

**Residential**  
**4966129**  
**Single Family**  
**Active**

**30 Bayberry Lane**  
**Manchester**  
**Unit/Lot #**  
**NH 03104**

**Listed: 8/17/2023**  
**Closed:**  
**DOM: 0**  
**\$450,000**



**County** NH-Hillsborough  
**VillDstLoc**  
**Year Built** 1990  
**Style** Colonial  
**Color** Taupe  
**Total Stories** 2  
**Taxes TBD** No  
**TaxGrosAmt** \$7,803.00  
**Tax Year** 2022  
**Tax Year Notes**

**Rooms - Total** 9  
**Bedrooms - Total** 3  
**Baths - Total** 3  
**Baths - Full** 1  
**Baths - 3/4** 1  
**Baths - 1/2** 1  
**Baths - 1/4** 0  
**SqFt-Apx Total** 2,240  
**Finished**  
**SqFt-Apx Total** 2,657  
**Lot Size Acres** 0.29  
**Lot - Sqft** 12,632  
**Footprint** 32 x 24 + 17 x 16

**Delayed Showing** No  
**Date - Showings Begin**

**Directions** North on Union Street, right on Bayberry.



[Schedule a Showing](#)

**Remarks - Public** Welcome to Bayberry Lane in Manchester's North End, just two blocks from The Derryfield School and a short ride to SNHU! This well-loved house has some great living space, including a large family room with huge windows and a door out to the composite wrap-around deck and yard, so you can easily enjoy indoor-outdoor living and parties. The kitchen features 1yr-old Bosch appliances, including an induction stove, and it's open to the dining area (graced by a bay window), living room (with wood fireplace!), and that awesome family room, so laughs and love are just a glance or a shout away. There's a convenient half bath and laundry here on the first floor, and direct access to the roomy 2-car garage. Want more room for living and playing? Lots of finished basement space means you can have big crowds over for billiards or cheering on the Red Sox, and there's another room outfitted as a walk-in closet that would make a great home office--and you still have lots of storage space! The primary suite upstairs feels extra-spacious with its vaulted ceiling, and the other two bedrooms are generous as well. The front yard is nicely landscaped, and the backyard includes some raised beds as well as peach and cherry trees, so you can have your own farm-to-table experience. You may want to put your own touches on this home, but the space, layout, flow, and yard are just right. OPEN HOUSE: Sat., 8/19, 9-11am and Sun., 8/20, 11am-1pm.

**STRUCTURE**

**Construction Status** Existing  
**Rehab Needed**  
**Construction** Wood Frame  
**Foundation** Concrete  
**Exterior** Aluminum, Brick  
**Roof** Shingle - Architectural  
**Basement** Yes  
**Basement Access Type** Walk-up  
**Basement Description** Bulkhead, Concrete Floor, Full, Partially Finished, Stairs - Interior, Sump Pump  
**Garage** Yes  
**Garage Capacity** 2  
**Garage Type** Attached  
**Garage Description** Auto Open, Direct Entry

**Estimated Completion Date**

**SqFt-Apx Fin Above Grade** 1,888  
**List \$/SqFt Fin ABV Grade** \$238.35  
**SqFt-Apx Fin AG Source** Assessor  
**SqFt-Apx Unfn Above Grade** 0  
**SqFt-Apx Unfn AG Source**  
**SqFt-Apx Fin Below Grade** 352  
**List \$/SqFt Fin Below Grade** \$1,278.41  
**SqFt-Apx Fin BG Source** Measured  
**List \$/SqFt Fin Total** \$200.89  
**SqFt-Apx Unfn Below Grade** 417  
**SqFt-Apx Unfn BG Source** Assessor  
**SqFt-Apx Tot Below Grade**  
**SqFt-Apx Tot BG Source**

ROOMS	DIMS. / LVL	
Living Room	20.5 x 11.5	1
Kitchen	13.5 x 11	1
Dining Room	11 x 9	1
Family Room	17 x 15	1
Bath - 1/2	7.5 x 6.5	1
Primary Bedroom	16 x 11.5	2
Bath - 3/4		2
Bedroom	13 x 12	2
Bedroom	14.5 x 9.5	2
Bath - Full	8 x 7.5	2

ROOMS	DIMS. / LVL
Living Room	20.5 x 11.5
Kitchen	13.5 x 11
Dining Room	11 x 9
Family Room	17 x 15
Bath - 1/2	7.5 x 6.5
Primary Bedroom	16 x 11.5
Bath - 3/4	
Bedroom	13 x 12
Bedroom	14.5 x 9.5
Bath - Full	8 x 7.5

**Deed - Recorded Type** Warranty  
**Deeds - Total**  
**Deed - Book** 7898  
**Deed - Page** 0634  
**Deed 2 - Book**  
**Deed 2 - Page**  
**Plan Survey Number**  
**Property ID**  
**Zoning** Residential R-1A

**PUBLIC RECORDS**  
**Map** 559  
**Block** 0  
**Lot** 18A  
**SPAN#**  
**Tax Class**  
**Tax Rate**  
**Current Use**  
**Land Gains**  
**Assessment Year** 2022  
**Assessment Amount** \$427,800  
**Assessments - Special**

**LOT & LOCATION**

**Development / Subdivision**  
**Owned Land**  
**Common Land Acres**  
**Roads** Public  
**Road Frontage** Yes  
**Road Frontage Length** 112  
**ROW - Length**  
**ROW - Width**  
**ROW - Parcel Access**  
**ROW to other Parcel**  
**Surveyed** Yes

**School - District** Manchester Sch Dst SAU #37  
**School - Elementary** Webster Elementary School  
**School - Middle/Jr** Hillside Middle School  
**School - High** Manchester Central High Sch  
**Lot Description** Level, Sloping

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

**UTILITIES**

<b>Heating</b>	Hot Water	<b>Utilities</b>	Cable, Internet - Cable
<b>Heat Fuel</b>	Oil, Wood		
<b>Water Heater</b>	Off Boiler		
<b>Cooling</b>	None		
<b>Water</b>	Public	<b>Fuel Company</b>	
<b>Sewer</b>	Public	<b>Electric Company</b>	
<b>Electric</b>	150 Amp, Circuit Breaker(s)	<b>Cable Company</b>	
		<b>Phone Company</b>	

**FEATURES**

<b>Features - Exterior</b>	Deck, Fence - Dog, Garden Space	<b>Appliances</b>	Dishwasher, Dryer, Microwave, Range - Electric, Refrigerator, Washer, Cooktop - Induction
<b>Driveway</b>	Paved	<b>Equipment</b>	Dehumidifier, Smoke Detectr-Hard Wired
<b>Parking</b>	Parking Spaces 5		
<b>Flooring</b>	Carpet, Ceramic Tile, Hardwood, Laminate		
<b>Features - Interior</b>	Central Vacuum, Ceiling Fan, Dining Area, Draperies, Fireplace - Wood, Fireplaces - 1, Kitchen Island, Primary BR w/ BA, Vaulted Ceiling, Laundry - 1st Floor		

**CONDO -- MOBILE -- AUCTION INFO**

<b>Condo Name</b>		<b>Auction</b>	No
<b>Building Number</b>		<b>Date - Auction</b>	
<b>Units Per Building</b>		<b>Auction Time</b>	
<b>Condo Limited Common Area</b>		<b>Auctioneer Name</b>	
<b>Condo Fees</b>		<b>Auctioneer License Number</b>	
		<b>Auction Price Determnd By</b>	

<b>Mobile Park Name</b>		<b>Mobile Anchor</b>	
<b>Mobile Make</b>		<b>Mobile Co-Op</b>	
<b>Mobile Model Name</b>		<b>Mobile Park Approval</b>	
<b>MobileSer#</b>		<b>Mobile Must Move</b>	

**DISCLOSURES**

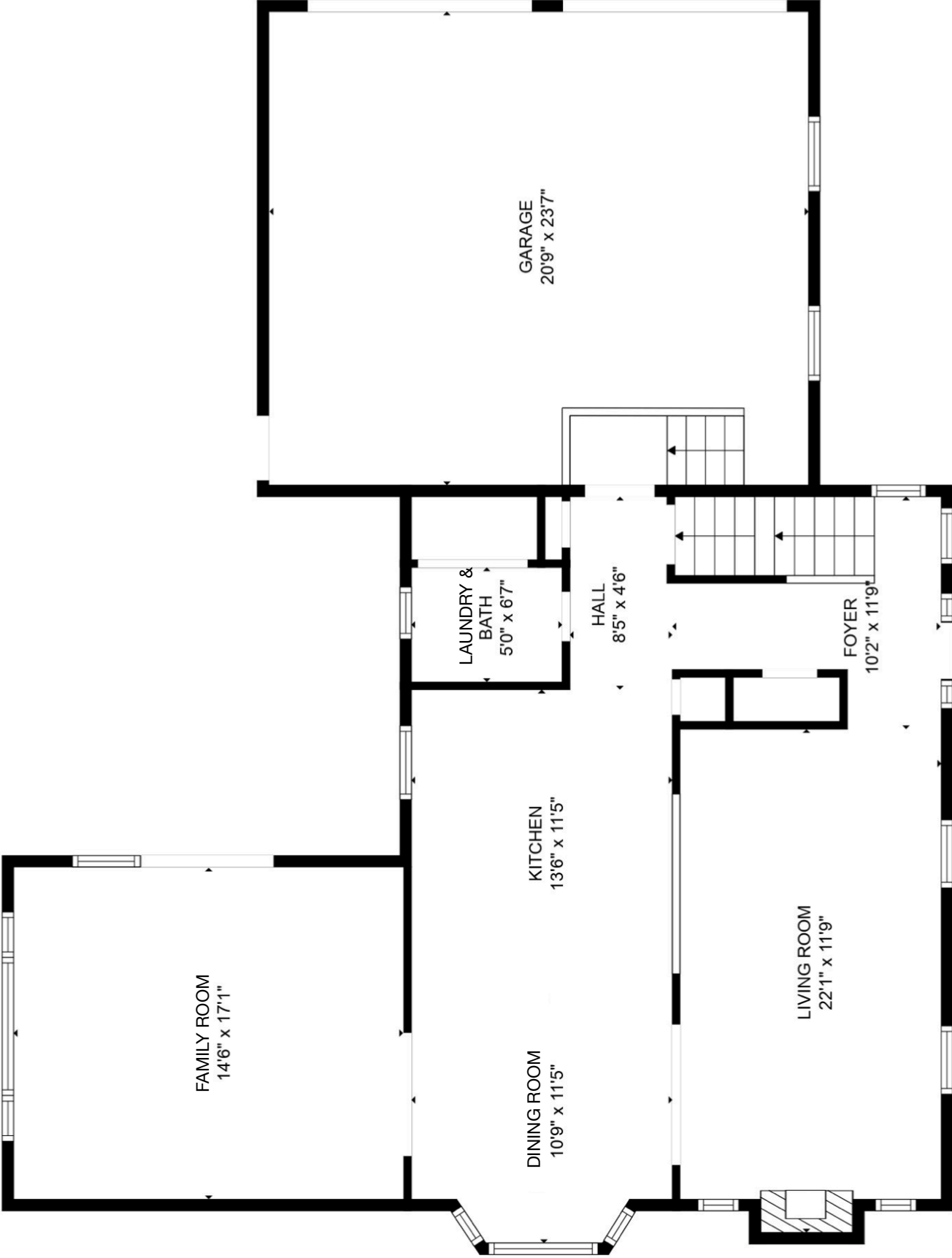
<b>Fee</b>		<b>Flood Zone</b>	No
<b>Fee 2</b>		<b>Seasonal</b>	No
<b>Fee 3</b>		<b>Easements</b>	
<b>Foreclosed/Bank-Owned/REO</b>	No	<b>Covenants</b>	No
<b>Planned Urban Developmt</b>		<b>Resort</b>	
<b>Rented</b>			
<b>Rental Amount</b>			
<b>Items Excluded</b>			
<b>Documents Available</b>	Deed, Property Disclosure, Tax Map		
		<b>Timeshare/Fract. Ownrshp</b>	No
		<b>T/F Ownership Amount</b>	
		<b>T/F Ownership Type</b>	

**POWER PRODUCTION**

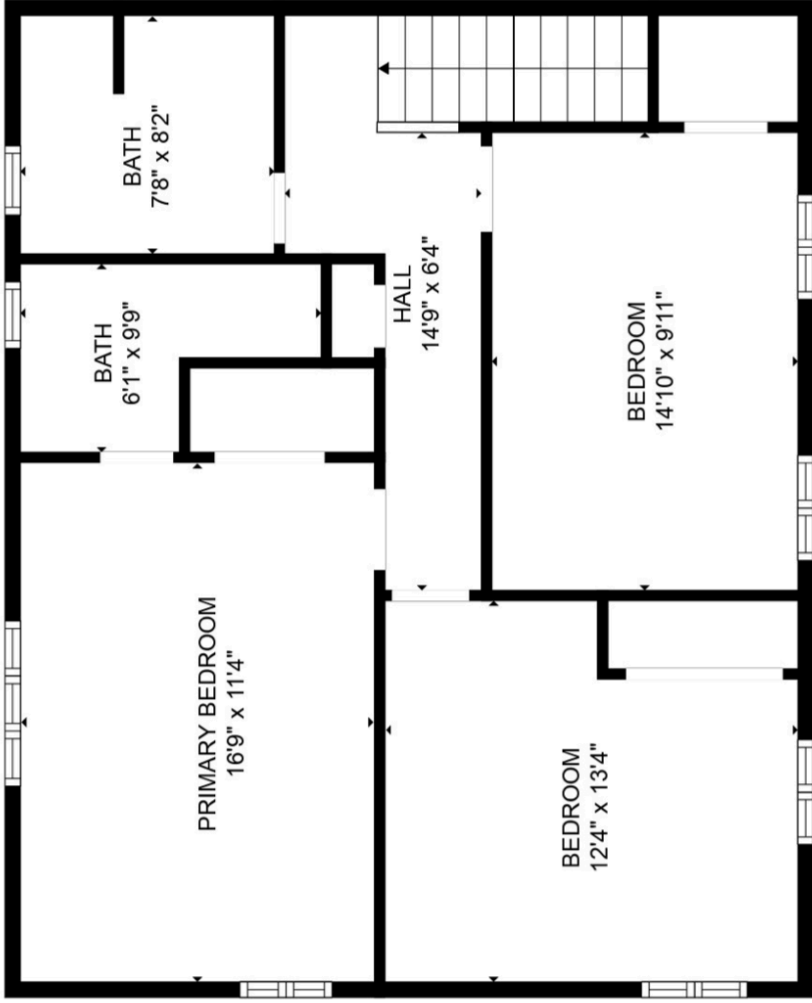
<b>Power Production Type</b>		<b>Power Production Type 2</b>	
<b>Power Production Ownership</b>		<b>Power Production Ownership 2</b>	
<b>Mount Type</b>		<b>Mount Type 2</b>	
<b>Mount Location</b>		<b>Mount Location 2</b>	
<b>Power Production Size</b>		<b>Power Production Size 2</b>	
<b>Power Production Year Install</b>		<b>Power Production Year Install 2</b>	
<b>Power Production Annual</b>		<b>Power Production Annual 2</b>	
<b>Power Production Annual Status</b>		<b>Power Production Annual Status 2</b>	
<b>Power Production Verification Source</b>		<b>Power Production Verification Source 2</b>	

**HOME PERFORMANCE INDICATORS**

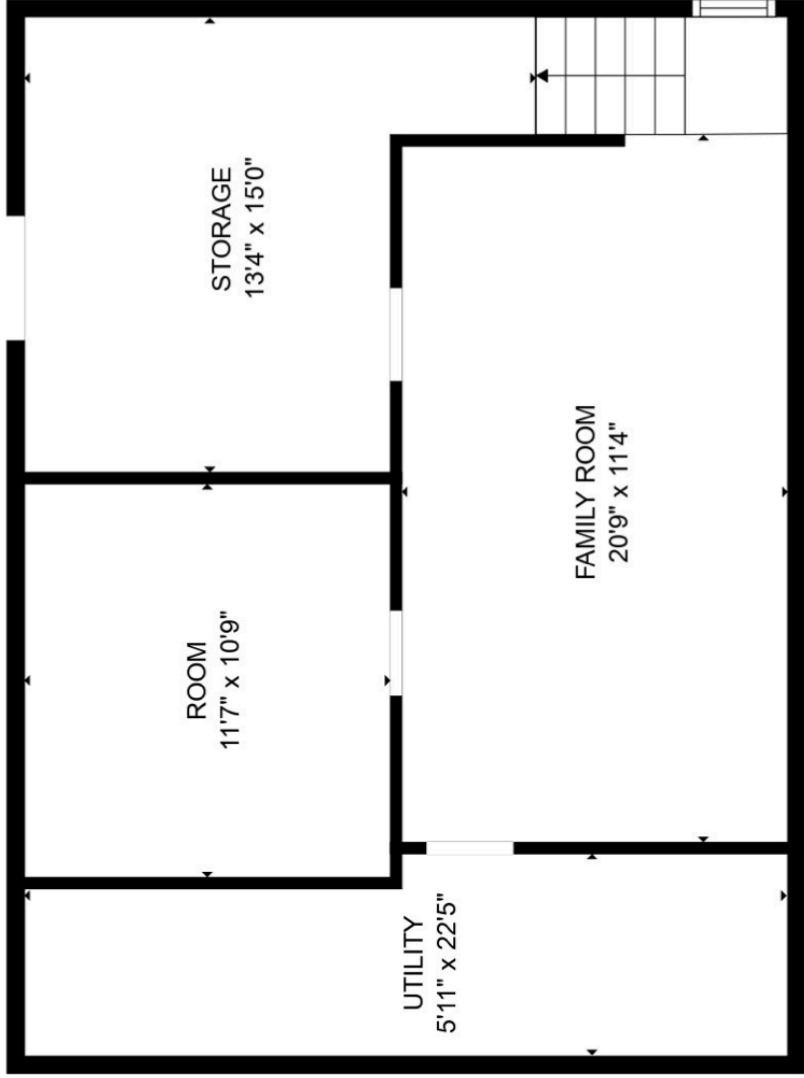
		<b>Green Verificatn Body 2</b>	
		<b>Green Verificatn Progrm 2</b>	
		<b>Green Verificatn Year 2</b>	
		<b>Green Verificatn Rating 2</b>	
		<b>Green Verificatn Metric 2</b>	
		<b>Green Verificatn Status 2</b>	
		<b>Green Verification Source 2</b>	
		<b>Green Verificatn NewCon 2</b>	
		<b>Green Verificatn URL 2</b>	
<b>Green Verification Body</b>		<b>Green Verificatn Body 3</b>	
<b>Green Verification Progrm</b>		<b>Green Verificatn Progrm 3</b>	
<b>Green Verification Year</b>		<b>Green Verificatn Year 3</b>	
<b>Green Verification Rating</b>		<b>Green Verificatn Rating 3</b>	
<b>Green Verification Metric</b>		<b>Green Verificatn Metric 3</b>	
<b>Green Verification Status</b>		<b>Green Verificatn Status 3</b>	
<b>Green Verification Source</b>		<b>Green Verification Source 3</b>	
<b>Green Verification NewCon</b>		<b>Green Verificatn NewCon 3</b>	
<b>Green Verification URL</b>		<b>Green Verificatn URL 3</b>	



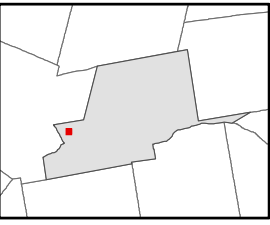
FIRST FLOOR



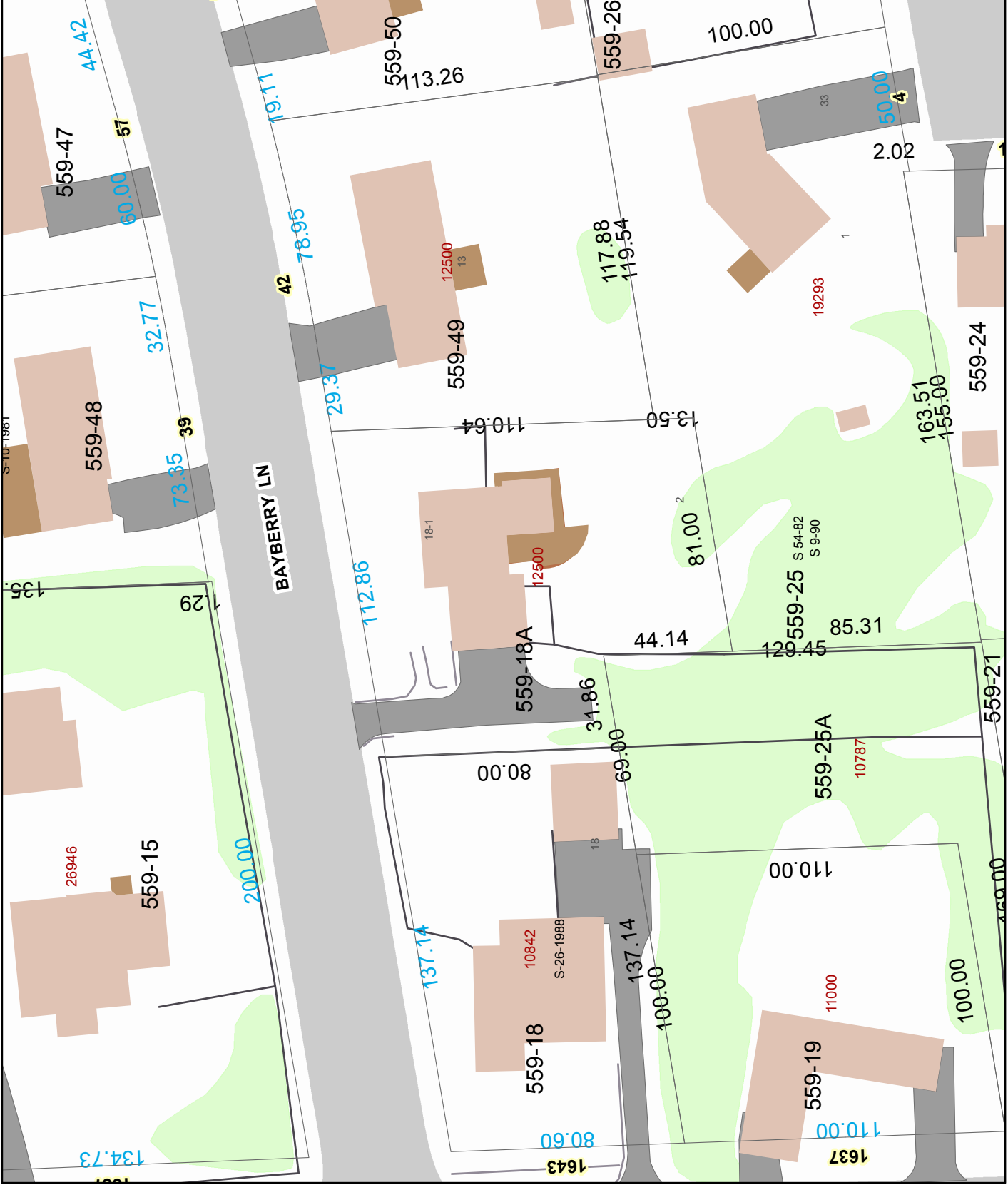
SECOND FLOOR



BASEMENT



Area Map Showing Extent Of Map At Left



DISCLAIMER

The information appearing on this map is for the convenience of the user and is not an official public record of the City of Manchester, NH (the "City"). This map is not survey-quality. All boundaries, easements, areas, measurements, rights-of-way, etc., that appear are derived from varied data sets which may be individually compiled at different map scales. In such cases, the City cannot guarantee the accuracy of the data. Features may appear in inaccurate relationship to each other. Therefore, geographic features shown on this map should only be considered approximations, and as such have no official or legal value. The City makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this information for any particular use. The City assumes no liability for any errors or omissions which appear on this map. All information is derived from public records, and the data was compiled as kept in the offices of various City, County, and State government agencies and departments, and are available for inspection and copying during normal business hours. By using this map, you agree to these terms and conditions.

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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:** John G. Minukas and Joan Matrisciano

2. **PROPERTY LOCATION:** 30 Bayberry Lane, 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 \_\_\_\_\_ 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: There is a septic holding tank that feeds into public sewer

SELLER(S) INITIALS JM 196M

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 site assessment been done?  Yes  No  Unknown  
 Source of Information: \_\_\_\_\_  
 Comments: \_\_\_\_\_

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

7. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Blown		<input checked="" type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FG	6"	<input type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FG	6"	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>

**8. HAZARDOUS MATERIAL**

**a. UNDERGROUND STORAGE TANKS - Current or previously existing:**

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

**b. ASBESTOS - Current or previously existing:**

As insulation on the heating system pipes or ducts?  Yes  No  Unknown  
 In the siding?  Yes  No  Unknown In the roofing shingles?  Yes  No  Unknown  
 In flooring tiles?  Yes  No  Unknown Other \_\_\_\_\_  Yes  No  Unknown  
 If YES, Source of information: \_\_\_\_\_  
 Comments: \_\_\_\_\_

**c. RADON/AIR - Current or previously existing:**

Has the property been tested?  Yes  No  Unknown  
 If YES: Date: \_\_\_\_\_ By: \_\_\_\_\_  
 Results: \_\_\_\_\_ If applicable, what remedial steps were taken? \_\_\_\_\_  
 Has the property been tested since remedial steps?  Yes  No  
 Are test results available?  Yes  No  
 Comments: \_\_\_\_\_

SELLER(S) INITIALS DN JGM

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? Residential

i. Street (check one):  Public  Private  Association

If private, is there a written road maintenance agreement?  Yes  No

Additional Information: \_\_\_\_\_

j. Heating System Age: Unkn. Type: \_\_\_\_\_ Fuel: Oil Tank Location: Basement

Owner of Tank: \_\_\_\_\_

Annual Fuel Consumption: \_\_\_\_\_ Price: \_\_\_\_\_ Gallons: \_\_\_\_\_

Date system was last serviced and by whom? \_\_\_\_\_

Secondary Heat Systems: Wood burning insert

Comments: \_\_\_\_\_

SELLER(S) INITIALS [Signature]

BUYER(S) INITIALS [Signature]

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- k. Roof Age: Unkn Type of Roof Covering: \_\_\_\_\_  
 Moisture or leakage: None  
 Comments: \_\_\_\_\_
- l. Foundation/Basement:  Full  Partial  Other: \_\_\_\_\_ Type: \_\_\_\_\_  
 Moisture or leakage: See Section 10  
 Comments: \_\_\_\_\_
- m. Chimney(s) How Many? 1 Lined? Yes Last Cleaned: installed 1 year ago Problems? No  
 Comments: \_\_\_\_\_
- n. Plumbing Type: Mixed Age: \_\_\_\_\_  
 Comments: \_\_\_\_\_
- o. Domestic Hot Water: Age: approx 5yr Type: off Boiler Gallons: \_\_\_\_\_
- p. Electrical System: # of Amps 150 Circuit Breakers  Fuses   
 Comments: \_\_\_\_\_  
 Solar Panels:  Leased  Owned If leased, explain terms of agreement: \_\_\_\_\_  
 Comments: \_\_\_\_\_
- q. Modifications: Are you aware of any modifications or repairs made without the necessary permits?  Yes  No  
 If Yes, please explain: \_\_\_\_\_
- r. Pest Infestation: Are you aware of any past or present pest infestations?  Yes  No Type: Mice in basement  
 Comments: (seasonal - cold fall weather encourages mice to enter)
- s. 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: \_\_\_\_\_
- t. Air Conditioning: Type: Mini Split Age: Apr 20 Date Last Serviced and by whom: N/A  
 Comments: \_\_\_\_\_
- u. Pool: Age: N/A Heated:  Yes  No Type: \_\_\_\_\_ Last Date of Service: \_\_\_\_\_  
 By Whom: \_\_\_\_\_
- v. Generator: Portable: Yes  No  Whole House: Yes  No  Kw/Size: \_\_\_\_\_ Last Date of Service: \_\_\_\_\_  
 If Portable:  Included  Negotiable  
 Comments: \_\_\_\_\_
- w. Internet: Type Currently Used at Property: Xfinity
- x. Other (e.g. Alarm System, Irrigation System, etc.) - not functioning (irrigation)  
 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     96/11

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:

- Lvg Rm AC not working  
- Basement seepage when water table rises after prolonged rainy period (7 days of rain may cause wet spots in basement) Use dehumidifier  
- Garage door exterior code box opener not working [remotes work]  
- Several windows locks broken  
- Back door to garage lock can jam and not unlock  
- Electric Outlet for Microwave not working  
- Bedroom AC working but very old, not efficient cooling  
- Irrigation System is not functional

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).

John Patriciano 07/26/23  
SELLER DATE

John G. Miller 7/26/23  
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.

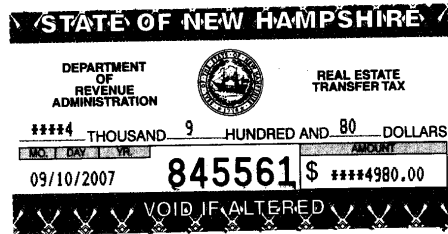
\_\_\_\_\_  
BUYER DATE

\_\_\_\_\_  
BUYER DATE

John Patriciano John G. Miller

\_\_\_\_\_  
\_\_\_\_\_

Return to:  
John G. Minukas and Joan Matrisciano  
30 Bayberry Lane  
Manchester, NH 03104



14.41  
2  
16.41  
4980  
TS

WARRANTY DEED

Michael J. Machos, Trustee and Susan M. Machos, Trustee of the Machos Living Trust, husband and wife, of 30 Bayberry Lane, Manchester, NH, for consideration paid grant to John G. Minukas and Joan Matrisciano, both unmarried, of 15 Iron Horse Drive, Bedford, NH as joint tenants with rights of survivorship, with warranty covenants;

A certain tract or parcel of land, with the buildings thereon, situated in the City of Manchester, County of Hillsborough, State of New Hampshire, being Lot 559/18A and Lot 2 as shown on plan of land entitled "Subdivision Plan of Land of Quentin W. & Mary Jane H. Keefe on Gilhaven Road, Manchester, NH" dated February 2, 1990, scale 1" = 30', by Gillis Engineering Corp. and duly recorded in the Hillsborough County Registry of Deeds as Plan No. 24324, to which plan reference may be made for a more particular description.

Subject to any and all matters as shown on Plan No. 24324.

We, Michael J. Machos and Susan M. Machos release all homestead rights/interest in the described property.

Meaning and intending to describe and convey the same premises as conveyed to the within Grantor by Deed of Michael J. Machos and Susan M. Machos, dated January 20, 2004 and recorded in Book 7162, Page 264 of the Hillsborough County Registry of Deeds.

30 Bayberry Lane, Manchester, NH 03104

*JGM*  
Buyer Initials:

BK 7898PG0634

LS

Executed this September 07, 2007.

Michael J. Machos TEE  
Michael J. Machos, Trustee of the Machos  
Living Trust and individually

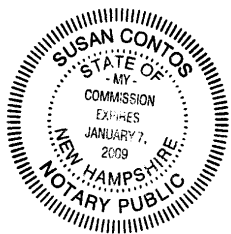
Susan M. Machos TEE  
Susan M. Machos, Trustee of the Machos  
Living Trust and individually

STATE OF NEW HAMPSHIRE

Hillsborough SS

The foregoing was acknowledged before me this September 07, 2007 by Michael J. Machos, Trustee and individually and Susan M. Machos, Trustee of The Machos Living Trust and individually.

Susan Contos  
Notary Public/~~Justice of the Peace~~  
My commission expires:



BK 7898PG0635

JM SM  
Buyer Initials:

# 30 BAYBERRY LN

**Location** 30 BAYBERRY LN

**Mblu** 0559/ / 0018/A /

**Owner** MINUKAS, JOHN G

**Assessment** \$427,800

**Building Count** 1

## Current Value

Assessment	
Valuation Year	Total
2022	\$427,800

## Owner of Record

**Owner** MINUKAS, JOHN G

**Sale Price** \$322,000

**Co-Owner**

**Certificate**

**Book & Page** 7898/0634

**Sale Date** 09/07/2007

**Instrument** 04

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MINUKAS, JOHN G	\$322,000		7898/0634	04	09/07/2007
MACHOS, LIVING TRUST	\$4,000		7162/0264	00	01/20/2004
MACHOS, MICHAEL J	\$0		7103/0429	00	09/22/2003
MACHOS LIVING TRUST	\$4,000		6389/0027	1F	03/29/2001

## Building Information

### Building 1 : Section 1

**Year Built:** 1990

**Living Area:** 1,888

**Replacement Cost**

**Less Depreciation:** \$297,800

Building Attributes	
Field	Description
Style:	Colonial
Model	Residential

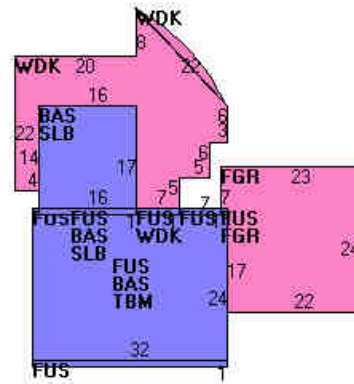
Grade:	Average +05
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	Brick Veneer
Roof Structure:	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Ceram Clay Til
Interior Flr 2	Hardwood
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	6
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
MHP	
Fndtn Cndtn	
Basement	

### Building Photo



(https://images.vgsi.com/photos/ManchesterNHPhotos/\00\05\34\62.JPG)

### Building Layout



(https://images.vgsi.com/photos/ManchesterNHPhotos//Sketches/16519\_)

Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
BAS	First Floor	1,056	1,056
FUS	Upper Story, Finished	832	832
FGR	Garage	536	0
SLB	Slab	288	0
TBM	ThreeQuarter Fin Bsmnt	768	0
WDK	Deck, Wood	567	0
		4,047	1,888

### 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)** 12500

**Outbuildings**

Outbuildings
No Data for Outbuildings

**Valuation History**

Assessment	
Valuation Year	Total
2022	\$427,800





22491-1-1

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

34424

\*Please write this number on all payments and correspondence.

FIRST REAL ESTATE TAX BILL FOR 2023

MINUKAS, JOHN G  
MATRISCIANO, JOAN  
1363 LAKE SHORE RD  
CHAZY NY 12921

Major credit cards are accepted for payments online and in person.

**A service fee will apply.** Visit [www.ManchesterNH.Gov/Taxes](http://www.ManchesterNH.Gov/Taxes) for details.

For Help paying your taxes visit [www.homehelpnh.org](http://www.homehelpnh.org)

INFORMATION TO TAXPAYERS	PROPERTY DESCRIPTION	TAXES									
<p>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.</p> <p>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.</p> <p>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.</p> <p>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 lien or deed actions authorized by State law.</p> <p>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.</p>	<p>Map-Lot: 0559-0018A 30 BAYBERRY LN TOTAL VALUATION: 427,800</p>	<p>Tax: 3,901.54 Tax paid: .00</p> <p><b>TAX DUE: \$ 3,901.54</b></p> <p>PAY BY FRIDAY, JULY 07, 2023 to avoid interest charges at 8.0 % per annum.</p>									
	<p>TAX RATES FOR THIS BILLING ARE EQUAL TO 1/2 OF THE RATES APPLIED FOR THE PREVIOUS YEAR'S FINAL BILL</p> <table> <tr><td>MUNICIPAL:</td><td>4.41</td></tr> <tr><td>COUNTY:</td><td>.46</td></tr> <tr><td>CITY EDUCATION:</td><td>3.65</td></tr> <tr><td>STATE EDUCATION:</td><td>.60</td></tr> <tr><td><b>TOTAL:</b></td><td><b>9.12</b></td></tr> </table> <p>ALL TAX RATES ARE PER \$1000 OF ASSESSED VALUE</p>	MUNICIPAL:	4.41	COUNTY:	.46	CITY EDUCATION:	3.65	STATE EDUCATION:	.60	<b>TOTAL:</b>	<b>9.12</b>
MUNICIPAL:	4.41										
COUNTY:	.46										
CITY EDUCATION:	3.65										
STATE EDUCATION:	.60										
<b>TOTAL:</b>	<b>9.12</b>										

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](http://www.ManchesterNH.Gov/Taxes).

PAY BY FRIDAY, JULY 07, 2023 to avoid interest charges at 8.0 % per annum.

FIRST REAL ESTATE TAX BILL FOR 2023

Account Number: 34424

MINUKAS, JOHN G  
MATRISCIANO, JOAN  
1363 LAKE SHORE RD  
CHAZY NY 12921

Map-Lot: 0559-0018A  
Location: 30 BAYBERRY LN

TAX DUE: \$ 3,901.54

0000344242 0003901543

## Utility and Service Information

For the property located at: 30 Bayberry Lane, Manchester NH 03104

Trash pick up provided by: City

Scheduled pick up: Monday

Recycling pick up provided by: City

Scheduled pick up: Monday

Fuel company: Dead River Phone: \_\_\_\_\_

Average seasonal cost: \$1200

Fuel tanks/location: Basement Size: 150?

Other fuel/company: — Phone: \_\_\_\_\_

Furnace service company: — Phone: \_\_\_\_\_

A/C service company: — Phone: \_\_\_\_\_

Well service company: — Phone: \_\_\_\_\_

Septic service company: \_\_\_\_\_ Phone: \_\_\_\_\_

Irrigation service company: — Phone: \_\_\_\_\_

Electricity provider: EVERSOURCE Phone: \_\_\_\_\_

Avg. monthly bill in summer: \$140 In winter: 110

Standard thermostat setting in summer: — In winter: 68

Local telephone company: N/A Phone: \_\_\_\_\_

Cable/Satellite company: X Finity Phone: \_\_\_\_\_

Do they provide internet service:  Y  N

If "No," internet provider: \_\_\_\_\_ Phone: \_\_\_\_\_

Are there any transferrable service contracts?  Y  N

If "Yes," attach details

Homeowner association?  Y  N

Contact person: \_\_\_\_\_ Phone: \_\_\_\_\_

Other information:

## Notes about 30 Bayberry Lane

The doors to the basement and primary bathroom are stored in the rafters above the garage.

Landscaped yard includes a peach tree and cherry tree.

The rear lot line is around the first row of plantings in the rear yard; the picnic table is on the neighbor's property. Please see GIS map for a better idea of the yard layout.

All the firewood outside will remain with the house.