

Note: Report includes internal fields.

Residential  
5080448  
Active

Single Family

226 North Street  
Manchester  
Unit/Lot #

NH 03104

Listed: 3/24/2026  
Closed:  
DOM: 0

\$550,000



County NH-Hillsborough  
VillDstLoc  
Year Built 1939  
Architectural Style Cape  
Color White  
Total Stories 2  
Taxes TBD No  
Tax Annual Amount \$7,023.00  
Tax Year 2025  
Tax Year Notes

Rooms Total 8  
Bedrooms Total 3  
Bathrooms Total 3  
Bathrooms Full 1  
Bathrooms Three Quarter 2  
Bathrooms Half 0  
Bathrooms One Quarter 0  
Above Grade Finished 1,853  
Area  
Below Grade Finished 437  
Area  
Total Finished Area 2,290  
List \$/SqFt Fin Total \$240.17  
Total Area 2,616  
Lot Size Acres 0.23

Activation Date

Directions Maple Street north from Bridge Street, right on North Street, house is at the corner of North and Hawthorne Streets.



**Public Remarks** Welcome to this classic Cape, a wonderful blend of Casual and Elegant in Manchester's North End. The beautifully updated kitchen features granite counters, a 6-burner stove, soft-close drawers and pull-out shelving, and so many cabinets you'll have to buy extra gadgets to fill them! The light and bright dining room is accented with a corner built-in where you can display your collection of small-batch tequilas or heirloom water pitchers. A gas fireplace lends a comforting ambiance to the grand living room, which is spacious enough for plenty of seating plus a piano, and just beyond is a fantastic office with built-in shelving and a bank of west-facing windows, so you can host a Zoom meeting and watch the sunset all at the same time! A convenient 3/4 bathroom rounds out the first level. Upstairs you'll find a fine primary suite, with a walk-in closet, and a second large closet, and additional storage, plus a 3/4 bath. A nicely updated full bath is shared by the other two bedrooms. The walk-out basement is where this home really shines, with a vast finished area with daylight windows for festive gatherings, Sunday football marathons, and Monopoly/Parcheesi nights, a screen porch for warm-weather enjoyment, and a secret bar (your very own speakeasy!). There is tons of extra storage space, closets, and cubbies everywhere in the home, hardwood floors throughout, central air and three heat zones, irrigation serving the front yard, and a back yard with varied topography that will be a landscaper's dream. You're just a few blocks from Livingstone Park, McIntyre Ski Area, schools, groceries, and the highway, so the location is fantastic. You can even walk to the Puritan for Mud Slides and chicken tenders! If you want to make Manchester your home, then this is the home for you. OPEN HOUSES: Sat., 3/28, 10am-Noon; 3/29, 11am-1pm.

**STRUCTURE**

<b>Construction Status</b> Existing	<b>Estimated Completion Date</b>	<b>List \$/SqFt Fin ABV Grade</b> \$296.82
<b>Construction Materials</b> Vinyl Siding	<b>Rehab Needed</b>	<b>Above Grade Finished Area Source</b> Assessor
<b>Roof</b> Architectural Shingle		<b>Above Grade Unfinished Area</b> 0
<b>Foundation Details</b> Concrete		<b>Above Grade Unfinished Area Source</b>
		<b>Below Grade Finished Area Source</b> Assessor
		<b>Below Grade Unfinished Area</b> 326
		<b>Below Grade Unfinished Area Source</b> Assessor
<b>Basement</b> Yes		<b>Total Below Grade Area</b>
<b>Basement Access Type</b> Walkout		<b>Total Below Grade Area Source</b>
<b>Basement Description</b> Climate Controlled, Daylight, Full, Partially Finished, Interior Stairs, Storage Space, Walkout		
<b>Garage</b> Yes		
<b>Garage Capacity</b> 1		
<b>Parking Features</b> Auto Open, Direct Entry, Storage Above, Garage, Parking Spaces 4, Attached		

ROOMS	DIMENSIONS / LVL	ROOMS	DIMENSIONS / LVL	ROOMS	DIMENSIONS / LVL
Kitchen	12' 4" x 10' 5" 1	Bedroom	12' 4" x 10' 7" 2		
Dining Room	13' 10" x 12' 4" 1	Bedroom	9' 1" x 8' 7" 2		
Living Room	24' 3" x 14' 2" 1	Family Room	22' x 19' B		
Bathroom Three Quarter	6' 8" x 6' 4" 1				
Office/Study	21' 4" x 8' 5" 1				
Primary Bedroom	14' 10" x 14' 1" 2				
Bathroom Three Quarter	8' 10" x 4' 10" 2				
Bathroom Full	7' 0" x 4' 10" 2				

**LOT & LOCATION**

**Development / Subdivision**

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

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

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

**Road Frontage** Yes  
**Road Frontage Length** 100  
**Road Frontage Type** Public

**UTILITIES**

**Heating** Natural Gas, Hot Air, Hot Water  
**Cooling** Central AC  
**Water Source** Public  
**Sewer** Public  
**Electric** 200+ Amp Service, Circuit Breaker(s)  
**Utilities** Cable

**Internet** Cable Internet  
**Fuel Company**  
**Electric Company**  
**Water Company**  
**Cable Company**  
**Phone Company**  
**Internet Service Provider**

**FEATURES**

**Interior Features** Bar, Blinds, Ceiling Fan, Gas Fireplace, Wood Fireplace, 2 Fireplaces, Primary BR w/ BA, Walk-in Closet, Basement Laundry  
**Flooring** Carpet, Hardwood, Tile  
**Exterior Features** Screened Porch  
**Driveway** Paved  
**Parking Features** Auto Open, Direct Entry, Storage Above, Garage, Parking Spaces 4, Attached

**Appliances** Dishwasher, Disposal, Dryer, Gas Range, Refrigerator, Washer, Water Heater off Boiler  
**Other Equipment** Irrigation System, Battery Smoke Detector

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

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

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

**Mobile Park Name**  
**Mobile Make**  
**Mobile Model Name**  
**MobileSer#**

**Mobile Park Approval**  
**Mobile Must Move**

**Mobile Anchor**  
**Mobile Co-Op**

**DISCLOSURES**

**Fee**  
**Fee 2**  
**Fee 3**

**Foreclosed/Bank-Owned/REO** No  
**Planned Urban Developmt**  
**Rented**  
**Rental Amount**

**Flood Zone** No  
**Seasonal** No  
**Easements**  
**Covenants** No  
**Resort**  
**Right of First Refusal**

**Exclusions**  
**Documents Available** Deed, Property Disclosure, Survey, Tax Map

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

**Surveyed** Yes  
**Surveyed By** Riesland Assoc. 1987

**PUBLIC RECORDS**

**DeedRecTy** Quit Claim  
**Total Deeds**  
**Deed Book** 9159  
**Deed Page** 0272  
**Deed 2 Book**  
**Deed 2 Page**  
**PlanSurv#**  
**Property ID**  
**Zoning** Residential, R-1B  
**Map** 903  
**Block** 0  
**Lot** 30  
**SPAN#**  
**Tax Class**  
**Tax Rate**  
**Current Use**  
**Land Gains**  
**AssmntYr**  
**AssmntAmt**  
**SpecAssmt**

**POWER PRODUCTION**

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

**GREEN PERFORMANCE INDICATORS**

**VerBody**  
**VerPrgm**  
**Green Verification Year**  
**VerRating**  
**Green Verification Metric**  
**Green Verification Status**  
**Green Verification Source**  
**Green Verification NewCon**  
**Green Verification URL**

**VerBody2**  
**VerPrgm2**  
**Green Verificatn Year 2**  
**VerRating2**  
**Green Verificatn Metric 2**  
**Green Verificatn Status 2**  
**Green Verification Source 2**  
**Green Verificatn NewCon 2**  
**Green Verificatn URL 2**

**VerBody3**  
**VerPrgm3**  
**Green Verificatn Year 3**  
**VerRating3**  
**Green Verificatn Metric 3**  
**Green Verificatn Status 3**  
**Green Verification Source 3**  
**Green Verificatn NewCon 3**  
**Green Verificatn URL 3**

**REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS**

**Private Remarks** All measurements including floor plans are approximate; buyers and their agents are encouraged to measure for themselves. Bar stools in dining room and TV in basement will remain. Sellers had a pre-listing inspection done, full report is available upon request.

**Private Office Remarks**

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

**Input of Owner Name** I have written permission to submit name

**Owner Name** Aiken

**Owner Phone**

**Occupant Type**

**Occupant Name**

**Occupant Phone**

**Management Company**

**Management Company Phone**

**LISTING & CLOSING INFORMATION**

**Listing Office - Office Name** Keller Williams Realty-Metropolitan

**Listing Office - Phone Number**

**Listing Office - Phone Number 2**

**List Agent - Agent Name and Phone**

**List Agent - Phone Number**

**List Agent - E-mail**

**List Team - Team Name**

**List Team - Phone Number 1**

**List Team - Team Email 1**

**Co List Agent - Agent Name and Phone**

**Co List Agent - Phone Number**

**Co List Agent - E-mail**

**Alternate Contact - Agent Name**

**Alternate Contact - Phone Number**

**Alternate Contact - E-mail**

**Buyer Office - Office Name**

**Buyer Office - Phone Number**

**Buyer Office - E-mail**

**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**

Off: 603-232-8282

Greg Powers - Cell: 603-716-0254

Cell: 603-716-0254

gregpowers@kw.com

**MLS List Date** 3/24/2026

**Expiration Date** 6/22/2026

**Active Under Contract Date**

**Pending Date**

**Withdrawn Date**

**Terminated Date**

**Close Date**

**Anticipated Closing Date**

**Marketed in other Property Type** No

**Other MLS#**

**Comp Only** No

**Comp Type**

**Listing Type** Exclusive Right

**Listing Service** Full Service

**Designated/Apptd. Agency** Yes

**Short Sale** No

**Original List Price** \$550,000

**Buyer Financing**

**Right of First Refusal**

**Contingencies**

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

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# 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:** Maura F. Aiken and James P. Aiken

2. **PROPERTY LOCATION:** 226 North Street, Manchester, NH 03104

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

4. **SELLER:**  has  has not occupied the property for 32 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: 2  
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

MFA / JPA

BUYER(S) INITIALS

\_\_\_\_\_/\_\_\_\_\_

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

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

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

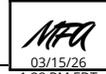
7. <b>INSULATION</b>	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input checked="" 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**  /   
03/15/26 1:38 PM EDT / 03/15/26 5:54 PM EDT

**BUYER(S) INITIALS** \_\_\_\_\_ / \_\_\_\_\_

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**d. RADON/WATER - Current or previously existing:**

Has the property been tested?  Yes  No  Unknown

If YES: Date: \_\_\_\_\_ By: \_\_\_\_\_

Results: \_\_\_\_\_ If applicable, what remedial steps were taken? \_\_\_\_\_

Has the property been tested since remedial steps?  Yes  No

Are test results available?  Yes  No Comments: \_\_\_\_\_

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

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

If YES: Source of information: \_\_\_\_\_

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

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

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

If YES: Source of information: \_\_\_\_\_

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

**9. GENERAL INFORMATION**

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

Yes  No  Unknown If YES, Explain: \_\_\_\_\_

What is your source of information? \_\_\_\_\_

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

Yes  No  Unknown If YES, Explain: \_\_\_\_\_

What is your source of information? \_\_\_\_\_

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

Yes  No If YES, Explain: \_\_\_\_\_

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

Yes  No If YES, Explain: \_\_\_\_\_

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

Yes  No  Unknown If YES, Explain: \_\_\_\_\_

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

Yes  No  Unknown Comments: \_\_\_\_\_

**g. Has the property been surveyed?**

Yes  No  Unknown If YES, By: \_\_\_\_\_

If YES, is survey available?  Yes  No  Unknown

**h. How is the property zoned?** residential

**i. Heating System** Age: 20 years Type: 2 zone HW, 1 zone FHA Fuel: Natural Gas Tank Location: \_\_\_\_\_

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

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

Date system was last serviced and by whom? 11/2025 LaChance Plumbing and Heating

Secondary Heat Systems: Gas Fireplace in the living room

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

**j. Roof** Age: 5 Type of Roof Covering: Asphalt Single, Metal

Moisture or leakage: No

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

SELLER(S) INITIALS

MFA / GPA  
03/15/26 03/15/26

BUYER(S) INITIALS

\_\_\_\_\_/\_\_\_\_\_  
\_\_\_\_\_/\_\_\_\_\_

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**k. Foundation/Basement**  Full  Partial  Other: \_\_\_\_\_  Type: \_\_\_\_\_

Moisture or leakage: No

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

**l. Chimney(s)** How Many? 1 Lined? no Last Cleaned: 2020 Problems? \_\_\_\_\_

Comments: We replaced the wood fireplace on the first floor with a gas system.

**m. Plumbing** Type: Copper and PVC Age: 75

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

**n. Domestic Hot Water** Age: 19 Type: Natural Gas Gallons: Super store 45 gallons

**o. Electrical System** # of Amps 200 amps  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: We had seen mice initially, but have used Colonial Pest Control for maintenance for the last 32 years.

**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: Central Air Age: 5 Date Last Serviced and by whom: \_\_\_\_\_

Comments: Brand - Rheem, type - Air condenser. A/C services all floors.

**t. Pool** Age: \_\_\_\_\_ Heated:  Yes  No Type: \_\_\_\_\_ Last Date of Service: \_\_\_\_\_

By Whom: \_\_\_\_\_

**u. Generator** Portable:  Yes  No Whole House:  Yes  No Kw/Size: \_\_\_\_\_ Last Date of Service: \_\_\_\_\_

If Portable:  Included  Negotiable

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

**v. Internet** Type Currently Used at Property: Fidium

**w. Other** (e.g. Alarm System, Irrigation System, etc.) Irrigation System

Comments: The irrigation system is for the front yard only. Goffstown Green Thumb Landscaping clearing the lines yearly.

**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

MFA / JPA  
03/15/26 1:38 PM EDT dotloop Verified 03/15/26 5:54 PM EDT dotloop Verified

BUYER(S) INITIALS

\_\_\_\_\_/\_\_\_\_\_  
\_\_\_\_\_/\_\_\_\_\_

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### 10. ADDITIONAL INFORMATION

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

b. ADDITIONAL COMMENTS:

We are providing the home inspection that we had done by First Choice Home Inspection.  
We are leaving the following items:  
- bar stool in the kitchen  
- washer and dryer in the basement  
- TV mounted on the wall in the lower level  
Note:  
We have 2 foundation cracks.  
We have floor cracks in the garage that have expanded.  
The kitchen faucet is in spray mode only.  
We have doors that stick.  
The ice maker is not connected in the freezer.  
The outdoor fence has areas that need repair.  
The lower-level fireplace has a functional flue.

### 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).**

*Maura F. Aiken*  
SELLER  
dotloop verified  
03/15/26 1:38 PM EDT  
KAQF-X82U-THP5-OWDF  
DATE

*James P. Aiken*  
SELLER  
dotloop verified  
03/15/26 5:54 PM EDT  
8E0W-PGHO-CHBQ-OPOQ  
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 *MFA* *JPA*  
03/15/26 1:38 PM EDT dotloop verified  
03/15/26 5:54 PM EDT dotloop verified

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: 226 North Street, Manchester, NH 03104

### LEAD WARNING STATEMENT

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

### Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
  - (i)  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
  - (ii)  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
  - (i)  Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
  - (ii)  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### Purchaser's Acknowledgement (initial)

- (c) 

--	--

 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) 

 <small>10/29/25 9:42 AM EDT dotloop verified</small>
--

 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>Maura F. Aiken</i>	dotloop verified 02/09/26 9:30 PM EST 07FP-FN1Y-TLJ0-CY6C
Seller	Date

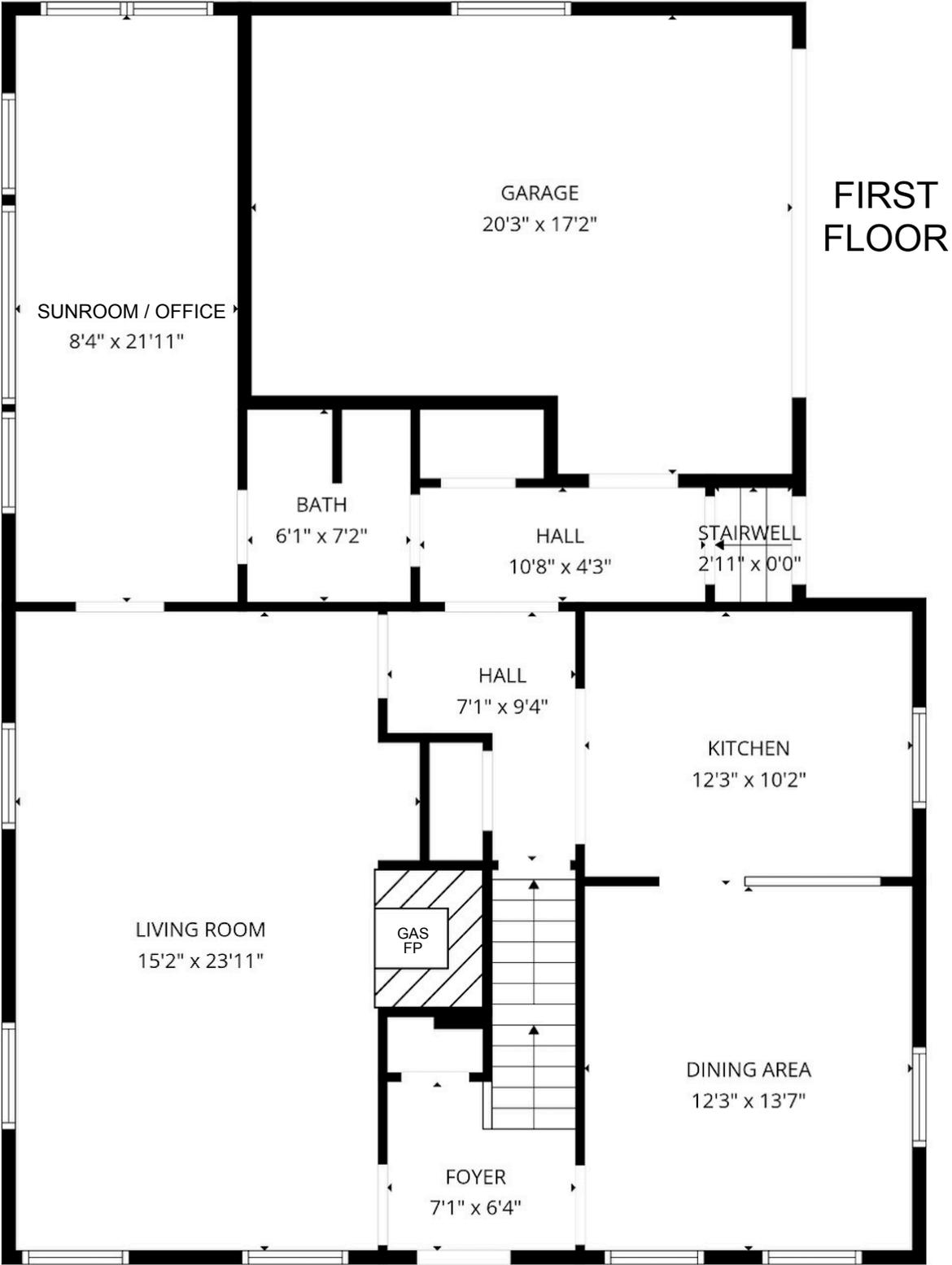
<i>James P. Aiken</i>	dotloop verified 03/15/26 5:54 PM EDT 9PUX-XTTT-KMIW-IXXM
Seller	Date

Purchaser	Date

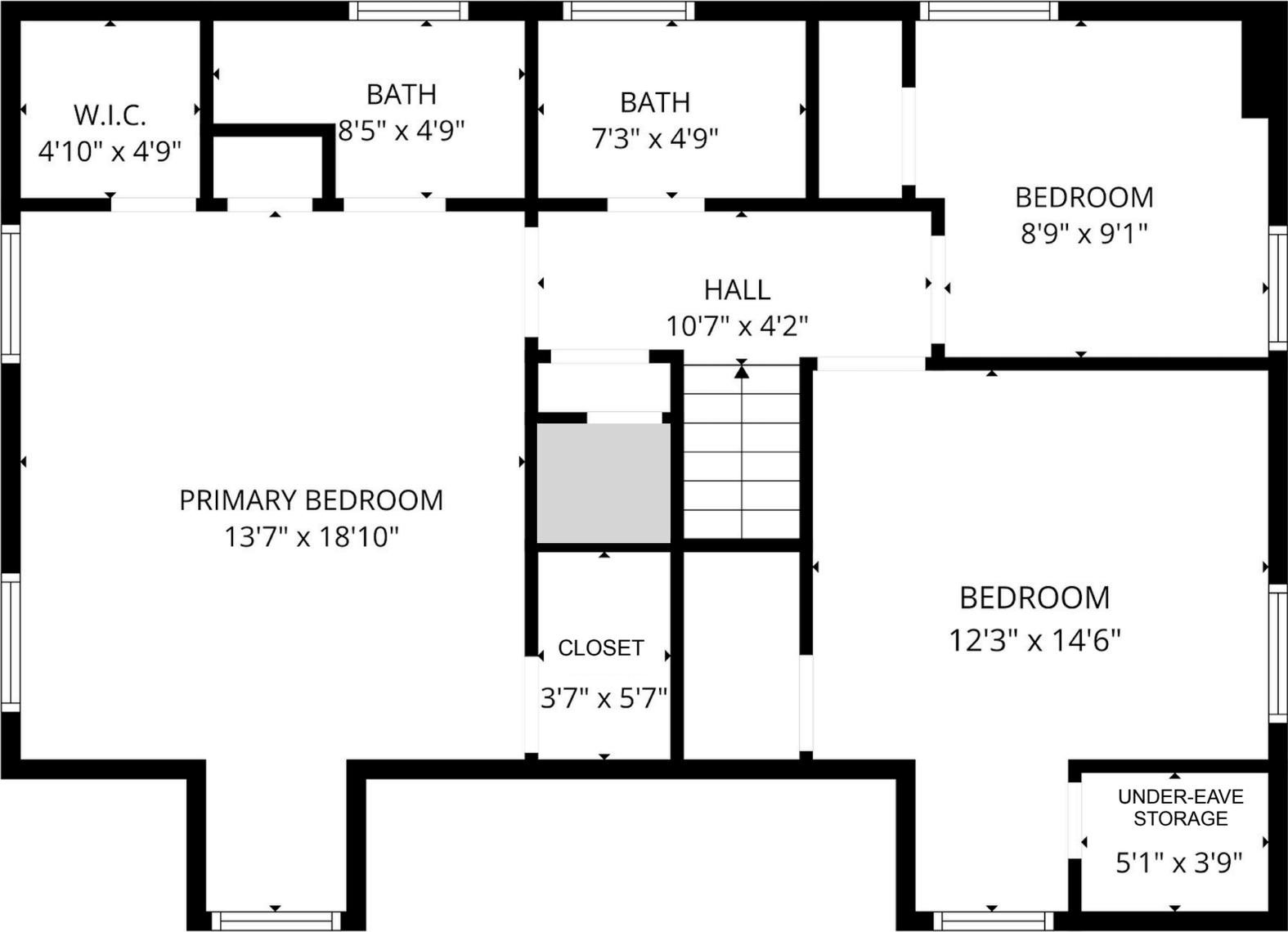
Purchaser	Date

<i>GREG POWERS</i>	dotloop verified 10/29/25 9:42 AM EDT TXA1-6CYM-JCVM-QWWL
Agent	Date

Agent	Date



# SECOND FLOOR



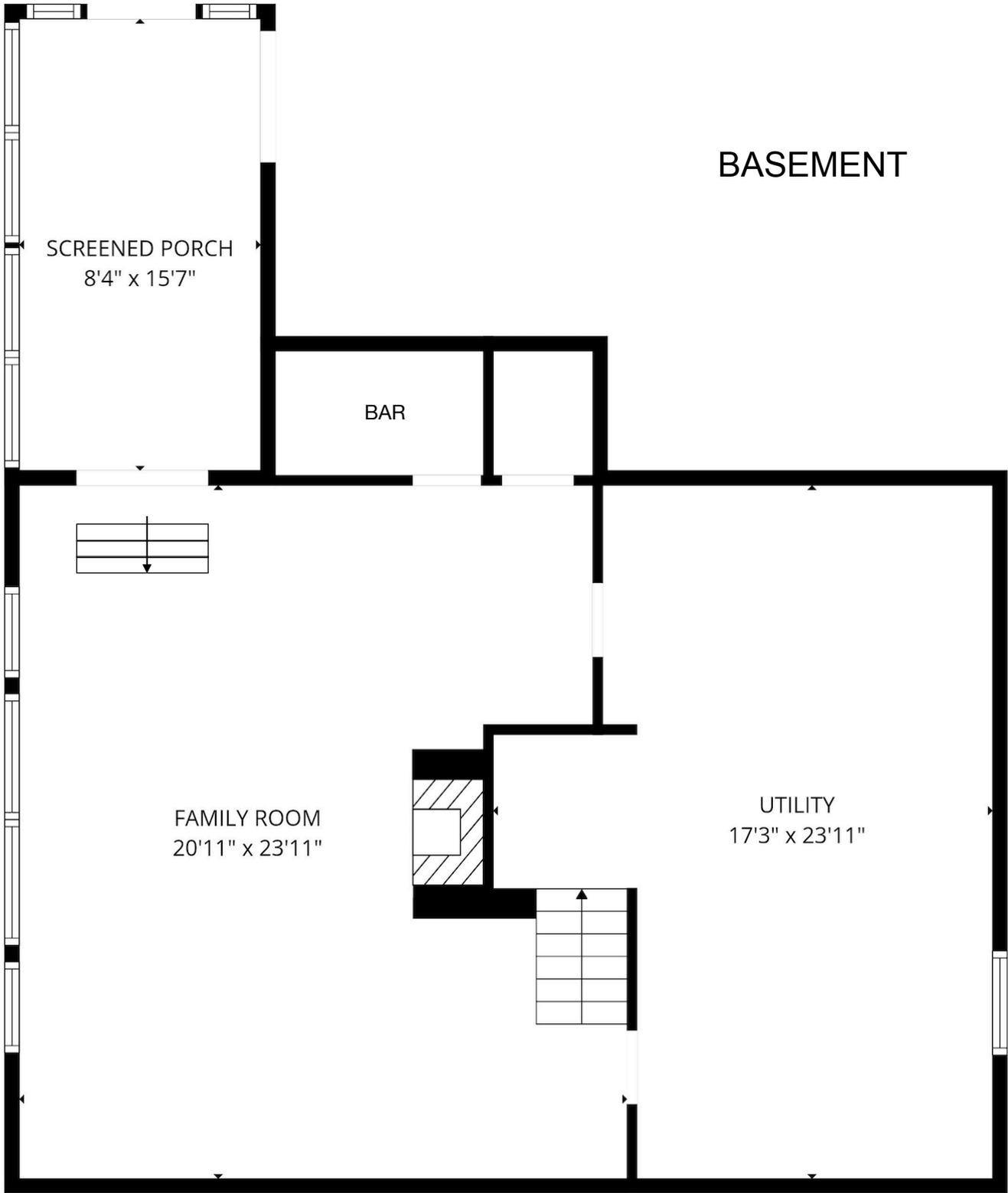
BASEMENT

SCREENED PORCH  
8'4" x 15'7"

BAR

FAMILY ROOM  
20'11" x 23'11"

UTILITY  
17'3" x 23'11"







Return to:  
James P. Aiken  
Maura F. Aiken  
226 North Street  
Manchester, NH 03104

### Quitclaim Deed

*FOR CONSIDERATION PAID* James P. Aiken and Maura F. Aiken, husband and wife, of 226 North Street, Manchester, New Hampshire, 03104

*grant(s) to* James P. Aiken and Maura F. Aiken, Trustees of The Aiken Family Revocable Trust, with a mailing address of 226 North Street, Manchester, New Hampshire, 03104

with **QUITCLAIM COVENANTS**

A certain tract of land, with the buildings thereon, situated in Manchester, County of Hillsborough and State of New Hampshire, shown as Map 903, Lot 30 on plan of land entitled Tax Map 903, Lot No. 31, Boundary and Subdivision Plan of Land in Manchester, NH, Riesland Associates, Inc., PO Box 329, Bedford, New Hampshire, Scale 1"=20', dated April 1987, recorded at the Hillsborough County Registry of Deeds as Plan No. 20845, reference is hereby made to said plan for a more particular description of Map 903 Lot 30.

Meaning and intending to convey the same premises as shown in deed dated October 28, 1993 and recorded with the Hillsborough Registry of Deeds at Book 5486, Page 753.

We, James P. Aiken and Maura F. Aiken, hereby release all rights of homestead and any other interest herein.

This transaction is exempt from state transfer tax pursuant to NH RSA 78-B:2 XXI(a).

Executed as a sealed instrument this 10 day of April, 2019.

Isaac R. Moskley  
Witness

James P. Aiken  
James P. Aiken  
Maura F. Aiken  
Maura F. Aiken

State of New Hampshire  
County of Hillsborough

On this 10 day of April, 2019 before me personally appeared James P. Aiken and Maura F. Aiken to me known to be the person(s) described in and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

*Christine M. Windler*

(seal)

Notary Public/Justice of the Peace

My Commission Expires:



## 226 NORTH ST

**Location** 226 NORTH ST

**Mblu** 0903/ / 0030/ /

**Owner** AIKEN FAMILY REV TR

**Assessment** \$358,700

**Building Count** 1

### Current Value

Assessment	
Valuation Year	Total
2022	\$358,700

### Owner of Record

**Owner** AIKEN FAMILY REV TR

**Sale Price** \$0

**Co-Owner**

**Certificate**

**Book & Page** 9159/0272

**Sale Date** 04/10/2019

**Instrument** 38

### Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
AIKEN FAMILY REV TR	\$0		9159/0272	38	04/10/2019
AIKEN, JAMES P	\$134,000		5486/0753	04	10/28/1993
BEAUREGARD, ARTHUR O	\$0		0/0		07/08/1987
R&A NENNI BUILDERS	\$0		0/0		07/07/1987

### Building Information

#### Building 1 : Section 1

**Year Built:** 1939

**Living Area:** 1,853

**Replacement Cost**

**Less Depreciation:** \$237,200

Building Attributes	
Field	Description
Style:	Cape Cod
Model	Residential

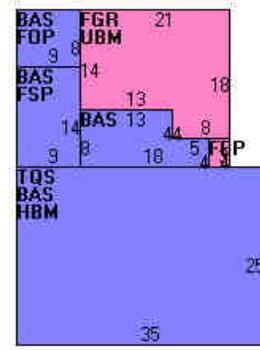
Grade:	Average
Stories:	1 3/4 Stories
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Hot Air
AC Type:	Central Air
Total Bedrooms:	3 Bedrooms
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	7
Bath Style:	Average
Kitchen Style:	Average
MHP	

### Building Photo



(<https://images.vgsi.com/photos/ManchesterNHPhotos/\00\07\54\58.jpg>)

### Building Layout



([https://images.vgsi.com/photos/ManchesterNHPhotos//Sketches/28681\\_](https://images.vgsi.com/photos/ManchesterNHPhotos//Sketches/28681_))

Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
BAS	First Floor	1,197	1,197
TQS	Three Quarter Story	875	656
FEP	Porch, Enclosed, Finished	12	0
FGR	Garage	326	0
FOP	Porch, Open	72	0
FSP	Porch, Screen	126	0
HBM	Half Fin Bsmnt	875	0
UBM	Basement, Unfinished	326	0
		3,809	1,853

### Extra Features

Extra Features		
Code	Description	Size
FPL3	2 STORY CHIM	1.00 UNITS

FPO	EXTRA FPL OPEN	1.00 UNITS
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**Land**

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

**Outbuildings**

Outbuildings
No Data for Outbuildings

**Valuation History**

Assessment	
Valuation Year	Total
2024	\$358,700



T-T18650

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

59908

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

FIRST REAL ESTATE TAX BILL FOR 2025

AIKEN FAMILY REV TR  
AIKEN, MAURA F  
AIKEN, JAMES P TEE  
226 NORTH 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](http://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: 0903-0030 226 NORTH ST TOTAL VALUATION: 358,700</p> <hr/> <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>4.68</td></tr> <tr><td>COUNTY:</td><td>.56</td></tr> <tr><td>CITY EDUCATION:</td><td>3.79</td></tr> <tr><td>STATE EDUCATION:</td><td>.76</td></tr> <tr><td>TOTAL:</td><td>9.79</td></tr> </table> <p>ALL TAX RATES ARE PER \$1000 OF ASSESSED VALUE</p>	MUNICIPAL:	4.68	COUNTY:	.56	CITY EDUCATION:	3.79	STATE EDUCATION:	.76	TOTAL:	9.79	<table> <tr><td>Tax:</td><td>3,511.67</td></tr> <tr><td>Tax paid:</td><td>.00</td></tr> <tr><td><b>TAX DUE:</b></td><td><b>\$ 3,511.67</b></td></tr> </table> <p>PAY BY TUESDAY, JULY 08, 2025 to avoid interest charges at 8.0 % per annum.</p> <p>This notice was generated on 5/28/2025 and does not reflect account activity after that date.</p>	Tax:	3,511.67	Tax paid:	.00	<b>TAX DUE:</b>	<b>\$ 3,511.67</b>
MUNICIPAL:	4.68																	
COUNTY:	.56																	
CITY EDUCATION:	3.79																	
STATE EDUCATION:	.76																	
TOTAL:	9.79																	
Tax:	3,511.67																	
Tax paid:	.00																	
<b>TAX DUE:</b>	<b>\$ 3,511.67</b>																	

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

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

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



Payments can also be made online at [www.ManchesterNH.Gov/Taxes](http://www.ManchesterNH.Gov/Taxes).

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

FIRST REAL ESTATE TAX BILL FOR 2025

Account Number: 59908

AIKEN FAMILY REV TR  
AIKEN, MAURA F  
AIKEN, JAMES P TEE  
226 NORTH ST  
MANCHESTER NH 03104

Map-Lot: 0903-0030  
Location: 226 NORTH ST

TAX DUE: \$ 3,511.67

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0003511672