

Residential
4987582
Active

Single Family

114 Weston Street
Manchester
Unit/Lot #

NH 03104

Listed: 3/11/2024
Closed:
DOM: 0

\$425,000

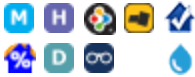


County NH-Hillsborough
VillDstLoc
Year Built 1914
Architectural Style Gambrel
Color White
Total Stories 2
Taxes TBD No
TaxGrosAmt \$5,607.00
Tax Year
Tax Year Notes

Rooms - Total 9
Bedrooms - Total 4
Baths - Total 2
Baths - Full 1
Baths - 3/4 1
Baths - 1/2 0
Baths - 1/4 0
SqFt-Apx Total Finished 1,690
SqFt-Apx Total 2,580
Lot Size Acres 0.12
Lot - Sqft 5,227
Footprint 32 x 25

Delayed Showing No
Date - Showings Begin

Directions From exit 8 on I-93 go west on Bridge Street, left on Weston Street; or north Elm Street, right on Bridge Street, right on Weston Street.



[Schedule a Showing](#)

Remarks - Public Welcome to the recreation side of town! This classic, 4-BR Gambrel is located just a couple doors down from the wide open space and ball fields at Derryfield Park, just around the corner from the 18 holes of Derryfield Country Club, and a short jaunt away from McIntyre Ski Area, not to mention being a mere frisbee toss from the local elementary and middle schools. And it's ready for you to move right in and make it your own! It has some period touches, like beautiful natural woodwork and some gothic-style vent covers, as well as nice hardwood floors, but it has also seen some great updates, like a brand new 200-amp electrical panel and all new wiring, and newer, energy efficient windows. It features a welcoming living room graced by a gas fireplace, and the spacious dining room typical of the period--which, given that you also have an informal dining area, could be turned into a grand but cozy family room if you prefer. The kitchen includes stainless steel appliances, lots of cabinets, and there's a three-quarter bath right there for convenience. The four bedrooms upstairs each have their own character and generous space, and you get easy, pull-down access to the attic for storage to keep things organized. But you don't need to stay inside: there's great screened three-season porch in front, and the house sits forward on the lot so you also have a surprisingly big backyard to run around in (or get that garden started). Don't miss out! OPEN HOUSES 3/15, 4-6pm, 3/16, 9-11am.

STRUCTURE

Construction Status Existing
Rehab Needed
Construction Materials Wood Frame, Vinyl Siding
Foundation Stone
Roof Shingle - Asphalt
Basement Yes
Basement Access Type Walk-up
Basement Description Bulkhead, Concrete Floor, Unfinished
Garage Yes
Garage Capacity 1
Parking Garage, On Street, Parking Spaces 3, Paved, Detached

Estimated Completion

SqFt-Apx Fin Above Grade 1,690
List \$/SqFt Fin ABV Grade \$251.48
SqFt-Apx Fin AG Source Assessor
SqFt-Apx Unfn Above Grade 0
SqFt-Apx Unfn AG Source
SqFt-Apx Fin Below Grade 0
List \$/SqFt Fin Below Grade
SqFt-Apx Fin BG Source
List \$/SqFt Fin Total \$251.48
SqFt-Apx Unfn Below Grade 890
SqFt-Apx Unfn BG Source Assessor
SqFt-Apx Tot Below Grade
SqFt-Apx Tot BG Source

ROOMS	DIMS. / LVL	ROOMS	DIMS. / LVL	PUBLIC RECORDS			
Porch	11.5 x 9	1	Bath - Full	10.5 x 4.5	2	Deed - Recorded Type Warranty	Map 40
Foyer	11.5 x 6	1				Deeds - Total	Block 0
Living Room	14 x 13	1				Deed - Book 9148	Lot 12
Family Room	16 x 13	1				Deed - Page 0788	SPAN#
Dining Room	11.5 x 9.5	1				Deed 2 - Book	Tax Class
Kitchen	15 x 6	1				Deed 2 - Page	Tax Rate
Bath - 3/4	7 x 6	1				Plan Survey Number	Current Use
Bedroom	14.5 x 10	2				Property ID	Land Gains
Bedroom	13.5 x 10.5	2				Zoning Residential R-1B	Assessment Year
Bedroom	14 x 9	2					Assessment Amount
Bedroom	10.5 x 10.5	2					Assessments - Special

LOT & LOCATION

Development / Subdivision
Owned Land
Common Land Acres

School - District Manchester Sch Dst SAU #37
School - Elementary McDonough School
School - Middle/Jr Hillside Middle School
School - High Manchester Central High Sch

Lot Features City Lot, Level

Waterfront Property
Water View
Water Body Access

Water Body Name

Roads Public
Road Frontage Yes
Road Frontage Length 45

Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions

ROW - Length
ROW - Width
ROW - Parcel Access
ROW to other Parcel
Surveyed Unknown

UTILITIES

Heating Hot Air
Heat Fuel Gas - Natural Available, Oil
Cooling None
Water Source Public
Sewer Public
Electric 200 Amp, Circuit Breaker(s)

Utilities Cable, Gas - On-Site
Internet Internet - Cable

Fuel Company
Electric Company
Cable Company
Phone Company

FEATURES

Features - Exterior Porch - Covered
Driveway Paved
Parking Garage, On Street, Parking Spaces 3, Paved, Detached
Flooring Ceramic Tile, Hardwood, Softwood, Vinyl
Features - Interior Blinds, Ceiling Fan, Fireplace - Gas, Natural Woodwork, Laundry - Basement, Attic - Pulldown

Appliances Dishwasher, Disposal, Dryer, Range - Electric, Refrigerator, Washer, Water Heater - Electric
Equipment CO Detector, Smoke Detectr-Hard Wired

CONDO -- MOBILE -- AUCTION INFO

Condo Name
Building Number
Units Per Building
Condo Limited Common Area
Condo Fees

Auction No
Date - Auction
Auction Time
Auctioneer Name
Auctioneer License Number
Auction Price Determnd By

Mobile Park Name
Mobile Make
Mobile Model Name
MobileSer#

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

DISCLOSURES

Fee
Fee 2
Fee 3
Foreclosed/Bank-Owned/REO No
Planned Urban Developmt
Rented
Rental Amount
Items Excluded Picnic table in back yard.
Documents Available Deed, Property Disclosure, Tax Map

Flood Zone No
Seasonal No
Easements
Covenants Unknown
Resort

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

POWER PRODUCTION

Power Production Type
Power Production Ownership
Mount Type
Mount Location
Power Production Size
Power Production Year Install
Power Production Annual
Power Production Annual Status
Power Production Verification Source

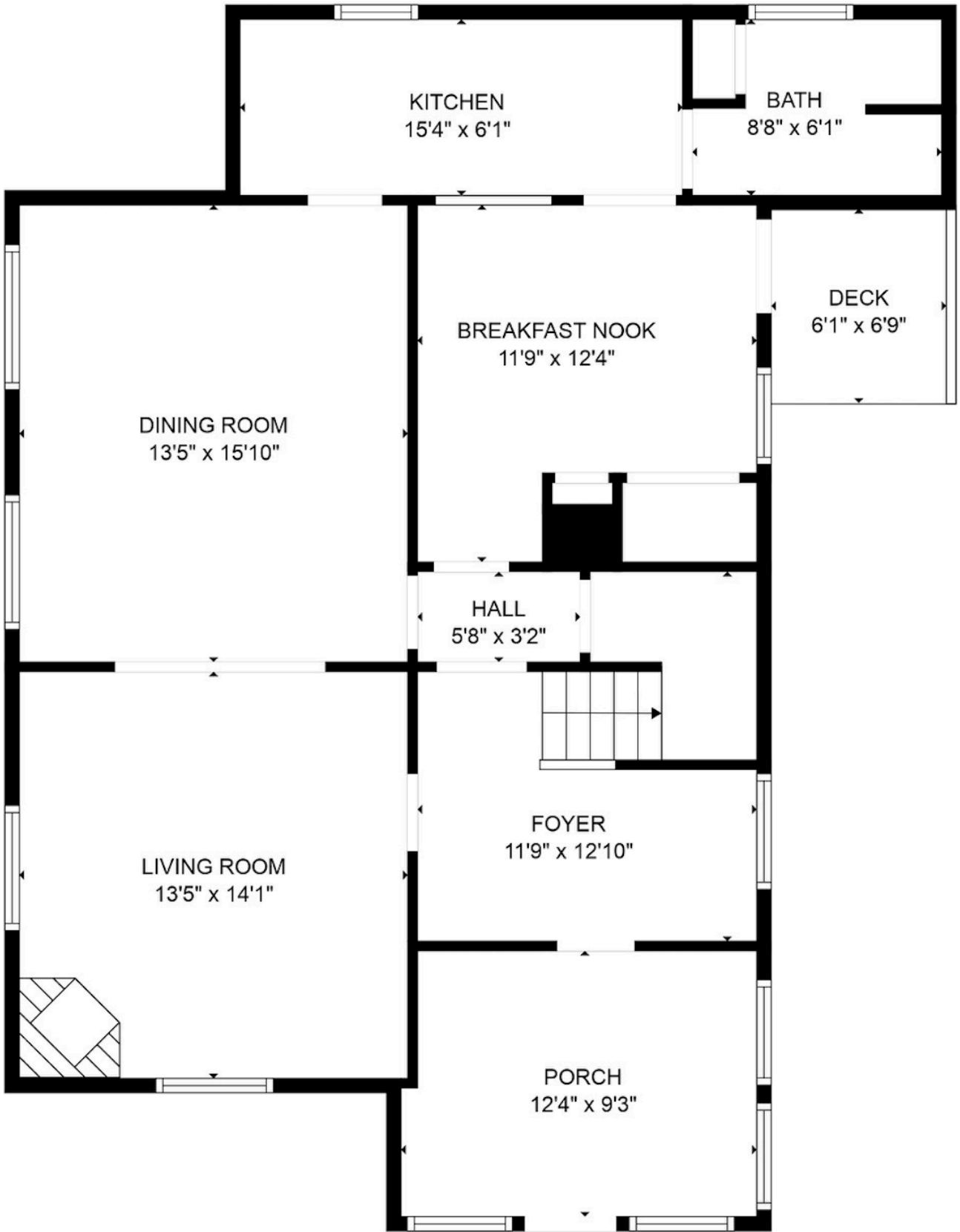
Power Production Type 2
Power Production Ownership 2
Mount Type 2
Mount Location 2
Power Production Size 2
Power Production Year Install 2
Power Production Annual 2
Power Production Annual Status 2
Power Production Verification Source 2

HOME PERFORMANCE INDICATORS

Green Verification Body
Green Verification Progrm
Green Verification Year
Green Verification Rating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

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

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



KITCHEN
15'4" x 6'1"

BATH
8'8" x 6'1"

DINING ROOM
13'5" x 15'10"

BREAKFAST NOOK
11'9" x 12'4"

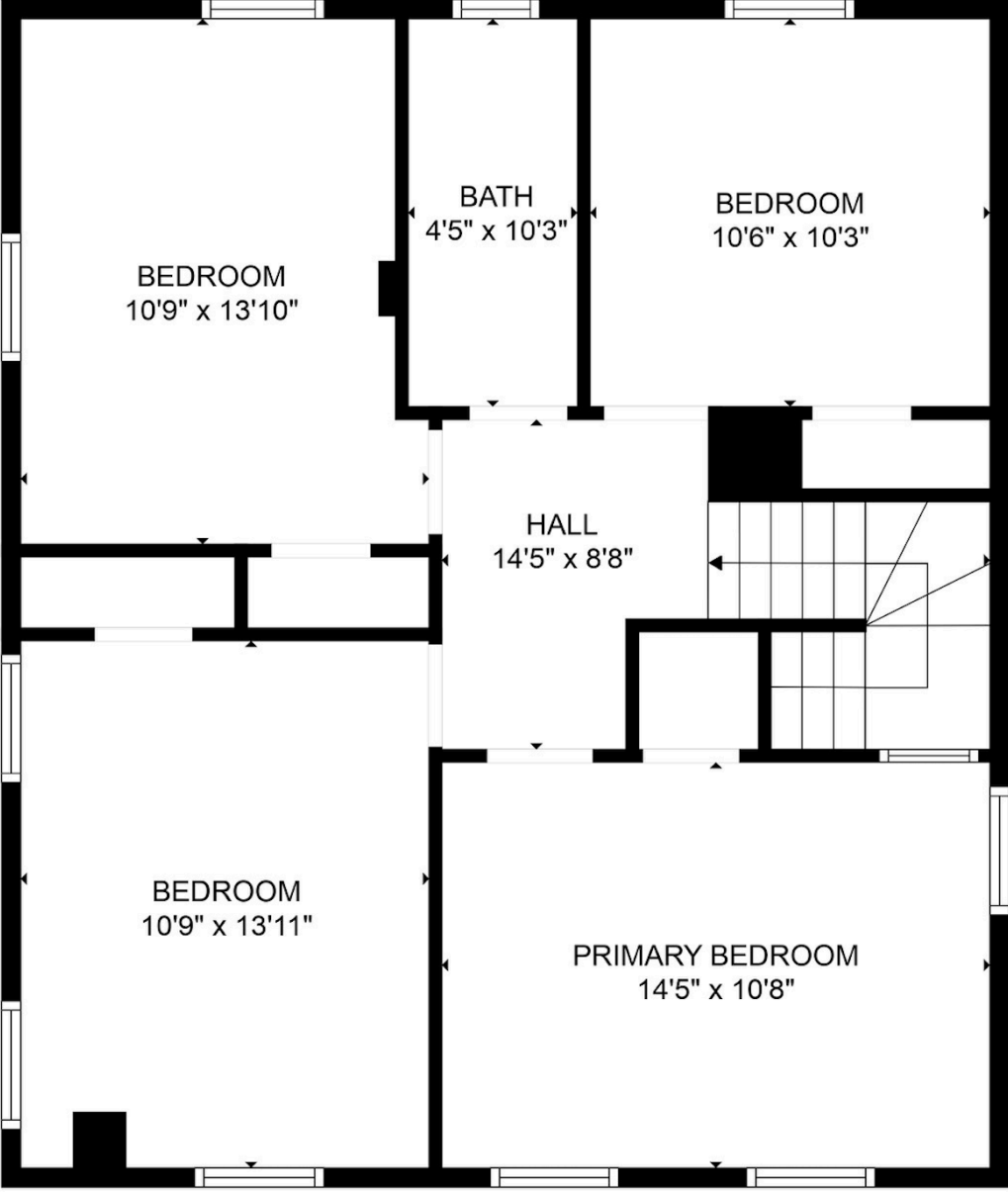
DECK
6'1" x 6'9"

HALL
5'8" x 3'2"

LIVING ROOM
13'5" x 14'1"

FOYER
11'9" x 12'10"

PORCH
12'4" x 9'3"



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:** Piper Loveless, nee Runnion-Bareford

2. **PROPERTY LOCATION:** 114 Weston 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 4 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: N/A, City Water Supply
Installed By: N/A Date of Installation: N/A
What is the source of your information? N/A

c. USE: Number of persons currently using the system: N/A
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 PL / _____

BUYER(S) INITIALS _____ / _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 114 Weston Street, Manchester NH 03104

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"/>	Cellulose/Mineral Wool	_____	<input checked="" type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	_____	<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:

N/A
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 PL / _____

BUYER(S) INITIALS _____ / _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 114 Weston Street, Manchester NH 03104

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? Single Family 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: Unknown Type: Olsen/Airco Furnace, BCL120S Fuel: Oil Tank Location: Basement

Owner of Tank: Homeowner

Annual Fuel Consumption: Oil Price: \$3100 (2023) Gallons: 710 Gallons

Date system was last serviced and by whom? March 11, 2022 by Proulx Oil and Propane

Secondary Heat Systems: Natural Gas (Natural gas fireplace, and used for Clothes Dryer)

Comments: Gas Fireplace has an igniter issue, it needs a service

SELLER(S) INITIALS PL /

BUYER(S) INITIALS /

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 114 Weston Street, Manchester NH 03104

k. Roof Age: Unknown Type of Roof Covering: Shingles
Moisture or leakage: None
Comments: _____

l. Foundation/Basement: Full Partial Other: _____ Type: Stone
Moisture or leakage: Yes
Comments: areas around foundation have occasional moisture

m. Chimney(s) How Many? Yes Lined? Unknown Last Cleaned: Unknown Problems? No
Comments: _____

n. Plumbing Type: Copper Age: Unknown
Comments: _____ See Additional Provisions below _____

o. Domestic Hot Water: Age: Unknown Type: Gas Gallons: 40

p. Electrical System: # of Amps 200 Circuit Breakers Fuses
Comments: Full House Re-wire February 2024
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: _____
Comments: _____

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: None Age: N/A Date Last Serviced and by whom: N/A
Comments: _____

u. Pool: Age : None 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: Fiber

x. Other (e.g. Alarm System, Irrigation System, etc.) Ring Alarm
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 PL / _____

BUYER(S) INITIALS _____ / _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form




TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 114 Weston Street, Manchester NH 03104

10. ADDITIONAL INFORMATION

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

b. ADDITIONAL COMMENTS:


03/15/24
3:01 PM EDT
dotloop verified

While house was listed it was discovered that the gas water heater was leaking. It is being replaced next week (appx. 3/20/2024) with a new electric water heater.

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).

Piper Lombardi

03/06/2024

SELLER 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

PL



DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED 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: 114 Weston 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) Purchaser has received copies of all information listed above.
- (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
 - (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

- (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

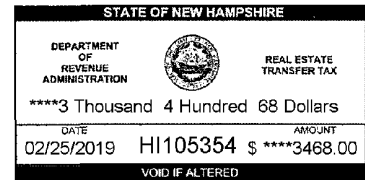
<i>Ripen Swoboda</i>	1/24/24
Seller	Date
Purchaser	Date
<i>Camryn</i>	1/24/2024
Agent	Date

Seller	Date
Purchaser	Date
Agent	Date



Return to:

Piper Runnion-Bareford
114 Weston St.
Manchester, NH 03104



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, Marcia J. Walsh, widow, sole surviving Trustee of the Robert M. Walsh, Jr. and Marcia J. Walsh Revocable Trust, dated October 6, 2003, of Manchester, New Hampshire, (mailing address: c./o Robert M. Walsh Esq. 195 Elm Street, Manchester, NH 03101) grant to Piper G. Runnion-Bareford, a single woman, having a mailing address of 114 Weston Street, Manchester, NH 03104, all rights interest and title, with warranty covenants, the following:

A certain tract or parcel of land with building and improvements thereon, commonly known as 114 Weston Street, situate in the City of Manchester, Hillsborough County, New Hampshire, more particularly bounded and described as follows:

Beginning on the west side of Weston Street at a hub 90.9 feet north of East High Street, at land now or formerly of one Muzzey; thence,

1. Westerly by said Muzzey land, 119.9 feet to a hub; thence
2. Northerly by land now or formerly of one Hadley, 45 feet to a hub; thence,
3. Easterly by land of said Hadley, 119.9 feet; thence
4. Southerly by Weston Street, 45 feet to the point of the beginning

Meaning and intending to describe and convey the same premises as conveyed to the Trustees of the Robert M. Walsh, Jr. and Marcia J. Walsh Revocable Trust, dated October 6, 2003 by quitclaim deed April 28, 2014, and recorded in the Hillsborough County Registry of Deeds, Book 8657, Page 983.

This is not homestead property.

Robert M. Walsh, Jr., former Trustee, died July 31, 2018.

Trustee Certificate

The undersigned Trustee as the sole surviving Trustee under the Robert M. Walsh, Jr and Marcia J. Walsh Revocable Trust, dated October 6, 2003, has full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the Trustee for a conveyance thereof. The trust has not been revoked and is still in full force and effect.

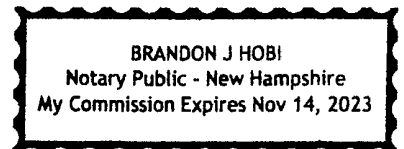
Dated this 19th day of February, 2019.

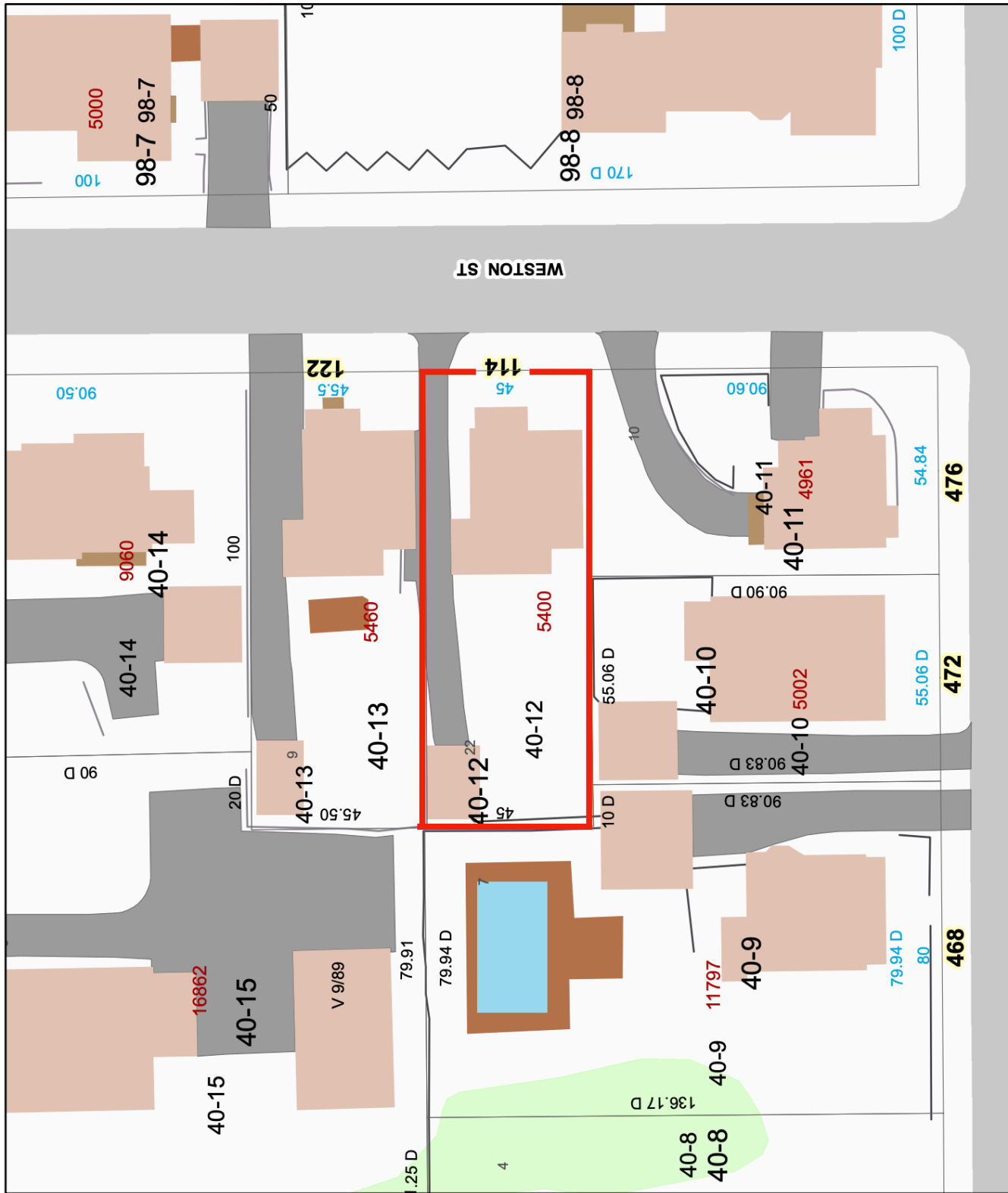
Marcia J. Walsh Trustee
Marcia J. Walsh, sole Trustee of the Robert M. Walsh, Jr. and Marcia J. Walsh Revocable Trust, dated October 6, 2003,

THE STATE OF NEW HAMPSHIRE
Hillsborough, ss

The foregoing instrument was acknowledged before me this 18th day of February, 2019, by Marcia J. Walsh, sole Trustee of the Robert M. Walsh, Jr. and Marcia J. Walsh Revocable Trust, dated October 6, 2003,

Brandon J. Hobi
Justice of the Peace / Notary Public
My commission expires: ,





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 information may not be accurate to the same degree, and 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, reliability, or completeness of the information for any particular use. The City assumes no liability whatsoever associated with the use or misuse of this information. The official public records from which this data was compiled are kept in the offices of various City, County, and State government agencies and departments, and are available for public review during regular business hours. By using this map, you agree to these terms and conditions.



McIntyre Ski Area

Derryfield Park & Ball Fields

Derryfield Park

Derryfield Golf Course

Stevens Pond
Park Tom
Padden Field

93

114 WESTON ST

Location 114 WESTON ST

Mblu 0040/ / 0012/ /

Owner RUNNION BAREFORD, PIPER G

Assessment \$297,300

Building Count 1

Current Value

Assessment	
Valuation Year	Total
2022	\$297,300

Owner of Record

Owner RUNNION BAREFORD, PIPER G

Sale Price \$231,200

Co-Owner

Certificate

Book & Page 9148/0788

Sale Date 02/25/2019

Instrument 04

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
RUNNION BAREFORD, PIPER G	\$231,200		9148/0788	04	02/25/2019
WALSH, ROBERT & MARCIA REV TR	\$0		8657/0983	38	04/28/2014
WALSH, ROBERT&MARCIA IRRIV TR	\$0		8418/1390	38	04/17/2012
WALSH FAMILY REVOC TRUST	\$4,000		7099/2673	00	10/06/2003

Building Information

Building 1 : Section 1

Year Built: 1914

Living Area: 1,690

Replacement Cost

Less Depreciation: \$205,700

Building Attributes	
Field	Description
Style:	Conventional
Model	Residential

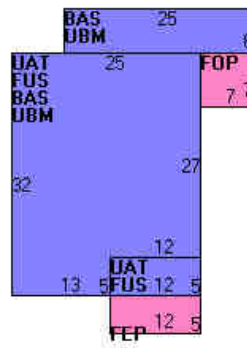
Grade:	Average +05
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Aluminum Sidng
Exterior Wall 2	
Roof Structure:	Gambrel
Roof Cover	Asphalt
Interior Wall 1	Plastered
Interior Wall 2	Drywall
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Hot Air
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	7
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\47\26.JPG>)

Building Layout



(https://images.vgsi.com/photos/ManchesterNHPhotos//Sketches/1144_1)

Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
BAS	First Floor	890	890
FUS	Upper Story, Finished	800	800
FEP	Porch, Enclosed, Finished	120	0
FOP	Porch, Open	49	0
UAT	Attic, Unfinished	800	0
UBM	Basement, Unfinished	890	0
		3,549	1,690

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) 5400

Outbuildings

Outbuildings		
Code	Description	Size
FGR1	GARAGE-AVE	216.00 S.F.

Valuation History

Assessment	
Valuation Year	Total
2023	\$297,300



27275-1-1

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 2430 <small>*Please write this number on all payments and correspondence.</small>

SECOND REAL ESTATE TAX BILL FOR 2023

RUNNION BAREFORD, PIPER G
 114 WESTON ST
 MANCHESTER NH 03104

Major credit cards are accepted for payments made online and in person. A service fee will apply. Please visit www.ManchesterNH.Gov/taxes for details.

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: 0040-0012 114 WESTON ST TOTAL VALUATION: 297,300</p>	<p>Tax: 5,607.08 Tax paid: 2,711.38</p> <p>TAX DUE: \$ 2,895.70</p> <p>PAY BY THURSDAY, DECEMBER 28, 2023 to avoid interest charges at 8.0 % per annum.</p>										
	<p>TAX RATES FOR THIS BILLING:</p> <table> <tr><td>MUNICIPAL:</td><td>8.89</td></tr> <tr><td>COUNTY:</td><td>1.06</td></tr> <tr><td>CITY EDUCATION:</td><td>7.39</td></tr> <tr><td>STATE EDUCATION:</td><td>1.52</td></tr> <tr><td>TOTAL:</td><td>18.86</td></tr> </table> <p>ALL TAX RATES ARE PER \$1000 OF ASSESSED VALUE</p>	MUNICIPAL:	8.89	COUNTY:	1.06	CITY EDUCATION:	7.39	STATE EDUCATION:	1.52	TOTAL:	18.86	<p>This notice was generated on 11/15/2023 and does not reflect account activity after that date.</p>
MUNICIPAL:	8.89											
COUNTY:	1.06											
CITY EDUCATION:	7.39											
STATE EDUCATION:	1.52											
TOTAL:	18.86											

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 THURSDAY, DECEMBER 28, 2023 to avoid interest charges at 8.0 % per annum.

SECOND REAL ESTATE TAX BILL FOR 2023

Account Number: 2430

RUNNION BAREFORD, PIPER G
 114 WESTON ST
 MANCHESTER NH 03104

Map-Lot: 0040-0012
 Location: 114 WESTON ST

TAX DUE: \$ 2,895.70

0000024307 0002895704

Utility and Service Information

For the property located at: 114 Weston Street, Manchester NH 03104.

Trash pick up provided by: City of Manchester

Scheduled pick up: Tuesday Morning

Recycling pick up provided by: City of Manchester

Scheduled pick up: Tuesday Morning

Fuel company: Proulx Oil & Propane Phone: 603-623-4802

Average seasonal cost: \$2800 annually, average of past 4 years

Fuel tanks/location: Basement Size: 275 Gallons

Other fuel/company: Liberty Utilities (Natural Gas) Phone: 855-541-3939

Furnace service company: Proulx Oil & Propane Phone: 603-623-4802

A/C service company: N/A Phone: N/A

Well service company: N/A Phone: N/A

Septic service company: N/A Phone: N/A

Irrigation service company: N/A Phone: N/A

Electricity provider: Eversource Phone: 800-662-7764

Avg. monthly bill in summer: average \$62 a month In winter: average of \$115 a month

Standard thermostat setting in summer: Off In winter: 68 degrees during day, 64 at night

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

Cable/Satellite company: N/A Phone: N/A

Do they provide internet service: Y N

If "No," internet provider: Fidium Fiber Internet Phone: (844) 434-3486

Are there any transferrable service contracts? Y N

If "Yes," attach details

Homeowner association? Y N

Contact person: Piper Loveless Phone: 603-785-3047

Other information: