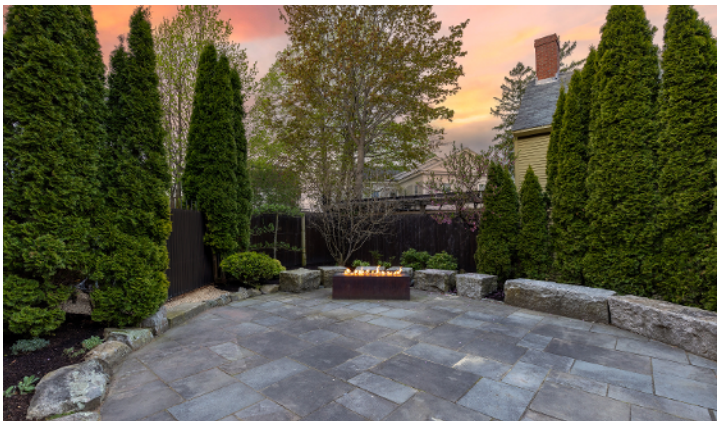
48 Manning Street

Portsmouth, NH | $2,790,000







For more information, please contact:

Kristin Claire
Principal Broker
kclaire@landvest.com
M: 603.494.9448
www.landvest.com

One Capitol Street Suite 300, Concord, NH 03301
www.landvest.com

LandVest
CHRISTIE'S INTERNATIONAL REAL ESTATE

All information provided is deemed reliable but is not guaranteed and should be independently verified. 15728

Residential	Single Family	**48 Manning Street**				Listed: 7/24/2024	$2,790,000
5006552	Active	**Portsmouth**	**NH 03801**	Unit/Lot		Closed:	



Unbranded Tour URL 1

County NH-Rockingham
Village/Dist/Locale
Construction Status Existing
Year Built 1730
Architectural Style Antique, Colonial
Color
Total Stories 3
Zoning GRB
Taxes TBD No
Tax - Gross Amount $15,701.00
Tax Year 2023
Tax Year Notes
Owned Land
Lot Size Acres 0.10
Lot - Sqft 4,356
Common Land Acres
Basement Yes
Basement Access Type Interior

Rooms - Total 11
Bedrooms - Total 4
Baths - Total 3
Baths - Full 1
Baths - 3/4 1
Baths - 1/2 1
Baths - 1/4 0
List $/SqFt Fin ABV Grade $823.49
SqFt-Apx Fin Above Grade 3,388
SqFt-Apx Fin AG Source Public Records
SqFt-Apx Unfn Above Grade 0
SqFt-Apx Unfn AG Source Public Records
SqFt-Apx Fin Below Grade 0
SqFt-Apx Fin BG Source Public Records
SqFt-Apx Unfn Below Grade 1,232
SqFt-Apx Unfn BG Source Public Records
SqFt-Apx Total Finished 3,388
Days On Market 1
Date - Initial Showings Begin

Remarks - Public One of the coveted South end's most regarded homes, the Daniel Fernald House built in the early 18th Century has just undergone a meticulous and thorough restoration from the basement to the attic. All the charm of an antique with the comforts of brand-new systems. New 400-amp electrical service, 4 new Mitsubishi High efficiency heat pump units for heat and AC, new plumbing basement to attic, all new baths with marble tile and counters, new Kennebec Cabinetry kitchen with Thermador stainless steel appliances, new lighting throughout and whole house water filtration. No expense was spared. Antique features include hand planed raised paneling, wide pine floors and a massive center chimney with 9 fireplaces and an original beehive oven. Four bedrooms including a spacious primary suite with sitting room. Large and private blue stone patio for outdoor entertaining or relaxing on a summer evening. Cobblestone lined parking for 2-3 cars round out this incredible offering. Stroll through quiet streets to the best Portsmouth has to offer - Strawbery Banke, Prescott Park, many restaurants, and Market Square. Come fall in love! Showings begin Saturday, August 3, 2024.
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

Map 103
Block 0
Lot 60
SPAN Number
Property ID
Deed - Recorded Type Warranty
Deed - Book 6554
Deed - Page 592
Deeds - Total

School - District
School - Elementary
School - Middle/Jr
School - High

Lot Features City Lot, Corner, Landscaped
Construction Materials Wood Frame
Foundation Stone
Roof Shingle - Asphalt
Utilities Cable - Available, Gas - Underground

Cooling Central AC
Electric Circuit Breaker(s)
Heating Heat Pump
Heat Fuel Electric
Sewer Public
Water Source Public
Features - Interior Primary BR w/ BA, Natural Woodwork, Laundry - Basement

Basement Description Full, Unfinished
Garage No
Garage Capacity
Driveway Other

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

5006552

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** **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**



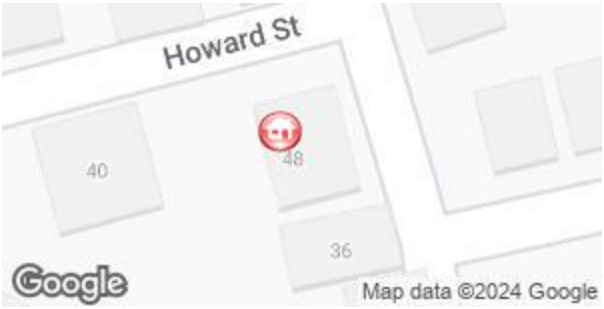
Kristin Claire

Cell: 603-494-9448

kclaire@landvest.com

LandVest

LandVest, Inc./New Hampshire
Off: 603-228-2020









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Listed By:
Kristin Claire - LandVest, Inc./New Hampshire

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.

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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:** Richard K. Mann Revocable Trust and Lisa Mann
2. **PROPERTY LOCATION:** 48 Manning St, Portsmouth, NH 03801
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☑ No
4. **SELLER:** ☑ has ☐ has not occupied the property for 1 month 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: In basement rear of house on Howard St side
Installed By: Ed Hopkins Plumbing Date of Installation: New 2023-2024
What is the source of your information? Ed Hopkins Plumbing

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 June 2024
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? Whole house filtration system installed July 2024

COMMENTS: High chlorine levels in Portsmouth city water. Filtration corrects this issue.

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? New PVC lining installed from house to street

c. IF PRIVATE:

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

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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 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	8"	☐
Crawl Space	☑	☐	☐	Rockwood	8"	☐
Exterior Walls	☑	☐	☐	Fiberglass		☑
Floors	☑	☐	☐	Fiberglass	8"	☐
New Kitchen	☑	☐	☐	Cellulose	8"	☐

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: _____

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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: Right of way on left of house for passage of abutter
What is your source of information? Deed

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. Street (check one): ☑ Public ☐ Private ☐ Association

If private, is there a written road maintenance agreement? ☐ Yes ☐ No

Additional Information: _____

j. Heating System Age: New Type: Mitsubishi Heat Pump Fuel: Electricity Tank Location: _____
Owner of Tank: _____
Annual Fuel Consumption: Unknown Price: _____ Gallons: _____
Date system was last serviced and by whom? Installed 2023-2024 by Air Care Technologies
Secondary Heat Systems: None
Comments: 4 New high efficiency Mitsubishi heat pumps-new system installed throughout house by Air Care Technologies

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k. Roof Age: Unknown Type of Roof Covering: Asphalt
Moisture or leakage: No
Comments:

l. Foundation/Basement: ☑ Full ☐ Partial ☐ Other: Type: Fieldstone
Moisture or leakage: Occasional moisture and leakage in spring
Comments: New sump pump with battery back up installed 2024

m. Chimney(s) How Many? 1 Lined? no Last Cleaned: Unknown Problems? Unknown
Comments: Jams and flues re-parged and new dampers installed in all flues

n. Plumbing Type: PVC and copper Age: New
Comments: New plumbing installed throughout house from basement to attic including bathrooms and fixtures

o. Domestic Hot Water: Age: New Type: on demand Gallons: Unlimited

p. Electrical System: # of Amps 400 Circuit Breakers ☑ Fuses ☐
Comments: New service wiring and fixtures throughout house installed by CNE electrical
Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement:
Comments:

q. Modifications: Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☑ No
If Yes, please explain:

r. Pest Infestation: Are you aware of any past or present pest infestations? ☐ Yes ☑ No Type:
Comments:

s. 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:

t. Air Conditioning: Type: Central A/C Age: New Date Last Serviced and by whom: Installed 2023-2024 Air Care Technologies
Comments: New high efficiency Mitsubishi A/C heat pump system installed by Air Care Technologies

u. Pool: Age : Heated: ☐ Yes ☑ No Type: Last Date of Service:
By Whom:

v. Generator: Portable: Yes ☐ No ☑ Whole House: Yes ☐ No ☐ Kw/Size: Last Date of Service:
If Portable: ☐ Included ☐ Negotiable
Comments:

w. Internet: Type Currently Used at Property: Xfinity

x. Other (e.g. Alarm System, Irrigation System, etc.) New smoke and fire detector system installed 2024 by CNE Electrical
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 RKM 07/16/24 12:23 PM EDT dotloop verified / LBM 07/16/24 12:43 PM EDT 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:

Brought Xfinity internet cable into house from street.
Added whole house water filtration system.
Custom blinds ordered for every window in house are staying with house.

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).

Richard K. Mann Revocable Trust — dotloop verified 07/16/24 12:23 PM EDT FWMY-A0YR-SVYL-GJBK		Lisa Mann — dotloop verified 07/16/24 12:43 PM EDT MTVT-17VJ-XAAP-WQSB	
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

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E # 24017309 06/17/2024 01:43:39 PM
Book 6554 Page 592 Page 1 of 2
Register of Deeds, Rockingham County

Carley Ann Stacey

LCHIP	ROA679314	25.00
TRANSFER TAX	RO130073	40,950.00
RECORDING		14.00
SURCHARGE		2.00

UPON RECORDING, PLEASE RETURN TO:

After recording return to:
Cleveland, Waters and Bass, P.A.
Two Capital Plaza, P.O. Box 1137
Concord, NH 03302-1137

TT $40,950.00

WARRANTY DEED

JAMES G. LAVERDIERE and JANET R. LAVERDIERE, husband and wife, having an address of 17 Federal Street, Newburyport, Massachusetts 01950, for consideration paid, grant to **LISA B. MANN, Trustee of the LISA B. MANN REVOCABLE TRUST, u/i/d October 10, 2003, as amended and restated, and RICHARD K. MANN, Trustee of the RICHARD K. MANN REVOCABLE TRUST, u/i/d October 10, 2003, as amended and restated**, having an address of 35 Hodgdon Way, Unit 1325, Portsmouth, New Hampshire 03801, with **WARRANTY COVENANTS**, a certain tract of land, with the improvements thereon, situated **Portsmouth**, County of **Rockingham** and State of **New Hampshire**, located at the corner of Howard and Manning Streets, and known as **48 Manning Street**, bounded and described as follows:

> North by Howard Street, seventy-six (76) feet and seven (7) inches, more or less, East by Manning Street, fifty-six (56) feet, more or less; South by land now or formerly of Clara F. Hand, seventy-seven (77) feet and four (4) inches, more or less, and West by land now or formerly of Jacob Segal, fifty seven (57) feet, more or less.

The foregoing conveyance is made subject to a right of way in common, in and over a passageway three (3) feet wide upon the southerly side of said lot, running from Manning Street, westerly thirty-eight (38) feet.

The address of the property hereby conveyed was previously known as 46 and 48 Manning Street, but is now only known as 48 Manning Street, Portsmouth, New Hampshire.

Meaning and intending to describe and convey the same premises as were conveyed to James G. Laverdiere and Janet R. Laverdiere by deed of Peter B. Harris and Meghan E. Harris, Trustees of the Peter B. Harris Revocable Trust of 1995, and of the Meghan E. Harris Revocable Trust of 1995, dated December 28, 2022 and recorded in the Rockingham County Registry of Deeds at Book 6460, Page 1433, as rerecorded on December 30, 2022 in the Rockingham County Registry of Deeds at Book 6460, Page 2901.

EXECUTED this 17th day of June, 2024.

James G. Laverdiere

Janet R. Laverdiere

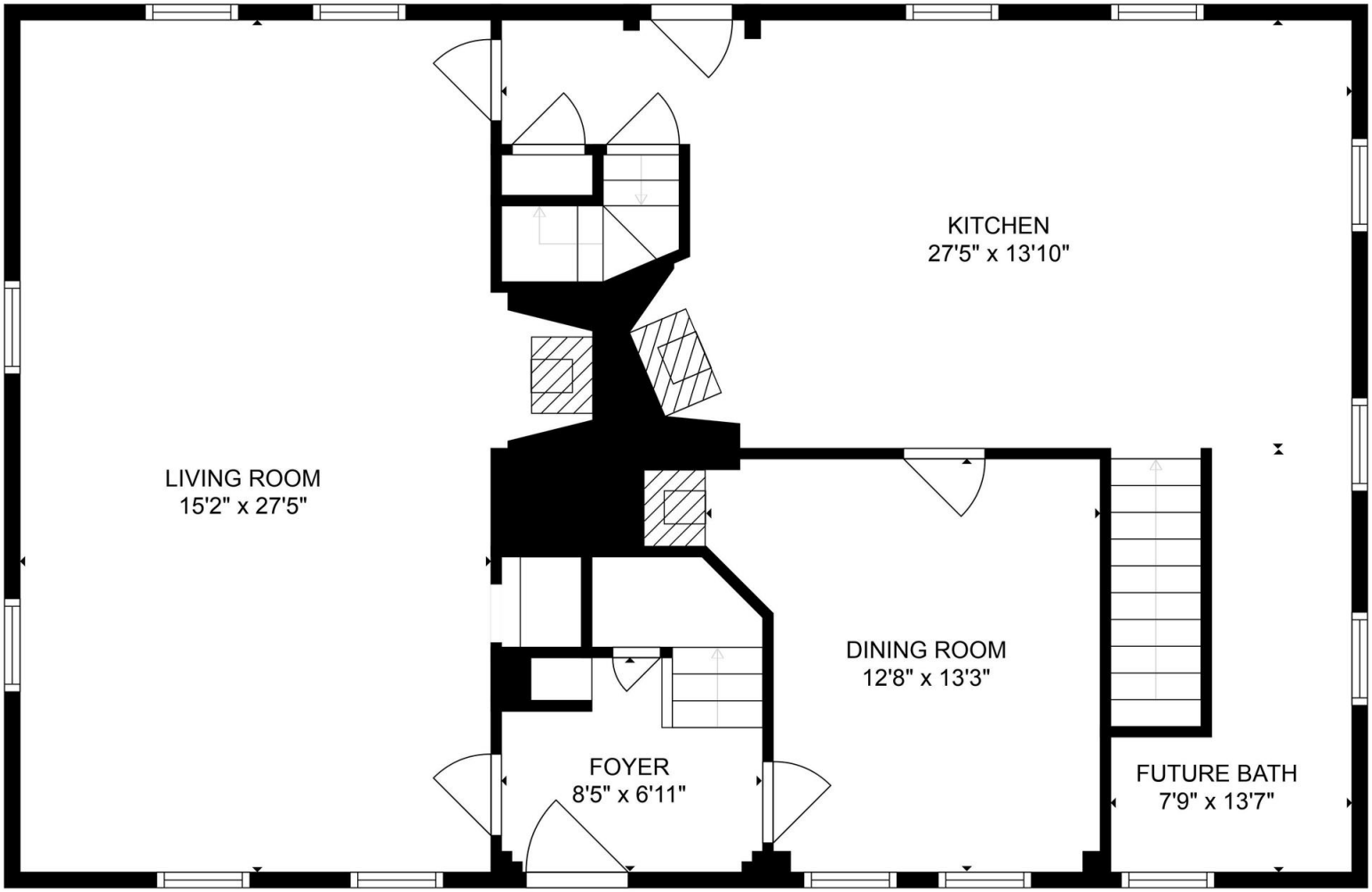
STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

This instrument was acknowledged before me on this 17th day of June, 2024 by James G. Laverdiere and Janet R. Laverdiere. The identity of the subscribing parties was determined by **(check box that applies and completes blank line, if any)**:

- ☐ My personal knowledge of the identity of said person **OR**
- ☐ The oath or affirmation of a credible witness, _____ (name of witness), the witness being personally known to me **OR**
- ☒ The following identification documents:
  - ☒ Driver's License
  - ☐ Passport
  - ☐ Other: _____

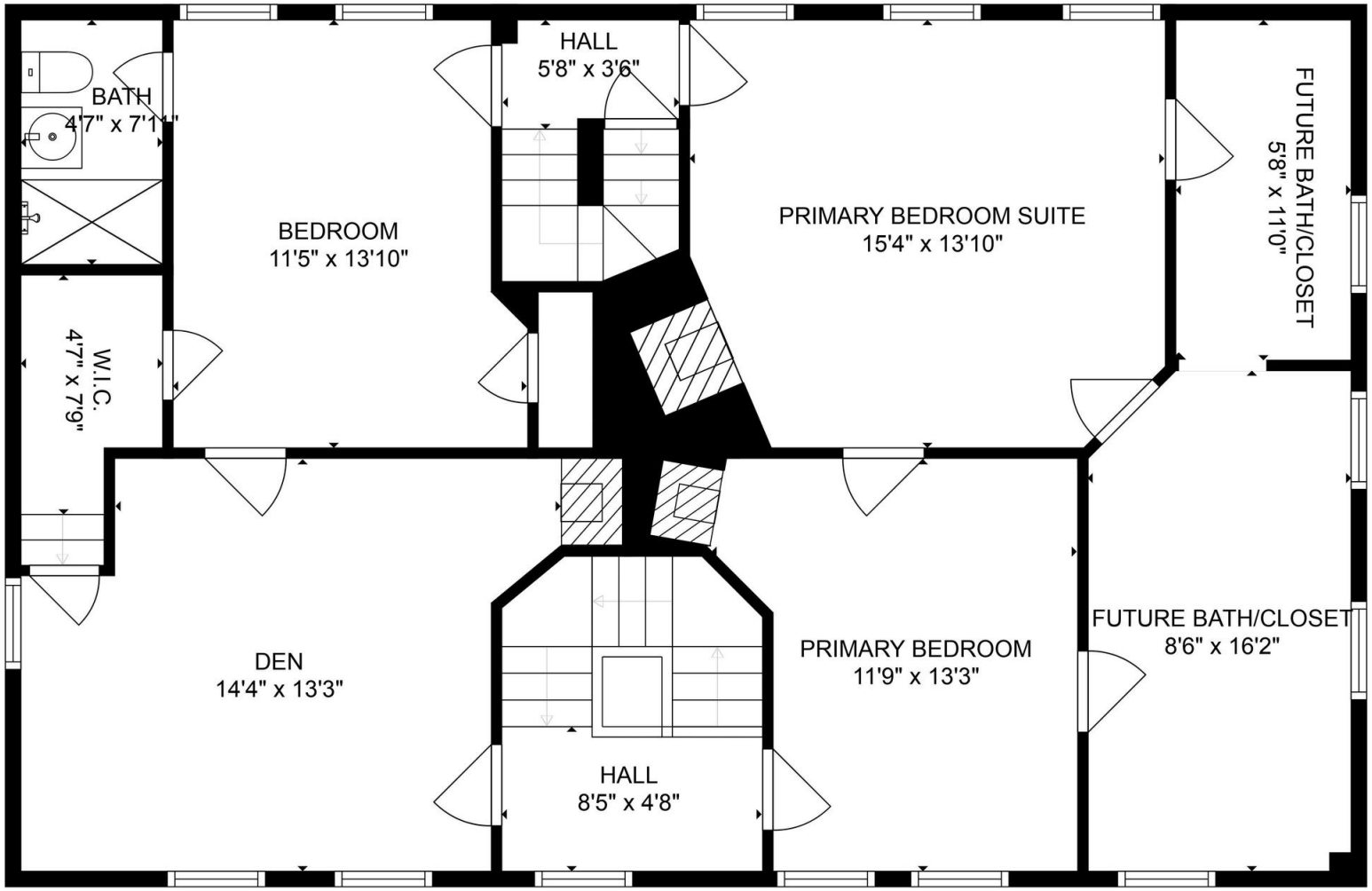
Alexandra N. Brewer
Notary Public/Justice of the Peace
Name:
My Commission Expires:

ALEXANDRA N. BREWER
COM. EXP.
NOTARY PUBLIC
10-27-26
NEW HAMPSHIRE



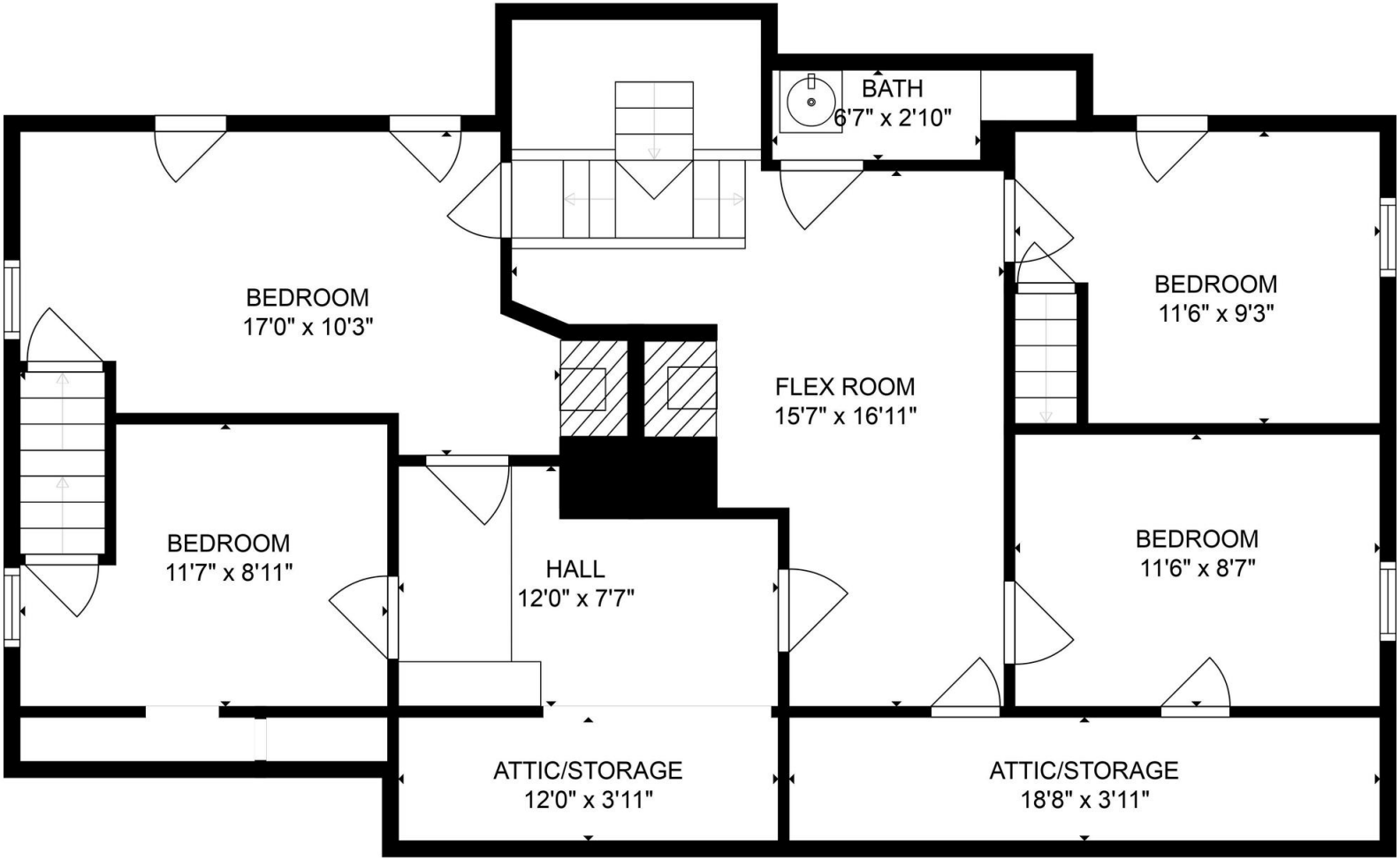
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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



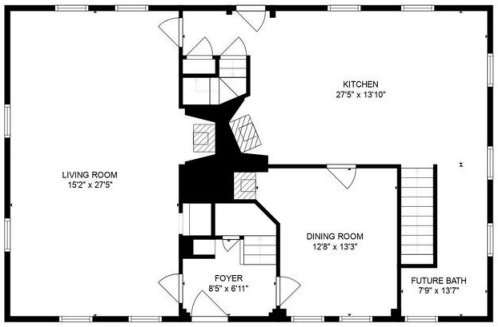
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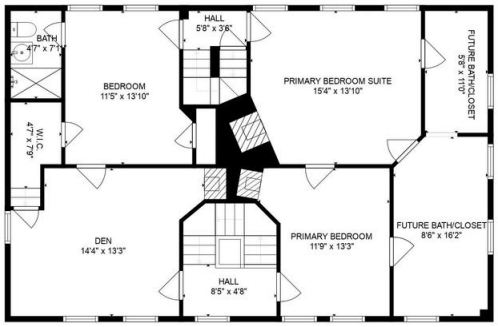


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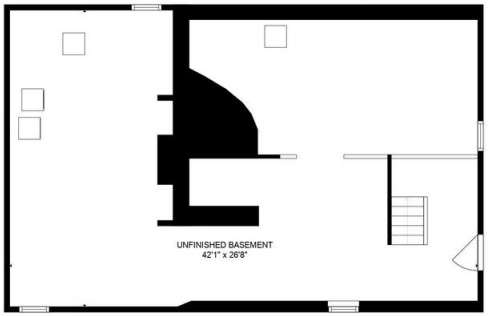
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



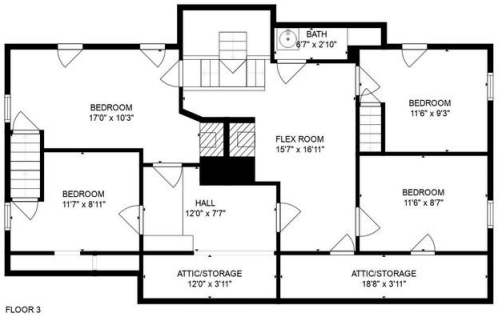
FLOOR 1



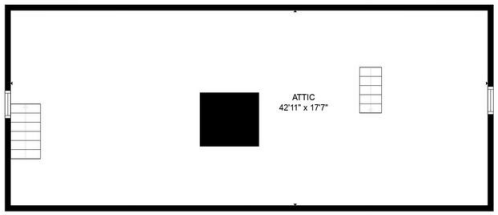
FLOOR 2



BASEMENT



FLOOR 3



ATTIC

Total scanned area: 5469 sq. ft

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48 MANNING ST

Location	48 MANNING ST	**Mblu**	0103/ 0060/ 0000/ /
Acct#	33009	**Owner**	MANN LISA B REV TRUST
PBN		**Assessment**	$973,400
Appraisal	$973,400	**PID**	33009
Building Count	1		

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$571,800	$401,600	$973,400
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$571,800	$401,600	$973,400

Owner of Record

Owner	MANN LISA B REV TRUST	**Sale Price**	$2,730,000
Co-Owner	MANN RICHARD K REV TRUST	**Certificate**	
Address	35 HODGDON WAY UNIT 1325 PORTSMOUTH, NH 03801	**Book & Page**	6554/592
		Sale Date	06/17/2024
		Instrument	

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
MANN LISA B REV TRUST	$2,730,000		6554/592		06/17/2024
LAVERDIERE JAMES G & JANET R	$1,317,333		6460/2901	13	12/30/2022
LAVERDIERE JAMES G & JANET R	$0		6460/1433		12/28/2022
HARRIS PETER B REVOC TRUST 1995	$0		4431/0656		01/26/2005

Building Information

Building 1 : Section 1

Year Built: 1730
Living Area: 3,388
Replacement Cost: $917,105
Building Percent Good: 62
Replacement Cost Less Depreciation: $568,600

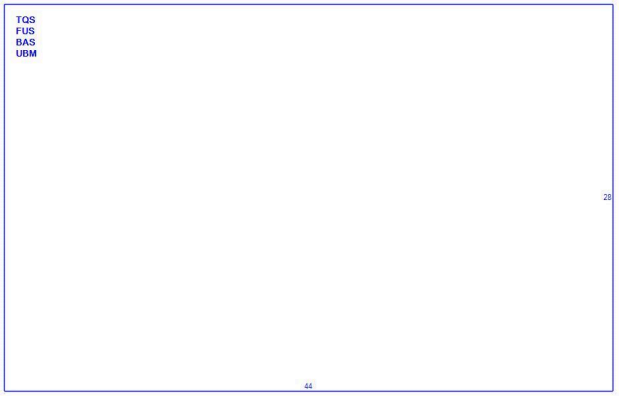
Building Attributes	
Field	**Description**
Style:	Antique
Model	Residential
Grade:	X-
Stories:	2.5
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gambrel
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Warm Air
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	0
Total Rooms:	11
Bath Style:	Avg Quality
Kitchen Style:	Avg Quality
Kitchen Gr	
WB Fireplaces	1
Extra Openings	3
Metal Fireplaces	0
Extra Openings 2	0
Bsmt Garage	

Building Photo



(https://images.vgsi.com/photos2/PortsmouthNHPhotos//\0039\33009_330

Building Layout



(ParcelSketch.ashx?pid=33009&bid=33009)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,232	1,232
FUS	Upper Story, Finished	1,232	1,232
TQS	Three Quarter Story	1,232	924
UBM	Basement, Unfinished	1,232	0
		4,928	3,388

Extra Features

Extra Features	Legend

No Data for Extra Features

Land

Land Use

Use Code	1010
Description	SINGLE FAM MDL-01
Zone	GRB
Neighborhood	102
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.10
Frontage	
Depth	
Assessed Value	$401,600
Appraised Value	$401,600

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
PAT1	PATIO-AVG			400.00 S.F.	$3,200	1

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$571,800	$401,600	$973,400
2022	$651,100	$401,600	$1,052,700
2021	$651,100	$401,600	$1,052,700

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$571,800	$401,600	$973,400
2022	$651,100	$401,600	$1,052,700
2021	$651,100	$401,600	$1,052,700

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Property Information

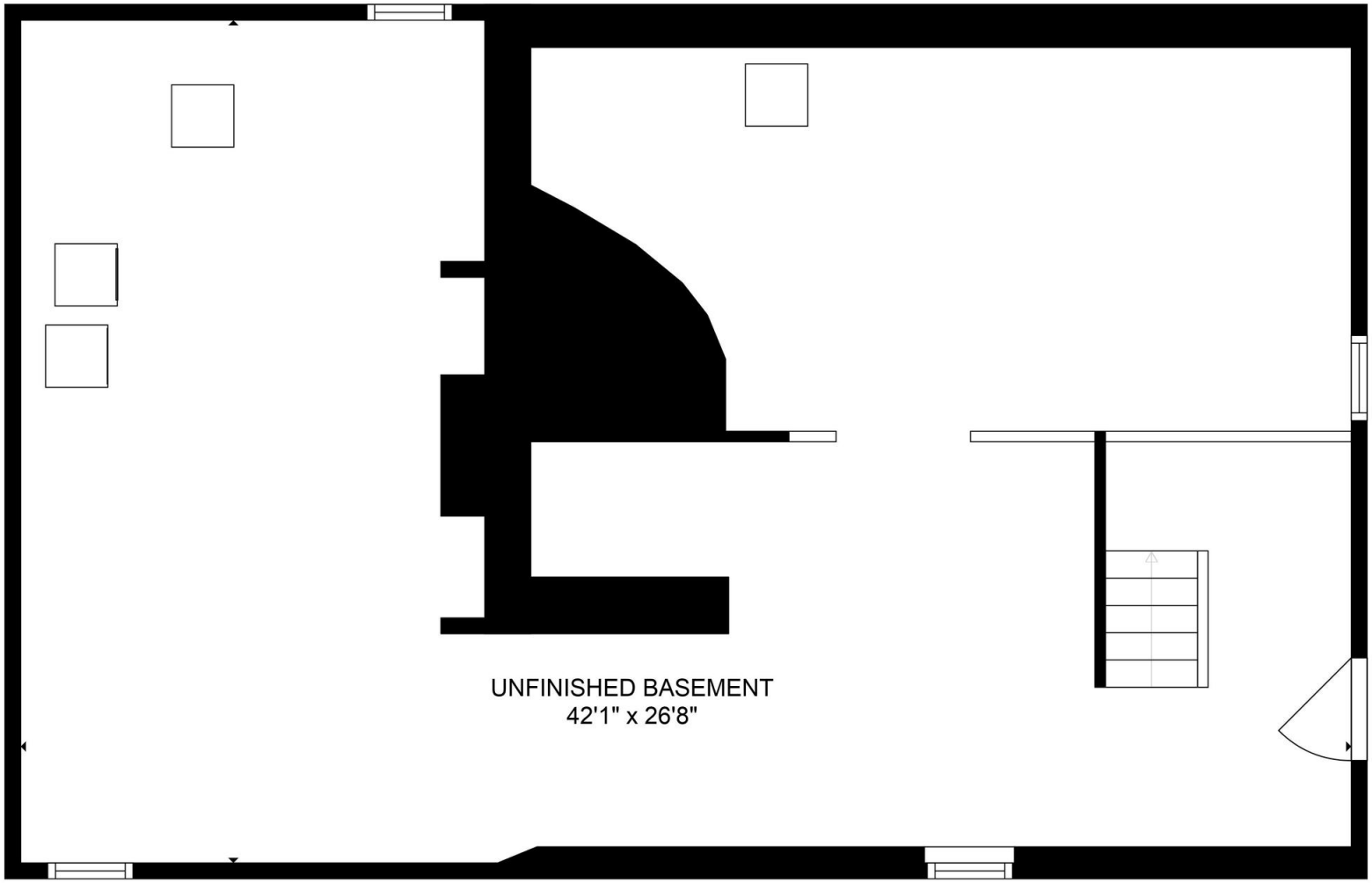
Property ID	0103-0060-0000
Location	48 MANNING ST
Owner	LAVERDIERE JAMES G & JANET R

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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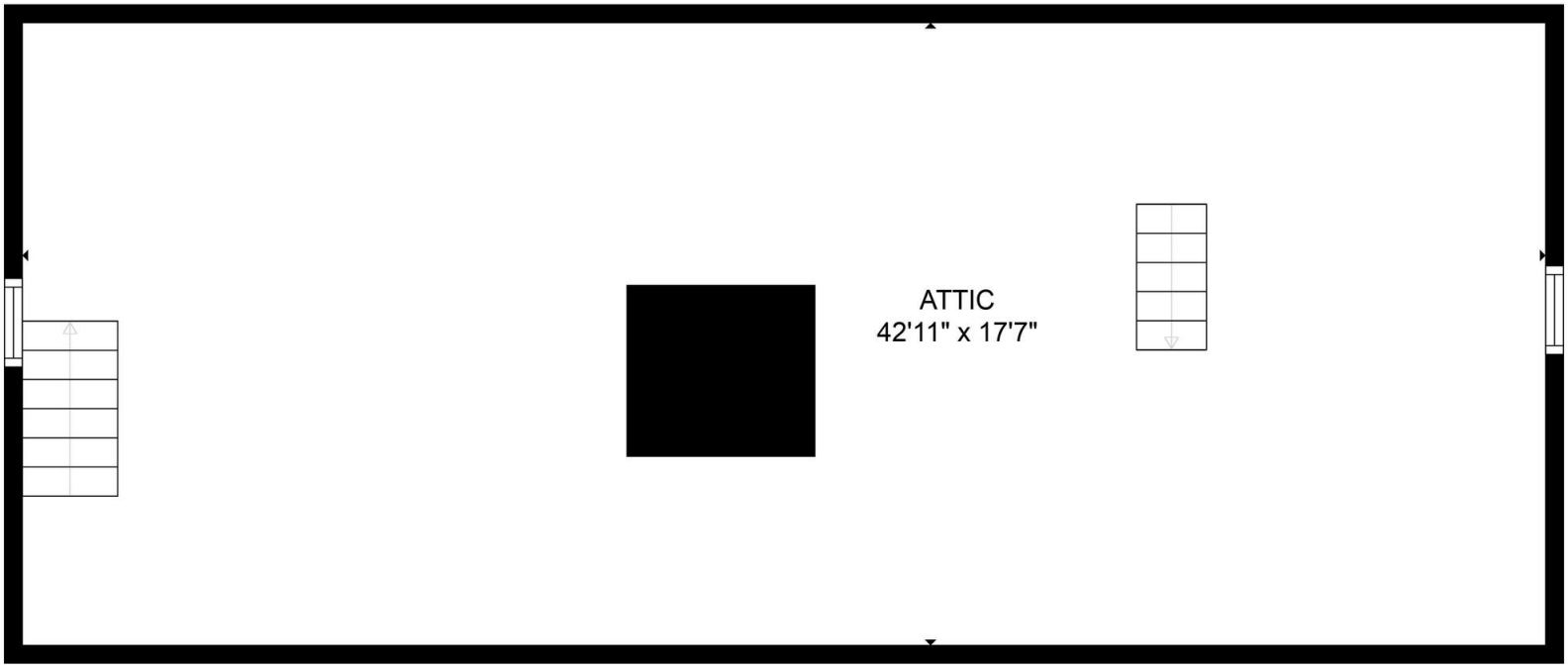
Geometry updated 08/24/2023
Data updated 3/9/2022

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



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