.620 Ac.
Zone: 03 - GENERAL RESIDENTIAL
Neighborhood: AVG 100%
Land Use: 1F RES
Site: AVERAGE
Driveway: PAVED
Road: PAVED
Taxable Value: \$110,100

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.620 AC	110,100	E	100	100	100	100	100	100	110,100	0	N	110,100	

Building**1.00 STORY RA RANCH Built In 1979**

Roof:	GABLE HIP	Bedrooms:	5	Quality:	AVG
	PREFAB METALS	Bathrooms:	3.0	Size Adj.	0.8881
Exterior:	WOOD SHINGLE	Fixtures:	0	Base Rate:	188.00
		Extra Kitchens:	0	Building Rate:	0.9056
Interior:	DRYWALL	Fireplaces:	0		
		Generators:	0	Sq. Foot Cost:	170.25
Flooring:	CARPET	AC:	NO	Effective Area:	3,620
				Gross Living Area:	2,664
Heat:	GAS				
	HOT WATER			Cost New:	\$616,305

Depreciation

Normal AVERAGE 26%	Physical COND 20%	Functional 0%	Economic 0%	Temporary 0%	Total Dpr. 46%	Assessment \$332,800
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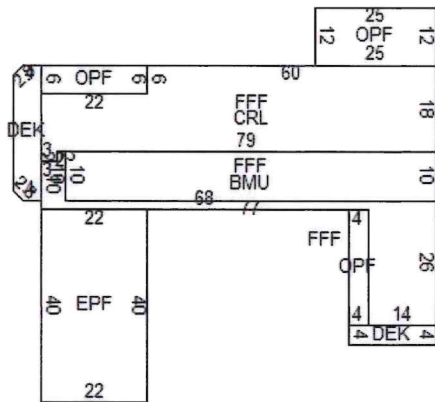
Features

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
SHED-WOOD	128	128 x 1	185	8.00	72	\$1,364	
IN GRND POOL/GUNITE	286	286 x 1	116	45.00	1	\$149	
Total:						\$1,500	

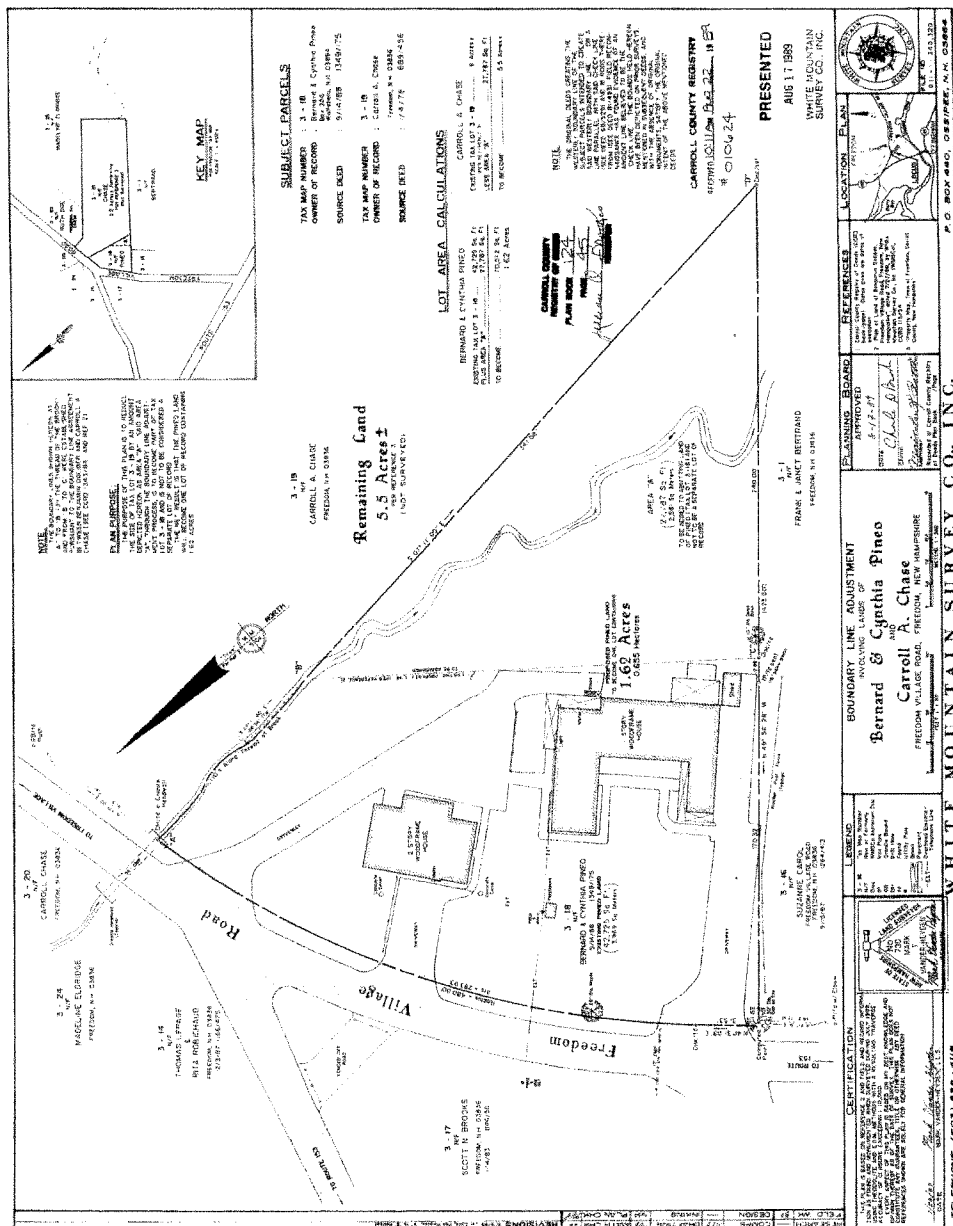
Photo

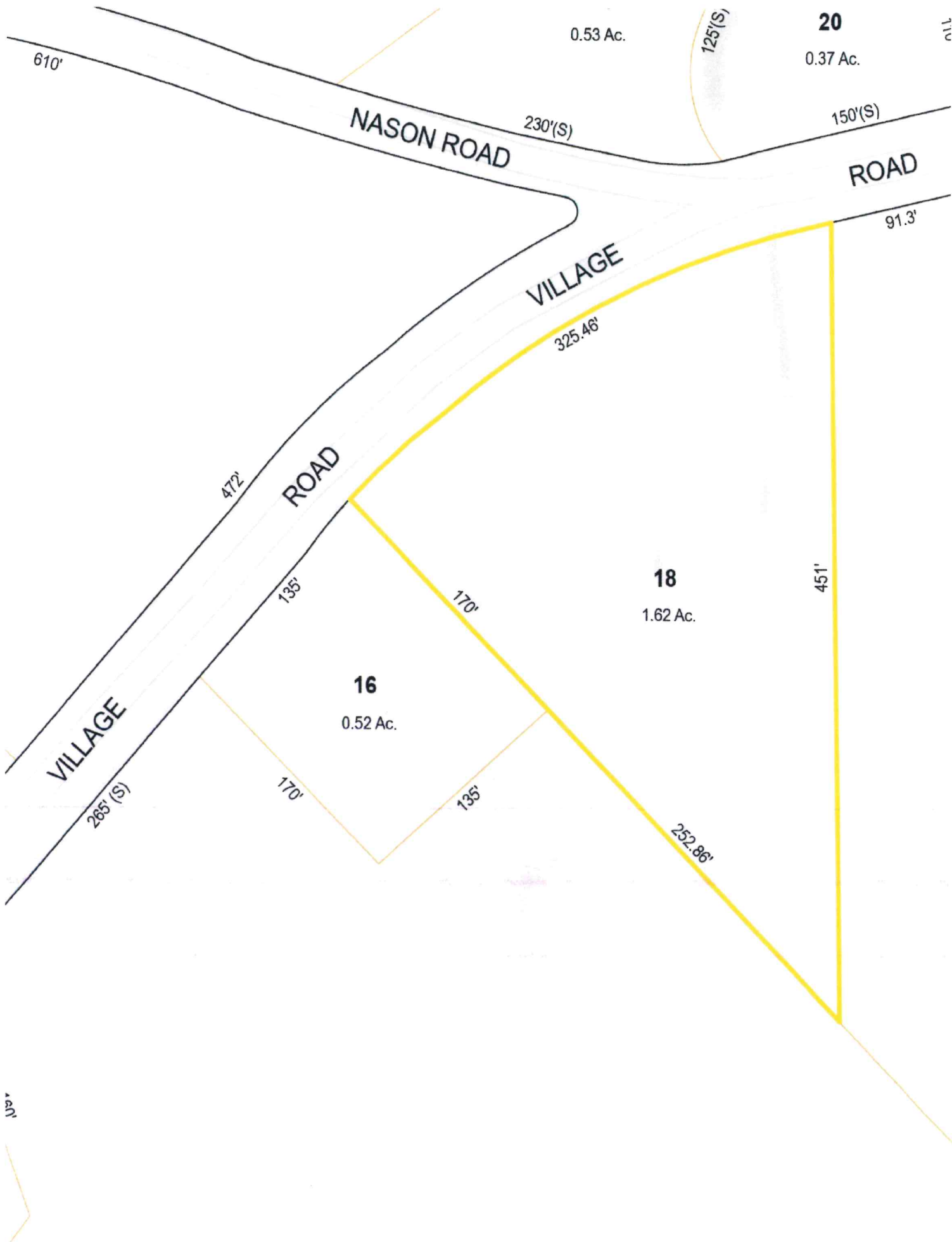


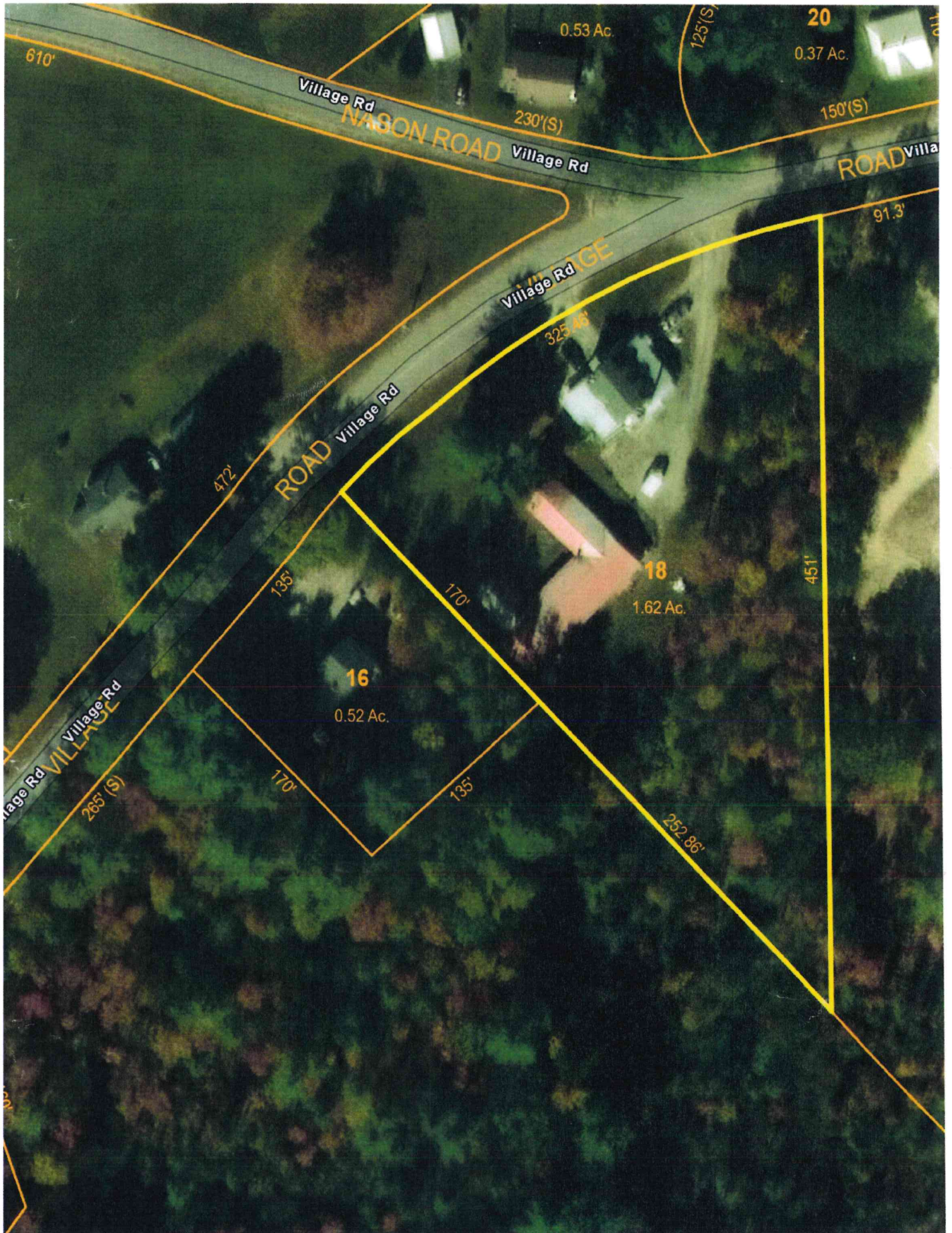
Sketch



Code	Description	Area	Eff Area	GL Area
BMU	BSMNT UNFINISHED	770	116	0
CRL	CRAWL SPACE	1,350	68	0
DEK	DECK/ENTRANCE	236	24	0
EPF	ENCLSD PORCH FIN	880	616	0
FFF	FST FLR FIN	2,664	2,664	2,664
OPF	OPEN PORCH FIN	528	132	0
	Totals		3,620	2,664







IF REMODELING OR ADDING WINDOWS - Remodeling & Adding Windows - FRONTAGE

APPROVAL FOR OPERATION

JUN 17 1994

N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES
WATER SUPPLY & POLLUTION CONTROL DIVISION
P.O. BOX 95, 6 HAZEN DRIVE, CONCORD, NH 03301

03-18

Chubb II 5793 \$10.00

FOR THE INDIVIDUAL SEWAGE OR WASTE DISPOSAL SYSTEM CONSTRUCTION FOR:

Carroll County

OWNER:

APPROVAL NO. 180584

ENTERED INTO AVITAR

3

Lot Numbers:

Subd. Appvl. No.:

Subd. Name:

BERNARD PINEO
PO BOX 356
WOLFEBORO, NH 03094

COPY SENT TO:

00008808R
001125GPD

TOWN OFFICE
FLM STREET
FREEDOM, NH 03836

Town/City Location:

FREEDOM
FREEDOM VILLAGE ROAD

Street Location:

Installer

Everett Abbe

Permit No.

1634

Subsurface waste disposal systems must be operated and maintained in a manner so as to prevent nuisance or health hazard due to system failure.
(RSA 149-E:3-b)

It is unlawful to discharge any hazardous chemicals or substances into subsurface waste disposal systems. Included are paints, thinners, gasoline and chlorinated hydrocarbon solvents such as TCE, sometimes used to clean failed septic systems and auto parts. (WS 410.05)

☐ Owner Installed For His Domicile

Was Inspected On (Date)

Before Covering And Is Hereby Approved For Use.

6-9-94

Date Approved:

6-9-94

By:

James V. Mc Bride
Authorized Agent Of N.H. Water Supply And
Pollution Control Division

(OVER)

REVISED 2/87

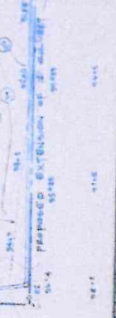
W0057644

TOWN'S

UNLESS H-20 CHAMBERS ARE



NOTE --- THIS PLAY DOES NOT REPRESENT A
 MONUMENT SURVEY
 REWELD TO 75 CHAINERS 2/6/90



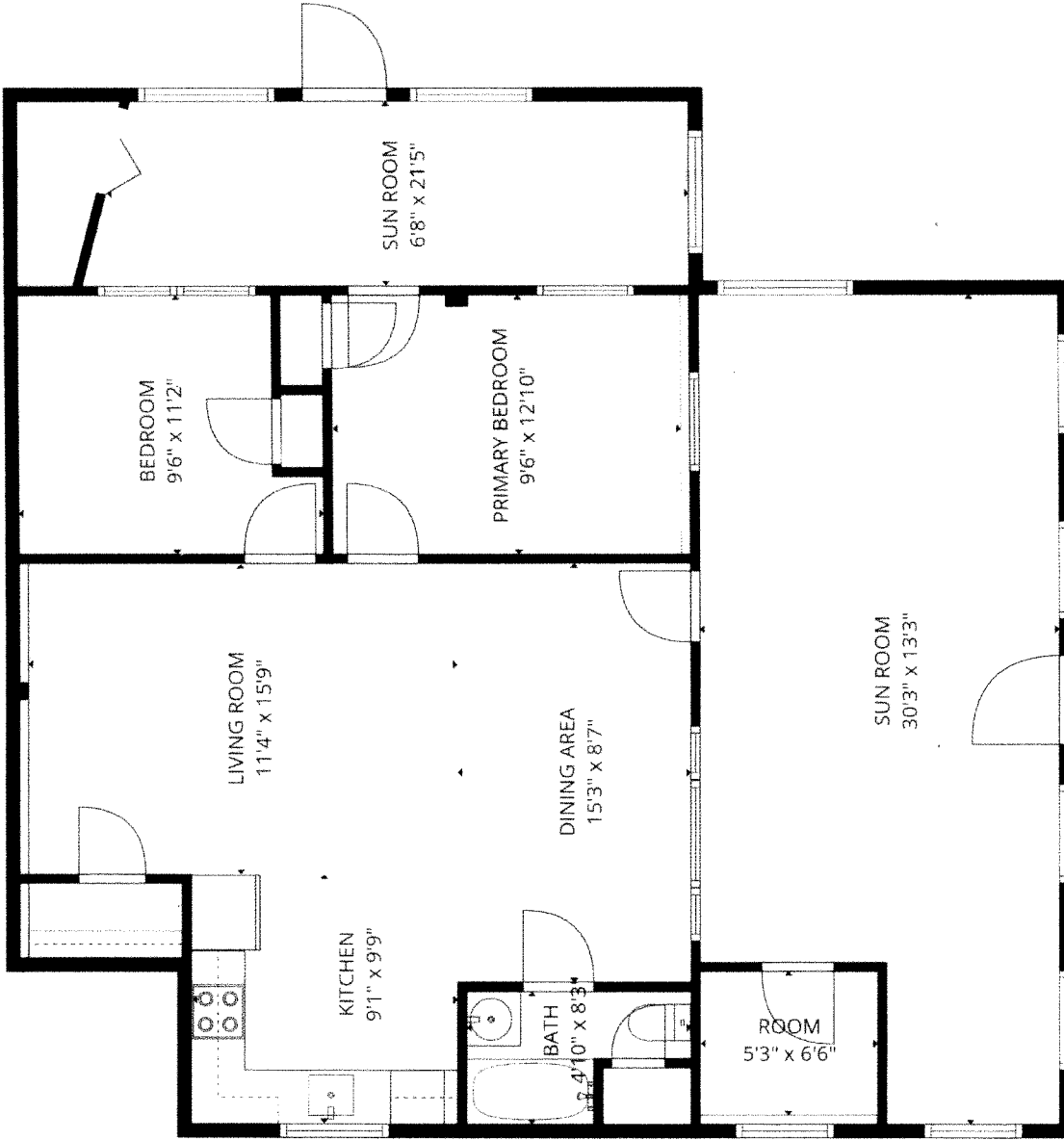
Main House



Total GLA: 1758 sq. ft | Total: 2294 sq. ft | Total ADU: 857 sq. ft
1st floor: 1758 sq. ft (Excluded areas 536 sq. ft) Total ADU: 857 sq. ft

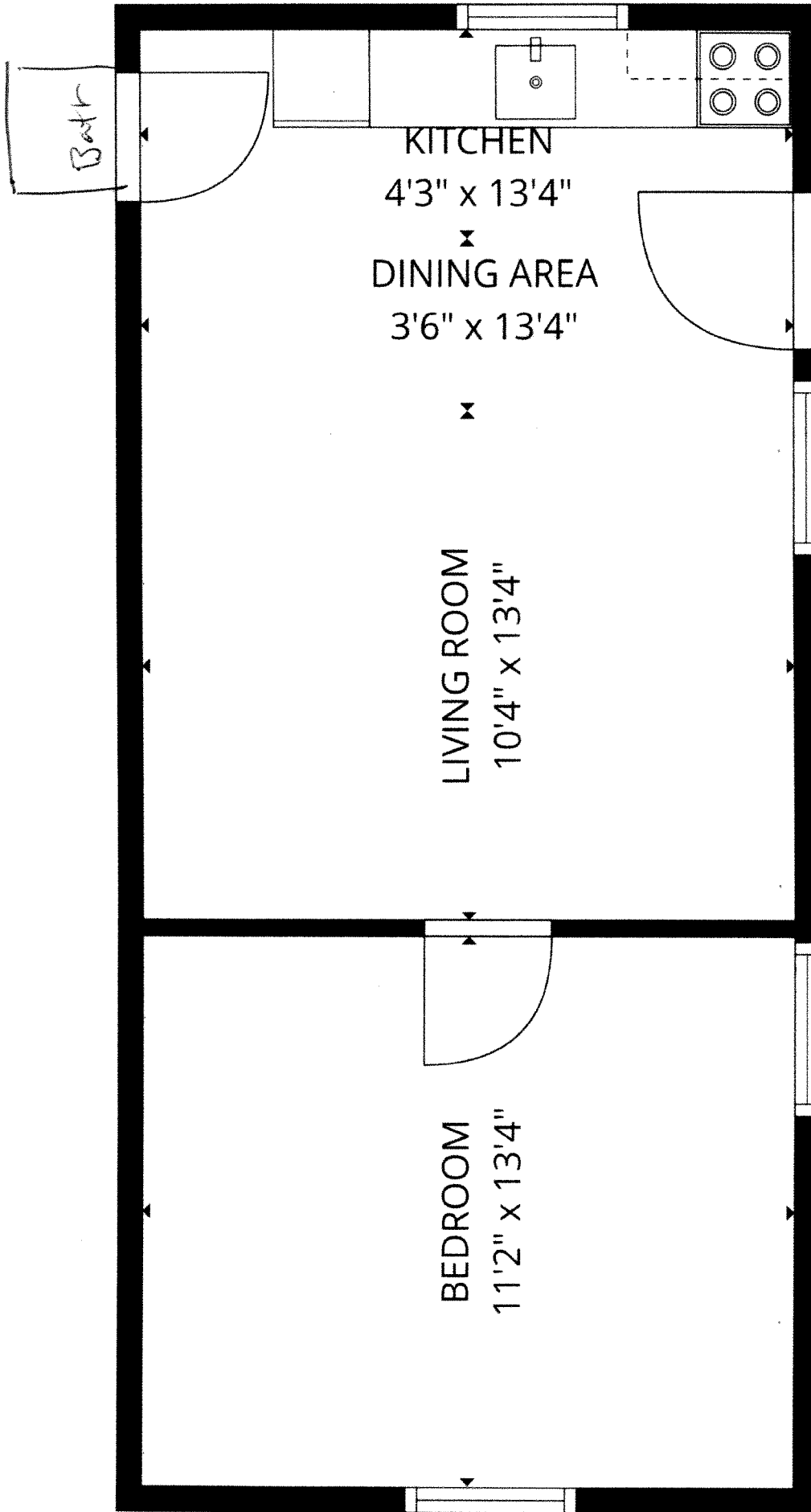
FLOOR PLAN CREATED BY CUBCASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Apt
1R



Total GLA: 1294 sq. ft. | Total: 1294 sq. ft
1st floor: 1294 sq. ft

FLOOR PLAN CREATED BY CUBICASA APT. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED

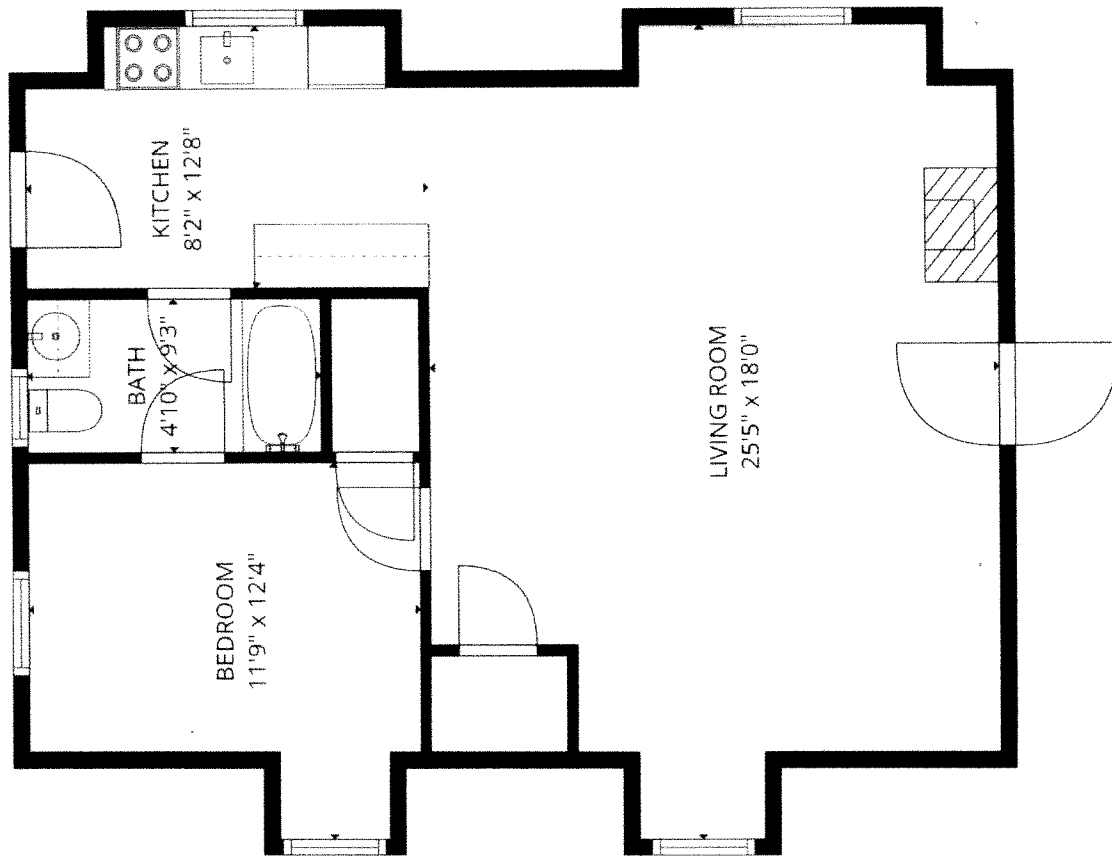


A07 1 L

Total GLA: 396 sq. ft | Total: 396 sq. ft
1st floor: 396 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED

2nd
Floor
Apt #2



Total GLA: 670 sq. ft | Total: 695 sq. ft
1st floor: 670 sq. ft (Excluded areas 25 sq. ft)

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED