

Carmela O. Caughlin



RECORDING REQUESTED BY:
Frances A. Newell
303 Jobin Drive
Manchester, NH 03103

WHEN RECORDED MAIL TO:
uDeed, LLC - 70610
9041 South Pecos Road,
Suite 3900
Henderson, NV 89074

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
***** Thousand * Hundred 40 Dollars	
DATE 05/01/2014	AMOUNT HI054895 \$ *****40.00
VOID IF ALTERED	

Current deed is being corrected for clerical error

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED
TITLE OF DOCUMENT

Frances A. Newell, a widow not since remarried, OF 303 Jobin Drive, Town (City) of Manchester, Hillsborough County, State of New Hampshire, FOR CONSIDERATION PAID, grant to **Frances A. Newell and Lisa Marie Reeder, as Trustees of The Frances A. Newell Living Trust** OF 303 Jobin Drive, Town (City) of Manchester, Hillsborough County, State of New Hampshire, 03103,

WITH QUITCLAIM covenants, the following described real estate, situated in the County of **Hillsborough**, State of **New Hampshire**:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: **303 Jobin Drive, Manchester, New Hampshire 03103**

Assessor's Parcel Number: **Map 0553 Lot 0046**

Prior Recorded Doc. Ref.: **Warranty Deed: Recorded July 29, 1975; Book 2409, Page 245**

Death Recital: William H. Newell, Jr., also known as William H. Newell, became deceased on December 14, 2011 pursuant to an Original Certificate of Death recorded concurrently herewith, leaving **Frances A. Newell** as the surviving spouse and surviving joint tenant.

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

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

Frances A. Newell
Frances A. Newell

STATE OF New Hampshire }
COUNTY OF Gilsum } ss

The foregoing instrument was acknowledged before me this 9th day of January, 2014, by **Frances A. Newell**.
NOTARY SEAL

[Signature]
Signature of Person Taking Acknowledgement

Notary Public
Title Or Rank

N/A
Serial Number, if any

My Commission Expires: March 30th 2016



EXHIBIT "A"
LEGAL DESCRIPTION

ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF HILLSBOROUGH, STATE OF NEW HAMPSHIRE, TO WIT:

A CERTAIN TRACT OF LAND, WITH THE BUILDINGS THEREON, SITUATED IN MANCHESTER, COUNTY OF HILLSBOROUGH AND STATE OF NEW HAMPSHIRE, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY LINE OF JOBIN DRIVE, SO-CALLED, BEING AT THE NORTHWEST CORNER OF LOT #36, AS SHOWN ON THE "SUGGESTED SUBDIVISION LAYOUT ON PROPOSED JOBIN DRIVE, FEBRUARY 1960", THIS BEING A PLAN OF MIAMI GARDENS, INC., MANCHESTER, NEW HAMPSHIRE, REVISED BY LUCIEN POISSANT; THENCE WESTERLY BY THE SOUTHERLY LINE OF JOBIN DRIVE SIXTY FIVE (65) FEET TO THE NORTHEAST CORNER OF LOT #38; THENCE SOUTHERLY BY THE EASTERLY LINE OF LOT #38 ABOUT ONE HUNDRED TEN (110) FEET TO LAND NOW OR FORMERLY OF THE UNITED STATES OF AMERICA KNOWN AS GRENIER HEIGHTS; THENCE EASTERLY BY SAID GRENIER HEIGHTS LAND SIXTY-FIVE (65) FEET TO THE SOUTHWEST CORNER OF LOT #36; THENCE NORTHERLY BY THE WESTERLY LINE OF LOT #36 ONE HUNDRED NINE AND SEVENTY-THREE ONE-HUNDREDTHS (109.73) FEET TO THE POINT OF BEGINNING.

SAID PREMISES ARE KNOWN AS LOT #37, AS SHOWN ON SAID PLAN.

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
 New Hampshire Association of REALTOR[®]s 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: The Frances A. Newell Living Trust

2. PROPERTY LOCATION: 303 Jobin Drive, Manchester NH 03103

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

4. SELLER: has has not occupied the property for 47 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: unknown
 Installed By: unknown Date of Installation: unknown
 What is the source of your information? _____

c. USE: Number of persons currently using the system: one
 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 [Signature] _____

BUYER(S) INITIALS _____

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PROPERTY LOCATION: 303 Jobin Drive, Manchester NH 03103

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. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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:
 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 UPTE / _____

BUYER(S) INITIALS _____ / _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 303 Jobin Drive, Manchester NH 03103

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: Elderly tax exemption

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: 5yrs Type: Forced hot water Fuel: oil Tank Location: basement

Owner of Tank: FRANCIS NEWELL

Annual Fuel Consumption: unknown Price: unknown Gallons: unknown

Date system was last serviced and by whom? 2023 Crawford, Wenzel, Vogel oil co.

Secondary Heat Systems: NA

Comments: _____

SELLER(S) INITIALS URTE | _____

BUYER(S) INITIALS _____ | _____

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PROPERTY LOCATION: 303 Jobin Drive, Manchester NH 03103

- k. Roof Age: 20yrs. Type of Roof Covering: Asphalt shingle
Moisture or leakage: no
Comments: _____
- l. Foundation/Basement: Full Partial Other: _____ Type: _____
Moisture or leakage: no
Comments: _____
- m. Chimney(s) How Many? one Lined? unknown Last Cleaned: unknown Problems? _____
Comments: _____
- n. Plumbing Type: iron pipes Age: original
Comments: _____
- o. Domestic Hot Water: Age: 5 yrs. Type: Electric Gallons: unknown
- p. Electrical System: # of Amps 100 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: _____
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: NA Age: _____ Date Last Serviced and by whom: _____
Comments: _____
- u. Pool: Age: NA 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.) NA
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 RLT

BUYER(S) INITIALS

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 303 Jobin Drive, Manchester NH 03103

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).

Frances A. Newell TTEE, POA 1/11/2024

SELLER POA for Frances A. Newell, TTEE of The Frances A. Newell Living Trust

[Empty box]

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.

[Empty box]

BUYER DATE

[Empty box]

BUYER DATE

[Signature] [Empty box]

[Empty box] [Empty box]



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: 303 Jobin Drive, Manchester NH 03103

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)

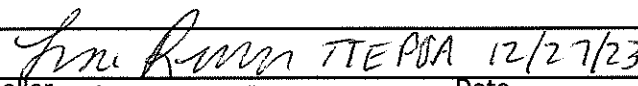
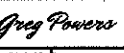
- (c) Purchaser has received copies of all information listed above.
- (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
 - (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment 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.

	12/27/23
Seller POA for Frances A. Newell	Date
Purchaser	Date
	Date

dotloop verified
12/27/23 6:43 AM EST
L7R8-S2G-FK00-M21Y

Seller	Date
Purchaser	Date
Agent	Date

Manchester NH
Public GIS Map Viewer

Area Map Showing Extent Of Map At Left

Area Map Showing Extent Of Map At Left

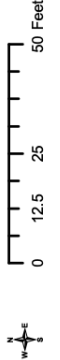
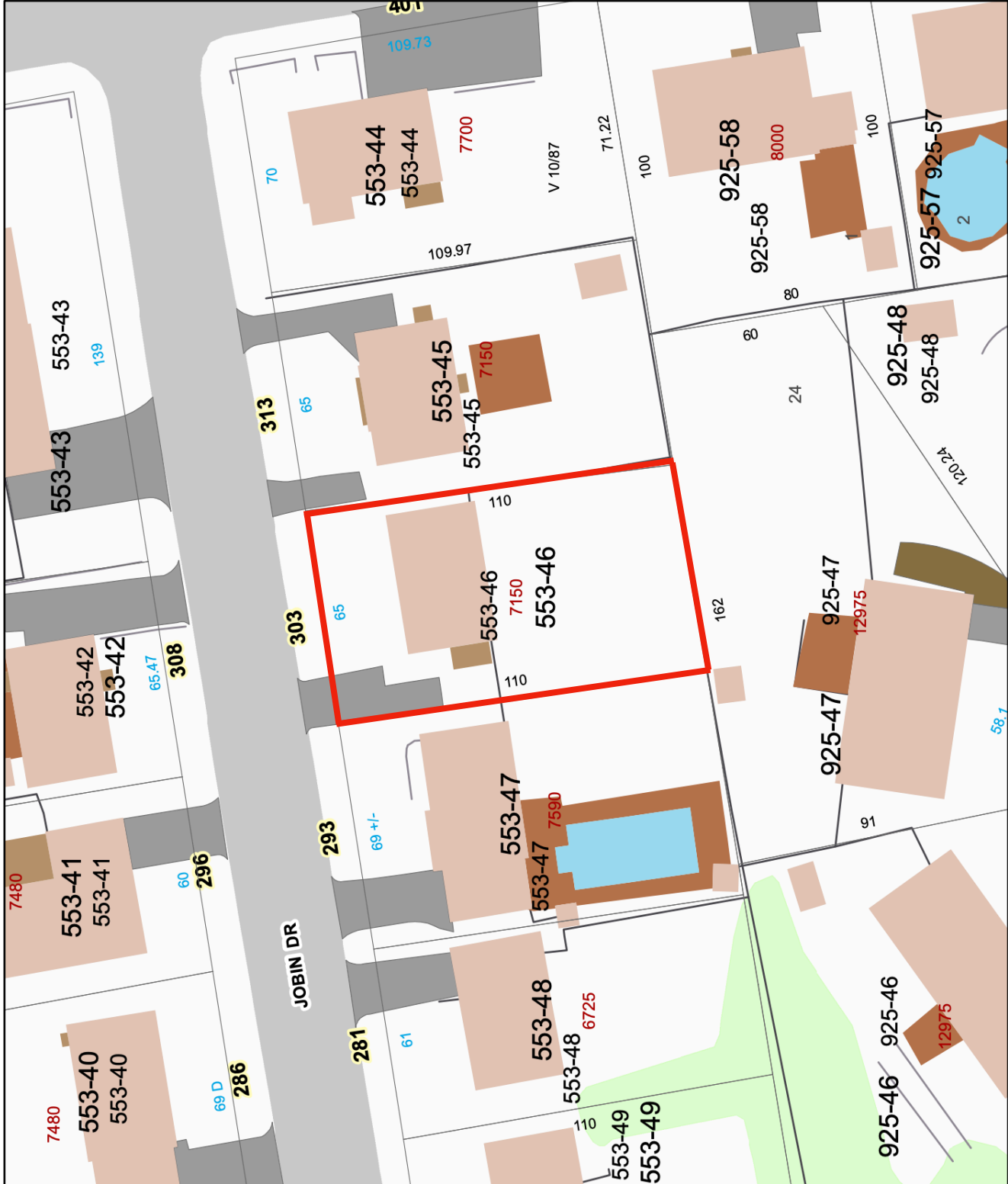
Legend

- Surrounding Towns
- Parcel IDs
- Buildings
- DECK
- FOUNDATION
- WALKWAY
- PAVED
- POOL - ABOVE GROUND
- POOL - IN GROUND
- TYPE
- TYPE - all other values
- BARRIER
- STONE WALL
- WALL
- Parking Lots
- Driveways
- TYPE - all other values
- UNPAVED
- Excavation Manutrium
- Roads
- Pond
- Water Area
- WATER
- STREAM
- Wooded Areas

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, and other information shown on this map are derived from data sets that may be individually compiled at different map scales. In such cases, some geographic information from different data sets may appear in inaccurate relationship to each other. Therefore, geographic features shown on this map should only be considered for general informational purposes only.

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 whatsoever associated with the use or misuse of this information. This disclaimer applies to all users of this map, including those who are registered users of the City's GIS system and those who are registered users of the City's GIS system. For more information, please contact the City's GIS department. This disclaimer is available for inspection and copying during normal business hours. By using this map, you agree to these terms and conditions.



City of Manchester, New Hampshire - Public GIS Map Viewer

303 JOBIN DR

Location 303 JOBIN DR

Mblu 0553/ / 0046/ /

Owner NEWELL, FRANCES A LIV TR

Assessment \$254,500

Building Count 1

Current Value

Assessment	
Valuation Year	Total
2022	\$254,500

Owner of Record

Owner NEWELL, FRANCES A LIV TR
Co-Owner

Sale Price \$4,000
Certificate
Book & Page 8656/2619
Sale Date 01/08/2014
Instrument 38

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
NEWELL, FRANCES A LIV TR	\$4,000		8656/2619	38	01/08/2014
NEWELL, WILLIAM H	\$0		0/0		

Building Information

Building 1 : Section 1

Year Built: 1959
Living Area: 960
Replacement Cost
Less Depreciation: \$153,100

Building Attributes	
Field	Description
Style:	Ranch
Model	Residential
Grade:	Average
Stories:	1 Story

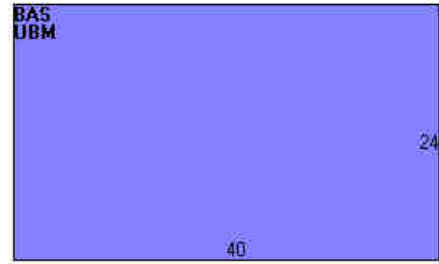
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	5
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\06\30\24.JPC>)

Building Layout



(https://images.vgsi.com/photos/ManchesterNHPhotos//Sketches/16235_)

Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
BAS	First Floor	960	960
UBM	Basement, Unfinished	960	0
		1,920	960

Extra Features

Extra Features
No Data for Extra Features

Land

Land Use

Use Code 1010
Description SINGLE FAM

Land Line Valuation

Size (Sqr Feet) 7150

Outbuildings

Outbuildings
No Data for Outbuildings

Valuation History

Assessment	
Valuation Year	Total
2023	\$254,500



23508-1-1

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 for online account access and payments

ACCOUNT NUMBER

33826

*Please write this number on all payments and correspondence.

FIRST REAL ESTATE TAX BILL FOR 2023

NEWELL, FRANCES A LIV TR
NEWELL, FRANCES A TEE
REEDER, LISA M TEE
303 JOBIN DR
MANCHESTER NH 03103

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

A service fee will apply. Visit www.ManchesterNH.Gov/Taxes for details.

For Help paying your taxes visit 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: 0553-0046</p> <p>303 JOBIN DR</p> <p>TOTAL VALUATION: 254,500</p> <p>EXEMPTION: 254,500</p> <p>NET TAX VALUE: 0</p>	<p>Tax: .00</p> <p>Tax paid: .00</p> <p>TAX DUE: \$.00</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 border="0"> <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>TOTAL:</td><td>9.12</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	TOTAL:	9.12
MUNICIPAL:	4.41										
COUNTY:	.46										
CITY EDUCATION:	3.65										
STATE EDUCATION:	.60										
TOTAL:	9.12										

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.



Utility and Service Information

For the property located at: 303 Jobin Drive, Manchester NH 03103

Trash pick up provided by: City of Manchester

Scheduled pick up: Wednesdays

Recycling pick up provided by: City of Manchester

Scheduled pick up: Wednesdays

Fuel company: Crawford Wenzel Vogel Phone: 603-625-8589

Average seasonal cost: unknown

Fuel tanks/location: Basement Size: _____

Other fuel/company: N.A. Phone: _____

Furnace service company: Crawford, Wenzel Vogel Phone: 603-625-8589

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

Well service company: N.A. Phone: _____

Septic service company: N.A. Phone: _____

Irrigation service company: N.A. Phone: _____

Electricity provider: EverSource Phone: 800-662-7764

Avg. monthly bill in summer: unknown In winter: unknown

Standard thermostat setting in summer: 68 In winter: 68

Local telephone company: Xfinity Phone: 800-934-6489

Cable/Satellite company: Xfinity Phone: 800-934-6489

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: Lisa Reeder Phone: 603.391.4356

Other information: