

Note: Report includes internal fields.

Residential Single Family
5079619
Active

36 River Street
Greenville NH 03048
Unit/Lot #

Listed: 3/17/2026 \$450,000
Closed:
DOM: 0



County NH-Hillsborough
VillDStLoc
Year Built 1846
Architectural Style New Englander
Color White
Total Stories 1.5
Taxes TBD No
Tax Annual Amount \$6,840.00
Tax Year 2025
Tax Year Notes

Rooms Total 7
Bedrooms Total 3
Bathrooms Total 2
Bathrooms Full 1
Bathrooms Three Quarter 1
Bathrooms Half 0
Bathrooms One Quarter 0
Above Grade Finished Area 1,668
Below Grade Finished Area 0
Total Finished Area 1,668
List \$/SqFt Fin Total \$269.78
Total Area 2,460
Lot Size Acres 3.00
Lot Size Square Feet 130,680
Footprint Irregular

Activation Date

Directions From Route 101 take 31 South, right on Old Wilton Road, right on River Street.



Public Remarks Looking for a unique home that combines historical charm, modern updates, beautiful views and gardens, and excellent indoor and outdoor work/play space? Built in 1846, this house appears in an 1886 bird's-eye view of the town, but when you step into the family room and kitchen you'll feel oh-so-modern. Both rooms feature banks of windows that welcome the natural light, and the kitchen overlooks the Souhegan River and provides a front-row seat to every sunrise, passing wildlife, and to the explosion of color from the gardens! Custom cabinets with soft-close drawers, a center island with prep sink, updated appliances, freshly refinished wood floors, and a coffee bar are key features, and the greenhouse and copious garden space mean you can create your own farm-to-table experience for festive gatherings. A living room with brick fireplace (currently unheated but easily added) offers flexibility for another bedroom or refined relaxation, and the first-floor 3/4 bath was recently updated and includes a washer/dryer. The primary bedroom upstairs is like a secret getaway, with large south-facing windows and vaulted ceiling, loads of cabinets and cubbies, and leads to a spacious dressing room/closet and into the full bath. Two more bedrooms/offices round out the second floor. You also get two barns and a garage with extra storage, all three with electricity, and that large greenhouse I mentioned is heated as well. With open space, woods, a brook, and the river, you can run as wild as your imagination. You can also walk around the corner to the park, playground, and ballfields, or to the bakery up the street. Newer roof, mini-splits, propane heater, insulation, and electrical service reduce your worries, so you can concentrate on enjoying this wonderful indoor and outdoor paradise. OPEN HOUSES: Sat. 3/21, 10-Noon, and Sun. 3/22, 11-1.

STRUCTURE

Construction Status Existing
Construction Materials Clapboard Exterior
Roof Asphalt Shingle
Foundation Details Stone

Estimated Completion Date
Rehab Needed

List \$/SqFt Fin ABV Grade \$269.78
Above Grade Finished Area Source Measured
Above Grade Unfinished Area 288
Above Grade Unfinished Area Source Measured
Below Grade Finished Area Source
Below Grade Unfinished Area 504
Below Grade Unfinished Area Source Assessor
Total Below Grade Area
Total Below Grade Area Source

Basement Yes
Basement Access Type Interior
Basement Description Dirt Floor, Partial, Interior Stairs, Unfinished
Garage Yes
Garage Capacity 1
Parking Features Storage Above, Driveway, Garage, Off Street, Parking Spaces 3 - 5, Detached

ROOMS	DIMENSIONS / LVL	ROOMS	DIMENSIONS / LVL
Family Room	23' 8" x 15' 4" 1	Bedroom	11' 4" x 10' 2
Kitchen	19' 9" x 14' 8" 1	Bedroom	15' 7" x 9' 2" 2
Dining Room	12' 3" x 11' 1" 1		
Living Room	24' x 12' 1		
Bathroom Three Quarter	8' 1" x 5' 10" 1		
Primary Bedroom	26' 7" x 11' 9" 2		
Other	11' 2" x 9' 10" 2		
Bathroom Full	dressing room 2		

LOT & LOCATION

Development / Subdivision

Owned Land
Common Land Acres
ROW Length
ROW Width
ROW Parcel Access
ROW to other Parcel
School District Mascenic Sch Dst SAU #87
Elementary School Highbridge Hill Elementary Sch
Middle/Jr School Boynton Middle School
High School Mascenic Regional High School
Lot Features Open, River, Sloping, Stream, Water View, Wooded

Waterfront Property
Water View Yes
Water Body Access Yes
Water Body Name Souhegan River
Water Body Type River
Water Frontage Length
Water Access Details Cross a Street to Access
Waterfront Property Rights
Water Body Restrictions Unknown

Road Frontage Yes
Road Frontage Length 425
Road Frontage Type Public

UTILITIES

Heating Propane, Pellet Stove, Heat Pump, Monitor Type, Mini Split
Cooling Mini Split
Water Source Public
Sewer Public
Electric 200+ Amp Service, Circuit Breaker(s)
Utilities Cable

Internet Cable Internet
Fuel Company Ciardelli Fuels
Electric Company
Water Company
Cable Company Comcast Xfinity
Phone Company
Internet Service Provider Comcast Xfinity

FEATURES

Interior Features Ceiling Fan, 1 Fireplace, Kitchen Island, Natural Light, Vaulted Ceiling, Walk-in Closet, 1st Floor Laundry
Flooring Bamboo, Carpet, Ceramic Tile, Softwood
Exterior Features Barn, Garden Space, Storage, Greenhouse
Driveway Paved
Parking Features Storage Above, Driveway, Garage, Off Street, Parking Spaces 3 - 5, Detached
Appliances Dishwasher, Dryer, Microwave, Electric Range, Refrigerator, Washer, Gas Water Heater
Other Equipment CO Detector, Battery Smoke Detector, Hardwired Smoke Detector, Pellet Stove

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
Exclusions
Documents Available Deed, Property Disclosure, Tax Map
Possession At Closing
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 Unknown
Surveyed By

PUBLIC RECORDS

DeedRecTy Warranty
Total Deeds
Deed Book 9315
Deed Page 0821
Deed 2 Book
Deed 2 Page
PlanSurv#
Property ID
Zoning RES DI
Map 5
Block 0
Lot 26
SPAN#
Tax Class
Tax Rate
Current Use
Land Gains
AssmntYr 2025
AssmntAmt \$409,100
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 Subject to sellers finding suitable housing. Will not go FHA/VA due to peeling paint. All measurements including floor plans are approximate; buyers and their agents are encouraged to measure for themselves. 24-hour notice for showings due to pets, but can be flexible if necessary. Wallpapered living room with fireplace is not currently heated and not included in finished square footage; gas line in fireplace is not operational.

Private Office Remarks

Showing Instructions 24 Hour Notice, Combo Lockbox, Pets, ShowingTime 800-746-9464, Sign on Property, Single Broker Showing

Showing Service ShowingTime

Input of Owner Name I have written permission to submit name

Owner Name Gauvin

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 Off: 603-232-8282

Listing Office - Phone Number 2

List Agent - Agent Name and Phone Greg Powers - Cell: 603-716-0254

List Agent - Phone Number Cell: 603-716-0254

List Agent - E-mail gregpowers@kw.com

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

MLS List Date 3/17/2026

Expiration Date 6/15/2026

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 \$450,000

Concessions

Concessions Amount

Concessions Comments

Appraisal Complete

Appraisal Type

Appraiser

Appraiser Phone

Appraiser Email

Buyer Name

Residence

Title Company

Buyer Financing

Right of First Refusal

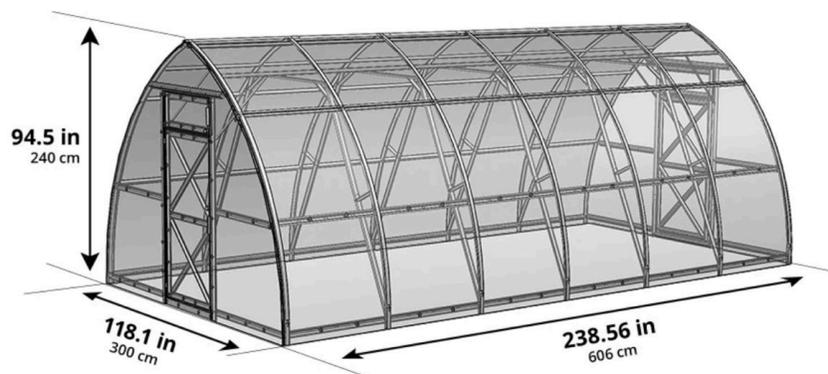
Contingencies

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

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36 River Street, Greenville
Additional Notes

- The town gives a “year built” of 1900, but it was actually built in 1846 and appears on a bird’s-eye view of the town published in 1886.
- All knob-and-tube wiring was removed from the house; verification is available.
- The minisplits provide cooling for the entire house and can produce heat down to -13F outside.
- Although the Living Room (wallpapered, with brick fireplace) is not heated and is not included in the finished square footage in the MLS, it would be very easy to add a Rinnai heater near the front of the room (venting 10 feet from propane tanks) to accomplish that. The room was included when the whole house received blown-in insulation.
- The kitchen cabinets are custom-built with soft-close drawers
- The basement does get wet, but water drains out front from a pipe down there so the current owners have never had any standing water in the basement.
- There is a stream on the western side of the property (see photos).
- The first barn (closest to house) has space for a chicken coop.
- All three outbuildings have electricity including the upper floors.
- The greenhouse features a 220-volt electric heater.
- The front yard has thousands of bulbs (see garden photos).
- Fishing, boating, and ice skating are allowed on the river, and there is frequent wildlife seen there (including bald eagles)



Exact size: 118.1 x 94.5 x 238.56 inches



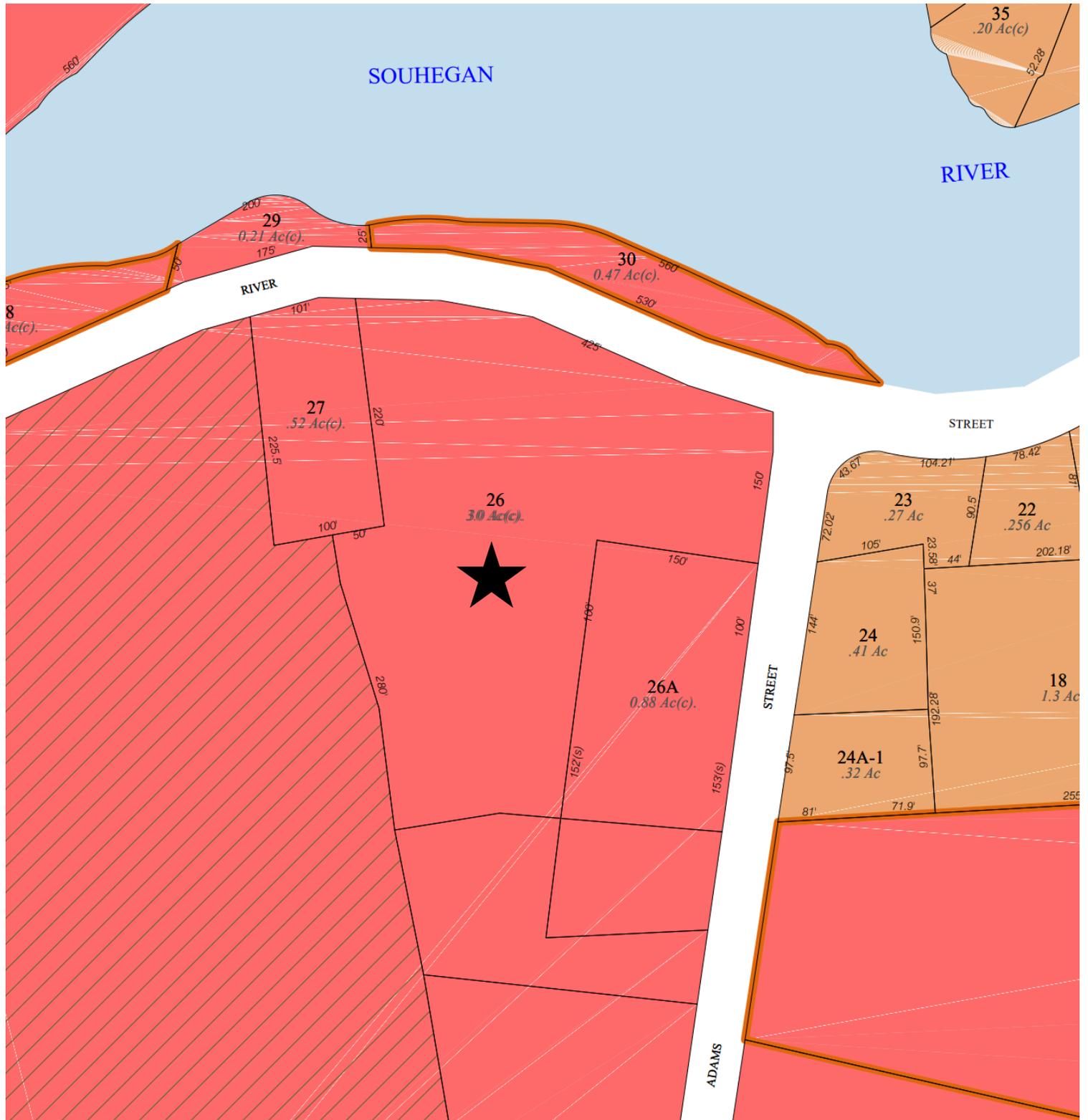
TOTAL: 2021 sq. ft
1st floor: 1265 sq. ft, 2nd floor: 756 sq. ft
EXCLUDED AREAS: FIREPLACE: 8 sq. ft, LOW CEILING: 472 sq. ft, WALLS: 193 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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: Michael Anthony Gauvin and Kayla Gauvin

2. PROPERTY LOCATION: 36 River Street, Greenville NH 03048

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

4. SELLER: has has not occupied the property for 6 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

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 MG / MJ

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

8. HAZARDOUS MATERIAL

a. **UNDERGROUND STORAGE TANKS - Current or previously existing:**
 Are you aware of any past or present underground storage tanks on your property? Yes No Unknown
 IF YES: Are tanks currently in use? Yes No
 IF NO: How long have tank(s) been out of service? _____
 What materials are, or were, stored in the tank(s)? _____
 Age of tank(s): _____ Size of tank(s): _____
 Location: _____
 Are you aware of any past or present problems such as leakage, etc? Yes No
 Comments: _____
 If tanks are no longer in use, have the tanks been removed? Yes No Unknown
 Comments: _____

b. **ASBESTOS - Current or previously existing:**
 As insulation on the heating system pipes or ducts? Yes No Unknown
 In the siding? Yes No Unknown In the roofing shingles? Yes No Unknown
 In flooring tiles? Yes No Unknown Other _____ Yes No Unknown
 If YES, Source of information: _____
 Comments: _____

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

SELLER(S) INITIALS MCJ / MCJ

BUYER(S) INITIALS /

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 36 River Street, Greenville NH 03048

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: _____ Type: see additional provisions Fuel: propane/pellet Tank Location: left side

Owner of Tank: Ciardelli Fuels

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? _____

Secondary Heat Systems: _____

Comments: _____

j. Roof Age: 6 Type of Roof Covering: Shingle

Moisture or leakage: _____

Comments: 6 year on house, barn was patched this year

SELLER(S) INITIALS

BUYER(S) INITIALS

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PROPERTY LOCATION: 36 River Street, Greenville NH 03048

k. Foundation/Basement: Full Partial Other: _____ Type: _____
Moisture or leakage yes
Comments: _____

l. Chimney(s) How Many? 2 Lined? yes Last Cleaned: unknown Problems? no
Comments: 1 for water heater 1 for pellet stove

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

n. Domestic Hot Water: Age: 4 yr Type: tank Gallons: 40

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: minisplits, heater, electrical panel

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: minisplit Age: 4yr Date Last Serviced and by whom: Fall 2025 by me
Comments: _____

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: Comcast Xfinity

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 ML / ML

BUYER(S) INITIALS _____ / _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 36 River Street, Greenville NH 03048

10. ADDITIONAL INFORMATION

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

Yes No

b. ADDITIONAL COMMENTS:

Heatpump minisplits 4 years old. Also does A/C
Pellet stove 2 yr old but MFG date unknown. Was purchased used.
Rinnai heater 2 yr old
Had entire house blown in insulation 2 yr ago
Certified no knob and tube electrical

ACKNOWLEDGEMENTS:

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

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

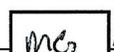
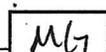

SELLER 3/13/26
DATE

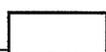
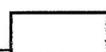

SELLER 3-13-26
DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER DATE

BUYER DATE

SELLER(S) INITIALS  

BUYER(S) INITIALS  

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED 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: 36 River Street, Greenville NH 03048

Lead Warning Statement

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

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

(c) Purchaser has received copies of all information listed above.

(d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

[Signature] 3/13/2016
Seller Date

[Signature] 3.13.26
Purchaser SELLER Date

[Signature] 3/13/2016
Agent Date

[Signature] ~~SELLER~~ PURCHASER Date

[Signature] Date

[Signature] Date

Return to:
Michael Anthony Gauvin
37 Purgatory Road
Milford, NH 03055

**Edward Sapienza
Register of Deeds, Hillsborough County
LCHIP HIA546524 25.00
TRANS TAX HI126104 3,867.00**

WARRANTY DEED

Jody C. Feinman, married, of 36 River Street, Greenville, NH 03048, for consideration paid grant to Michael Anthony Gauvin, single, of 37 Purgatory Road, Milford, NH 03055, with warranty covenants;

A certain tract of land with the buildings thereon, known as the Holden Estate, situate in Greenville, said County of Hillsborough and State of New Hampshire, bounded and described as follows:

Beginning at the center of an elm tree at the northeast corner of the granted premises at intersection of River Street and highway leading from River Street to Martin Hogan's property;

1. Along said highway southerly 150 feet to stake and stones at land of Orra Bell Pease;
2. Westerly along said Pease's land 150 feet to a stake and stones at corner of said Pease's land;
3. In a straight line southerly along said Pease's land to the wall at land of Peter C. Liberty;
4. Westerly stone bound as the wall runs by land of Peter C. Liberty and Napoleon Caron to a corner in the wall at land of Otis Company;
5. Northerly as the wall runs by land of said Otis Company to a corner in the wall;
6. Easterly as the wall runs by land of said Otis Company to corner in the wall;
7. Northerly as the wall runs by land of Otis Company to River Street;
8. Easterly along said River Street to place of beginning.

Meaning and intending to convey the Holden Estate, so-called, excepting two parcels deeded to Orra Bella Pease under date of April 4, 1988 and July 12, 1933 and recorded in

Buyer's initials: MG

vr

the Hillsborough County Registry of Deeds at Book 557, Page 129 and Book 923, Page 323, respectively.

For Title Reference, see conveyance to Jody C. Feinman by Warranty Deed from Christian Smith and Charlotte Smith, dated March 6, 2015 and recorded in Book 8733, Page 744 of the Hillsborough County Registry of Deeds.

We, Jody C. Feinman and Thomas Sheerin, wife and husband, hereby release all rights of homestead in the above described premises.

36 River Street, Greenville, NH 03048

Executed this 29th day of June, 2020.

Thomas Sheerin
Thomas Sheerin

STATE OF NEW HAMPSHIRE

Hillsborough, SS

Then personally appeared before me on this 29th day of June, 2020, the said ~~Jody C.~~ Thomas Sheering and acknowledged the foregoing to be his voluntary act and deed.

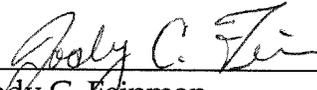
Candace D. Fedders

Notary Public/Justice of the Peace

My commission expires:



Executed this 30th day of June, 2020.

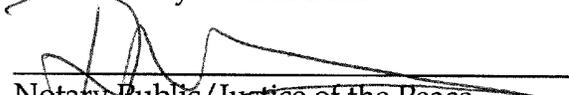


Jody C. Feinman

STATE OF NEW HAMPSHIRE

Hillsborough, SS

Then personally appeared before me on this 30th day of June, 2020, the said Jody C. Feinman and acknowledged the foregoing to be her voluntary act and deed.



Notary Public/Justice of the Peace
My commission expires 5-17-22



OWNER INFORMATION	SALES HISTORY	PICTURE																		
GAUVIN, MICHAEL ANTHONY 36 RIVER STREET GREENVILLE, NH 03048	<table border="1"> <thead> <tr> <th>Date</th> <th>Book</th> <th>Page</th> <th>Type</th> <th>Price</th> <th>Grantor</th> </tr> </thead> <tbody> <tr> <td>07/01/2020</td> <td>9315</td> <td>821</td> <td>Q I</td> <td>257,800</td> <td>FEINMAN, JODY C</td> </tr> <tr> <td>03/09/2015</td> <td>8733</td> <td>0744</td> <td>Q I</td> <td>199,000</td> <td>SMITH, CHRISTIAN</td> </tr> </tbody> </table>	Date	Book	Page	Type	Price	Grantor	07/01/2020	9315	821	Q I	257,800	FEINMAN, JODY C	03/09/2015	8733	0744	Q I	199,000	SMITH, CHRISTIAN	
Date	Book	Page	Type	Price	Grantor															
07/01/2020	9315	821	Q I	257,800	FEINMAN, JODY C															
03/09/2015	8733	0744	Q I	199,000	SMITH, CHRISTIAN															

LISTING HISTORY	NOTES
07/08/25 RWVM 01/01/25 INSP MARKED FOR INSPECTION 09/13/23 ERHC 03/06/23 RWPR 10/25/17 JDVE 01/03/17 INSP MARKED FOR INSPECTION 01/09/12 ERVM 01/04/12 INSP MARKED FOR INSPECTION	WHT; WATER/SEWER; SOME UNFIN SIDING; 1/12 DNVI; YB EST PER HO; REFUSED INT TOUR; XFOBS NEED PAINT; STATES NO CTH, ALL UPPER FLR, INT EST, PER CHANGED FR EXT VU;10/17 AGGRESSIVE DOG=EST; ADJ BARN; PU 3 SHEDS; 3/23 NEW H2O TANK 22-NVC; 7/25; NOH; EXT COND STILL GD; RMV SHEDS; PU POLY GRNHSE AND CENT AC

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes				
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000		Greenville Assessing Office 46 Main Street, PO Box 343 Greenville, NH 03048			
GARAGE-1 STY	600	30 x 20	87	30.00	60	9,396					
BARN-1STRY	425	25 x 17	98	18.00	40	2,999	DRT FLR				
BARN-1STRY/LOFT	630	30 x 21	85	22.00	50	5,891					
GREENHOUSE-POLY	200	10 x 20	140	5.00	20	280					
21,600											
								PARCEL TOTAL TAXABLE VALUE			
								Year	Building	Features	Land
								2024	\$ 211,900	\$ 26,400	\$ 166,800
								Parcel Total: \$ 405,100			
								2025	\$ 220,700	\$ 21,600	\$ 166,800
								Parcel Total: \$ 409,100			
								2026	\$ 220,700	\$ 21,600	\$ 166,800
								Parcel Total: \$ 409,100			

LAND VALUATION											LAST REVALUATION: 2023			
Zone: RES DISTRICT#1 Minimum Acreage: 1.00 Minimum Frontage: 150											Site: AVERAGE Driveway: PAVED Road: PAVED			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 ac	133,000	E	100	100	100	100	95 -- MILD	100	126,400	0	N	126,400	
1F RES	2.000 ac	x 2,000	X	100				90 -- ROLLING	100	3,600	0	N	3,600	
1F RES	300.000 ff	x 175	E	100					70	36,800	0	N	36,800	
3.000 ac											166,800		166,800	



OWNER
GAUVIN, MICHAEL ANTHONY
 36 RIVER STREET
 GREENVILLE, NH 03048

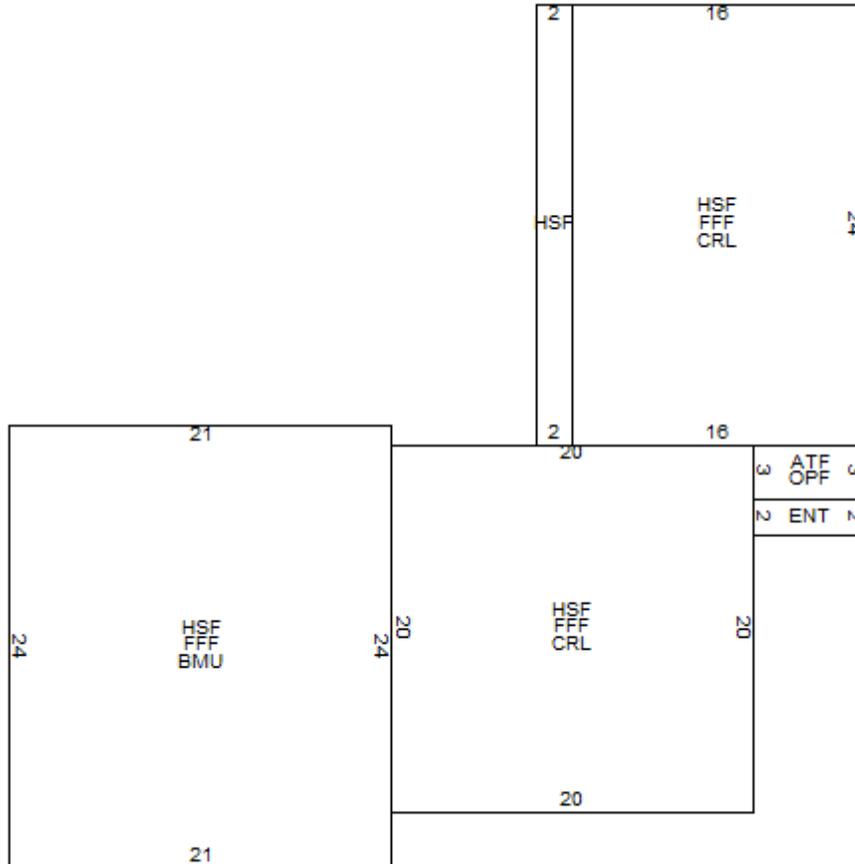
TAXABLE DISTRICTS	
District	Percentage

BUILDING DETAILS
 Model: 1.5 STORY CAPE
 Roof: GABLE OR HIP/ASPHALT
 Ext: CLAP BOARD
 Int: DRYWALL
 Floor: CARPET/HARDWOOD
 Heat: OIL/HOT WATER
 Bedrooms: 3 Baths: 2.0 Fixtures:
 Extra Kitchens: Fireplaces:
 A/C: Yes 100.00 % Generators:
 Quality: A0 AVG
 Com. Wall:
 Size Adj: 0.9823 Base Rate: RSA 166.00
 Bldg. Rate: 0.9822
 Sq. Foot Cost: \$ 163.05

PERMITS			
Date	Permit ID	Permit Type	Notes
05/12/22	2022-115M	ADDITION	SET 1-120 ASME WATER HEAT
05/12/22	2022-116P	ADDITION	INSTALL 40 GAL LP WATER HI

BUILDING SUB AREA DETAILS					
ID	Description	Area	Adj.	Effect.	
HSF	1/2 STRY FIN	1336	0.50	668	
CRL	CRAWL SPACE	784	0.05	39	
ATF	ATTIC FINISHED	18	0.25	5	
OPF	OPEN PORCH	18	0.25	5	
BMU	BSMNT	504	0.15	76	
ENT	ENTRY WAY	12	0.10	1	
FFF	FST FLR FIN	1288	1.00	1288	
GLA:	1,961	3,960		2,082	

2023 BASE YEAR BUILDING VALUATION		
Market Cost New:		\$ 339,470
Year Built:		1900
Condition For Age:	GOOD	35 %
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		35 %
Building Value:		\$ 220,700



TOWN OF GREENVILLE, NEW HAMPSHIRE

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Displaying results for Address: 36 RIVER STREET.

Due amounts reflect interest as of 3/17/2026.

[Change Date](#)

The total due on this page is (\$19.00).

[Add All To Cart](#)

Show Unpaid Only

Invoice Number: 2025P02005105

[Print](#)

Current Owner	GAUVIN, MICHAEL ANTHONY	Due Date	12/30/2025
Current Owner 2		Bill Amount	\$3,449.00
Billed Owner	GAUVIN, MICHAEL ANTHONY		
Location	36 RIVER STREET	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Map-Lot-Sub	000005-000026-000000	Penalties	\$0.00
Acres	3	Total Due	\$0.00

The Net Assessment was \$409,100 at the time of this bill.

[Assessment ▼](#)[Transactions ▼](#)

Invoice Number: 2025S02000156

[Print](#)

Current Owner	GAUVIN, MICHAEL ANTHONY	Due Date	10/30/2025
Current Owner 2		Bill Amount	\$561.03
Billed Owner	GAUVIN, MICHAEL ANTHONY		
Location	36 RIVER STREET	Principal	\$0.00
Type	Sewer Tax	Interest	\$0.00
Map-Lot-Sub	000005-000026-000000	Penalties	\$0.00
Acres	0	Total Due	\$0.00

[Transactions ▼](#)

Invoice Number: 2025W02000156

[Print](#)

Current Owner	GAUVIN, MICHAEL ANTHONY	Due Date	10/30/2025
Current Owner 2		Bill Amount	\$189.76
Billed Owner	GAUVIN, MICHAEL ANTHONY		
Location	36 RIVER STREET	Principal	\$0.00
Type	Water Tax	Interest	\$0.00
Map-Lot-Sub	000005-000026-000000	Penalties	\$0.00
Acres	0	Total Due	\$0.00

[Transactions ▼](#)

Invoice Number: 2025P01005006[Print](#)

Current Owner	GAUVIN, MICHAEL ANTHONY	Due Date	7/1/2025
Current Owner 2		Bill Amount	\$3,391.00
Billed Owner	GAUVIN, MICHAEL ANTHONY		
Location	36 RIVER STREET	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Map-Lot-Sub	000005-000026-000000	Penalties	\$0.00
Acres	3	Total Due	\$0.00

The Net Assessment was \$405,100 at the time of this bill.[Assessment ▼](#)[Transactions ▼](#)

Invoice Number: 2025S01000153[Print](#)

Current Owner	GAUVIN, MICHAEL ANTHONY	Due Date	5/13/2025
Current Owner 2		Bill Amount	\$452.69
Billed Owner	GAUVIN, MICHAEL ANTHONY		
Location	36 RIVER STREET	Principal	\$0.00
Type	Sewer Tax	Interest	\$0.00
Map-Lot-Sub	000005-000026-000000	Penalties	\$0.00
Acres	0	Total Due	\$0.00

[Transactions ▼](#)

Invoice Number: 2025W01000153[Print](#)

Current Owner	GAUVIN, MICHAEL ANTHONY	Due Date	5/13/2025
Current Owner 2		Bill Amount	\$153.12
Billed Owner	GAUVIN, MICHAEL ANTHONY		
Location	36 RIVER STREET	Principal	\$0.00
Type	Water Tax	Interest	\$0.00
Map-Lot-Sub	000005-000026-000000	Penalties	\$0.00
Acres	0	Total Due	\$0.00

[Transactions ▼](#)