



Property Address 3601 Lakeshore Rd.
Portsmouth, NH

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: _____
Location: front of Public building
Malfunctions: none
Date of Installation: a/k
Date of most recent water test: _____
Problems with system: NONE - public

SEWERAGE DISPOSAL SYSTEM

Size of Tank: 1500
Type of system: 3 chamber
Location: back of front building/pumps upto City Sewer
Malfunctions: none
Age of system: _____
Date most recently serviced: 5/25
Name of Contractor who services system: Onis-co

Property Address 3601 Lafayette Rd
Portsmouth, NH

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

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

Location(s): _____

Type: _____

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

Yes No front building back building

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

Yes No

5) METHAMPHETAMINE PRODUCTION: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g)

Yes No

If Yes, please explain: _____

6) SITE ASSESSMENT ON WATERFRONT PROPERTY:

Does the Property use a septic disposal system?

Yes No

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

Yes No

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

Yes No

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

Yes No

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

Property Address 3601 LaSayette Rd
Portsmouth NH 03801

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: 3601 LaSayette Rd. Portsmouth, NH

Unit Number (if applicable): _____

Town: Portsmouth

[Signature]
SELLER

[Signature]
SELLER

4/22/26
Date

4/22/26
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



LCHIP	ROA512035	25.00
TRANSFER TAX	RO099301	10,500.00
RECORDING		14.00
SURCHARGE		2.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **Chaquette Enterprises, LLC**, a New Hampshire limited liability company, of PO Box 522, Portsmouth, New Hampshire 03802, for consideration paid, grant to **Stephen McCann and Bethanie Baron-McCann**, husband and wife as joint tenants with rights of survivorship, with a mailing address of 57 Parsons Road, Rye, New Hampshire 03870, with warranty covenants, the following:

A certain lot or parcel of land with the buildings thereon, situate in Portsmouth, in the County of Rockingham and State of New Hampshire and bounded and described as follows, viz:

Northerly by the Winchester Farm eighty (80) rods; Easterly by land now or formerly of Warren K. Sawyer and Eugenia Sawyer ten (10) rods; Southerly by other land now or formerly of said Sawyers eighty (80) rods; and Westerly by Lafayette Road ten (10) rods.

Together with the privilege of drawing water for all domestic purposes from a spring on land formerly of Herbert A. Wortman lying Southerly of the described premises in common with said Wortman, his heirs and assigns.

Subject to any and all further rights, restrictions and easements of record.

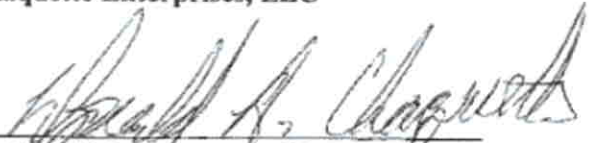
This is not homestead property of Grantor.

Meaning and intending to describe the same premises conveyed to Grantor by deed of Pormosa, LLC dated October 30, 2002 and recorded in the Rockingham County Registry of Deeds at Book 3872, Page 2203.

Executed this 27 day of August, 2020.

Chaquette Enterprises, LLC

Witness 


By Donald A. Chaquette, Manager

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS.


August 27, 2020

Then appeared the above-named **Donald A. Chaquette**, duly authorized **Manager of Chaquette Enterprises, LLC**, known to me or satisfactorily proven through proof of identification (i.e. his driver's license) to be the individual who executed the foregoing instrument, and acknowledged same to be his voluntary act and deed.

Before me,



[Seal]


Notary Public/Justice of the Peace
Print Name: _____
My Commission Expires: _____

#7133-C

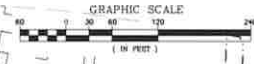
SITE NOTES

- DESIGN INTENT - THIS PLAN SET IS INTENDED TO DEPICT A CONCEPTUAL LOT LINE ADJUSTMENT BETWEEN MAP 298 LOT 1 AND MAP 291 LOT 7.
- THE BASE PLAN USED HERE WAS DEVELOPED FROM CITY OF PORTSMOUTH GIS MAPS. NO SURVEY HAS BEEN PERFORMED.
- MAP 298 LOT 1 (360 LAFAYETTE ROAD) - APPROXIMATE LOT AREA - 34.89 AC. (PER TAX CARD) ZONE - G1 (GATEWAY CORRIDOR & RURAL)
- MAP 291 LOT 7 (HILLORET) - APPROXIMATE LOT AREA - 81.28 AC. (PER TAX CARD) ZONE - GA/AN (GARDEN APARTMENT/ADULT HOME)
- 5. DIMENSIONAL REQUIREMENTS - R1 (RESIDENTIAL SINGLE-FAMILY)**
 - MIN. LOT AREA - 10,000 S.F. (0.23 ACRE) ON DEVELOPMENT SITE
 - MIN. LOT WIDTH - 20'
 - MIN. LOT DEPTH - 100' (FOR COMMERCIAL DEVELOPMENT)
 - MIN. STREET FRONTAGE - 100' (ON LAFAYETTE ROAD)
 - FRONT SETBACK - 20' MIN. FROM CENTERLINE
 - SIDE SETBACK - 15'
 - REAR SETBACK - 15'
 - MAX. BUILDING HEIGHT - 30' (BY FOUR STORES)
 - MAX. BUILDING COVERAGE - 70% (EXISTING) 80% (PROPOSED)
 - MAX. BUILDING FOOTPRINT - 40,000 S.F.
 - FRONT YARD SETBACK - 15' (FACADE)
 - MIN. OPEN SPACE - 10% (EXISTING) 8% (PROPOSED)
 - BUILDING FACADE ORIENTATION - PARALLEL TO FRONT LOT LINE
 - PARKING SETBACK - 150' FROM RESIDENTIAL ZONED RES ZONES
 - 40' FROM LAFAYETTE ROAD
 - NO PARKING BETWEEN BUILDING AND STREET
 - 75' FROM RES. MIXED RES. OR A-1B ZONES

- 6. DIMENSIONAL REQUIREMENTS - R1**
 - MIN. LOT AREA - 3 AC.
 - MIN. LOT DEPTH - 60'
 - MIN. STREET FRONTAGE - 60'
 - FRONT SETBACK - 20'
 - SIDE SETBACK - 20'
 - REAR SETBACK - 40'
 - MAX. BUILDING HEIGHT - 30'
 - MIN. OPEN SPACE - 75%

- 7. DIMENSIONAL REQUIREMENTS - GA/AN**
 - MIN. LOT AREA - 3 ACRES
 - MIN. LOT DEPTH - 60'
 - MIN. STREET FRONTAGE - 60'
 - FRONT SETBACK - 30'
 - SIDE SETBACK - 25'
 - REAR SETBACK - 35'
 - MAX. BUILDING HEIGHT - 35' (18' FOR MANUFACTURED HOUSING)
 - MAX. BUILDING COVERAGE - 2,250 S.F. (DWELLING, GARAGE, CARPORT)
 - MIN. BUILDING SEPARATION - 20'
 - MIN. OPEN SPACE - 50%

- 8. WETLANDS PROTECTION**
 - WETLAND BUFFER - 100'
 - WETLAND LIMITED CUT - 25'-50'
 - WETLAND NO CUT - 25'



ALTUS ENGINEERING, INC.
 1154 Main Street Portsmouth, NH 03801
 603.431.2118 Portsmouth, NH 03801 www.altuseng.com

NOT FOR CONSTRUCTION
 ISSUED FOR: CONCEPTUAL

ISSUE DATE: OCTOBER 1, 2020

REVISION	DESCRIPTION	DATE
1	CONCEPTUAL	09/18/20
2	ADDED WETLAND BUFFER	09/18/20

DRAWN BY: ESD
 APPROVED BY: ESM
 DRAWING FILE: 5115-001.dwg

SIGNAL: 22" x 34" - 1" = 60'
 11" x 17" - 1" = 120'

OWNER:
 X
 X
 X
 X
 X
 X
 X

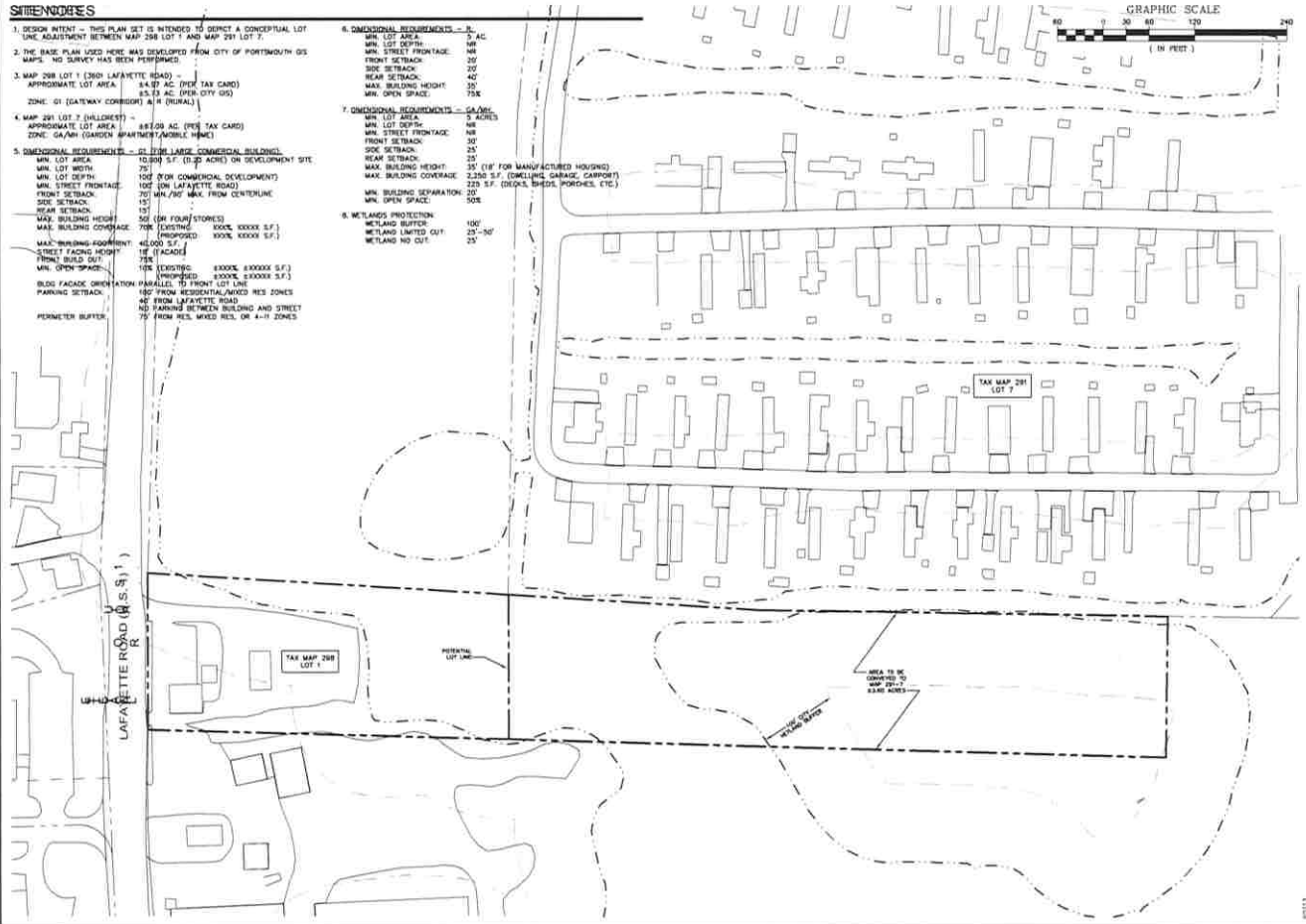
APPLICANT:
 X
 X
 X
 X
 X
 X
 X

PROJECT:
 X
 X
 X
 X
 X
 X
 X

TAX MAP 298, LOT 1
 3601 LAFAYETTE ROAD
 PORTSMOUTH, NH

TITLE:
 CONCEPTUAL
 LOT LINE
 ADJUSTMENT PLAN

SHEET NUMBER:
 CO-3





2025 PROPERTY TAX - 2nd HALF

CITY OF PORTSMOUTH

1 JUNKINS AVENUE

PORTSMOUTH, NH 03801

HOURS: M 8AM-6PM; TUE 8AM-4:30PM; W 9AM-4:30PM

PHONE: (603) 610-7244

MCCANN STEPHEN
BARON-MCCANN BETHANIE
57 PARSONS RD
RYE, NH 03870-

OWNERS OF RECORD:
MCCANN STEPHEN BARON-MCCANN BETHANIE

Account Number	36021
Map-Lot- Suffix	0298-0001-0000
Location	3601LAFAYETTE RD
Invoice Number	403762

TAX RATE INFORMATION	
MUNICIPAL	5.26
LOCAL EDUCATION	4.57
COUNTY	0.58
STATE EDUCATION	1.10
TOTAL	11.51

RATE IS PER \$1,000IN ASSESSED VALUE

UNPAID BALANCES ACCRUE INTEREST AT 8% PER ANNUM AFTER THE DUE DATE

ANNUAL TAX BILL BREAKDOWN FOR THE 2025 TAX YEAR

TOTAL ASSESSED VALUE:	747,000	NET TAX OBLIGATION:	8,598.00
APPLIED EXEMPTIONS:		SECOND HALF BILL:	4,299.00
NET TAXABLE VALUE:	747,000	LESS CREDIT BALANCE ON ACCT	0.00
		DUE 6/01/2026	4,299.00
TOTAL TAX OBLIGATION:	8,598.00		
APPLIED VETERAN'S CREDITS			
NET TAX OBLIGATION:	8,598.00		

**** PLEASE SEE BACK OF BILL FOR INFORMATION ON PAYMENT OPTIONS, EXEMPTIONS, CREDITS, DEFERRALS AND ABATEMENTS ****
TO ENSURE PROPER PAYMENT APPLICATION, PLEASE INCLUDE THE STUB BELOW
IF A RECEIPT IS DESIRED, PLEASE ENCLOSE A SELF-ADDRESSED, STAMPED ENVELOPE.

DETACH HERE AND RETURN LOWER PORTION WITH PAYMENT

CITY OF PORTSMOUTH, NH - TAX COLLECTOR
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801



Please make any address changes here

ACCOUNT #:	36021
MAP-LOT:	0298-0001-0000
LOCATION:	3601 LAFAYETTE RD
INVOICE #:	403762
DUE DATE:	6/01/2026
AMOUNT DUE:	\$4,299.00
AMOUNT PAID:	

MAKE CHECKS PAYABLE TO:
CITY OF PORTSMOUTH
*** Include Account # ***

MCCANN STEPHEN
BARON-MCCANN BETHANIE
57 PARSONS RD
RYE, NH 03870-

Land

Land Use

Use Code 3250
 Description RETAIL
 Zone R
 Neighborhood 302
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 4.97
 Frontage
 Depth
 Assessed Value \$597,800
 Appraised Value \$597,800

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV	PAVING-ASPHALT			8000.00 S.F.	\$12,000	1
1	STOCKADE			141.00 L.F.	\$2,600	1

FN12
Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$149,200	\$597,800	\$747,000
2024	\$149,200	\$597,800	\$747,000
2023	\$193,000	\$389,600	\$582,600

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$149,200	\$597,800	\$747,000
2024	\$149,200	\$597,800	\$747,000
2023	\$193,000	\$389,600	\$582,600

Building Percent Good: 54
Replacement Cost
Less Depreciation: \$76,700

Building Attributes	
Field	Description
Style:	Office/Warehs
Model	Commercial
Grade	D+
Stories:	1.00
Occupancy	1.00
Residential Units	
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	KPINE/A WD
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Steam
AC Type	Heat Pump
Bldg Use	RETAIL
Total Rooms	
Total Bedrms	
Total Baths	
Kitchen Grd	
Heat/AC	
Frame Type	NONE
Baths/Plumbing	WOOD FRAME
Ceiling/Wall	AVERAGE
Rooms/Prtns	CEIL & WALLS
Wall Height	AVERAGE
% Comn Wall	8.00
1st Floor Use:	
Class	

Building 2 : Section 1

Year Built: 1990
Living Area: 1,250
Replacement Cost: \$115,749
Building Percent Good: 50

Building Photo



(https://images.vgsi.com/photos2/PortsmouthNHPhotos/A0048\36021_3602)

Building Layout



(ParcelSketch.ashx?pid=36021&bid=36021)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,365	1,365
UBM	Basement, Unfinished	1,365	0
WDK	Deck, Wood	88	0
		2,818	1,365

Replacement Cost

Less Depreciation: \$57,900

Building Attributes : Bldg 2 of 2	
Field	Description
Style:	Office/Warehs
Model	Commercial
Grade	D+
Stories:	1
Occupancy	1.00
Residential Units	
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Wall Brd/Wood
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Hot Air-no Duc
AC Type	None
Bldg Use	STORE/SHOP
Total Rooms	
Total Bedrms	
Total Baths	
Kitchen Grd	
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & MIN WL
Rooms/Prtns	AVERAGE
Wall Height	12.00
% Comn Wall	
1st Floor Use:	
Class	

Building Photo



(https://images.vgsi.com/photos2/PortsmouthNHPhotos//0032\36021_4026)

Building Layout



(ParcelSketch.ashx?pid=36021&bid=40269)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,250	1,250
SLB	Slab	1,250	0
		2,500	1,250

Extra Features

Extra Features	Legend
No Data for Extra Features	