

Residential
5061867
Active

Single Family

303 Webster Street
Manchester
Unit/Lot #

NH 03104

Listed: 9/17/2025
Clos...
DOM: 0

\$539,000



County

VillDstLoc

Year Built

Architectural Style

Color

Total Stories

Taxes TBD

TaxAnnlAmt

Tax Year

Tax Year Notes

NH-Hillsborough

1935

Gambrel

Beige

2

No

\$6,301.00

2024

Rooms Total

Bedrooms Total

Bathrooms Total

Bathrooms Full

Bathrooms Three Quarter

Bathrooms Half

Bathrooms One Quarter

Total Finished Area

Total Area

Lot Size Acres

Lot Size Square Feet

Footprint

7

3

2

1

0

1

0

1,887

2,013

0.23

10,019

32 x 22

Delayed Showing

Date - Showings Begin

Yes

9/20/2025

Directions

I-93 to exit 9, take Hooksett Road south, left on Webster, house is at corner of Webster and Linden Streets. Or from Bridge Street, north on Maple, right on Webster.



Public Remarks It's a special home that's both light & bright, and warm & cozy, all at the same time, but here you have it in Manchester's North End! The fresh paint and recently-refinished hardwood floors throughout provide that dual ambiance, and there's a lovely balance of period touches--dining room built-in, peaked doorway, crown moulding, a retro door lock--and modern updates, such as the blue island which adds pizzazz to the updated kitchen. Serious cooks will appreciate the gas cooktop, and you get to gaze out the window to the back yard as you clean up. The living room is graced with a wood fireplace, and there's an extra room beyond that would be a fantastic office or music room. The primary bedroom has a nice walk-in closet, and the other two bedrooms have generous closets as well. The basement offers another fireplace and lots of space for relaxing or recreating, plus lots of cubbies for storage. But life can't be lived solely indoors, and this home offers a fabulous outdoor oasis as well, with an in-ground heated pool (new filter, pump, & liner), patio for festive gatherings, and lots of run-around yard space (which is kept gorgeously green by the irrigation system), all of which is accessible from the breezeway or the walk-out basement. Just down the road from Livingstone Park, McIntyre ski area, groceries, and schools, the location offers the best of everything. Come fall in love and make it yours for the holidays! Showings start @ OPEN HOUSES: Sat 9/20, Sun 9/21, 12-2pm.

STRUCTURE			
Construction Status	Existing	Estimated Completion	Above Grade Finished Area
Rehab Needed			1,534
Construction Materials	Vinyl Siding		List \$/SqFt Fin ABV Grade
Foundation Details	Granite		\$351.37
Roof	Asphalt Shingle		Above Grade Finished Area Source
Basement	Yes		Assessor
Basement Description	Concrete, Daylight, Full, Partially Finished, Interior Stairs, Storage Space, Walkout		Above Grade Unfinished Area
Basement Access Type	Walkout		0
Parking Features	Garage		Above Grade Unfinished Area Source
Garage	Yes		Below Grade Finished Area
Garage Capacity	1		353
			List \$/SqFt Fin Below Grade
			\$1,526.91
			Below Grade Finished Area Source
			Measured
			List \$/SqFt Fin Total
			\$285.64
			Below Grade Unfinished Area
			126
			Below Grade Unfinished Area Source
			Assessor
			Total Below Grade Area
			Total Below Grade Area Source

ROOMS			PUBLIC RECORDS		
DIMS. / LVL					
Kitchen	13' 8" x 9' 3"	1	DeedRecTy	Quit Claim	Map 903
Dining Room	13' x 11' 5"	1	Total Deeds		Block 0
Living Room	21' 3" x 12'	1	Deed Book	8696	Lot 5
Office/Study	13' 3" x 7' 6"	1	Deed Page	0069	SPAN#
Bathroom Half	5' 5" x 5'	1	Deed 2 Book		Tax Class
Primary Bedroom	16' x 13' 2"	2	Deed 2 Page		Tax Rate
Bedroom	12' 2" x 11' 5"	2	PlanSurv#		Current Use
Bedroom	12' x 9' 5"	2	Property ID		Land Gains
Bathroom Full	10' 7" x 4' 10"	2	Zoning	Residential R-1B	
Other	15' 10" x 10' 2"	B			Assessment Year
Rec Room	18' 4" x 10' 7"	B			Assessment Amount
					Special Assessments

LOT & LOCATION			
Development / Subdivision	School District	Manchester Sch Dst SAU #37	Waterfront Property
Owned Land	Elementary School	Smyth Road School	Water View
Common Land Acres	Middle/Jr School	Hillside Middle School	Water Body Access
	High School	Manchester Central High Sch	Water Body Name
Road Frontage	Lot Features	Corner, Landscaped	Water Body Type
Road Frontage Type	Zoning Description	Residential	Water Frontage Length
Road Frontage Length			Waterfront Property Rights
			Water Body Restrictions
ROW Length			
ROW Width			
ROW Parcel Access			
ROW to other Parcel	Surveyed	Unknown	
	Surveyed By		

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

FEATURES	
Exterior Features Full Fence, Patio, In-Ground Pool	Appliances Gas Cooktop, Dishwasher, Dryer, Microwave, Wall Oven, Washer
Driveway Paved	Other Equipment Irrigation System, HW/Batt Smoke Detector
Parking Features Garage	
Flooring Ceramic Tile, Hardwood	
Interior Features Ceiling Fan, 2 Fireplaces, Kitchen Island, Walk-in Closet, Basement Laundry	

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

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

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

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

REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS

Private Remarks All measurements, including floor plans, are approximate; buyers and their agents should measure for themselves. Subject to sellers finding suitable housing; currently under contract.

Private Office Remarks

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

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

LISTING & CLOSING INFORMATION			
Listing Office - Office Name	Keller Williams Realty-Metropolitan	MLS List Date	9/17/2025
Listing Office - Phone Number	Off: 603-232-8282	Expiration Date	12/12/2025
Listing Office - Phone Number 2		Active Under Contract Date	
List Agent - Agent Name and Phone	Greg Powers - Cell: 603-716-0254	Pending Date	
List Agent - Phone Number	Cell: 603-716-0254	Withdrawn Date	
List Agent - E-mail	gregpowers@kw.com	Terminated Date	
List Team - Team Name		Close Date	
List Team - Phone Number 1		Anticipated Closing Date	
List Team - Team Email 1			
Co List Agent - Agent Name and Phone		Marketed in other Property Type	No
Co List Agent - Phone Number		Other MLS#	
Co List Agent - E-mail		Comp Only	No
Alternate Contact - Agent Name		Comp Type	
Alternate Contact - Phone Number		Listing Type	Exclusive Right
Alternate Contact - E-mail		Listing Service	Full Service
Buyer Office - Office Name		Designated/Apptd. Agency	Yes
Buyer Office - Phone Number		Short Sale	No
Buyer Office - E-mail		Original List Price	\$539,000
Buyer Agent - Agent Name			
Buyer Agent - Phone Number			
Buyer Agent - E-mail			
Buyer Team - Team Name			
Buyer Team - Phone Number 1			
Co Buyer Office - Office Name and Phone			
Co Buyer Agent - Agent Name and Phone			

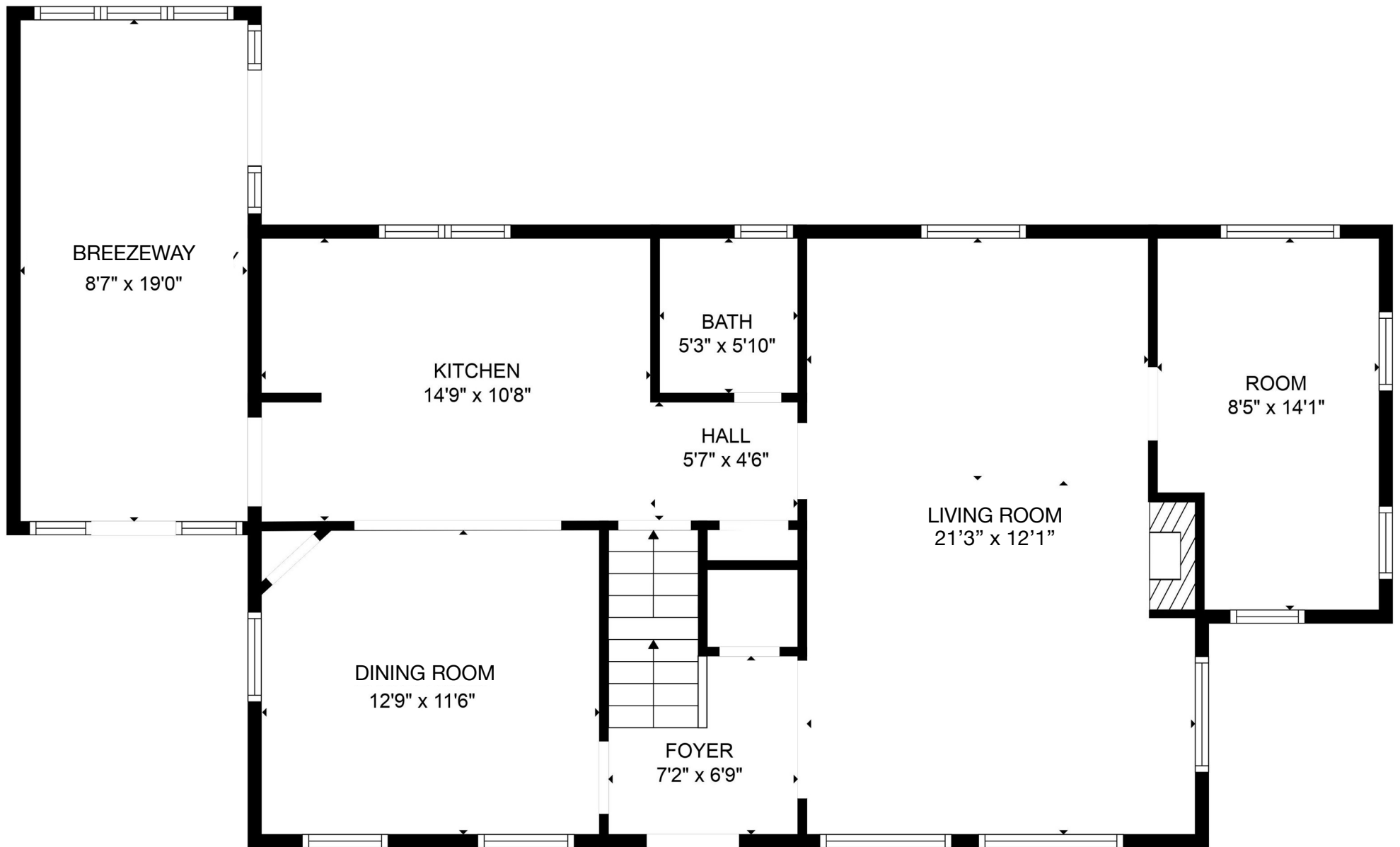
Concessions
Concessions Amount
Concessions Comments
Appraisal Complete
Appraisal Type
Appraiser
Appraiser Phone
Appraiser Email
Buyer Name
Residence
Title Company

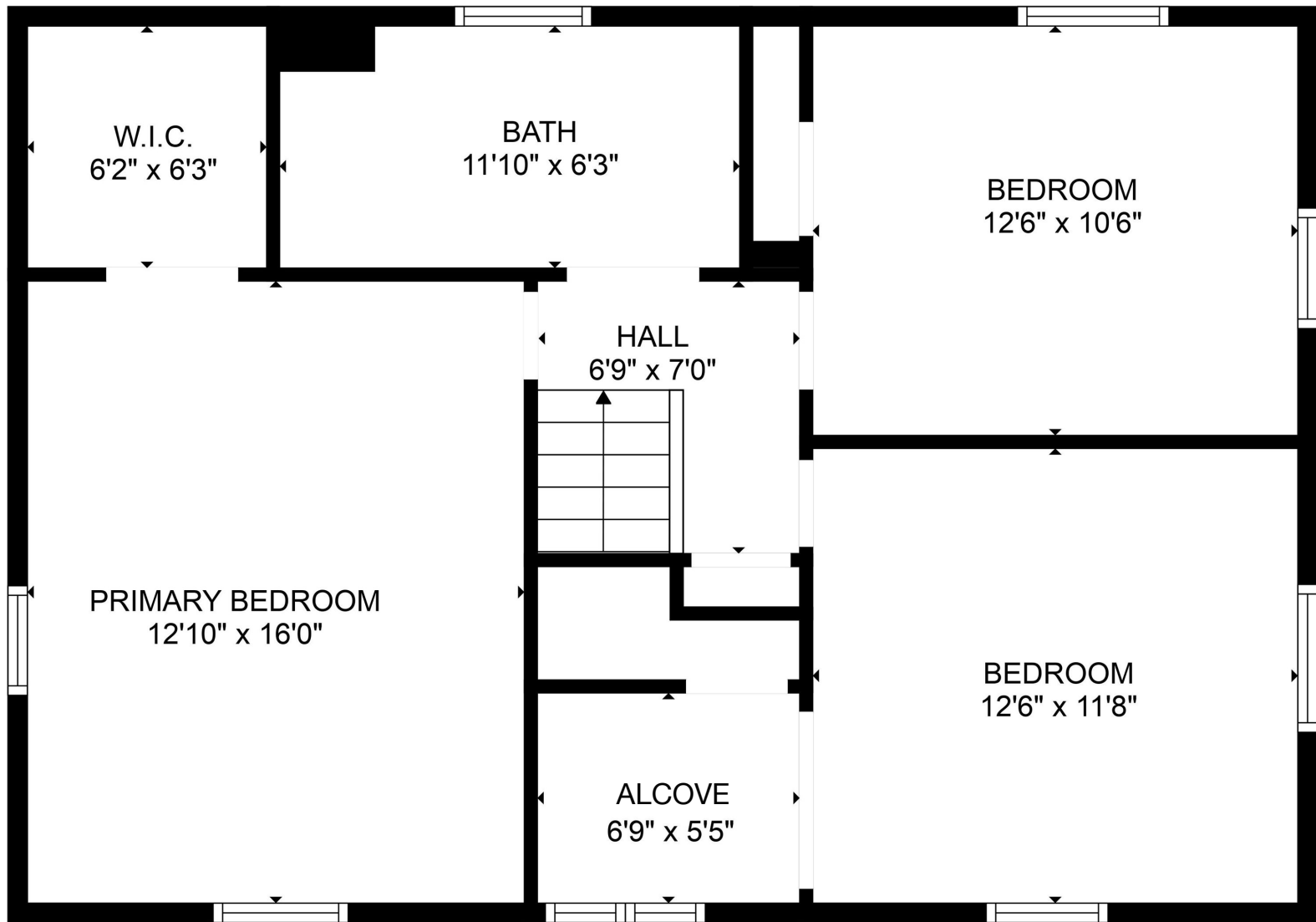
Buyer Financing

Contingencies

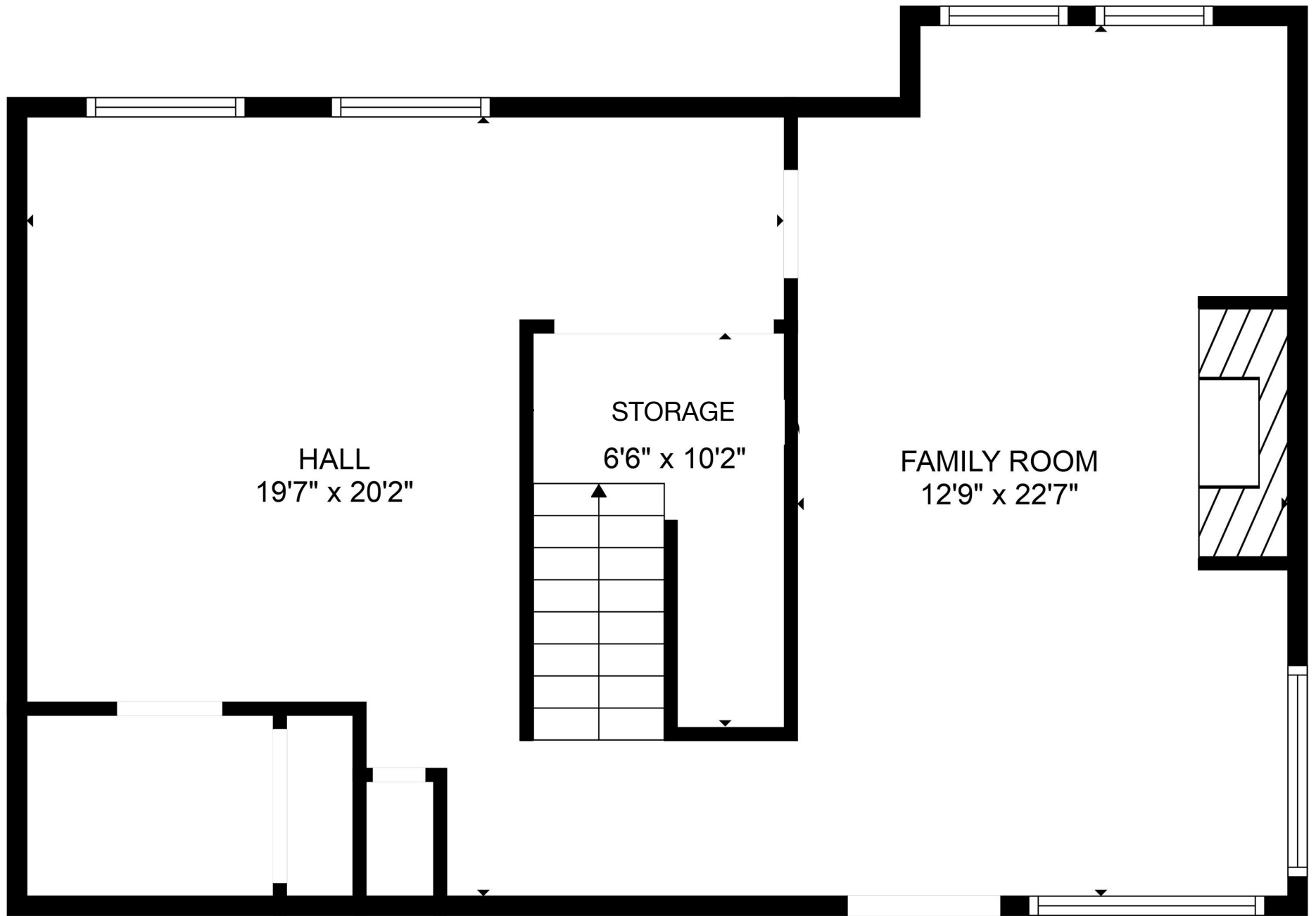
My Info: Greg Powers - Cell: 603-716-0254

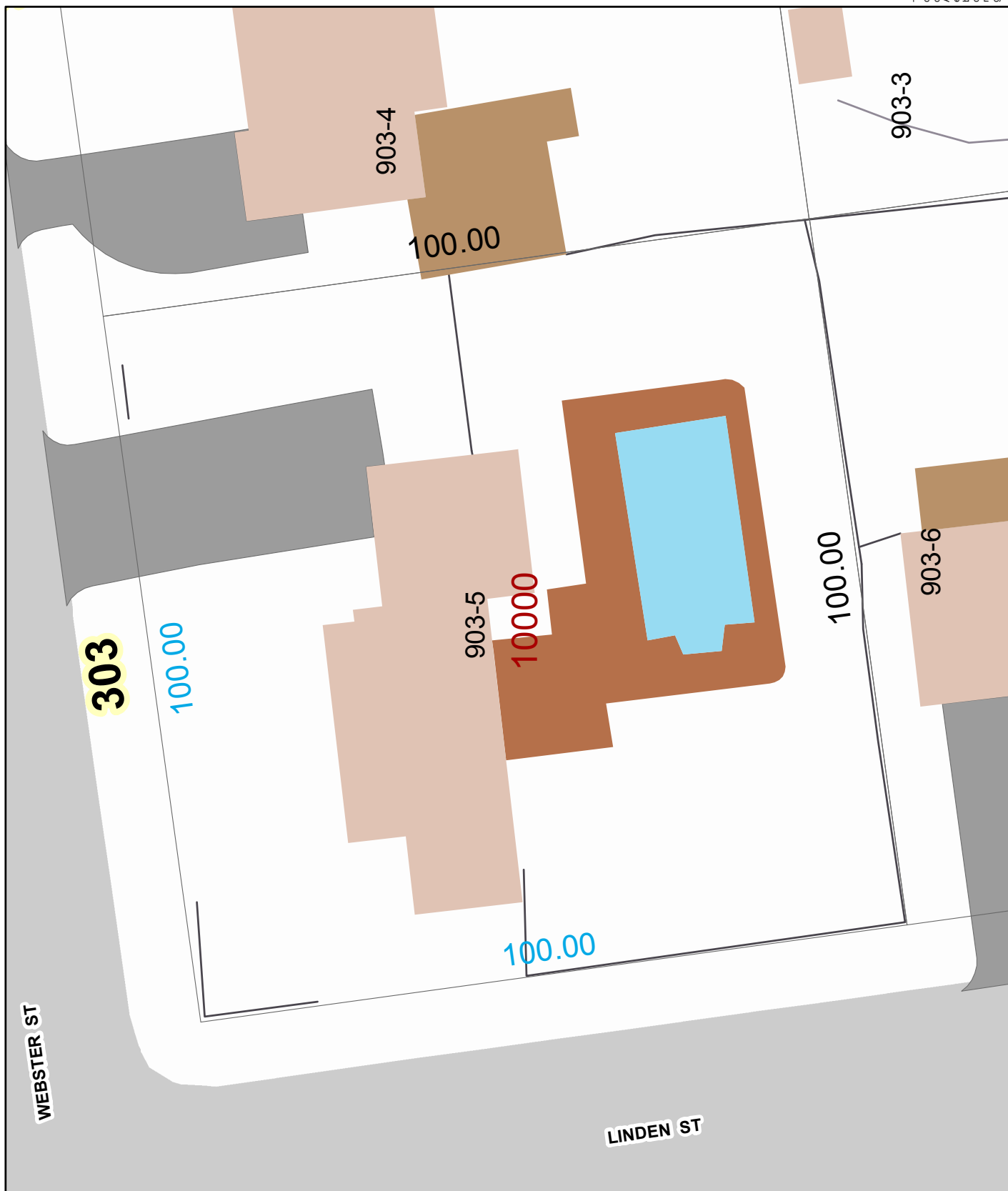
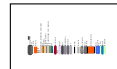
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





City of Manchester, New Hampshire - Public GIS Map Viewer

DISCLAIMER

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The information appearing on this map is for the convenience of users only. It is not intended to constitute a warranty or representation by the City of Manchester, NH (the "City"). The map is not survey-quality, nor does it show 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, some geographic information from different data sets may appear in inaccurate relationship to each other. Therefore, no geographic features shown on this map should only be considered as approximate.

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 data. Informational The official public records from which this data was compiled are kept in the offices of various City, County, State, and federal government agencies and departments, and are available for review during regular business hours.

By using this map, you agree to these terms and conditions.

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:** Melissa M. Umpierrez

2. **PROPERTY LOCATION:** 303 Webster 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 11 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
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: _____

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d. LEACH FIELD: ☐ Yes ☒ No ☐ Other _____
IF YES, Location: _____ Size: _____ ☐ Unknown
Date of installation of leach field: _____ Installed By: _____
Have you experienced any malfunctions? ☐ Yes ☐ No
Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☐ No ☐ Unknown
IF YES, has a septic system evaluation been done within 180 days? ☐ Yes ☐ No ☐ Unknown
Date of Evaluation: _____
Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

7. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input 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 checked="" type="checkbox"/>	<input 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: We believe a heating pipe may be wrapped with asbestos as insulation
Comments: _____

c. RADON/AIR - **Current or previously existing:**
Has the property been tested? ☐ Yes ☒ No ☐ Unknown
If YES: Date: _____ By: _____
Results: _____ If app _____
Has the property been tested since remedial steps? ☐ Yes ☐ No
Are test results available? ☐ Yes ☐ No
Comments: _____

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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. Heating System Age: +10 years Type: _____ Fuel: Natural gas Tank Location: _____

Owner of Tank: _____

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? 2024 complete home services

Secondary Heat Systems: _____

Comments: _____

j. Roof Age: +10 years Type of Roof Covering: _____

Moisture or leakage: No

Comments: _____

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k. Foundation/Basement: ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: _____
Moisture or leakage No
Comments: _____

l. Chimney(s) How Many? 1 Lined? Unknown Last Cleaned: _____ Problems? _____
Comments: _____

m. Plumbing Type: _____ Age: _____
Comments: _____

n. Domestic Hot Water: Age: 3 years Type: Gas Gallons: 40

o. Electrical System: # of Amps 100 ☒ Circuit Breakers ☐ Fuses
Comments: _____
Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: _____
Comments: _____

p. Modifications: Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☒ No
If Yes, please explain: _____

q. Pest Infestation: Are you aware of any past or present pest infestations? ☐ Yes ☒ No Type: _____
Comments: _____

r. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property?
(Per RSA 477:4-g) ☐ Yes ☒ No If YES, please explain: _____

s. Air Conditioning: Type: _____ Age: _____ Date Last Serviced and by whom: _____
Comments: _____

t. Pool: Age: _____ Heated: ☒ Yes ☐ No Type: _____ Last Date of Service: 2025
By Whom: Blue Dolphin

u. Generator: Portable: ☐ Yes ☒ No Whole House: ☐ Yes ☐ No Kw/Size: _____ Last Date of Service: _____
If Portable: ☐ Included ☐ Negotiable
Comments: _____

v. Internet: Type Currently Used at Property: Comcast

w. Other (e.g. Alarm System, Irrigation System, etc.) Irrigation system installed in 2021
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.

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10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

☐ Yes ☐ No

b. ADDITIONAL COMMENTS:

Pool filter, pump and heater installed in 2021.
New pool liner replaced spring 2025
Fence replaced in 2021
Irrigation installed in 2021
Hardwood floors were redone in 2024
House was painted in 2024
Garage door replaced in 2023

ACKNOWLEDGEMENTS:

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

SELLER _____
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

SELLER(S) INITIALS _____

BUYER(S) INITIALS _____

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



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

Property Address: 303 Webster 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.

Melissa M. Unpierre dotloop verified
09/17/25 7:52 PM EDT
BNAX-LZOR-NLSK-N6RY

Seller Date

Purchaser Date

GREG POWERS dotloop verified
09/17/25 7:18 PM EDT
FKFZ-TJZE-B7KG-NEJJ

Agent Date

Seller Date

Purchaser Date

Agent Date

Camela D. Coughlin



Return To:

Melissa M. Umpierrez
303 Webster Street
Manchester, NH 03104

QUITCLAIM DEED ***(Non-Contractual Transfer)***

KNOW ALL MEN BY THESE PRESENTS, That, **Patricia M. Parker, married**, with a mailing address of 142 Langford Road, Candia, NH 03034, for consideration paid grants to **Melissa M. Umpierrez, unmarried**, with a mailing address of 303 Webster Street, Manchester, NH 03104, with QUITCLAIM 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 bounded and described as follows:

Beginning at the point of intersection of the southerly line of Webster Street with the easterly line of Linden Street as shown on Plan of Lands at Manchester, New Hampshire of Amoskeag Industries, Inc., which is kept in said Company's office; thence southerly by and along said easterly line of Linden Street 100 feet to other land of said Company as shown on said plan; thence easterly at right angles with the last named course by and along said Company's land 100 feet to other land to other land of said Company as shown on said plan; thence northerly at right angles with the last named course by and along said Company's land 100 feet to said southerly line of Webster Street as shown on said Plan; thence westerly at right angles with the last named course by and along said southerly line of Webster Street 100 feet to the point of beginning. Said granted premises being known as Lot No. 4176.

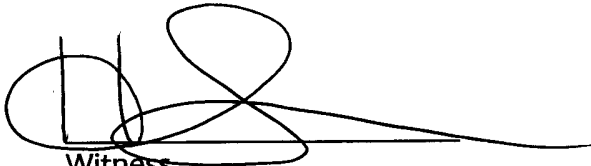
Contains 10,000 square feet, by U.S. standard measure, more or less.

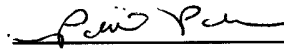
Meaning and intending to describe and convey the same premises as conveyed to Melissa M. Umpierrez and Patricia M. Parker by Warranty Deed dated May 29, 2014 recorded in the Hillsborough County Registry of Deeds in Book 8663, Page 2362.

This is a non-contractual transfer between parent and child; therefore no transfer tax is due.

This is not the homestead property of Patricia M. Parker or her spouse.

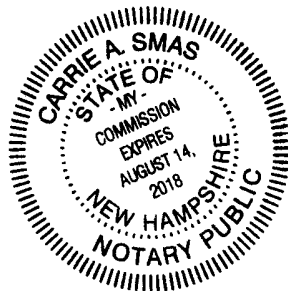
Executed this 25 day of September, 2014.



Witness


Patricia M. Parker

State of New Hampshire
County of Hillsborough

Personally appeared the above named Patricia M. Parker, before me this 25th day of September, 2014 known to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.




Notary Public/Justice of the Peace
My Commission Expires: 8/14/2018

303 WEBSTER ST

Location	303 WEBSTER ST	Mblu	0903/ / 0005/ /
Owner	UMPIERREZ, MELISSA M	Assessment	\$321,800
Building Count	1		

Current Value

Assessment	
Valuation Year	Total
2022	\$321,800

Owner of Record

Owner	UMPIERREZ, MELISSA M	Sale Price	\$0
Co-Owner		Certificate	
		Book & Page	8696/0069
		Sale Date	09/25/2014
		Instrument	38

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
UMPIERREZ, MELISSA M	\$0		8696/0069	38	09/25/2014
UMPIERREZ, MELISSA M	\$258,900		8663/2362	04	05/29/2014
LUCIER, SUSAN E	\$0		8663/2360	39	05/21/2014
LUCIER, MICHAEL	\$159,900		6234/1918	10	04/28/2000

Building Information

Building 1 : Section 1

Year Built: 1935
Living Area: 1,534
Replacement Cost
Less Depreciation: \$192,500

Building Attributes	
Field	Description
Style:	Colonial
Model	Residential

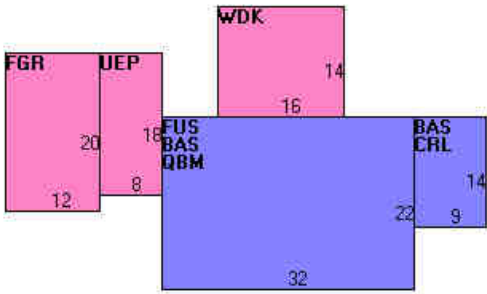
Grade:	Average +05
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gambrel
Roof Cover	Asphalt
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	7
Bath Style:	Average
Kitchen Style:	Above Average
MHP	

Building Photo



(https://images.vgsi.com/photos/ManchesterNHPhotos/\00\06\64\66..JPG

Building Layout



(https://images.vgsi.com/photos/ManchesterNHPhotos//Sketches/28655_

Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
BAS	First Floor	830	830
FUS	Upper Story, Finished	704	704
CRL	Crawl Space	126	0
FGR	Garage	240	0
QBM	Quarter Fin Bsmnt	704	0
UEP	Porch, Enclosed, Unfinished	144	0
WDK	Deck, Wood	224	0
		2,972	1,534

Extra Features

Extra Features		
Code	Description	Size
FPL3	2 STORY CHIM	1.00 UNITS
FPO	EXTRA FPL OPEN	1.00 UNITS

Land

Land Use		Land Line Valuation	
Use Code	1010	Size (Sqr Feet)	10000
Description	SINGLE FAM		

Outbuildings

Outbuildings		
Code	Description	Size
SPL2	VINYL/PLASTIC	578.00 S.F.

Valuation History

Assessment	
Valuation Year	Total
2024	\$321,800



T-1-8906-1-1

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

59856

*Please write this number on all payments and correspondence.

FIRST REAL ESTATE TAX BILL FOR 2022

UMPIERREZ, MELISSA M
303 WEBSTER ST
MANCHESTER NH 03104

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 liening or deeding 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: 0903-0005</p> <p>303 WEBSTER ST</p> <p>TOTAL VALUATION: 321,800</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>4.13</td></tr><tr><td>COUNTY:</td><td>.48</td></tr><tr><td>CITY EDUCATION:</td><td>3.41</td></tr><tr><td>STATE EDUCATION:</td><td>.82</td></tr><tr><td>TOTAL:</td><td>8.84</td></tr></table> <p>ALL TAX RATES ARE PER \$1000 OF ASSESSED VALUE</p>	MUNICIPAL:	4.13	COUNTY:	.48	CITY EDUCATION:	3.41	STATE EDUCATION:	.82	TOTAL:	8.84	<p>Tax: 2,844.71</p> <p>Tax paid: .00</p> <p>TAX DUE: \$ 2,844.71</p> <p>PAY BY FRIDAY, JULY 01, 2022 to avoid interest charges at 8.0 % per annum.</p> <p>This notice was generated on 5/18/2022 and does not reflect account activity after that date.</p>
MUNICIPAL:	4.13											
COUNTY:	.48											
CITY EDUCATION:	3.41											
STATE EDUCATION:	.82											
TOTAL:	8.84											

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 FRIDAY, JULY 01, 2022 to avoid interest charges at 8.0 % per annum.

FIRST REAL ESTATE TAX BILL FOR 2022

Account Number: 59856

UMPIERREZ, MELISSA M
303 WEBSTER ST
MANCHESTER NH 03104

Map-Lot: 0903-0005

Location: 303 WEBSTER ST

TAX DUE: \$ 2,844.71

0000598565

0002844710