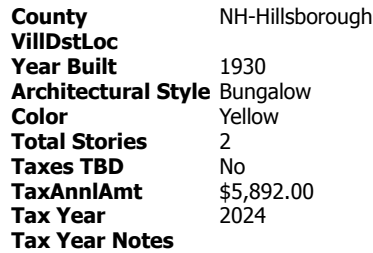
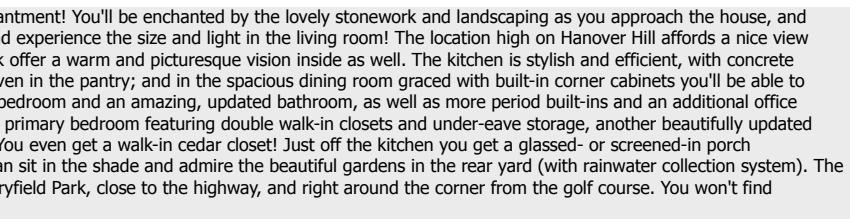


**Listed:** 11/13/20... **\$525,000**  
**Clos...**  
**DOM:** 0



<b>Rooms Total</b>	8
<b>Bedrooms Total</b>	3
<b>Bathrooms Total</b>	2
<b>Bathrooms Full</b>	1
<b>Bathrooms Three Quarter</b>	1
<b>Bathrooms Half</b>	0
<b>Bathrooms One Quarter</b>	0
<b>Total Finished Area</b>	1,980
<b>Total Area</b>	1,980
<b>Lot Size Acres</b>	0.16
<b>Lot Size Square Feet</b>	6,970
<b>Footprint</b>	44 x 30

**Directions** From Exit 8 on I-93, go west on Bridge Street, left on Weston Street, right on Lowell Street.



Construction Status	Existing	Estimated Completion
Rehab Needed		
Construction Materials	Clapboard Exterior	
Foundation Details	Stone	
Roof	Metal, Asphalt Shingle, Standing Seam	
Basement	Yes	
Basement Description	Bulkhead, Concrete Floor, Full, Interior Stairs, Unfinished	
Basement Access Type	Walk-up	
Garage	Yes	
Garage Capacity	2	

Above Grade Finished Area	1,980
List \$/SqFt Fin ABV Grade	\$265.15
Above Grade Finished Area Source	Assessor
Above Grade Unfinished Area	0
Above Grade Unfinished Area Source	
Below Grade Finished Area	0
List \$/SqFt Fin Below Grade	
Below Grade Finished Area Source	
List \$/SqFt Fin Total	\$265.15
Below Grade Unfinished Area	0
Below Grade Unfinished Area Source	
Total Below Grade Area	
Total Below Grade Area Source	

ROOMS	DIMS. / LVL	ROOMS	DIMS. / LVL	PUBLIC RECORDS	
Kitchen	13' 1" x 10' 3"	1		DeedRecTy	Quit Claim
Dining Room	13' 2" x 13' 3"	1		Total Deeds	Map 89
Living Room	29' 3" x 12' 8"	1		Deed Book	Block 0
Office/Study	12' 1" x 7' 1"	1		9043	Lot 9
Bedroom	13' 0" x 12' 1"	1		Deed Page	0141
Bathroom Three Quarter	8' 4" x 6' 11"	1		Deed 2 Book	SPAN#
Family Room	15' 11" x 13' 1"	2		Deed 2 Page	Tax Class
Bedroom	13' 2" x 10' 5"	2		PlanSurv#	Tax Rate
Bathroom Full	9' 11" x 6' 0"	2		Property ID	Current Use
Bedroom	12' 9" x 10' 4" + 8'	2		Zoning	Land Gains
Porch	x 5'	1			
	9' 8" x 7' 7"				Assessment Year
					Assessment Amount
					Special Assessments

<b>Development / Subdivision</b>	<b>School District</b> Manchester Sch Dst SAU #37
<b>Owned Land</b>	<b>Elementary School</b> McDonough School
<b>Common Land Acres</b>	<b>Middle/Jr School</b> Hillside Middle School
	<b>High School</b> Manchester Central High Sch
<b>Road Frontage</b> Yes	<b>Lot Features</b> Landscaped, Level, Near Golf Course, Near School(s)
<b>Road Frontage Type</b> Public	
<b>Road Frontage Length</b> 50	
<b>ROW Length</b>	
<b>ROW Width</b>	
<b>ROW Parcel Access</b>	<b>Surveyed</b> Yes
<b>ROW to other Parcel</b>	<b>Surveyed By</b>

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

<b>Utilities</b>	Cable
<b>Internet</b>	Cable Internet
<b>Fuel Company</b>	Liberty Utilities
<b>Electric Company</b>	Eversource
<b>Cable Company</b>	Xfinity
<b>Phone Company</b>	
<b>Internet Service Provider</b>	Xfinity

<b>Exterior Features</b>	Deck, Garden Space, Screened Porch	<b>Appliances</b>	Dishwasher, Dryer, Microwave, Gas Range, Refrigerator, Washer
<b>Driveway</b>	Brick/Pavers	<b>Other Equipment</b>	HW/Batt Smoke Detector
<b>Flooring</b>	Ceramic Tile, Hardwood		
<b>Interior Features</b>	Cedar Closet		

Condo Name	Auction No
Building Number	Auction Date
Units Per Building	Auction Time
Condo Limited Common Area	Auctioneer Name
Condo Fees	Auctioneer License Number
	Auction Price Determnd By
Mobile Park Name	Mobile Anchor
Mobile Make	Mobile Co-Op
Mobile Model Name	Mobile Park Approval
MobileSer#	Mobile Must Move

[illegible]

Power Production Type	Power Production Type 2
Power Production Ownership	Power Production Ownership 2
Mount Type	Mount Type 2
Mount Location	Mount Location 2
Power Production Size	Power Production Size 2
Power Production Year Install	Power Production Year Install 2
Power Production Annual	Power Production Annual 2
Power Production Annual Status	Power Production Annual Status 2
Power Production Verification Source	Power Production Verification Source 2

	Green Verificatn Body 2
	Green Verificatn Progm 2
	Green Verificatn Year 2
	Green Verificatn Rating 2
	Green Verificatn Metric 2
	Green Verificatn Status 2
	Green Verification Source 2
	Green Verificatn NewCon 2
	Green Verificatn URL 2
Green Verification Body	Green Verificatn Body 3
Green Verification Progm	Green Verificatn Progm 3
Green Verification Year	Green Verificatn Year 3
Green Verification Rating	Green Verificatn Rating 3
Green Verification Metric	Green Verificatn Metric 3
Green Verification Status	Green Verificatn Status 3
Green Verification Source	Green Verification Source 3
Green Verification NewCon	Green Verificatn NewCon 3
Green Verification URL	Green Verificatn URL 3

REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS

**Private Remarks** Fireplace and chimney have never been used. Room sizes and floor plan measurements are approximate; buyers and their agents are encouraged to measure for themselves.

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** Tousignant  
**Owner Phone**  
**Occupant Type**  
**Occupant Name**  
**Occupant Phone**  
**Management Company**  
**Management Company Phone**

LISTING & CLOSING INFORMATION			
<b>Listing Office - Office Name</b>	Keller Williams Realty-Metropolitan	<b>MLS List Date</b>	11/13/2025
<b>Listing Office - Phone Number</b>	Off: 603-232-8282	<b>Expiration Date</b>	2/11/2026
<b>Listing Office - Phone Number 2</b>		<b>Active Under Contract Date</b>	
<b>List Agent - Agent Name and Phone</b>	Greg Powers - Cell: 603-716-0254	<b>Pending Date</b>	
<b>List Agent - Phone Number</b>	Cell: 603-716-0254	<b>Withdrawn Date</b>	
<b>List Agent - E-mail</b>	gregpowers@kw.com	<b>Terminated Date</b>	
<b>List Team - Team Name</b>		<b>Close Date</b>	
<b>List Team - Phone Number 1</b>		<b>Anticipated Closing Date</b>	
<b>List Team - Team Email 1</b>			
<b>Co List Agent - Agent Name and Phone</b>		<b>Marketed in other Property Type</b>	No
<b>Co List Agent - Phone Number</b>		<b>Other MLS#</b>	
<b>Co List Agent - E-mail</b>		<b>Comp Only</b>	No
<b>Alternate Contact - Agent Name</b>		<b>Comp Type</b>	
<b>Alternate Contact - Phone Number</b>		<b>Listing Type</b>	Exclusive Right
<b>Alternate Contact - E-mail</b>		<b>Listing Service</b>	Full Service
<b>Buyer Office - Office Name</b>		<b>Designated/Apptd. Agency</b>	Yes
<b>Buyer Office - Phone Number</b>		<b>Short Sale</b>	No
<b>Buyer Office - E-mail</b>		<b>Original List Price</b>	\$525,000
<b>Buyer Agent - Agent Name</b>			
<b>Buyer Agent - Phone Number</b>			
<b>Buyer Agent - E-mail</b>			
<b>Buyer Team - Team Name</b>			
<b>Buyer Team - Phone Number 1</b>			
<b>Co Buyer Office - Office Name and Phone</b>			
<b>Co Buyer Agent - Agent Name and Phone</b>			

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

Buyer Financing

Contingencies

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

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## 471 Lowell Street - Additional Notes

Perimeter drain in basement has two clean-outs and gravity-feeds into sewer. There is also a French drain along the east side of the property exterior that also controls water.

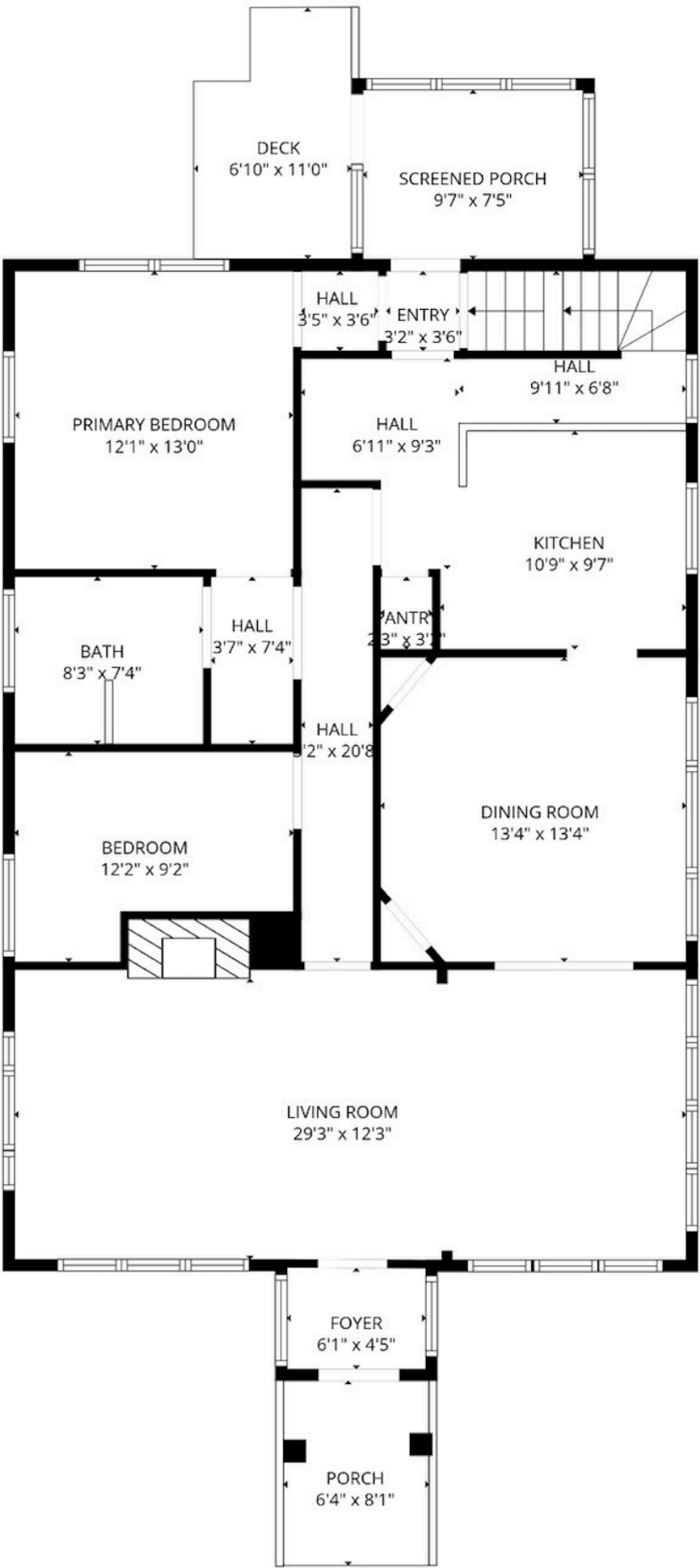
Ventilation recovery system in the basement was never hooked up. There is a vent in the wall in the primary bedroom upstairs that has no function for the same reason.

In the two closets in the primary bedroom there is additional storage space under the eaves accessible through the panels.

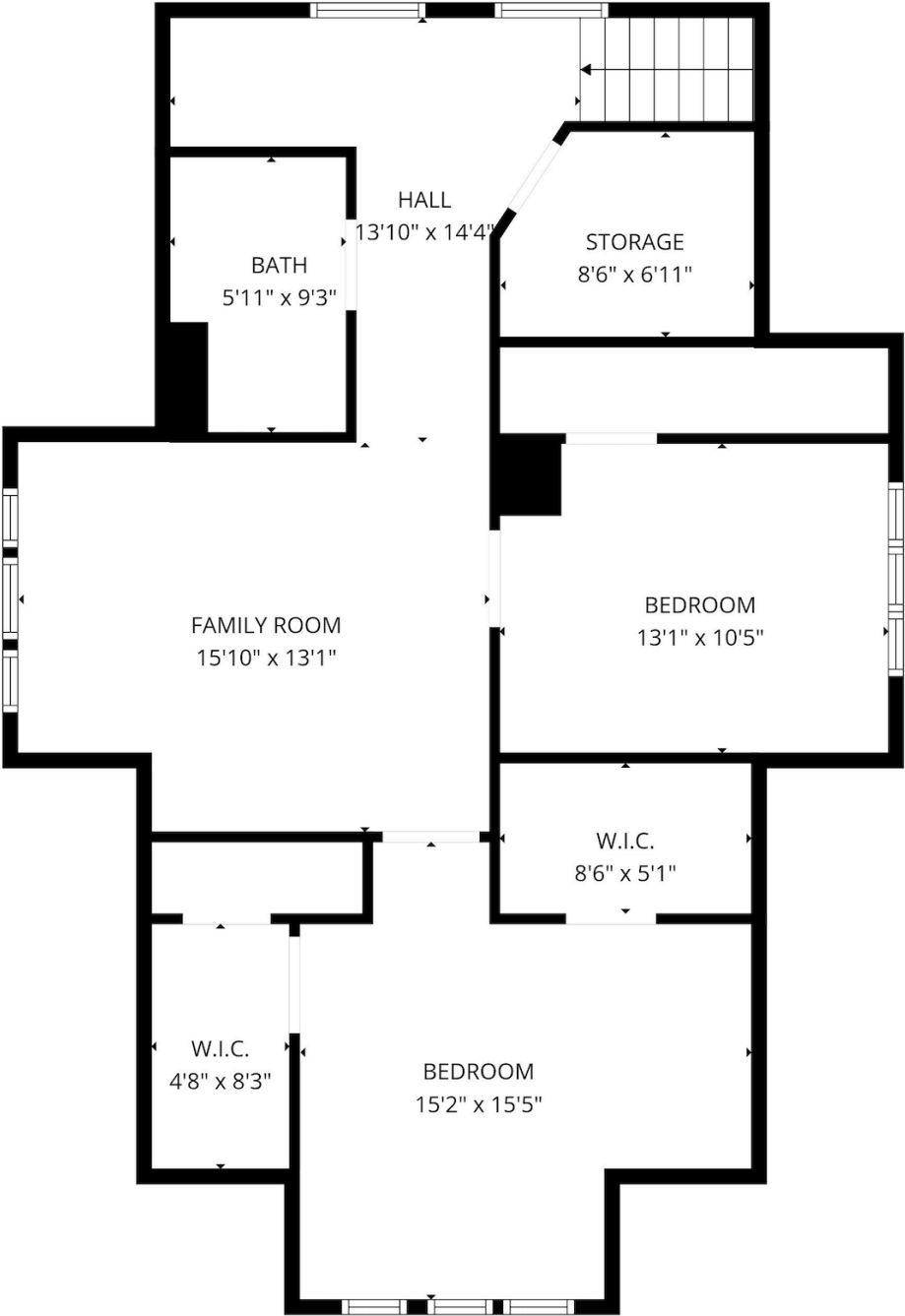
Despite some sensors around the house and control panel, there is no active security system.

The rainwater tank is connected to the drip irrigation in the side and front garden. According to the seller, "It's not connected to the back. It does not overflow as it is tied into the drainage system when it is full. The irrigation can be turned on and off. During the summer, I attach the host to connect to irrigation. During the spring/fall, I disconnect the irrigation hose and connect the hose to the drainage system. That's where it's at now. There is also another spigot connected to the tank that you can turn on and off to fill water buckets for hand watering if needed."

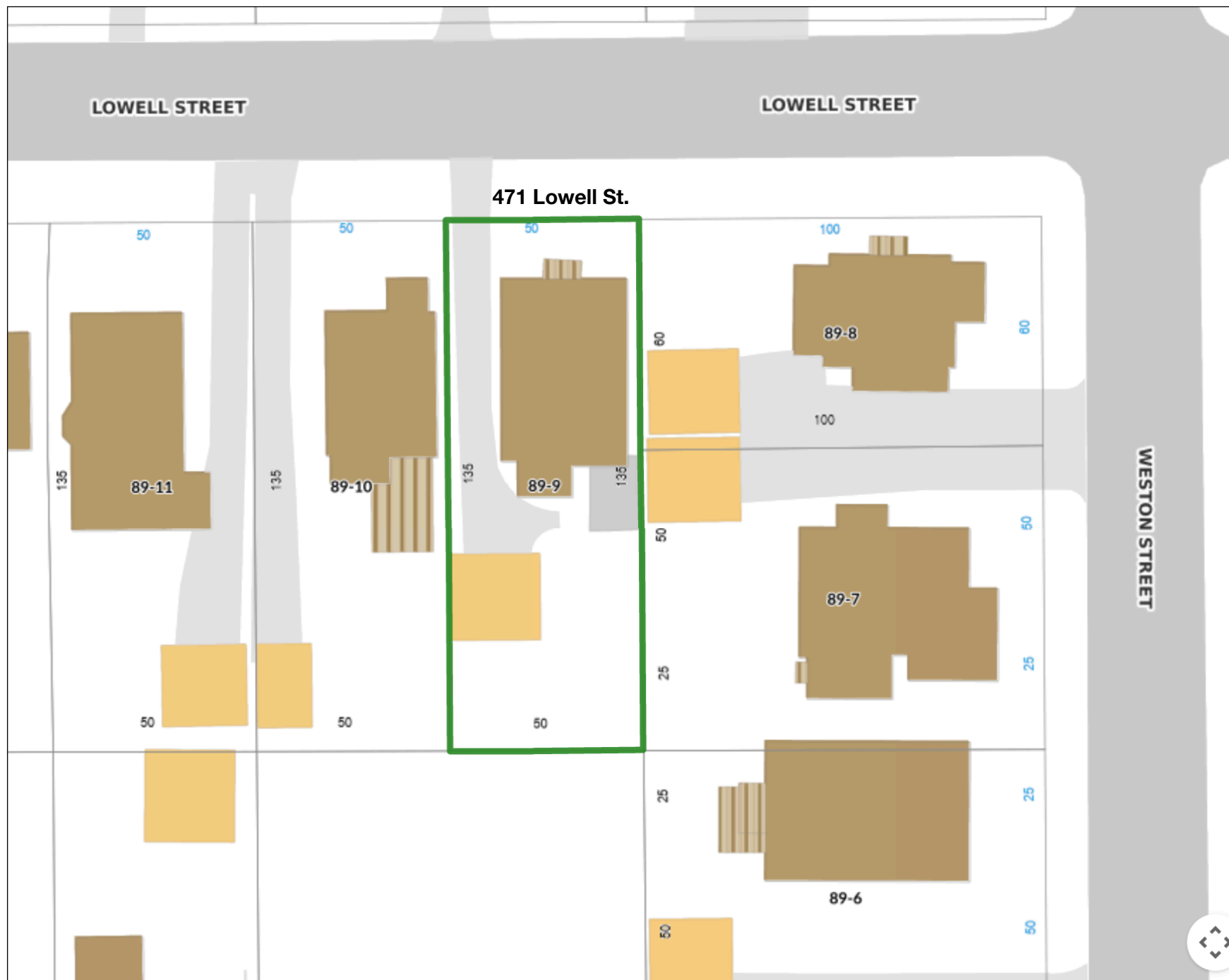
FIRST FLOOR



SECOND FLOOR



Floor plan created by Cubicasa app. Measurements deemed highly reliable but not guaranteed.



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**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:** Jeanine L. Tousignant

2. **PROPERTY LOCATION:** 471 Lowell 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 26 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: City Water Supply  
 Installed By: \_\_\_\_\_ Date of Installation: \_\_\_\_\_  
 What is the source of your information? \_\_\_\_\_

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

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

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

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

e. WATER TEST: Have you had the water tested? ☐ Yes ☒ No Date of most recent test \_\_\_\_\_

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

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

If YES, are test results available? ☐ Yes ☐ No

What steps were taken to remedy the problem? \_\_\_\_\_

COMMENTS: \_\_\_\_\_

**6. SEWAGE DISPOSAL SYSTEM**

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

**b. IF PUBLIC OR COMMUNITY/SHARED**

Have you experienced any problems such as line or other malfunctions? ☐ Yes ☒ No

What steps were taken to remedy the problem? \_\_\_\_\_

**c. IF PRIVATE:**

TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown  
 Tank Size \_\_\_\_\_ Gal. ☐ Unknown ☐ Other \_\_\_\_\_  
 Tank Type ☐ Concrete ☐ Metal ☐ Unknown ☐ Other \_\_\_\_\_  
 Location: \_\_\_\_\_ ☐ Location Unknown Date of Installation: \_\_\_\_\_

Date of Last Servicing: \_\_\_\_\_ Name of Company Servicing Tank: \_\_\_\_\_

Have you experienced any malfunctions? ☐ Yes ☐ No

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

**SELLER(S) INITIALS** JL /

**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. <b>INSULATION</b>	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Expanding Foam	Bays Filled	<input type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Expanding Foam		<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Expanding Foam	Bays Filled	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>

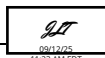
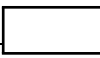
**8. HAZARDOUS MATERIAL**

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

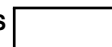
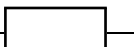
**b. ASBESTOS - Current or previously existing:**  
 As insulation on the heating system pipes or ducts? ☐ Yes ☒ No ☐ Unknown  
 In the siding? ☐ Yes ☒ No ☐ Unknown In the roofing shingles? ☐ Yes ☒ No ☐ Unknown  
 In flooring tiles? ☐ Yes ☒ No ☐ Unknown Other ☐ Yes ☐ No ☐ Unknown  
 If YES, Source of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

**c. RADON/AIR - Current or previously existing:**  
 Has the property been tested? ☒ Yes ☐ No ☐ Unknown  
 If YES: Date: Approx. 1999 By: \_\_\_\_\_  
 Results: Acceptable If app \_\_\_\_\_  
 Has the property been tested since remedial steps? ☐ Yes ☐ No  
 Are test results available? ☐ Yes ☐ No  
 Comments: \_\_\_\_\_

**SELLER(S) INITIALS**

 / 

**BUYER(S) INITIALS**

 / 

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**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: Joseph M. Wichert LLS

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

**h. How is the property zoned?** Residential

**i. Heating System** Age: 20 years Type: Natural Gas Boiler Fuel: Gas Tank Location: \_\_\_\_\_

Owner of Tank: \_\_\_\_\_

Annual Fuel Consumption: \_\_\_\_\_ Price: \$1,294 Gallons: \_\_\_\_\_

Date system was last serviced and by whom? \_\_\_\_\_

Secondary Heat Systems: \_\_\_\_\_

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

**j. Roof Age:** 18 Type of Roof Covering: Metal Roof - 24 gauge ultra cool matte black standing seam

Moisture or leakage: \_\_\_\_\_

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

**SELLER(S) INITIALS**

JS /                     

**BUYER(S) INITIALS**

                     /

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**k. Foundation/Basement:** ☒ Full ☐ Partial ☐ Other: \_\_\_\_\_ ☒ Type: Unfinished Basement  
 Moisture or leakage None  
 Comments: \_\_\_\_\_

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

**m. Plumbing** Type: Cooper Pipe Age: 20 years  
 Comments: \_\_\_\_\_

**n. Domestic Hot Water:** Age: 15 Type: Gas Water Heater Tank 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: Split Wall Mount Age: 15 Date Last Serviced and by whom: 3 years  
 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: Xfinity

**w. Other (e.g. Alarm System, Irrigation System, etc.)** \_\_\_\_\_  
 Comments: \_\_\_\_\_

**NOTICE TO PURCHASER(S):** PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS  /                     

BUYER(S) INITIALS                      /

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 471 Lowell Street, Manchester NH 03104

10. ADDITIONAL INFORMATION

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

☐ Yes ☐ No

b. ADDITIONAL COMMENTS:

All windows have been replaced  
New wood floors throughout the house  
New back deck (2025)  
House repainted in 2016

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).

*Jeanine L. Tousignant*  
dotloop verified  
09/12/25 11:23 AM  
EDT  
K8XD-9QGE-PZF5-FJP5  
SELLER DATE

SELLER DATE

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

BUYER DATE

BUYER DATE

SELLER(S) INITIALS *JT*

BUYER(S) INITIALS

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

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

Property Address: 471 Lowell 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.

	<small>dotloop verified 09/12/25 11:23 AM EDT JGMB-PKTV-WKIG-IVMV</small>
Seller	Date
Purchaser	Date
	<small>dotloop verified 11/19/25 6:25 PM EST CDSG-VCPR-ZYRC-SQSZ</small>
Agent	Date

Seller	Date
Purchaser	Date
Agent	Date

*Camela O. Coughlin*



P76

Once recorded, return to:  
Butenhof & Bomster, P.C.  
149 Hanover Street, Suite 300  
Manchester, NH 03101

### **QUITCLAIM DEED**

KNOW ALL PERSONS BY THESE PRESENTS that, I, **Jeanine Tousignant a/k/a Jeanine L. Tousignant**, single, having an address of 471 Lowell Street, Manchester, County of Hillsborough, State of New Hampshire, 03104, for consideration paid, grant to **Jeanine L. Tousignant, as Trustee of the Jeanine L. Tousignant Revocable Trust of 2018**, a trust created under Trust Agreement duly executed on January 9, 2018, having an address of 471 Lowell Street, Manchester, County of Hillsborough, State of New Hampshire, 03104, with Quitclaim Covenants the following:

A certain tract or parcel of land with the buildings thereon, situated at Lowell Street, in the City of Manchester, County of Hillsborough, State of New Hampshire, having an address of 471 Lowell Street, Manchester, New Hampshire, 03104 and being shown as Lot #18 on a plan of land entitled "Land of Bushrod W. Hill Estate in Manchester, New Hampshire", dated May 20, 1922 and recorded in said County Registry of deeds as Plan No. 377, to which plan reference may be made for a more particular description.

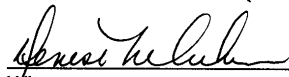
Subject to any and all easements, restrictions, and/or covenants of record, as may be applicable.

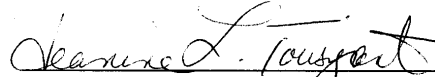
Meaning and intending to describe and convey the same premises as conveyed to Jeanine Tousignant by Quitclaim Deed of Christopher J. Drobat, dated July 12, 2017 and recorded in the Hillsborough County Registry of Deeds at Book 8989, Page 1282.

This deed was prepared without the benefit of a title examination.

This conveyance is a transfer without consideration to a revocable trust in which the beneficial interest in the trust is not represented by transferable shares and which trust was created and funded for estate planning purposes, as a testamentary substitute. This transfer is exempt from transfer tax pursuant to RSA 78-B:2 XXI.

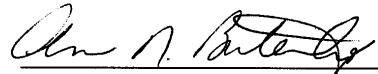
IN WITNESS WHEREOF, the undersigned, has executed this instrument this 9th day of January, 2018.

  
Witness

  
Jeanine Tousignant

STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

This instrument was acknowledged before me on this 9<sup>th</sup> day of January, 2018, by Jeanine Tousignant and Denise M. Riken.

  
Notary Public/Justice of the Peace



471 LOWELL ST

Location

471 LOWELL ST

Mblu

0089/ / 0009/ /

Owner

TOUSIGNANT, JEANINE REV TR  
2018

Assessment

\$300,900

Building Count

1

Current Value

Assessment	
Valuation Year	Total
2022	\$300,900

Owner of Record

Owner

TOUSIGNANT, JEANINE REV TR 2018

Sale Price

\$0

Co-Owner

Certificate

Book & Page

9043/0141

Sale Date

01/09/2018

Instrument

38

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TOUSIGNANT, JEANINE REV TR 2018	\$0		9043/0141	38	01/09/2018
TOUSIGNANT, JEANINE	\$0		8989/1282	39	07/12/2017
DROBAT, CHRISTOPHER J	\$0		6279/1300	1T	08/18/2000
CAVANAUGH, JAMES S	\$0		0/0		

Building Information

Building 1 : Section 1

Year Built:

1930

Living Area:

1,980

Replacement Cost

Less Depreciation:

\$203,500

Building Attributes	
Field	Description
Style:	Bungalow
Model	Residential



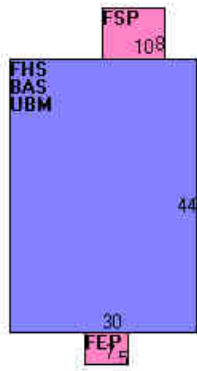
Grade:	Average
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Metal
Interior Wall 1	Plastered
Interior Wall 2	Drywall
Interior Flr 1	Hardwood
Interior Flr 2	Minimum/Plywd
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	8 Rooms
Bath Style:	Average
Kitchen Style:	Average
MHP	

Building Photo



(https://images.vgsi.com/photos/ManchesterNHPhotos/\00\05\60\10.JPG

Building Layout



(https://images.vgsi.com/photos/ManchesterNHPhotos//Sketches/2882\_2

Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
BAS	First Floor	1,320	1,320
FHS	Half Story, Finished	1,320	660
FEP	Porch, Enclosed, Finished	35	0
FSP	Porch, Screen	80	0
UBM	Basement, Unfinished	1,320	0
		4,075	1,980

Extra Features

Extra Features		
Code	Description	Size
FPL3	2 STORY CHIM	1.00 UNITS

Land

Land Use

Use Code 1010  
Description SINGLE FAM

Land Line Valuation

Size (Sqr Feet) 6750

Outbuildings

Outbuildings		
Code	Description	Size
FGR1	GARAGE-AVE	400.00 S.F.

Valuation History

Assessment	
Valuation Year	Total
2024	\$300,900



T-T-5333-1-1

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

5998

\*Please write this number on all payments and correspondence.

FIRST REAL ESTATE TAX BILL FOR 2025

TOUSIGNANT, JEANINE REV TR  
TOUSIGNANT, JEANINE TEE  
471 LOWELL ST  
MANCHESTER NH 03103

Major credit cards are accepted for payments online and in person.  
**A service fee will apply.** Visit [www.ManchesterNH.Gov/Taxes](http://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 liening or deeding 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: 0089-0009</p> <p>471 LOWELL ST</p> <p>TOTAL VALUATION: 300,900</p> <table><tr><td colspan="2">TAX RATES FOR THIS BILLING ARE EQUAL TO 1/2 OF THE RATES APPLIED FOR THE PREVIOUS YEAR'S FINAL BILL</td></tr><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>	TAX RATES FOR THIS BILLING ARE EQUAL TO 1/2 OF THE RATES APPLIED FOR THE PREVIOUS YEAR'S FINAL BILL		MUNICIPAL:	4.68	COUNTY:	.56	CITY EDUCATION:	3.79	STATE EDUCATION:	.76	TOTAL:	9.79	<p>Tax: 2,945.81</p> <p>Tax paid: .00</p> <p>TAX DUE: \$ 2,945.81</p> <p>PAY BY TUESDAY, JULY 08, 2025 to avoid interest charges at 8.0 % per annum.</p> <p>This notice was generated on 5/28/2025 and does not reflect account activity after that date.</p>
TAX RATES FOR THIS BILLING ARE EQUAL TO 1/2 OF THE RATES APPLIED FOR THE PREVIOUS YEAR'S FINAL BILL														
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](http://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: 5998

TOUSIGNANT, JEANINE REV TR  
TOUSIGNANT, JEANINE TEE  
471 LOWELL ST  
MANCHESTER NH 03103

Map-Lot: 0089-0009  
Location: 471 LOWELL ST

TAX DUE: \$ 2,945.81

0000059980 0002945814