

Note: Report includes internal fields.

**Residential**      **Single Family**      **44 Berkley Street**      **Listed: 6/30/2026**      **\$615,000**  
**5097546**      **Merrimack**      **NH 03054**      **Closed:**  
**Active**      **Unit/Lot #**      **DOM: 2**



**County** NH-Hillsborough  
**VillDstLoc**  
**Year Built** 1973  
**Architectural Style** Gambrel  
**Color** Beige  
**Total Stories** 2  
**Taxes TBD** No  
**Tax Annual Amount** \$8,554.00  
**Tax Year** 2025  
**Tax Year Notes**

**Rooms Total** 8  
**Bedrooms Total** 3  
**Bathrooms Total** 2  
**Bathrooms Full** 1  
**Bathrooms Three Quarter** 1  
**Bathrooms Half** 0  
**Bathrooms One Quarter** 0  
**Above Grade Finished Area** 1,632  
**Below Grade Finished Area** 311  
**Total Finished Area** 1,943  
**List \$/SqFt Fin Total** \$316.52  
**Total Area** 2,673  
**Lot Size Acres** 0.49  
**Lot Size Square Feet** 21,344  
**Footprint** 34 x 24

**Activation Date**

**Directions** From Wire Road turn on to Ivy Drive, right on Berkley Street.

[Schedule a Showing](#)  
 Property Panorama V...

**Public Remarks** Stop the car and grab your checkbook! This lovely home is an appealing blend of casual elegance and practicality. The first stop as you enter is the grand breezeway, connecting both front and back yards, the garage and house--the perfect spot to sip lemonade on warm summer days or listen to night sounds as you read some Hemingway. Next up is the beautifully updated kitchen with open dining area, featuring stainless appliances and a stylish drop-leaf island. Pass by the first -floor full bath and you'll be welcomed into an expansive living area with fireplace and built-ins, as well as extra space for an expanded living area/game table/additional dining, etc., all with a view of and direct access to the patio. Upstairs you'll find a very generous primary bedroom, a 3/4 bath with step-in shower, and the two secondary bedrooms that make good use of space. Want a peaceful, meditative retreat, or somewhere to yell at the Red Sox pitchers and your Monopoly opponents? The basement will give you the isolation or sound-proofing you need! A second room down there is great for crafts or hockey equipment, and the laundry area and workbench offer a neat, practical space for daily chores and weekly projects. 3-zone gas heat, minisplits, and the fireplace ensure your cozy comfort. The home's style and beauty are echoed in the yard. The patio is a wonderful setting for cocktails or a forest of potted plants, and there's plenty of greensward for running around, not to mention the 100+ abutting wooded acres of Indian Rock Open Space for exploration. Up front you can show off your landscaping skills to the neighborhood. The 2-car garage is large enough for storing bicycles, kayaks, etc., but there's a huge storage area above as well, and extra parking (RV? boat?) alongside the garage. You're just down the road from Twin Bridge Park, Wildcat Falls, and the temptations of Buckley's Bakery, so come visit and make this gorgeous home your own! OPEN HOUSES, Sat 7/4, 10-Noon, Sun 7/5, 1-3pm

**STRUCTURE**

**Construction Status** Existing      **Estimated Completion Date**      **List \$/SqFt Fin ABV Grade** \$376.84  
**Construction Materials** Clapboard Exterior      **Rehab Needed**      **Above Grade Finished Area Source** Assessor  
**Roof** Architectural Shingle      **Above Grade Unfinished Area** 225  
**Foundation Details** Concrete      **Above Grade Unfinished Area Source** Assessor  
**Below Grade Finished Area Source** Measured  
**Below Grade Unfinished Area** 505  
**Below Grade Unfinished Area Source** Measured

**Basement** Yes  
**Basement Access Type** Walk-up  
**Basement Description** Bulkhead, Concrete Floor, Full, Partially Finished, Basement Stairs  
**Garage** Yes  
**Garage Capacity** 2  
**Parking Features** Auto Open, Direct Entry, Storage Above, Garage

ROOMS	DIMENSIONS / LVL	ROOMS	DIMENSIONS / LVL	ROOMS	DIMENSIONS / LVL
Kitchen	13' 6" x 11' 6" 1	Bedroom	11' 2" x 11' 2		
Dining Room	11' 5" x 10' 8" 1	Rec Room	21' 6" x 14' 6" B		
Living Room	16' 4" x 11' 3" 1				
Living Room	11' 5" x 11' 3" 1				
Bathroom Full	8' x 4' 10" 1				
Primary Bedroom	19' 8" x 12' 2				
Bathroom Three Quarter	7' 11" x 7' 8" 2				
Bedroom	13' 3" x 8' 4" 2				

**LOT & LOCATION**

**Development / Subdivision**

**Owned Land**      **School District** Merrimack Sch Dst SAU #26      **Waterfront Property** No  
**Common Land Acres**      **Elementary School** Reeds Ferry School      **Water View**  
**ROW Length**      **Middle/Jr School** Merrimack Middle School      **Water Body Access**  
**ROW Width**      **High School** Merrimack High School      **Water Body Name**  
**ROW Parcel Access**      **Lot Features** Landscaped, Level, Sloping, Walking Trails, Abuts Conservation      **Water Body Type**  
**ROW to other Parcel**      **Water Frontage Length**  
**Road Frontage** Yes      **Waterfront Property Rights**  
**Road Frontage Length** 115      **Water Body Restrictions**  
**Road Frontage Type** Public

**UTILITIES**

**Heating** Propane, Baseboard, Hot Water, Multi Zone, Mini Split  
**Cooling** Mini Split  
**Water Source** Public  
**Sewer** Leach Field, Private, Septic  
**Electric** 200+ Amp Service, Circuit Breaker(s), Generator Ready  
**Utilities** Cable

**Internet** Fiber Optic Intern Avail, Cable Internet  
**Fuel Company**  
**Electric Company**  
**Water Company**  
**Cable Company** Xfinity  
**Phone Company**  
**Internet Service Provider** Xfinity

**FEATURES**

**Interior Features** Blinds, Ceiling Fan, Dining Area, Draperies, 1 Fireplace, Kitchen Island, Basement Laundry  
**Flooring** Carpet, Ceramic Tile, Hardwood  
**Exterior Features** Garden Space, Patio, Enclosed Porch, Shed  
**Driveway** Paved  
**Parking Features** Auto Open, Direct Entry, Storage Above, Garage  
**Appliances** Dishwasher, Dryer, Microwave, Double Oven, Gas Range, Washer  
**Other Equipment** CO Detector, Battery Smoke Detector

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

**Condo Name**  
**Condo Limited Common Area**  
**Condo Fees**  
**Bldng#**  
**UntPerBldg**  
**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**  
**Exclusions**  
**Documents Available** Deed, Property Disclosure, Tax Map  
**Flood Zone** No  
**Seasonal** No  
**Easements**  
**Covenants** No  
**Resort**  
**Right of First Refusal**

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

**Surveyed** Yes  
**Surveyed By** JR Blais Assoc.

**PUBLIC RECORDS**

**DeedRecTy** Warranty  
**Total Deeds**  
**Deed Book** 8876  
**Deed Page** 0723  
**Deed 2 Book**  
**Deed 2 Page**  
**PlanSurv#** 5029  
**Property ID**  
**Zoning** Residential  
**Map** 6C  
**Block** 0  
**Lot** 251  
**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. Assisted showings preferred but not required. Two -hour notice for showings, please. Statuary in the back yard is excluded from the sale.

**Private Office Remarks**

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

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

**Owner Name** Guerette

**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** 6/30/2026

**Expiration Date** 9/30/2026

**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** \$615,000

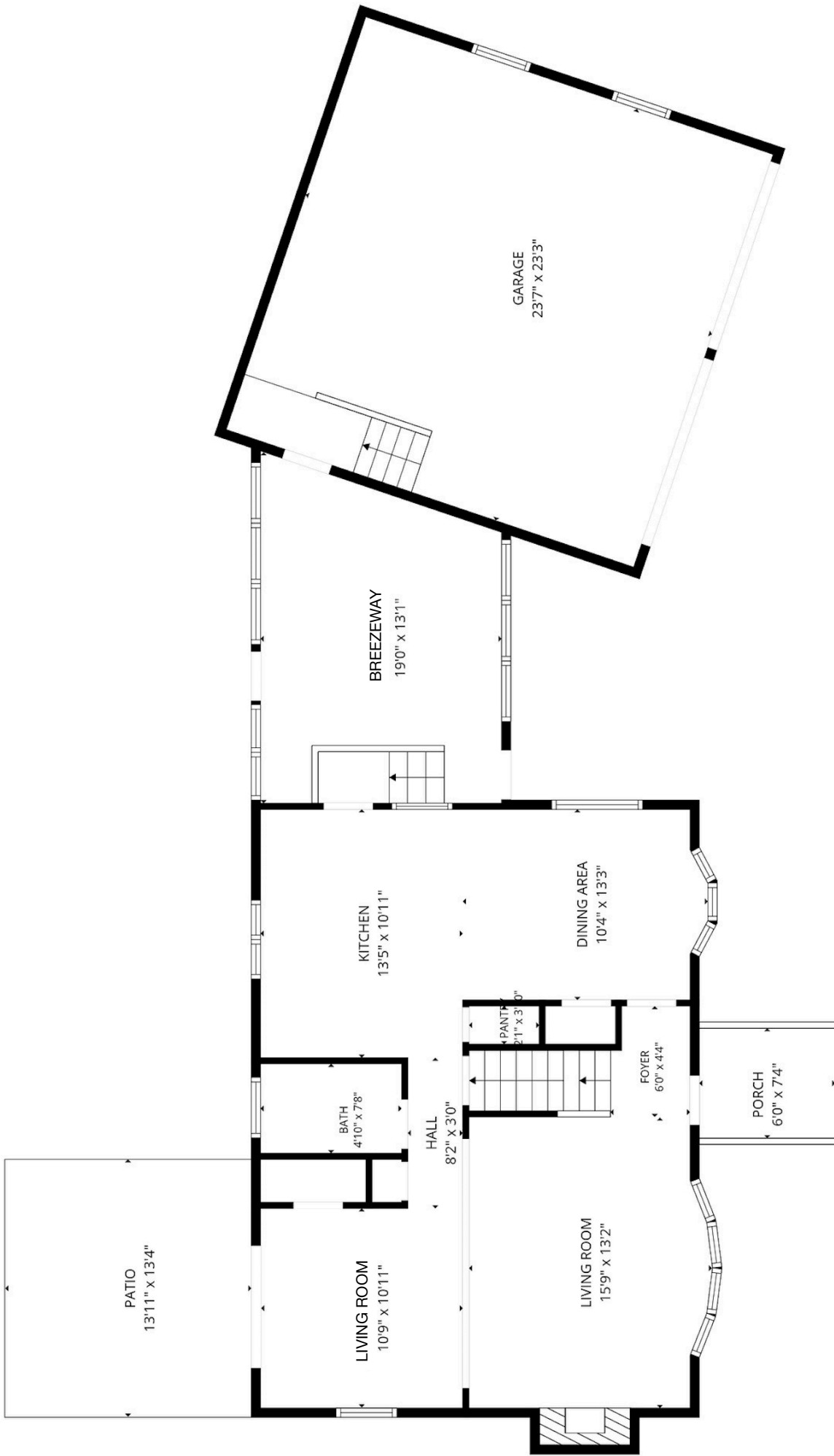
**Buyer Financing**

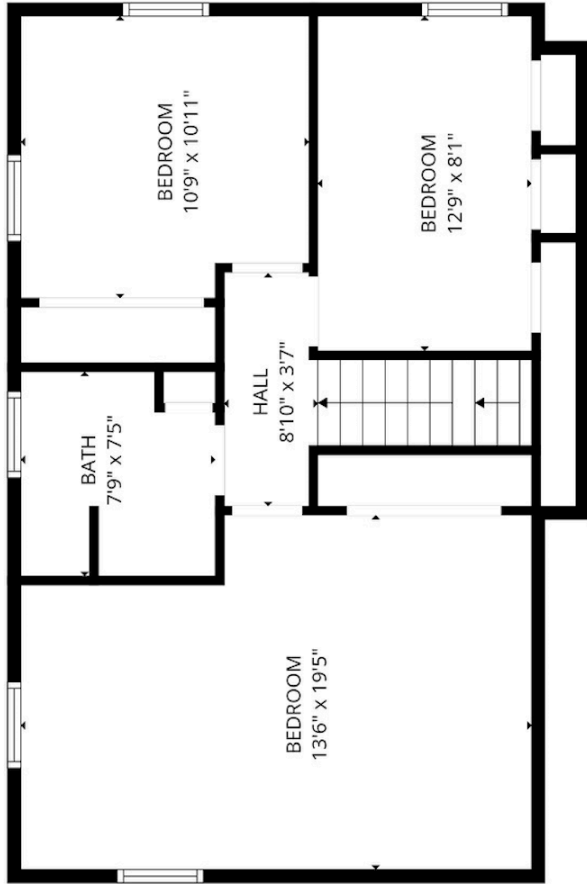
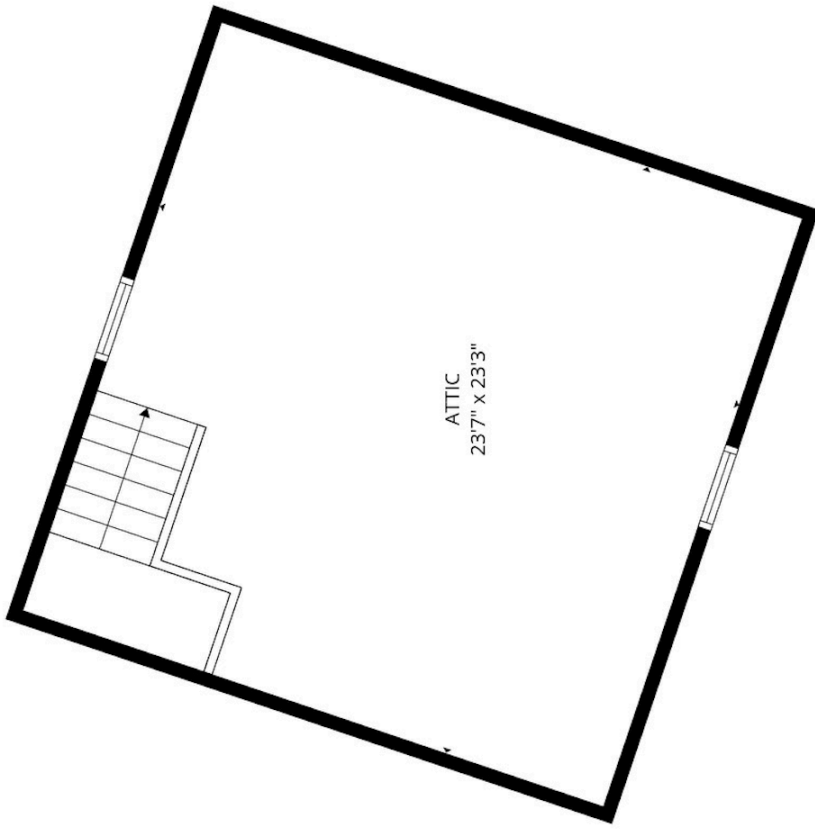
**Right of First Refusal**

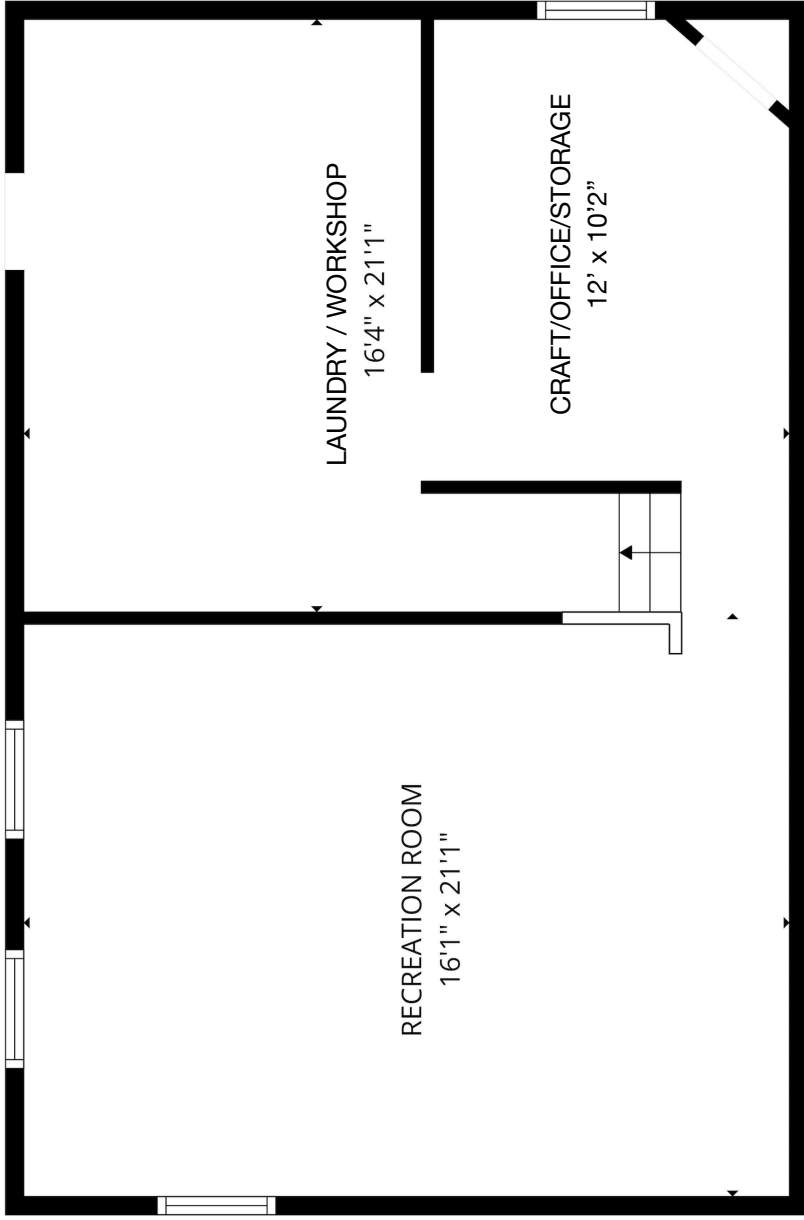
**Contingencies**

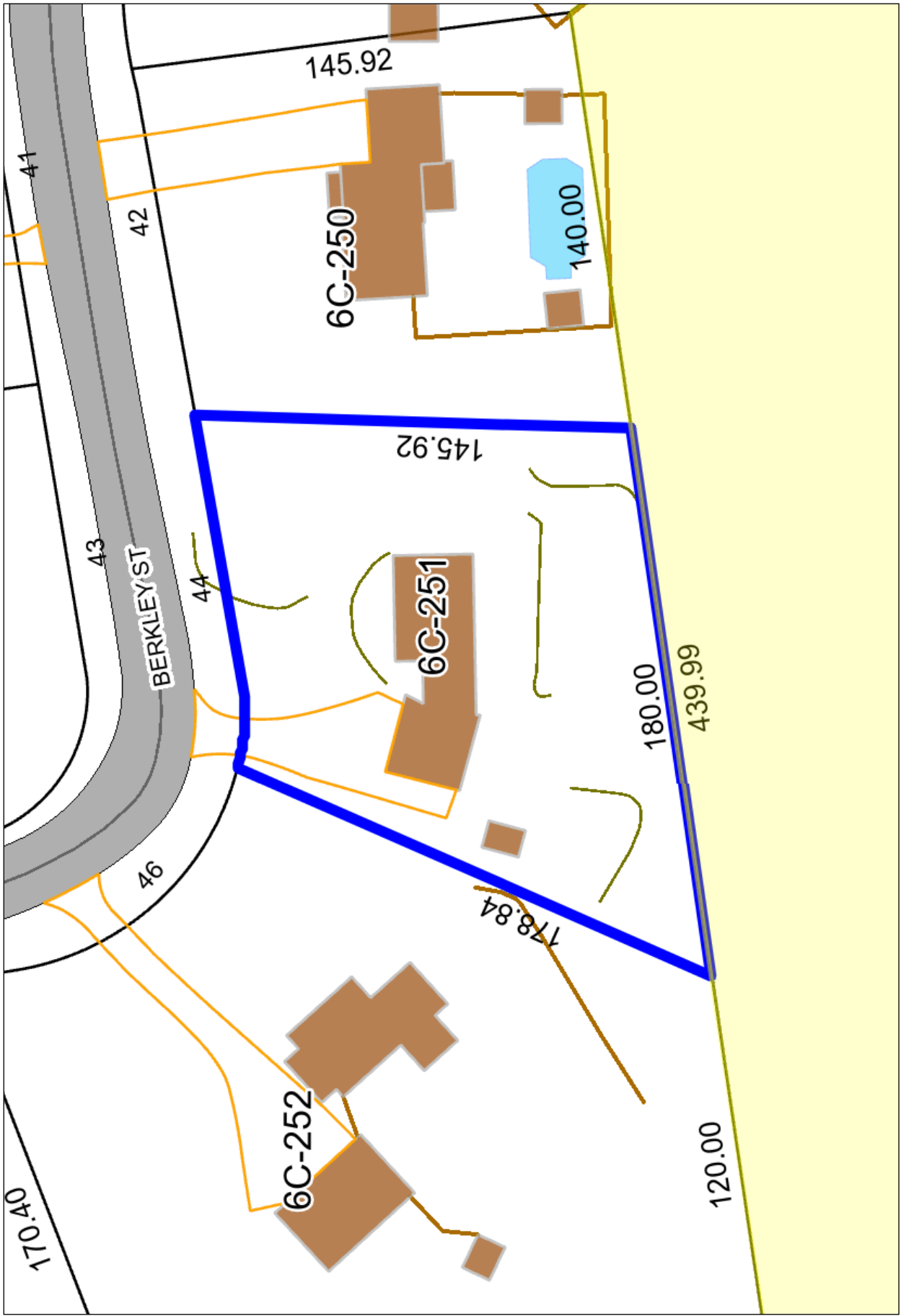
**My Info:** Greg Powers - Cell: 603-716-0254

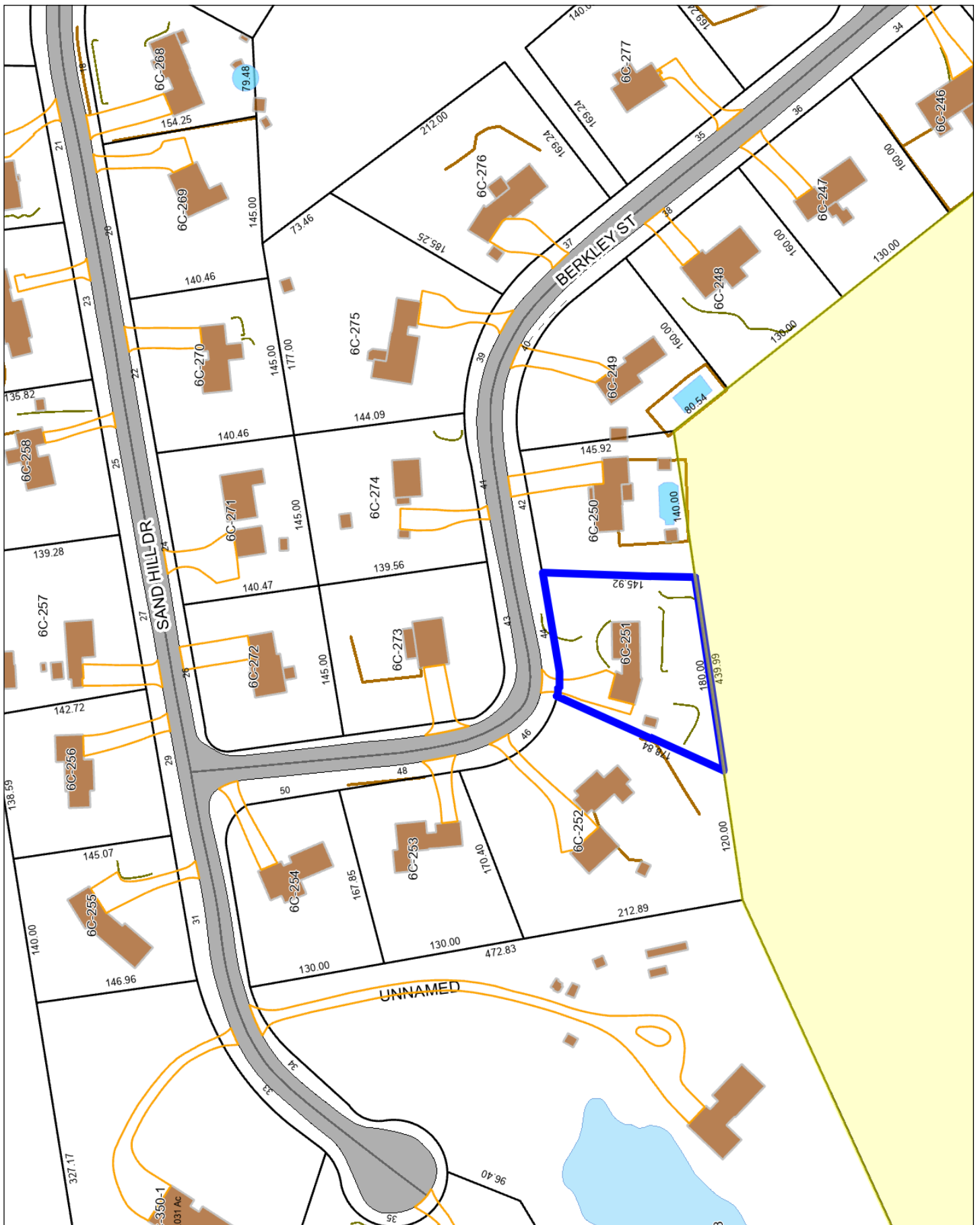
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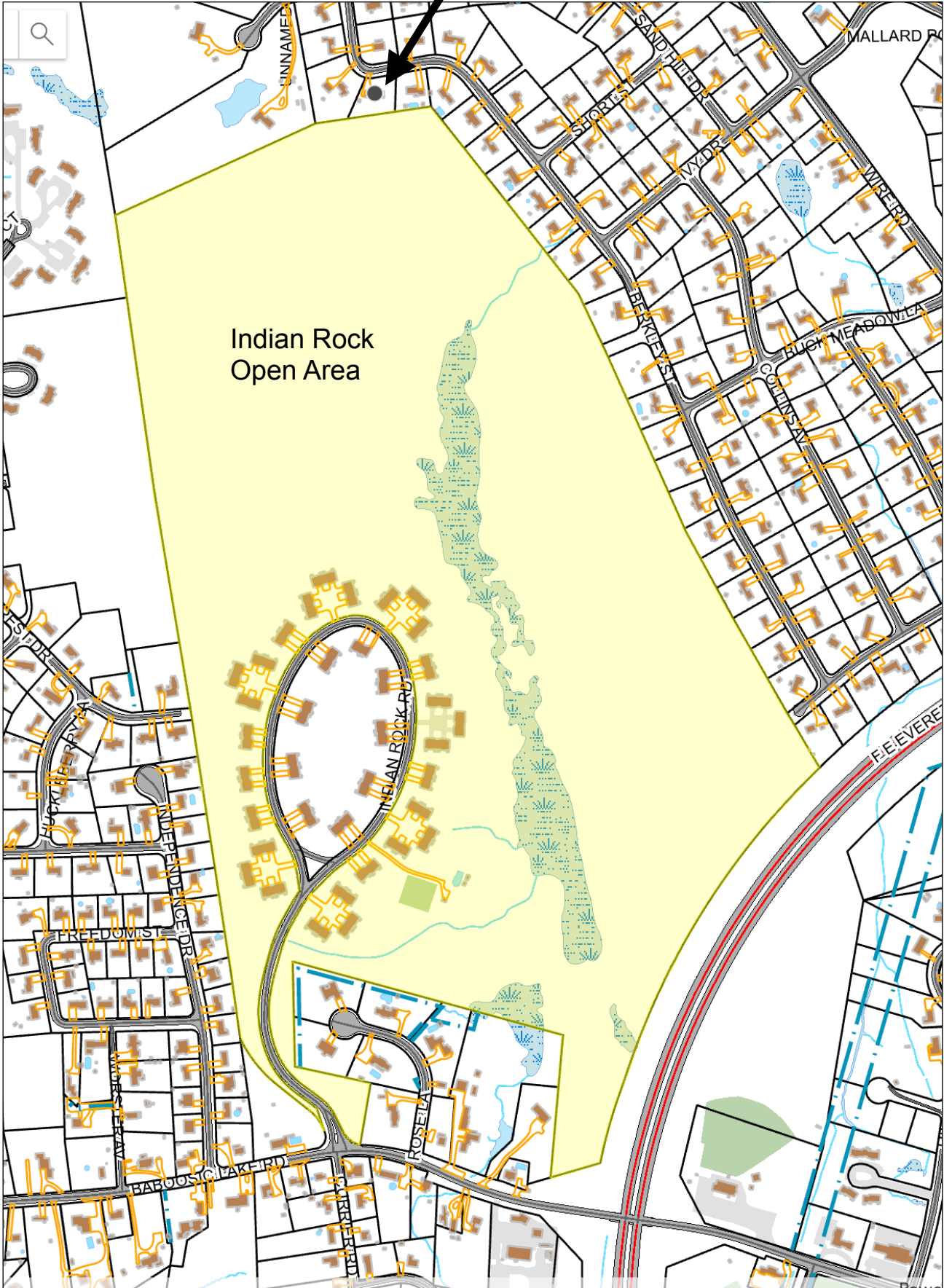








You Are Here



# 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:** John Guerette

2. **PROPERTY LOCATION:** 44 Berkley Street, Merrimack NH 03054

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

4. **SELLER:**  has  has not occupied the property for 10 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: Northwest corner

Installed By: unk Date of Installation: \_\_\_\_\_

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

c. USE: Number of persons currently using the system: 1-2

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 1000 Gal.  Unknown  Other \_\_\_\_\_

Tank Type  Concrete  Metal  Unknown  Other \_\_\_\_\_

Location: Btw back of house and pavers  Location Unknown. Date of Installation: \_\_\_\_\_

Date of Last Servicing: June 2026 Name of Company Servicing Tank: Kent Septc

Have you experienced any malfunctions?  Yes  No

COMMENTS:

SELLER(S) INITIALS

JG /

BUYER(S) INITIALS

/

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**PROPERTY LOCATION:** 44 Berkley Street, Merrimack NH 03054

**d. LEACH FIELD:**  Yes  No  Other \_\_\_\_\_  
IF YES, Location: Behind garage \_\_\_\_\_ 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	n/a		<input type="checkbox"/>
	Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input type="checkbox"/>
	Floors	<input checked="" 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? n/a  
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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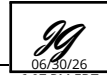
## TO BE COMPLETED BY SELLER

**PROPERTY LOCATION:** 44 Berkley Street, Merrimack NH 03054

- 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: Utility easements as per deed  
 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: Veisman boiler Fuel: Propane Tank Location: Westerly property line  
 Owner of Tank: Eastern Propane  
 Annual Fuel Consumption: 627 (last 12 mos) Price: var Gallons: \_\_\_\_\_  
 Date system was last serviced and by whom? Sept 2025, Ethical Home Pro  
 Secondary Heat Systems: Mitsubishi Mini-splits  
 Comments: Serviced 2025
- j. Roof** Age: 6 Type of Roof Covering: Architectural shingles  
 Moisture or leakage: No  
 Comments: 50 year warranty

SELLER(S) INITIALS  / 

BUYER(S) INITIALS  / 

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

Moisture or leakage: Occasional leak at bulkhead during heavy, wind-driven rains

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

**l. Chimney(s)** How Many? 1 Lined? \_\_\_\_\_ Last Cleaned: \_\_\_\_\_ Problems? \_\_\_\_\_

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

**m. Plumbing** Type: unk Age: \_\_\_\_\_

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

**n. Domestic Hot Water** Age: unk Type: propane Gallons: 30 (?)

**o. Electrical System** # of Amps 200  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: Mitsubishi minisp Age: \_\_\_\_\_ Date Last Serviced and by whom: 2025, Ethical Home Pro

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

**t. Pool** Age: n/a 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: Gen-Tran switch in utility closet

**v. Internet** Type Currently Used at Property: Currently XFINITY. Fidium also brought fiber to street last year

**w. 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

[Signature] / [Signature]

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### 10. ADDITIONAL INFORMATION

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

b. ADDITIONAL COMMENTS:

Jan 2020, New Roof (architectural shingles 25/50 year warranty)  
Aug 2018, Kitchen remodel (new cabinets, granite counters, sink, faucet, drop-leaf island, some floor tile). Note: ice maker does not always switch between cubes to crushed  
Jun 2019, Exterior House Painted  
May 2017, Chimney Re-pointed and Crown Restoration  
Dec 2016, Two new toilets

### 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).

*John Guerette*  
dotloop verified  
06/30/26 6:07 PM EDT  
QFOP-MBBS-4DI3-OEUQ  
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

*JG* /

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: 44 Berkley Street, Merrimack NH 03054

**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) 

<i>CA</i>
-----------

 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.

Seller <span style="float: right;">Date <u>6/24/2026</u></span>	
Purchaser <span style="float: right;">Date</span>	Purchaser <span style="float: right;">Date</span>
Agent <span style="float: right;">Date <u>6/24/2026</u></span>	Agent <span style="float: right;">Date</span>

*Carmela O. Coughlin*

C/H  
L-CHIP  
HIA360510

**Return To:  
John Guerette  
44 Berkley Street  
Merrimack, NH 03054**

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
****4 Thousand 3 Hundred 50 Dollars	
DATE 07/18/2016	AMOUNT HI078949 \$ ****4350.00
VOID IF ALTERED	

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That, Alberto Jimeno and Meredith Z. Jimeno, husband and wife, Trustees of the Jimeno Family Revocable Trust, with a mailing address of 44 Berkley Street, Merrimack, NH 03054, for consideration paid grant(s) to John Guerette, with a mailing address of 1 Clocktower Place, #423, Nashua, NH, 03060, with WARRANTY COVENANTS:

A certain tract or parcel of land, with the buildings thereon, situated on the southerly side of Berkley Street in Merrimack, County of Hillsborough, State of New Hampshire, and being shown as Lot 21 on a plan of land entitled "Subdivision Plan of Property Surveyed for Frank Burghardt, Wire Road, Merrimack, NH" dated December, 1970, scale 1" = 50', by JR Blais Associates Surveyors & Engineers, recorded in the Hillsborough County Registry of Deeds as Plan No. 5029, more particularly bounded and described as follows:

Beginning at a point on the southerly side of Berkley Street, said point being the northeasterly corner of the herein described property; thence S 14° 41' 49" W along Lot 22, for a distance of 145.92 feet to a point; thence S 81° 01' 28" W for a distance of 180.00 feet to a point; thence N 35° 39' 40" E along Lot 20 for a distance of 176.84 feet to a point; thence along a curve for a distance of 30.85 feet, along said Berkley Street, to a point; thence N 87° 01' 28" E along said Berkley Street for a distance of 84.05 feet to a point of beginning.

Subject to an easement to New England Telephone and Telegraph Co. and Public Service Company of New Hampshire as recorded in said Registry at Book 2713, Page 269.

Subject to an easement to Manchester Traction Light and Power Company as recorded in said Registry at Book 726, Page 244 and Book 726, Page 255, and

also to Grafton Power Company as recorded at Book 890, Page 521, if applicable.

Meaning and intending to describe and convey the same premises as conveyed to Alberto Jimeno and Meredith Z. Jimeno, as trustees of the Jimeno Family Revocable Trust by virtue of a deed dated 6/12/08 recorded in the Hillsborough County Registry of Deeds at Book 7996, Page 864.

The grantor(s) hereby release all rights of homestead in the above-described property.

Executed this 15th day of July, 2015

[Signature]  
Witness

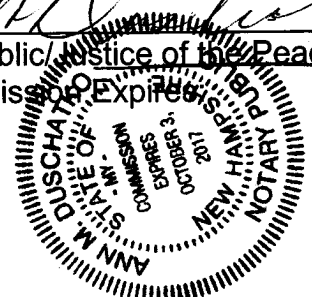
[Signature]  
Alberto Jimeno, Individually and as Trustee of the Jimeno Family Revocable Trust

[Signature]  
Meredith Z. Jimeno, Individually and as Trustee of the Jimeno Family Revocable Trust

State of New Hampshire

County of Hillsborough

Personally appeared the above named Alberto Jimeno and Meredith Z. Jimeno, Individually and as Trustees of the Jimeno Family Revocable Trust, before me this 15th day of July, 2016 known to be the person(s) whose name(s) are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.


[Signature]  
Notary Public/Justice of the Peace  
My Commission Expires: 10/1/2016  


Town of Merrimack

[Print Now](#)

Parcel ID: 00006C 000251 000000 (CARD 1 of 1)  
 Owner: GUERETTE JOHN  
 Location: 44 BERKLEY ST  
 Acres: 0.490

General

<p><b>Valuation</b></p> <p><b>Building Value:</b> \$192,200  <b>Features:</b> \$5,200  <b>Taxable Land:</b> \$189,500</p> <hr/> <p><b>Card Value:</b> \$386,900   <b>Parcel Value:</b> \$386,900</p> <p><a href="#">Review and Pay Property Taxes Online</a></p>		<p><b>Listing History</b></p> <table border="1"> <thead> <tr> <th>List Date</th> <th>Lister</th> </tr> </thead> <tbody> <tr> <td>08/10/2023</td> <td>INSP</td> </tr> <tr> <td>06/28/2016</td> <td>JBHN</td> </tr> <tr> <td>05/27/2015</td> <td>MRUM</td> </tr> <tr> <td>05/06/2015</td> <td>INSP</td> </tr> <tr> <td>09/26/2007</td> <td>MRUM</td> </tr> </tbody> </table>	List Date	Lister	08/10/2023	INSP	06/28/2016	JBHN	05/27/2015	MRUM	05/06/2015	INSP	09/26/2007	MRUM	<p><b>Districts</b></p> <table border="1"> <thead> <tr> <th>District</th> <th>% In Dist.</th> </tr> </thead> <tbody> <tr> <td>Hydrant</td> <td>000</td> </tr> <tr> <td>Merrimack Village</td> <td>100</td> </tr> </tbody> </table>	District	% In Dist.	Hydrant	000	Merrimack Village	100
List Date	Lister																				
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District	% In Dist.																				
Hydrant	000																				
Merrimack Village	100																				

Notes: 2015 PU SHED PATIO SPLIT AC;5/16 FORSALE AP\$290,000;

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2025	\$192,200	\$5,200	\$189,500	Cost Valuation	\$386,900
2024	\$192,200	\$5,200	\$189,500	Cost Valuation	\$386,900
2023	\$192,200	\$5,200	\$189,500	Cost Valuation	\$386,900
2022	\$192,200	\$5,200	\$189,500	Cost Valuation	\$386,900
2021	\$192,200	\$5,200	\$189,500	Cost Valuation	\$386,900
2020	\$146,900	\$4,500	\$127,400	Cost Valuation	\$278,800
2019	\$146,900	\$4,500	\$127,400	Cost Valuation	\$278,800
2018	\$146,900	\$4,500	\$127,400	Cost Valuation	\$278,800
2017	\$146,900	\$4,500	\$127,400	Cost Valuation	\$278,800
2016	\$146,900	\$4,500	\$127,400	Cost Valuation	\$278,800
2015	\$139,600	\$4,500	\$114,700	Cost Valuation	\$258,800
2014	\$134,200	\$3,000	\$114,700	Cost Valuation	\$251,900
2013	\$134,200	\$3,000	\$114,700	Cost Valuation	\$251,900
2012	\$134,200	\$3,000	\$114,700	Cost Valuation	\$251,900
2011	\$134,200	\$3,000	\$114,700	Cost Valuation	\$251,900
2010	\$164,200	\$0	\$121,600	Cost Valuation	\$285,800

Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
07/18/2016	IMPROVED	YES	\$290,000	JIMENO FAMILY REVOCABLE TRUST	8876	0723
06/26/2008	IMPROVED	NO - FAMILY/RELAT GRNTR/E	\$0	JIMENO, ALBERTO	7996	0864
01/25/2005	IMPROVED	YES	\$299,900	GOODWIN, SCOTT D	7398	426

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
03/30/2001	IMPROVED	YES	\$195,000	STOLTMAN, THOMAS	6384	0634

**Land**

**Size:** 0.490 Ac. **Site:** AVERAGE  
**Zone:** 01 - RESIDENTIAL **Driveway:** PAVED  
**Neighborhood:** AVERAGE+10 **Road:** PAVED  
**Land Use:** 1F RES **Taxable Value:** \$189,500

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.490 AC	181,304	F	110	100	100	100	95 MILD	100	189,500	0	N	189,500	

**Building**

**2.00 STORY GAMBREL Built In 1973**

<b>Roof:</b> GAMBREL ASPHALT	<b>Bedrooms:</b> 3	<b>Quality:</b> AVG+10
<b>Exterior:</b> CLAP BOARD BOARD/BATTEN	<b>Bathrooms:</b> 2.0	<b>Size Adj.</b> 0.9512
<b>Interior:</b> DRYWALL	<b>Extra Kitchens:</b> 0	<b>Base Rate:</b> 96.00
<b>Flooring:</b> CARPET	<b>Fireplaces:</b> 0	<b>Building Rate:</b> 1.0346
<b>Heat:</b> GAS HOT WATER	<b>Generators:</b> 0	<b>Sq. Foot Cost:</b> 99.32
	<b>AC:</b> YES 75%	<b>Effective Area:</b> 2,389
		<b>Gross Living Area:</b> 1,632
		<b>Cost New:</b> \$237,275

Depreciation	Normal	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
GOOD	18%	0%	WH 1%	0%	0%	19%	\$192,200

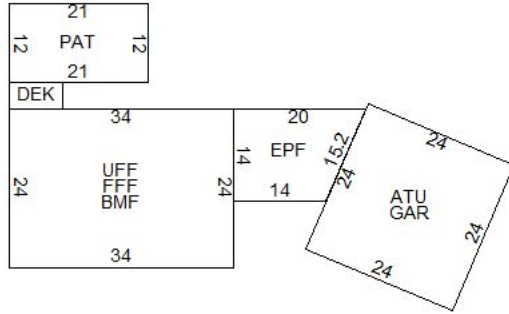
**Features**

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
SHED-WOOD	96	12 x 8	227	10.00	100	\$2,179	
FIREPLACE 1-STAND	1		100	3000.00	100	\$3,000	
<b>Total:</b>						<b>\$5,200</b>	

**Photo**



Sketch



Code	Description	Area	Eff Area	GL Area
FFF	FST FLR FIN	816	816	816
BMF	BSMNT FINISHED	816	245	0
EPF	ENCLOSED PORCH	238	167	0
ATU	ATTIC UNFINISHED	576	58	0
GAR	GARAGE	576	259	0
DEK	DECK/ENTRANCE	32	3	0
PAT	PATIO	252	25	0
UFF	UPPER FLR FIN	816	816	816
<b>Totals</b>			<b>2,389</b>	<b>1,632</b>

Printed on 05-22-26

Displaying results for Address: 44 BERKLEY ST.

Due amounts reflect interest as of 6/30/2026.

Change Date

The total due on this page is \$0.00.

Add All To Cart

Show Unpaid Only

**Invoice Number: 2026P01060102**

PDF View Bill

Print

Current Owner	GUERETTE JOHN	Due Date	7/1/2026
Current Owner 2		Bill Amount	\$4,279.00
Billed Owner	GUERETTE JOHN		
Location	44 BERKLEY ST	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Map-Lot-Sub	00006C-000251-000000	Penalties	\$0.00
Acres	0.49	<b>Total Due</b>	<b>\$0.00</b>

The Net Assessment was \$386,900 at the time of this bill.

Assessment ▼

Transactions ▼

**Invoice Number: 2025P02060003**

PDF View Bill

Print

Current Owner	GUERETTE JOHN	Due Date	12/8/2025
Current Owner 2		Bill Amount	\$4,550.00
Billed Owner	GUERETTE JOHN		
Location	44 BERKLEY ST	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Map-Lot-Sub	00006C-000251-000000	Penalties	\$0.00
Acres	0.49	<b>Total Due</b>	<b>\$0.00</b>

The Net Assessment was \$386,900 at the time of this bill.

Assessment ▼

Transactions ▼

## Utility and Service Information

For the property located at: 44 Berkley Street, Merrimack NH

Trash pick up provided by:

\_\_\_\_\_

Scheduled pick up:

\_\_\_\_\_

Recycling pick up provided by:

\_\_\_\_\_

Scheduled pick up:

\_\_\_\_\_

Fuel company: Eastern Propane Phone: \_\_\_\_\_

Average seasonal cost: 1,228.79 (last 12 mos)

Fuel tanks/location: Westerly lot line Size: ~200 gal

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

Furnace service company: Ethical Home Pro Phone: \_\_\_\_\_

A/C service company: Ethical Home Pro Phone: \_\_\_\_\_

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

Septic service company: Kent Septic Phone: \_\_\_\_\_

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

Electricity provider: Eversource Phone: \_\_\_\_\_

Avg. monthly bill in summer: 108.62 In winter: 128.73

Standard thermostat setting in summer: 71 In winter: 71

Local telephone company: \_\_\_\_\_ Phone: \_\_\_\_\_

Cable/Satellite company: XFINITY Phone: \_\_\_\_\_

Do they provide internet service:  Y  N

If "No," internet provider: \_\_\_\_\_ Phone: \_\_\_\_\_

Are there any transferrable service contracts?  Y  N

If "Yes," attach details

Homeowner association?  Y  N

Contact person: \_\_\_\_\_ Phone: \_\_\_\_\_

Other information: