14 ROSS DRIVE

Londonderry, NH | $529,000







For more information, please contact:

LIAM JEROME
ljerome@landvest.com| 508-523-8022

STATEMENT OF LIMITATIONS

This Property Profile package is a compilation of public record information and additional material and information from the Seller. The Offered Property is currently offered for sale by LandVest, Inc.

This Property Profile is intended to facilitate a prospective buyer's ability to become generally familiar with the Offered Property. However, neither the Seller nor Seller's representatives (including LandVest, Inc.) makes any express or implied representation or warranty as to the accuracy or completeness of any material or information in this Property Profile package (including, without limitation, any of the exhibits attached hereto), and none of such persons shall have any liability whatsoever relating to or arising from the use of any material or information in this Property Profile package or any errors therein or omissions therefrom. More specifically, no prospective buyer of all or any part of the Offered Property is entitled to rely on the accuracy or completeness of any of this material or information and shall be entitled to rely solely on such representations and warranties as may be specifically and expressly set forth in a fully executed Purchase and Sale Agreement relating to any acquisition of all or any part of the Offered Property, subject to the terms and conditions of such Agreement. Any prospective buyer will have to independently verify any material or information contained in this Property Profile which such prospective buyer deems relevant to his or her decision to purchase or not to purchase all or any part of the Offered Property.

Any alternative use of the Offered Property implied in this Property Profile **does not** constitute a warranty or guarantee of approval for such alternative use by any local, state or federal agency or official. It is the sole responsibility of any buyer to determine the viability of any contemplated use of the Offered Property under pertinent federal, state, and local laws and regulations. The Seller makes no representation as to the likelihood of approval of any proposed use.

Any sketches produced by LandVest, Inc. or plans prepared by other professionals in this Property Profile package are included only to assist the reader in better visualizing the Offered Property.

No access to any part of the Offered Property is allowed unless accompanied by an authorized employee of LandVest, Inc.

Residential	Single Family	**14 Ross Drive**				Listed: 11/13/2023	$529,000
4977668	Active	**Londonderry**	**NH 03053**	Unit/Lot		Closed:	



Unbranded Tour URL 1

County NH-Rockingham
Village/Dist/Locale
Construction Status Existing
Year Built 1975
Style Colonial
Color White
Total Stories 2
Zoning Agri/Res
Taxes TBD No
Tax - Gross Amount $5,387.00
Tax Year 2022
Tax Year Notes
Owned Land
Lot Size Acres 1.00
Lot - Sqft 43,560
Common Land Acres
Basement Yes
Basement Access Type Interior

Rooms - Total 7
Bedrooms - Total 3
Baths - Total 3
Baths - Full 1
Baths - 3/4 1
Baths - 1/2 1
Baths - 1/4 0
List $/SqFt Fin ABV Grade $277.25
SqFt-Apx Fin Above Grade 1,908
SqFt-Apx Fin AG Source Public Records
SqFt-Apx Unfn Above Grade 0
SqFt-Apx Unfn AG Source Other
SqFt-Apx Fin Below Grade 0
SqFt-Apx Fin BG Source Public Records
SqFt-Apx Unfn Below Grade 720
SqFt-Apx Unfn BG Source Public Records
SqFt-Apx Total Finished 1,908
Days On Market 0
Date - Initial Showings Begin

Remarks - Public This beautiful property is nestled within a quiet neighborhood in the heart of south Londonderry, boasting a secluded and fenced backyard with mature landscaping, terraced garden space and an in-ground pool. Less than 5 minutes by car from exit 4 on I-93 and all the accessible amenities that route 102 has to offer, this location is a commuter's dream. Upstairs you'll find a sizeable primary bedroom with en-suite bath and walk-in closet, along with two additional bedrooms that share a separate full bathroom. Two large rooms on the first floor offer flexible living space including an office with adjacent half bath. Formal and informal dining spaces surround the kitchen, and the basement has additional useable areas. Enjoy the conveniently attached two-car garage on these cold New England mornings! Open House - Sunday, November 19th 10am - 1 pm.
Directions

Waterfront Property
Water View
WaterAcess
WaterRestr
WtrFrnLgth

WaterAcc
Water Body Name
Water Body Type
Waterfront Property Rights

ROW - Parcel Access
ROW - Length
ROW - Width
ROW to other Parcel
Current Use
Flood Zone Unknown
Seasonal No
Land Gains
Resort

Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type
Foreclosed/Bank-Owned/REO No

Living Room	1	18.3 x 12.4
Dining Room	1	11.5 x 10.6
Kitchen	1	10.6 x 9.2
Breakfast Nook	1	11.10 x 9.0
Family Room	1	17.2 x 14.11
Office/Study	1	7.2 x 6.4
Primary BR Suite	2	16.4 x 11.4
Bath - 3/4	2	8.9 x 6.7
Bedroom	2	13.0 x 11.4
Bath - Full	2	13.0 x 6.2
Bedroom	2	13.6 x 8.6

Map 7
Block 0
Lot 117-34
SPAN Number
Property ID
Deed - Recorded Type Warranty
Deed - Book 6509
Deed - Page 912
Deeds - Total

School - District Londonderry School District
School - Elementary South School
School - Middle/Jr Londonderry Middle School
School - High Londonderry Senior HS

Area Description Near Shopping, Neighborhood
Lot Description Landscaped, Level, Open, Sloping, Wooded
Construction Wood Frame
Foundation Concrete
Exterior Clapboard
Roof Shingle - Asphalt
Appliances Dishwasher, Microwave, Range - Gas, Refrigerator
Flooring Carpet, Hardwood
Utilities Phone, Gas - LP/Bottle, High Speed Intrnt -Avail

Cooling None
Electric 100 Amp, Circuit Breaker(s)
Heating Baseboard, Hot Water
Heat Fuel Oil
Sewer Private, Septic
Water Drilled Well, Private
Water Heater Domestic
Features - Exterior Fence - Full, Garden Space, Patio, Pool - In Ground, Shed
Features - Interior Dining Area, Fireplace - Wood, Fireplaces - 1, Kitchen/Dining, Primary BR w/ BA, Walk-in Closet, Laundry - 1st Floor

Basement Description Bulkhead, Concrete Floor, Partially Finished, Stairs - Interior, Storage Space
Garage Yes
Garage Capacity 2
Garage Type Attached
Garage Description Auto Open, Direct Entry, Storage Above
Driveway Paved
Suitable Use Residential

Roads Paved, Public
Road Frontage TBD
Road Frontage Length
Items Excluded

4977668

Development / Subdivision **Planned Urban Developmt** **Covenants** Unknown **Easements**		**Assessment Year** **Assessment Amount** **Tax Class** **Tax Rate**
Condo Name **Building Number** **Floor Number** **Units Per Building** **Condo Limited Common Area** **Assessments - Special**	**Condo Fees** **Fee** **Fee Frequency** **Fee 2** **Fee 2 Frequency** **Fee 3** **Fee 3 Frequency**	**Mobile Park Name** **Mobile Co-Op** **Mobile Park Approval** **Mobile Must Move** **Mobile Make** **Mobile Model Name** **Mobile Serial Number** **Mobile Anchor**
Deed 2 - Book **Deed 2 - Page** **Deed 3 - Book** **Deed 3 - Page** **Deed 4 - Book** **Deed 4 - Page** **Deed 5 - Book** **Deed 5 - Page** **Surveyed** Unknown **Surveyed By** **Plan Survey Number** **Footprint**	**Cable Company** **Electric Company** **Fuel Company** Rymes **Phone Company**	**Rented** **Rental Amount** **Residence**

Green Verification Body **Green Verification Metric** **Green Verification NewCon** **Green Verification Progrm** **Green Verification Rating** **Green Verification Status** **Green Verification URL** **Green Verification Year** **Green Verificatn Body 2** **Green Verificatn Metric 2** **Green Verificatn NewCon 2** **Green Verificatn Progrm 2** **Green Verificatn Rating 2** **Green Verificatn Status 2** **Green Verificatn URL 2** **Green Verificatn Year 2**	**Green Verificatn Body 3** **Green Verificatn Metric 3** **Green Verificatn NewCon 3** **Green Verificatn Progrm 3** **Green Verificatn Rating 3** **Green Verificatn Status 3** **Green Verificatn URL 3** **Green Verificatn Year 3**
	Auction No **Date - Auction** **Auction Time** **Auction Price Determnd By** **Auctioneer Name** **Auctioneer License Number**

Offer of Compensation to Licensed PrimeMLS Real Estate Brokerages

Buyer Agency	2.00%	**SubAgency**	0.00%	**NonAgency Facilitator**	1.00%	**Transactional Broker**	

The listing broker's offer of compensation is made only to other real estate licensees who are participant members of PrimeMLS.



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LandVest, Inc./New Hampshire

Off: 603-228-2020









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Listed By:
Liam Jerome - LandVest, Inc./New Hampshire

23029155 09/27/2023 01:45:50 PM
Book 6509 Page 912 Page 1 of 2
Register of Deeds, Rockingham County

LCHIP	ROA660463	25.00
TRANSFER TAX	RO125528	40.00
RECORDING		14.00
SURCHARGE		2.00

DocId:20172726
Tx:40818721

UPON RECORDING, PLEASE RETURN TO:

Forman Law Group, P.A.
P.O. Box 1330
Londonderry, New Hampshire 03053

TTAX $40.00

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that I, Margaret F. DeVoe, a widow, presently having an address of 14 Ross Drive, Londonderry, New Hampshire 03053, for consideration paid of $1.00, **GRANT TO** Michael S. DeVoe, a married person, presently having an address of 24 Turkey Ridge Road, Barrington, New Hampshire 03825, **AND TO** Peter S. DeVoe, a married person, presently having an address of 284B High Range Road, Londonderry, New Hampshire 03053, as joint tenants with rights of survivorship the following, with Warranty Covenants:

A certain tract or parcel of land, with the buildings thereon, situated in the Town of Londonderry, County of Rockingham, and State of New Hampshire, being shown as Lot 117-34 on a plan of land entitled, "Plan of Land in Londonderry, New Hampshire, Section II, owned by Dante Land Development Co., Inc.., Scale 1"=50', September 1973," and being recorded in the Rockingham County Registry of Deeds , said parcel being more particularly bounded and described as follows:

Easterly	one hundred fifty and 00/100 (150.00) feet by Ross Drive;
Southerly	three hundred fifty and 85/100 (350.85) feet by Lot 117-35;
Westerly	one hundred twenty-three and 80/100 (123.80) feet by a stone wall and land now or formerly of Londonderry Green Realty Trust; and
Northerly	three hundred nine and 94/100 (309.94) feet by Lot 117-33.

Containing 43,703 square feet, more or less.

Said premises are conveyed subject to utility easements to Public Service Company and New England Tel. & Tel. as set forth in Volume 2216, Page 1607, Rockingham County Records.

Meaning and intending to convey the same premises as conveyed to the within Grantor and Roy A. DeVoe (now deceased) by Deed of Robert M. Shearer and Kathleen Shearer, said deed dated July 18, 1988 and recorded with the Rockingham County Registry of Deeds at Book 2785, Page 1709.

The preparer of this deed makes no representation as to the status of the title to the property described herein. This deed was prepared from the information furnished by the Grantors. A title search was neither requested nor performed.

The Grantor releases all rights of Homestead.

WITNESS my hand and seal this 20 day of September, 2023.

Margaret F DeVoe

STATE OF NEW HAMPSHIRE
COUNTY OF Rockingham

Personally appeared the above named Margaret F. DeVoe, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged the foregoing instrument to be Margaret F. DeVoe's free act and deed. Before me this 20 day of September, 2023.

Justice of the Peace/Notary Public
My commission expires:

KRISTEN CALAMARI
JUSTICE OF THE PEACE
State of New Hampshire
My Commission Expires
June 30, 2026

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:** Margaret DeVoe
2. **PROPERTY LOCATION:** 14 Ross Dr Londonderry N.H. 03053
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☐ No
4. **SELLER:** ☒ has ☐ has not occupied the property for 35 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: Backyard
   Installed By: Policy Well & Pump Date of Installation: 8/2010
   What is the source of your information? Called

   c. USE: Number of persons currently using the system: 1
   Does system supply water for more than one household? ☐ Yes ☒ No

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

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

6. **SEWAGE DISPOSAL SYSTEM**

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

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

   c. IF PRIVATE:
   TANK: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown ☐ Other _____
   Tank Size 1000 Gal. ☐ Unknown ☐ Other _____
   Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other _____
   Location: Back yard ☐ Location Unknown Date of Installation: Unknown
   Date of Last Servicing: 11/10/23 Name of Company Servicing Tank: Garside Septic
   Have you experienced any malfunctions? ☐ Yes ☒ No
   Comments: _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 14 Ross Dr Londonderry N.H. 03053

d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
IF YES, Location: Backyard 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 site assessment been done? ☐ Yes ☐ No ☐ Unknown
Source of Information: _____
Comments: _____
FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

7. **INSULATION**

LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
Attic or Cap	☒	☐	☐	Fiberglass		☐
Crawl Space	☒	☐	☐	Fiberglass		☐
Exterior Walls	☒	☐	☐	Fiberglass		☐
Floors	☒	☐	☐	Fiberglass		☐
_____	☐	☐	☐			☐

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: unknown By: _____
Results: _____ If applicable, what remedial steps were taken? Radon mitigation system
Has the property been tested since remedial steps? ☐ Yes ☐ No
Are test results available? ☐ Yes ☒ No
Comments: _____

SELLER(S) INITIALS MD / _____ BUYER(S) INITIALS _____ / _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 14 Ross Dr Londonderry N.H. 03053

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: Blind Credit $50,000.00 off assessed Value

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? AR1

i. Heating System Age: unknown Type: Forced hot water Fuel: oil Tank Location: Basement
Owner of Tank: _____
Annual Fuel Consumption: _____ Price: $ 4.40 Gallons: 750 used in 2022
Date system was last serviced and by whom? 9/16/22 Rymes Propane & Oil
Secondary Heat Systems: _____
Comments: _____

j. Roof Age: unknown Type of Roof Covering: Asphalt Shingles
Moisture or leakage: _____
Comments: _____

SELLER(S) INITIALS MD / _____ BUYER(S) INITIALS _____ / _____

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REALTOR® EQUAL HOUSING OPPORTUNITY

TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 14 Ross Dr Londonderry N.H. 03053

k. Foundation/Basement: ☐ Full ☒ Partial ☐ Other: _____ ☐ Type: Concrete
Moisture or leakage: occasional water by bulkhead after heavy rain
Comments: _____

l. Chimney(s) How Many? 1 Lined? NO Last Cleaned: unknown Problems? NO
Comments: _____

m. Plumbing Type: Copper Age: 48
Comments: _____

n. Domestic Hot Water: Age: 17 Type: Indirect Gallons: 45

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: Inground Vinyl liner 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: Comcast

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 MD / _____ BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: 14 Ross Dr Londonderry N.H. 03053

10. **ADDITIONAL INFORMATION**

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

b. ADDITIONAL COMMENTS:

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).

Margaret DeVoe 11-4-23
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 MD / ____ BUYER(S) INITIALS ____ / ____

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

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

Property Address: 14 Ross Drive, Londonderry NH 03053

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) WCG IV 10/23/23 11:39 AM EDT 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.

Margaret Dellar 11-4-23	
Seller Date	Seller Date
Purchaser Date	Purchaser Date
William C Jerome IV Docusigned verified 10/23/23 11:39 AM EDT Agent Date	Agent Date

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Property Location 14 ROSS DR | Map ID 007/ 117/ 34/ / | Bldg Name | State Use 1010
Vision ID 6255 | Account # 6354 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 2/22/2022 12:41:16 P

CURRENT OWNER

DEVOE ROY A + MARGARET F

14 ROSS DR

LONDONDERRY NH 03053-3512

TOPO	UTILITIES	STRT / ROAD	LOCATION
0 Rollng	0 Well	0 Paved	
	0 Septic		
		0 Light	

SUPPLEMENTAL DATA

Parcel ID	007 117 34	User Field	
Zoning	AR-I:1- Agr/Res	User Field	
User Field		User Field	
User Field		User Field	
User Field		User Field	
User Field			
GIS ID	007 117 34	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
BLDG	100	224,100	224,100
LAND	100	149,800	149,800
BLDG	100	8,200	8,200
	Total	382,100	382,100

2219

LONDONDERRY, NH

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
DEVOE ROY A + MARGARET F	2785	1709	07-18-1988	Q	I	0	00

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2021	100	224,100	2021	100	224,100	2020	1010	213,900
	100	149,800		100	149,800		1010	121,100
	100	8,200		100	8,200		1010	9,500
	Total	382,100		Total	382,100		Total	344,500

EXEMPTIONS

Year	Code	Description	Amount
		Total	50,500.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Class	State Class
NG	New Good			

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	224,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	8,200
Appraised Land Value (Bldg)	149,800
Special Land Value	0
Total Appraised Parcel Value	382,100
Valuation Method	C
Total Appraised Parcel Value	382,100

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Price	Insp Date	% Comp	Date Comp	Notes

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
12-03-2018	515			50	Meas&Ins Cip
01-29-2010	511			54	Inspec Cip
01-26-2010	511			52	2ndvisit Cip
12-15-2009	511			51	Ext Only Cip
07-01-2004	510			54	Inspec Cip
04-12-2004	510			51	Ext Only Cip
05-09-1994	201			14	Inspected

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	1010	Single Family	AR-I	Site	43,560	SF	3.44	1.00000	5	1.00	150	1.000			1.0000	3.44	149,800
				Total Card Land Units	1.00	AC	Parcel Total Land Area	1.00							Total Land Value		149,800

Property Location 14 ROSS DR | Map ID 007/ 117/ 34/ / | Bldg Name | State Use 1010
Vision ID 6255 | Account # 6354 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 2/22/2022 12:41:16 P

CONSTRUCTION DETAIL

Element	Cd	Description
Model	01	Residential
Style	03	Colonial
Grade	B-	Good (-)
Stories	2	
Units	1	
Exterior Wall 1	20	Comp Clap
Exterior Wall 2		
Roof Structure	01	Gable
Roof Cover	01	Asphalt
Interior Wall 1	01	Drywall
Interior Wall 2		
Interior Floor 1	04	Carpet
Interior Floor 2	03	Hardwood
Heat Fuel	01	Oil
Heat Type	03	Forced H/W
AC Percent	0	
Bedrooms	3	
Full Baths	2	
Half Baths	1	
Extra Fixtures	0	
Extra Kitchens	0	
Total Rooms	7	
Bsmt Garage	0	
Fireplace(s)	1	
WS Flues		
MH Park		
WS Flue Rating		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

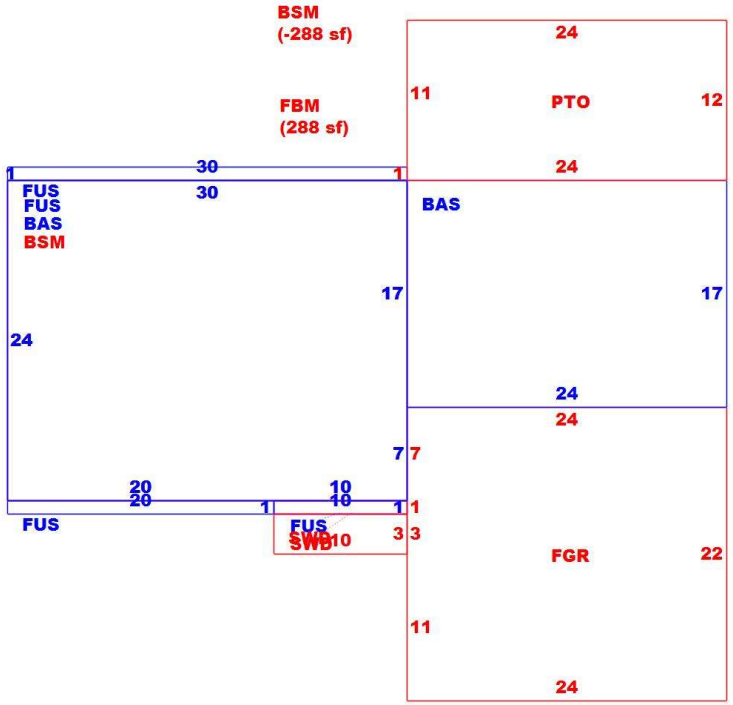
CONDO DATA

Parcel Id		C		Owne	
			B		S

Adjust Type	Code	Description	Factor%
Condo Floor			
Condo Loca			

COST / MARKET VALUATION

Building Value New	320,081
Year Built	1975
Effective Year Built	1991
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	
Economic Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	70
RCNLD	224,100
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SPL5	Pool IG Vinyl	L	512	21.00	1977	A	60	A	1.00	6,500
SHDF	Shed Frame	L	120	20.00	1985	A	60	A	1.00	1,400
PTIO	Patio	L	100	5.00	2012	A	60	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,128	1,128	1,128	135.86	153,250
BSM	Basement	0	432	86	27.05	11,684
FBM	Finished Basement	0	288	115	54.25	15,624
FGR	Garage	0	528	185	47.60	25,134
FUS	Finished Upper Story	780	780	718	125.06	97,547
PTO	Patio	0	288	14	6.60	1,902
SWD	Synthetic Deck	0	40	6	20.38	815
	Ttl Gross Liv / Lease Area	1,908	3,484	2,252		305,956

Home Notices Contact FAQ Log Off Data last updated on Oct 31 2023.

Displaying results for Address: 14 ROSS DR.

Due amounts reflect interest as of 11/2/2023. Change Date

The total due on this page is $0.00.

Show Unpaid Only ☐

Invoice Number: 2023P01035505

Print

Current Owner	DEVOE, MICHAEL S.	Due Date	7/10/2023
Current Owner 2	DEVOE, PETER S.	Bill Amount	$2,694.00
Billed Owner	DEVOE ROY A + MARGARET F		
Location	14 ROSS DR	Principal	$0.00
Type	Property Tax	Interest	$0.00
Map-Lot-Sub	000007-000117-000034	Penalties	$0.00
Acres	1	**Total Due**	**$0.00**

The Net Assessment was $332,100 at the time of this bill. Assessment ▼

Transactions ▼

Invoice Number: 2022P02035503

Print

Current Owner	DEVOE, MICHAEL S.	Due Date	12/29/2022
Current Owner 2	DEVOE, PETER S.	Bill Amount	$2,585.00
Billed Owner	DEVOE ROY A + MARGARET F		
Location	14 ROSS DR	Principal	$0.00
Type	Property Tax	Interest	$0.00
Map-Lot-Sub	000007-000117-000034	Penalties	$0.00
Acres	1	**Total Due**	**$0.00**

The Net Assessment was $332,100 at the time of this bill. Assessment ▼

Transactions ▼

Invoice Number: 2022P01035706

Print

Current Owner	DEVOE, MICHAEL S.	Due Date	7/6/2022

Current Owner 2	DEVOE, PETER S.	Bill Amount	$2,802.00
Billed Owner	DEVOE ROY A + MARGARET F		
Location	14 ROSS DR	Principal	$0.00
Type	Property Tax	Interest	$0.00
Map-Lot-Sub	000007-000117-000034	Penalties	$0.00
Acres	1	**Total Due**	**$0.00**

The Net Assessment was $332,100 at the time of this bill.

Assessment

Latham Pool Products, Inc.

20 YEAR LIMITED VINYL LINER TRANSFERABLE WARRANTY
5 YR FULL 15 YR PRORATED

Latham Pool Products, Inc. warrants to the original retail consumer purchaser, and to a one time subsequent purchaser to whom this warranty is transferred, that if a *Latham Pool Products, Inc.* vinyl liner should fail due to a separation of a welded seam resulting from a manufacturing defect within twenty (20) years from date of installation and your purchase has been registered within thirty (30) days of purchase whether by completing, signing and returning the attached warranty card to *Latham Pool Products, Inc.* or through our Web site at www.yourpoolwarranty.com, *Latham Pool Products, Inc.* will, at its option, repair any such defect or in the alternative supply a new liner. F.O.B. Scotia, New York. This warranty shall be void unless the attached card or electronic registration has been completed and sent to *Latham Pool Products, Inc.* with 30 days of installation.

During the five years from the date of installation, there shall be no charge to the purchaser for repair or replacement of a defective liner. Thereafter, the purchaser will be charged a percentage of the retail price of the product in effect at the time of replacement or repair, plus all costs of shipping. The purchaser's costs will be based on the length of time from the date of installation to the date a warranty claim is made. The following schedule sets forth the percentage rate to be paid by the purchaser:

From the beginning of the sixth year to the end of the twelfth year: 50%.
From the beginning of the thirteenth year to the end of the twentieth year: 75%.

This warranty is subject to the following additional terms and conditions:
Latham Pool Products, Inc. swimming pool liners are intended for use in residential swimming pools only. The purchaser must make any claim for warranty coverage as instructed on the reverse side of this warranty. Upon review of such claim, *Latham Pool Products, Inc.* may require the purchaser to return the liner or the defective portion of the liner, freight prepaid, or supply photographic proof of the defect and a copy of your water analysis, postage prepaid, to *Latham Pool Products, Inc.*, 787 Watervliet-Shaker Rd., Latham, NY 12110. Upon inspection of the return, the purchaser will be informed as soon as possible as to the disposition of the claim.

This warranty relates only to manufacturing defects and does not cover use of the product other than as a liner in a residential swimming pool, discoloration, damage or failure resulting from other causes, including, but not limited to, material irregularities, chemical damage regardless of origin or type of administration, fading, damage results from improper use of Salt-Chlorine Generation Systems, acts of God, misuse or abuse, improper maintenance, accident, consumer negligence, pool cleaning equipment, scuffing, design alteration, fire, ice, exposure to excessive heat caused by heaters or pool covers, cold, water loss, issues from draining your pool or improper assembly or installation.

Pools that are covered in season should be safely uncovered once a day to release excessive chlorine vapor. Excessive chlorine vapor will cause premature liner failure. Chemicals should not be allowed to dissolve or settle undissolved on the liner; chemicals can bleach the color or pattern print. Have your pool chemistry analyzed weekly by your pool professional as your pool water must be properly balanced and maintained.

Latham Pool Products, Inc. shall not be responsible for any other cost, such as labor charges, cost of replacement water or replacement chemicals, or any additional costs from related damage that may occur. Under no circumstances shall *Latham Pool Products, Inc.* be responsible for the cost of removal or replacement of the product under warranty, or for any other expenses or damages that might be incurred as the result of such removal or replacement. The purchaser shall pay the cost of any return freight as well as any installation costs.

ANY IMPLIED WARRANTIES, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, ARE HEREBY LIMITED TO THE DURATION OF THIS WRITTEN WARRANTY. SOME STATES DO NOT ALLOW LIMITATIONS ON HOW LONG IMPLIED WARRANTY LASTS, SO THE ABOVE LIMITATION MAY NOT APPLY TO YOU.UNDER NO CIRCUMSTANCES SHALL *Latham Pool Products, Inc.*, BE LIABLE FOR SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING, BUT NOT LIMITED TO, ANY DAMAGES FOR LOSS OF USE OF THE POOL, INJURY TO, OR DEATH OF, ANY PERSON, OR DAMAGE TO PROPERTY, AND ANY CLAIMS THEREFORE ARE HEREBY SPECIFICALLY DISCLAIMED AND EXCLUDED. SOME STATES DO NOT ALLOW THE EXCLUSION OR LIMITATION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, SO THE ABOVE LIMITATION OR EXCLUSION MAY NOT APPLY TO YOU.

This warranty gives you specific legal rights and you may also have other rights which vary from state to state.No representative of *Latham Pool Products, Inc.* or any of its agents, distributors, or dealers has any authority to alter in any manner the terms of this warranty. Your dealer, builder or contractor is an independent business owner and not an employee of *Latham Pool Products, Inc.* *Latham Pool Products, Inc.* is not responsible for any undertaking, representation or warranty by any other person beyond those expressly set forth in this warranty certificate. The terms of this warranty shall not create or extend any statute of limitations or other time limitation of any kind. By registering this warranty, you confirm you have read and understand the conditions of this warranty.

Latham Pool Products, Inc.
787 Watervliet-Shaker Rd.
Latham, NY 12110
888-MYPOOL2 (888-697-6652)

Register your warranty at www.yourpoolwarranty.com

LB214.13

LRYNYS992T
16X 32 Recta Mountain/Blue 0006
SN:14089091881

Warranty Registration – 20 YEAR LIMITED VINYL LINER TRANSFERRABLE WARRANTY

Warranty shall be void unless this card is completed, signed and returned within thirty (30) days.

Roy DeVoe
PURCHASER'S NAME

14 Ross Dr.
ADDRESS

Londonderry NH. 03053
CITY, STATE & ZIP

D&P swimming Pool
PURCHASED FROM

26 Main St. Plaistow, NH. 03865
ADDRESS

LRYNYS992T
16X 32 Recta Mountain/Blue 0006

SN:14089091881

9-5-2014
DATE INSTALLED

INSTALLED BY (check one):
☒ Dealer ☐ Consumer Purchaser ☐ Private Installer

Important!! Please Read And Si

I have received and reviewed the Owner Operating and Safety information packa which contains:

1. Safety Letter
2. NSPI Safety Tips and Information
3. Swimming Safety Tips Sign
4. Operating Manual
5. "No Diving" Signs and Instructions

Owner's Signature

9-8-2014
Date

SWIMMING POOL

HALEY & ALDRICH, INC.
3 Bedford Farms Drive
Bedford, NH 03110
603 625 5353

30 June 2023
File No. 0128904-056

Roy A. and Margaret F. Devoe
14 Ross Drive
Londonderry, New Hampshire 03053

Subject: Water Supply Well Testing Results
14 Ross Drive
Londonderry, New Hampshire

Dear Roy A. and Margaret F. Devoe:

On 1 May 2023, a representative of Haley & Aldrich, Inc. (Haley & Aldrich) collected a sample from the water supply well serving your property. The purpose of sampling your well was to collect an additional round of drinking water quality data as part of the ongoing monitoring and investigation activities associated with the Tinkham Garage Superfund Site (Site). The work was conducted by the Cannons Site Group (CSG), a group of companies that agreed to clean up the Site, at the direction of U.S. Environmental Protection Agency (EPA) and the New Hampshire Department of Environmental Services (NHDES).

The sample collected from your water supply well was sent to certified, independent laboratories where it was analyzed in accordance with methods approved by EPA and the NHDES. The attached Table I provides the analytical results and associated water quality standards established by EPA and NHDES, i.e., EPA Maximum Contaminant Levels (MCLs) and NHDES Ambient Groundwater Quality Standards (AGQS). Copies of the laboratory reports are also attached.

During this sampling round, the sample of your water was tested for 1,4-dioxane and per- and polyfluoroalkyl substances (PFAS) compounds. The testing results were generally consistent with previous results from your water supply well and are summarized as follows:

- 1,4-dioxane was not detected in the water from your well.
- The analytical laboratory detected six PFAS compounds in the sample at concentrations ranging from 2.4 nanograms per liter (ng/L) or parts per trillion (ppt) to 5.2 ng/L (ppt). Of the detected PFAS compounds, two compounds have an associated AGQS. The two compounds, perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS), were detected at concentrations below their respective AGQS (see Table I). EPA has not established an MCL for PFAS compounds.

MON 8:30 AM

POLICY
WELL & PUMP

Invoice 131661

Route 28 - P.O. Box 900
Windham, NH 03087
(603) 898-4232 • (800) 992-7867
Fax (603) 898-9581
Visit us at www.pwpco.com

QTY.	MATERIAL	AMOUNT
1	Berkeley 7SP4D	
1	1"x1¼" S.S. male adap	
1	Torque Arrestor	
2	4 1¼" S.S. Clamps	
1	Heat shrink Splice kit	
1	Roll 1" Electrical tape	
	Five year warranty on well pump, one year parts & labor	

H (603)434-5243

BILLING
ROY DEVOE
14 ROSS DR.
LONDONDERRY, NH 03053

JOB SITE

DESCRIPTION OF WORK	AMOUNT
Checked system, Found Jacuzzi 7547 set 38# on poly pipe. Has Challenger pressure tank Equipt with 10" Sediment filter.	
pump is drawing 34 amps & Kicking off on overload.	
Replaced well pump	
Installed Berkeley 7SP4D	

LABOR	HOURS	RATE	AMOUNT		
Mechanic Sam				TOTAL MATERIAL	
Helper Curt				TOTAL LABOR	
				TRIP CHARGE	
				MASS. SALES TAX	

Recommend to replace tank.

WORK TO BE CONSIDERED SATISFACTORY upon signature of owner or agent acknowledging the satisfactory completion of the above described work.

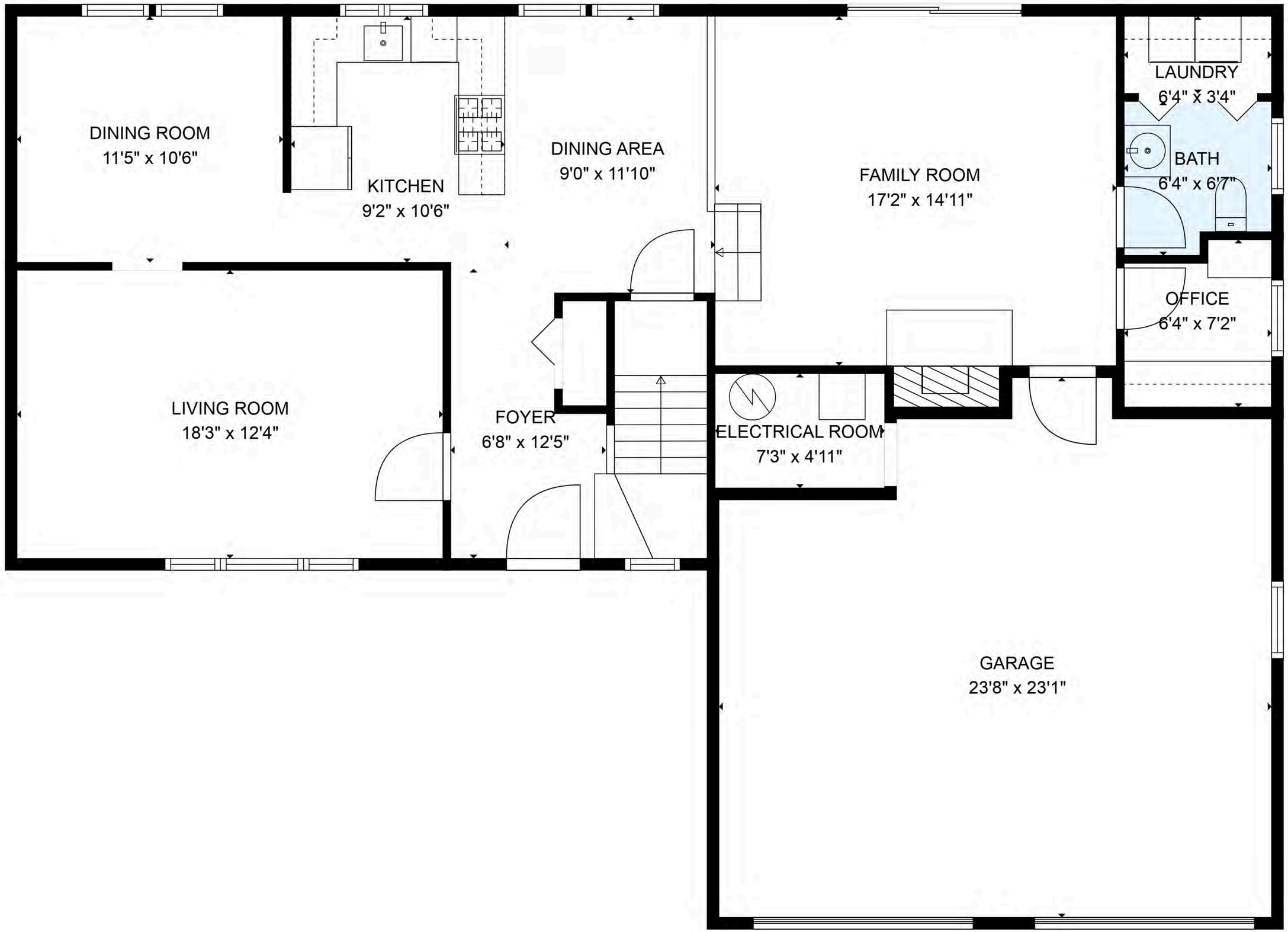
THANK YOU
PAY THIS AMOUNT 1525.-

WHITE GARRISON WITH RED DOOR ON RIGHT

JOB INFO	DATE
NO WATER	8/30/2010

TAKEN BY	CUST #
PETE	4505

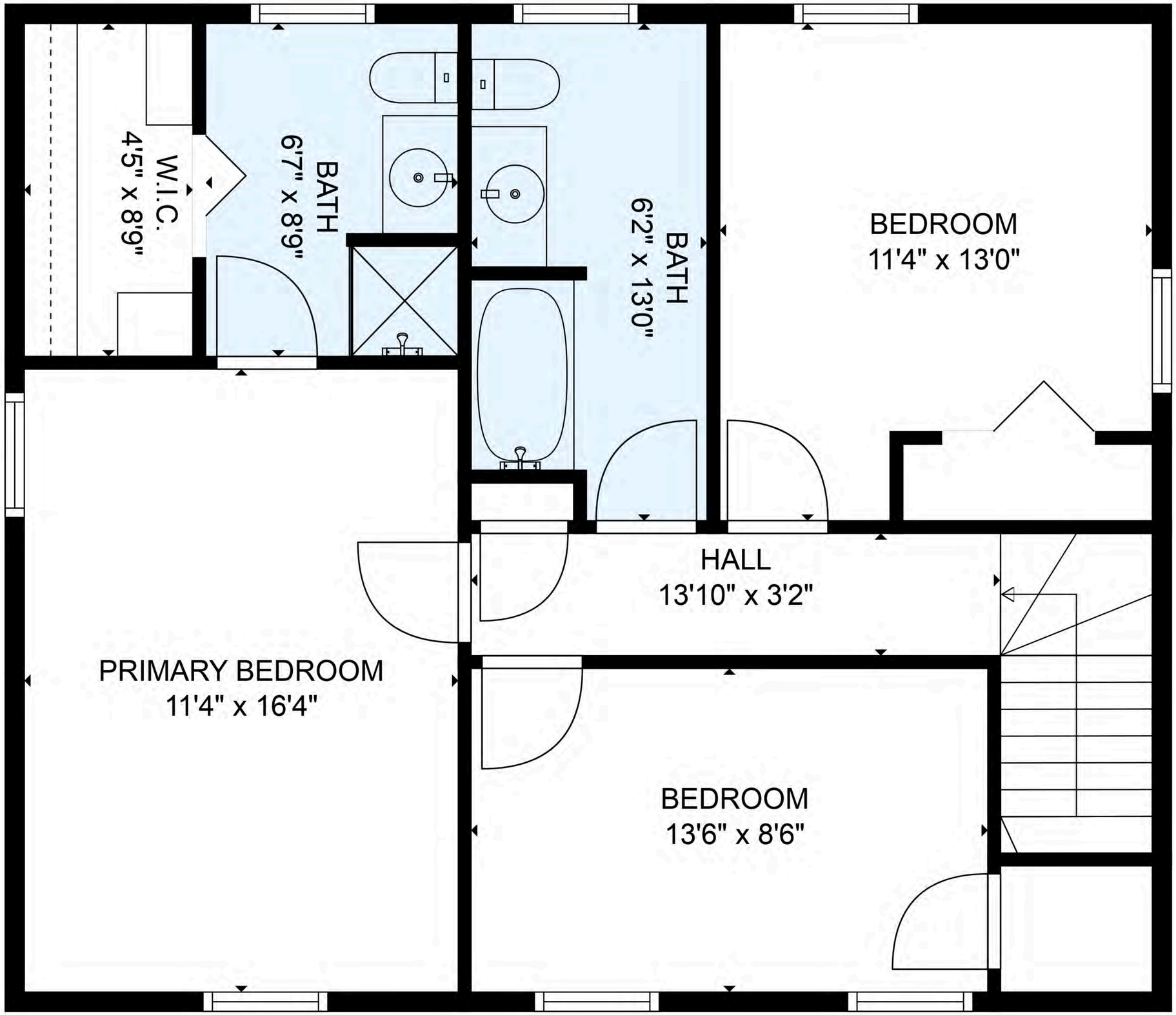
paid 52180A



Estimated areas

GLA FLOOR 1: 1144 sq. ft, excluded 558 sq. ft
GLA FLOOR 2: 803 sq. ft, excluded 0 sq. ft
Total GLA 1947 sq. ft, total scanned area 2505 sq. ft

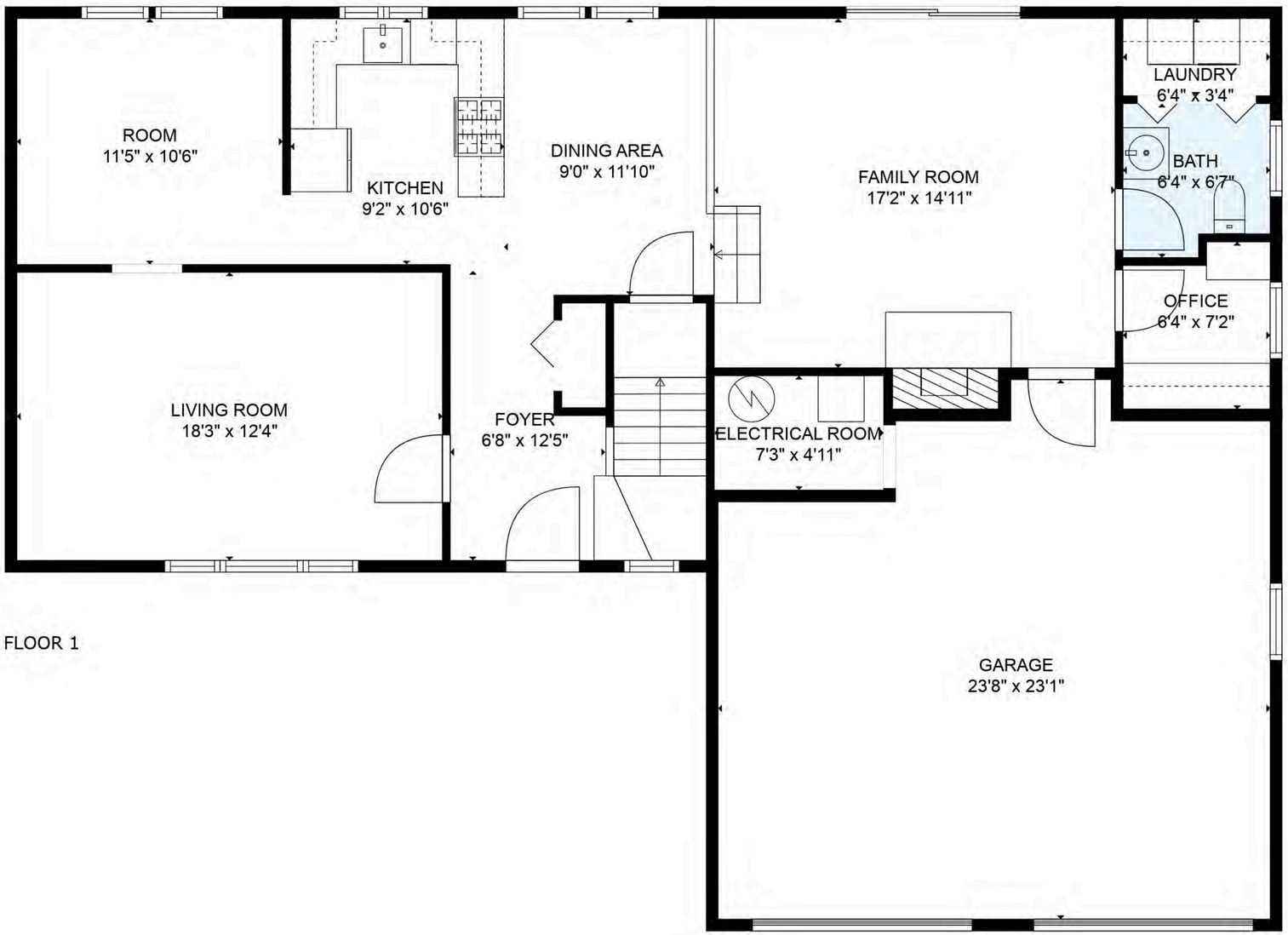
MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



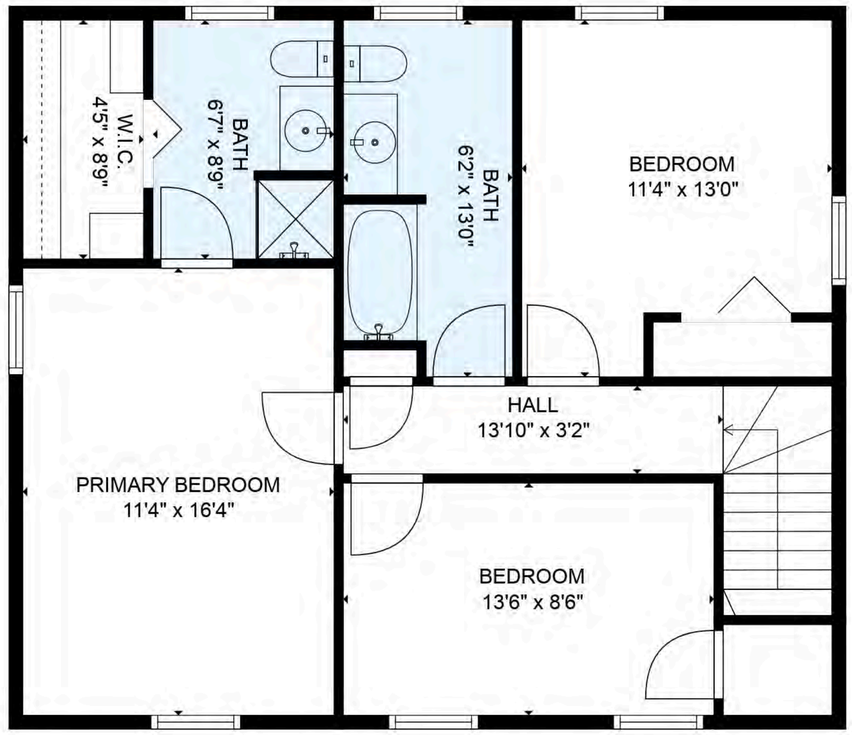
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Total GLA 1947 sq. ft, total scanned area 2505 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



FLOOR 1



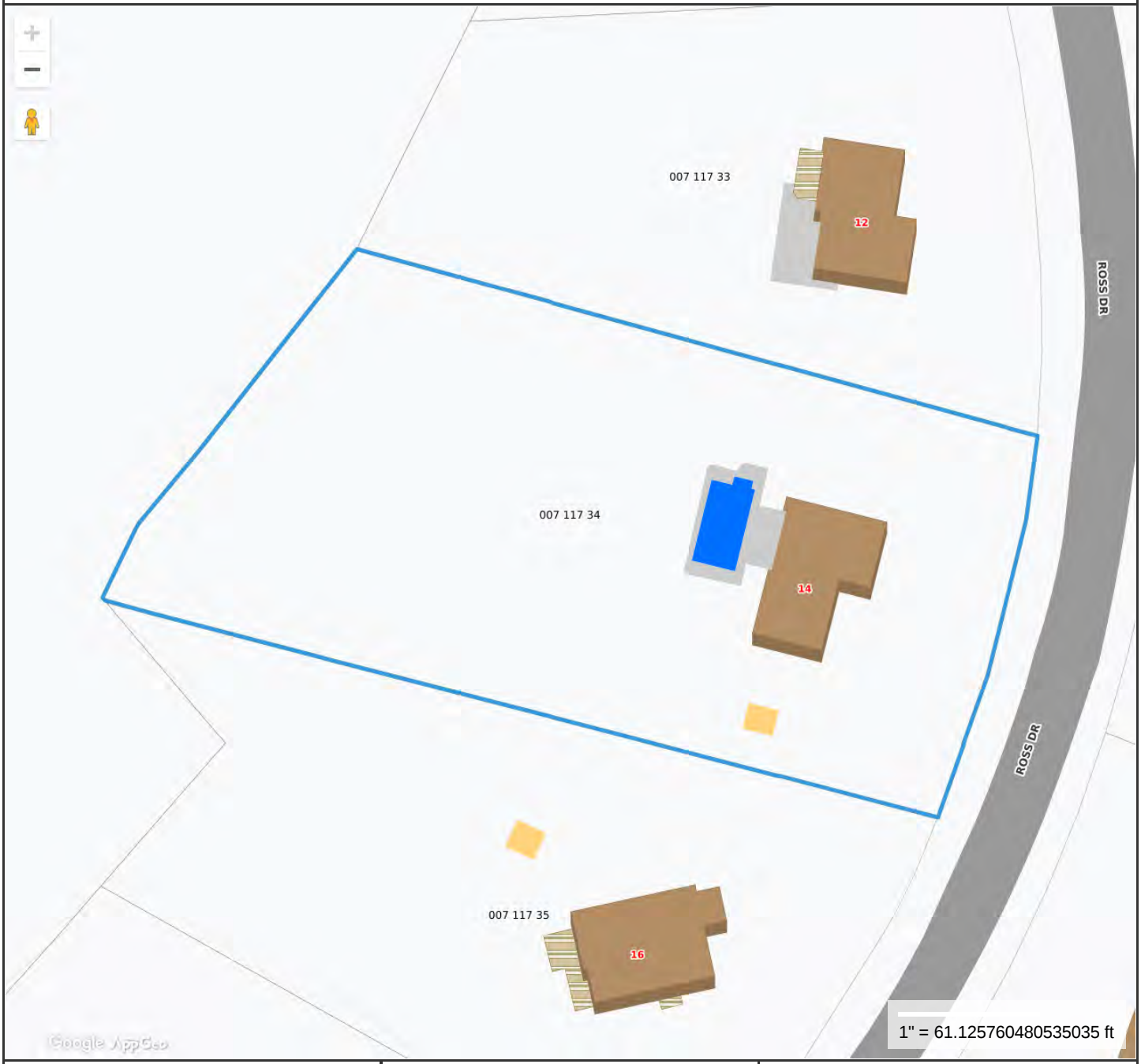
FLOOR 2

Estimated areas

GLA FLOOR 1: 1144 sq. ft, excluded 558 sq. ft
GLA FLOOR 2: 803 sq. ft, excluded 0 sq. ft
Total GLA 1947 sq. ft, total scanned area 2505 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

14 Ross Drive



Property Information

Property ID	007-117-34
Location	14 ROSS DR
Owner	DEVOE ROY A + MARGARET F

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town of Londonderry, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 03/31/2023
Data updated 03/31/2023

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



Property Information

Property ID	007-117-34
Location	14 ROSS DR
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