16 Morgan Road

Belmont, NH



For more information, please contact:

AIMEE RUEL
Luxury Real Estate Agent, ME & NH
M: 603.512.2029
O: 603.956.5009
aruel@landvest.com

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

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:** Wayne G Morrill, Kari Morrill
2. **PROPERTY LOCATION:** 16 Morgan Road, Belmont, NH 03220
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** __ Yes __ No
4. **SELLER:** X has __ has not occupied the property for 7 years.
5. **WATER SUPPLY**

   Please answer all questions regardless of type of water supply.

   a. TYPE OF SYSTEM: __ Public X Private __ Seasonal __ Unknown
   __ Drilled X Dug __ Other _____

   b. INSTALLATION: Location: WELL ON NORTH SIDE OF HOUSE
   Installed By: CURLEY Date of Installation: 1950
   What is the source of your information? MEMORY OF PREVIOUS OWNERS

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

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

   e. WATER TEST: Have you had the water tested? X Yes __ No Date of most recent test 2005
   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 X No
   IF YES, are test results available? __ Yes X No
   What steps were taken to remedy the problem? _____
   COMMENTS: WATER TEST BY PREVIOUS OWNER
6. **SEWAGE DISPOSAL SYSTEM**

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

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

   c. IF PRIVATE:
   TANK: X Septic Tank __ Holding Tank __ Cesspool __ Unknown __ Other _____
   Tank Size 1000 Gal. __ Unknown __ Other _____
   Tank Type __ Concrete __ Metal __ Unknown __ Other _____
   Location: BACK OF HOUSE Location Unknown __ Date of Installation: _____
   Date of Last Servicing: 2022 Name of Company Servicing Tank: ROWELL'S SERVICES
   Have you experienced any malfunctions? __ Yes X No
   Comments: _____

SELLER(S) INITIALS WGM / KJM BUYER(S) INITIALS _____ / _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 16 Morgan Road, Belmont, NH 03220

d. LEACH FIELD: X Yes __ No __ Other: _____
IF YES, Location: BEHIND BATHROOM HOUSE Size: _____ Unknown: ✓
Date of installation of leach field: 1985 Installed By: NICKY DAGLE
Have you experienced any malfunctions? __ Yes X No
Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? X Yes __ No __ Unknown
IF YES, has a site assessment been done? X 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	__	X	__			__
Crawl Space	__	__	__			__
Exterior Walls	X	__	__			X
Floors	__	X	__			__
_____	__	__	__			__

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 X 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 X Unknown
In the siding? __ Yes X No __ Unknown In the roofing shingles? __ Yes X No __ Unknown
In flooring tiles? __ Yes __ No X Unknown Other _____ __ Yes __ No __ Unknown
If YES, Source of information: _____
Comments: SIDING AND ROOFING REPLACED 2022

c. RADON/AIR - **Current or previously existing:**
Has the property been tested? __ Yes __ No X 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 WGM / KJM **BUYER(S) INITIALS** _____ / _____

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PROPERTY LOCATION: 16 Morgan Road, Belmont, NH 03220

d. RADON/WATER - **Current or previously existing:**
Has the property been tested? __ Yes __ No X 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 X 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 X 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 X 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?
X Yes __ No __ Unknown If YES, Explain: ASSOCIATION FEE $150/YEAR
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 X No If YES, Explain: _____

d. Are you aware of any problems with other buildings on the property? __ Yes X 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 X NO __ UNKNOWN If YES, Explain: _____

f. Is this property located in a Federally Designated Flood Hazard Zone? __ Yes X No __ Unknown
Comments: _____

g. Has the property been surveyed? __ Yes __ No X Unknown If YES, By: _____
If YES, is survey available? __ Yes __ No __ Unknown

h. How is the property zoned? RESIDENTIAL SINGLE FAMILY

i. Street (check one): X Public __ Private __ Association
If private, is there a written road maintenance agreement? __ Yes __ No
Additional Information: _____

j. Heating System Age: _____ Type: ELECTRIC Fuel: _____ Tank Location: _____
Owner of Tank: _____
Annual Fuel Consumption: _____ Price: _____ Gallons: _____
Date system was last serviced and by whom? _____
Secondary Heat Systems: WOOD STOVE
Comments: _____

SELLER(S) INITIALS WGM / KJM **BUYER(S) INITIALS** _____ / _____

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PROPERTY LOCATION: 16 Morgan Road, Belmont, NH 03220

k. Roof Age: 24R Type of Roof Covering: ASPHALT
Moisture or leakage: N/A
Comments:

l. Foundation/Basement: __Full __Partial __Other: ____ __Type: ____
Moisture or leakage:
Comments:

m. Chimney(s) How Many? 1 Lined? ____ Last Cleaned: 2021 Problems? NO
Comments:

n. Plumbing Type: PEX WATERLINES / PVC DRAINS Age: 3YRS
Comments: ALL PLUMBING REPLACED 2021

o. Domestic Hot Water: Age: UNKOWN Type: TANK Gallons: UNKNOWN

p. Electrical System: # of Amps 100 Circuit Breakers __ Fuses __
Comments:
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 X No
If Yes, please explain:

r. Pest Infestation: Are you aware of any past or present pest infestations? __Yes X No Type:
Comments:

s. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property?
(Per RSA 477:4-g) __Yes X No If YES, please explain:

t. Air Conditioning: Type: WINDOW Age: ____ Date Last Serviced and by whom:
Comments:

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: BREEZELINE

x. 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 WGM / KJM **BUYER(S) INITIALS** ____ / ____

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PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form

REALTOR® EQUAL HOUSING OPPORTUNITY

TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 16 Morgan Road, Belmont, NH 03220

10. ADDITIONAL INFORMATION

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

b. ADDITIONAL COMMENTS:
DECK BOARDS REPLACED 2021, ADDITIONAL DECK BOARDS ON PREMESIS TO DO FRONT ENTRY DECK

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).

SELLER Wayne G Morrill	8-18-24 DATE	SELLER Kari Morrill	8/18/24 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 # 1713694 12/21/2017 01:33:58
Book 3147 Page 673 Page 1 of 3
Register of Deeds, Belknap County
judith a. McGrath

C/H
L-CHIP
BEA090653

Return to:
Wayne G. Morrill, Jr.
Kari J. Morrill
12 Chase Lane
Stratham, NH 03885

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
2 THOUSAND 5 HUNDRED AND 35 DOLLARS
DATE AMOUNT
12/21/2017 BE841421 2,535.00
VOID IF ALTERED

FIDUCIARY DEED

$2,535.00

KNOW ALL MEN BY THESE PRESENTS That I, **Lucille M. McGillivray**, a single person, with a mailing address of P.O. Box 143, North Dighton, Massachusetts02764, individually and as Executrix of the **Estate of Edward W. McGillivray**, New Hampshire 4th Circuit Court, Probate Division - Laconia, Case #311-2017-ET-00498 by appointment issued by said Court on December 14, 2017, by the power conferred under the Last Will and Testament of Edward W. McGillivray, late of Dighton, Massachusetts, executed on June 26, 2013, New Hampshire law and every other power, together with my consent as the sole residuary devisee/ legatee under the Last Will and Testament of Edward W. McGillivray, for One Hundred Sixty-Nine Thousand Dollars ($169,000.00) paid, grant to **Wayne G. Morrill, Jr. and Kari J. Morrill**, husband and wife, of 12 Chase Lane, Stratham, New Hampshire 03885, as joint tenants with rights of survivorship, the following:

A certain lot of land with the buildings thereon situate at Sargent Lake, so-called, in **Belmont**, County of **Belknap**, **State of New Hampshire** and bounded and described as follows:

Beginning on the southwesterly side of the road running near the shore of Sargent Lake, so-called, said road being referred to as the Morgan Road at the east or southeasterly corner of the lot #10 on a plan entitled "Portion of Sargent Lake Development, August 1956, Chester Gigas, Surveyor", recorded in the Belknap County Registry of Deeds in **Plan Book 12, Page 826**;

Thence southeasterly by the Morgan Road, a distance of seventy-eight and seventy-five hundredths feet (78.75');

Thence turning a deflection angle to the right of 107° 42' and running southwesterly a distance of one hundred seventy-nine feet (179'), more or less, to the shore of Sargent Lake;

Thence northwesterly and northerly by the shore of Sargent Lake to the southwesterly corner of said lot numbered ten;

Thence northeasterly by said lot #10, a distance of one hundred eighty-eight feet (188') to the point of beginning.

Meaning and intending to convey **Lot #11** on said plan.

Subject to and with the benefit of the restrictions set forth in deed of George A. and Ida A. Curley to Louise L. Elsner dated September 24, 1955, so far as the same may be applicable to the above-described premises.

Taxes assessed against the above described premises assessed as of April 1, 2017 shall be prorated as of the date of closing.

This is not Homestead property.

Meaning and intending to describe and convey the same premises conveyed by Quitclaim Deed of Anna Z. Keyes to Edward W. McGillivray, dated October 22, 1976 and recorded in the Belknap County Registry of Deeds in Book 696, Page 384. Edward W. McGillivray died on March 21, 2016. See Estate of Edward W. McGillivray, New Hampshire 4th Circuit Court – Probate Division – Laconia - Case No. 311-2017-ET-00498.

Executed this 19th day of December, 2017.

Estate of Edward W. McGillivray

Lucille M. McGillivray

By: **Lucille M. McGillivray**, Executrix
Duly authorized

STATE OF Rhode Island
COUNTY OF Providence

On this 19th day of December 2017 personally appeared before me the above-named **Lucille M. McGillivray**, Executrix, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purpose therein contained.

Notary Public
Name: _____
My Commission Expires: _____

JENNIFER L CAPUTI
Notary Public, State of Rhode Island
My Commission Expires September 3, 2020

CONSENT TO THE CONVEYANCE OF REAL ESTATE

I, **Lucille M. McGillivray**, individually, being the sole devisee of the residuary estate under the Last Will and Testament of Edward W. McGillivray do hereby consent to the within sale and conveyance by Lucille M. McGillivray, Executrix under the Estate of Edward W. McGillivray, New Hampshire 4th Circuit Court – Probate Division – Laconia Case # 311-2017-ET-00498 of the premises known as **16 Morgan Road, Belmont, New Hampshire 03220** on behalf of said estate to **Wayne Morrill and Kari Morrill**, with a mailing address of 12 Chase Lane, Stratham, New Hampshire 03885, for the purchase price of One Hundred Sixty-Nine Thousand Dollars ($169,000.00).

Executed this 19 day of December, 2017.

Lucille M. McGillivray

Lucille M. McGillivray, individually

STATE OF RI
COUNTY OF Providence

On this 19th day of December 2017 personally appeared before me the above-named **Lucille M. McGillivray**, sole residuary devisee, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purpose therein contained.

Notary Public
Name: _____
My Commission Expires: _____

JENNIFER L CAPUTI
Notary Public, State of Rhode Island
My Commission Expires September 3, 2020

WATERFRONT PROPERTY SITE ASSESSMENT FORM

Water Division/Subsurface Systems Bureau
Land Resources Management

RSA/Rule: RSA 485-A:39/ Env-Wq 1025

Prior to executing a purchase and sale agreement for any "developed waterfront property" using a septic disposal system, an owner shall, at his or her expense, engage a permitted subsurface sewer or waste disposal system designer to perform an "On-Site Assessment Study." **This form is NOT submitted to NHDES.** This form is transferred from the seller to the buyer and becomes part of the purchase and sales agreement. For more information on site assessment studies, please see the "Selling Developed Waterfront Property" fact sheet.

1. SELLER		
NAME: **Wayne G. Morrill Jr and Kari J. Morrill**		
MAILING ADDRESS: **370 South Road**		
TOWN/CITY: **Brentwood**	STATE: **NH**	ZIP CODE: **03833**
2. AGENT		
NAME: **Aimee Ruel, Land Vest's – Christie's**		
MAILING ADDRESS: **56 State Street**		
TOWN: **Portsmouth**	STATE: **NH**	ZIP CODE: **03801**
3. SITE ASSESSOR (DESIGNER)		
DESIGNER NAME: **Anthony Jones**	DESIGNER PERMIT NUMBER: **1900**	
ADDRESS: **85 Portsmouth Avenue**		
TOWN/CITY: **Stratham**	STATE: **NH**	ZIP CODE: **03885**
4. LOT LOCATION		
TAX MAP: **239**	LOT NUMBER: **70**	SUBDIVISION NAME:
STREET ADDRESS: **16 Morgan Road**		TOWN/CITY: **Belmont**
5. LOT DESCRIPTION		
STRUCTURES: **Existing Cottage** NUMBER OF BEDROOMS: **Two Bedrooms (300 gpd)**		
6. ABUTTERS IF KNOWN (ATTACH ADDITIONAL SHEET IF NECESSARY)		
NAME: **Raymond and Terese M. Glionna**	ADDRESS: **85 North Milton St., Malden, MA 02148**	
NAME: **Jacqueline E. Freni Et al.**	ADDRESS: **587 N.W. Lambrusco Dr., Point St. Lucie, FL 34986**	
NAME:	ADDRESS:	
7. LOT CHARACTERISTICS		

LOT SIZE: **14,050 SF +/-**	SLOPE: **8 – 15%**	LOADING CAPACITY: **200 gpd (minus well radius)**

WATER SUPPLY: ☒ WELL ON LOT / ☐ PUBLIC WATER SUPPLY / OTHER:

SOIL TYPE AND SLOPE* **Group 4 (web soil survey)**

* From US Natural Resources Conservation Service maps or actual data if available *:

ESTIMATED SEASONAL HIGH WATER TABLE*: **3' +/- (no test pit dug)**

SCOPE OF REVIEW (Materials reviewed, if any): **Town hall, Varney database**

DATE OF ON SITE INVESTIGATION: **August 19, 2024**

DESIGNER'S ASSESSMENT OF SITE FOR CURRENT USE AND IF THE SITE CAN SUPPORT A SYSTEM MEETING CURRENT STANDARDS (attach a separate sheet for additional comments): **NHDES will not approve an increase in number of bedrooms.** APPROVED FOR SEASONAL USE.

8. PRESENT SEWAGE DISPOSAL SYSTEM

A. DOES THE PROPERTY CURRENTLY HAVE ANY SEWAGE DISPOSAL SYSTEM? ☒ YES ☐ NO

B. IF YES, IS THE SYSTEM STATE APPROVED? ☐ YES ☒ NO

NOTE: Env-Wq 1022.03 provides that "Holding tanks shall not be approved except as a replacement for an existing system in failure when no other means of disposal is practical." Holding tanks are not approved for new construction or for expansion of existing structures.

If **YES**, a copy of the approved plan, construction approval and operational approval must be attached to the original of this form.

If **NO**, supply all known or available information on the type, capacity, age, and location of the system, and include an 8 1/2" x 11" sketch to scale or with dimensions shown of the property and the location of the system. The sketch shall include wells on the property assessed, if known, and abutters' lots, if known and visible at the time of assessment, with a 75-foot well radius shown around each well. A site assessment sketch shall not be deemed to be a precise survey of the property.

9. DESIGNER (SITE ASSESSOR) STAMP AND DATE (** Required)

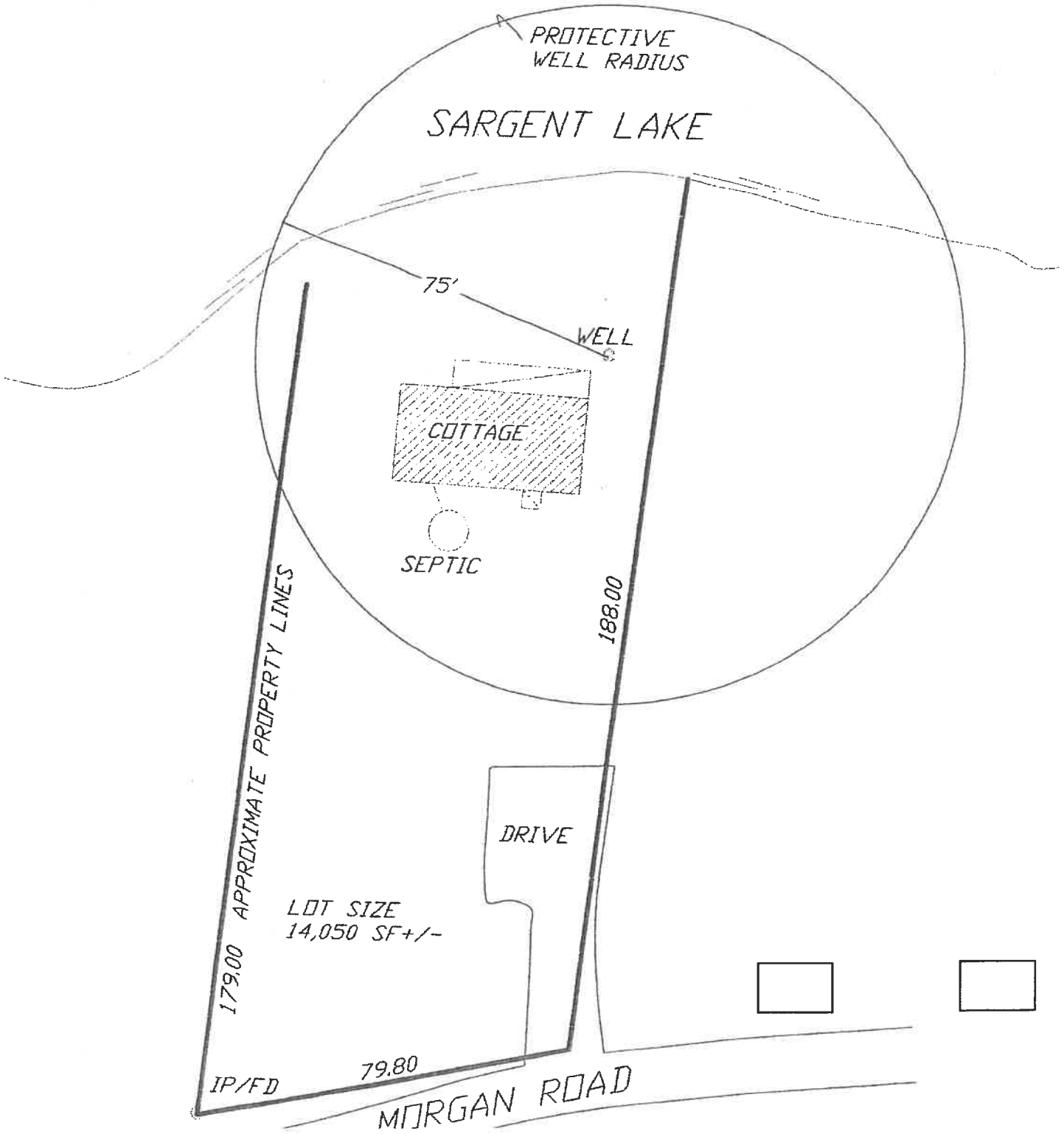


ASSESSMENT DATE: August 19, 2024

10. SIGNATURES (Required)** The undersigned certify that we have reviewed this Site Assessment Form and understand the information contained herein and that we have received a copy of this Site Assessment Form. This form is **not** submitted to NHDES.	
BUYER:	**DATE:**
SELLER:	**DATE:**

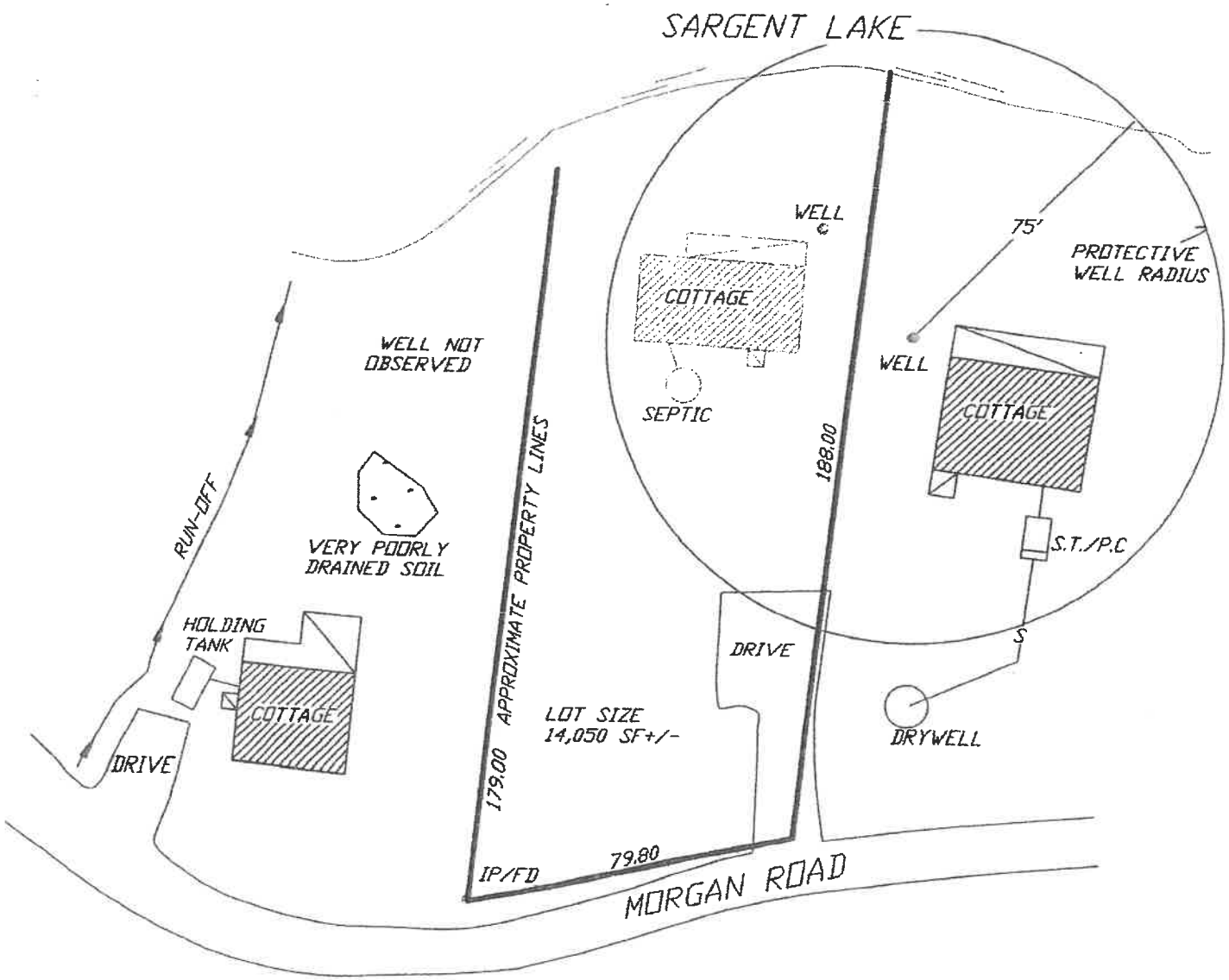
Map 239 Lot 70
16 Morgan Road
Belmont, NH

PLOT PLAN



Map 239 Lot 70
16 Morgan Road
Belmont, NH

ABUTTERS PLAN



This is not a survey by a licensed land surveyor.

Scale: 1" = 40'

Property Card: 16 MORGAN ROAD

Town of Belmont, NH

Parcel Information



Parcel ID: 239-070-000-000
Vision ID: 2965

Owner: MORRILL, WAYNE G & KARI
Co-Owner:
Mailing Address: 12 CHASE LANE

STRATHAM, NH 03885

General Information

Map: 239
Block: 070
Lot: 000

Use Description: 1010
Zone:
Land Area in Acres: 0.340000

Assessed Value

Land: $ 268900
Buildings: $ 115600
Extra Bldg Features: $ 0
Outbuildings: $ 2700
Total: $ 387200

Building Details: Building # 1

Model Description:
Living Area: 939
Approx Year Built:
Style: Cottage
Stories:
Occupancy:
No. Total Rooms: 6
No. Bedrooms: 02
No. Baths: 1
No. Half Baths: 0
Bathroom Desc:

Kitchen Desc:
Interior Wall Desc 1:
Interior Wall Desc 2:
Exterior Wall Desc 1:
Exterior Wall Desc 2:

Roof Cover Desc:
Roof Structure Desc:
Heat Type: None
Heat Fuel:
A/C Type:

CAI Technologies
www.cai-tech.com
This information is believed to be correct but is subject to change and is not warranteed.

Sale History

Sale Date	Sale Price	Book/Page
12/19/2017	$169000	3147/0673

This information is believed to be correct but is subject to change and is not warranteed.

Property Location 16 MORGAN ROAD | Map ID 239/ 070/ 000/ 000/ | Bldg Name | State Use 1010
Vision ID 2965 | Account # 3322 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/27/2023 3:41:33 P

CURRENT OWNER

MORRILL, WAYNE G & KARI

12 CHASE LANE

STRATHAM NH 03885

TOPO	UTILITIES	STRT / ROAD	LOCATION
3 View	6 Septic	3 Unpaved	3 Rural
4 Rolling	5 Well	9 Emergency La	7 Waterfront

SUPPLEMENTAL DATA

Alt Prcl ID

SEWER E

BMSI # 0012508
PICK UP D
CST w/o P
MAP CHA

GIS ID 239-070-000-000

Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL	1010	118,300	118,300
RES LAND	1010	268,900	268,900
	Total	387,200	387,200

1503

BELMONT, NH

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
MORRILL, WAYNE G & KARI	3147	0673	12-19-2017	U	I	169,000	1S
MCGILLIVRAY, EDWARD W.	0	0		U	I	0	1

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2023	1010	118,300	2022	1010	104,900	2021	1010	58,000
	1010	268,900		1010	100,600		1010	123,500
	Total	387,200		Total	205,500		Total	181,500

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

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	Tracing	Batch
1035				

NOTES

07 RVWS: INFORMATION ONLY

13 M&L: ADJ EXT WALL

10/18:EXT=AVG

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	115,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,700
Appraised Land Value (Bldg)	268,900
Special Land Value	0
Total Appraised Parcel Value	387,200
Valuation Method	C
Total Appraised Parcel Value	387,200

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
10-03-2018	RL			01	Measur+1Visit
10-04-2013	JN			01	Measur+1Visit
05-01-2006	JN	01		00	Measur+Listed

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustment		Adj Unit Pric	Land Value
1	1010	SINGLE FAM M	RUR		14,810	SF	3.23	3.75000	S	1.00	35	1.500			0	18.16	268,900
		Total Card Land Units			0.3400	AC	Parcel Total Land Area:			0.3400						Total Land Value	268,900

Property Location	16 MORGAN ROAD		Map ID	239/ 070/ 000/ 000/		Bldg Name	State Use 1010
Vision ID	2965	Account # 3322		Bldg # 1		Sec # 1 of 1	Card # 1 of 1	Print Date 11/27/2023 3:41:34 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	05	Cottage
Model	01	Residential
Grade:	03	Average
Stories:	1	1 Story
Occupancy	1	
Exterior Wall 1	22	Novelty
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	07	K PINE/A WD
Interior Wall 2		
Interior Flr 1	05	Linoleum
Interior Flr 2		
Heat Fuel	01	Coal or Wood
Heat Type:	01	None
AC Type:	01	None
Total Bedrooms	02	2 Bedrooms
Total Bthrms:	1	
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:	6	
Bath Style:	02	Average
Kitchen Style:	02	Modern
Loc Adj.		
MFGH		
Color	05	Brown

CONSTRUCTION DETAIL (CONTINUED)

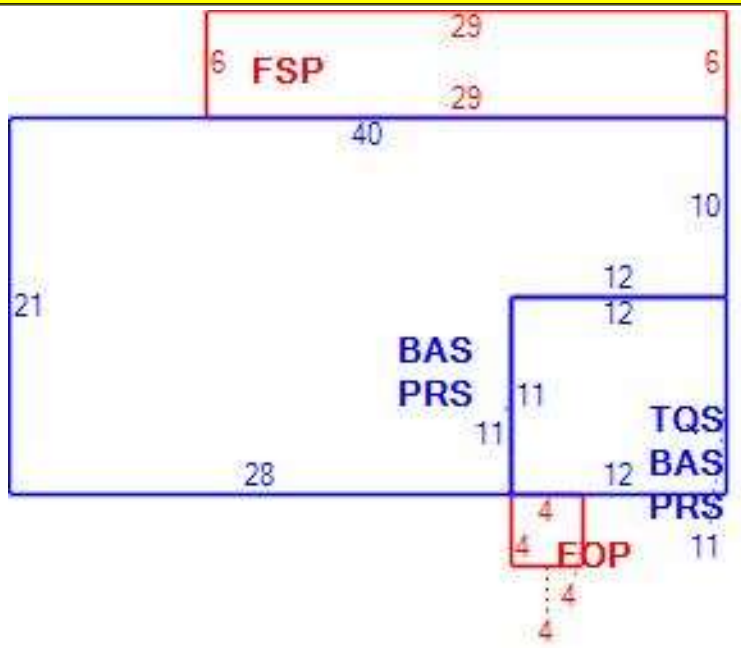
Element	Cd	Description

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM MDL-01	100
		0
		0

COST / MARKET VALUATION

RCN	160,552
Year Built	1960
Effective Year Built	1995
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	28
Functional Obsol	0
Economic Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	72
RCNLD	115,600
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	% Good	Grade	Grade Adj	Appr. Value
DCK1	DOCK STATIO	L	96	28.00	2018		90		0.00	2,400
SHD1	UTIL SHED	L	32	20.00	2018		40		0.00	300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	840	840	840	153.20	128,685
FOP	Porch, Open, Finished	0	16	3	28.72	460
FSP	Porch, Screen, Finished	0	174	44	38.74	6,741
PRS	Piers	0	840	0	0.00	0
TQS	Three Quarter Story	99	132	99	114.90	15,167
	Ttl Gross Liv / Lease Area	939	2,002	986		151,053

16 MORGAN ROAD

Belmont, NH

1 inch = 33 Feet

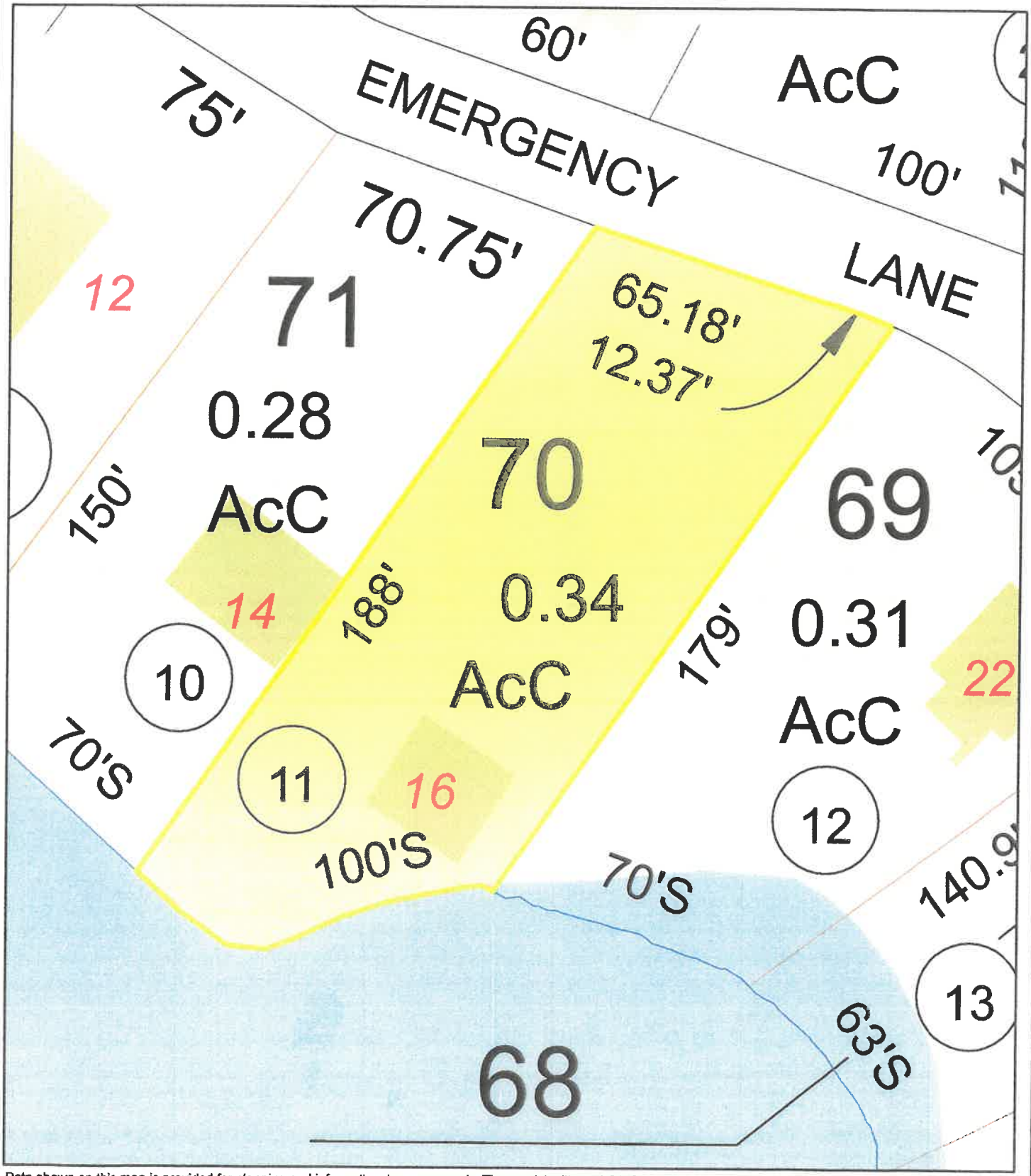
0 33 67 100

September 5, 2017

CAI Technologies

Precision Mapping Geographic Information

www.cai-tech.com



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