

Note: Report includes internal fields.

Residential Single Family 387 Harrison Street Listed: 3/30/2026 \$489,000
5081251 Manchester NH 03104 Closed:
Active Unit/Lot # DOM: 0



County NH-Hillsborough
VillDstLoc
Year Built 1991
Architectural Style Raised Ranch
Color Beige
Total Stories 1
Taxes TBD No
Tax Annual Amount \$6,880.00
Tax Year 2024
Tax Year Notes

Rooms Total 7
Bedrooms Total 2
Bathrooms Total 2
Bathrooms Full 1
Bathrooms Three Quarter 1
Bathrooms Half 0
Bathrooms One Quarter 0
Above Grade Finished Area 1,536
Below Grade Finished Area 533
Total Finished Area 2,069
List \$/SqFt Fin Total \$236.35
Total Area 2,788
Lot Size Acres 0.28
Lot Size Square Feet 12,197
Footprint 28 x 24 + 26 x 20

Activation Date

Directions From exit 8 on I-93 (Wellington Rd/Bridge St) go west onto Bridge Street, right on Belmont, right on Harrison.



Public Remarks Perched high above the city, your own private eagle's nest awaits you! The gently sloping terrain is wonderful palette for your landscaping skills, and the view from the front entry porch, the living room, kitchen, and rear deck provides an expansive and calming vista. As you come the front entryway the living room welcomes you into its open, well-lit arms and encourages relaxation. The living room is open to the dining area at one end of the kitchen so friends and family are never far away, and the kitchen itself is a marvel of efficiency, with loads of cabinets with pull-out shelving and drawers. And once you've prepared a fabulous meal you can carry it right out to the deck for al fresco dining. But who needs food? The deck is the perfect place hang out and sip cocktails while listening to the birds and watching the sun sink in the west. And at the end of your busy day you'll have an oasis in the grand primary suite with amazing closet space to retire to. A second, roomy bedroom with two double closets and a shared full bathroom round out this level. The finished basement expands the living space and can serve any purpose you can conjure--workout space, craft area, game or sports room--and there's a large laundry area that's plumbed for a third bathroom if you want one. The wide 2-car garage leaves space for kayaks, tool chests, or gardening supplies, but there's also a shed to store such things. Storage is the watchword in this house, and you also get a huge walk-up attic that will hold your holiday decorations, luggage, and all the things you know you'll need someday! You're a short hop to Derryfield Park, the highway, and Mcityre Ski Area, and with the elevated view, this is one of Manchester's most desirable locations. So yes, you may want to replace some carpet and do some other minor updates, but this unique home will be well worth it. Come see for yourself! OPEN HOUSES: Sat. 4/4, 10am-Noon, Sun 4/5, 11am-1pm.

STRUCTURE

Construction Status Existing Estimated Completion Date List \$/SqFt Fin ABV Grade \$318.36
Construction Materials Wood Frame, Vinyl Siding Rehab Needed Above Grade Finished Area Source Assessor
Roof Asphalt Shingle Above Grade Unfinished Area 0
Foundation Details Concrete Below Grade Finished Area Source Measured
Below Grade Unfinished Area 719
Below Grade Unfinished Area Source Measured
Basement Yes
Basement Access Type Interior
Basement Description Climate Controlled, Finished, Full, Interior Stairs, Exterior Access
Garage Yes
Garage Capacity 2
Total Below Grade Area
Total Below Grade Area Source

Table with 2 columns: ROOMS and DIMENSIONS / LVL. Rows include Living Room, Kitchen, Dining Room, Primary Bedroom, Bathroom Three Quarter, Bedroom, Bathroom Full, and Rec Room.

LOT & LOCATION

Development / Subdivision
Owned Land
Common Land Acres
ROW Length
ROW Width
ROW Parcel Access
ROW to other Parcel
Road Frontage Yes
Road Frontage Length 100
Road Frontage Type Public
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 Sloping, Near Golf Course, Near Skiing
Waterfront Property
Water View
Water Body Access
Water Body Name
Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions

UTILITIES

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

Internet Cable Internet
Fuel Company Liberty Utilities
Electric Company Eversource
Water Company Manchester Water Works
Cable Company
Phone Company
Internet Service Provider

FEATURES

Interior Features Blinds, Primary BR w/ BA, Indoor Storage, Walk-in Closet, Walkup Attic
Flooring Carpet, Ceramic Tile, Hardwood, Vinyl
Exterior Features Deck, Porch, Shed, Double Pane Window(s)
Driveway Paved
Appliances Dishwasher, Disposal, Dryer, Range Hood, Gas Range, Refrigerator, Washer, Natural Gas Water Heater
Other Equipment Hardwired Smoke Detector

CONDO -- MOBILE -- AUCTION INFO

Condo Name
Building Number
Units Per Building
Condo Limited Common Area
Condo Fees
Auction No
Auction Date
Auction Time
Auctioneer Name
Auctioneer License Number
Auction Price Determnd By

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

DISCLOSURES

Fee
Fee 2
Fee 3
Foreclosed/Bank-Owned/REO No
Planned Urban Developmt
Rented
Rental Amount
Exclusions
Documents Available Blueprints, 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 Unknown
Surveyed By

PUBLIC RECORDS

DeedRecTy Warranty
Total Deeds
Deed Book 9429
Deed Page 351
Deed 2 Book
Deed 2 Page
PlanSurv#
Property ID
Zoning R-1A Residential
Map 905
Block 0
Lot 49
SPAN#
Tax Class
Tax Rate
Current Use
Land Gains
AssmntYr 2024
AssmntAmt \$351,400
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. Assessor lists this as a 3-bedroom home, but a previous owner took down a wall to create a huge primary bedroom with extra closet space; it could be turned back into 3 bedrooms again fairly easily. Assessor also notes 1.5 baths, but it's 1.75. Easy to show.

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 Carpenter/Walch
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 3/30/2026
Expiration Date 6/28/2026
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 \$489,000

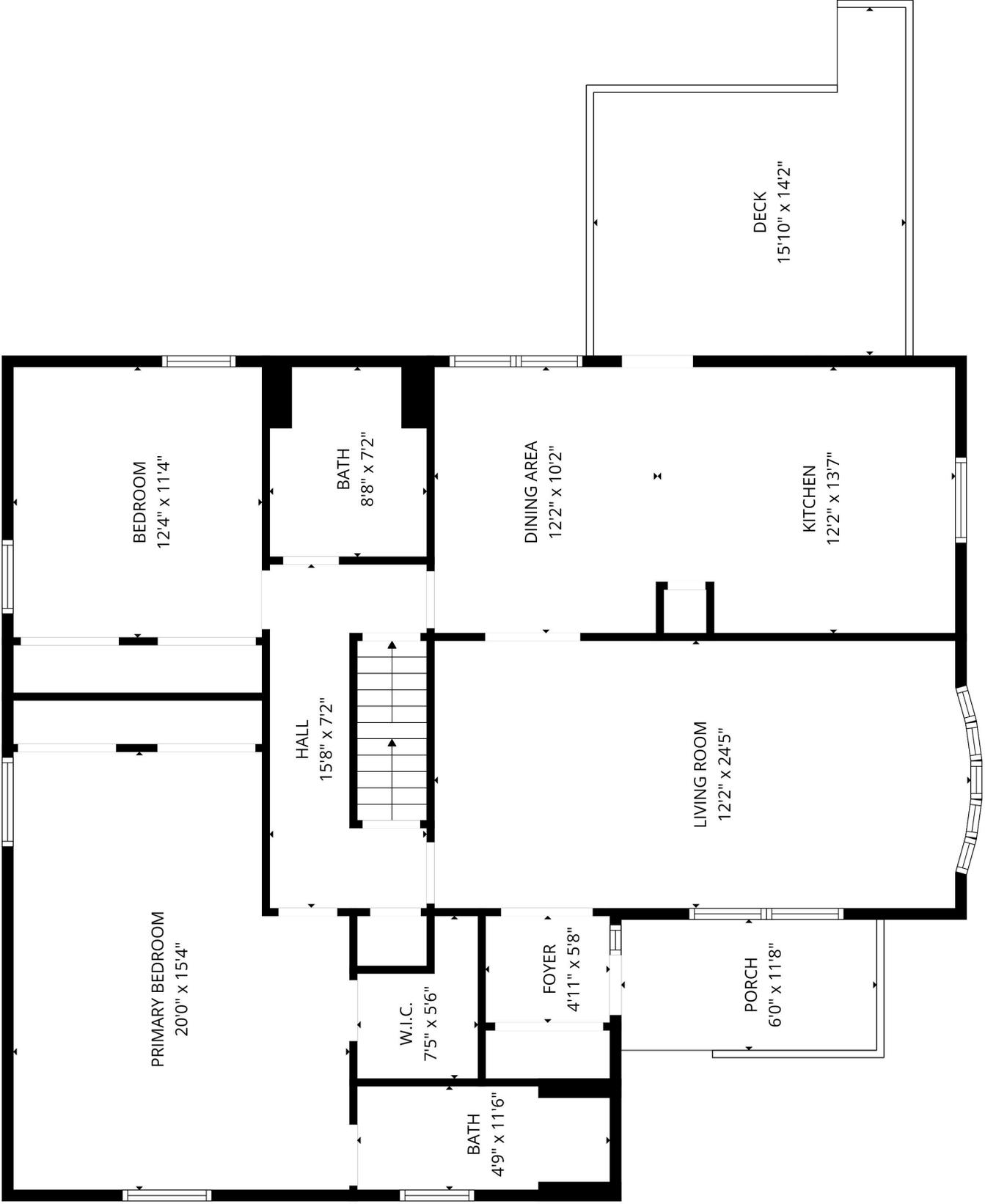
Concessions
Concessions Amount
Concessions Comments
Appraisal Complete
Appraisal Type
Appraiser
Appraiser Phone
Appraiser Email
Buyer Name
Residence
Title Company

Buyer Financing
Right of First Refusal

Contingencies

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

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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:** The Carpenter Walch Family Revocable Trust dated February 18, 2021

2. **PROPERTY LOCATION:** 387 Harrison 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 21 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 Water Pump - unused

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

c. **USE:** Number of persons currently using the system: 2
 Does system supply water for more than one household? Yes No

d. **MALFUNCTIONS:** Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?

Pump: Yes No N/A Quantity: Yes No
 Quality: Yes No Unknown

If YES to any question, please explain in Comments below or with attachment.

e. **WATER TEST:** Have you had the water tested? Yes No Date of most recent test _____

IF YES to any question, please explain in Comments below or with attachment.

Are you aware of any test results reported as unsatisfactory or satisfactory with notations? Yes No

IF YES, are test results available? Yes No

What steps were taken to remedy the problem? _____

COMMENTS: _____

6. **SEWAGE DISPOSAL SYSTEM**

a. **TYPE OF SYSTEM:** Public: Yes No Community/Shared: Yes No
 Private: Yes No Unknown
 Septic Design Available: Yes No

b. **IF PUBLIC OR COMMUNITY/SHARED**
 Have you experienced any problems such as line or other malfunctions? Yes No
 What steps were taken to remedy the problem? _____

c. **IF PRIVATE:**
TANK: Septic Tank Holding Tank Cesspool Unknown Other _____
 Tank Size _____ Gal. Unknown Other _____
 Tank Type Concrete Metal Unknown Other _____
 Location: _____ Location Unknown. Date of Installation: _____

Date of Last Servicing: _____ Name of Company Servicing Tank: _____

Have you experienced any malfunctions? Yes No

COMMENTS: _____

SELLER(S) INITIALS BAC / [Signature]

BUYER(S) INITIALS _____ / _____

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

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? Yes No Unknown
 IF YES, has a 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"/>	Fiberglass	batting	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A		<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown		<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input type="checkbox"/>

8. HAZARDOUS MATERIAL

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

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

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

SELLER(S) INITIALS EAC / [Signature]

BUYER(S) INITIALS _____ / _____

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d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If YES: Date: _____ By: _____

Results: _____ If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? Yes No

Are test results available? Yes No Comments: _____

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

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

If YES: Source of information: _____

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

Comments: _____

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

If YES: Source of information: _____

Comments: _____

9. GENERAL INFORMATION

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

Yes No Unknown If YES, Explain: HELOC

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? Res

i. Heating System Age: 1 yr Type: Forced Hot Air Fuel: Natural Gas Tank Location: N/A

Owner of Tank: N/A

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? _____

Secondary Heat Systems: _____

Comments: _____

j. Roof Age: Unk Type of Roof Covering: Asphalt

Moisture or leakage: No

Comments: We have never replaced it.

SELLER(S) INITIALS

RAC [Signature]

BUYER(S) INITIALS

[Signature] [Signature]

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- k. **Foundation/Basement** Full Partial Other: _____ Type: _____
Moisture or leakage: no
Comments: _____
- l. **Chimney(s)** How Many? N/A Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____
- m. **Plumbing** Type: Mixed Age: _____
Comments: _____
- n. **Domestic Hot Water** Age: 2025 Type: Natural Gas Gallons: _____
- 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: Central Age: 2025 Date Last Serviced and by whom: AT Leblanc
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: N/A
- v. **Internet** Type Currently Used at Property: Comcast
- w. **Other** (e.g. Alarm System, Irrigation System, etc.) Alarm - not used
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]

BUYER(S) INITIALS [Blank]

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 387 Harrison 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).

Rae Curphey 3/9/26
SELLER DATE

[Signature] 3/9/26
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 *RAE* *[Signature]*

BUYER(S) INITIALS



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Manchester, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

1 of 1
Transfer Tax: \$ Exempt
LCHIP Fee: \$
Recording Fee: \$
Return to: #030636-115443
Devine, Millimet & Branch
Attn: JRR/VP
111 Amherst Street
Manchester, NH 03101

E- Doc # 210012523
Book 9429 Page 351

02/23/2021 11:12:22 AM
Page 1 of 3

Mary Ann Crowell
Register of Deeds, Hillsborough County
LCHIP HIA594536 25.00

WARRANTY DEED

Roger A. Carpenter, having an address of 387 Harrison Street, Manchester, New Hampshire 03104, for nominal consideration of \$10 or other valuable consideration, which statement of consideration is made pursuant to RSA 78-B, grants to **Roger Carpenter and William Walch, Trustees of the Carpenter Walch Family Revocable Trust dated February 18, 2021**, having an address of 387 Harrison Street, Manchester, New Hampshire 03104, with WARRANTY COVENANTS:

All of my right, title and interest in and to the following described premises located in Manchester, Hillsborough County, New Hampshire, described as follows:

A certain tract or parcel of land, with the buildings thereon, situated in the City of Manchester, County of Hillsborough and State of New Hampshire, being Lot No. 26 on a plan in Section A as shown on "A Plan of Amoskeag Lot No. 5412, as subdivided by Floyd L. Willey", recorded at the Hillsborough County Registry of Deeds on an unrecorded plan, more particularly bounded and described as follows:

Beginning at an iron pipe on the southerly side of Harrison Street, 200' east of the intersection of the southerly line of Harrison Street with the easterly line of Larchmont Road, formerly High Ridge Road, this intersection being 250' east of the easterly line of Belmont Street;

Easterly by and along the southerly line of Harrison Street, 100' to an iron pipe;

Southerly at right angles with the last named course by Lots No. 23 and No. 24, 120' to an iron pipe;

Westerly at right angles with the last named course by Lot No. 27, 100' to an iron pipe;

Northerly at right angles with the last named course by Lots No. 29 and No. 28, 120' to the point of beginning.

Subject to the following restrictions and limitations as to the use of said premises:

1. The lot shall be used for residential purposes only.
2. Only 1 dwelling house and private garage shall be built thereon.

3. No dwelling shall be set nearer than 25' to a street line.
4. No dwelling shall be set nearer than 10' to a lot line.
5. No dwelling shall be built for more than 2 families.
6. No dwelling shall cost less than \$5,000.00.

Subject to an outstanding mortgage from Roger A. Carpenter to Citizen's Bank, N.A. dated March 31, 2017 and recorded with the Hillsborough County Registry of Deeds at Book 8959, Page 2390.

Meaning and intending to describe the same premises conveyed to Roger A. Carpenter, by Warranty Deed from Lino P. Torres, Jr. and Frances L. Torres, said Deed dated January 28, 2005 and recorded with the Hillsborough County Registry of Deeds at Book 7401, Page 20.

Homestead Rights Retained: To the extent homestead rights exist in the within-described premises, I hereby retain my homestead rights pursuant to RSA 480:9, and the homestead rights of my husband, William Walch, are also retained.

Transfer Tax: This transfer is exempt from transfer tax pursuant to RSA 78-B:2, IX.

Executed this 18th day of February, 2021.

Roger A. Carpenter
Roger A. Carpenter

State of New Hampshire
County of Hillsborough

The foregoing instrument was acknowledged before me this 18th day of February, 2021, by **Roger A. Carpenter**, for the purposes herein intended.

Jennifer R. Rivett
Notary Public / Justice of the Peace
Print Name:
My Commission Expires:

*Affix Seal/
Stamp within
box*

JENNIFER R. RIVETT, Notary Public
State of New Hampshire
My Commission Expires March 11, 2025

387 HARRISON ST

Location 387 HARRISON ST

Mblu 0905 / / 0049 / /

Owner CARPENTER WALCH FAM REV TR

Assessment \$351,400

Building Count 1

Current Value

Assessment	
Valuation Year	Total
2022	\$351,400

Owner of Record

Owner CARPENTER WALCH FAM REV TR

Sale Price \$0

Co-Owner

Certificate

Book & Page 9429/0351

Sale Date 02/18/2021

Instrument 38

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CARPENTER WALCH FAM REV TR	\$0		9429/0351	38	02/18/2021
CARPENTER, ROGER A	\$277,000		7401/0020	00	01/28/2005
TORRES, LINO PJR	\$55,000		5877/1030	04	08/21/1991
TAMZARIAN VARTKES K	\$0		0/0		02/25/1987

Building Information

Building 1 : Section 1

Year Built: 1991

Living Area: 1,536

Replacement Cost

Less Depreciation: \$229,600

Building Attributes	
Field	Description
Style:	Ranch
Model	Residential

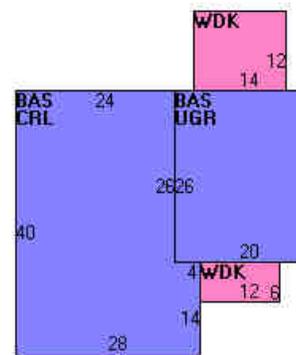
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	Central Air
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	6
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
MHP	
Fndtn Cndtn	
Basement	
Usrflid 706	

Building Photo



(<https://images.vgsi.com/photos/ManchesterNHPhotos/\00\06\66\45.JPG>)

Building Layout



(https://images.vgsi.com/photos/ManchesterNHPhotos//Sketches/28848_)

Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
BAS	First Floor	1,536	1,536
CRL	Crawl Space	1,016	0
UGR	Garage, Basement	520	0
WDK	Deck, Wood	240	0
		3,312	1,536

Extra Features

Extra Features
No Data for Extra Features

Land

Land Use

Use Code 1010
Description SINGLE FAM

Land Line Valuation

Size (Sqr Feet) 12000

Outbuildings

Outbuildings		
Code	Description	Size
SHD1	SHED FRAME	120.00 S.F.

Valuation History

Assessment	
Valuation Year	Total
2023	\$351,400



T-T-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 for online account access and payments

ACCOUNT NUMBER

60244

*Please write this number on all payments and correspondence.

FIRST REAL ESTATE TAX BILL FOR 2025

CARPENTER WALCH FAM REV TR
CARPENTER, ROGER A TEE
WALCH, WILLIAM TEE
387 HARRISON 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									
<p>The Taxpayer may, by March 1 following the final notice of tax and not afterward, apply in writing to the Board of Assessors for a tax abatement or deferral.</p> <p>If you are elderly, disabled, blind, a veteran or veteran's spouse, or are unable to pay taxes due to poverty or other good cause, you may be eligible for a tax exemption, credit, abatement, or deferral. For details and application information, contact the Board of Assessors at 603-624-6520.</p> <p>Taxpayers desiring any information in regard to taxation, assessments, exemptions, or change of address should contact the Board of Assessors at 603-624-6520, not the Tax Collector.</p> <p>Real estate tax payments will be applied first to the oldest delinquent real estate taxes (if any) for the indicated property. Partial payments are accepted but will not delay or prevent lien or deed actions authorized by State law.</p> <p>All taxes are assessed as of April 1st of each year. Unless directed otherwise, tax bills are mailed to the last known address of the first owner listed on the deed.</p>	<p>Map-Lot: 0905-0049 387 HARRISON ST TOTAL VALUATION: 351,400</p>	<p>Tax: 3,440.21 Tax paid: .00</p> <p>TAX DUE: \$ 3,440.21</p> <p>PAY BY TUESDAY, JULY 08, 2025 to avoid interest charges at 8.0 % per annum.</p>									
	<p>TAX RATES FOR THIS BILLING ARE EQUAL TO 1/2 OF THE RATES APPLIED FOR THE PREVIOUS YEAR'S FINAL BILL</p> <table> <tr><td>MUNICIPAL:</td><td>4.68</td></tr> <tr><td>COUNTY:</td><td>.56</td></tr> <tr><td>CITY EDUCATION:</td><td>3.79</td></tr> <tr><td>STATE EDUCATION:</td><td>.76</td></tr> <tr><td>TOTAL:</td><td>9.79</td></tr> </table> <p>ALL TAX RATES ARE PER \$1000 OF ASSESSED VALUE</p>	MUNICIPAL:	4.68	COUNTY:	.56	CITY EDUCATION:	3.79	STATE EDUCATION:	.76	TOTAL:	9.79
MUNICIPAL:	4.68										
COUNTY:	.56										
CITY EDUCATION:	3.79										
STATE EDUCATION:	.76										
TOTAL:	9.79										

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

FIRST REAL ESTATE TAX BILL FOR 2025

Account Number: 60244

CARPENTER WALCH FAM REV TR
CARPENTER, ROGER A TEE
WALCH, WILLIAM TEE
387 HARRISON ST
MANCHESTER NH 03104

Map-Lot: 0905-0049
Location: 387 HARRISON ST

TAX DUE: \$ 3,440.21

0000602441 0003440211



T-T-6391-1

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 60244 <small>*Please write this number on all payments and correspondence.</small>
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FINAL REAL ESTATE TAX BILL FOR 2025

CARPENTER WALCH FAM REV TR
 CARPENTER, ROGER A TEE
 WALCH, WILLIAM TEE
 387 HARRISON ST
 MANCHESTER NH 03104

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INFORMATION TO TAXPAYERS	PROPERTY DESCRIPTION	TAXES									
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	<p>TAX RATES FOR THIS BILLING:</p> <table> <tr><td>MUNICIPAL:</td><td>10.04</td></tr> <tr><td>COUNTY:</td><td>1.36</td></tr> <tr><td>CITY EDUCATION:</td><td>7.33</td></tr> <tr><td>STATE EDUCATION:</td><td>1.51</td></tr> <tr><td>TOTAL:</td><td>20.24</td></tr> </table> <p>ALL TAX RATES ARE PER \$1000 OF ASSESSED VALUE</p>	MUNICIPAL:	10.04	COUNTY:	1.36	CITY EDUCATION:	7.33	STATE EDUCATION:	1.51	TOTAL:	20.24
MUNICIPAL:	10.04										
COUNTY:	1.36										
CITY EDUCATION:	7.33										
STATE EDUCATION:	1.51										
TOTAL:	20.24										

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TAX COLLECTOR, PO BOX 9598, MANCHESTER NH 03108

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PAY BY TUESDAY, DECEMBER 30, 2025 to avoid interest charges at 8.0 % per annum.

FINAL REAL ESTATE TAX BILL FOR 2025

Account Number: 60244

CARPENTER WALCH FAM REV TR
 CARPENTER, ROGER A TEE
 WALCH, WILLIAM TEE
 387 HARRISON ST
 MANCHESTER NH 03104

Map-Lot: 0905-0049
 Location: 387 HARRISON ST

TAX DUE: \$ 3,672.13

0000602441 0003672136

Utility and Service Information

For the property located at: 387 Harrison Street, Manchester NH 03104

Trash pick up provided by:

City of Manchester

Scheduled pick up:

Monday

Recycling pick up provided by:

City of Manchester

Scheduled pick up:

Monday

Fuel company: Liberty Utilities Phone: _____

Average seasonal cost: _____

Fuel tanks/location: N/A Size: _____

Other fuel/company: _____ Phone: _____

Furnace service company: AJ Leblanc Phone: _____

A/C service company: AJ Leblanc Phone: _____

Well service company: N/A Phone: _____

Septic service company: N/A Phone: _____

Irrigation service company: N/A Phone: _____

Electricity provider: Eversource Phone: _____

Utility and Service Information

For the property located at: 387 Harrison Street, Manchester NH 03104

Trash pick up provided by:

City of Manchester

Scheduled pick up:

Monday

Recycling pick up provided by:

City of Manchester

Scheduled pick up:

Monday

Fuel company: Liberty Utilities Phone: _____

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A/C service company: AJ Leblanc Phone: _____

Well service company: N/A Phone: _____

Septic service company: N/A Phone: _____

Irrigation service company: N/A Phone: _____

Electricity provider: Eversource Phone: _____