

Note: Report includes internal fields.

Residential Single Family 255 North Street Listed: 7/27/2026 \$450,000
5101952 Manchester NH 03104 Closed:
Active Unit/Lot # DOM: 13



County NH-Hillsborough
VillDstLoc
Year Built 1955
Architectural Style Colonial
Color White
Total Stories 2
Taxes TBD No
Tax Annual Amount \$6,776.00
Tax Year 2026
Tax Year Notes

Rooms Total 7
Bedrooms Total 3
Bathrooms Total 2
Bathrooms Full 1
Bathrooms Three Quarter 0
Bathrooms Half 1
Bathrooms One Quarter 0
Above Grade Finished Area 1,760
Below Grade Finished Area 0
Total Finished Area 1,760
List \$/SqFt Fin Total \$255.68
Total Area 2,742
Lot Size Acres 0.27
Lot Size Square Feet 11,761
Footprint 34 x 23

Activation Date

Directions North on Maple Street, right on North St.



Property Panorama V...

Public Remarks Here's a period charmer in a wonderful north end neighborhood. Set on a quarter acre corner lot about halfway between St. Catherine's school and Smyth Road School (and McIntyre Ski Area!), you can enjoy the shaded yard or clear some trees and let your inner landscaper go wild! Inside you'll feel connected to Manchester's history with some nice details, like the curving stair banister, the telephone niche in the hallway, the dining room built-ins, and the built-in breakfast bench in the kitchen. The living room is surprisingly large, with a wood fireplace flanked by built-in bookcases as its focal point. The first floor also features a half bath just off the kitchen, and an office with new carpet that could service as a fourth bedroom if you wish. Upstairs the primary bedroom is almost as big as the living room, with three...yes, count 'em, three...closets (including a cedar closet) and jack-and-jill access to the full bathroom. The other two bedrooms up here are reasonably spacious, and all three bedrooms feature hardwood floors. In addition to the schools, you're within easy walking distance to Livingstone Park (stop at Dunkin's on the way?) as well as that Manchester institution, The Puritan Back Room. This home has been in the same family since it was built, and it has been lived in and loved over those decades. If you're looking to put down roots in Manchester and continue bestowing that love on a home, this one is for you!

STRUCTURE

Property Condition Existing	Estimated Completion Date	List \$/SqFt Fin ABV Grade \$255.68
Construction Materials Vinyl Siding		Above Grade Finished Area Source Assessor
Roof Asphalt Shingle		Above Grade Unfinished Area 200
Foundation Details Block w/ Skim Coating		Above Grade Unfinished Area Source Assessor
		Below Grade Finished Area Source
		Below Grade Unfinished Area 782
		Below Grade Unfinished Area Source Assessor
Basement Yes		Total Below Grade Area
Basement Access Type Walk-up		Total Below Grade Area Source
Basement Description Concrete Floor, Unfinished, Basement Stairs		
Garage Yes		
Garage Capacity 1		

ROOMS	DIMENSIONS / LVL	ROOMS	DIMENSIONS / LVL	ROOMS	DIMENSIONS / LVL
Kitchen	12' 8" x 8' 10" 1	Bathroom Full	8' 0" x 5' 10" 2		
Dining Room	12' 8" x 12' 7" 1				
Living Room	21' 9" x 13' 0" 1				
Bedroom	14' 9" x 9' 7" 1				
Bathroom Half	5' 7" x 4' 9" 1				
Bedroom	20' 1" x 11' 5" 2				
Bedroom	12' 7" x 10' 2" 2				
Bedroom	12' 7" x 9' 9" 2				

LOT & LOCATION

Development / Subdivision

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

School District Manchester Sch Dst SAU #37
Elementary School Smyth Road School
Middle/Jr School Hillside Middle School
High School Manchester Central High Sch
Lot Features Corner

Waterfront Property
Water View
Water Body Access
Water Body Name
Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions

Road Frontage Yes
Road Frontage Length 100
Road Frontage Type Public

UTILITIES		
Heating	Oil, Hot Air	Internet Cable Internet
Cooling	None	Fuel Company
Water Source	Public	Electric Company
Sewer	Public	Water Company
Electric	100 Amp Service, Circuit Breaker(s)	Cable Company
Utilities	Cable	Phone Company
		Internet Service Provider

FEATURES	
Interior Features	Ceiling Fan, Wood Fireplace, Basement Laundry
Flooring	Carpet, Ceramic Tile, Hardwood
Driveway	Paved
Appliances	Dishwasher, Disposal, Dryer, Electric Range, Refrigerator, Electric Water Heater
Other Equipment	Battery Smoke Detector

CONDO -- MOBILE -- AUCTION INFO			
Condo Name	Bldng#	Auction Date	
Condo Limited Common Area	UntPerBldg	Auction Time	
Condo Fees		Auctioneer Name	
		Auctioneer License Number	
		Auction Price Determnd By	

Mobile Park Name		Mobile Park Approval	Mobile Anchor
Mobile Make		Mobile Must Move	Mobile Co-Op
Mobile Model Name			
MobileSer#			

DISCLOSURES			
Fee			
Fee 2			
Fee 3			
Planned Unit Development		Flood Zone	No
Rented		Seasonal	No
Rental Amount		Easements	
Exclusions		Covenants	Unknown
		Resort	
		Right of First Refusal	

		Timeshare/Fract. Ownrshp	No
		T/F Ownership Amount	
		T/F Ownership Type	
		Surveyed	Unknown
		Surveyed By	

PUBLIC RECORDS				POWER PRODUCTION	
DeedRecTy	Fiduciary	Map	903	PrdType	PrdType2
Total Deeds		Block	0	PrdOwner	PrdOwner2
Deed Book	5168	Lot	36	MountType	MountType2
Deed Page	0372	SPAN#		Mount Loc	Mount Loc2
Deed 2 Book		Tax Class		PrdSize	PrdSize2
Deed 2 Page		Tax Rate	20.24	InstallYr	InstallYr2
PlanSurv#		PropTaxRel		PrdAnnual	PrdAnnual2
Property ID		Land Gains		AnnStatus	AnnStatus2
Zoning	Residential R-1B	AssmntYr		PrdVerSrc	PrdVerSrc2
		AssmntAmt			
		SpecAssmt			

GREEN PERFORMANCE INDICATORS

VerBody	VerBody2	VerBody3
BldgPrgm	BldgPrgm2	BldgPrgm3
Green Verification Year	Green Verificatn Year 2	Green Verificatn Year 3
VerRating	VerRating2	VerRating3
Green Verification Metric	Green Verificatn Metric 2	Green Verificatn Metric 3
Green Verification Status	Green Verificatn Status 2	Green Verificatn Status 3
Green Verification Source	Green Verification Source 2	Green Verification Source 3
Green Verification NewCon	Green Verificatn NewCon 2	Green Verificatn NewCon 3
Green Verification URL	Green Verificatn URL 2	Green Verificatn URL 3

REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS

Private Remarks All measurements including floor plans are approximate; buyers and their agents are encouraged to measure for themselves. Entry door and closet doors for 1st floor office/bedroom need to be trimmed at bottom after new carpet was installed.

Private Office Remarks

Showing Instructions Combo Lockbox, ShowingTime 800-746-9464, Sign on Property, Single Broker Showing, Vacant
Showing Service ShowingTime

Input of Owner Name I have written permission to submit name
Owner Name Banks
Owner Phone
Occupant Type
Occupant Name
Occupant Phone
Management Company
Management Company Phone

LISTING & CLOSING INFORMATION

Listing Office - Office Name	Keller Williams Realty-Metropolitan	MLS List Date	7/27/2026
Listing Office - Phone Number	Off: 603-232-8282	Expiration Date	10/27/2026
Listing Office - Phone Number 2		Active Under Contract Date	
List Agent - Agent Name and Phone	Greg Powers - Cell: 603-716-0254	Pending Date	
List Agent - Phone Number	Cell: 603-716-0254	Withdrawn Date	
List Agent - E-mail	gregpowers@kw.com	Terminated Date	
List Team - Team Name		Close Date	
List Team - Phone Number 1		Anticipated Closing Date	
List Team - Team Email 1			
Co List Agent - Agent Name and Phone		Marketed in other Property Type	No
Co List Agent - Phone Number		Other MLS#	
Co List Agent - E-mail		Comp Only	No
Alternate Contact - Agent Name		Comp Type	
Alternate Contact - Phone Number		Listing Type	Exclusive Right
Alternate Contact - E-mail		Listing Service	Full Service
Buyer Office - Office Name		Designated/Apptd. Agency	Yes
Buyer Office - Phone Number			
Buyer Office - E-mail		Original List Price	\$475,000
Buyer Agent - Agent Name			
Buyer Agent - Phone Number			
Buyer Agent - E-mail			
Buyer Team - Team Name			
Buyer Team - Phone Number 1			
Co Buyer Office - Office Name and Phone			
Co Buyer Agent - Agent Name and Phone			

Concessions
Concessions Amount
Concessions Comments
Appraisal Complete
Appraisal Type
Appraiser
Appraiser Phone
Appraiser Email
Buyer Name
Residence
Title Company

Buyer Financing
Right of First Refusal

Contingencies

My Info: Greg Powers - Cell: 603-716-0254

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UTILITIES			
Heating	Oil, Hot Air	Internet	Cable Internet
Cooling	None	Fuel Company	
Water Source	Public	Electric Company	
Sewer	Public	Water Company	
Electric	100 Amp Service, Circuit Breaker(s)	Cable Company	
Utilities	Cable	Phone Company	
		Internet Service Provider	

FEATURES	
Interior Features	Ceiling Fan, Wood Fireplace, Basement Laundry
Flooring	Carpet, Ceramic Tile, Hardwood
Driveway	Paved
Appliances	Dishwasher, Disposal, Dryer, Electric Range, Refrigerator, Electric Water Heater
Other Equipment	Battery Smoke Detector

CONDO -- MOBILE -- AUCTION INFO			
Condo Name	Bldng#	Auction	No
Condo Limited Common Area	UntPerBldg	Auction Date	
Condo Fees		Auction Time	
		Auctioneer Name	
		Auctioneer License Number	
		Auction Price Determnd By	
Mobile Park Name			
Mobile Make		Mobile Park Approval	
Mobile Model Name		Mobile Must Move	
MobileSer#		Mobile Anchor	Mobile Co-Op

DISCLOSURES			
Fee			
Fee 2			
Fee 3			
Foreclosed/Bank-Owned/REO	No	Flood Zone	No
Planned Urban Developmt		Seasonal	No
Rented		Easements	
Rental Amount		Covenants	Unknown
Exclusions		Resort	
		Right of First Refusal	
		Timeshare/Fract. Ownrshp	No
		T/F Ownership Amount	
		T/F Ownership Type	
		Surveyed	Unknown
		Surveyed By	

PUBLIC RECORDS			
DeedRecTy	Fiduciary	Map	903
Total Deeds		Block	0
Deed Book	5168	Lot	36
Deed Page	0372	SPAN#	
Deed 2 Book		Tax Class	
Deed 2 Page		Tax Rate	20.24
PlanSurv#		Current Use	
Property ID		Land Gains	
Zoning	Residential R-1B	AssmntYr	
		AssmntAmt	
		SpecAssmt	

POWER PRODUCTION	
PrdType	PrdType2
PrdOwner	PrdOwner2
MountType	MountType2
Mount Loc	Mount Loc2
PrdSize	PrdSize2
InstallYr	InstallYr2
PrdAnnual	PrdAnnual2
AnnStatus	AnnStatus2
PrdVerSrc	PrdVerSrc2

GREEN PERFORMANCE INDICATORS		
VerBody	VerBody2	VerBody3
VerPrgm	VerPrgm2	VerPrgm3
Green Verification Year	Green Verificatn Year 2	Green Verificatn Year 3
VerRating	VerRating2	VerRating3
Green Verification Metric	Green Verificatn Metric 2	Green Verificatn Metric 3
Green Verification Status	Green Verificatn Status 2	Green Verificatn Status 3
Green Verification Source	Green Verification Source 2	Green Verification Source 3
Green Verification NewCon	Green Verificatn NewCon 2	Green Verificatn NewCon 3
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Occupant Type
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List Agent - E-mail	gregpowers@kw.com	Terminated Date	
List Team - Team Name		Close Date	
List Team - Phone Number 1		Anticipated Closing Date	
List Team - Team Email 1			
Co List Agent - Agent Name and Phone		Marketed in other Property Type	No
Co List Agent - Phone Number		Other MLS#	
Co List Agent - E-mail		Comp Only	No
Alternate Contact - Agent Name		Comp Type	
Alternate Contact - Phone Number		Listing Type	Exclusive Right
Alternate Contact - E-mail		Listing Service	Full Service
Buyer Office - Office Name		Designated/Apptd. Agency	Yes
Buyer Office - Phone Number		Short Sale	No
Buyer Office - E-mail		Original List Price	\$475,000
Buyer Agent - Agent Name			
Buyer Agent - Phone Number			
Buyer Agent - E-mail			
Buyer Team - Team Name			
Buyer Team - Phone Number 1			
Co Buyer Office - Office Name and Phone			
Co Buyer Agent - Agent Name and Phone			

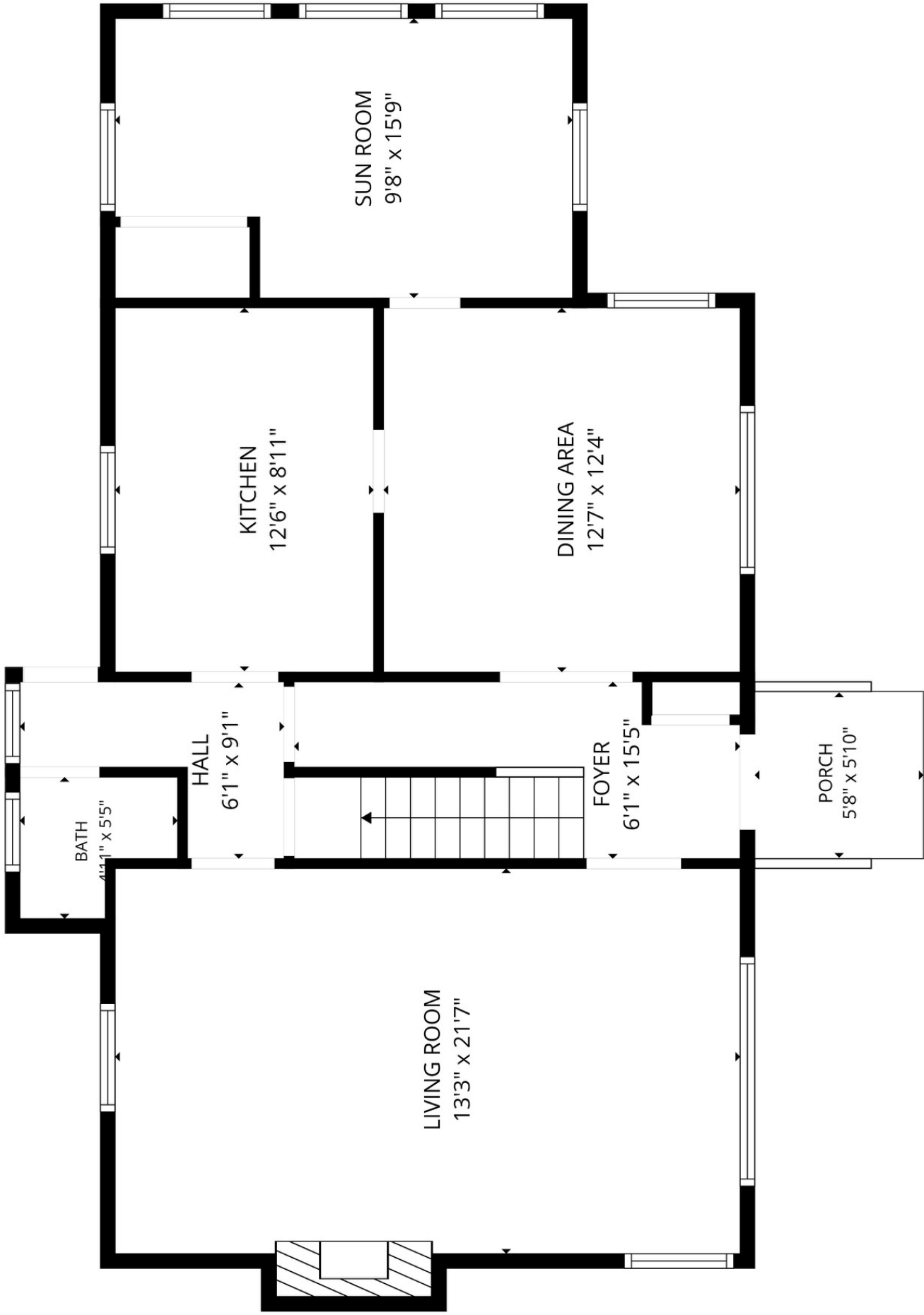
Concessions
Concessions Amount
Concessions Comments
Appraisal Complete
Appraisal Type
Appraiser
Appraiser Phone
Appraiser Email
Buyer Name
Residence
Title Company

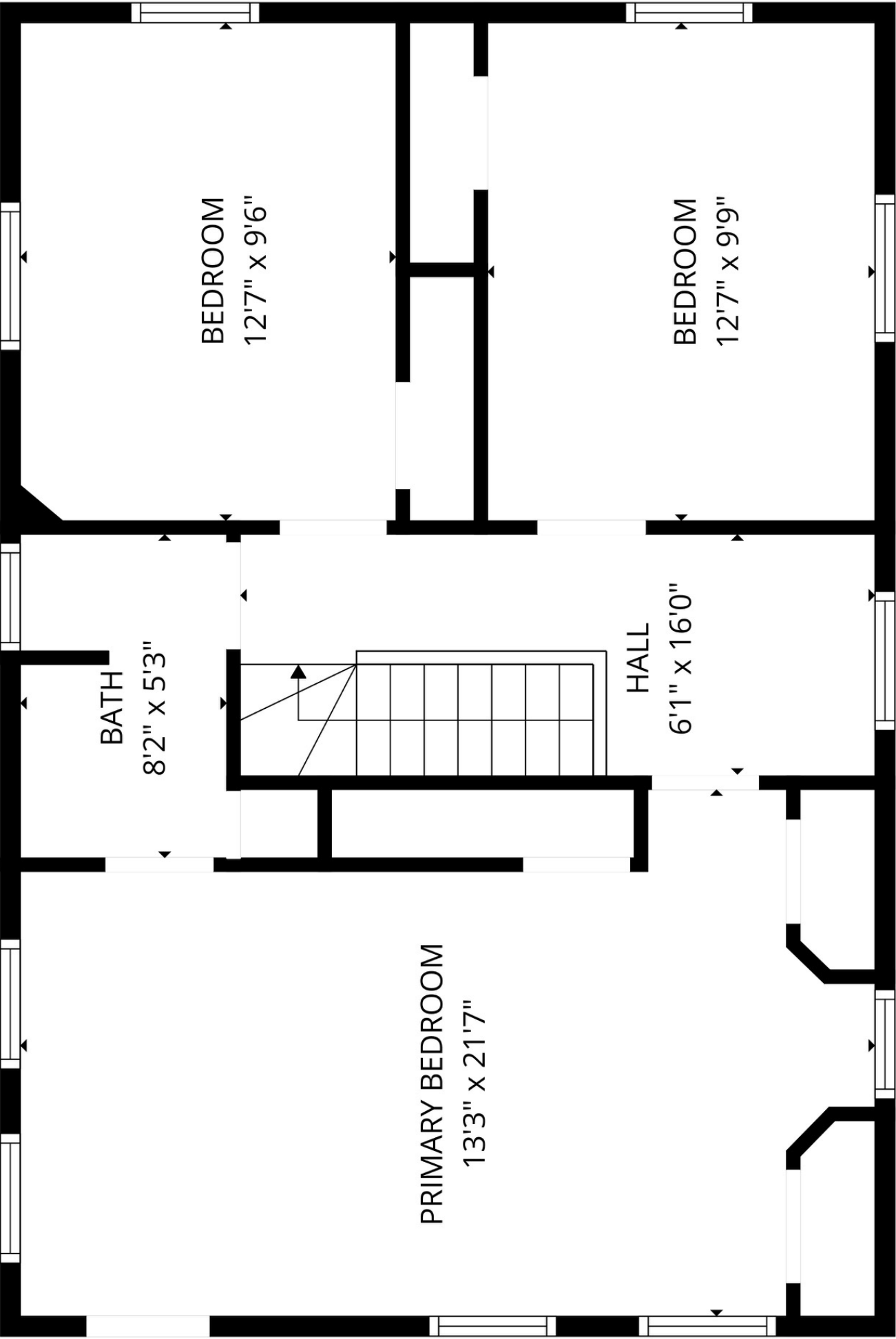
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Right of First Refusal

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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:** Joseph M. Banks, Jr. and Joan Banks

2. **PROPERTY LOCATION:** 255 North Street, Manchester NH 03104

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 37 years.

5. **WATER SUPPLY**

Please answer all questions regardless of type of water supply.

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

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

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

d. **MALFUNCTIONS:** Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: ☐ Yes ☒ No ☐ N/A Quantity: ☐ Yes ☒ No
Quality: ☐ Yes ☒ No ☐ Unknown

If YES to any question, please explain in Comments below or with attachment.

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

6. **SEWAGE DISPOSAL SYSTEM**

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

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

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

SELLER(S) INITIALS JMB JB

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. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	☐	☐	☐	_____	_____	☐
	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: _____

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

8mo / B

BUYER(S) INITIALS

 /

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d. RADON/WATER - Current or previously existing:

Has the property been tested? ☐ Yes ☐ No ☒ Unknown

If YES: Date: _____ By: _____

Results: _____ If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No

Are test results available? ☐ Yes ☐ No Comments: _____

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property? ☐ Yes ☒ No

If YES: Source of information: _____

Are you aware of any cracking, peeling, or flaking lead-based paint? ☐ Yes ☒ No

Comments: _____

f. Are you aware of any other hazardous materials? ☐ Yes ☒ No

If YES: Source of information: _____

Comments: _____

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?

☐ Yes ☒ No ☐ Unknown If YES, Explain: _____

What is your source of information? _____

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

☐ Yes ☒ No ☐ Unknown If YES, Explain: _____

What is your source of information? _____

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?

☐ Yes ☒ No If YES, Explain: _____

d. Are you aware of any problems with other buildings on the property?

☐ Yes ☒ No If YES, Explain: _____

e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.?

☐ Yes ☒ No ☐ Unknown If YES, Explain: _____

f. Is this property located in a Federally Designated Flood Hazard Zone?

☐ Yes ☒ No ☐ Unknown Comments: _____

g. Has the property been surveyed?

☐ Yes ☐ No ☒ Unknown If YES, By: _____

If YES, is survey available? ☐ Yes ☐ No ☐ Unknown

h. How is the property zoned? _____

i. Heating System Age: unknown Type: _____ Fuel: OIL Tank Location: in basement

Owner of Tank: _____

Annual Fuel Consumption: \$2,500 approx Price: _____ Gallons: _____

Date system was last serviced and by whom? April 30, 2026 - DEAN RYAN COMPANY

Secondary Heat Systems: NONE

Comments: I think it was installed in home 1980's

j. Roof Age: 20 yrs Type of Roof Covering: ASPHALT SHINGLES

Moisture or leakage: NONE

Comments: _____

SELLER(S) INITIALS

JMO JB

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- k. **Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: _____
Moisture or leakage: None
Comments: _____
- l. **Chimney(s)** How Many? 1 Lined? _____ Last Cleaned: _____ Problems? None
Comments: _____
- m. **Plumbing** Type: _____ Age: _____
Comments: _____
- n. **Domestic Hot Water** Age: 2 Type: Electric Gallons: _____
- o. **Electrical System** # of Amps 200 amp 2 gas ☒ 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: None 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

JMB, J.B.

BUYER(S) INITIALS

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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 Joan M Banks DATE 6-4-26

SELLER Joan M Banks DATE 6/4/26

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

JMB JMB

BUYER(S) INITIALS

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



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

Property Address: 255 North Street, Manchester NH 03104

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)

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 Purchaser has received copies of all information listed above.
- (d)

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 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)

CP

 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.

<i>Joan D Banker</i> 6-4-26 SellerDate	<i>Joan D Banker</i> 6/4/26 SellerDate
PurchaserDate	PurchaserDate
<i>Cathy Perry</i> 6/4/2026 AgentDate	AgentDate

FIDUCIARY DEED

JOSEPH M. BANKS, JR. of 255 North Street, City of Manchester, County of Hillsborough, State of New Hampshire, Executor and BARBARA A. O'HERN of 9 White Briar, Pittsford, New York, Executrix under the will of Joseph M. Banks, of Manchester, County of Hillsborough, State of New Hampshire, by the power conferred by the Judge of Probate of said Hillsborough County and every other power, for the sum of One Hundred Fifty Seven Thousand Dollars, grants to Joseph M. Banks, Jr. and Joan Banks, husband & wife, of 255 North Street, City of Manchester, County of Hillsborough, State of New Hampshire, as joint tenants with rights of survivorship,

A certain tract of land, with the buildings thereon, situate in said Manchester, County of Hillsborough, State of New Hampshire, bounded and described as follows, to wit:

Beginning at the southwesterly intersection of North Street and Ashland Street; thence southerly by Ashland Street 115 feet to a stake; thence westerly parallel with North Street 100 feet to a stake, thence northerly parallel with Ashland Street 115 feet; thence easterly by North Street 100 feet the point of beginning.

The above premises are conveyed subject to the restrictions that no bulding designed for more than two families shall be erected on the premises; and that no house with garage shall be erected except on a lot not less than 75 feet by 100 feet and that for a period of 35 years from September 1, 1939, no two-family dwelling costing less than \$4,000.00 including garage, shall be erected on said premises.

Meaning and intending to convey the same premises as conveyed to Joseph M. Banks and Anna A. Banks by deed of Ralph E. Alley, dated August 1952 and duly recorded in the Hillsborough County Registry of Deeds at Book 1330, Page 189. Joseph M. Banks, derived his title as surviving joint tenant, Anna A. Banks having deceased in April, 1988, in the City of Manchester, New Hampshire, See Hillsborough County Probate #110330.

Authority to transfer said real estate is specifically granted to the Executor and Executrix pursuant to Paragraphs 2, of the Will of Joseph M. Banks, Hillsborough County Probate No. 111081.

Witness my hand and seal this 7th day of February, 1990.

Lynnda M. LeBlanc
Witness

Joseph M. Banks, Jr.
Executor u/w/o Joseph M. Banks

State of New Hampshire
County of Hillsborough

February 7th 1990

Personally appeared Joseph M. Banks, Jr. and acknowledged the forgoing instrument to be his voluntary act and deed before me.

Roberta Deane Rios 10/23/90
Justice of the Peace/Notary Public

Witness my hand and seal this 6th day of February, 1990.

Roberta Wiedrick
Witness

Barbara A. O'Hern
Executrix u/w/o Joseph M. Banks

State of New York
County of Monroe

February 6th 1990

Personally appeared Barbara A. O'Hern and acknowledged the forgoing instrument to be her voluntary act and deed before me.

NANCY A. WAMBACH
Notary Public in the State of New York
MONROE COUNTY
My Commission Expires June 1, 1991

Nancy A. Wambach
Justice of the Peace/Notary Public

Feb 13 9 41 AM '90

0062908

BK 5168 PG 0372

"ATTESTATION OF CONSIDERATION AND TAX STAMPS PAGE"

Joseph M. Banks, Jr. and Joan Banks (Buyer's Name) and Estate of Joseph M. Banks, Sr. and (Seller's Name) agree and affirm that the full price or consideration paid for the real estate transferred by this deed is 60,000.00. The tax due upon this transfer is calculated at \$.95 per \$100 or any party thereof for an amount due of \$1492.00 (computed to the nearest whole dollar).

Seller's Signature's

Joseph M. Banks, Jr. - Estate

Buyer's Signatures

Joseph M. Banks, Jr.
Joan Banks

State of New Hampshire, Hillsborough County, ss

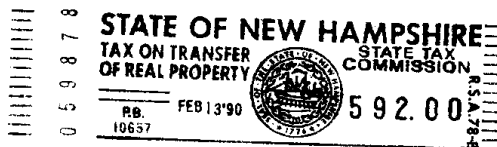
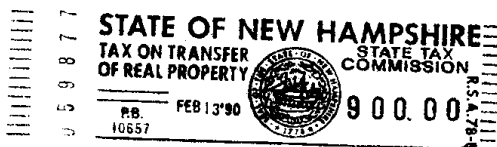
The foregoing instrument was acknowledged before me this February 9, 1990 by Joseph M. Banks, Jr., Joan Banks, Estate of Joseph M. Banks, Sr., .

My commission expires:

Janvil A. Skett
Notary Public

My Commission Expires December 3, 1990

The tax stamps required by RSA 78-B have been attached below by buyer and seller.



BK 5168 Pg 0373

255 NORTH ST

Location

255 NORTH ST

Mblu

0903/ / 0036/ /

Owner

BANKS, JOSEPH M JR

Assessment

\$334,800

Building Count

1

Current Value

Assessment	
Valuation Year	Total
2022	\$334,800

Owner of Record

Owner

BANKS, JOSEPH M JR

Sale Price

\$157,053

Co-Owner

Certificate

Book & Page

5168/0372

Sale Date

02/13/1990

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
BANKS, JOSEPH M JR	\$157,053		5168/0372	02/13/1990
BANKS JOSEPH M	\$0		0/0	11/22/1989
BANKS JOSEPH M	\$0		0/0	

Building Information

Building 1 : Section 1

Year Built:

1955

Living Area:

1,760

Replacement Cost

Less Depreciation:

\$211,500

Building Attributes	
Field	Description
Style:	Colonial
Model	Residential
Grade:	Average
Stories:	2 Stories

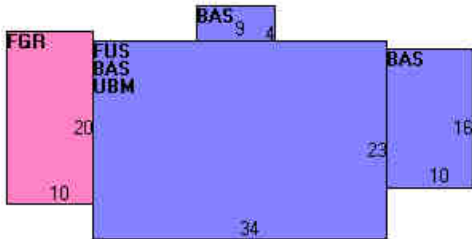
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	Brick Veneer
Roof Structure:	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Hot Air
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	7
Bath Style:	Average
Kitchen Style:	Average
MHP	

Building Photo



(https://images.vgsi.com/photos/ManchesterNHPhotos/\00\06\64\99.JPC

Building Layout



(https://images.vgsi.com/photos/ManchesterNHPhotos//Sketches/28689_

Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
BAS	First Floor	978	978
FUS	Upper Story, Finished	782	782
FGR	Garage	200	0
UBM	Basement, Unfinished	782	0
		2,742	1,760

Extra Features

Extra Features		
Code	Description	Size
FPL3	2 STORY CHIM	1.00 UNITS

Land

Land Use

Use Code 1010
Description SINGLE FAM

Land Line Valuation

Size (Sqr Feet) 11532

Outbuildings

Outbuildings
No Data for Outbuildings

Valuation History

Assessment	
Valuation Year	Total
2024	\$334,800



T-T-1-1-1

City of Manchester, NH - Office of the Tax Collector
Payment Address: P.O. BOX 9598, Manchester, NH 03108-9598
Office location: 1 City Hall Plaza West Wing, Manchester, NH 03101-2084
Office hours: Monday-Friday, 8 AM to 5 PM
For property values, exemptions, names, and addresses, call (603) 624-6520
For account balance and payment information, call (603) 624-6575 or
visit [www.ManchesterNH.Gov / Taxes](http://www.ManchesterNH.Gov/Taxes) for online account access and payments

ACCOUNT NUMBER

59924

*Please write this number on all payments and correspondence.

FIRST REAL ESTATE TAX BILL FOR 2025

BANKS, JOSEPH M JR
BANKS, JOAN G
255 NORTH ST
MANCHESTER NH 03104-3439

Major credit cards are accepted for payments online and in person.
A service fee will apply. Visit www.ManchesterNH.Gov/Taxes for details.

INFORMATION TO TAXPAYERS	PROPERTY DESCRIPTION	TAXES
The Taxpayer may, by March 1 following the final notice of tax and not afterward, apply in writing to the Board of Assessors for a tax abatement or deferral. If you are elderly, disabled, blind, a veteran or veteran's spouse, or are unable to pay taxes due to poverty or other good cause, you may be eligible for a tax exemption, credit, abatement, or deferral. For details and application information, contact the Board of Assessors at 603-624-6520. Taxpayers desiring any information in regard to taxation, assessments, exemptions, or change of address should contact the Board of Assessors at 603-624-6520, not the Tax Collector. Real estate tax payments will be applied first to the oldest delinquent real estate taxes (if any) for the indicated property. Partial payments are accepted but will not delay or prevent liening or deeding actions authorized by State law. All taxes are assessed as of April 1st of each year. Unless directed otherwise, tax bills are mailed to the last known address of the first owner listed on the deed.	Map-Lot: 0903-0036 255 NORTH ST TOTAL VALUATION:334,800 EXEMPTION:280,000 NET TAX VALUE:54,800 TAX RATES FOR THIS BILLING ARE EQUAL TO 1/2 OF THE RATES APPLIED FOR THE PREVIOUS YEAR'S FINAL BILL MUNICIPAL:4.68 COUNTY: .56 CITY EDUCATION: 3.79 STATE EDUCATION: .76 TOTAL:9.79 ALL TAX RATES ARE PER \$1000 OF ASSESSED VALUE	Tax:536.49 Tax paid:.00 TAX DUE: \$536.49 PAY BY TUESDAY, JULY 08, 2025 to avoid interest charges at 8.0 % per annum. This notice was generated on 5/28/2025 and does not reflect account activity after that date.

If any owner listed is a debtor under Title 11 of the United States Code, this notice should not be viewed as a demand for payment of, or as an attempt to collect, a pre-petition debt.

Forms of Payment: Cash, Check, Money Order and major Credit Cards. DO NOT MAIL CASH

Make checks payable to: CITY OF MANCHESTER, NH.
Mail your payment with this stub to:
TAX COLLECTOR, PO BOX 9598, MANCHESTER NH 03108



Payments can also be made online at www.ManchesterNH.Gov/Taxes.

PAY BY TUESDAY, JULY 08, 2025 to avoid interest charges at 8.0 % per annum.

FIRST REAL ESTATE TAX BILL FOR 2025

Account Number: 59924

BANKS, JOSEPH M JR
BANKS, JOAN G
255 NORTH ST
MANCHESTER NH 03104-3439

Map-Lot: 0903-0036
Location: 255 NORTH ST

TAX DUE: \$ 536.49

0000599241 0000536490