

Note: Report includes internal fields.

Residential **Single Family** **375 Orange Street** **Listed: 7/25/2026** **\$400,000**
5101745 **Manchester** **NH 03104** **Closed:**
Active **Unit/Lot #** **DOM: 24**



County NH-Hillsborough
VillDstLoc
Year Built 1900
Architectural Style New Englander
Color Green
Total Stories 2
Taxes TBD No
Tax Annual Amount \$5,177.00
Tax Year 2026
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
Above Grade Finished Area 1,417
Below Grade Finished Area 0
Total Finished Area 1,417
List \$/SqFt Fin Total \$282.29
Total Area 2,187
Lot Size Acres 0.15
Lot Size Square Feet 6,534
Footprint 26 x 23 + 15 x 8

Activation Date

Directions I-93 to Exit 8 (Bridge St/Wellington Rd), west on Bridge St, right on Belmont St, left on Orange St. Or Maple Street north, right on Orange St.

[M](#) [H](#) [G](#) [P](#) [S](#) [Schedule a Showing](#)

[D](#)



Property Panorama V...

Public Remarks Make this classic north side New Englander YOUR home and you'll be just 3 blocks from Derryfield Park, with recreation and open air at your fingertips , as well as the best spot in town for sunset-watching. Step inside and you'll immediately see the period details that give the home its charm--nice maple floors, bulls-eye moulding, and a carved newell post at the stairs (there are even French doors in the basement that go to the living room). A large bay window lets in plenty of light in the roomy living room, and the dining room includes built-ins and a pass-through to the secondary kitchen. The main kitchen area includes a rolling island, as well as updated cabinets and granite counters, and all the appliances are just a few years old. Just off the kitchen coming in from the driveway there's a convenient mudroom. Upstairs two of the three bedrooms, the hall, and 3/4 bath have pine floors that add a welcoming warmth; and more built-ins and a grand attic with slide-down stairs answers any storage questions you may have. The back yard is surprisingly large and accessible from the walk-out basement, so gardening supplies are easy to get in and out. There's a nice mix of sun & shade back there for laying out or hanging out--or if you're the sociable type, sit on the front porch and wave at your neighbors and their dogs! Best of all, the current owner built a fantastic heated, 25' x 15' "shed" on a concrete foundation in the backyard, so if you want a wood shop, artist studio, band practice space or magical He/She Shed, you've got it! It was designed and sized to also serve as a garage, if you cared to extend the driveway. With the great location and its historical style, you won't want to miss this one!

STRUCTURE

Property Condition Existing
Construction Materials Wood Frame
Roof Asphalt Shingle
Foundation Details Brick, Granite

Estimated Completion Date

List \$/SqFt Fin ABV Grade \$282.29
Above Grade Finished Area Source Assessor
Above Grade Unfinished Area 0
Above Grade Unfinished Area Source
Below Grade Finished Area Source
Below Grade Unfinished Area 770
Below Grade Unfinished Area Source Assessor
Total Below Grade Area
Total Below Grade Area Source

Basement Yes
Basement Access Type Walkout
Basement Description Concrete Floor, Full, Interior Stairs, Unfinished, Walkout
Garage No
Garage Capacity

ROOMS	DIMENSIONS / LVL	
Kitchen	12 x 12 + 8.5 x 7	1
Family Room	14.5 x 14	1
Dining Room	12.5 x 12.5	1
Foyer	12 x 5	1
Mudroom	7 x 5	1
Bathroom Full	7 x 4.5	1
Bedroom	12 x 10.5	2
Bedroom	11.5 x 10.5	2

ROOMS	DIMENSIONS / LVL	
Bedroom	10.5 x 9.5	2
Bathroom Full	12.5 x 11	2

ROOMS	DIMENSIONS / LVL
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LOT & LOCATION

Development / Subdivision

Owned Land
Common Land Acres
ROW Length
ROW Width
ROW Parcel Access
ROW to other Parcel
School District Manchester Sch Dst SAU #37
Elementary School Smyth Road School
Middle/Jr School Hillside Middle School
High School Manchester Central High Sch
Lot Features Level

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

Road Frontage Yes
Road Frontage Length 50
Road Frontage Type Public

UTILITIES		
Heating	Oil, Hot Air	Internet Cable Internet
Cooling	None	Fuel Company
Water Source	Public	Electric Company
Sewer	Public	Water Company
Electric	100 Amp Service, Circuit Breaker(s)	Cable Company
Utilities	Cable Available	Phone Company
		Internet Service Provider

FEATURES	
Interior Features	Ceiling Fan, Basement Laundry, Attic with Pulldown
Flooring	Carpet, Ceramic Tile, Hardwood, Softwood
Exterior Features	Covered Porch, Shed
Driveway	Paved
Appliances	Dishwasher, Microwave, Gas Range, Refrigerator, Electric Water Heater
Other Equipment	CO Detector, Battery Smoke Detector

CONDO -- MOBILE -- AUCTION INFO		
Condo Name	Bldng#	Auction Date
Condo Limited Common Area	UntPerBldg	Auction Time
Condo Fees		Auctioneer Name
		Auctioneer License Number
		Auction Price Determnd By

Mobile Park Name			
Mobile Make		Mobile Park Approval	Mobile Anchor
Mobile Model Name		Mobile Must Move	Mobile Co-Op
MobileSer#			

DISCLOSURES			
Fee			
Fee 2			
Fee 3			
Planned Unit Development		Flood Zone	No
Rented		Seasonal	No
Rental Amount		Easements	
Special Listing Condition	None	Covenants	No
Exclusions		Resort	
Documents Available	Deed, Property Disclosure, Tax Map	Right of First Refusal	

		Timeshare/Fract. Ownrshp	No
		T/F Ownership Amount	
		T/F Ownership Type	
		Surveyed	Unknown
		Surveyed By	

PUBLIC RECORDS				POWER PRODUCTION	
DeedRecTy	Warranty	Map	61	PrdType	PrdType2
Total Deeds		Block	0	PrdOwner	PrdOwner2
Deed Book	9642	Lot	27	MountType	MountType2
Deed Page	2772	SPAN#		Mount Loc	Mount Loc2
Deed 2 Book		Tax Class		PrdSize	PrdSize2
Deed 2 Page		Tax Rate	20.24	InstallYr	InstallYr2
PlanSurv#		PropTaxRel		PrdAnnual	PrdAnnual2
Property ID		Land Gains		AnnStatus	AnnStatus2
Zoning	Residential MX-1	AssmntYr		PrdVerSrc	PrdVerSrc2
		AssmntAmt			
		SpecAssmt			

GREEN PERFORMANCE INDICATORS

VerBody	VerBody2	VerBody3
BldgPrgm	BldgPrgm2	BldgPrgm3
Green Verification Year	Green Verificatn Year 2	Green Verificatn Year 3
VerRating	VerRating2	VerRating3
Green Verification Metric	Green Verificatn Metric 2	Green Verificatn Metric 3
Green Verification Status	Green Verificatn Status 2	Green Verificatn Status 3
Green Verification Source	Green Verification Source 2	Green Verification Source 3
Green Verification NewCon	Green Verificatn NewCon 2	Green Verificatn NewCon 3
Green Verification URL	Green Verificatn URL 2	Green Verificatn URL 3

REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS

Private Remarks Room sizes are approximate; buyers and their agents are encouraged to measure for themselves. Any personal property remaining at the property can convey at zero value. Will not qualify for FHA/VA.

Private Office Remarks

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

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

LISTING & CLOSING INFORMATION			
Listing Office - Office Name	Keller Williams Realty-Metropolitan	MLS List Date	7/25/2026
Listing Office - Phone Number	Off: 603-232-8282	Expiration Date	10/26/2026
Listing Office - Phone Number 2		Active Under Contract Date	
List Agent - Agent Name and Phone	Greg Powers - Cell: 603-716-0254	Pending Date	
List Agent - Phone Number	Cell: 603-716-0254	Withdrawn Date	
List Agent - E-mail	gregpowers@kw.com	Terminated Date	
List Team - Team Name		Close Date	
List Team - Phone Number 1		Anticipated Closing Date	
List Team - Team Email 1			
Co List Agent - Agent Name and Phone		Marketed in other Property Type	No
Co List Agent - Phone Number		Other MLS#	
Co List Agent - E-mail		Comp Only	No
Alternate Contact - Agent Name		Comp Type	
Alternate Contact - Phone Number		Listing Type	Exclusive Right
Alternate Contact - E-mail		Listing Service	Full Service
Buyer Office - Office Name		Designated/Apptd. Agency	Yes
Buyer Office - Phone Number			
Buyer Office - E-mail		Original List Price	\$425,000
Buyer Agent - Agent Name			
Buyer Agent - Phone Number			
Buyer Agent - E-mail			
Buyer Team - Team Name			
Buyer Team - Phone Number 1			
Co Buyer Office - Office Name and Phone			
Co Buyer Agent - Agent Name and Phone			

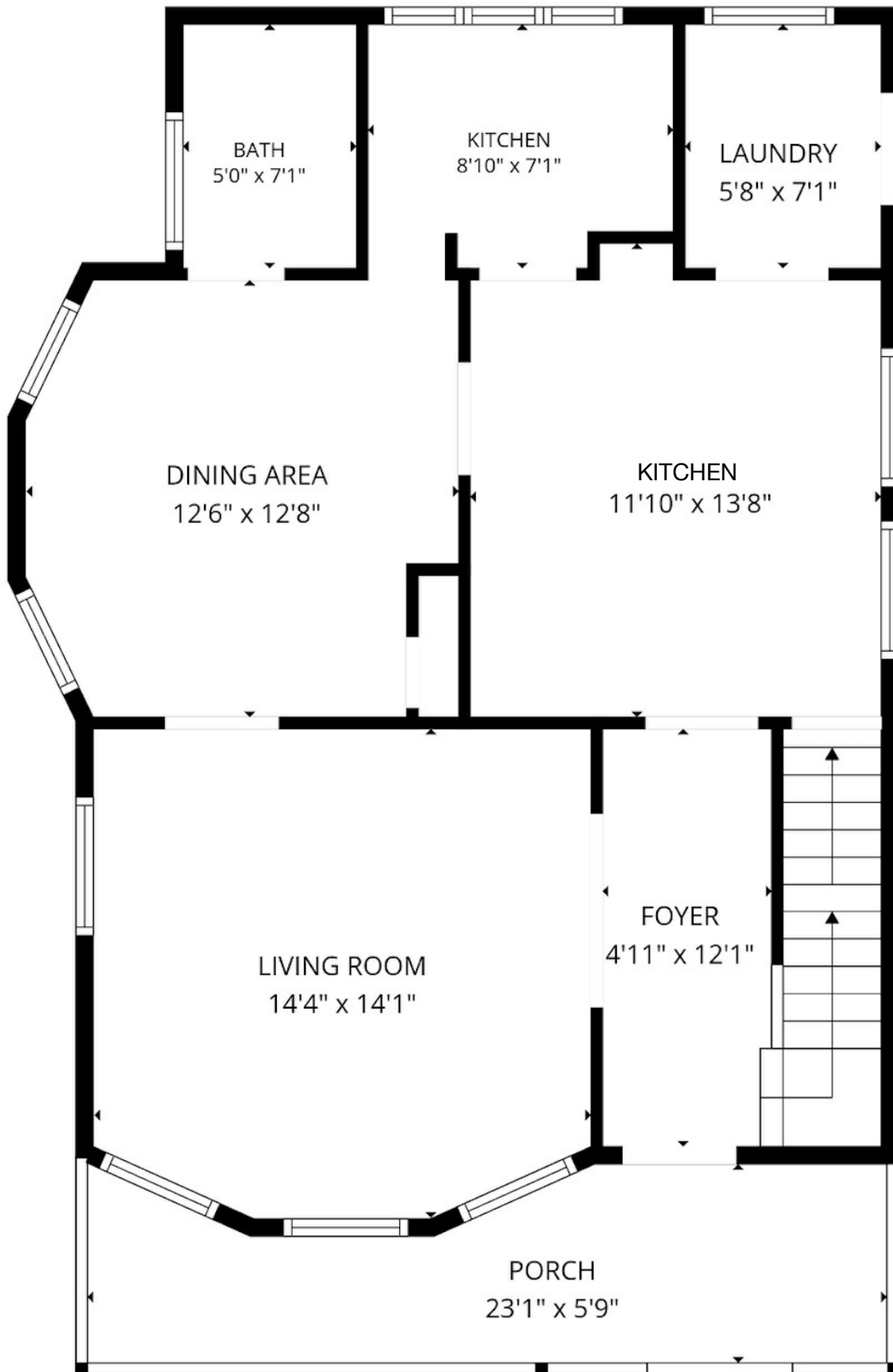
Concessions
Concessions Amount
Concessions Comments
Appraisal Complete
Appraisal Type
Appraiser
Appraiser Phone
Appraiser Email
Buyer Name
Residence
Title Company

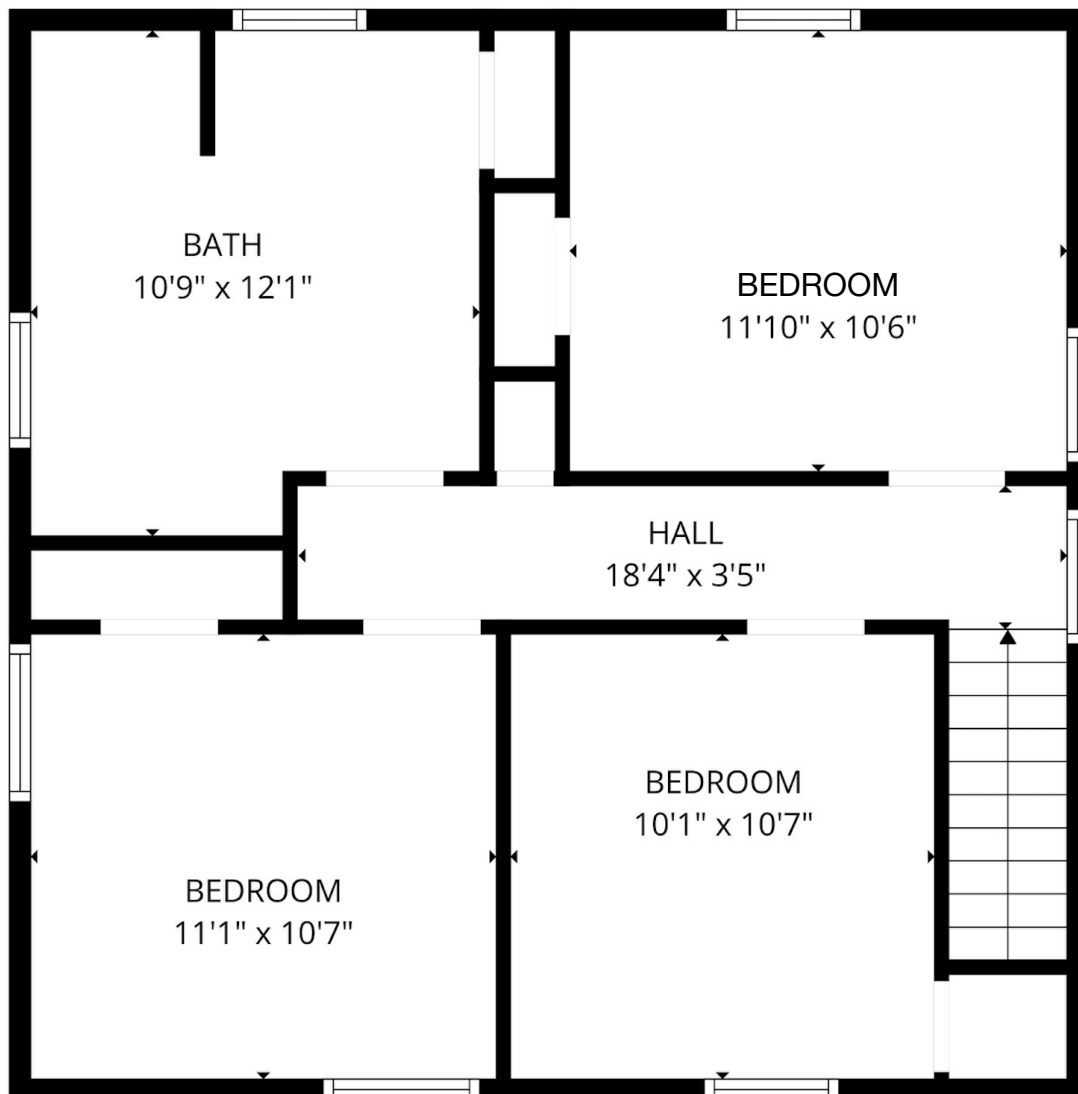
Buyer Financing
Right of First Refusal

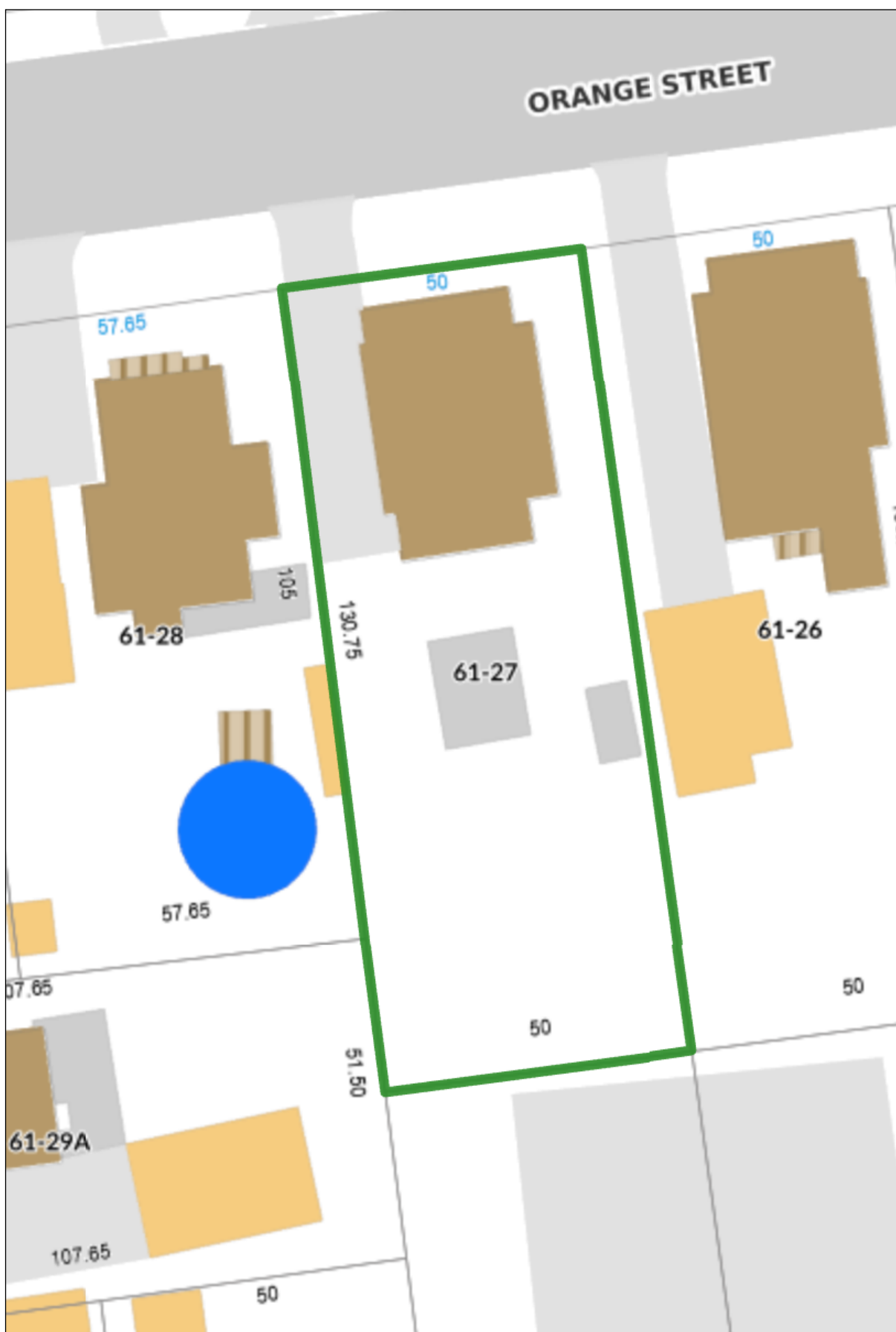
Contingencies

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

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PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

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

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

1. **SELLER:** Michael Albert Jacobs

2. **PROPERTY LOCATION:** 375 Orange Street, Manchester NH 03104

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 3.5 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: Basement

Installed By: _____ Date of Installation: _____

What is the source of your information? _____

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

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

MAJ /

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	☒	☐	☐	Blown Cellulose		☐
	Crawl Space	☐	☐	☐			☐
	Exterior Walls	☒	☐	☐	Blown cellulose		☐
	Floors	☐	☒	☐			☐
	Basement Rim Joist	☒	☐	☐	Spray foam		☐

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

07/20/26

6:32 PM EDT

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 375 Orange Street, Manchester NH 03104

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? Mixed Use 1 (MX-1)

i. Heating System Age: _____ Type: Forced hot air Fuel: Oil Tank Location: Basement

Owner of Tank: _____

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? _____

Secondary Heat Systems: _____

Comments: _____

j. Roof Age: _____ Type of Roof Covering: Asphalt shingle

Moisture or leakage: _____

Comments: _____

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MD / 07/20/26

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____ / ____

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PROPERTY LOCATION: 375 Orange Street, Manchester NH 03104

- k. Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: Mortared stone and brick
Moisture or leakage: _____
Comments: _____
- l. Chimney(s)** How Many? 1 _____ Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____
- m. Plumbing** Type: Copper and PEX _____ Age: _____
Comments: _____
- n. Domestic Hot Water** Age: _____ Type: Electric _____ Gallons: 50 _____
- o. Electrical System** # of Amps 100+ _____ ☒ Circuit Breakers ☐ Fuses
Comments: Water heater on separate service
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: N/A _____ Age: _____ Date Last Serviced and by whom: _____
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: Cable _____
- 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

MO
07/20/26
6:32 PM EDT
dotloop verified

/

BUYER(S) INITIALS

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PROPERTY LOCATION: 375 Orange Street, Manchester NH 03104

10. ADDITIONAL INFORMATION

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

b. ADDITIONAL COMMENTS:

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).

Michael Albert Jacobs

dotloop verified
07/20/26 6:32 PM EDT
XBUEK-POXR-ECCJ-BYTL

SELLERDATE

SELLERDATE

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.

BUYERDATE

BUYERDATE

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MAJ

07/20/26
6:32 PM EDT
dotloop verified

BUYER(S) INITIALS

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



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

Property Address: 375 Orange Street, Manchester NH 03104

LEAD WARNING STATEMENT

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

Seller's Disclosure

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

Purchaser's Acknowledgement (initial)

- (c) ☐ Purchaser has received copies of all information listed above.
- (d) ☐ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
- (i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- (ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

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

Certification of Accuracy

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

Michael Albert Jacobs dotloop verified
07/20/26 6:33 PM EDT
HJNW-UBCC-GXEV-TL8Y

Seller Date

Purchaser Date

GREG POWERS dotloop verified
07/16/26 6:58 PM EDT
JDBE-ZUXV-HOWT-VIEO

Agent Date

Seller Date

Purchaser Date

Agent Date

Return to:
Michael Albert Jacobs
375 Orange Street
Manchester, NH 03104

E- Doc # 220038632 08/12/2022 02:56:53 PM
Book 9642 Page 2772 Page 1 of 3

Mary Ann Crowell
Register of Deeds, Hillsborough County
LCHIP HIA683049 25.00
TRANS TAX HI147702 5,325.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Matthew J. Cahoon and Carey E. Cahoon, Husband and Wife, of 375 Orange Street, Manchester, NH 03104, for consideration paid grant(s) to Michael Albert Jacobs, Single, of 279 Ash Street Apt. 3, Manchester, NH 03104, with WARRANTY COVENANTS:

A certain tract or parcel of land, together with the buildings and improvements thereon, and appurtenances thereto, situated in Manchester, Hillsborough County, and State of New Hampshire, bounded and described as follows:

Beginning at a point about 107.65 feet east of the intersection of the east line of Hall Street, with the south line of Orange Street, as shown on a plan of lots owned by Mead, Mason and Co., drawn by Joseph B. Sawyer, C.E., dated August 1, 1891; thence

Easterly by said Orange Street about 50 feet to Lot No. 50 as shown on said Plan; thence

Southerly by said Lot No. 50 about 130.75 feet to Lot No. 61 as shown on said Plan; thence

Westerly by said Lot No. 61 about 50 feet to Lot No. 62 as shown on said Plan; thence

Northerly by said Lot No. 62 and also by Lot No. 48 as shown on said Plan about 130.75 feet to the point of beginning.

Said parcel is known as Lot No. 49 as shown on said Plan.

Subject to and with the benefit of the following:

Subject to any and all matters as shown or noted on plan recorded in said Registry as Plan #133-5.

Meaning and intending to describe and convey the same premises conveyed to Matthew J. Cahoon and Carey E. Cahoon by virtue of a Warranty Deed from Linnie H. Couch, dated March 22, 2007 and recorded in the Hillsborough County Registry of Deeds at Book 7824 Page 1621.

We, Matthew J. Cahoon and Carey E. Cahoon, Husband and Wife, hereby release all rights of homestead in the above described premises.

The remainder of this page is intentionally blank.

Executed this 10th day of August, 2022.


Matthew J. Cahoon

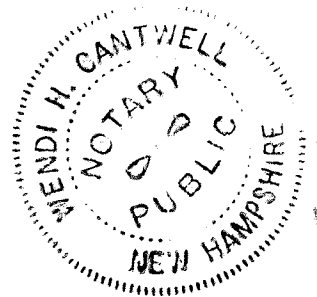

Carey E. Cahoon

State of New Hampshire
County of Belknap

Then personally appeared before me on this 10th day of August, 2022, the said Matthew J. Cahoon and Carey E. Cahoon and acknowledged the foregoing to be their voluntary act and deed.


Notary Public/Justice of the Peace
Commission expiration:

WENDI H. CANTWELL, Notary Public
My Commission Expires December 19, 2023



375 ORANGE ST

Location 375 ORANGE ST Mblu 0061/ / 0027/ /

Owner JACOBS, MICHAEL A Total Market Value \$253,600

Building Count 1

Current Value

Assessment	
Valuation Year	Total
2025	\$253,600

Owner of Record

Owner JACOBS, MICHAEL A

Co-Owner

Sale Price \$355,000

Certificate

Book & Page 9642/2772

Sale Date 08/10/2022

Instrument 04

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
JACOBS, MICHAEL A	\$355,000		9642/2772	04	08/10/2022
CAHOON, MATTHEW J	\$219,000		7824/1621	04	03/22/2007
COUCH, LYNNIE H	\$89,000		5881/0291	04	12/10/1997
GAHARA, TIMOTHY S	\$77,000		5312/0029	04	01/29/1992

Building Information

Building 1 : Section 1

Year Built: 1900

Living Area: 1,417

Replacement Cost

Less Depreciation: \$164,100

Building Attributes	
Field	Description
Style:	Conventional
Model	Residential

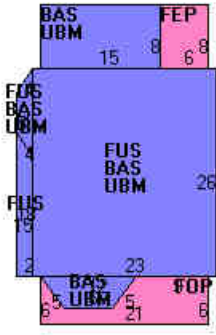
Grade:	Average
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Asbest Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Hot Air
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	7
Bath Style:	Average
Kitchen Style:	Old Style
MHP	

Building Photo



(<https://images.vgsi.com/photos/ManchesterNHPhotos/\00\05\52\94..JPG>)

Building Layout



(https://images.vgsi.com/photos/ManchesterNHPhotos/Sketches/1866_1)

Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
BAS	First Floor	770	770
FUS	Upper Story, Finished	647	647
FEP	Porch, Enclosed, Finished	48	0
FOP	Porch, Open	90	0
UBM	Basement, Unfinished	770	0
		2,325	1,417

Extra Features

Extra Features
No Data for Extra Features

Land

Land Use		Land Line Valuation	
Use Code	1010	Size (Sqr Feet)	6537
Description	SINGLE FAM		

Outbuildings

Outbuildings		
Code	Description	Size
SHD1	SHED FRAME	416.00 S.F.

Valuation History

Assessment	
Valuation Year	Total
2024	\$253,600

State Use 1010
Print Date 12/4/2025 4:52:45 PM

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT															
JACOBS, MICHAEL A 375 ORANGE ST MANCHESTER NH 03104				1	Suitable	1	All Public	1	Paved	1	Urban	Description		Code	Appraised		Assessed		2017 MANCHESTER, NH								
				1	Level			6	Sidewalk			RESIDNTL	1010	164,100		164,100											
												RES LAND	1010	87,900		87,900											
												RESIDNTL	1010	1,600		1,600											
				SUPPLEMENTAL DATA														VISION									
				Alt Prcl ID				RAD OR C CAD = 690																			
				Land Adjus NO				TIF Origina																			
				Voided NO				TIF Note																			
				Total SF 6537				Land Class R																			
				TIF Zone				Parcel Zip 03104-4449																			
				Frontage/D No																							
				GIS ID 61-27				Assoc Pid#																			
												Total		253,600		253,600											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
JACOBS, MICHAEL A CAHOON, MATTHEW J COUCH, LYNNIE H GAHARA, TIMOTHY S PURRELL, JOSEPH C				9642	2772	08-10-2022	Q	I	355,000		04	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed							
				7824	1621	03-22-2007	Q	I	219,000		04	2025	1010	164,100	2024	1010	164,100	2023	1010	164,100							
				5881	0291	12-10-1997	U		89,000		04		1010	87,900		1010	87,900		1010	87,900							
				5312	0029	01-29-1992	U		77,000		04		1010	1,600		1010	1,600										
				0	0				0			Total		253,600		Total		253,600		Total		252,000					
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description			Amount		Code	Description		Number	Amount		Comm Int		APPRAISED VALUE SUMMARY												
Total				0.00																							
ASSESSING NEIGHBORHOOD																		Appraised Bldg. Value (Card) 164,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,600 Appraised Land Value (Bldg) 87,900 Special Land Value 0 Total Appraised Parcel Value 253,600 Valuation Method C									
Nbhd		Nbhd Name			B			Tracing			Batch																
395																											
NOTES																		Total Appraised Parcel Value 253,600									
4/1/25=REVIEW SHED FOR COMPLETION																											
NO DUCTED HEAT TO 2ND FL. -REGISTERS ONLY = FUNC																											
BUILDING PERMIT RECORD																		VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments										Date	Id	Type	Is	Cd	Purpost/Result				
2023-3557	07-13-2023	SH	Shed	13,000	06-28-2024	30	06-28-2024	Built 16' x 26' storage shed in r										06-28-2024	AA			05	Measur/ BP Or UC				
																		05-16-2011	PP			98	Field Review				
																		03-02-2006	AL			00	Meas & Int Insp.				
																		08-11-2005	KM			01	Meas/Int Estimate				
																		08-11-2005	KM			02	2nd Visit Not Home				
																		11-04-2000	CP			00	Meas & Int Insp.				
																		10-03-2000	RW			01	Meas/Int Estimate				
LAND LINE VALUATION SECTION																											
B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustment		Adj Unit P	Land Value									
1	1010	SINGLE FAM			6,537	SF	14.15	1.00000	1	1.00	395	0.950					1.0000	13.45	87,900								
Total Card Land Units					0	AC	Parcel Total Land Area					0	Total Land Value					87,900									

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style:	06	Conventional									
Model	01	Residential									
Grade:	03	Average									
Stories:	2	2 Stories									
Occupancy	1					CONDO DATA					
Exterior Wall 1	07	Asbest Shingle				Parcel Id		C		Owne	
Exterior Wall 2									B		S
Roof Structure:	03	Gable/Hip				Adjust Type	Code	Description		Factor%	
Roof Cover	03	Asphalt				Condo Flr					
Interior Wall 1	03	Plastered				Condo Unit					
Interior Wall 2						COST / MARKET VALUATION					
Interior Flr 1	12	Hardwood				Building Value New				260,445	
Interior Flr 2						Year Built				1900	
Heat Fuel	02	Oil				Effective Year Built				1986	
Heat Type:	04	Forced Hot Air				Depreciation Code				GD	
AC Type:	01	None				Remodel Rating					
Total Bedrooms	03	3 Bedrooms				Year Remodeled					
Total Bthrms:	2					Depreciation %				35	
Total Half Baths	0					Functional Obsol				2	
Total Xtra Fixtrs						External Obsol				0	
Total Rooms:	7					Trend Factor				1	
Bath Style:	02	Average				Condition				UC	
Kitchen Style:	01	Old Style				Condition %				63	
MHP						Percent Good				63	
						RCNLD				164,100	
						Dep % Ovr					
						Dep Ovr Comment					
						Misc Imp Ovr					
						Misc Imp Ovr Comment					
						Cost to Cure Ovr					
						Cost to Cure Ovr Comment					
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
SHD1	SHED FRAME	L	416	13.00	2023		30		0.00	1,600	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description			Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value			
BAS	First Floor			770	770	770	160.47	123,563			
FEP	Porch, Enclosed, Finished			0	48	34	113.67	5,456			
FOP	Porch, Open			0	90	18	32.09	2,888			
FUS	Upper Story, Finished			647	647	647	160.47	103,825			
UBM	Basement, Unfinished			0	770	154	32.09	24,713			
</											



17467-1-1

City of Manchester, NH - Office of the Tax Collector
Payment Address: P.O. BOX 9598, Manchester, NH 03108-9598
 Office location: 1 City Hall Plaza West Wing, Manchester, NH 03101-2084
 Office hours: Monday-Friday, 8 AM to 5 PM
 For property values, exemptions, names, and addresses, call (603) 624-6520
 For account balance and payment information, call (603) 624-6575 or
 visit [www.ManchesterNH.Gov / Taxes](http://www.ManchesterNH.Gov/Taxes) for online account access and payments

ACCOUNT NUMBER

3902

*Please write this number on all payments and correspondence.

FIRST REAL ESTATE TAX BILL FOR 2026

JACOBS, MICHAEL A
 375 ORANGE ST
 MANCHESTER NH 03104

Major credit cards are accepted for payments online and in person.

A service fee will apply. Visit www.ManchesterNH.Gov/Taxes for details.

INFORMATION TO TAXPAYERS	PROPERTY DESCRIPTION	TAXES										
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. 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. 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. 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. 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.	Map-Lot: 0061-0027 375 ORANGE ST TOTAL VALUATION: 255,800 TAX RATES FOR THIS BILLING ARE EQUAL TO 1/2 OF THE RATES APPLIED FOR THE PREVIOUS YEAR'S FINAL BILL <table><tr><td>MUNICIPAL:</td><td>5.02</td></tr><tr><td>COUNTY:</td><td>.68</td></tr><tr><td>CITY EDUCATION:</td><td>3.66</td></tr><tr><td>STATE EDUCATION:</td><td>.76</td></tr><tr><td>TOTAL:</td><td>10.12</td></tr></table> ALL TAX RATES ARE PER \$1000 OF ASSESSED VALUE	MUNICIPAL:	5.02	COUNTY:	.68	CITY EDUCATION:	3.66	STATE EDUCATION:	.76	TOTAL:	10.12	Tax: 2,588.70 Tax paid: .00 TAX DUE: \$ 2,588.70 PAY BY WEDNESDAY, JULY 01, 2026 to avoid interest charges at 8.0 % per annum. This notice was generated on 5/15/2026 and does not reflect account activity after that date.
MUNICIPAL:	5.02											
COUNTY:	.68											
CITY EDUCATION:	3.66											
STATE EDUCATION:	.76											
TOTAL:	10.12											

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

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

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



Payments can also be made online at www.ManchesterNH.Gov/Taxes.

PAY BY WEDNESDAY, JULY 01, 2026 to avoid interest charges at 8.0 % per annum.

FIRST REAL ESTATE TAX BILL FOR 2026

Account Number: **3902**

JACOBS, MICHAEL A
 375 ORANGE ST
 MANCHESTER NH 03104

Map-Lot: 0061-0027
 Location: 375 ORANGE ST

TAX DUE: \$ **2,588.70**

0000039024

0002588705

Utility and Service Information

For the property located at: 375 Orange Street, Manchester NH

Trash pick up provided by:

City

Scheduled pick up:

Monday

Recycling pick up provided by:

City

Scheduled pick up:

Monday

Fuel company: Townsend Energy Phone:

Average seasonal cost: \$1700

Fuel tanks/location: Basement Size: _____

Other fuel/company: Propane stove Phone:

Furnace service company: _____ Phone: _____

A/C service company: _____ Phone: _____

Well service company: _____ Phone: _____

Septic service company: _____ Phone: _____

Irrigation service company: _____ Phone: _____

Electricity provider: Eversource Phone: _____

Avg. monthly bill in summer: \$227 In winter: \$130

Standard thermostat setting in summer: 73 In winter: 65

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:

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