

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:** Lia A St Armand

2. **PROPERTY LOCATION:** 34 Crestview Terrace, Stratham, NH 03885

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 11 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 unknown

b. INSTALLATION: Location: unknown

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 6/4/2021

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: front left side yard ☐ Location Unknown. Date of Installation: _____

Date of Last Servicing: _____ Name of Company Servicing Tank: Greg's Septic

Have you experienced any malfunctions? ☐ Yes ☒ No

COMMENTS:

SELLER(S) INITIALS  /

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: _____

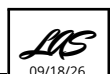
FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

7. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	☒	☐	☐	fiberglass batt	_____	☐
	Crawl Space	☐	☐	☐	na	_____	☐
	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: _____ 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

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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: _____ Type: circulating boiler Fuel: oil Tank Location: NW corner basement

Owner of Tank: _____

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? David Plumbing and Heating

Secondary Heat Systems: na

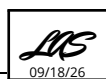
Comments: _____

j. Roof Age: 10 mo Type of Roof Covering: Architectural Asphalt Shingles

Moisture or leakage: no

Comments: new roof installed November 2025

SELLER(S) INITIALS

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- k. Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: Poured Concrete
 Moisture or leakage: no
 Comments: _____
- l. Chimney(s)** How Many? 1 Lined? _____ Last Cleaned: _____ Problems? no
 Comments: _____
- m. Plumbing** Type: Copper / PEX Age: _____
 Comments: _____
- n. Domestic Hot Water** Age: _____ Type: Boiler Gallons: on demand
- o. Electrical System** # of Amps 100 ☒ Circuit Breakers ☐ Fuses
 Comments: 100-amp Cutler-Hammer breaker panel, overhead service, copper branch wiring and Romex.
 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: _____ 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: 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

MS /

BUYER(S) INITIALS

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UTILITY INFORMATION

Please provide information on the utilities servicing your home.

Electric Company Unitil Phone 1-800-582-7276

Average Annual Consumption 1775.00

Check all that are electric: ☐ Heat ☐ Hot Water ☒ Stove ☒ Dryer ☒ Range ☒ Oven

Oil Company Favorite Fuels Phone 603-967-4889

Average Annual Consumption 2575.00 Tank Size _____

Check all that are Oil: ☒ Heat ☒ Hot Water Tank Location basement

Gas/Propane Company na Phone _____

Average Annual Consumption _____ Tank Size _____

Check all Tank Location _____

that are Gas: ☐ Heat ☐ Hot Water ☐ Stove ☐ Dryer ☐ Range ☐ Oven ☐ Fixed Generator

Septic Company Greg's Septic Service / K.G.Blood & Sons Phone 603-778-2865

Location 248 Portsmouth Ave, Stratham NH Tank Size _____

Well Company _____ Phone _____

Location _____ GPM _____

Cable/Internet Company Consolidated Communications/ Fidium Phone 1-844-968-7224

Telephone Company na 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.

Water and Sewer are private

Seller

Lia A St Armand

dotloop verified
09/21/26 8:43 AM EDT
BTIL-VJXG-YTMZ-E1UK

Buyer

Seller

Lia A St Armand

dotloop verified
09/21/26 8:43 AM EDT
9JLN-WSP2-ZAST-ZXMU

Buyer

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

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
Refridgerator	☒	☐	2/2023		☐	☐	
Air fry convection oven	☒	☐	1/2025		☐	☐	
Microware	☒	☐	5/2024		☐	☐	
Dishwasher	☒	☐			☐	☐	
Washer	☒	☐	2019		☐	☐	
Dryer	☒	☐	2019		☐	☐	
	☐	☐			☐	☐	

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? Wednesdays

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? _____ Plug-in or hard-wired? _____

School Information

	School	Pick Up Time	Bus Stop Location
Elementary	Stratham Memorial School		Corner of Mark Rd
Middle	Cooperative Middle School	6:30am	Top of Road
High School	Exeter High School	6:25am	Top of Road

Seller

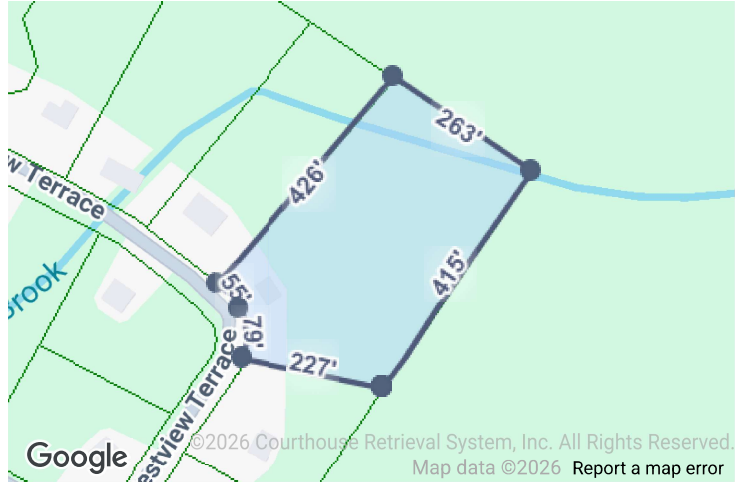
Lia A St Armand
dotloop verified
09/21/26 8:43 AM EDT
JQ4C-FA6O-CZUE-OZYC

Buyer

Seller

Lia A St Armand
dotloop verified
09/21/26 8:43 AM EDT
2LO2-QVR6-JWVH-WXGB

Buyer



LOCATION

Property Address 34 Crestview Ter
Stratham, NH 03885-2203

Subdivision

County Rockingham County, NH

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID STRH M:00022 B:000099 L:000000

Alternate Parcel ID

Account Number

District/Ward

2020 Census Trct/Blk 670/3

Assessor Roll Year 2025

PROPERTY SUMMARY

Property Type Residential

Land Use Single Family Residential

Improvement Type Single Family Residential

Square Feet 2363

CURRENT OWNER

Name St Armand Lia

Mailing Address 34 Crestview Ter
Stratham, NH 03885-2203

SCHOOL ZONE INFORMATION

Stratham Memorial School 0.6 mi
Elementary: Pre K to 5 Distance

Cooperative Middle School 3.8 mi
Middle: 6 to 8 Distance

Exeter High School 5.6 mi
High: 9 to 12 Distance

SALES HISTORY THROUGH 08/28/2026

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
7/20/2023		St Armand Lia	St Armand David	Quit Claim Deed		6501/81 23024265
6/7/2004	\$320,000	Young Eric D	Philbrick Joseph P & Philbrick Kimberly C	Deed		4306/1217
12/31/2001	\$240,000	Philbrick Joseph P & Philbrick Kimberly C	Harber Jr William M & Harber Raemarie	Warranty Deed		3701/371
2/1/2001	\$214,000	Harber Jr Raemarie & Harber William M	Gilman Michael T & Gilman Sallie K	Warranty Deed		3539/2597

TAX ASSESSMENT

Tax Assessment	2025	Change (%)	2024	Change (%)	2023
Assessed Land	\$377,000.00		\$377,000.00	\$183,300.00 (94.6%)	\$193,700.00
Assessed Improvements	\$304,600.00		\$304,600.00	\$88,600.00 (41.0%)	\$216,000.00
Total Assessment	\$681,600.00		\$681,600.00	\$271,900.00 (66.4%)	\$409,700.00
Exempt Reason					

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2025			\$9,215.00
2024			\$8,943.00

2023	\$8,567.00
2022	\$7,665.00
2021	\$7,588.00
2020	\$7,764.00
2019	\$7,633.00
2018	\$7,109.00
2017	\$6,872.00
2016	\$6,905.00
2015	\$6,736.00

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
05/15/2025	\$200,000	Starmand Lia	Citizens Bank	6625/1143 25017315
08/11/2023	\$316,000	Starmand Lia	Inland Mortgage	6501/83 23024266
04/26/2021	\$321,500	Starmand David Starmand Lia	Andrews Federal Credit Union	6283/464 21034527
04/03/2019	\$30,000	Starmand David Starmand Lia	Andrews Federal Credit Union	5992/2815 19012715
03/18/2015	\$356,275	Starmand David Starmand Lia	Envoy Mortgage	5602/493 9612
03/18/2015	\$356,275	Starmand Starmand Lia	Envoy Mortgage	05602/0493 000000009612
03/18/2015	\$356,275	Starmand David Starmand Lia And Starmand Lia	Envoy Mortgage	5602/493 000000009612

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Single Family Residential	Condition	Good	Units
Year Built	1987	Effective Year		Stories2
BRs	3	Baths	1 F 1 H	Rooms
Total Sq. Ft.	2,363			
Building Square Feet (Living Space)			Building Square Feet (Other)	
1st Floor 936			Basement 936	
			Gross Area 3154	

- CONSTRUCTION

Quality	Roof Framing	Gambrel
Shape	Roof Cover Deck	Asphalt
Partitions	Cabinet Millwork	
Common Wall	Floor Finish	
Foundation	Interior Finish	
Floor System	Air Conditioning	
Exterior Wall	Wood Siding	Heat TypeHot Water
Structural Framing	Bathroom Tile	
Fireplace	Plumbing Fixtures	

- OTHER

Occupancy	Building Data Source
-----------	----------------------

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Utility Bldg			
Wood Deck			

PROPERTY CHARACTERISTICS: LOT

Land Use	Single Family Residential	Lot Dimensions
----------	---------------------------	----------------

Block/Lot	99/	Lot Square Feet	135,907
Latitude/Longitude	43.035727°/-70.894163°	Acreage	3.12

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code	RA	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot	99/	District/Ward	
Description			

POWER PRODUCTION

No power production information was found for this parcel.

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	280 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 flood level.	33015C0245F	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
4403122	Sold	03/17/2015	02/13/2015	\$349,900	03/17/2015	\$349,150				
4223239	Rented		03/20/2013	\$1,900		\$1,900				
4065941	Rented		05/25/2011	\$1,850		\$1,850				
2827338	Expired	09/22/2010	04/03/2010	\$309,999						
132788	Sold	10/06/2008	02/06/2004	\$339,900	06/07/2004	\$320,000				
820839	Sold	12/31/2012	09/10/2001	\$252,900	12/28/2001	\$240,000				
785499	Sold	06/22/2006	11/25/2000	\$220,000	01/31/2001	\$220,000				



LEGEND

- | PROPERTY USE | OLD PROPERTY LINE | PUBLIC RIGHT-OF-WAY | PRIVATE RIGHT-OF-WAY | RAILROAD RIGHT-OF-WAY | CITY/TOWN LIMIT | TOWN OWNED PARCELS | STATE OF NH/FISH & GAME | COMMON LAND PARCELS | EASEMENT | CONSERVATION EASEMENT | UTILITY RIGHT-OF-WAY | HYDROGRAPHY | WETLAND | PARCEL NUMBER | DISCOUNTED PARCEL NUMBER | SURVEY LOT NUMBER |
|--------------|-------------------|---------------------|----------------------|-----------------------|-----------------|--------------------|-------------------------|---------------------|----------|-----------------------|----------------------|-------------|---------|---------------|--------------------------|-------------------|
| | | | | | | | | | | | | | | 3 | 2 | 2 |

INTENDED FOR ASSESSMENT PURPOSES ONLY. NOT TO BE USED FOR TAX MAPS. ORTHOPHOTOGRAPHY AND OTHER PUBLIC RECORDS AND DATA. USERS SHOULD CONSULT THE PUBLIC PRIMARY SOURCE DOCUMENTS FOR VERIFICATION OF THE INFORMATION APPEARING ON THIS MAP.



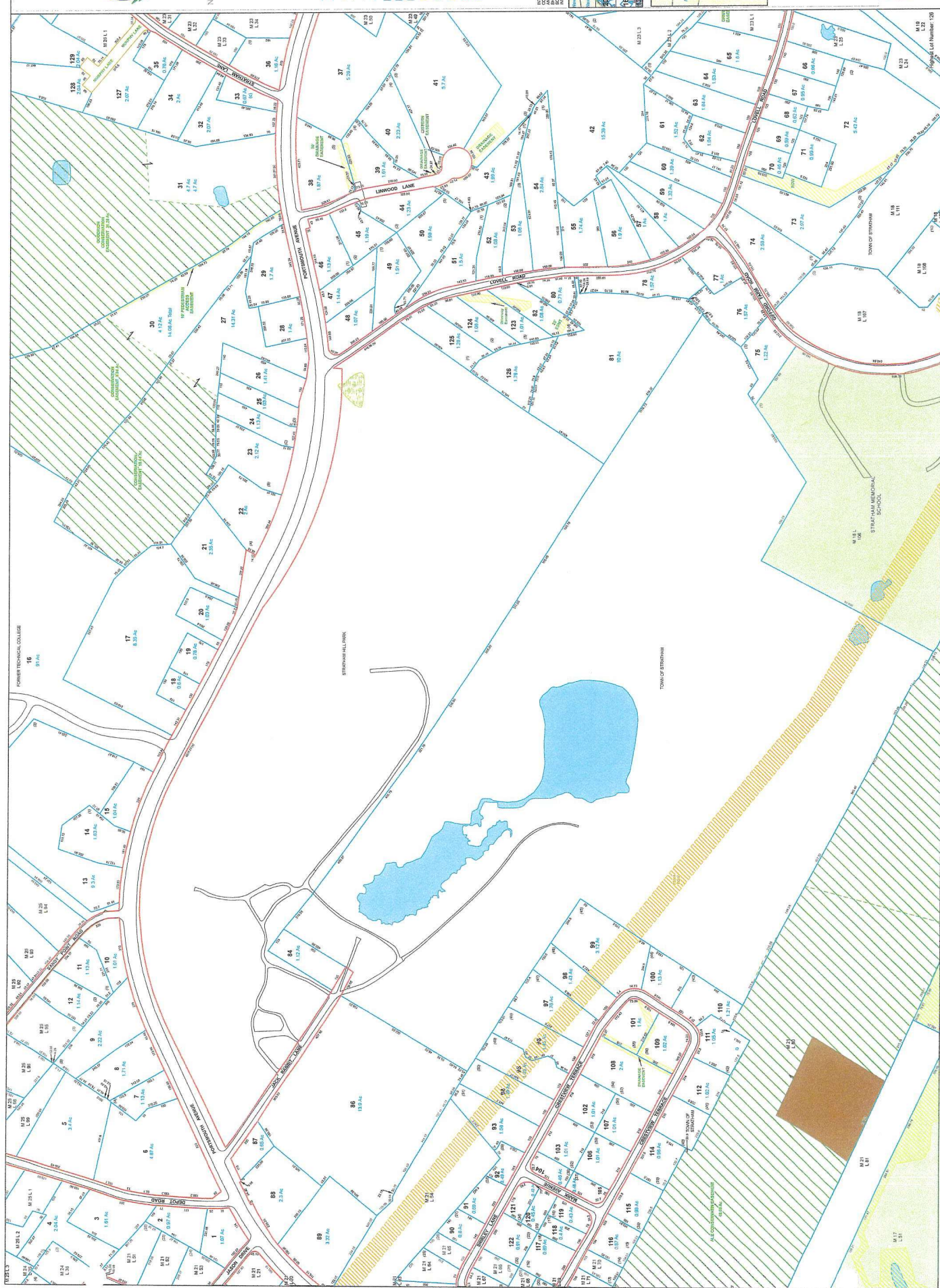
A crossword puzzle grid with 10 numbered squares. The grid is 10 squares wide and 10 squares high. The numbers are: 1 (top-left), 2 (top-right), 3 (middle-left), 4 (middle-right), 5 (bottom-left), 6 (bottom-right), 7 (bottom-center), 8 (bottom-center), 9 (bottom-center), 10 (bottom-center). The grid is labeled with 'Newspaper' on the left, 'Newspaper' on the right, 'Newspaper' at the top, and 'Newspaper' at the bottom.

State of Revisions:

9-1-2012	4-1-2021
4-1-2013	7-5-2022
4-1-2014	5-8-2023
7-9-2015	2-21-2024
5-17-2016	4-23-2024
6-30-2017	11-21-2024
5-15-2018	5-20-2025
4-1-2019	
4-1-2020	

REVISED & REPRINTED BY
CAI Technologies

Date: 6/26/2025 Sheet: 22



Parcel ID: 000022 000099 000000 (CARD 1 of 1)
 Owner: ST. ARMAND, LIA
 Location: 34 CRESTVIEW TERRACE
 Acres: 3.120

General

Valuation	
Building Value:	\$300,700
Features:	\$3,900
Taxable Land:	\$377,000
Card Value:	\$681,600 
Parcel Value:	\$681,600
Review Property Taxes Online	

Listing History	
<u>List Date</u>	<u>Lister</u>
09/20/2013	JJUL
07/28/2001	BXUL
07/21/1994	TB

Notes: (OLD MAP 12-59); D-2197; WALKOUT BASEMENT; FULL DORMER ON BACK; SOME HARD TILE; NO UFF WINDOWS ON LEFT END=A1; 2013 CHANGE FLOORING TO TILE AND HARDWOOD, CHANGE OPF TO SCREEND PORCH; 2015 - MLS SHOWS NEW UPDATED KITCHEN, OPEN CONCEPT - NICE PINE FLOORING; RAISED BASEMENT FINISHED WITH LOTS OF LIGHT, VERY GOOD CONDITION FOR AGE; 2015 CHANGE LAND FROM 2.96 TO 3.12 PER PLAN D-2197

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2025	\$300,700	\$3,900	\$377,000	Cost Valuation	\$681,600
2024	\$300,700	\$3,900	\$377,000	Cost Valuation	\$681,600
2023	\$212,100	\$3,900	\$193,700	Cost Valuation	\$409,700
2022	\$212,100	\$3,900	\$193,700	Cost Valuation	\$409,700
2021	\$212,100	\$3,900	\$193,700	Cost Valuation	\$409,700
2020	\$212,100	\$3,900	\$193,700	Cost Valuation	\$409,700
2019	\$212,100	\$3,900	\$193,700	Cost Valuation	\$409,700
2018	\$187,200	\$4,600	\$146,700	Cost Valuation	\$338,500
2017	\$187,200	\$4,600	\$146,700	Cost Valuation	\$338,500
2016	\$187,200	\$4,600	\$146,700	Cost Valuation	\$338,500
2015	\$187,200	\$4,600	\$146,700	Cost Valuation	\$338,500
2014	\$176,700	\$4,600	\$145,900	Cost Valuation	\$327,200
2013	\$179,200	\$4,300	\$145,900	Cost Valuation	\$329,400
2012	\$175,600	\$4,300	\$145,900	Cost Valuation	\$325,800
2011	\$175,600	\$4,300	\$145,900	Cost Valuation	\$325,800
2010	\$175,600	\$4,300	\$145,900	Cost Valuation	\$325,800
2009	\$175,600	\$4,300	\$145,900	Cost Valuation	\$325,800
2008	\$139,600	\$3,900	\$138,500	Cost Valuation	\$282,000
2007	\$139,600	\$3,900	\$138,500	Cost Valuation	\$282,000
2006	\$139,600	\$3,900	\$138,500	Cost Valuation	\$282,000

Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
08/16/2023	IMPROVED	NO - DIVORCE PRTY GRNTR/E	\$0	ST. ARMAND, DAVID	6501	81
03/18/2015	IMPROVED	YES	\$349,200	YOUNG, ERIC D.	5602	0491
06/07/2004	IMPROVED	YES	\$320,000	PHILBRICK JOSEPH & KIM	4306	1217
12/31/2001	IMPROVED	YES	\$240,000	HARBER WILLIAM/RAEMARI	3701	371
01/31/2001	IMPROVED	YES	\$154,500	GILMAN MICHAEL/SALLIE	3539	2597

Land

Size:	3.120 Ac.	Site:	
Zone:	01 - RA RES/AGRI	Driveway:	
Neighborhood:	AVERAGE+10	Road:	
Land Use:	1F RES	Taxable Value:	\$377,000

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	2.000 AC	350,000	F	110	100	100	100	100	95	365,800	0	N	365,800	PLE
1F RES	1.120 AC	10,000	X	100	0	0	0	100	100	11,200	0	N	11,200	D-2197

Building

2.00 STORY FRAME GAMBREL Built In 1987						
Roof:	GAMBREL	Bedrooms:	3	Quality:	AVG+10	
	ASPHALT	Bathrooms:	1.5	Size Adj.	1.0263	
Exterior:	CLAPBOARD	Fixtures:	0	Base Rate:	129.00	
		Extra Kitchens:	0	Building Rate:	1.0842	
Interior:	DRYWALL	Fireplaces:	0	Sq. Foot Cost:	139.86	
		Generators:	0	Effective Area:	2,363	
Flooring:	HARD TILE	AC:	NO	Gross Living Area:	1,872	
	HARDWOOD					
Heat:	OIL					
	HOT WATER			Cost New:	\$330,489	
Depreciation						
Normal	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
VERY GOOD						
9%	0%	0%	0%	0%	9%	\$300,700

Features

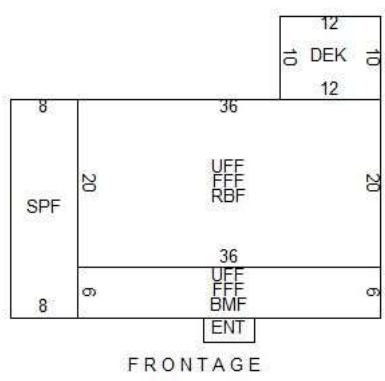
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
FIREPLACE 1-STAND	1		100	3000.00	100	\$3,000	CENTER CHIMNEY
SHED-WOOD	96	8 x 12	227	7.00	60	\$915	
Total:						\$3,900	

Photo





Sketch



Code	Description	Area	Eff Area	GL Area
SPF	SCREENED PORCH	208	52	0
UFF	UPPER FLR FIN	936	936	936
FFF	FST FLR FIN	936	936	936
RBF	RAISED BSMNT FIN	720	360	0
DEK	DECK/ENTRANCE	120	12	0
ENT	ENTRANCE	18	2	0
BMF	BSMNT FINISHED	216	65	0
Totals			2,363	1,872



LCHIP	ROA656992	25.00
RECORDING		14.00
SURCHARGE		2.00

RETURN TO:

Stewart Title Company - New Hampshire
25 New Hampshire Ave, Suite 185
Portsmouth, NH 03801

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT David St. Armand, a single person, whose address is 3 Washington Street, Exeter, NH 03833, for consideration paid, grant(s) to Lia St. Armand, a single person, whose mailing address is 34 Crestview Terrace, Stratham, NH 03885, with QUITCLAIM COVENANTS, the following described premises:

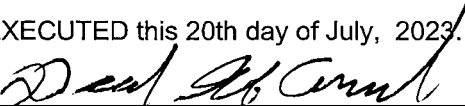
A certain lot or parcel of land with the buildings and improvements thereon, situated in Stratham, Rockingham County, NH, and being bounded and described as follows: Lot Forty Five (45) on a plan of land entitled "Plan of Lots - Section 3, Crestview at Stratham" Stratham N.H., by John W. Durgin, C.E., dated May 1970 and recorded in the Rockingham County Registry of Deeds as Plan No. D-2197, to which plan reference is hereby made for a more particular description of said premises

The above described premises do not constitute any portion of the homestead of the grantor herein.

Reference is made to title vested in David St. Armand and Lia St. Armand, by virtue of a Warranty Deed from Eric D. Young dated March 17, 2015 and recorded in the Rockingham County Registry of Deeds in Book 5602, Page 491.

Said transfer is pursuant to a Divorce Decree issued by the State of New Hampshire 10th Circuit-Family Division-Brentwood (Docket #618-2022-DM-19), and is not subject to transfer tax.

EXECUTED this 20th day of July, 2023.



David St. Armand

State of New Hampshire
County of Rockingham

On this 20th day of July, 2023 , personally appeared, before me, the above named David St. Armand , known to me or satisfactorily proven to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.



Justice of the Peace/Notary Public

Print Name: _____

My commission expires: _____

Joanne M. Jones
Notary Public, State of New Hampshire
My Commission Expires May 6, 2025