

**Residential**  
**5059474**  
**Active**

**Condo**

**1995 Bodwell Road**  
**Manchester**  
**Unit/Lot # 5**

**NH 03109**

**Listed: 9/3/2025**

**\$375,000**

**Clos...**

**DOM: 0**



**County** NH-Hillsborough  
**VillDStLoc**  
**Year Built** 1988  
**Architectural Style** Townhouse  
**Color** Beige  
**Total Stories** 1.5  
**Taxes TBD** No  
**TaxAnnIAmt** \$4,268.00  
**Tax Year**  
**Tax Year Notes**

**Rooms Total** 6  
**Bedrooms Total** 3  
**Bathrooms Total** 2  
**Bathrooms Full** 1  
**Bathrooms Three Quarter** 1  
**Bathrooms Half** 0  
**Bathrooms One Quarter** 0  
**Total Finished Area** 1,680  
**Total Area** 2,160  
**Lot Size Acres**  
**Lot Size Square Feet**  
**Footprint** 32 x 30

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

**Directions** From S. Mammoth Road, take Bodwell Road south, complex is on the right, opposite Megan's Meadow subdivision. From the south, take exit 5 of I-93 and go east; left on Auburn Road, bear left on Wilson Road; left on Old Derry Road, which becomes Bodwell Road, complex is on the left.



**Public Remarks** Surprise! This townhouse has a LOT more living space than you might expect from the outside. Step inside and you'll immediately feel how open and welcoming the home is, with its cathedral-ceiling living room and a view straight out to the rear patio. The next thing you'll notice is how well-maintained it is, and as you look around one word will echo in your mind: Impeccable. The light oak floors & skylights help keep the space light and bright, and the updated kitchen, with 6-burner stove & double oven, will keep even the fussiest cook happy. A slider leads right out to the expansive patio--the perfect spot for outdoor dining, lounging with the latest mystery novel, or harvesting from your own potted herb and vegetable garden for a mini farm-to-table experience. You have your choice of two bedrooms on the first floor, another bonus room upstairs, or a third room in the basement. With the extra loft space and an additional large finished basement space with a three-quarter bath, the layout offers tremendous versatility for offices, music room, workouts, craft/hobby space, or parties. And there's still lots of storage! Set amidst green fields and woods, the complex feels rural while still being close to civilization, and with only six units total, it has a very neighborly feel as well. All appliances are included, and the sellers are willing to leave much of the furniture and personal items, so you and your pets can waltz right in after closing and barely have to unpack a box!

#### STRUCTURE

**Construction Status** Existing  
**Rehab Needed**  
**Construction Materials** Vinyl Siding  
**Foundation Details** Concrete  
**Roof** Architectural Shingle  
**Basement** Yes  
**Basement Description** Bulkhead, Concrete Floor, Partially Finished, Interior Stairs  
**Basement Access Type** Walk-up  
**Parking Features** Parking Spaces 2, Paved  
**Garage** No  
**Garage Capacity**

**Above Grade Finished Area** 1,200  
**List \$/SqFt Fin ABV Grade** \$312.50  
**Above Grade Finished Area Source** Assessor  
**Above Grade Unfinished Area** 0  
**Above Grade Unfinished Area Source**  
**Below Grade Finished Area** 480  
**List \$/SqFt Fin Below Grade** \$781.25  
**Below Grade Finished Area Source** Assessor  
**List \$/SqFt Fin Total** \$223.21  
**Below Grade Unfinished Area** 480  
**Below Grade Unfinished Area Source** Assessor  
**Total Below Grade Area**  
**Total Below Grade Area Source**

ROOMS	DIMS. / LVL	ROOMS	DIMS. / LVL	PUBLIC RECORDS	
Living Room	14' 4" x 13' 5"	1		<b>DeedRecTy</b> Quit Claim	<b>Map</b> 812
Kitchen	14' 6" x 11' 3"	1		<b>Total Deeds</b>	<b>Block</b> 0
Bedroom	13' 10" x 12' 9"	1		<b>Deed Book</b> 8789	<b>Lot</b> 9
Bedroom	11' 2" x 10' 3"	1		<b>Deed Page</b> 2532	<b>SPAN#</b>
Bathroom Full	9' 11" x 4' 11"	1		<b>Deed 2 Book</b>	<b>Tax Class</b>
Loft	17' x 9'	2		<b>Deed 2 Page</b>	<b>Tax Rate</b>
Bedroom	13' 5" x 11' 4"	2		<b>PlanSurv#</b> 22139	<b>Current Use</b>
Bonus Room	13' 6" x 12' 11"	B		<b>Property ID</b>	<b>Land Gains</b>
Family Room	13' 6" x 13' 2"	B		<b>Zoning</b> Residential, R-SM	
Bathroom Three Quarter	13' 3" x 4' 10"	B			<b>Assessment Year</b>
					<b>Assessment Amount</b>
					<b>Special Assessments</b>

#### LOT & LOCATION

**Development / Subdivision** 1995 Bodwell  
**Road**  
**Owned Land**  
**Common Land Acres** 1.03  
**Road Frontage** No  
**Road Frontage Type** Public  
**Road Frontage Length**  
**ROW Length**  
**ROW Width**  
**ROW Parcel Access**  
**ROW to other Parcel**

**School District** Manchester Sch Dst SAU #37  
**Elementary School** Green Acres Elementary School  
**Middle/Jr School** McLaughlin Middle School  
**High School** Manchester Memorial High Sch  
**Lot Features** Level, Open, Wooded

**Surveyed** Yes  
**Surveyed By** Martin Miccio, 1988

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

UTILITIES			
<b>Heating</b>	Natural Gas, Forced Air	<b>Utilities</b>	Cable
<b>Cooling</b>	Central AC	<b>Internet</b>	Cable Internet
<b>Water Source</b>	Public		
<b>Sewer</b>	Public	<b>Fuel Company</b>	
<b>Electric</b>	Circuit Breaker(s)	<b>Electric Company</b>	
		<b>Cable Company</b>	
		<b>Phone Company</b>	
		<b>Internet Service Provider</b>	

FEATURES	
Exterior Features	Full Fence, Patio
Driveway	Common/Shared, Paved
Parking Features	Parking Spaces 2, Paved
Flooring	Carpet, Ceramic Tile, Hardwood, Vinyl Plank
Interior Features	Blinds, Cathedral Ceiling, Ceiling Fan, Draperies, 1st Floor Laundry
Appliances	Dishwasher, Dryer, Microwave, Double Oven, Gas Range, Refrigerator, Washer, On Demand Water Heater
Other Equipment	CO Detector, Hardwired Smoke Detector

CONDO -- MOBILE -- AUCTION INFO	
Condo Name	1995 Bodwell Road Condo..
Building Number	
Units Per Building	6
Condo Limited Common Area	
Condo Fees	Yes
Association Amenities	Landscaping, Common Acreage, Snow Removal
Auction	
Auction Date	
Auction Time	
Auctioneer Name	
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	\$250.00	Monthly
Fee 2		
Fee 3		
Fee Includes	Landscaping, Plowing, Sewer, Water	
Foreclosed/Bank-Owned/REO	No	
Planned Urban Developmt		
Rented		
Rental Amount		
Exclusions		
Documents Available	Association Docs, Deed, Property Disclosure, Survey	
Flood Zone	No	
Seasonal	No	
Easements	Yes	
Covenants	Yes	
Resort		

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 Verification Body	Green Verificatn Body 2
Green Verification Progrm	Green Verificatn Progrm 2
Green Verification Year	Green Verificatn Year 2
Green Verification Rating	Green Verificatn Rating 2
Green Verification Metric	Green Verificatn Metric 2
Green Verification Status	Green Verificatn Status 2
Green Verification Source	Green Verification Source 2
Green Verification NewCon	Green Verificatn NewCon 2
Green Verification URL	Green Verificatn URL 2
	Green Verificatn Body 3
	Green Verificatn Progrm 3
	Green Verificatn Year 3
	Green Verificatn Rating 3
	Green Verificatn Metric 3
	Green Verificatn Status 3
	Green Verification Source 3
	Green Verificatn NewCon 3
	Green Verificatn URL 3

REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS

**Private Remarks** Contingent upon sellers finding suitable rental housing. All measurements, including floor plans, are approximate; buyers and their agents are encouraged to measure for themselves. Sellers are willing to leave behind most furniture and personal items. Unit 5 has assigned spots in the rear lot, spaces 3 and 4. Repaving of parking is planned for 2026; owner says there is money in the budget and they are in the process of getting quotes.

Private Office Remarks

**Showing Instructions** Combo Lockbox, Owner Occupied, ShowingTime 800-746-9464, Single Broker Showing, Remove Shoes

**Showing Service** ShowingTime

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

**Owner Name** Torres

**Owner Phone**

**Occupant Type**

**Occupant Name**

**Occupant Phone**

**Management Company** Self-managed

**Management Company Phone**

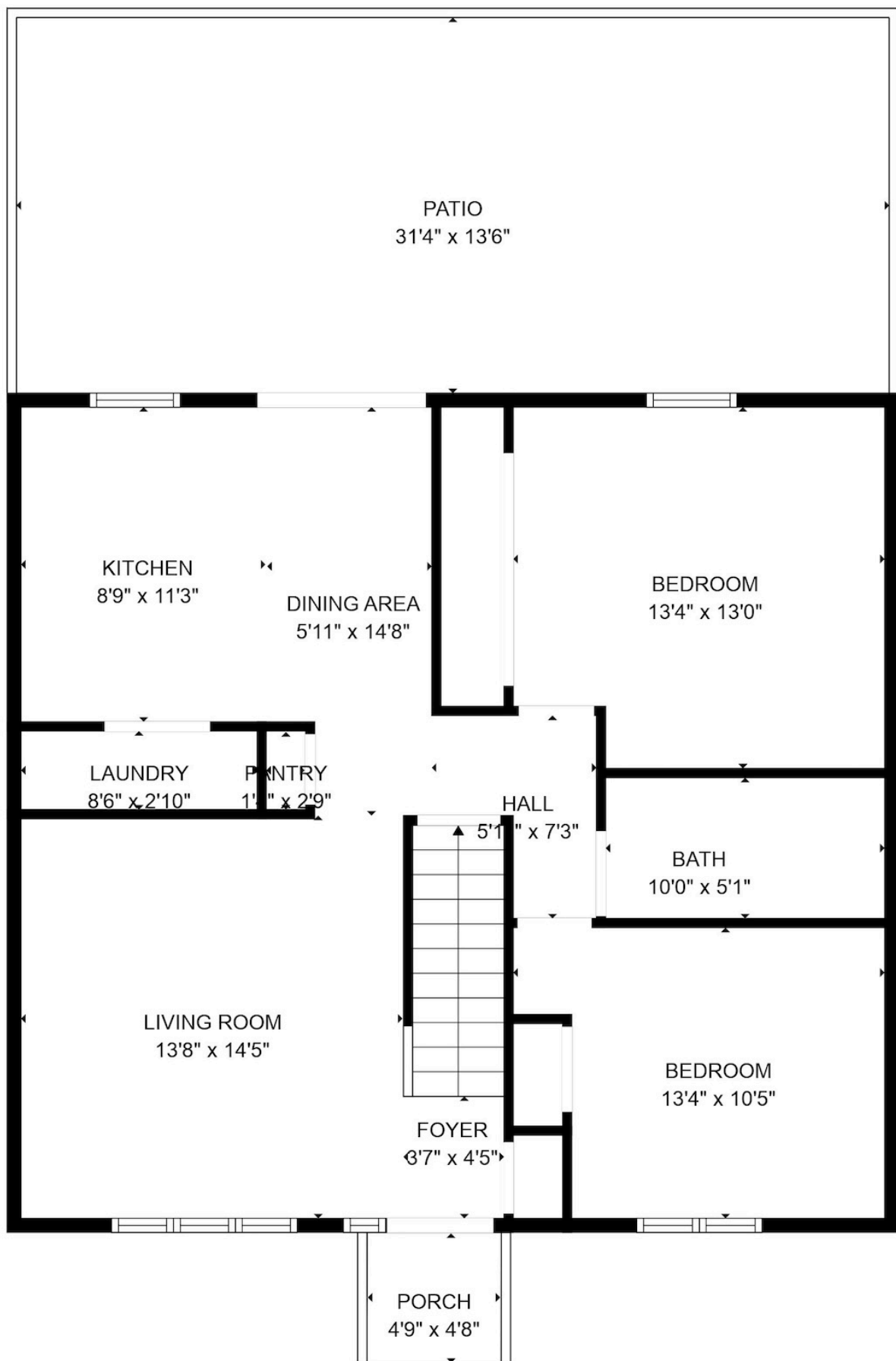
LISTING & CLOSING INFORMATION

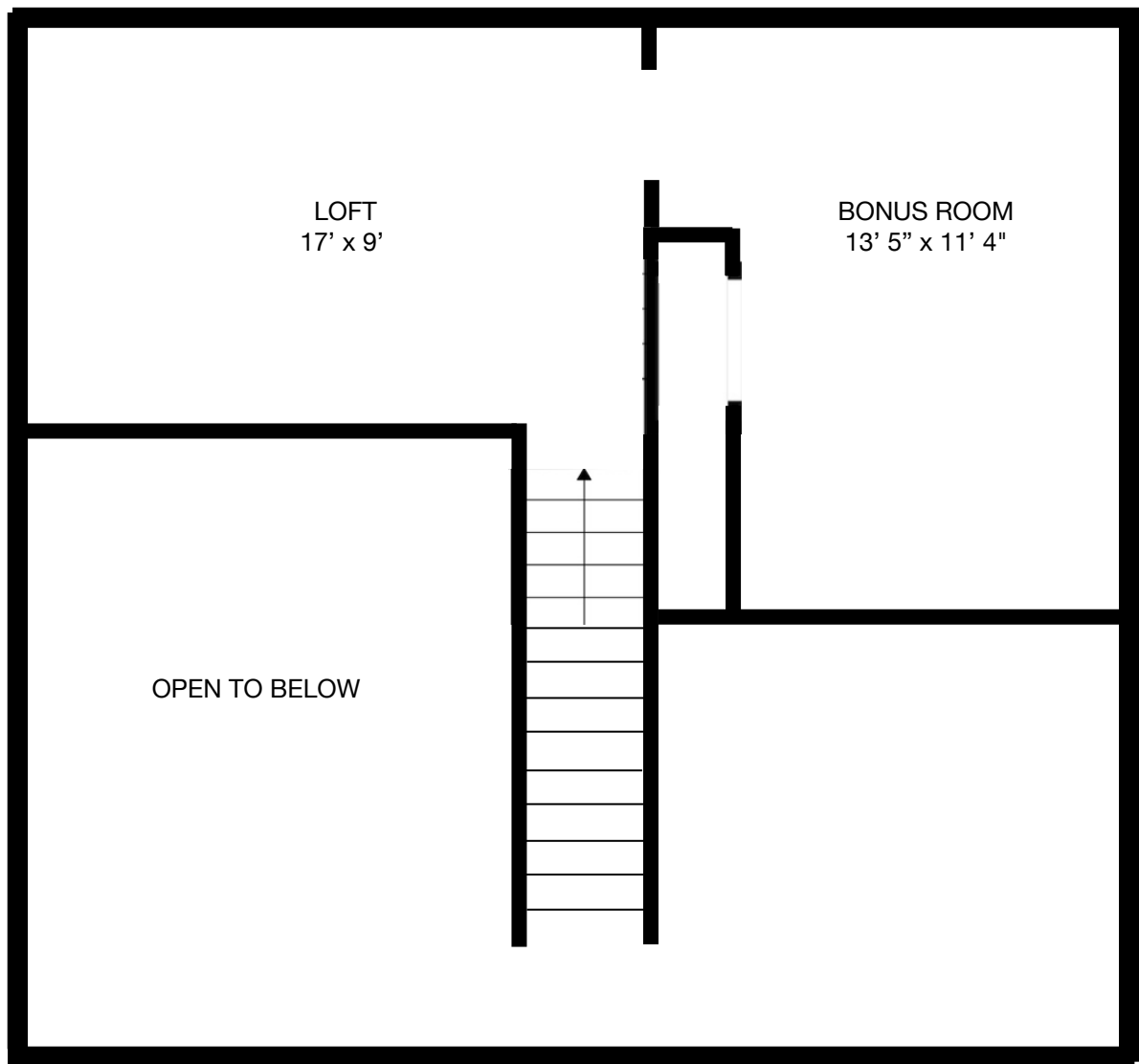
<b>Listing Office - Office Name</b>	Keller Williams Realty-Metropolitan	<b>MLS List Date</b>	9/3/2025
<b>Listing Office - Phone Number</b>	Off: 603-232-8282	<b>Expiration Date</b>	12/2/2025
<b>Listing Office - Phone Number 2</b>		<b>Active Under Contract Date</b>	
<b>List Agent - Agent Name and Phone</b>	Greg Powers - Cell: 603-716-0254	<b>Pending Date</b>	
<b>List Agent - Phone Number</b>	Cell: 603-716-0254	<b>Withdrawn Date</b>	
<b>List Agent - E-mail</b>	gregpowers@kw.com	<b>Terminated Date</b>	
<b>List Team - Team Name</b>		<b>Close Date</b>	
<b>List Team - Phone Number 1</b>		<b>Anticipated Closing Date</b>	
<b>List Team - Team Email 1</b>			
<b>Co List Agent - Agent Name and Phone</b>		<b>Listed in other Prop Type</b>	No
<b>Co List Agent - Phone Number</b>		<b>Primary MLS#</b>	
<b>Co List Agent - E-mail</b>		<b>Comp Only</b>	No
<b>Alternate Contact - Agent Name</b>		<b>Comp Type</b>	
<b>Alternate Contact - Phone Number</b>		<b>Listing Type</b>	Exclusive Right
<b>Alternate Contact - E-mail</b>		<b>Listing Service</b>	Full Service
<b>Buyer Office - Office Name</b>		<b>Designated/Apptd. Agency</b>	Yes
<b>Buyer Office - Phone Number</b>		<b>Short Sale</b>	No
<b>Buyer Office - E-mail</b>		<b>Original List Price</b>	\$375,000
<b>Buyer Agent - Agent Name</b>			
<b>Buyer Agent - Phone Number</b>			
<b>Buyer Agent - E-mail</b>			
<b>Buyer Team - Team Name</b>			
<b>Buyer Team - Phone Number 1</b>			
<b>Co Buyer Office - Office Name and Phone</b>			
<b>Co Buyer Agent - Agent Name and Phone</b>			

<b>Concessions</b>	<b>Buyer Financing</b>
<b>Concessions Amount</b>	
<b>Concessions Comments</b>	
<b>Appraisal Complete</b>	
<b>Appraisal Type</b>	
<b>Appraiser</b>	
<b>Appraiser Phone</b>	
<b>Appraiser Email</b>	<b>Contingencies</b>
<b>Buyer Name</b>	
<b>Residence</b>	
<b>Title Company</b>	

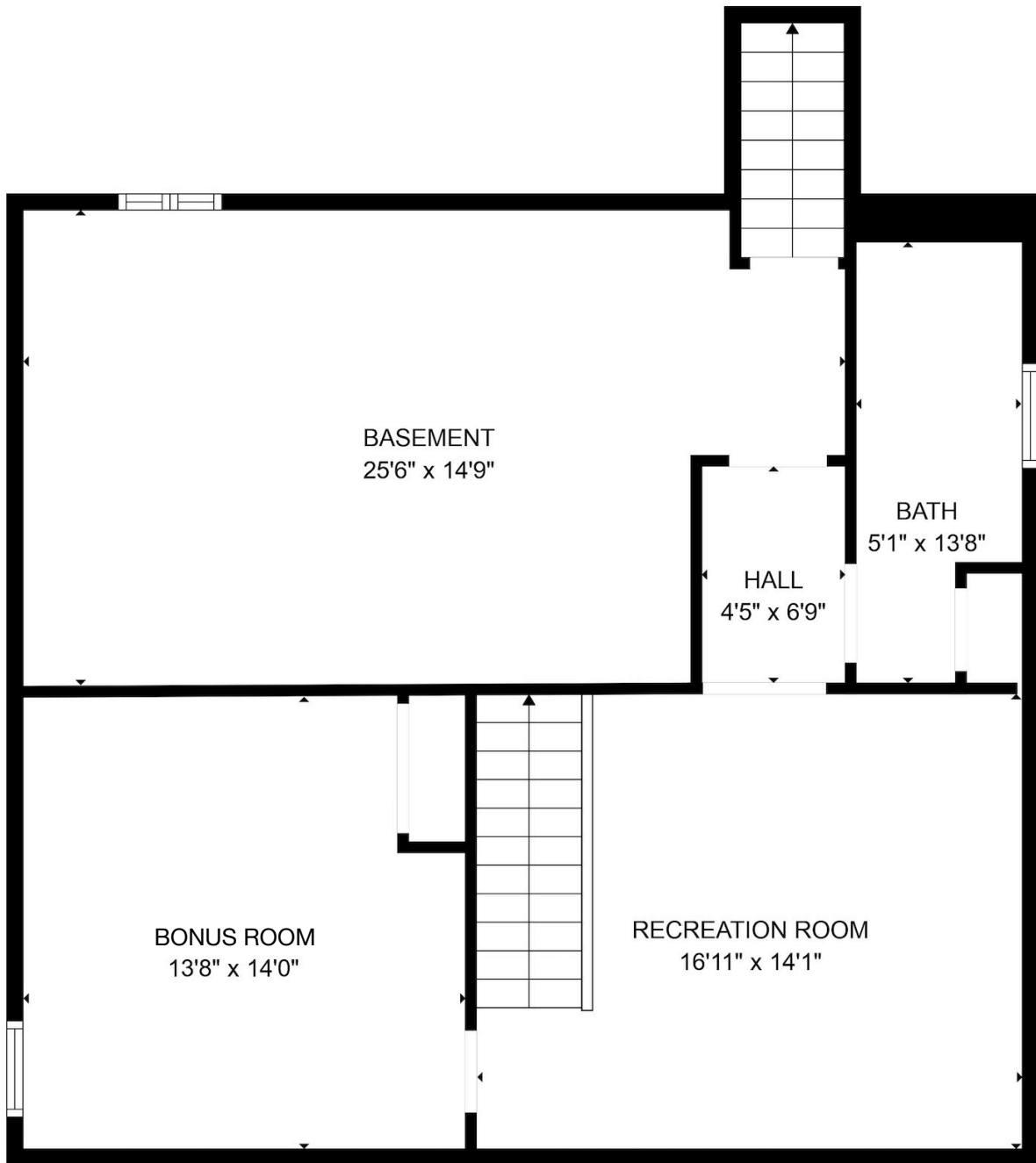
**My Info:** Greg Powers - Cell: 603-716-0254

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Floor plan created by Cubicasa App. Measurements deemed highly reliable but not guaranteed.



Floor plan created by Cubicasa App. Measurements deemed highly reliable but not guaranteed.

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TO BE COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

**NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.**

1. **SELLER:** The Torres Family Revocable Trust of 2015, Nestor L. Torres and Annette Torres, Trustees

2. **PROPERTY LOCATION:** 1995 Bodwell Rd, Unit #5, Manchester NH 03109

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 18 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 Single Source and meter for 6 units  
Covered by condo fees.

b. **INSTALLATION:** Location: \_\_\_\_\_  
Installed By: \_\_\_\_\_ Date of Installation: \_\_\_\_\_  
What is the source of your information? \_\_\_\_\_

c. **USE:** Number of persons currently using the system: 14 total 6 units  
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] [Signature]

BUYER(S) INITIALS \_\_\_\_\_

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

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☒ No ☐ Unknown  
IF YES, has a site assessment been done? ☐ Yes ☐ No ☐ Unknown

Source of Information: \_\_\_\_\_  
Comments: \_\_\_\_\_

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

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

BUYER(S) INITIALS



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**PROPERTY LOCATION:** 1995 Bodwell Rd, Unit #5, Manchester NH 03109

- k. Roof Age: 3 years Type of Roof Covering: Architectural shingles  
Moisture or leakage: Ice dams approx. 10 years (once)  
Comments: \_\_\_\_\_
- l. Foundation/Basement: ☒ Full ☐ Partial ☐ Other: \_\_\_\_\_ Type: Concrete  
Moisture or leakage: Water in the past through the windows. Last Feb 2020  
Comments: \_\_\_\_\_
- m. Chimney(s) How Many? \_\_\_\_\_ Lined? \_\_\_\_\_ Last Cleaned: \_\_\_\_\_ Problems? \_\_\_\_\_  
Comments: \_\_\_\_\_
- n. Plumbing Type: Mixed Age: 37 years (original)  
Comments: \_\_\_\_\_
- o. Domestic Hot Water: Age: 4 years Type: On Demand Gallons: \_\_\_\_\_
- p. Electrical System: # of Amps \_\_\_\_\_ 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: Flying squirrels + mice in the past. Exterminator contacted by HOA
- 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: Central Age: 15 yrs Date Last Serviced and by whom: Jun 2024 (approx)  
Comments: AL Terry Plumbing
- u. Pool: Age: \_\_\_\_\_ 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 - cable
- x. Other (e.g. Alarm System, Irrigation System, etc.) \_\_\_\_\_  
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 [Signature] [Signature]

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: Easement Rear of Property to City for Sewer Maintenance

What is your source of information? Owner Knowledge

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

☒ Yes ☐ No ☐ Unknown If YES, Explain: Association Fees - \$250 monthly

What is your source of information? Owner Knowledge

**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: \_\_\_\_\_

Veterans Credit City of Manchester \$ 500

**f. Is this property located in a Federally Designated Flood Hazard Zone? ☐ Yes ☒ No ☒ Unknown**

Comments: Unknown

**g. Has the property been surveyed? ☒ Yes ☐ No ☐ Unknown**

If YES, By: Martin Miccio

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: 1 year Type: Forced Air Fuel: Nat. Gas Tank Location: \_\_\_\_\_**

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

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

Date system was last serviced and by whom? Dec 2024 Al Terry Plumbing

Secondary Heat Systems: AC Heat Pump

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

SELLER(S) INITIALS [Signature] CS

BUYER(S) INITIALS \_\_\_\_\_

PROPERTY DISCLOSURE - RESIDENTIAL ONLY  
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 1995 Bodwell Rd, Unit #5, Manchester NH 03109

10. **ADDITIONAL INFORMATION**

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

☐ Yes ☐ No

b. ADDITIONAL COMMENTS:

Kitchen + Bathroom remodeled 2012 including floors  
Partial Basement finished 2010  
Patio Pavers installed 2020 along with granite steps  
Painted + Patched - 2024  
Loft + bedroom upstairs and stairs remodeled 2021  
Carpets in 2 bedrooms 2025

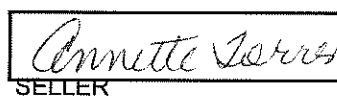
Upcoming Condo Projects  
Paving Driveway + Parking 2025 or 2026

**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).


 04-11-2025  
SELLER DATE

 11 Apr 2025  
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

**PROPERTY DISCLOSURE RIDER**  
**CONDOMINIUM, CO-OP, PUD AND OTHER HOMEOWNER ORGANIZATIONS**  
**(To be used in conjunction with Property Disclosure - Residential)**  
**New Hampshire Association of REALTORS® Standard Form**



In compliance with the requirements of RSA 477:4-f, the following information is provided to BUYER relative to the purchase of a condominium unit.

**RIGHT TO INFORMATION:** In accordance with RSA 356-B:58, a party interested in purchasing a condominium unit has the right to obtain from the Condominium Unit Owner's Association the following information: a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of monthly and annual fees and any special assessments made within the last 3 years.

1. Seller and Property Address: The Torres Family Revocable Trust of 2015, Nestor L. Torres and Annette Torres, Trustees  
1995 Bodwell Rd, Unit #5, Manchester NH 03109
2. Association Name (if applicable): 1995 Bodwell Road Condominium
3. Property Manager/Agent: PMI Granite Self Phone: 603-557-6333 603-644-4551
4. **GENERAL AND LEGAL** President Mike Bedford Managed by Board
- a. Are there any Association or Corporation approvals required for transfer of Ownership? ☐ Yes ☒ No ☐ Unknown
- b. Is there a time share operation existing at Property? ☐ Yes ☒ No ☐ Unknown
- c. Is there a vacation rental operation or other organized rental program at Property? ☐ Yes ☒ No ☐ Unknown
- d. Are you aware of any rental, use or age restrictions? ☐ Yes ☒ No ☐ Unknown
- e. Number of allocated parking spaces available for this unit: 2
- f. Are you aware of any pending or existing litigation? ☐ Yes ☒ No If Yes, please explain: \_\_\_\_\_
- g. Are the minutes of the Condominium Association annual meeting available? ☐ Yes ☐ No ☒ Unknown
- h. Are there any pet policies? Restrictions: ☒ Yes ☐ No Dogs/Cats Allowed: ☒ Yes ☐ No HOA approval
5. **MASTER INSURANCE POLICY**
- a. Name of Company: \_\_\_\_\_
- b. Name of Agent: \_\_\_\_\_ Phone: \_\_\_\_\_
6. **FINANCIAL**
- a. Monthly maintenance fee(s): \$ 250
- b. What do the monthly fees include?
- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Air Conditioning          | <input type="checkbox"/> Hot Water                             | <input checked="" type="checkbox"/> Road Maintenance |
| <input type="checkbox"/> Cable TV Signal           | <input checked="" type="checkbox"/> Landscaping                | <input checked="" type="checkbox"/> Sewer            |
| <input type="checkbox"/> Electricity               | <input type="checkbox"/> Lot Rent                              | <input checked="" type="checkbox"/> Snow Removal     |
| <input checked="" type="checkbox"/> Garage/Parking | <input type="checkbox"/> Real Property Tax                     | <input type="checkbox"/> Trash Removal               |
| <input type="checkbox"/> Gas                       | <input type="checkbox"/> Recreation/Community Association Dues | <input checked="" type="checkbox"/> Water            |
| <input type="checkbox"/> Other: _____              |  |  |
- c. Are there any additional fees? If so, please specify: 0
- d. Are you aware of any special assessments or loans in effect at this time? ☐ Yes ☒ No
- If Yes, explain: \_\_\_\_\_
- Additional Comments: \_\_\_\_\_

**7. 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.**

[Signature] 04-11-2025  
SELLER DATE

Annette Torres 11 Apr 2025  
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 AND OTHER ADVISORS.**

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

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

**CONDOMINIUM RULES**  
**OF**  
**1995 BODWELL ROAD CONDOMINIUM**

These Condominium Rules are adopted for the benefit of owners of residences in 1995 Bodwell Road Condominium. They are intended to contribute to preserving the clean and attractive environment and to assuring the peaceful enjoyment of the Condominium. They are also intended to protect and enhance the value of the Unit Owners' interest in the Condominium. They are not designed to unduly restrict or burden the use of the property.

All Unit Owners and their tenants, invitees and guests are expected to abide by these Rules, which are meant to supplement the provisions of the Declaration and By-Laws.

1. Additions to Exterior of Buildings. Changes affecting the appearance of the exterior of the buildings, such as decorations, awnings, television and radio antennas, signs, screens, sun shades, air conditioners, fans or other changes are to be made only with the consent of the Board of Directors of the Condominium ("the Board").

2. Hanging of Clothes, etc. No clothes, linens, or other materials shall be hung or shaken from windows, placed on window sills, hung or draped from a balcony or railing, or otherwise left or placed in such a way as to be exposed to public view. Outdoor clotheslines or other outdoor clothes drying or airing facilities are not permitted in the Condominium.

3. Noise. Owners, guests, and lessees will be expected to reduce noise levels after 10:00 p.m. so that neighbors are not disturbed. At no time are musical instruments, radios or television sets to be so loud as to become a nuisance.

4. Maintenance of Patios. Owners will be responsible to keep their patios in clean and sanitary condition. The parking areas and walks associated with each unit are to be kept clear of obstructions and other personal items and are to be used only for access to the building and/or for the parking of registered motor vehicles.

5. Littering. There will be no littering. Paper, cans, bottles, cigarette butts, foods and other trash are to be deposited only in appropriate trash containers and under

no circumstances are such items to be dropped or left on the grounds or other Common Area of the Condominium.

6. Trash, Refuge and Garbage. No one shall place trash or other refuse in the Common Area, except in containers or depositories therefor.

7. Outdoor Equipment. Bicycles, sporting goods, cooking equipment, baby carriages and other personal articles and equipment must be kept within the Unit. No Owner or other person may keep or cause to be kept on the Common Area or Limited Common Area any boat, trailer, recreational vehicle, unregistered motor vehicle or any other thing without the prior consent of the Board. The Board may remove, or cause to be removed, from the common area, any personal property of any unit owner, and every unit owner shall, and hereby does, agree to indemnify and hold harmless the Board, its individual members and its agents from any liability arising from such removal.

8. Maintenance of Common Area. Improvements, maintenance and landscaping of the Common Area shall be performed only by the Board, unless the Board approves an exception in writing.

9. Improper Use of Common Area. There shall be no use of Common Area which injures or scars the Common Area or the plantings thereon, increases the maintenance thereof, or causes unreasonable embarrassment, disturbance or annoyance to other Unit Owners in their enjoyment of the same.

10. Outside Activities. There shall be no organized sports activities, picnicking or fires, except in areas approved by the Board. A charcoal fire in a protective metal barbecue container may be used in places approved by the Board, providing it is carefully guarded and not hazardous to buildings or other property in the Condominium.

11. Household Pet. Household pets will be allowed, pursuant to the Declaration only with the consent of the Board. All dogs and cats must be restrained by leash when in the Common Area, and all other pets must be appropriately restrained when in the Common Area. If pets create noise, are allowed to run loose without supervision in the Common Area, or in any way create a disturbance or unpleasantness, the Board will be forced to withdraw its consent, in which case the pet must be removed. Each Owner will hold the Board harmless against loss or liability for any actions of his pets within the Condominium.

BK4781 PG0212

12. Speed Limit. The maximum speed limit for all vehicles within the Condominium is 10 mph.

13. Offensive Activities. No offensive activities shall be carried on in the Condominium nor shall anything be done or placed within the Condominium which may be a nuisance, disturbance, or annoyance to other Owners or the public.

14. Children and Guests. Owners shall be held responsible for the actions of their children and guests. If occupancy by guests creates a nuisance to other Owners, the Board shall have the right to require that the offensive guests leave.

15. Action in Violation of Law, etc. There shall be no use of or activity in any Unit or Common Area which shall be in violation of any governmental law, ordinance, rule or regulation.

16. Passkey. The Board may retain a duplicate key to each Unit. No Unit may alter any lock or install a new lock on any door leading into the Unit of such Unit Owner without the prior consent of the Board. If such consent is given, the Unit Owner shall provide the Board with a new duplicate key for its use.

17. Consent Revocation. Any consent or approval of the Board or Manager given under these Rules shall be revocable at any time.

18. Complaints. Complaints of violations of these Rules should be made to the Board. If the Board feels that the complaint is justified, it will take whatever action it deems necessary. The complainant will be notified in writing by the Board as to what action has been taken.

19. Amendment. These Condominium Rules may be revised in any way at any time by the Board as conditions warrant, provided that a written communication is sent to each Unit Owner and advising him of the change.

20. Delegation of Powers. The Board, in its discretion, may delegate its power and duties with respect to the granting of consent, approvals and permissions under these Rules, to the Manager or managing agent, if any, of the Condominium.



*Camela O. Coughlin*

C/H  
L-CHIP  
HIA324396

*ENV*  
Return to:  
Sklawyers, pllc  
835 Hanover St., Unit 103  
Manchester, NH 03104

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
**** Thousand * Hundred 40 Dollars	
DATE 09/15/2015	AMOUNT HI069570 \$ *****40.00
VOID IF ALTERED	

### QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENT, that We, **Nestor L. Torres** and **Annette Torres**, husband and wife, of 1995 Bodwell Road, Unit #5, Manchester, County of Hillsborough and the State of New Hampshire, 03109 for no consideration paid, hereby grant to **Nestor L. Torres and Annette Torres, as Trustees of The Torres Family Revocable Trust of 2015**; of 1995 Bodwell Road, Unit #5, Manchester, County of Hillsborough and the State of New Hampshire, 03109 with QUITCLAIM covenants, the following described premises:

Exhibit A:

Unit #5 of the 1995 Bodwell Road Condominium located on Bodwell Road, Manchester, Hillsborough County, New Hampshire as established by the within Grantor pursuant to New Hampshire RSA 356-B by Declaration dated May 25, 1988 and recorded with the Hillsborough County Registry of Deeds in Book 4781, Page 181, together with its By-Laws and Rules and Regulations, as same may be amended from time to time.

Said Unit is laid out as shown on Site Plan and Floor Plan recorded with said Hillsborough County Registry of Deeds as Plane #22139. Recorded together with such Floor Plan and contained therein is the certified statement of a Licensed Professional Architect, in the manner required by New Hampshire RSA 356-B-20 (11).

Said Unit is hereby conveyed together with an undivided percentage interest in the Common Areas and facilities appurtenant to said Unit as provided in the Declaration (which percentage undivided interest is expressly subject to reallocation in accordance with the terms of the Condominium Declaration), together with the right to use the same in common with others entitled thereto, and is conveyed subject to the provisions of the Declaration and By-Laws and the Rules and Regulations adopted thereunder. Such By-Laws and the Rules and Regulations in force as of this date were recorded at The Hillsborough County Registry of Deeds as Exhibits to the aforesaid Declaration of Condominium.



Said Unit is to be used for residential purposes and shall not be used by any business purposes except as may be expressly permitted by the Board of Directors in accordance with the provisions of the Declaration and By-Laws.

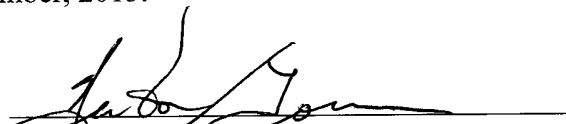
This conveyance is made subject to and is granted together with the following:

1. The provisions, terms, conditions, restrictions, obligations, covenants, and easements, contained in said Declaration of Condominium and By-Laws;
2. The provisions of New Hampshire RSA 356-B, relating to unit ownership of real property, as that statute is written as of the date hereof, and as it may in the future be amended;
3. All rights of way, easements, covenants, conditions and restrictions of record.

MEANING AND INTENDING to describe and convey the same premises conveyed to Nestor L. Torres and Annette Torres by Warranty Deed of Raymond J. McMahon dated January 9, 2007, and recorded in the Hillsborough County Registry of Deeds at Book 7794, Page 0871 on January 10, 2007.

This is a transfer for no consideration to a revocable trust for estate planning purposes; therefore, minimum NH Real Estate Transfer Tax applies.

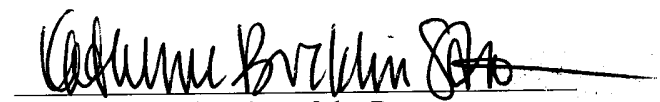
Executed on this 9 day of September, 2015.

  
Nestor L. Torres

  
Annette Torres

STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

On this 9<sup>th</sup> day of September, 2015, before me, the undersigned officer, personally appeared Nestor L. Torres and Annette Torres, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the foregoing instrument and further acknowledged that they executed the foregoing for the purposes contained therein.

  
Notary Public/Justice of the Peace  
My commission expires:

**KATHERINE BUCKLIN STEARNS, Notary Public**  
**My Commission Expires December 14, 2016**

1995 BODWELL RD #5

Location

1995 BODWELL RD #5

Mblu

0812/ / 0009/ /

Owner

TORRES FAMILY REV TR 2015

Assessment

\$218,000

Building Count

1

Current Value

Assessment	
Valuation Year	Total
2022	\$218,000

Owner of Record

Owner

TORRES FAMILY REV TR 2015

Sale Price

\$0

Co-Owner

Certificate

Book & Page

8789/2532

Sale Date

09/09/2015

Instrument

38

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TORRES FAMILY REV TR 2015	\$0		8789/2532	38	09/09/2015
TORRES, NESTOR	\$185,000		7794/0871	04	01/09/2007
MCMAHON, RAYMOND J	\$144,000		7735/0519	1L	09/06/2006
DANLEY, BRIAN M	\$140,000		6668/1750	00	07/12/2002

Building Information

Building 1 : Section 1

Year Built:

1988

Living Area:

960

Replacement Cost

Less Depreciation:

\$218,000

Building Attributes	
Field	Description
Style:	Condominium
Model	Res Condo

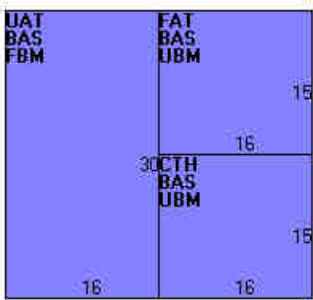
Stories:	1 Story
Grade	Average +05
Occupancy	1
Interior Wall 1:	Drywall
Interior Wall 2:	
Interior Floor 1	Carpet
Interior Floor 2	Hardwood
Heat Fuel:	Gas
Heat Type:	Forced Hot Air
AC Type:	Central Air
Ttl Bedrms:	2 Bedrooms
Ttl Bathrms:	2
Ttl Half Bths:	0
Xtra Fixtres	
Total Rooms:	6
Bath Style:	Average
Kitchen Style:	Average
Kitchen Type	00
Kitchen Func	00
Primary Bldg Use	
Htwtr Type	00
Atypical	
Park Type	N
Park Own	N
Park Tandem	N
Fireplaces	
Num Part Bedrm	
Base Flr Pm	
Num Park	00
Pct Low Ceiling	
Unit Locn	
Grade	Average +05
Stories:	1
Residential Units:	6
Exterior Wall 1:	Vinyl Siding
Exterior Wall 2:	
Roof Structure	Gable/Hip
Roof Cover	Asphalt
Cmrcl Units:	0
Res/Com Units:	0
Section #:	0

Building Photo



(https://images.vgsi.com/photos/ManchesterNHPhotos/\00\07\15\64..JPG

Building Layout



(https://images.vgsi.com/photos/ManchesterNHPhotos//Sketches/25310\_

Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
BAS	First Floor	960	960
CTH	Cathedral Ceiling	240	0
FAT	Attic, Finished	240	0
FBM	Basement, Finished	480	0
UAT	Attic, Unfinished	480	0
UBM	Basement, Unfinished	480	0
		2,880	960

Parking Spaces	0
Section Style:	0
Foundation	
Security:	
Cmplx Cnd	
Remod Ext	
Bldg Super	
Grade	
Usrflid 703	0
Usrflid 706	0

Extra Features

Extra Features
No Data for Extra Features

Land

Land Use

Land Line Valuation

Use Code 1020  
Description CONDO MDL-05

Size (Sqr Feet) 0

Outbuildings

Outbuildings
No Data for Outbuildings

Valuation History

Assessment	
Valuation Year	Total
2023	\$218,000



T-T-1103

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

**52848**

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

FIRST REAL ESTATE TAX BILL FOR 2025

TORRES FAMILY REV TR 2015

TORRES, ANNETTE TEE

TORRES, NESTOR L TEE

1995 BODWELL RD #5

MANCHESTER NH 03109

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 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: 0812-0009</p> <p>1995 BODWELL RD UNIT #0005</p> <p>TOTAL VALUATION: 218,000</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>4.68</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>Gross Tax:</td><td>2,134.22</td></tr><tr><td>1/2 Tax Credit:</td><td>250.00</td></tr><tr><td>Net Tax:</td><td>1,884.22</td></tr><tr><td>Tax paid:</td><td>.00</td></tr></table> <p>TAX DUE: \$ 1,884.22</p> <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>	Gross Tax:	2,134.22	1/2 Tax Credit:	250.00	Net Tax:	1,884.22	Tax paid:	.00
MUNICIPAL:	4.68																			
COUNTY:	.56																			
CITY EDUCATION:	3.79																			
STATE EDUCATION:	.76																			
TOTAL:	9.79																			
Gross Tax:	2,134.22																			
1/2 Tax Credit:	250.00																			
Net Tax:	1,884.22																			
Tax paid:	.00																			

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: 52848

TORRES FAMILY REV TR 2015

TORRES, ANNETTE TEE

TORRES, NESTOR L TEE

1995 BODWELL RD #5

MANCHESTER NH 03109

Map-Lot: 0812-0009

Location: 1995 BODWELL RD UNIT #0005

TAX DUE: \$ 1,884.22

0000528489

0001884220



## Utility and Service Information

For the property located at: 1995 Bodwell Rd., Unit 5, Manchester NH 03109.

Trash pick up provided by: City of Manchester

Scheduled pick up: Thursday Mornings

Recycling pick up provided by: City of Manchester

Scheduled pick up: Thursday Mornings

Fuel company: Liberty utilities Phone: 800-833-4200

Average seasonal cost: Monthly budgeted rate \$60.

Fuel tanks/location: Ø Size: \_\_\_\_\_

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

Furnace service company: AL Terry Plumbing Phone: 603-606-9288

A/C service company: AL Terry Plumbing Phone: 603-606-9288

Well service company: Ø Phone: \_\_\_\_\_

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

Irrigation service company: Ø Phone: \_\_\_\_\_

Electricity provider: Eversource Phone: 800-662-7764

Avg. monthly bill in summer: \_\_\_\_\_ In winter: \_\_\_\_\_

Standard thermostat setting in summer: 72° In winter: 69° \$199 per month  
Average over 12  
last months

Other information: