Note: Report includes internal fields.

Residential **Single Family** **501 Concord Street** **Listed: 11/10/2026** **$409,000**
5117417 **Manchester** **NH 03104** **Closed:**
Active **Unit/Lot #** **DOM: 0**



County NH-Hillsborough
VillDstLoc
Year Built 1880
Architectural Style New Englander
Color Blue
Total Stories 2
Taxes TBD No
Tax Annual Amount $5,980.00
Tax Year 2025
Tax Year Notes

Activation Date

Rooms Total	8
Bedrooms Total	4
Bathrooms Total	1
Bathrooms Full	1
Bathrooms Three Quarter	0
Bathrooms Half	0
Bathrooms One Quarter	0
Above Grade Finished Area	1,525
Below Grade Finished Area	0
Total Finished Area	1,525
List $/SqFt Fin Total	$268.20
Total Area	2,711
Lot Size Acres	0.21
Lot Size Square Feet	9,148
Footprint	28 x 22 + 22 x 11

Schedule a Showing

Directions From Exit 8 on I-93 (Wellington Rd/Bridge St), go west on Bridge Street, left on Beacon Street (across from Derryfield Park), right on Concord St.

Public Remarks Welcome to the Hanover Hill neighborhood, just two blocks from the Derryfield Country Club golf course and three blocks from the wide open space of Derryfield Park! This classic New Englander at the top of Concord Street has a versatile layout featuring a spacious eat-in kitchen, a first floor bedroom, and three bedrooms plus a large walk-in closet upstairs. The traditional parlor and dining room on the first level could be switched to an office and a living room; or use the bedroom as an office and create formal and informal living areas from the other two rooms. All of the rooms, upstairs and down, are generously proportioned so you'll never feel crowded here. You also get the period details, like the curving staircase and tin ceiling in the dining room and kitchen, that hint at the home's history. Behind the kitchen there's access to the covered side porch, the patio, and the surprisingly large yard, so the outside of the home provides as much comfort as the inside; and down the hall you get an expanded mudroom/storage space with convenient entrance from the driveway, as well as a wonderful screened porch off the back--the perfect spot to enjoy morning coffee or an afternoon cocktail and watch thunderstorms or garden blooms (and there are plenty of blooms to enjoy in the spring and summer!) Stairs from the kitchen also lead to an upstairs attic space for even more storage. That attic adjoins the walk-in closet upstairs so you could run a little plumbing and convert it to another bathroom to create a great primary suite. The yard includes a treehouse, and you get a 2-car garage as well, so there's plenty of puttering and play space! Easy access to I-93 and all the amenities of Manchester's downtown, not to mention the park, make this a great location and a great value. Come stake your claim today! OPEN HOUSES: Sat., Nov. 14, 10am-Noon, Sun, Nov. 15, 11am-1pm.

STRUCTURE

Property Condition Existing
Construction Materials Vinyl Siding
Roof Shingle
Foundation Details Granite

Estimated Completion Date

List $/SqFt Fin ABV Grade	$268.20
Above Grade Finished Area Source	Assessor
Above Grade Unfinished Area	168
Above Grade Unfinished Area Source	Assessor
Below Grade Finished Area Source	
Below Grade Unfinished Area	1,018
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, Unfinished
Garage Yes
Garage Capacity 2
Parking Features Driveway, Garage

ROOMS	DIMENSIONS	LVL
Living Room	13' 10" x 11' 10"	1
Dining Room	13' 10" x 13' 2"	1
Kitchen	13' 7" x 13' 3"	1
Bedroom	12' x 11' 2"	1
Bathroom Full	7' 5" x 6' 4"	1
Bedroom	13' x 11' 10"	2
Bedroom	12' 1" x 11' 3"	2
Bedroom	13' 10" x 11' 3"	2

ROOMS	DIMENSIONS	LVL
Other	8' 9" x 8' 5"	2

ROOMS	DIMENSIONS / LVL

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 86
Road Frontage Type Public

School District Manchester Sch Dst SAU #37
Elementary School McDonough School
Middle/Jr School Hillside Middle School
High School Manchester Central High Sch

Lot Features Level, Near Golf Course, Near School(s)

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, Pellet Stove, Steam
Cooling Attic Fan, None
Water Source Public
Sewer Public
Electric 100 Amp Service, Circuit Breaker(s)
Utilities Cable Available

Internet Fiber Optic Internet
Fuel Company
Electric Company
Water Company
Cable Company
Phone Company
Internet Service Provider Fidium

FEATURES

Interior Features Ceiling Fan, Kitchen Island, Walk-in Closet, Basement Laundry, Walkup Attic
Flooring Carpet, Laminate, Softwood, Vinyl
Exterior Features Patio, Covered Porch, Screened Porch
Driveway Paved
Parking Features Driveway, Garage

Appliances Dishwasher, Dryer, Gas Range, Washer, Gas Water Heater
Other Equipment Window AC, Dehumidifier, Pellet Stove

CONDO -- MOBILE -- AUCTION INFO

Condo Name
Condo Limited Common Area
Condo Fees

Bldng#
UntPerBldg

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

Planned Unit Development
Rented
Rental Amount
Special Listing Condition None
Exclusions
Documents Available Deed, Property Disclosure, Tax Map

Flood Zone No
Seasonal No
Easements Unknown
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 5935
Deed Page 1024
Deed 2 Book
Deed 2 Page
PlanSurv#
Property ID
Zoning R-2 Residential

Map 85
Block 0
Lot 28
SPAN#
Tax Class
Tax Rate
PropTaxRel
Land Gains
AssmntYr 2026
AssmntAmt $405,500
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
BldgPrgm
Green Verification Year
VerRating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

VerBody2
BldgPrgm2
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
BldgPrgm3
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. Pellet stove heats the basement and some its heat rises to the first floor, but it is not a significant heat source for the finished floors.

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 Thornton
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 11/10/2026
Expiration Date 2/8/2027
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

Original List Price $409,000

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

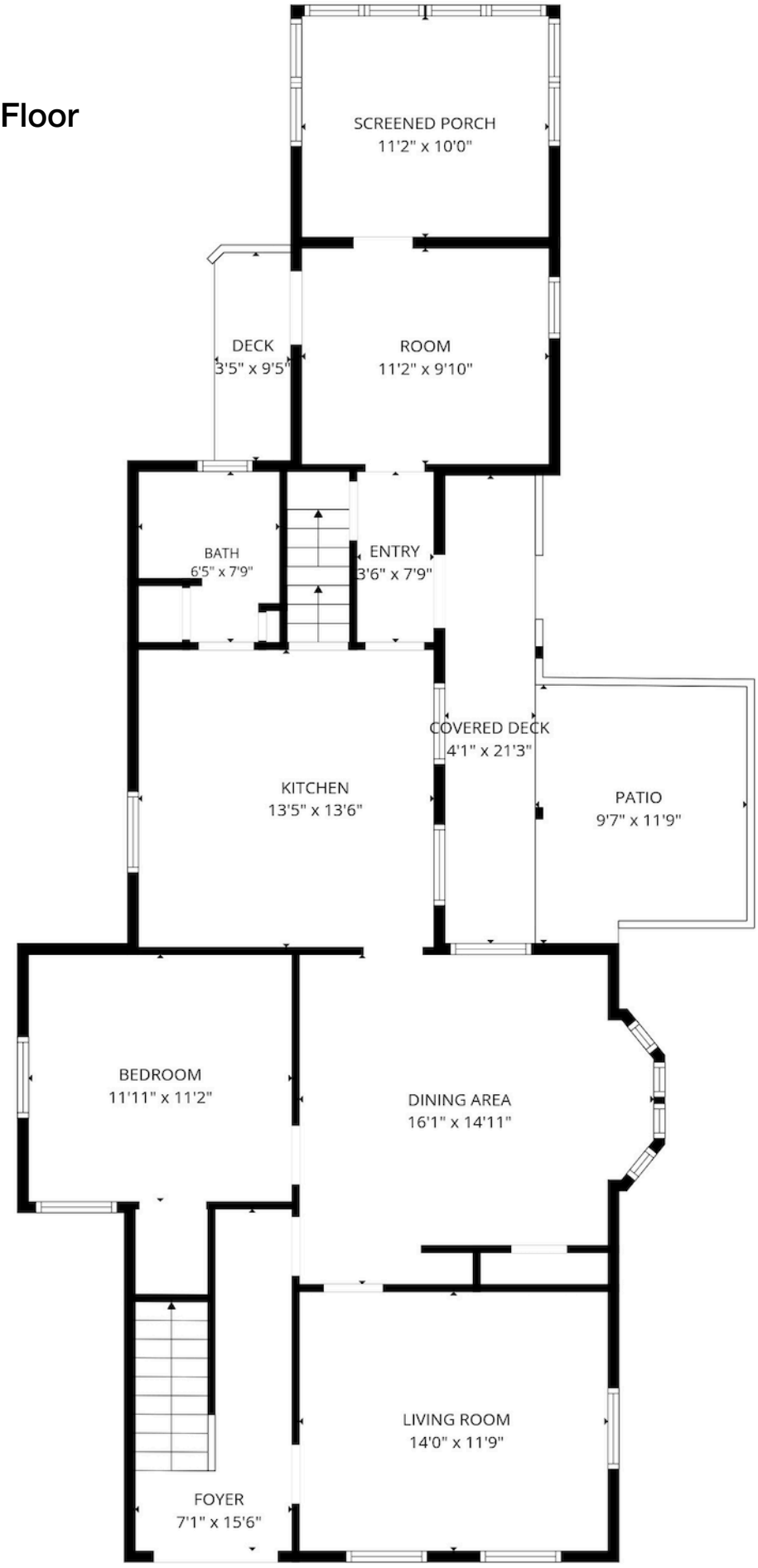
Buyer Financing
Right of First Refusal

Contingencies

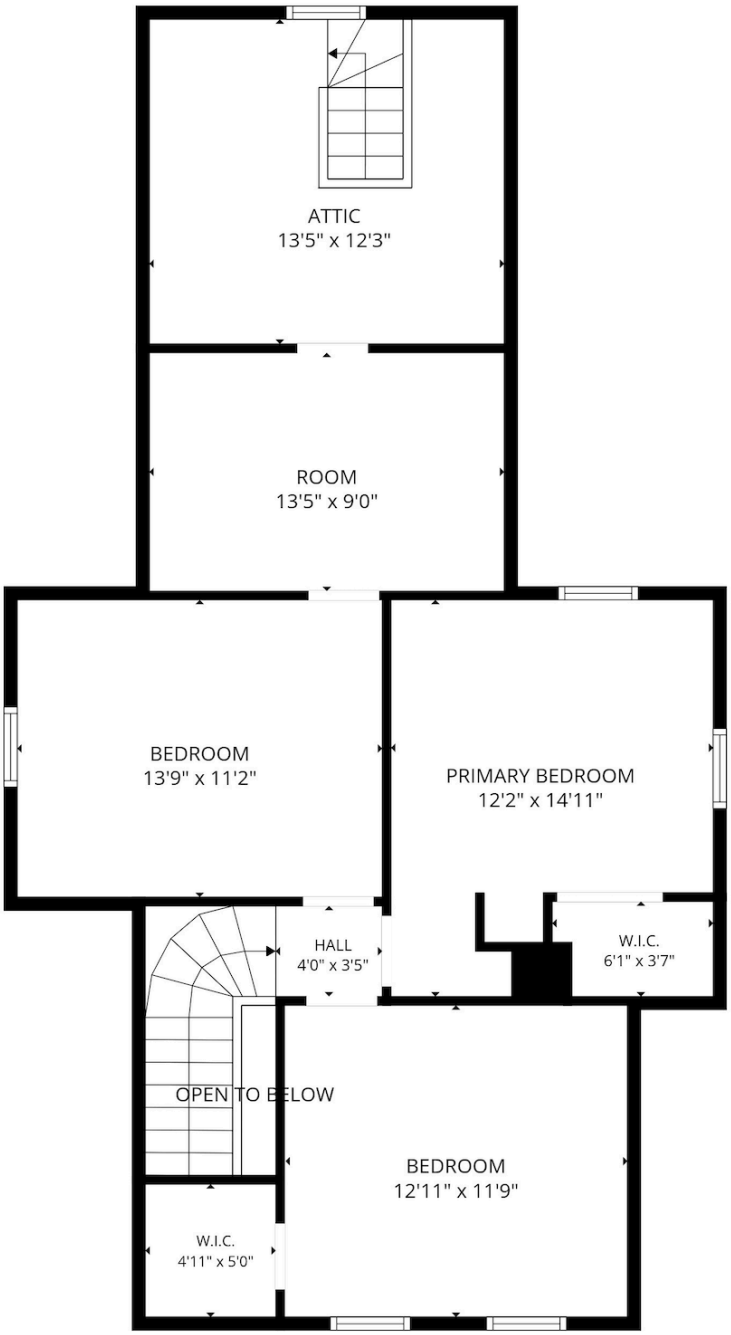
My Info: Greg Powers - Cell: 603-716-0254

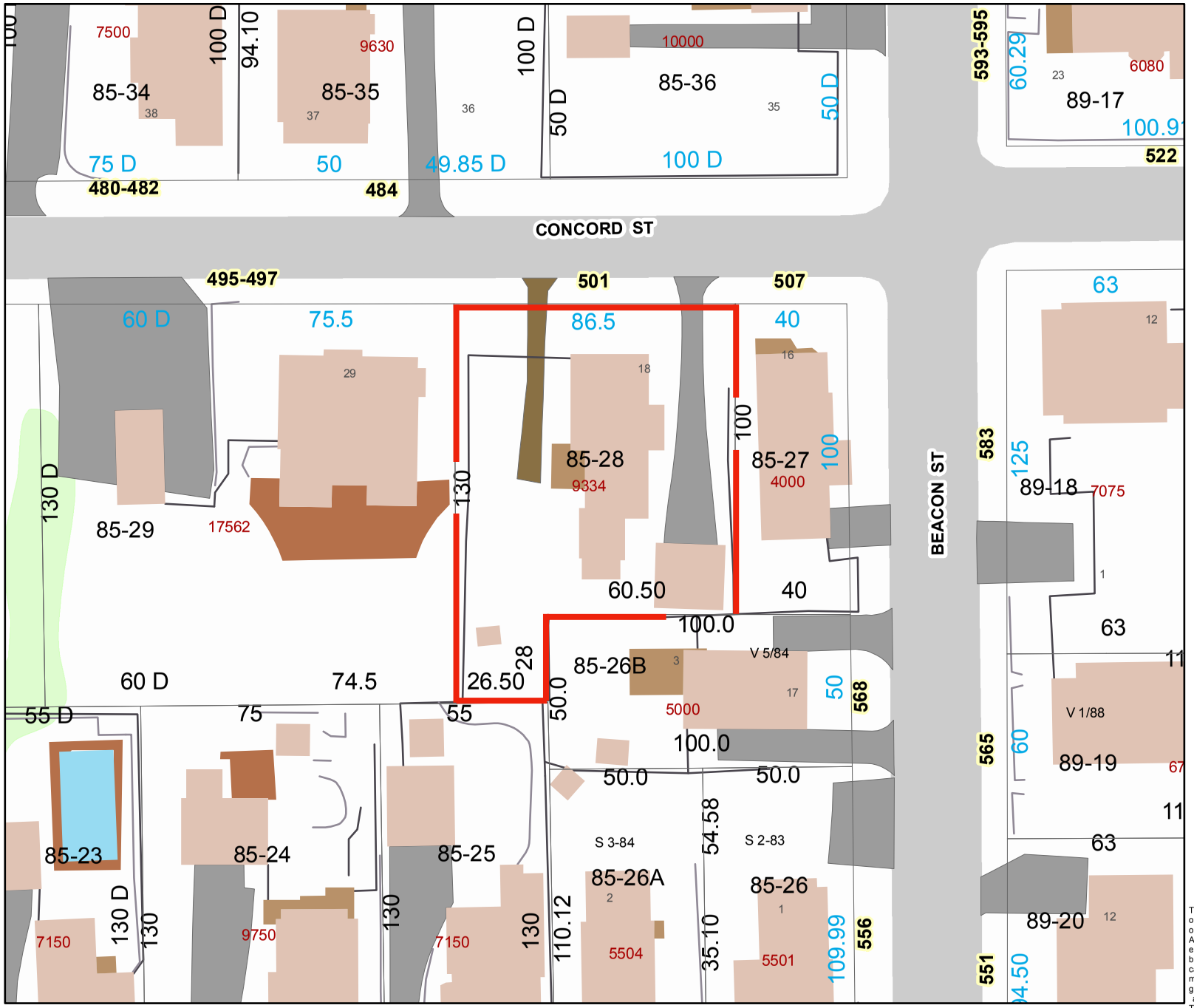
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First Floor


SCREENED PORCH
11'2" x 10'0"
DECK
3'5" x 9'5"
ROOM
11'2" x 9'10"
BATH
6'5" x 7'9"
ENTRY
3'6" x 7'9"
COVERED DECK
4'1" x 21'3"
KITCHEN
13'5" x 13'6"
PATIO
9'7" x 11'9"
BEDROOM
11'11" x 11'2"
DINING AREA
16'1" x 14'11"
LIVING ROOM
14'0" x 11'9"
FOYER
7'1" x 15'6"

Second Floor





Manchester NH
Public GIS Map Viewer

Area Map Showing Extent Of Map At Left

City of Manchester, New Hampshire - Public GIS Map Viewer

DISCLAIMER

The information appearing on this map is for the convenience of the user and is not an official public record of the City of Manchester, NH (the"City"). This map is not survey-quality. All boundaries, easements, areas, measurements, rights-of-way, etc., that appear are derived from varied data sets which may be individually compiled at different map scales. In such cases, some geographic information from different data sets may appear in inaccurate relationship to each other. Therefore, geographic features shown on this map should only be considered approximations, and as such have no official or legal value. The City makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this information for any particular use. The City assumes no liability whatsoever associated with the use or misuse of this information. The official public records from which this data was compiled are kept in the offices of various City, County, and State government agencies and departments, and are available for inspection and copying during normal business hours. By using this map, you agree to these terms and conditions.

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:** Jennifer A. Thornton and Scott W. Thornton
2. **PROPERTY LOCATION:** 501 Concord 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 28 years.
5. **WATER SUPPLY**

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: ☑ Public ☐ Private ☐ Seasonal ☐ Unknown
☐ Drilled ☐ Dug ☐ Other _____

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

c. USE: Number of persons currently using the system: 3
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 3/20/2025
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: _____

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PROPERTY LOCATION: 501 Concord Street, Manchester NH 03104

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	☑	☐	☐	Fiberglass Batts		☐
Crawl Space	☐	☐	☐			☐
Exterior Walls	☐	☐	☑			☐
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: 3/22/1998 By: New England Radon, Ltd.
Results: 3pC/L; .4pC/L (below EPA Requirements) 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 SWT / JAT **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: _____
If YES, is survey available? ☐ Yes ☐ No ☐ Unknown

h. How is the property zoned? Residential

i. **Heating System** Age: 2006 Type: steam/Radiator Fuel: Gas Tank Location: _____
Owner of Tank: _____
Annual Fuel Consumption: approx 1,683 therms Price: about $3,000 Gallons: _____
Date system was last serviced and by whom? 9/30/2026 - Jim Trombley Plumbing & Heating
Secondary Heat Systems: wood pellet stove in basement
Comments: _____

j. **Roof** Age: 9 years Type of Roof Covering: asphalt shingle
Moisture or leakage: none
Comments: _____

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k. Foundation/Basement ☑ Full ☐ Partial ☐ Other: _____ ☐ Type: stone
Moisture or leakage: seasonally
Comments: _____

l. Chimney(s) How Many? 1 Lined? yes Last Cleaned: unknown Problems? no
Comments: new cap and pointing

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

n. Domestic Hot Water Age: 3 years Type: gas Gallons: 40

o. Electrical System # of Amps 100 ☑ 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: mice, ants
Comments: regular maintenance plan with JP Pest

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: _____ Age: _____ Date Last Serviced and by whom: _____
Comments: window units go with property

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: Fidium Fiber

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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10. ADDITIONAL INFORMATION

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

b. ADDITIONAL COMMENTS:

new partial electric wiring/removal of knob and tube wiring/new breaker box - 2026
some new light fixtures - 2026
new siding - house and garage - 2024
new bathroom tub with surround, sink, toilet - 2024
garage roof - 2024
newer gutters - 2024
newer cedar fencing surrounding yard - 2022
pellet stove - 2020
newer dishwasher - 2023

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).

Scott W Thornton	11/1/2026		11/1/2026
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 SWT / JAT **BUYER(S) INITIALS** ____ / ____

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

REALTOR® EQUAL HOUSING OPPORTUNITY

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: 501 Concord 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) CP 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.

Seller	Date 10/10/2026	Seller	Date 10/10/2026
Purchaser	Date	Purchaser	Date
Agent	Date 10/10/2026	Agent	Date

Warranty Deed

I, Catherine L. Robitaille, unmarried, of 501 Concord Street, Manchester, New Hampshire 03104

for consideration paid, grant to

Scott W. Thornton and Jennifer A. Thornton, husband and wife, of 19 Appleton Street, Manchester, New Hampshire 03103

with WARRANTY COVENANTS as joint tenants with rights of survivorship

98 MAY -1 PM 2:24

A certain tract or parcel of land, with the buildings thereon, situate in Manchester, Hillsborough County, New Hampshire, bounded and described as follows:

Beginning at the northwest corner of the premises at a stake and stones on the south side of Concord Street; thence
Southerly by land of John Campbell one hundred and thirty (130) feet to a stake at land formerly of Hiram M. Tarbell; thence
Easterly by said Tarbell land twenty-six and one-half (26 1/2) feet to a stake at land of Robert Heath; thence
Northerly by said Heath land, on a line parallel to the west line of said premises, thirty (30) feet; thence
Easterly by said Heath land sixty (60) feet to land formerly of George W. Pingree; thence
Northerly by said Pingree land one hundred (100) feet to said Concord Street; thence
Westerly by said Concord Street eighty and one-half (80 1/2) feet to the point of beginning.

829298

Meaning and intending to describe and convey the same premises conveyed to the within grantor by deed of Dennis J. Robitaille dated July 26, 1988 and recorded with said Registry at Book 4886, Page 209.

I, Catherine L. Robitaille hereby release all rights of homestead and other interests in subject property.

Witness my hand this 30th day of April, 1998.

Catherine L. Robitaille

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
***** THOUSAND 9 HUNDRED AND 54 DOLLARS
MO. DAY YR. 05/01/1998
327826
AMOUNT $ *****954.00
VOID IF ALTERED

BK5935PG1024

State of New Hampshire
County of Hillsborough,

On the 30th day of April, 1998 before me personally appeared Catherine L. Robitaille personally known to me or satisfactorily proven to be the party executing the foregoing instrument, and she acknowledged said instrument, by her executed, to be her free act and deed.

Notary Public:
My commission expires: 03/06/[illegible]

501 CONCORD ST

Location	501 CONCORD ST	**Mblu**	0085/ / 0028/ /
Owner	THORNTON, SCOTT W	**Total Market Va...**	$405,500
Building Count	1		

Current Value

Assessment	
Valuation Year	**Total**
2026	$405,500

Owner of Record

Owner THORNTON, SCOTT W
Co-Owner

Sale Price $95,400
Certificate
Book & Page 5935/1024
Sale Date 04/30/1998
Instrument 04

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
THORNTON, SCOTT W	$95,400		5935/1024	04	04/30/1998
ROBITAILLE, DENNIS J	$4,000		4886/0209	04	07/27/1988
ROBITAILLE, DENNIS J	$0		0/0		07/26/1988
CLARK, AGNES	$0		0/0		

Building Information

Building 1 : Section 1

Year Built: 1880
Living Area: 1,525
Replacement Cost
Less Depreciation: $257,000

Building Attributes	
Field	**Description**
Style:	Conventional
Model	Residential
Grade:	Average
Stories:	1 3/4 Stories
Occupancy	1
Exterior Wall 1	Asbest Shingle

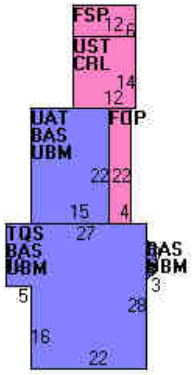
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Steam
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	7 Rooms
Bath Style:	Average
Kitchen Style:	Average
MHP	

Building Photo



(/photos/ManchesterNHPhotos//\00\05\59\04.JPG)

Building Layout



(/photos/ManchesterNHPhotos//Sketches/2755_2755.jp

Building Sub-Areas (sq ft)			
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,018	1,018
TQS	Three Quarter Story	676	507
CRL	Crawl Space	168	0
FOP	Porch, Open	88	0
FSP	Porch, Screen	72	0
UAT	Attic, Unfinished	330	0
UBM	Basement, Unfinished	1,018	0
UST	Utility, Storage, Unfinished	168	0
		3,538	1,525

Extra Features

Extra Features

No Data for Extra Features

Land

Land Use

Use Code 1010
Description SINGLE FAM

Land Line Valuation

Size (Sqr Feet) 9334

Outbuildings

Outbuildings		
Code	**Description**	**Size**
FGR1	GARAGE-AVE	360.00 S.F.

Valuation History

Assessment	
Valuation Year	**Total**
2025	$266,500

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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

30174-1-1

ACCOUNT NUMBER
5738
*Please write this number on all payments and correspondence.

FIRST REAL ESTATE TAX BILL FOR 2026

THORNTON, SCOTT W
THORNTON, JENNIFER A
501 CONCORD ST
MANCHESTER NH 03104-5214

Major credit cards are accepted for payments online and in person.
A service fee will apply. Visit www.ManchesterNH.Gov/Taxes for details.

INFORMATION TO TAXPAYERS	PROPERTY DESCRIPTION	TAXES
The Taxpayer may, by March 1 following the final notice of tax and not afterward, apply in writing to the Board of Assessors for a tax abatement or deferral. If you are elderly, disabled, blind, a veteran or veteran's spouse, or are unable to pay taxes due to poverty or other good cause, you may be eligible for a tax exemption, credit, abatement, or deferral. For details and application information, contact the Board of Assessors at 603-624-6520. Taxpayers desiring any information in regard to taxation, assessments, exemptions, or change of address should contact the Board of Assessors at 603-624-6520, not the Tax Collector. Real estate tax payments will be applied first to the oldest delinquent real estate taxes (if any) for the indicated property. Partial payments are accepted but will not delay or prevent liening or deeding actions authorized by State law. All taxes are assessed as of April 1st of each year. Unless directed otherwise, tax bills are mailed to the last known address of the first owner listed on the deed.	Map-Lot: 0085-0028 501 CONCORD ST TOTAL VALUATION: 266,500 TAX RATES FOR THIS BILLING ARE EQUAL TO 1/2 OF THE RATES APPLIED FOR THE PREVIOUS YEAR'S FINAL BILL MUNICIPAL: 5.02 COUNTY: .68 CITY EDUCATION: 3.66 STATE EDUCATION: .76 TOTAL: 10.12 ALL TAX RATES ARE PER $1000 OF ASSESSED VALUE	Tax: 2,696.98 Tax paid: .00 TAX DUE: $ 2,696.98 PAY BY WEDNESDAY, JULY 01, 2026 to avoid interest charges at 8.0 % per annum. This notice was generated on 5/15/2026 and does not reflect account activity after that date.

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

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

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

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

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

FIRST REAL ESTATE TAX BILL FOR 2026

Account Number: 5738

THORNTON, SCOTT W
THORNTON, JENNIFER A
501 CONCORD ST
MANCHESTER NH 03104-5214

Map-Lot: 0085-0028
Location: 501 CONCORD ST

TAX DUE: $ 2,696.98

0000057380 0002696987

Utility and Service Information

For the property located at: 501 Concord Street, Manchester NH 03104

Trash pick up provided by:
CITY

Scheduled pick up:
TUESDAY

Recycling pick up provided by:
CITY / CASELLA

Scheduled pick up:
TUESDAY

Fuel company: LIBERTY UTILITIES Phone: 800-833-4200

Average seasonal cost: $3,000

Fuel tanks/location: NONE / NATURAL GAS Size: _____

Other fuel/company: _____ Phone: _____

Furnace service company: JIM THOMBLY Phone: 603-668-5468

A/C service company: NONE Phone: —

Well service company: NONE / CITY Phone: —

Septic service company: NONE / CITY Phone: —

Irrigation service company: NONE Phone: —

Electricity provider: EVERSOURCE Phone: 800-662-7764

Avg. monthly bill in summer: $135 In winter: $120

Standard thermostat setting in summer: OFF In winter: 67

Local telephone company: N/A Phone: _____

Cable/Satellite company: XFINITY Phone: 800-934-6489

Do they provide internet service: ☐ Y ☒ N

If "No," internet provider: FIDIUM Phone: 844-434-3486

Are there any transferrable service contracts? ☐ Y ☒ N

If "Yes," attach details

Homeowner association? ☐ Y ☒ N

Contact person: _____ Phone: _____

Other information: