

Note: Report includes internal fields.

Residential **Single Family** **388 Paige Hill Road** **Listed: 8/12/2026** **\$725,000**
5104629 **Goffstown** **NH 03045** **Closed:**
Active **Unit/Lot #** **DOM: 5**



County NH-Hillsborough
VillDstLoc
Year Built 1982
Architectural Style Colonial
Color Grey
Total Stories 2
Taxes TBD No
Tax Annual Amount \$10,572.00
Tax Year 2025
Tax Year Notes

Rooms Total 9
Bedrooms Total 4
Bathrooms Total 3
Bathrooms Full 1
Bathrooms Three Quarter 1
Bathrooms Half 1
Bathrooms One Quarter 0
Above Grade Finished Area 2,262
Below Grade Finished Area 560
Total Finished Area 2,822
List \$/SqFt Fin Total \$256.91
Total Area 3,270
Lot Size Acres 3.10
Lot Size Square Feet 135,036
Footprint 36 x 28

Activation Date

Directions From Manchester, follow Center St./Elm St. west, go north on Locust Hill Road, bear right on Paige Hill Road. From downtown Goffstown, take Route 13 north, go right on Stinson Road, left on Paige Hill.

Public Remarks Raise your hand if you want a luxury kitchen without the million-dollar price tag! Step into this home from the farmer's porch and you'll be blown away, first by the mudroom with double-height cabinets, complete with sitting bench and cubbies, but even more so by the stunning kitchen itself. Warm wood cabinets and pearly quartz countertops are highlighted by elegant lighting all around, and white upper cabinets are balanced by natural wood open shelves with accent lights. A suite of high-end stainless appliances (including trash compactor and wine fridge) beckon to the devoted chef/host(ess), and the wood stove in the corner will make friends gathered at the island feel especially cozy. A separate coffee station is perfectly positioned on the way to the blissfully relaxing 3-season porch, which features a vaulted ceiling and a 180-degree view of, and slider to, the multi-level deck, patio, and yard. There's enough space out there to entertain your friends, your neighbors, you friends' neighbors, and your neighbors' friends! For more contemplative relaxation you can sit on the front porch and watch the bees and hummingbirds tend to the beautiful landscaping. The front-to-back living room is vast and features a wood fireplace, while the dining room is the picture of intimate elegance. The hardwood floors carry through much of the second floor, where you'll find the primary suite and the other three bedrooms. Back downstairs, there's a huge finished basement space, so you can unwind in front of the latest Netflix series or get the band back together and crank it up to 11! There's built-in storage in the other half of the basement, pull-down access to the attic and above the 2-car garage, plus a nice shed in the yard. Set on 3 private wooded acres with stone walls and easy access to downtown Goffstown and Manchester, this home is ready for its next connoisseur and caretaker! OPEN HOUSES: Sat/Sun, Aug. 15 & 16, 11am-1pm.

STRUCTURE

Property Condition Existing
Construction Materials Clapboard Exterior
Roof Architectural Shingle
Foundation Details Concrete

Estimated Completion Date

List \$/SqFt Fin ABV Grade \$320.51
Above Grade Finished Area Source Assessor
Above Grade Unfinished Area 0
Above Grade Unfinished Area Source
Below Grade Finished Area Source Assessor
Below Grade Unfinished Area 448
Below Grade Unfinished Area Source Assessor
Total Below Grade Area
Total Below Grade Area Source

Basement Yes
Basement Access Type Walk-up
Basement Description Bulkhead, Concrete Floor, Full, Partially Finished, Storage Space
Garage Yes
Garage Capacity 2
Parking Features Auto Open, Storage Above, Garage, Parking Spaces 3 - 5, Paved, Attached

ROOMS	DIMENSIONS / LVL	ROOMS	DIMENSIONS / LVL	ROOMS	DIMENSIONS / LVL
Kitchen	21' 7" x 14' 5" 1	Bedroom	10' 4" x 9' 3" 2		
Dining Room	12' x 11' 5" 1	Bathroom Full	8' 9" x 7' 7" 2		
Living Room	27' x 13' 1	Bedroom	13' x 11' 5" 2		
Mudroom	9' x 6' 1	Bedroom	12' 10" x 10' 5" 2		
Bathroom Half	6' x 3' 6" 1	Family Room	26' x 12' 9" B		
Sunroom	13' x 11' 5" 1				
Primary Bedroom	16' 8" x 11' 5" 2				
Bathroom Three Quarter	10' x 5' 4" 2				

LOT & LOCATION

Development / Subdivision

Owned Land
Common Land Acres
ROW Length
ROW Width
ROW Parcel Access
ROW to other Parcel
School District Goffstown Sch Dsct SAU #19
Elementary School Maple Avenue Elementary School
Middle/Jr School Mountain View Middle School
High School Goffstown High School
Lot Features Country Setting, Landscaped, Rolling, Wooded

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 550
Road Frontage Type Public

UTILITIES		
Heating	Oil, Electric, Hot Water, Wood Stove	Internet Cable Internet
Cooling	None	Fuel Company
Water Source	Drilled Well, Private	Electric Company
Sewer	1000 Gallon, Leach Field, Septic	Water Company
Electric	200+ Amp Service, Circuit Breaker(s), Generator Ready	Cable Company
Utilities	Cable	Phone Company
		Internet Service Provider

FEATURES	
Interior Features	Blinds, Wood Fireplace, Kitchen Island, Primary BR w/ BA, Walk -in Closet, Window Treatment, Attic with Pulldown
Flooring	Carpet, Ceramic Tile, Hardwood, Laminata
Exterior Features	Deck, Gazebo, Patio, Covered Porch, Shed
Driveway	Paved
Parking Features	Auto Open, Storage Above, Garage, Parking Spaces 3 - 5, Paved, Attached
Appliances	Dishwasher, Disposal, Dryer, Range Hood, Freezer, Microwave, Electric Range, Refrigerator, Trash Compactor, Washer, Water Heater off Boiler, Wine Cooler
Other Equipment	Radon Mitigation, Wood Stove

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 Park Approval	Mobile Anchor
Mobile Make		Mobile Must Move	Mobile Co-Op
Mobile Model Name			
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, Septic Design, Survey, Tax Map	Right of First Refusal	

Timeshare/Fract. Ownrshp	No
T/F Ownership Amount	
T/F Ownership Type	
Surveyed	Yes
Surveyed By	Frances C. Moore

PUBLIC RECORDS				POWER PRODUCTION	
DeedRecTy	Warranty	Map	8	PrdType	PrdType2
Total Deeds		Block	34	PrdOwner	PrdOwner2
Deed Book	6443	Lot	0	MountType	MountType2
Deed Page	0541	SPAN#		Mount Loc	Mount Loc2
Deed 2 Book		Tax Class		PrdSize	PrdSize2
Deed 2 Page		Tax Rate		InstallYr	InstallYr2
PlanSurv#		PropTaxRel		PrdAnnual	PrdAnnual2
Property ID		Land Gains		AnnStatus	AnnStatus2
Zoning	Agricultural	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 All measurements including floor plans are approximate; buyers and their agents are encouraged to measure for themselves. The freezer and second refrigerator in the basement can stay if a buyer wishes. 4-hour notice required for showings. Seller is an early riser--no showings after 6pm.

Private Office Remarks

Showing Instructions Combo Lockbox, Owner Occupied, 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 Gallagher

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	8/12/2026
Listing Office - Phone Number	Off: 603-232-8282	Expiration Date	11/10/2026
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	\$725,000
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

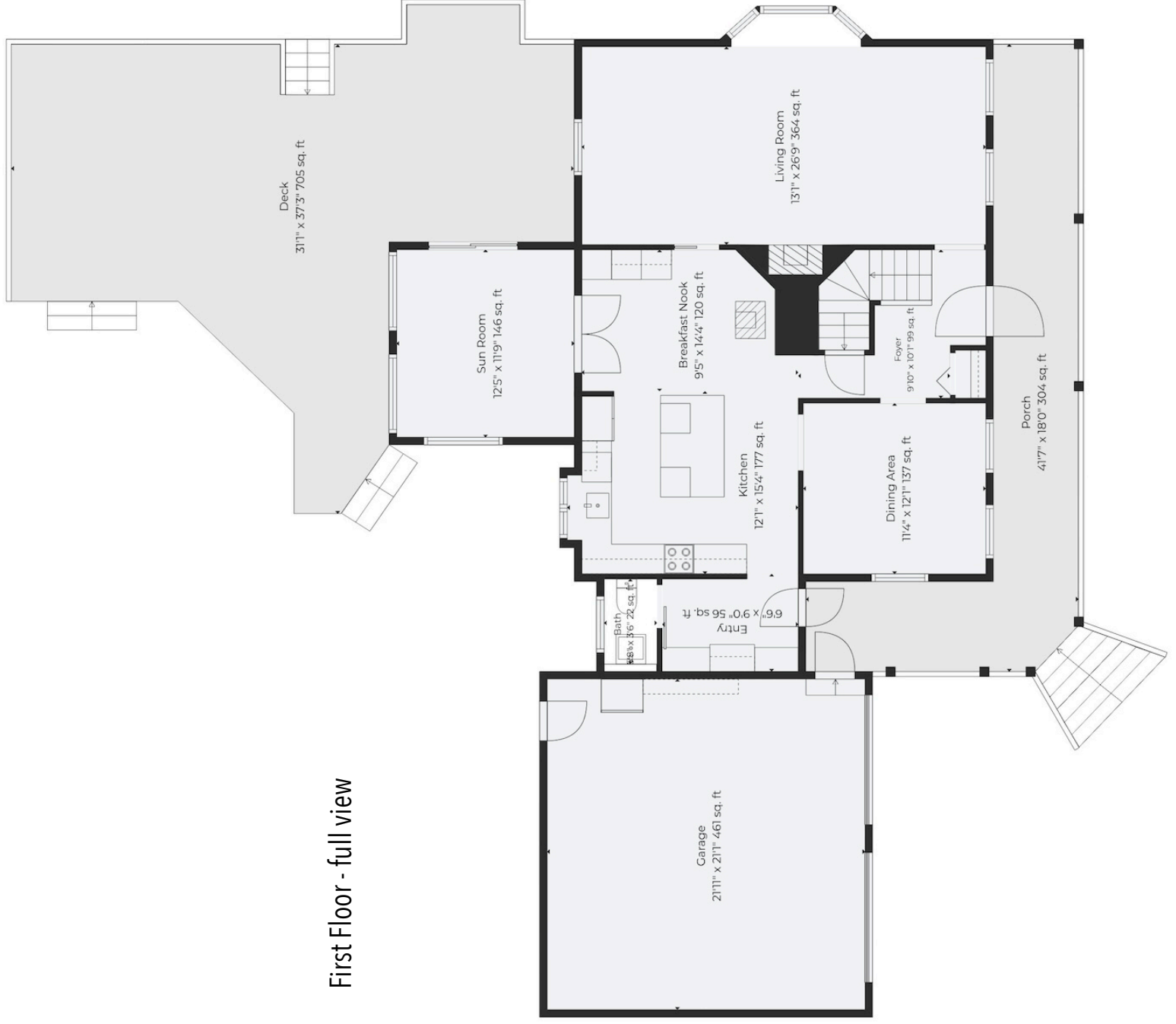
Right of First Refusal

Contingencies

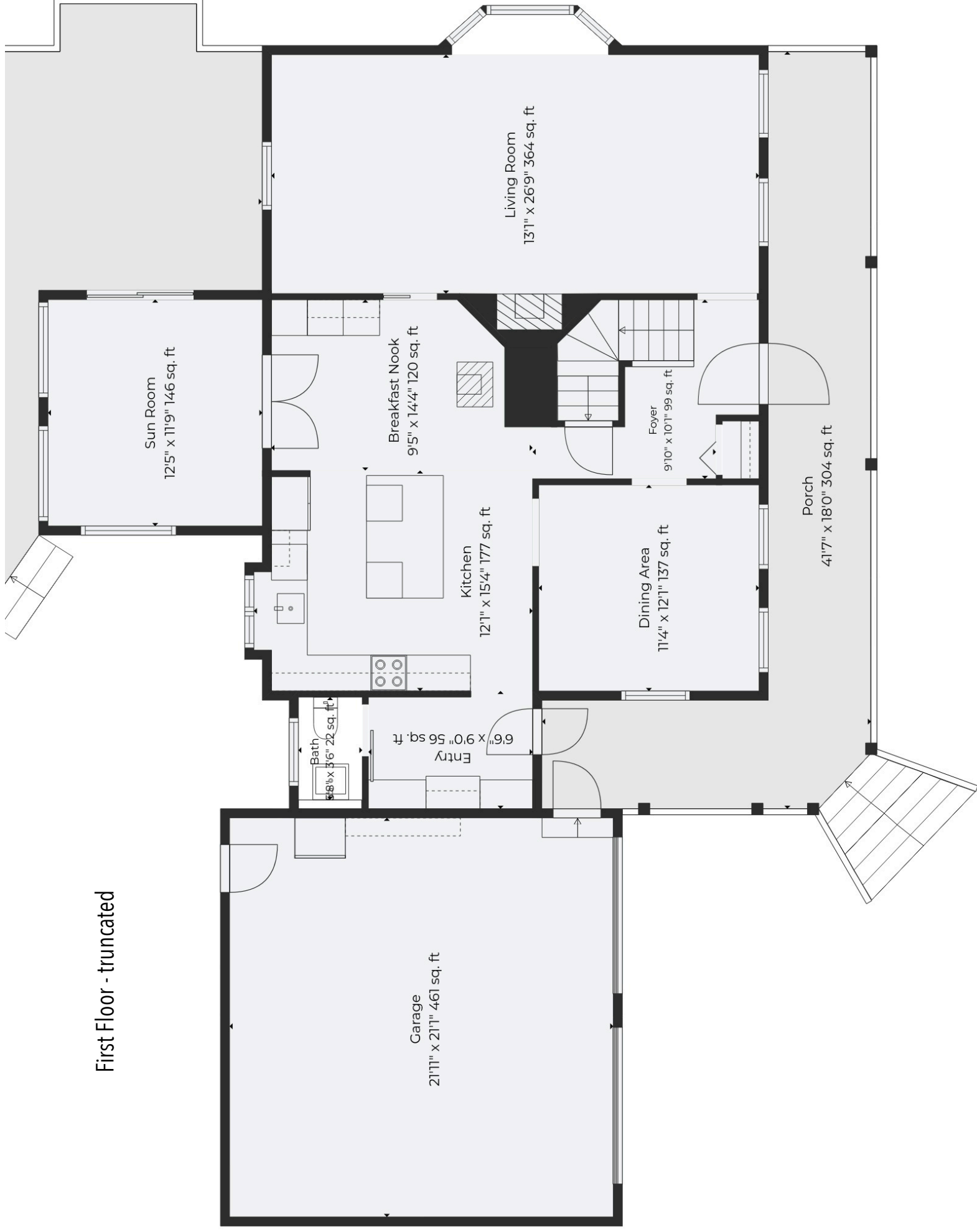
My Info: Greg Powers - Cell: 603-716-0254

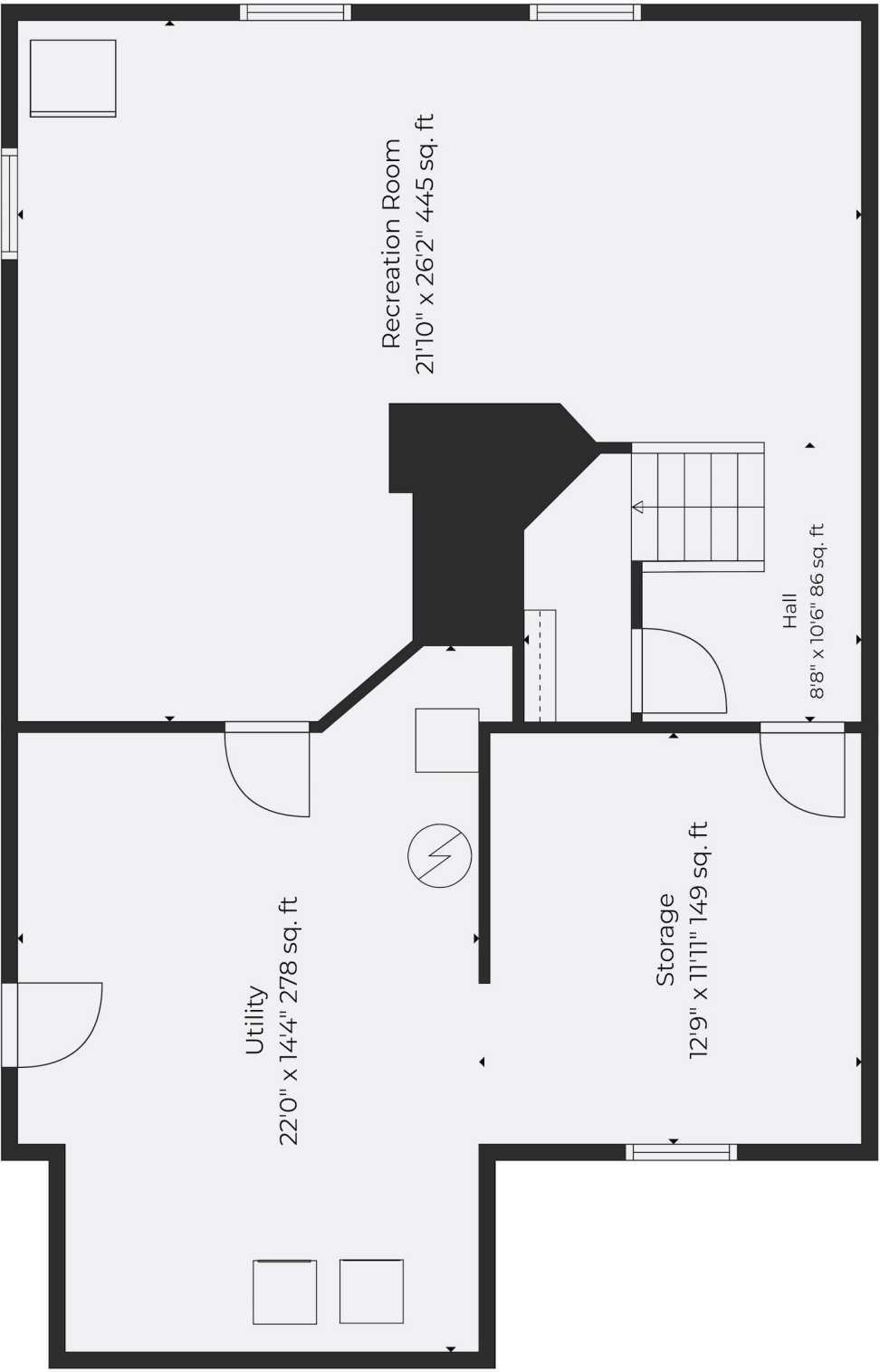
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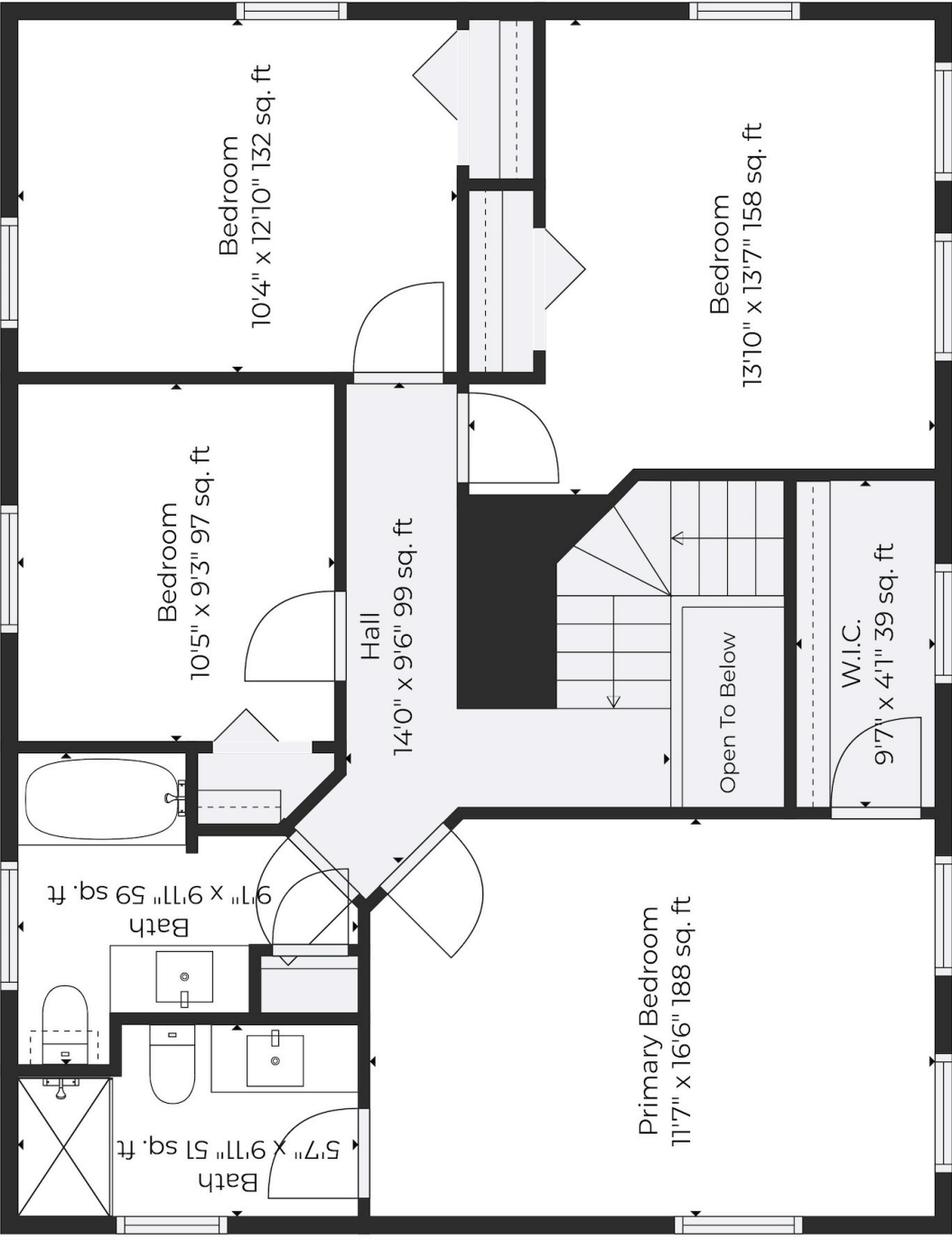
First Floor - full view



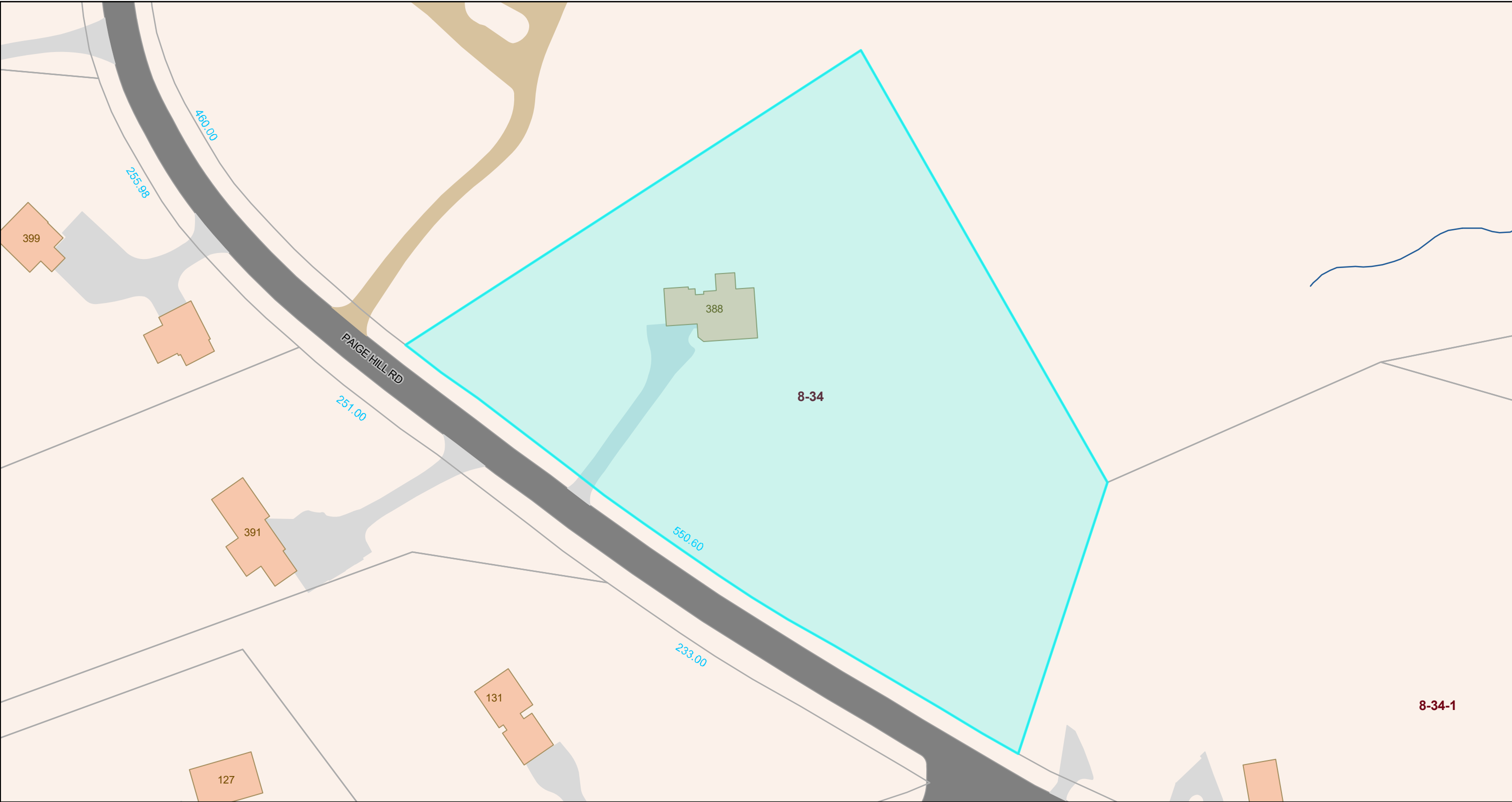
First Floor - truncated







ArcGIS Web Map



7/11/2026, 8:13:17 PM

Parcels

Intermittent Stream

Stream

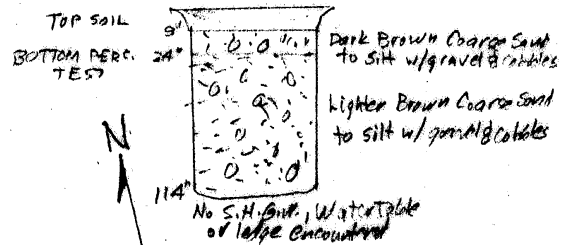
Bridge

Stream

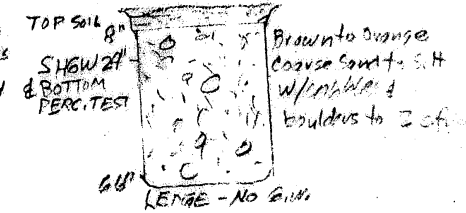
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

#34-1 TEST PIT
6/30/81

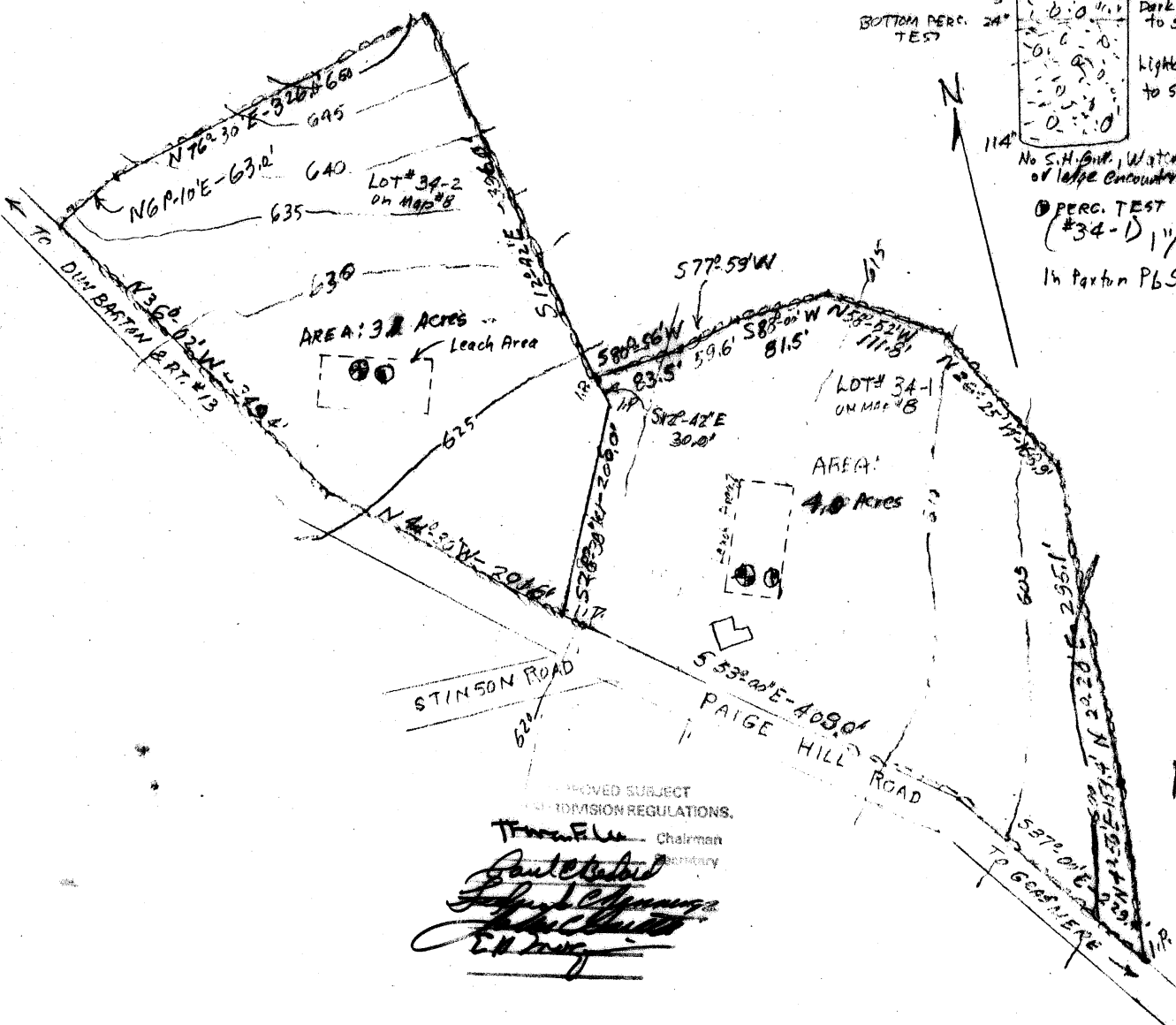
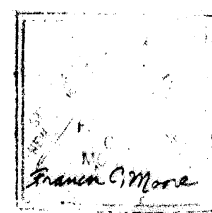
#34-2 TEST PIT
6/30/81



PERC. TEST 6/30/81
#34-1 1 1/2 Minutes
In Parton P.B. Soil by SCS Soil Map (1953)



PERC. TEST
#34-2 6/30/81
1 1/2 Minutes
In Arundel
SCS Soil Map



APPROVED SUBJECT
SUBDIVISION REGULATIONS.
Francis C. Moore Chairman
[Signature] Secretary
[Signature] E.N. Moore

LAND ZONED AGRICULTURAL II
DUGRENIER SUBDIVISION
PAIGE HILL ROAD
GOFFSTOWN, N.H.
SCALE: 1" = 100'
APRIL 1981
SURVEYED BY Francis C. Moore REVISED OCT. 1982
Goffstown, N.H.

#15141 In 55

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: Thomas J. Gallagher, Sr. and Lorraine Gallagher

2. PROPERTY LOCATION: 388 Paige Hill Road, Goffstown NH 03045

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

4. SELLER: ☒ has ☐ has not occupied the property for 24 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: ① of driveway on NW side Artesian
Installed By: Capital Well Date of Installation: 1982
What is the source of your information? Home inspector at time of purchase was the original Builder

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 new pump 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 Not done when pump & water system were replaced
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 1600 Gal. ☐ Unknown ☐ Other

Tank Type ☐ Concrete ☐ Metal ☐ Unknown ☐ Other

Location: SW corner of house Front yard in 100' w/ ☐ Location Unknown. Date of Installation:

Date of Last Servicing: Name of Company Servicing Tank:

Have you experienced any malfunctions? ☐ Yes ☒ No

COMMENTS:

SELLER(S) INITIALS [Signature]

BUYER(S) INITIALS [Signature]

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
IF YES, Location: Lower front yard South of house Size: 1425 ☐ Unknown
Date of installation of leach field: 10/15/1982 Installed By: Frances Moore
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	☒	☐	☐	<u>Fiberglass</u>		☐
	Crawl Space	☒	☐	☐	<u>foam under sun room</u>		☐
	Exterior Walls	☒	☐	☐	<u>Fiberglass</u>		☐
	Floors	☐	☐	☒			☐

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: 2000 By: prior owner & again by 2001 home inspector
Results: NO ISSUES If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? ☐ Yes ☒ No
Are test results available? ☐ Yes ☐ No
Comments: Radon pump replaced two year ago

SELLER(S) INITIALS

[Signature] [Signature]

BUYER(S) INITIALS

[Signature] [Signature]

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d. RADON/WATER - Current or previously existing:

Has the property been tested? ☐ Yes ☐ No ☐ Unknown

If YES: Date: 2025 with new pump By: Al Terry Plumbing & Heating

Results: no issues 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: Francis Moore

If YES, is survey available? ☒ Yes ☐ No ☐ Unknown

h. How is the property zoned?

i. Heating System Age: 12yrs Type: FH 20 Fuel: oil Tank Location: unfinished

Owner of Tank: homeowner

Annual Fuel Consumption: 750 gallons Price: _____ Gallons: 275 gallons

Date system was last serviced and by whom? _____

Secondary Heat Systems: woodstove + fireplace

Comments: _____

j. Roof Age: 20yrs Type of Roof Covering: Asphalt Shingles 30yr Architectural

Moisture or leakage: no

Comments: _____

SELLER(S) INITIALS

[Signature], [Signature]

BUYER(S) INITIALS

[Signature], [Signature]

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- k. Foundation/Basement ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: _____
Moisture or leakage: in past - none since French Drain inserted in
Comments: 2023
- l. Chimney(s) How Many? 1 Lined? yes Last Cleaned: 2 yrs ago Problems? unsure
Comments: repointing recommended not done
- m. Plumbing Type: Copper/PVC mixed Age: 45yr
Comments: _____
- n. Domestic Hot Water Age: 2011 Type: Super Store Gallons: 275 error 75 gallons
- o. Electrical System # of Amps 220 ☒ Circuit Breakers ☐ Fuses
Comments: _____
Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: _____
Comments: Sub box exterior deck
- 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: ants
Comments: annual spray
- 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: none Age: _____ Date Last Serviced and by whom: _____
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: Generator connection
- v. Internet Type Currently Used at Property: _____
- w. Other (e.g. Alarm System, Irrigation System, etc.) _____
Comments: water Softener system replaced 2025

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

TH JS

BUYER(S) INITIALS

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10. ADDITIONAL INFORMATION

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

☐ Yes ☐ No

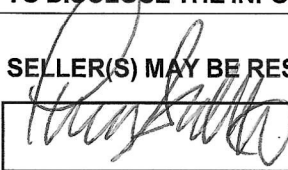
b. ADDITIONAL COMMENTS:

- ① New Hardwood floors 2025 stairs hall & 2 BR plus Kitchen at the time of the Reno. in Nov 2025
- ② All Kitchen appliances new Nov 2025
- ③ Driveway paved 2023. French drain placed in back of house at time of driveway paving
- ④ Sunroom reno with new ceiling/fan & beadboard
- ⑤ Back hall & 1st floor bath reno at time of complete Kitchen Reno 2025

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).

 7/24/25
SELLER DATE

 7/24/25
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

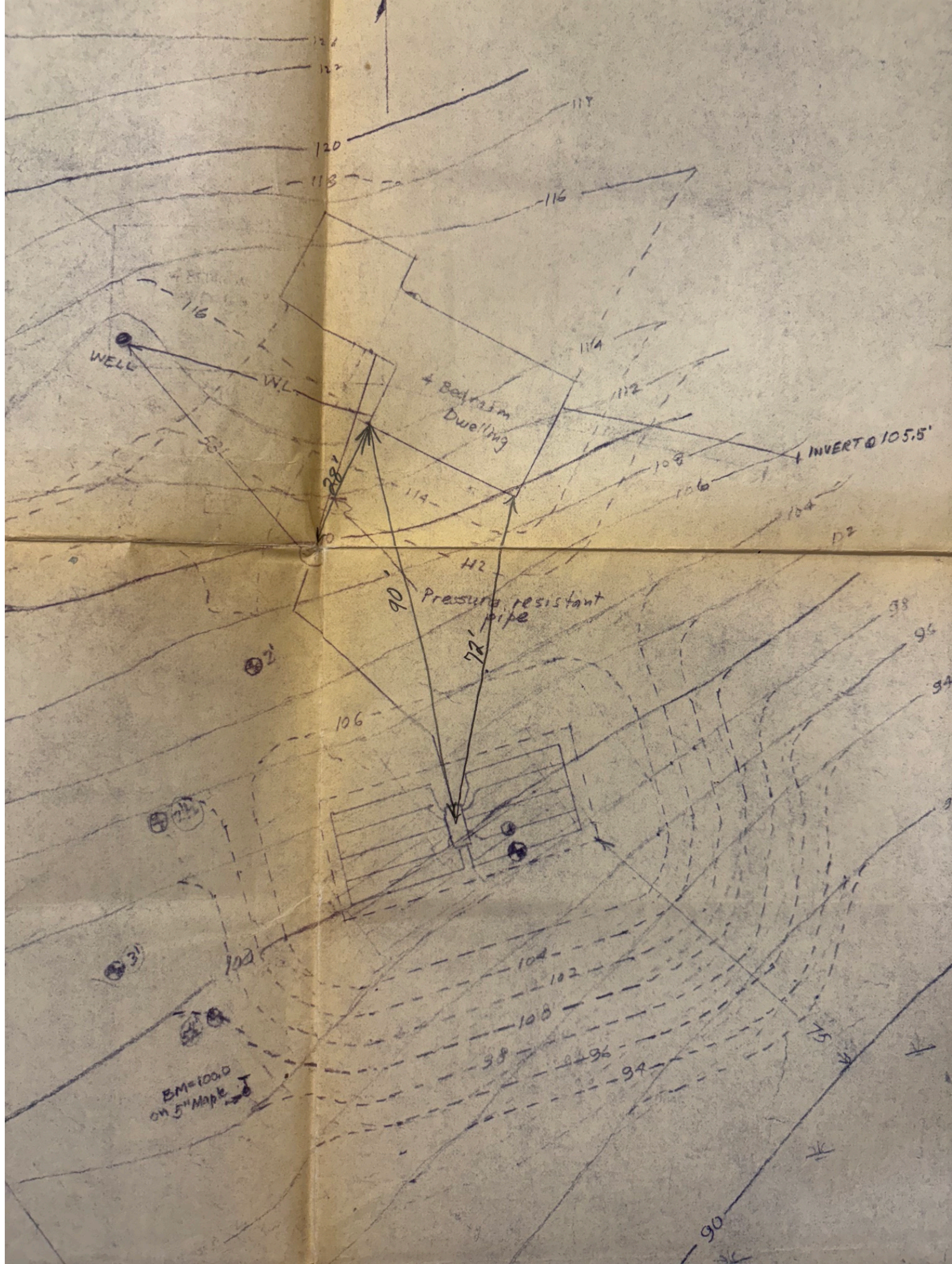
BUYER DATE

SELLER(S) INITIALS



BUYER(S) INITIALS





return: Gallagher
388 Paige Hill Rd.
Goffstown, NH 03045

WARRANTY DEED

10.34
2-
12.34 #3,750 TS

KNOW ALL MEN BY THESE PRESENTS: That Scott Darwin, married, of 388 Paige Hill Road, Goffstown, NH 03045, for consideration paid grant(s) to Thomas J. Gallagher, Sr. and Lorraine Gallagher, husband and wife, of 147 North Adams Street, Manchester, NH 03104, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain tract or parcel of land, with the buildings thereon, situated in the Town of Goffstown, County of Hillsborough, State of New Hampshire, being Lot #34-2, as shown on a plan of land entitled "Dugrenier Subdivision", dated April 18, 1981 (as approved by the Goffstown Planning Board), recorded in the Hillsborough County Registry of Deeds as Plan #15141 and being more particularly bounded and described as follows:

Beginning on the east side of the highway, leading from Grasmere to Dunbarton at the southeasterly corner of the premises herein described;

Thence N 28° 30' E, 206 feet;

Thence N 12° 42' W, 396 feet;

Thence S 76° 30' W, 326 feet;

Thence S 61° 10' W, 63 feet to said highway;

Thence S 36° 02' E, 349.4 feet along said highway;

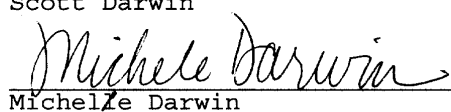
Thence S 44° 30' W, 201.6 feet, along said highway, to the point of beginning.

Subject to any covenants, restrictions, easements and/or condtions of record.

Meaning and intending to describe and convey the same premises conveyed to Michele Darwin and Scott Darwin by deed of William J. Dolbow and Margaret L. Dolbow dated August 4, 1998 recorded in Volume 5977, Page 428, Hillsborough County Registry of Deeds.

I, the grantor and Michelle Darwin, spouse of the grantor, hereby release our homestead interest in the above described premises.

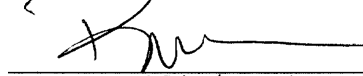
Executed this 21st day of June, 2001.


Scott Darwin

Michelle Darwin

State of New Hampshire
County of Hillsborough

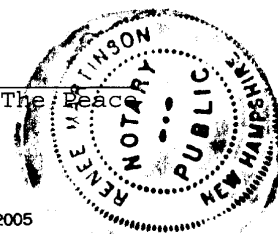
STATE OF NEW HAMPSHIRE			
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX	
****3	THOUSAND	7	HUNDRED AND 50 DOLLARS
MO.	DAY	YR.	AMOUNT
06	25	2001	491883 \$ ****3750.00
VOID IF ALTERED			

Then personally appeared before me this June 21, 2001, the said Scott Darwin,* and acknowledged the foregoing to be his voluntary act and deed.*and Michelle Darwin.


Notary Public/Justice of The Peace
Commission expiration:

RE: 01071800

RENEE L. MARTINSON
Notary Public / Justice of the Peace
My Commission Expires September 6, 2005



1046521

2001 JUN 25 AM 11:05

BK6443PG0541

388 PAIGE HILL RD

Location 388 PAIGE HILL RD

Mblu 8/ 34/ / /

Acct# 12472

Owner GALLAGHER SR, THOMAS J &

Total Market Value \$506,300

PID 2450

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2026	\$300,000	\$206,300	\$506,300

Owner of Record

Owner	GALLAGHER SR, THOMAS J &	Sale Price	\$250,000
Co-Owner	GALLAGHER, LORRAINE	Certificate	
Address	388 PAIGE HILL RD	Book & Page	6443/0541
	GOFFSTOWN, NH 03045	Sale Date	06/25/2001
		Instrument	00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GALLAGHER SR, THOMAS J &	\$250,000		6443/0541	00	06/25/2001
DARWIN, SCOTT J	\$157,000		5977/0428	00	08/04/1998
DOLBOW, WILLIAM J &	\$0		4979/0233		09/30/1988
STEBBINS, PHILLIP C. & BETSEY	\$0		2968/0227		11/24/1982

Building Information

Building 1 : Section 1

Year Built:	1982
Living Area:	2,094
Replacement Cost:	\$367,635
Building Percent Good:	81
Replacement Cost	
Less Depreciation:	\$297,800

Building Attributes

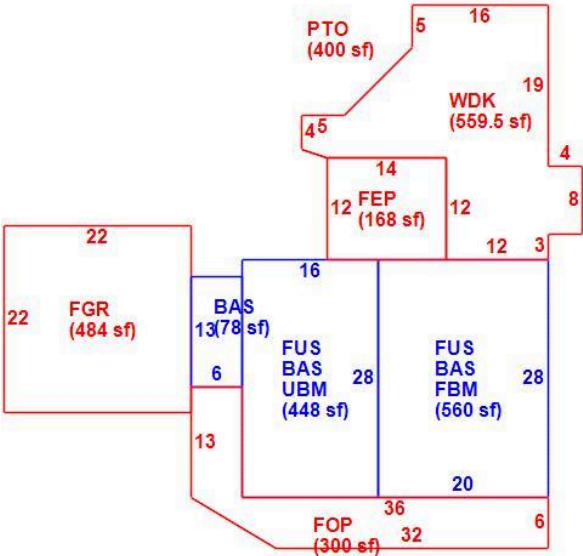
Field	Description
Style:	Colonial
Model	Residential
Grade:	Average-2
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	0
Total Rooms:	7
Bath Style:	Average
Kitchen Style:	Average

Building Photo



(https://images.vgsi.com/photos/GoffstownNHPhotos/A0017\IMG_7300_1)

Building Layout



([ParcelSketch.ashx?pid=2450&bid=2512](#))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,086	1,086
FUS	Upper Story, Finished	1,008	1,008
FBM	Basement, Finished	560	0
FEP	Porch, Enclosed, Finished	168	0
FGR	Garage	484	0
FOP	Porch, Open, Finished	300	0
PTO	Patio	400	0
UBM	Basement, Unfinished	448	0
WDK	Deck, Wood	560	0
		5,014	2,094

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	1010	Size (Acres)	3.1
Description	Single Family	Frontage	0
Zone	A	Depth	0
Neighborhood	NW3	Total Market Land	\$206,300
Category			

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED			80.00 S.F.	\$400	1
PAV4	PAVING			1.00 UNITS	\$1,800	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$300,000	\$206,300	\$506,300
2024	\$300,000	\$206,300	\$506,300
2023	\$300,000	\$206,300	\$506,300

**Town of Goffstown**

TOWN OFFICES
16 MAIN STREET
GOFFSTOWN, NH 03045

Bill #: 2026 - 1 - 2295
Due Date: July 1, 2026
Billing Date: May 12, 2026

PROPERTY TAX
BILL FOR TAX YEAR 2026 Period 1

GALLAGHER SR, THOMAS J &
GALLAGHER, LORRAINE
388 PAIGE HILL RD

Property
Map-Lot#: 8-34
Location: 388 PAIGE HILL RD
Account #: 12472

GOFFSTOWN , NH 03045

Make checks payable to: TOWN of GOFFSTOWN
Important Information on Back

Town Hall Hours
Monday - Friday 8:00 am to 4:00 pm

Tax Rate Information

COUNTY TAX	\$0.540	\$273.40
LOC SCHOOL	\$5.795	\$2,934.01
STATE EDUC	\$0.595	\$301.25
TOWN TAX	<u>\$3.510</u>	<u>\$1,777.11</u>
	\$10.440	\$5,285.77

ASSESSED VALUE AND EXEMPTIONS

Land	\$206,300
Building	\$300,000
Current Use Land	\$0
Gross Assessed Value	\$506,300

Exemptions

NET ASSESSED VALUE \$506,300

PROPERTY TAX & CREDITS

Gross Tax - 1st Installment \$5,285.77

Credits

Net Tax This Period \$5,285.77
Prepayment \$0.00

Net Due By: July 1, 2026 \$5,285.77
Delinquent Taxes \$0.00
Total Due \$5,285.77

*Interest on Delinquent Amounts as of: July 1, 2026

FOR PROPER CREDIT, MAIL PAYMENT WITH LOWER STUB. FOR A RECEIPT ENCLOSE ENTIRE BILL AND A SELF-ADDRESSED STAMPED ENVELOPE

Town of Goffstown

TOWN OFFICES
16 MAIN STREET
GOFFSTOWN, NH 03045

Map-Lot#: 8-34 2026 - 1 - 2295
Location: 388 PAIGE HILL RD Due Date: July 1, 2026
Account #: 12472

GALLAGHER SR, THOMAS J &
GALLAGHER, LORRAINE
388 PAIGE HILL RD

Net Due By: July 1, 2026 \$5,285.77
Delinquent Taxes \$0.00
Total Due \$5,285.77

GOFFSTOWN , NH 03045

*Interest on Delinquent Amounts as of: July 1, 2026

FOR RECEIPT: Send entire bill & self-addressed stamped envelope