

Note: Report includes internal fields.

Residential **Single Family** **153 Russell Street** **Listed: 7/29/2026** **\$649,900**
5102380 **Manchester** **NH 03104** **Closed:**
Active **Unit/Lot #** **DOM: 1**



County NH-Hillsborough
VillDstLoc
Year Built 1903
Architectural Style New Englander
Color
Total Stories 2
Taxes TBD No
Tax Annual Amount \$8,816.00
Tax Year 2026
Tax Year Notes

Rooms Total 8
Bedrooms Total 4
Bathrooms Total 2
Bathrooms Full 1
Bathrooms Three Quarter 1
Bathrooms Half 0
Bathrooms One Quarter 0
Above Grade Finished Area 2,442
Below Grade Finished Area 0
Total Finished Area 2,442
List \$/SqFt Fin Total \$266.13
Total Area 4,536
Lot Size Acres 0.47
Lot Size Square Feet 20,473
Footprint 38 x 29 + 20 x 12

Activation Date

Directions North on Maple Street, right on Blodget Street, right on Russell Street.



Public Remarks Here's your chance to own one of the grand Queen Anne homes of Manchester's north side, featuring an uncommonly spacious half-acre lot and as many facets as a diamond. The first facet: the timeless details, like beautiful wood floors, crown moulding and coffered ceilings, slate roof, gingerbread exterior details, and the largest pocket door I've ever seen! Second, the two covered porches--one out front for greeting neighbors, one at the side for quiet morning coffee--and the expansive patio, all of which provide comfortable outdoor living space. Third, the updates throughout. Those include the gorgeous kitchen, with full-height cabinets, granite counters and coffee station, walk-in pantry, large island, and high-end Viking and Bosch appliances. The eat-in section was expanded with a gas fireplace, double doors to that amazing patio to connect the indoors to the outdoors, and a casual office area for homework or tracking your 401k. Both bathrooms have been beautifully updated as well, with a laundry area on the first floor just off the kitchen. There are also five mini-split heads for year-round comfort. And the exterior of the home was just painted. I haven't even mentioned the expansive dining room and the living room accented by a wood fireplace (not used recently), or the beautiful design in the wood floors of the 4 bedrooms upstairs. The yard is yet another sparkling facet, with trees for climbing or stringing up hammocks, open sunny area for a veggie garden or lawn games, and attractive landscaping out front to frame the home's beauty. And finally, the storage space--you get a huge walk-up attic with shelving, a dry basement, and copious storage above the newer 2-car garage, so bring all your toys and holiday decorations! This home truly IS a diamond, located about halfway between Derryfield Park and Livingstone Park, so come fall in love for yourself! OPEN HOUSES: Sat. 8/1, 10am-Noon; Sun. 8/2, 1-3pm.

STRUCTURE

Construction Status Existing	Estimated Completion Date	List \$/SqFt Fin ABV Grade \$266.13
Construction Materials Wood Siding	Rehab Needed	Above Grade Finished Area Source Assessor
Roof Slate		Above Grade Unfinished Area 1,050
Foundation Details Granite		Above Grade Unfinished Area Source Assessor
		Below Grade Finished Area Source
		Below Grade Unfinished Area 1,044
		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, Interior Stairs, Unfinished		
Garage Yes		
Garage Capacity 2		
Parking Features Auto Open, Storage Above, Driveway, Garage, Parking Spaces 3 - 5, Detached		

ROOMS	DIMENSIONS / LVL	ROOMS	DIMENSIONS / LVL	ROOMS	DIMENSIONS / LVL
Eat-in Kitchen	19' 0" x 11' 8" 1	Bedroom	16' 6" x 10' 6" 2		
Kitchen	16' 5" x 11' 11" 1	Bathroom Full	16' 3" x 5' 4" 2		
Bathroom Three Quarter	8' 10" x 9' 10" 1	Bedroom	18' 2" x 13 2		
Dining Room	17' 3" x 14' 4" 1				
Living Room	15' 3" x 15' 1" 1				
Foyer	14' 10" x 8' 7" 1				
Bedroom	15' 2" x 9' 6" 2				
Bedroom	16' 6" x 10' 5" 2				

LOT & LOCATION

Development / Subdivision

Owned Land
Common Land Acres
ROW Length
ROW Width
ROW Parcel Access
ROW to other Parcel

School District Manchester Sch Dst SAU #37
Elementary School Smyth Road School
Middle/Jr School Hillside Middle School
High School Manchester Central High Sch
Lot Features Landscaped, Level, 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 120
Road Frontage Type Public

UTILITIES			
Heating	Natural Gas, Hot Water, Steam, Mini Split	Internet	Cable Internet
Cooling	Mini Split	Fuel Company	
Water Source	Public	Electric Company	
Sewer	Public	Water Company	
Electric	200+ Amp Service, Circuit Breaker(s)	Cable Company	
Utilities	Cable	Phone Company	
		Internet Service Provider	

FEATURES	
Interior Features	Blinds, Ceiling Fan, Gas Fireplace, 2 Fireplaces, Kitchen Island, Vaulted Ceiling, Window Treatment, 1st Floor Laundry, Walkup Attic
Flooring	Hardwood, Softwood, Tile
Exterior Features	Patio, Covered Porch, Shed
Driveway	Paved
Parking Features	Auto Open, Storage Above, Driveway, Garage, Parking Spaces
3 - 5, Detached	

CONDO -- MOBILE -- AUCTION INFO			
Condo Name	Bldng#	Auction	No
Condo Limited Common Area	UntPerBldg	Auction Date	
Condo Fees		Auction Time	
		Auctioneer Name	
		Auctioneer License Number	
		Auction Price Determnd By	
Mobile Park Name		Mobile Park Approval	
Mobile Make		Mobile Must Move	
Mobile Model Name		Mobile Anchor	
MobileSer#		Mobile Co-Op	

DISCLOSURES			
Fee			
Fee 2			
Fee 3			
Foreclosed/Bank-Owned/REO	No	Flood Zone	No
Planned Urban Developmt		Seasonal	No
Rented		Easements	Unknown
Rental Amount		Covenants	No
Exclusions		Resort	
Documents Available	Deed, Property Disclosure, Tax Map	Right of First Refusal	

				Timeshare/Fract. Ownrshp	No
				T/F Ownership Amount	
				T/F Ownership Type	
				Surveyed	Unknown
				Surveyed By	
PUBLIC RECORDS				POWER PRODUCTION	
DeedRecTy	Quit Claim	Map	74	PrdType	PrdType2
Total Deeds		Block	0	PrdOwner	PrdOwner2
Deed Book	7723	Lot	3	MountType	MountType2
Deed Page	0797	SPAN#		Mount Loc	Mount Loc2
Deed 2 Book		Tax Class		PrdSize	PrdSize2
Deed 2 Page		Tax Rate	20.24	InstallYr	InstallYr2
PlanSurv#		Current Use		PrdAnnual	PrdAnnual2
Property ID		Land Gains		AnnStatus	AnnStatus2
Zoning	Residential R-2	AssmntYr		PrdVerSrc	PrdVerSrc2
		AssmntAmt			
		SpecAssmt			

GREEN PERFORMANCE INDICATORS					
VerBody		VerBody2		VerBody3	
VerPrgm		VerPrgm2		VerPrgm3	
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 Showings are available immediately. All measurements including floor plans 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 Lang
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 7/29/2026
Expiration Date 10/27/2026
Active Under Contract Date
Pending Date
Withdrawn Date
Terminated Date
Close Date
Anticipated Closing Date

Marketed in other Property Type No
Other MLS#
Comp Only No
Comp Type
Listing Type Exclusive Right
Listing Service Full Service
Designated/Apptd. Agency Yes
Short Sale No
Original List Price \$649,900

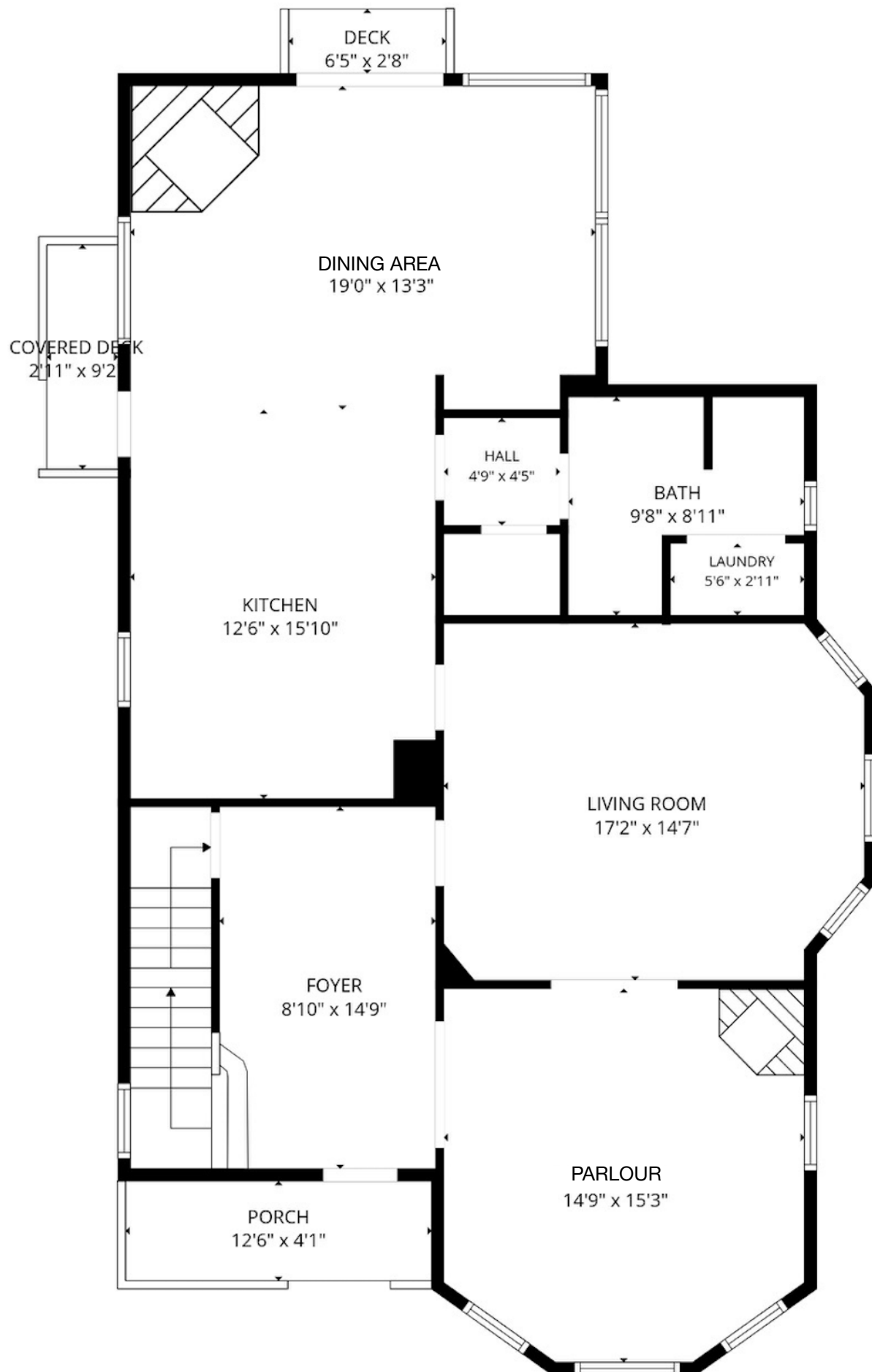
Concessions
Concessions Amount
Concessions Comments
Appraisal Complete
Appraisal Type
Appraiser
Appraiser Phone
Appraiser Email
Buyer Name
Residence
Title Company

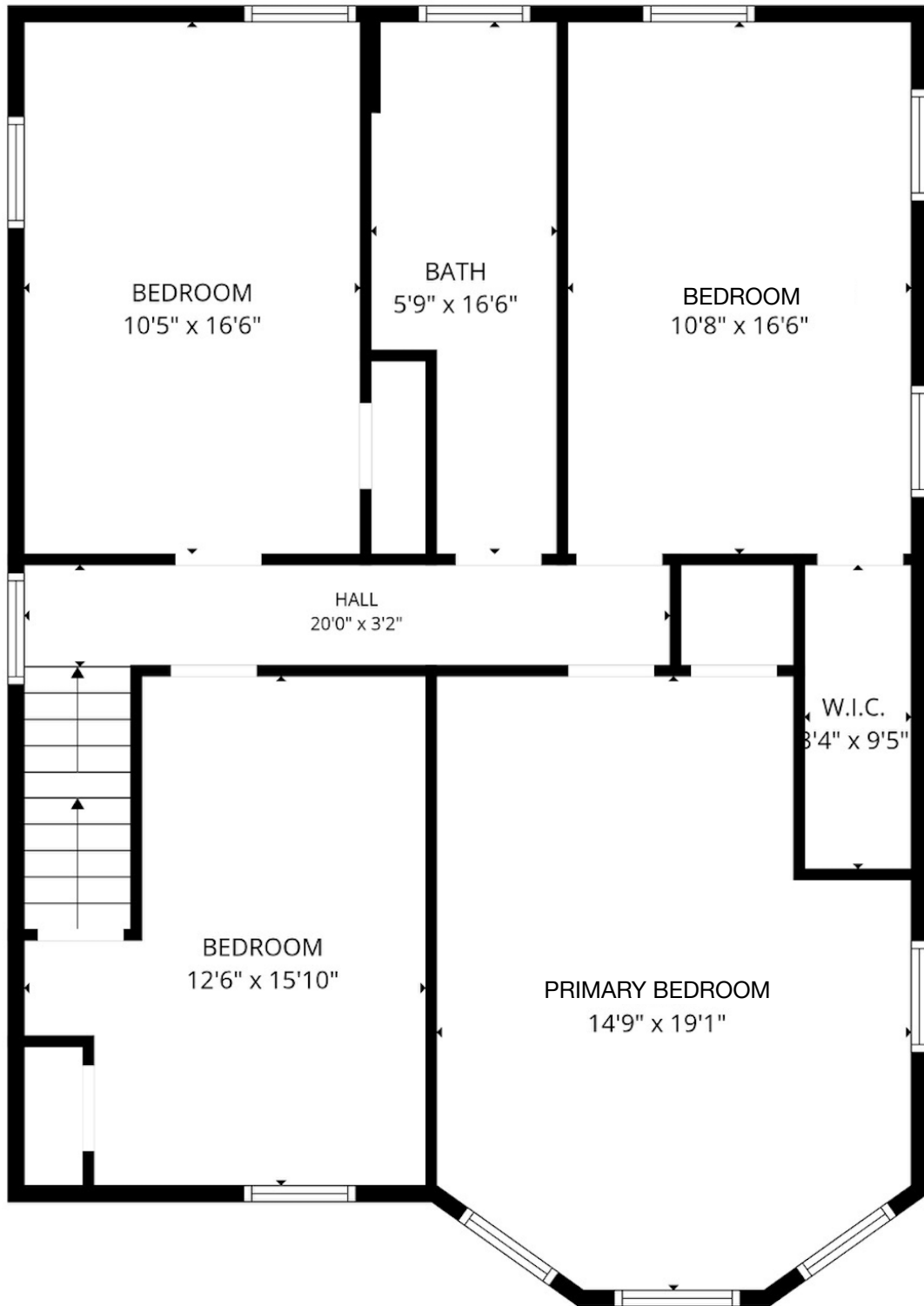
Buyer Financing
Right of First Refusal

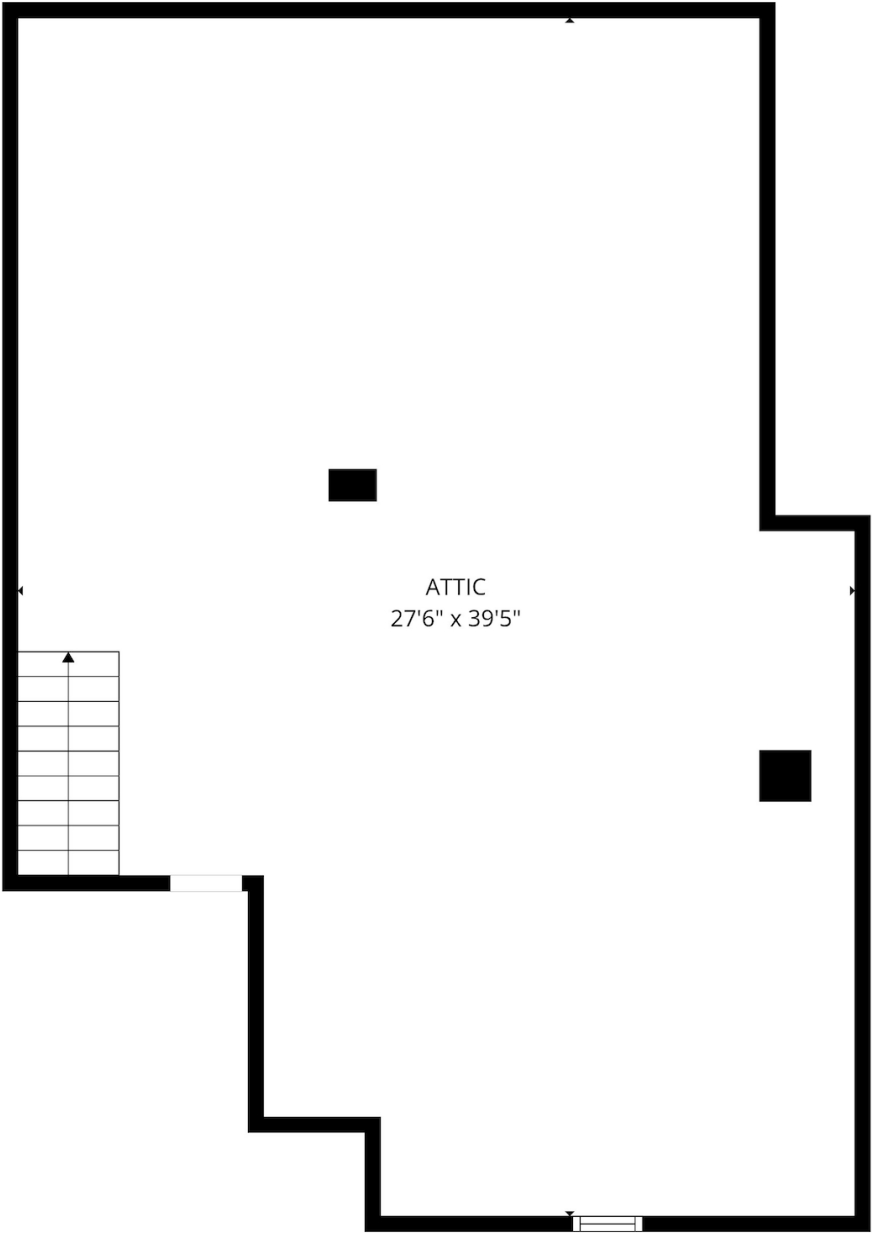
Contingencies

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

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153 Russell Street
Additional Notes

- The garage was added in 1987.
- Take note of the pocket door between the entryway and the front living room!
- Porches have Trex decking
- Most of the windows were replaced appx. 20 years ago. The windows in the eat-in dining area are 3 years old.
- The wood fireplace in the front living room has never been used by the current owners.

See also the additional comments appended to the Property Disclosure.

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

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

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

1. **SELLER:** The Lang Family Revocable Trust, Broderick V. Lang and Colleen B. Lang trustees

2. **PROPERTY LOCATION:** 153 Russell 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: Basement
Installed By: _____ Date of Installation: _____
What is the source of your information? _____

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

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: ☐ Yes ☒ No ☐ N/A Quantity: ☐ Yes ☒ No
Quality: ☐ Yes ☒ No ☐ Unknown
If YES to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested? ☐ Yes ☒ No Date of most recent test _____
If YES to any question, please explain in Comments below or with attachment.
Are you aware of any test results reported as unsatisfactory or satisfactory with notations? ☐ Yes ☒ No
If YES, are test results available? ☐ Yes ☒ No
What steps were taken to remedy the problem? _____
COMMENTS: _____

6. **SEWAGE DISPOSAL SYSTEM**

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

b. IF PUBLIC OR COMMUNITY/SHARED
Have you experienced any problems such as line or other malfunctions? ☒ Yes ☐ No
What steps were taken to remedy the problem? See 10-b

c. IF PRIVATE:
TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown ☐ Other _____
Tank Size _____ Gal. ☐ Unknown ☐ Other _____
Tank Type ☐ Concrete ☐ Metal ☐ Unknown ☐ Other _____
Location: _____ ☐ Location Unknown. Date of Installation: _____
Date of Last Servicing: _____ Name of Company Servicing Tank: _____
Have you experienced any malfunctions? ☐ Yes ☐ No
COMMENTS: _____

SELLER(S) INITIALS BL / CB

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. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	☐	☒	☐			☐
	Crawl Space	☒	☐	☐			☐
	Exterior Walls	☐	☒	☐			☐
	Floors	☐	☒	☐			☐
	<u>See 10.b</u>	☐	☐	☐			☐

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: See 10.b

b. ASBESTOS - Current or previously existing:

As insulation on the heating system pipes or ducts? ☐ Yes ☐ No ☒ Unknown

In the siding? ☐ Yes ☒ No ☐ Unknown

In the roofing shingles? ☐ Yes ☒ No ☐ Unknown

In flooring tiles? ☐ Yes ☒ No ☐ Unknown

Other ☐ Yes ☒ No ☐ Unknown

If YES, Source of information: _____

Comments: _____

c. RADON/AIR - Current or previously existing:

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

If YES: Date: _____ By: _____

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

Has the property been tested since remedial steps? ☐ Yes ☐ No

Are test results available? ☐ Yes ☐ No

Comments: _____

SELLER(S) INITIALS

BL ABL

BUYER(S) INITIALS

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PROPERTY LOCATION: 153 Russell Street, Manchester NH 03104

d. RADON/WATER - Current or previously existing:

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

If YES: Date: _____ By: _____

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

Has the property been tested since remedial steps? ☐ Yes ☐ No

Are test results available? ☐ Yes ☐ No Comments: _____

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

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

If YES: Source of information: _____

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

Comments: _____

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

If YES: Source of information: _____

Comments: _____

9. GENERAL INFORMATION

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

☐ Yes ☒ No ☐ Unknown If YES, Explain: _____

What is your source of information? _____

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

☐ Yes ☒ No ☐ Unknown If YES, Explain: _____

What is your source of information? _____

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?

☐ Yes ☒ No If YES, Explain: _____

d. Are you aware of any problems with other buildings on the property?

☐ Yes ☒ No If YES, Explain: _____

e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.?

☐ Yes ☒ No ☐ Unknown If YES, Explain: _____

f. Is this property located in a Federally Designated Flood Hazard Zone?

☐ Yes ☐ No ☒ Unknown Comments: _____

g. Has the property been surveyed?

☐ Yes ☐ No ☒ Unknown If YES, By: _____

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

h. How is the property zoned? Residential

i. Heating System Age: 15yr Type: Boiler Fuel: Nat Gas Tank Location: _____

Owner of Tank: None

Annual Fuel Consumption: _____ Price: \$286/Mo Avg Gallons: 143.22thm mo/Avg

Date system was last serviced and by whom? December 2024 Paradigm Plumbing

Secondary Heat Systems: Mini Splits (5)

Comments: See 10.b attachments

j. Roof Age: 100+ years Type of Roof Covering: Slate (and still going strong) BL

Moisture or leakage: None

Comments: _____

SELLER(S) INITIALS

BL CBL

BUYER(S) INITIALS

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PROPERTY LOCATION: 153 Russell Street, Manchester NH 03104

- k. Foundation/Basement ☒ Full ☒ Partial ☐ Other: _____ ☐ Type: _____
Moisture or leakage: _____
Comments: See 10.6
- l. Chimney(s) How Many? 3 Lined? 2 of 3 Last Cleaned: _____ Problems? None
Comments: Dining Rm Lined 2013, Furnace Lined 2017, Living Rm Unknown
- m. Plumbing Type: Copper and some knob and tube Age: Unknown
Comments: BL
- n. Domestic Hot Water Age: 5 yrs Type: Nat Gas Gallons: 40
- o. Electrical System # of Amps 200 Amp ☒ Circuit Breakers ☒ Fuses
Comments: Copper with some knob and tube
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: Squirrels
Comments: Professionally abated
- 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: Mini Splits Age: 8+4 Date Last Serviced and by whom: 10/25 - Jim Trombly
Comments: 1st Floor Installed 2018, 2nd Floor 2022 PTH
- t. Pool Age: None 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: None
- v. Internet Type Currently Used at Property: Comcast
- w. Other (e.g. Alarm System, Irrigation System, etc.) None
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

BL CPL

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:

See attachments.

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).

Broderick Lang 06/26/2026
SELLER DATE

Colleen Byrne Lang 06/26/2026
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

BL, CBL

BUYER(S) INITIALS

_____, _____

153 Russell Street, Manchester, NH - Property Disclosure

Section 10.b Additional Comments

6.b. Sewer line to street clogged twice and was fixed with professional roto-rooting. No problems in the last 10 plus years.

7. There is insulation in the attic floor, the crawl space under the dining room and in the exterior walls in the kitchen and dining room. Other exterior walls are not insulated.

8.a There is an empty oil tank in the basement from the previous heating system.

9.i See attachments for heating price and therms over the last 12 months.

10.k There is a full basement except for the dining room which has an insulated crawl space.

PBL CBL

Usage

Account: 153 RUSSELL ST, MANCHESTER, NH 03104-3769 |

MONTHLY AVERAGE

\$286.23

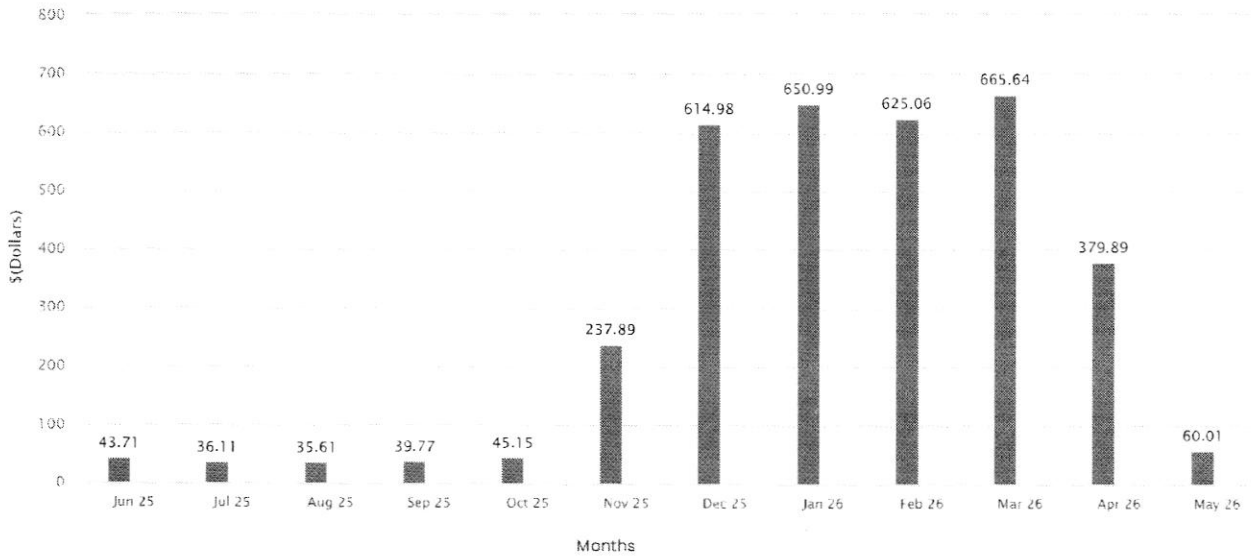
HIGHEST THIS YEAR

\$665.64

Gas

Dollar Usage

Monthly Seasonal



The dollar amounts represented here include consumption charges only. They exclude any applicable taxes or other fees, and may differ than the total amount billed.



Download Excel



Green Button

[Privacy Policy](#) [Term and Condition](#)

Version 10.0

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Usage

Account: 153 RUSSELL ST, MANCHESTER, NH 03104-37691

MONTHLY AVERAGE

143.22thm

HIGHEST THIS YEAR

364.35thm

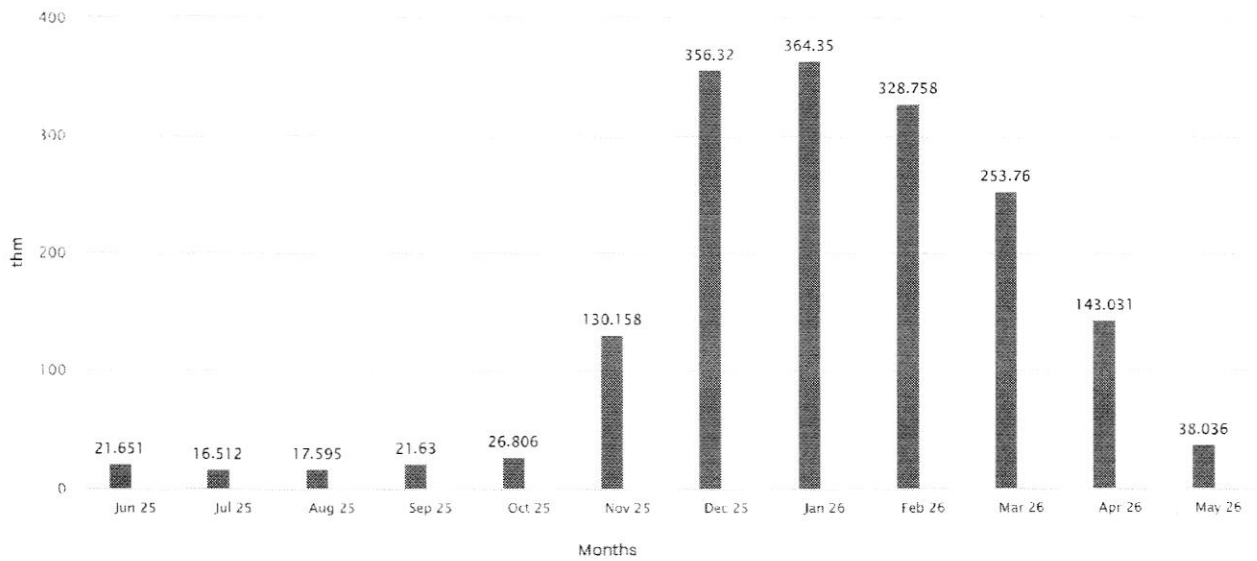
Gas

Dollar

Usage

Monthly

Seasonal



Liberty-CF bills customers on a per Therms basis for energy contained in the gas delivered.



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Green Button

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Version 10.0

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



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

Property Address: 153 Russell 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)

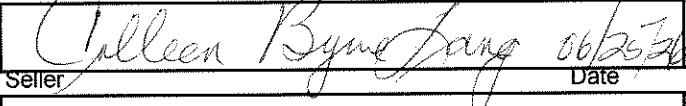
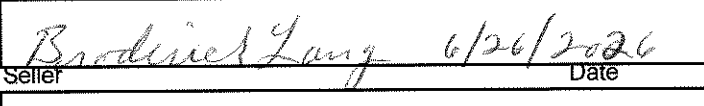
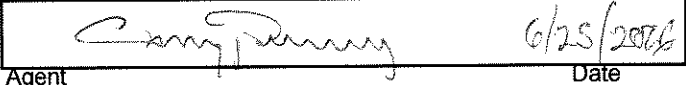
- (c) ☐ Purchaser has received copies of all information listed above.
- (d) ☐ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
- (i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment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

 Seller Date <u>06/25/2026</u>	 Seller Date <u>6/26/2026</u>
 Purchaser Date	 Purchaser Date
 Agent Date <u>6/25/2026</u>	 Agent Date

P 40
Craven Law
18.39 40.00
20.39 \$

STATE OF NEW HAMPSHIRE			
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX	
***** THOUSAND * HUNDRED AND 40 DOLLARS			
MO	DAY	YR	AMOUNT
08	16	2006	785946 \$ *****40.00
QUITCLAIM DEED		VOID IF ALTERED	

KNOW ALL MEN BY THESE PRESENTS that we Broderick V. Lang and Colleen B. Lang, married, of 153 Russell Street, Manchester, County of Hillsborough and State of New Hampshire, for consideration paid, grant to Broderick V. Lang and Colleen B. Lang, Trustees, and any successors in trust, under THE LANG FAMILY REVOCABLE TRUST, dated July 27, 2006, and any amendments thereto, of 153 Russell Street, Manchester, County of Hillsborough and State of New Hampshire, with QUITCLAIM COVENANTS, the following described property located in Manchester, County of Hillsborough and State of New Hampshire:

Tract I

A certain lot of land situated in Manchester, County of Hillsborough, State of New Hampshire, bounded and described as follows:

Beginning at the Southwest corner of the premises hereby conveyed at a point on the Easterly line of Russell Street one hundred twenty seven and ninety-six one hundredths (127.96) feet south of the intersection of the Southerly line of Blodgett Street with said Easterly line of Russell Street as shown on Amoskeag Industries, Inc. Plan of Lands in Manchester, N.H., thence Easterly at right angles with said Easterly line of Russell Street ninety (90) feet to land of said Amoskeag Industries, Inc. as shown on said plan, thence Northerly at right angles with the last named course by said Company's land sixty (60) feet to land of the grantor; thence Westerly at right angles with the last course by said Lena Ekman land ninety (90) feet to said Easterly line of Russell Street as shown on said plan; thence Southerly at right angles with the last named course by said Easterly line of Russell Street sixty (60) feet to the point of beginning, said premises being known as part of Lot No. 3807 as shown on said Plan.

Meaning and intending to convey the same premises conveyed to Broderick Lang and Colleen Lang by Warranty Deed of Hamden C. Moody, Jr. dated May 15, 2000 and recorded in the Hillsborough County Registry of Deeds in Book 6240, Page 1368.

Tract II

A certain lot of land situated in Manchester, in the County of Hillsborough, and State of New Hampshire, bounded, meaning, and described as follows:

BK 7723PG 0797

Beginning at a point on the Westerly line of Hawthorn Street at the southwest corner of Lot No. 5261 as shown on said Company's Plan of Lands at Manchester, New Hampshire, which is kept in said Company's office; thence westerly by and along said Lot No. 5261 one hundred and ten (110) feet to Lot No. 3807 as shown on said Plan; thence Southerly at right angles with the last named course by and along said Lot No. 3807 and Lot No. 3343 eighty seven and ninety six one hundredths (87.96) feet to a point marking the northeast corner of Lot No. 3336 as shown on said Plan; thence easterly at right angles with the last named courses by and along Lot No. 3943 one hundred and ten (110) feet to said Hawthorn Street as shown on said Plan; thence northerly at right angles with the last named courses by and along said Hawthorn Street eighty seven and ninety six one hundredths (87.96) feet to the point of beginning, said premises being known as Lot No. 5282 as shown on said Plan.

Meaning and intending to convey the same premises conveyed to Broderick Lang and Colleen Lang by Warranty Deed of Hamden C. Moody, Jr. dated May 15, 2000 and recorded in the Hillsborough County Registry of Deeds in Book 6240, Page 1368.

The description of the tract or parcel has been modified to reflect additional land resulting from the discontinuance of a portion of a paper street known as Hawthorn Street adjacent to the easterly boundary of the premises herein described. Since Hawthorn Street was laid out as a forty foot highway, the northerly and southerly boundaries of said premises are twenty feet longer than in previous deeds; reference is made to Volume 16, Page 60, Records of Streets, Highways and Bridges of the City of Manchester, New Hampshire.

Tract III

A certain lot of land with the buildings thereon, situated in said Manchester, bounded, measuring and described as follows, to-wit:

Beginning at Lot No. 3336 on Russell Street, as shown on the Amoskeag Manufacturing Company's Plan of Lands in Manchester, N.H., which is kept in said Company's office; thence, northerly by said Russell Street sixty (60) feet to land now or formerly of said Company, as shown on said plan; thence easterly at right angles with said Russell Street, by said land now or formerly of said Company, ninety (90) feet to other land now or formerly of said Company, as shown on said plan, thence, southerly parallel with said Russell Street by said Company's land, sixty (60) feet to said Lot No. 3336; thence, westerly by said Lot No. 3336, ninety (90) feet to the point of beginning; being known as Lot No. 3343, as shown on said Plan.

Meaning and intending to convey the same premises conveyed to Broderick Lang and Colleen Lang by Warranty Deed of Hamden C. Moody, Jr. dated May 15,

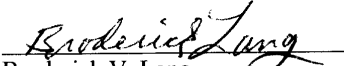
2000 and recorded in the Hillsborough County Registry of Deeds in Book 6240,
Page 1368.

Said premises are conveyed subject to the Lot Consolidation recorded at Book 4299,
Page 290.

We, Broderick V. Lang and Colleen B. Lang, as husband and wife, release to the within
Grantees all rights of homestead and other interests therein.

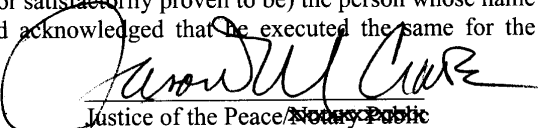
This is a minimum contractual conveyance pursuant to RSA 78-B:1, I(b) and
Administrative Rule Rev. 802.02 with respect to an estate plan.

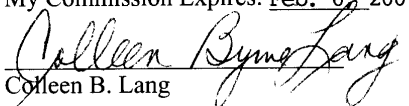
Witness our hands this 27th day of July, 2006.


Broderick V. Lang

State of New Hampshire
County of Hillsborough

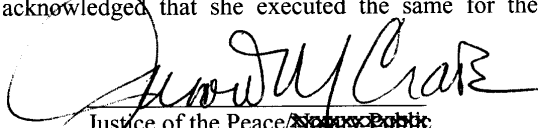
On this 27th day of July, 2006, before me, the undersigned officer, personally
appeared Broderick V. Lang, known to be (or satisfactorily proven to be) the person whose name
is subscribed to the within instrument and acknowledged that he executed the same for the
purposes therein contained.


Justice of the Peace/~~Notary Public~~
My Commission Expires: Feb. 6, 2007


Colleen B. Lang

State of New Hampshire
County of Hillsborough

On this 27th day of July, 2006, before me, the undersigned officer, personally
appeared Colleen B. Lang, known to be (or satisfactorily proven to be) the person whose name is
subscribed to the within instrument and acknowledged that she executed the same for the
purposes therein contained.


Justice of the Peace/~~Notary Public~~
My Commission Expires: Feb. 6, 2007

BK 7723PG0799

153 RUSSELL ST

Location

153 RUSSELL ST

Mblu

0074/ / 0003/ /

Owner

LANG FAMILY REVOCABLE TRUST

Total Market Value

\$435,600

Building Count

1

Current Value

Assessment	
Valuation Year	Total
2025	\$435,600

Owner of Record

Owner

LANG FAMILY REVOCABLE TRUST

Sale Price

\$4,000

Co-Owner

Certificate

Book & Page

7723/0797

Sale Date

07/27/2006

Instrument

00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LANG FAMILY REVOCABLE TRUST	\$4,000		7723/0797	00	07/27/2006
LANG, BRODERICK	\$187,000		6240/1368	01	05/15/2000
MOODY, HAMDEN JR	\$0		0/0		11/25/1985
SULLIVAN CATHERINE M	\$0		0/0		

Building Information

Building 1 : Section 1

Year Built:

1903

Living Area:

2,442

Replacement Cost

Less Depreciation:

\$286,400

Building Attributes	
Field	Description
Style:	Conventional

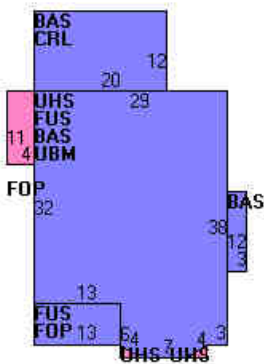
Model	Residential
Grade:	Average +05
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Slate
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Pine/Soft Wood
Heat Fuel	Oil
Heat Type:	Steam
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	7
Bath Style:	Average
Kitchen Style:	Average
MHP	

Building Photo



(<https://images.vgsi.com/photos/ManchesterNHPhotos/\00\05\23\08.JPG>)

Building Layout



(https://images.vgsi.com/photos/ManchesterNHPhotos//Sketches/2347_2)

Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
BAS	First Floor	1,320	1,320
FUS	Upper Story, Finished	1,122	1,122
CRL	Crawl Space	240	0
FOP	Porch, Open	122	0
UBM	Basement, Unfinished	1,044	0
UHS	Half Story, Unfinished	1,050	0
		4,898	2,442

Extra Features

Extra Features		
Code	Description	Size
FPL3	2 STORY CHIM	2.00 UNITS

Land

Land Use		Land Line Valuation	
Use Code	1010	Size (Sqr Feet)	20475
Description	SINGLE FAM		

Outbuildings

Outbuildings		
Code	Description	Size
FGR1	GARAGE-AVE	576.00 S.F.
SHD1	SHED FRAME	80.00 S.F.
PAT1	PATIO-AVG	480.00 S.F.

Valuation History

Assessment	
Valuation Year	Total
2024	\$435,600



19344-1-1

City of Manchester, NH - Office of the Tax Collector

Payment Address: P.O. BOX 9598, Manchester, NH 03108-9598

Office location: 1 City Hall Plaza West Wing, Manchester, NH 03101-2084

Office hours: Monday-Friday, 8 AM to 5 PM

For property values, exemptions, names, and addresses, call (603) 624-6520

For account balance and payment information, call (603) 624-6575 or

visit www.ManchesterNH.Gov/Taxes for online account access and payments

ACCOUNT NUMBER

4904

*Please write this number on all payments and correspondence.

FIRST REAL ESTATE TAX BILL FOR 2026

LANG FAMILY REVOCABLE TRUST
 LANG, COLLEEN B TEE
 LANG, BRODERICK V TEE
 153 RUSSELL ST
 MANCHESTER NH 03104

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

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

INFORMATION TO TAXPAYERS	PROPERTY DESCRIPTION	TAXES										
The Taxpayer may, by March 1 following the final notice of tax and not afterward, apply in writing to the Board of Assessors for a tax abatement or deferral. If you are elderly, disabled, blind, a veteran or veteran's spouse, or are unable to pay taxes due to poverty or other good cause, you may be eligible for a tax exemption, credit, abatement, or deferral. For details and application information, contact the Board of Assessors at 603-624-6520. Taxpayers desiring any information in regard to taxation, assessments, exemptions, or change of address should contact the Board of Assessors at 603-624-6520, not the Tax Collector. Real estate tax payments will be applied first to the oldest delinquent real estate taxes (if any) for the indicated property. Partial payments are accepted but will not delay or prevent liening or deeding actions authorized by State law. All taxes are assessed as of April 1st of each year. Unless directed otherwise, tax bills are mailed to the last known address of the first owner listed on the deed.	Map-Lot: 0074-0003 153 RUSSELL ST TOTAL VALUATION: 435,600 TAX RATES FOR THIS BILLING ARE EQUAL TO 1/2 OF THE RATES APPLIED FOR THE PREVIOUS YEAR'S FINAL BILL <table><tr><td>MUNICIPAL:</td><td>5.02</td></tr><tr><td>COUNTY:</td><td>.68</td></tr><tr><td>CITY EDUCATION:</td><td>3.66</td></tr><tr><td>STATE EDUCATION:</td><td>.76</td></tr><tr><td>TOTAL:</td><td>10.12</td></tr></table> ALL TAX RATES ARE PER \$1000 OF ASSESSED VALUE	MUNICIPAL:	5.02	COUNTY:	.68	CITY EDUCATION:	3.66	STATE EDUCATION:	.76	TOTAL:	10.12	Tax: 4,408.27 Tax paid: .00 TAX DUE: \$ 4,408.27 PAY BY WEDNESDAY, JULY 01, 2026 to avoid interest charges at 8.0 % per annum. This notice was generated on 5/15/2026 and does not reflect account activity after that date.
MUNICIPAL:	5.02											
COUNTY:	.68											
CITY EDUCATION:	3.66											
STATE EDUCATION:	.76											
TOTAL:	10.12											

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

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

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



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

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

FIRST REAL ESTATE TAX BILL FOR 2026

Account Number: **4904**

LANG FAMILY REVOCABLE TRUST
 LANG, COLLEEN B TEE
 LANG, BRODERICK V TEE
 153 RUSSELL ST
 MANCHESTER NH 03104

Map-Lot: 0074-0003

Location: 153 RUSSELL ST

TAX DUE: \$ **4,408.27**

0000049049

0004408274