

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:** Douglas C Krauss

2. **PROPERTY LOCATION:** 3 Pendergast Road, Newmarket, NH 03857

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 20 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: Behind shed

Installed By: n/a Date of Installation: original to house

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: Pump failed about 5 years ago and john fabrizo replaced it with new pump

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: Left side of house ☐ Location Unknown. Date of Installation: original to home

Date of Last Servicing: 10/24 Name of Company Servicing Tank: epping and Exeter sewer

Have you experienced any malfunctions? ☐ Yes ☒ No

COMMENTS: System was given clean bill of health on last pump

SELLER(S) INITIALS

DKK /

BUYER(S) INITIALS

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
IF YES, Location: Left side of house Size: ☒ Unknown
Date of installation of leach field: Original to house 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

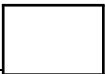
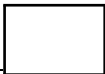
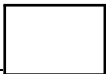
7. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	☒	☐	☐			☒
	Crawl Space	☐	☐	☐			☐
	Exterior Walls	☒	☐	☐			☒
	Floors	☐	☒	☐			☐

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: 5/2006 By: unknown
Results: slightly over normal If applicable, what remedial steps were taken? had new system installed
Has the property been tested since remedial steps? ☐ Yes ☒ No
Are test results available? ☐ Yes ☒ No
Comments: _____

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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: original Type: forced hot water Fuel: oil Tank Location: basement

Owner of Tank: myself

Annual Fuel Consumption: 541 gallons 2025 Price: _____ Gallons: 541

Date system was last serviced and by whom? 12/4/2024 cleaning by Tim Lenore plumbing

Secondary Heat Systems: pellet stove

Comments: pellet stove will heat whole house use approx 2 tons of pellets per season

j. Roof Age: 7 years Type of Roof Covering: ashphalt architectural shingle

Moisture or leakage: none

Comments: roof was replaced before solar panels were installed

SELLER(S) INITIALS

DK 05/21/26

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- k. Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: _____
Moisture or leakage: None
Comments: _____
- l. Chimney(s)** How Many? 1 Lined? yes Last Cleaned: n/a Problems? _____
Comments: _____
- m. Plumbing** Type: pvc and copper Age: original
Comments: _____
- n. Domestic Hot Water** Age: approx 15 years Type: indirect water system Gallons: n/a
- 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: _____
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: None Age: _____ Date Last Serviced and by whom: _____
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

DKK
05/21/26
dotloop verified

/

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:

Solar system covers the electric bill, I have nit had an electric bill since installed

House was owned by a pilot who had it custom built, it is very energy efficient I replaced windows about 10 years ago with highly efficient windows

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).

Douglas C Krauss
dotloop verified
05/21/26 4:17 PM EDT
64JH-GKKN-CC9V-8XPQ

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 *DK* /
05/21/26 4:17 PM EDT
dotloop verified

BUYER(S) INITIALS /

SELLER PROPERTY INFORMATION

Fixtures, Appliances, and Personal Property

Please indicate the age of the following, which will be included in the sale of your property.

Included?	Yes	No	Year	Included?	Yes	No	Year
Refrigerator	☒	☐	2010		☐	☐	
stove	☒	☐	2023		☐	☐	
dishwasher	☒	☐	2024		☐	☐	
	☐	☐			☐	☐	
	☐	☐			☐	☐	
	☐	☐			☐	☐	
	☐	☐			☐	☐	

Please list any affixed items that will **NOT** be staying (Special chandelier, deep freezer, etc?)

--

Other Information

If curbside pick-up,-What day is trash removal day? wednesday

Does the town maintain/plow the road? yes

Do you have smoke alarms? yes Battery or hard-wired? both

Do you have carbon monoxide detectors? yes Plug-in or hard-wired? battery

School Information

	School	Pick Up Time	Bus Stop Location
Elementary			
Middle			
High School			

Seller

Douglas C Krauss
dotloop verified
05/21/26 4:28 PM EDT
EVVL-H56H-SZD5-RFWA

Seller

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Buyer

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Buyer

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UTILITY INFORMATION

Please provide information on the utilities servicing your home.

Electric Company Eversource Phone 800-662-7764
 Average Annual Consumption 0
 Check all that are electric: ☐ Heat ☐ Hot Water ☒ Stove ☒ Dryer ☒ Range ☒ Oven

Oil Company Welch oil York maine Phone 207-363-2770
 Average Annual Consumption 541 Tank Size u/n
 Check all that are Oil: ☒ Heat ☒ Hot Water Tank Location Basement

Gas/Propane Company _____ Phone _____
 Average Annual Consumption _____ Tank Size _____
 Check all that are Gas: ☐ Heat ☐ Hot Water ☐ Stove ☐ Dryer ☐ Range ☐ Oven ☐ Fixed Generator
 Tank Location _____

Septic Company Epping and Exeter sewer Phone 603-659-8150
 Location left side of house Tank Size n/a

Well Company _____ Phone _____
 Location _____ GPM _____

Cable/Internet Company xfinity Phone 877-824-9707

Telephone Company n/a Phone _____

Is your home serviced by Town / Community Water? Average Bill _____

Is your home serviced by Town / Community Sewer? Average Bill _____

*If no, please describe your lot with your property and indicate location of septic/well in relation to the house.

Seller

Douglas C Krauss

dotloop verified
05/21/26 4:28 PM EDT
V6NN-WTXY-VI8C-JTL1

Buyer

Seller

Buyer

• Please leave all manuals and warranties for the new home owners. Thank you!

3 PENDERGAST RD

Location 3 PENDERGAST RD

Mblu R4/ 57/ 11/N /

Acct# 002742

Owner KRAUSS DOUGLAS C

Assessment \$548,500

Appraisal \$548,500

PID 2583

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$288,700	\$259,800	\$548,500
Assessment			
Valuation Year	Improvements	Land	Total
2024	\$288,700	\$259,800	\$548,500

Owner of Record

Owner	KRAUSS DOUGLAS C	Sale Price	\$25
Co-Owner		Certificate	
Address	3 PENDERGAST RD	Book & Page	6127/858
	NEWMARKET, NH 03857	Sale Date	06/16/2020
		Instrument	39

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
KRAUSS DOUGLAS C	\$25		6127/858	39	06/16/2020
KRAUSS DOUGLAS C	\$293,000		4676/1861	00	07/03/2006
NICKERSON DALE C	\$0		3715/0156	1A	01/29/2002
NICKERSON DALE C	\$25,000		2992/2110	00	07/01/1993

Building Information

Building 1 : Section 1

Year Built:	1994
Living Area:	1,540

Replacement Cost: \$318,098
Building Percent Good: 81
Replacement Cost
Less Depreciation: \$257,700

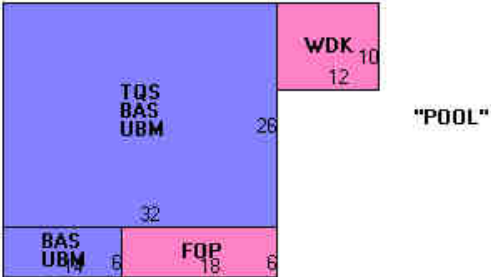
Building Attributes	
Field	Description
Style:	Cape Cod
Model	Residential
Grade:	Average +10
Stories:	1.75
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Hardwood
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	5 Rooms
Bath Style:	Average
Kitchen Style:	Average
MHP	

Building Photo



(https://images.vgsi.com/photos/NewMarketNHPhotos/\00\00\28\45.jpg)

Building Layout



(https://images.vgsi.com/photos/NewMarketNHPhotos//Sketches/2583_2584.jpg)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	916	916
TQS	Three Quarter Story	832	624
FOP	Porch, Open, Finished	108	0
UBM	Basement, Unfinished	916	0
WDK	Deck, Wood	120	0
		2,892	1,540

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	1010	Size (Acres)	2.22
Description	SINGLE FAM MDL-01	Frontage	0
Zone	R1	Depth	0
Neighborhood	70	Assessed Value	\$259,800
Alt Land Appr Category	No	Appraised Value	\$259,800

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			80.00 S.F.	\$1,000	1
SPAR	POOL ABV GRND RECT			1.00 UNITS	\$10,100	1
SPDK	POOL DECK			1.00 UNITS	\$900	1
RPV2	MEDIUM 51-100			1.00 UNITS	\$1,500	1
SOL1	SOLAR PANELS			35.00 UNITS	\$17,500	1

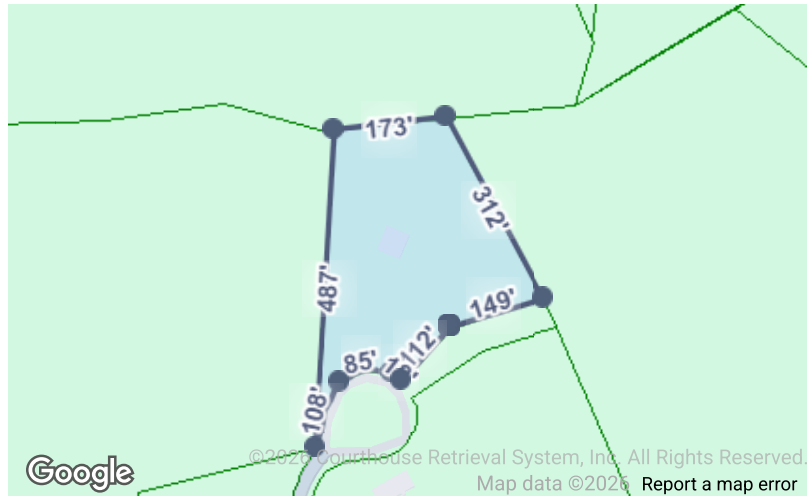
Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$288,700	\$259,800	\$548,500
2024	\$288,700	\$259,800	\$548,500
2023	\$188,600	\$150,200	\$338,800

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$288,700	\$259,800	\$548,500
2024	\$288,700	\$259,800	\$548,500
2023	\$188,600	\$150,200	\$338,800



Next



LOCATION

Property Address	3 Pendergast Rd Newmarket, NH 03857-2175
Subdivision	
County	Rockingham County, NH

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	NMAR M:R4 B:57 L:11N
Alternate Parcel ID	
Account Number	2742
District/Ward	
2020 Census Trct/Blk	675.04/2
Assessor Roll Year	2025

PROPERTY SUMMARY

Property Type	Residential
Land Use	Single Family Residential
Improvement Type	Cape Cod
Square Feet	1540

CURRENT OWNER

Name	Krauss Douglas C
Mailing Address	3 Pendergast Rd Newmarket, NH 03857-2175

SCHOOL ZONE INFORMATION

Newmarket Elementary School	1.5 mi
Elementary: Pre K to 5	Distance
Newmarket Senior High School	1.8 mi
Middle-High: 6 to 12	Distance

SALES HISTORY THROUGH 04/03/2026

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
5/31/2020		Krauss Douglas C	Krauss Kristen L	Quit Claim Deed		6127/858 20028282
7/3/2006	\$293,000	Krauss Douglas C & Krauss Kristen L	Nickerson Dale C	Warranty Deed		4676/1861

TAX ASSESSMENT

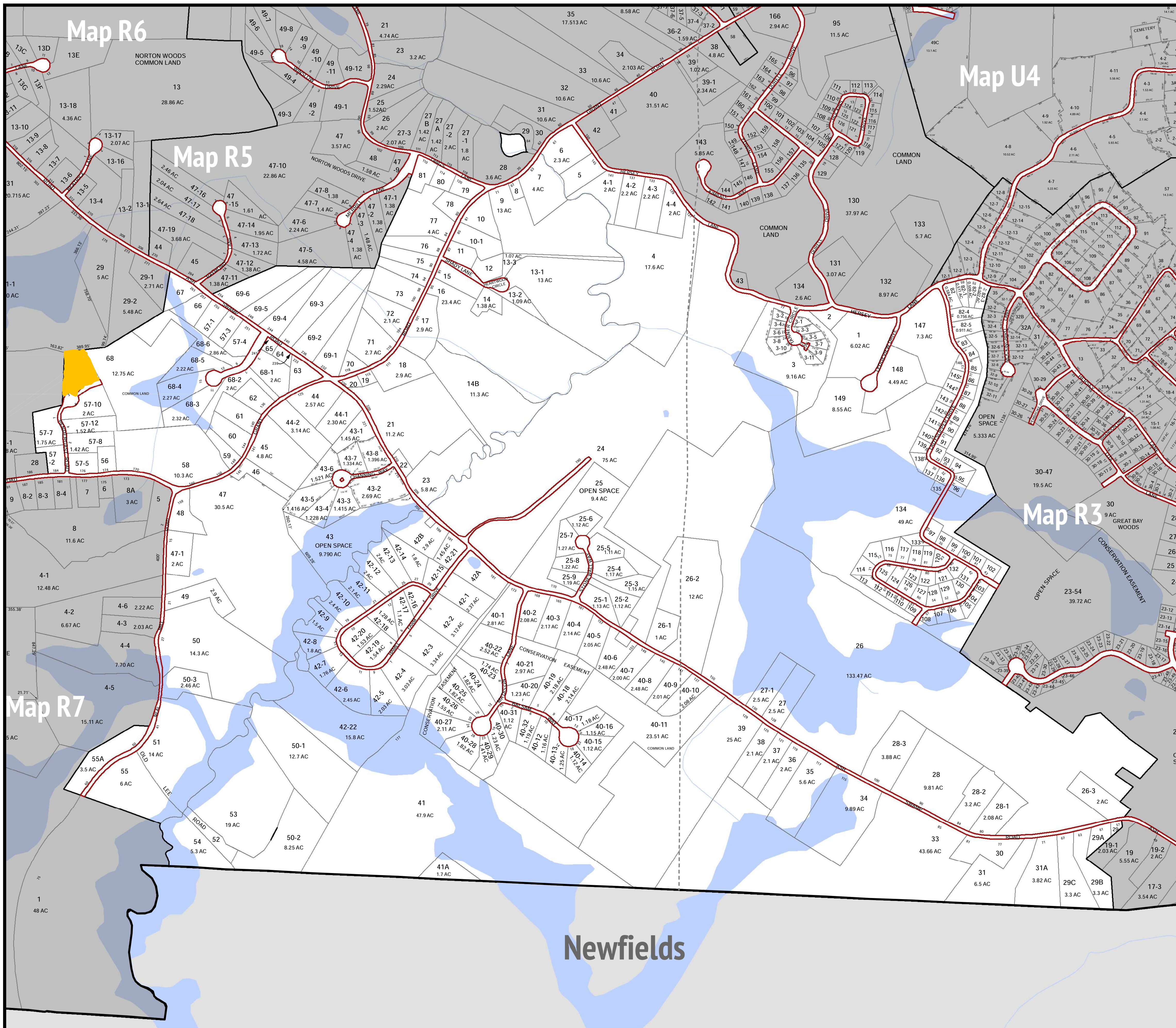
Tax Assessment	2025	Change (%)	2024	Change (%)	2023
Assessed Land	\$259,800.00		\$259,800.00	\$109,600.00 (73.0%)	\$150,200.00
Assessed Improvements	\$288,700.00		\$288,700.00	\$100,100.00 (53.1%)	\$188,600.00
Total Assessment	\$548,500.00		\$548,500.00	\$209,700.00 (61.9%)	\$338,800.00
Exempt Reason					

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2025			\$10,652.00
2024			\$9,434.00
2023			\$9,991.00
2022			\$9,144.00
2021			\$8,931.00
2020			\$8,626.00
2019			\$7,795.00
2018			\$7,211.00
2017			\$6,592.00
2016			\$6,276.00
2015			\$6,155.00

MORTGAGE HISTORY					
Date	Loan Amount	Borrower	Lender	Book/Page or Document#	
12/14/2023	\$105,140	Krauss Douglas	Fairway Independent Mortgage	6524/2644 23038600	
06/10/2020	\$272,000	Krauss Douglas C	Cambridge Trust	6127/860 20028283	
03/10/2010	\$230,000	Krauss Krauss Kristen	Mortgage Financial Services In	05094/2053	
03/10/2010	\$230,000	Krauss Douglas C Krauss Kristen And Krauss Kris	Mortgage Financial Services In	5094/2053	
06/22/2007	\$25,600	Krauss Douglas C Krauss Kristen L And Krauss Kr	Mortgage Fncl Services	4814/860	
06/22/2007	\$234,400	Krauss Douglas C Krauss Kristen L And Krauss Kr	Mortgage Fncl Services	4814/845	
06/22/2007	\$234,400	Krauss Krauss Kristen L	Mortgage Fncl Services	04814/0845	
06/22/2007	\$25,600	Krauss Krauss Kristen L	Mortgage Fncl Services	04814/0860	
FORECLOSURE HISTORY					
No foreclosures were found for this parcel.					
PROPERTY CHARACTERISTICS: BUILDING					
Building # 1					
Type	Cape Cod	Condition	Average	Units	
Year Built	1994	Effective Year		Stories	2
BRs	3	Baths	1 F 1 H	Rooms	5
Total Sq. Ft.	1,540				
Building Square Feet (Living Space)			Building Square Feet (Other)		
1st Floor 916			Basement 916		
			Gross Area 2892		
			Basement Unfinished 916		
- CONSTRUCTION					
Quality		Roof Framing		Gable	
Shape		Roof Cover Deck		Asphalt	
Partitions		Cabinet Millwork			
Common Wall		Floor Finish			
Foundation		Interior Finish			
IFloor System		Air Conditioning			
Exterior Wall		Wood Siding	Heat Type		Hot Water
Structural Framing		Bathroom Tile			
Fireplace		Plumbing Fixtures			
- OTHER					
Occupancy		Building Data Source			
PROPERTY CHARACTERISTICS: EXTRA FEATURES					
Feature	Size or Description		Year Built	Condition	
Wood Deck					
Pool					
Utility Bldg					
PROPERTY CHARACTERISTICS: LOT					
Land Use	Single Family Residential		Lot Dimensions		
Block/Lot	57/11N		Lot Square Feet		96,703
Latitude/Longitude	43.063632°/-70.977896°		Acreage		2.22
PROPERTY CHARACTERISTICS: UTILITIES/AREA					
Gas Source		Road Type			
Electric Source		Topography			
Water Source		District Trend			
Sewer Source		Special School District 1		Newmarket	
Zoning Code	R1	Special School District 2			

Owner Type										
LEGAL DESCRIPTION										
Subdivision				Plat Book/Page						
Block/Lot				57/11N				District/Ward		
Description										
POWER PRODUCTION										
Type	Size (kW)	Annual (kWh)	Year Install	Verification Source				Ownership		
Photovoltaics	11.20	14518.00	2019	Public Records				Seller Owned		
INTERNET ACCESS										
courtesy of Fiberhomes.com										
Provider	Type	Confirmed	Advertised Top Download Speed				Advertised Top Upload Speed			
Fidium Fiber	FIBER	No	2000 Mbps							
Xfinity	CABLE	No	2000 Mbps							
Starlink	MOBILE WIRELESS	No	220 Mbps							
FEMA FLOOD ZONES										
Zone Code	Flood Risk	BFE	Description					FIRM Panel ID		FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year 33015C0230F flood level.							01/29/2021
LISTING ARCHIVE										
MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Buyer Agent	Buyer Broker
252263	Sold	06/30/2006	03/03/2006	\$293,000	06/30/2006	\$293,000				
226551	Expired	05/09/2006	09/06/2005	\$299,900						



Map R4

TAX PARCELS MAP
NEWMARKET
NEW HAMPSHIRE



Legend

- Parcels
- Adjacent Map Sheets
- Rivers and Streams
- Lakes and Ponds
- Roads
- Right-of-Way

Prepared by the
Strafford Regional Planning Commission
150 Wakefield St. Suite 12 Rochester, NH 03867
Phone: (603) 994-3500
Email: srpc@strafford.org
Date: 12/17/2021

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY. IT IS NOT INTENDED FOR LEGAL DESCRIPTION OR CONVEYANCE.

These tax maps dated November 10, 2021 were updated with data through April 1, 2021.

Base data layers from ESRI, NH GRANIT, and the Town of Newmarket. These agencies and organizations have derived this data using a variety of cited source materials, at different time frames, through different methodologies, with varying levels of accuracy. As such, errors are often inherent in GIS data and should be used for planning purposes only. Please visit the original location of the data, contact the original host source, or contact SRPC for information on the full data set.



2021



LCHIP	ROA498935	25.00
RECORDING		14.00
SURCHARGE		2.00


ENV

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS: That Kristen L. Krauss, of 19 Newfields Road, Exeter, NH 03833 an unmarried woman, for consideration paid grants to Douglas C. Krauss, of 3 Pendergast Road, Newmarket, NH 03857, with QUITCLAIM COVENANTS:

A certain parcel of land with the buildings and improvements thereon situated in Newmarket, Rockingham County, State of New Hampshire, shown as Lot 11-N on a plan of land entitled "Plan of Subdivision - Lots 6N, 7, 8, 9, 10, 11N for John A. and Helen S. Dodds, Grant Road, Newmarket, New Hampshire" recorded in the Rockingham County Registry of Deeds as Plan #C-19142, and more particularly bounded and described as follows:

Beginning at an iron rod on the Northwesterly side of Pendergast Circle, said point being the most Southerly corner of the land being conveyed and at the Northeasterly corner of Lot 7N on said Plan; thence N 23 ° 34' 00" E a distance of 247.62 feet to a point; thence N 23 ° 25' 00" E a distance of 92.71 feet to a point; thence N 24 ° 57' 00" E a distance of 244.45 feet to a drill hole at the Northwesterly corner of said lot and at land now or formerly of one Joseph Woods; thence S 69 ° 38' 00" E by said Woods' land a distance of 100 feet to a point, being the Northeasterly corner of said lot; thence S 12 ° 41' 42" E a distance of 375.17 feet to a point on the Northerly side of a right of way; thence S 88 ° 26' 47" W a distance of 124.63 feet by said right of way to a point; thence by said right of way on a curve to the left having a radius of 150.00 feet, a distance of 65.45 feet to a point; thence S 63 ° 26' 47" W a distance of 61.23 feet to said right of way to a point on said Pendergast Circle; thence by said Pendergast Circle on a curve to the left having a radius of 75.00 feet, a distance of 150.46 feet to a point; thence by said Pendergast Circle on a curve to the right having a radius of 100.00 feet, a distance of 77.52 feet to the point of beginning.

Together with the right to pass and repass, in combination with others, over Pendergast Circle to Grant Road.

This lot contains 96,635 square feet, more or less, according to the plan.

Meaning and intending to describe and convey the same premises conveyed to Douglas C. Krauss and Kristen L. Krauss by virtue of a deed from Dale C. Nickerson dated 06/30/2006 recorded in Book 4676, Page 1861, with the Rockingham County Registry of Deeds.

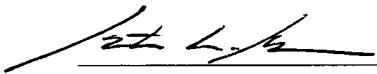


This is not the homestead of the Grantor.

This deed is given pursuant to a decree of divorce and is thus exempt from transfer tax pursuant to RSA 78-B:2, XIII; see case no. 618-2019-DM-00007, 10th Circuit – Family Division – Brentwood.

This deed was prepared without the benefit of a title search, at the direction of the Grantee, by Cornerstone Title, LLC.

Executed this ^{31st}~~28~~ day of May, 2020.

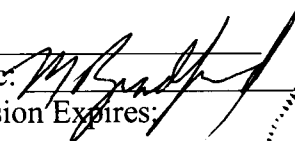


Kristen L. Krauss

State of New Hampshire

Rockingham, ss.

On May 31, 2020, before me, the undersigned notary public, personally appeared the above-named, and proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Notary Public: 
My Commission Expires:

