Huntington Road

248 Huntington Road, Henniker. NH | $2,995,000







For more information, please contact:

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

Residential	Single Family	**248 Huntington Road**				Listed: 4/16/2025	$2,995,000
5036529	Active	**Henniker**	**NH**	**03242**	Unit/Lot	Closed:	



Property Panorama VTour

County NH-Merrimack
Village/Dist/Locale
Construction Status Existing
Year Built 1991
Architectural Style Antique, Cape, Farmhouse, Post and Beam
Color
Total Stories 3
Zoning RR
Taxes TBD No
Tax Annual Amount $55,575.00
Tax Year 2024
Tax Year Notes
Owned Land
Lot Size Acres 96.55
Lot - Sqft 4,205,718
Common Land Acres
Basement Yes
Basement Access Type Interior

Rooms - Total 35
Bedrooms - Total 14
Baths - Total 16
Baths - Full 14
Baths - 3/4 0
Baths - 1/2 2
Baths - 1/4 0
List $/SqFt Fin ABV Grade $233.15
SqFt-Apx Fin Above Grade 12,846
SqFt-Apx Fin AG Source Other
SqFt-Apx Unfn Above Grade 0
SqFt-Apx Unfn AG Source
SqFt-Apx Fin Below Grade 1,368
SqFt-Apx Fin BG Source Other
SqFt-Apx Unfn Below Grade 2,412
SqFt-Apx Unfn BG Source Other
SqFt-Apx Total Finished 14,214
Days On Market 12
Date - Initial Showings Begin

Remarks - Public Welcome to your private New Hampshire retreat, nestled on 96± acres of rolling fields, woodlands, and a stream that feeds into nearby Pleasant Pond. Located in the vibrant ski and college town of Henniker, and just a few minutes from Pats Peak ski area, this idyllic country estate offers a seamless blend of outdoor adventure, and comfortable living- just 80 miles from Boston. This remarkable property features three fully renovated residences, each with its own character and charm: the original 1790's farmhouse with 4 bedrooms and 2 baths, a spectacular converted post-and-beam barn with 6 bedrooms and 5 baths, blending rustic grandeur with modern comfort, and the guest house, with 3 bedrooms and 3 baths. Additional amenities include a separate building with a fully equipped gym, spacious ¾ bath, and private office, offering both functionality and flexibility. Enjoy long summer days by the in-ground Gunite pool, friendly matches on your private tennis court, and four seasons of recreation right from your doorstep. This is more than a home - it's a lifestyle. Whether you're seeking a multi-generational family compound, a tranquil getaway, or a recreational haven, this extraordinary estate delivers.
Directions

Waterfront Property
Water View Yes
WaterAcess
WaterRestr
WtrFrnLgth

WaterAcc
Water Body Name Pleasant Pond
Water Body Type Pond
Waterfront Property Rights

ROW - Parcel Access
ROW - Length
ROW - Width
ROW to other Parcel
Current Use Yes
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 1
Block 0
Lot 643
SPAN Number
Property ID
Deed - Recorded Type Warranty
Deed - Book 3800
Deed - Page 2279
Deeds - Total

School - District Henniker Sch District SAU #24
School - Elementary Henniker Community School
School - Middle/Jr Henniker Community School
School - High John Stark Regional High Sch

Lot Features Agricultural, Country Setting, Farm - Horse/Animal, Field/Pasture, Lake View, Landscaped, Mountain View, Open, Ski Area, Stream, View, Walking Trails, Water View, Wooded, Abuts Conservation, Near Skiing, Rural
Construction Materials Post and Beam, Wood Frame, Wood Siding
Foundation Below Frost Line, Concrete, Granite
Roof Shingle - Asphalt, Shingle - Wood
Appliances Water Heater - Off Boiler
Utilities Underground Utilities

Cooling None
Electric Circuit Breaker(s), Generator
Heating Propane, Oil, Baseboard, Hot Water, Radiant
Sewer 1500+ Gallon, Leach Field, Private, Septic
Water Source Drilled Well, Private
Features - Exterior Deck, Garden Space, Gazebo, Guest House, Natural Shade, Outbuilding, Patio, Pool - In Ground, Porch, Porch - Screened, Tennis Court, Window Screens , Windows - Double Pane

Basement Description Climate Controlled, Concrete, Finished, Frost Wall, Full, Insulated, Stairs - Interior, Walkout, Interior Access, Exterior Access
Garage Yes
Garage Capacity 9
Driveway Paved
Parking Auto Open, Direct Entry, Attached

Road Frontage Type Public
Road Frontage Yes
Road Frontage Length 350
Items Excluded

5036529

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** **Internet Service Provider**	**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**



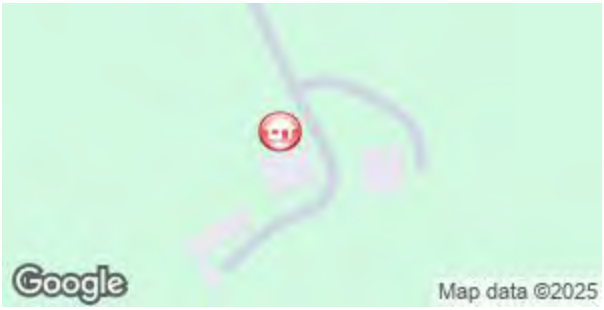
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Off: 603-228-2020









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

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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:** Acts2 Network
2. **PROPERTY LOCATION:** 248 Huntington Road, Henniker, NH 03242 - Main House / Barn
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☒ No
4. **SELLER:** ☒ has ☐ has not occupied the property for 3 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 Additional well (pre-1989) right of Chapel House /

   b. INSTALLATION: Location: Left of Chapel House / Farmhouse (when facing) Farmhouse (when facing)
   Installed By: Digger Day Wells Company Date of Installation: 1990
   What is the source of your information? Builder / general contractor

   c. USE: Number of persons currently using the system:
   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 03/2017
   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
   Tank Size 1500 Gal. ☐ Unknown ☐ Other
   Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other
   Location: Field opposite MPR / Gym ☐ Location Unknown Date of Installation: 1990
   Date of Last Servicing: 08/2024 Name of Company Servicing Tank: Henniker Septic Service Inc
   Have you experienced any malfunctions? ☐ Yes ☒ No
   Comments: Main House / Barn and MPR / Gym share same septic system

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
IF YES, Location: Field opposite MPR / Gym Size: 75' x 25' ☐ Unknown
Date of installation of leach field: 1990 Installed By: MacDuffie LLC
Have you experienced any malfunctions? ☐ Yes ☒ No
Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☒ No ☐ Unknown
IF YES, has a septic system evaluation been done within 180 days? ☐ Yes ☐ No ☐ Unknown
Date of Evaluation: _____
Comments: _____
FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

7. INSULATION

LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
Attic or Cap	☐	☐	☐			☐
Crawl Space	☐	☐	☐			☐
Exterior Walls	☒	☐	☐	R-19, 2x6		☐
Floors	☒	☐	☐	R-19		☐
Roofs	☒	☐	☐	R-38		☐

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)? Propane
Age of tank(s): 9 years, 25 years Size of tank(s): 2x 1000 gal, 1x 500 gal
Location: Behind storage shed by MPR / Gym, Near generator
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 app[illegible]
Has the property been tested since remedial steps? ☐ Yes ☐ No
Are test results available? ☐ Yes ☐ No
Comments: _____

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

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d. RADON/WATER - **Current or previously existing:**
Has the property been tested? ☐ Yes ☒ No ☐ Unknown
If YES: Date: _____ By: _____
Results: _____ If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? ☐ Yes ☐ No
Are test results available? ☐ Yes ☐ No Comments: _____

e. LEAD-BASED PAINT - **Current or previously existing:**
Are you aware of lead-based paint on this property? ☐ Yes ☒ No
If YES: Source of information: _____
Are you aware of any cracking, peeling, or flaking lead-based paint? ☐ Yes ☒ No
Comments: _____

f. Are you aware of any other hazardous materials? ☐ Yes ☒ No
If YES: Source of information: _____
Comments: _____

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?
☐ Yes ☒ No ☐ Unknown If YES, Explain: _____
What is your source of information? _____

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?
☐ Yes ☒ No ☐ Unknown If YES, Explain: _____
What is your source of information? _____

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?
☐ Yes ☒ No If YES, Explain: _____

d. Are you aware of any problems with other buildings on the property? ☐ Yes ☒ No
If YES, Explain: _____

e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? ☐ YES ☒ NO ☐ UNKNOWN If YES, Explain: _____

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

g. Has the property been surveyed? ☒ Yes ☐ No ☐ Unknown If YES, By: Robert French LLS
If YES, is survey available? ☒ Yes ☐ No ☐ Unknown

h. How is the property zoned? Rural residential

i. Heating System Age: 9 years Type: Forced hot water Fuel: Propane Tank Location: Behind storage shed by MPR / Gym
Owner of Tank: Homeowner
Annual Fuel Consumption: $6871 Price: $2.039 Gallons: 3370 (Main + MPR)
Date system was last serviced and by whom? 06/2024 HR Clough Inc
Secondary Heat Systems: Mini split AC systems
Comments: Main House / Barn and MPR / Gym share same propane tank for heating

j. Roof Age: 10 years Type of Roof Covering: Wood shingles
Moisture or leakage: None
Comments: _____

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k. Foundation/Basement: ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: Concrete / stone
Moisture or leakage None
Comments: _____

l. Chimney(s) How Many? 1 Lined? Yes Last Cleaned: 07/2024 Problems? None
Comments: _____

m. Plumbing Type: Cast-iron & PVC for waste Age: 31 years
Comments: Copper & PEX tubing for domestic water and heating

n. Domestic Hot Water: Age: 9 years Type: Boiler Gallons: 80

o. Electrical System: # of Amps 200 ☒ 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: Mini split Age: 3 years Date Last Serviced and by whom: 08/2022 Reassurance Plumbing Heating & Cooling LLC
Comments: _____

t. Pool: Age: Unknown Heated: ☒ Yes ☐ No Type: Unknown Last Date of Service: 10/2024
By Whom: Homeowner

u. Generator: Portable: ☐ Yes ☒ No Whole House: ☒ Yes ☐ No Kw/Size: 50 Last Date of Service: 03/2025
If Portable: ☐ Included ☐ Negotiable Located within brown fenced enclosure adjacent to driveway
Comments: Stand-by generator provides backup power for entire property upon power outage

v. Internet: Type Currently Used at Property: 1 gigabit fiber (shared across property)

w. Other (e.g. Alarm System, Irrigation System, etc.) Alarm system
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 _____ / _____ 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:

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.

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SELLER DATE SELLER DATE

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BUYER DATE BUYER DATE

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

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1. **SELLER:** Acts2 Network
2. **PROPERTY LOCATION:** 248 Huntington Road, Henniker, NH 03242 - Chapel House / Farmhouse
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☒ No
4. **SELLER:** ☒ has ☐ has not occupied the property for 3 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 Additional well (pre-1989) right of Chapel House /

b. INSTALLATION: Location: Left of Chapel House / Farmhouse (when facing) Farmhouse (when facing)
Installed By: Digger Day Wells Company Date of Installation: 1990
What is the source of your information? Builder / general contractor

c. USE: Number of persons currently using the system:
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 03/2017
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
Tank Size 1500 Gal. ☐ Unknown ☐ Other
Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other
Location: Rear of house ☐ Location Unknown Date of Installation: 1990
Date of Last Servicing: 08/2024 Name of Company Servicing Tank: Henniker Septic Service Inc
Have you experienced any malfunctions? ☐ Yes ☒ No
Comments:

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PROPERTY LOCATION: 248 Huntington Road, Henniker, NH 03242 - Chapel House / Farmhouse

d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
IF YES, Location: Field opposite MPR / Gym Size: 75' x 25' ☐ Unknown
Date of installation of leach field: 1990 Installed By: MacDuffie LLC
Have you experienced any malfunctions? ☐ Yes ☒ No
Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☒ No ☐ Unknown
IF YES, has a septic system evaluation been done within 180 days? ☐ Yes ☐ No ☐ Unknown
Date of Evaluation: _____
Comments: _____
FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

7. INSULATION

LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
Attic or Cap	☐	☐	☒			☐
Crawl Space	☒	☐	☐	R-19		☐
Exterior Walls	☒	☐	☐	R-19, 2x6, Foil, Fiberglass		☐
Floors	☒	☐	☐	R-19		☐
Roofs	☒	☐	☐	R-38		☐

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)? Propane
Age of tank(s): 9 years, 25 years Size of tank(s): 2x 1000 gal, 1x 500 gal
Location: Behind storage shed by MPR / Gym, Near generator
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 app[illegible]
Has the property been tested since remedial steps? ☐ Yes ☐ No
Are test results available? ☐ Yes ☐ No
Comments: _____

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

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 248 Huntington Road, Henniker, NH 03242 - Chapel House / Farmhouse

d. RADON/WATER - **Current or previously existing:**
Has the property been tested? ☐ Yes ☒ No ☐ Unknown
If YES: Date: _____ By: _____
Results: _____ If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? ☐ Yes ☐ No
Are test results available? ☐ Yes ☐ No Comments: _____

e. LEAD-BASED PAINT - **Current or previously existing:**
Are you aware of lead-based paint on this property? ☐ Yes ☒ No
If YES: Source of information: _____
Are you aware of any cracking, peeling, or flaking lead-based paint? ☐ Yes ☒ No
Comments: _____

f. Are you aware of any other hazardous materials? ☐ Yes ☒ No
If YES: Source of information: _____
Comments: _____

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?
☐ Yes ☒ No ☐ Unknown If YES, Explain: _____
What is your source of information? _____

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?
☐ Yes ☒ No ☐ Unknown If YES, Explain: _____
What is your source of information? _____

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?
☐ Yes ☒ No If YES, Explain: _____

d. Are you aware of any problems with other buildings on the property? ☐ Yes ☒ No
If YES, Explain: _____

e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? ☐ YES ☒ NO ☐ UNKNOWN If YES, Explain: _____

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

g. Has the property been surveyed? ☒ Yes ☐ No ☐ Unknown If YES, By: Robert French LLS
If YES, is survey available? ☒ Yes ☐ No ☐ Unknown

h. How is the property zoned? Rural residential

i. Heating System Age: 19 years Type: Forced hot water Fuel: #2 oil Tank Location: Basement
Owner of Tank: Homeowner
Annual Fuel Consumption: $5643 Price: $3.450 Gallons: 1636
Date system was last serviced and by whom? 02/2025 HR Clough Inc
Secondary Heat Systems: Mini split AC systems
Comments: _____

j. Roof Age: 15-17 yrs Type of Roof Covering: Architectural shingles
Moisture or leakage: None
Comments: _____

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PROPERTY LOCATION: 248 Huntington Road, Henniker, NH 03242 - Chapel House / Farmhouse

k. Foundation/Basement: ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: Concrete / stone
Moisture or leakage Minor
Comments: _____

l. Chimney(s) How Many? 1 Lined? Yes Last Cleaned: 07/2024 Problems? None
Comments: _____

m. Plumbing Type: Cast-iron & PVC for waste Age: Various (Pre & post 1990)
Comments: Copper & PEX tubing for domestic water and heating

n. Domestic Hot Water: Age: 19 years Type: Boiler Gallons: 40

o. Electrical System: # of Amps 200 ☒ 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: Mini split Age: 3 years Date Last Serviced and by whom: 09/2022 Reassurance Plumbing Heating & Cooling LLC
Comments: _____

t. Pool: Age: Unknown Heated: ☒ Yes ☐ No Type: Unknown Last Date of Service: 10/2024
By Whom: Homeowner

u. Generator: Portable: ☐ Yes ☒ No Whole House: ☒ Yes ☐ No Kw/Size: 50 Last Date of Service: 03/2025
If Portable: ☐ Included ☐ Negotiable Located within brown fenced enclosure adjacent to driveway
Comments: Stand-by generator provides backup power for entire property upon power outage

v. Internet: Type Currently Used at Property: 1 gigabit fiber (shared across property)

w. Other (e.g. Alarm System, Irrigation System, etc.) None
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 _____ / _____ BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: 248 Huntington Road, Henniker, NH 03242 - Chapel House / Farmhouse

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).

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 ____ / ____ **BUYER(S) INITIALS** ____ / ____

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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:** Acts2 Network
2. **PROPERTY LOCATION:** 248 Huntington Road, Henniker, NH 03242 - Guest House
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☒ No
4. **SELLER:** ☒ has ☐ has not occupied the property for 3 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 Additional well (pre-1989) right of Chapel House /

b. INSTALLATION: Location: Left of Chapel House / Farmhouse (when facing) Farmhouse (when facing)
Installed By: Digger Day Wells Company Date of Installation: 1990
What is the source of your information? Builder / general contractor

c. USE: Number of persons currently using the system:
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 03/2017
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
Tank Size 1250 Gal. ☐ Unknown ☐ Other
Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other
Location: Right of house (facing) ☐ Location Unknown Date of Installation: 2014
Date of Last Servicing: 08/2024 Name of Company Servicing Tank: Henniker Septic Service Inc
Have you experienced any malfunctions? ☐ Yes ☒ No
Comments:

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 248 Huntington Road, Henniker, NH 03242 - Guest House

d. LEACH FIELD: ☒ Yes ☐ No ☐ Other
IF YES, Location: Field opposite MPR / Gym Size: 75' x 25' ☐ Unknown
Date of installation of leach field: 1990 Installed By: MacDuffie LLC
Have you experienced any malfunctions? ☐ Yes ☒ No
Comments:

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☒ No ☐ Unknown
IF YES, has a septic system evaluation been done within 180 days? ☐ Yes ☐ No ☐ Unknown
Date of Evaluation:
Comments:
FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

7. INSULATION

LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
Attic or Cap	☒	☐	☐	R-38		☐
Crawl Space	☐	☐	☐			☐
Exterior Walls	☒	☐	☐	R-19, 2x6		☐
Floors	☒	☐	☐	R-19		☐
Ceilings & Roofs	☒	☐	☐	R-38		☐

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)? Propane
Age of tank(s): 9 years, 25 years Size of tank(s): 2x 1000 gal, 1x 500 gal
Location: Behind storage shed by MPR / Gym, Near generator
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 app
Has the property been tested since remedial steps? ☐ Yes ☐ No
Are test results available? ☐ Yes ☐ No
Comments:

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 248 Huntington Road, Henniker, NH 03242 - Guest House

d. RADON/WATER - **Current or previously existing:**
Has the property been tested? ☐ Yes ☒ No ☐ Unknown
If YES: Date: _____ By: _____
Results: _____ If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? ☐ Yes ☐ No
Are test results available? ☐ Yes ☐ No Comments: _____

e. LEAD-BASED PAINT - **Current or previously existing:**
Are you aware of lead-based paint on this property? ☐ Yes ☒ No
If YES: Source of information: _____
Are you aware of any cracking, peeling, or flaking lead-based paint? ☐ Yes ☒ No
Comments: _____

f. Are you aware of any other hazardous materials? ☐ Yes ☒ No
If YES: Source of information: _____
Comments: _____

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?
☐ Yes ☒ No ☐ Unknown If YES, Explain: _____
What is your source of information? _____

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?
☐ Yes ☒ No ☐ Unknown If YES, Explain: _____
What is your source of information? _____

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?
☐ Yes ☒ No If YES, Explain: _____

d. Are you aware of any problems with other buildings on the property? ☐ Yes ☒ No
If YES, Explain: _____

e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? ☐ YES ☒ NO ☐ UNKNOWN If YES, Explain: _____

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

g. Has the property been surveyed? ☒ Yes ☐ No ☐ Unknown If YES, By: Robert French LLS
If YES, is survey available? ☒ Yes ☐ No ☐ Unknown

h. How is the property zoned? Rural residential

i. Heating System Age: 18 years Type: Forced hot water Fuel: #2 oil Tank Location: Basement
Owner of Tank: Homeowner
Annual Fuel Consumption: $3626 Price: $3.450 Gallons: 1051
Date system was last serviced and by whom? Unknown
Secondary Heat Systems: Mini split AC systems
Comments: _____

j. Roof Age: 3 years Type of Roof Covering: Wood shingles
Moisture or leakage: None
Comments: _____

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PROPERTY LOCATION: 248 Huntington Road, Henniker, NH 03242 - Guest House

k. Foundation/Basement: ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: Concrete
Moisture or leakage None
Comments: _____

l. Chimney(s) How Many? 2 Lined? Yes Last Cleaned: 07/2024 Problems? None
Comments: _____

m. Plumbing Type: Cast-iron & PVC for waste Age: 26 years
Comments: Copper & PEX tubing for domestic water and heating

n. Domestic Hot Water: Age: 18 years Type: Boiler Gallons: 40

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: Mini split (1st floor) Age: Unknown Date Last Serviced and by whom: Unknown
Comments: Central forced air (2nd floor)

t. Pool: Age: Unknown Heated: ☒ Yes ☐ No Type: Unknown Last Date of Service: 10/2024
By Whom: Homeowner

u. Generator: Portable: ☐ Yes ☒ No Whole House: ☒ Yes ☐ No Kw/Size: 50 Last Date of Service: 03/2025
If Portable: ☐ Included ☐ Negotiable Located within brown fenced enclosure adjacent to driveway
Comments: Stand-by generator provides backup power for entire property upon power outage

v. Internet: Type Currently Used at Property: 1 gigabit fiber (shared across property)

w. Other (e.g. Alarm System, Irrigation System, etc.) Alarm system
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 _____ / _____ BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: 248 Huntington Road, Henniker, NH 03242 - Guest House

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.

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SELLER DATE SELLER DATE

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BUYER DATE BUYER DATE

SELLER(S) INITIALS ____ / ____ **BUYER(S) INITIALS** ____ / ____

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1. **SELLER:** Acts2 Network
2. **PROPERTY LOCATION:** 248 Huntington Road, Henniker, NH 03242 - MPR House / Gym
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☒ No
4. **SELLER:** ☒ has ☐ has not occupied the property for 3 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 Additional well (pre-1989) right of Chapel House /

b. INSTALLATION: Location: Left of Chapel House / Farmhouse (when facing) Farmhouse (when facing)
Installed By: Digger Day Wells Company Date of Installation: 1990
What is the source of your information? Builder / general contractor

c. USE: Number of persons currently using the system:
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 03/2017
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
Tank Size 1500 Gal. ☐ Unknown ☐ Other
Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other
Location: Field opposite MPR / Gym ☐ Location Unknown Date of Installation: 1990
Date of Last Servicing: 08/2024 Name of Company Servicing Tank: Henniker Septic Service Inc
Have you experienced any malfunctions? ☐ Yes ☒ No
Comments: Main House / Barn and MPR / Gym share same septic system

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 248 Huntington Road, Henniker, NH 03242 - MPR House / Gym

d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
IF YES, Location: Field opposite MPR / Gym Size: 75' x 25' ☐ Unknown
Date of installation of leach field: 1990 Installed By: MacDuffie LLC
Have you experienced any malfunctions? ☐ Yes ☒ No
Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☒ No ☐ Unknown
IF YES, has a septic system evaluation been done within 180 days? ☐ Yes ☐ No ☐ Unknown
Date of Evaluation: _____
Comments: _____
FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

7. INSULATION

LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
Attic or Cap	☐	☒	☐			☐
Crawl Space	☐	☐	☐			☐
Exterior Walls	☒	☐	☐	R-19, 2x6		☐
Floors	☒	☐	☐	R-19		☐
Roofs	☒	☐	☐	R-38		☐

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)? Propane
Age of tank(s): 9 years, 25 years Size of tank(s): 2x 1000 gal, 1x 500 gal
Location: Behind storage shed by MPR / Gym, Near generator
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 app[illegible]
Has the property been tested since remedial steps? ☐ Yes ☐ No
Are test results available? ☐ Yes ☐ No
Comments: _____

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

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PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form

TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 248 Huntington Road, Henniker, NH 03242 - MPR House / Gym

d. RADON/WATER - **Current or previously existing:**
Has the property been tested? ☐ Yes ☒ No ☐ Unknown
If YES: Date: _____ By: _____
Results: _____ If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? ☐ Yes ☐ No
Are test results available? ☐ Yes ☐ No Comments: _____

e. LEAD-BASED PAINT - **Current or previously existing:**
Are you aware of lead-based paint on this property? ☐ Yes ☒ No
If YES: Source of information: _____
Are you aware of any cracking, peeling, or flaking lead-based paint? ☐ Yes ☒ No
Comments: _____

f. Are you aware of any other hazardous materials? ☐ Yes ☒ No
If YES: Source of information: _____
Comments: _____

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?
☐ Yes ☒ No ☐ Unknown If YES, Explain: _____
What is your source of information? _____

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?
☐ Yes ☒ No ☐ Unknown If YES, Explain: _____
What is your source of information? _____

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?
☐ Yes ☒ No If YES, Explain: _____

d. Are you aware of any problems with other buildings on the property? ☐ Yes ☒ No
If YES, Explain: _____

e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? ☐ YES ☒ NO ☐ UNKNOWN If YES, Explain: _____

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

g. Has the property been surveyed? ☒ Yes ☐ No ☐ Unknown If YES, By: Robert French LLS
If YES, is survey available? ☒ Yes ☐ No ☐ Unknown

h. How is the property zoned? Rural residential

i. Heating System Age: 9 years Type: Forced hot water Fuel: Propane Tank Location: Behind storage shed by MPR / Gym
Owner of Tank: Homeowner
Annual Fuel Consumption: $6871 Price: $2.039 Gallons: 3370 (Main + MPR)
Date system was last serviced and by whom? 11/2024 HR Clough Inc
Secondary Heat Systems: _____
Comments: Main House / Barn and MPR / Gym share same propane tank for heating

j. Roof Age: 15-17 yrs Type of Roof Covering: Architectural shingles
Moisture or leakage: None
Comments: _____

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PROPERTY DISCLOSURE - RESIDENTIAL ONLY

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 248 Huntington Road, Henniker, NH 03242 - MPR House / Gym

k. Foundation/Basement: ☐ Full ☒ Partial ☐ Other: _____ ☐ Type: Concrete
Moisture or leakage None
Comments: Small room that houses heating system

l. Chimney(s) How Many? 1 Lined? Yes Last Cleaned: 07/2024 Problems? None
Comments:

m. Plumbing Type: Cast-iron & PVC for waste Age: Various (pre & post 1990)
Comments: Copper & PEX tubing for domestic water and heating

n. Domestic Hot Water: Age: 9 years Type: Water Heater Gallons: N/A (On-demand)

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: Central forced air Age: Unknown Date Last Serviced and by whom: Unknown
Comments:

t. Pool: Age: Unknown Heated: ☒ Yes ☐ No Type: Unknown Last Date of Service: 10/2024
By Whom: Homeowner

u. Generator: Portable: ☐ Yes ☒ No Whole House: ☒ Yes ☐ No Kw/Size: 50 Last Date of Service: 03/2025
If Portable: ☐ Included ☐ Negotiable Located within brown fenced enclosure adjacent to driveway
Comments: Stand-by generator provides backup power for entire property upon power outage

v. Internet: Type Currently Used at Property: 1 gigabit fiber (shared across property)

w. Other (e.g. Alarm System, Irrigation System, etc.) Alarm system
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 _____ / _____ BUYER(S) INITIALS _____ / _____

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New Hampshire Association of REALTORS® Standard Form

TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 248 Huntington Road, Henniker, NH 03242 - MPR House / Gym

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).

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 ____ / ____ **BUYER(S) INITIALS** ____ / ____

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EFiled 202200014794 Recorded in Merrimack County, NH In the Records of Susan Cragin, Register
BK: 3800 PG: 2278, 7/29/2022 8:34 AM LCHIP $25.00 TRANSFER TAX $35,625.00 RECORDING $18.00 SURCHARGE $2.00

Return to:
Gracepoint Ministries
1275 Harbor Bay Parkway
Alameda, CA 94502

$35,625.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **Siti Rafeah binti Isa**, Married, of 110 Jalan Tutong, Bandar Seri Begawan, BA2111, Brunei, for consideration paid grant(s) to **Gracepoint Ministries**, a California Corporation, of 1275 Harbor Bay Parkway, Alameda, CA 94502, with WARRANTY COVENANTS:

A certain tract or parcel of land with the buildings thereon known as the "Quaker Hollow Farm" and situated on Huntington Road, Henniker, County of Merrimack and State of New Hampshire, as more particularly bounded and described as follows:

Beginning at the northwest corner of the premises, at the stone wall bordering the premises and the adjoining property of Willa A. Brigham, on the southern side of Huntington Road and proceeding

1. South 5° 51' 05" East, a distance of 437.92 feet to a point;
2. South 03° 06' 22" East, a distance of 128.91 feet to a granite stone bound;
3. South 85° 25' 15" West a distance of 260.85 feet to a granite stone bound;
4. South 08° 58' 17" West a distance of 35.57 feet to a drill hole (point);
5. South 22° 52' 38" West, a distance of 74.30 feet to a granite stone bound;
6. South 62° 19' 32" West, a distance of 273.18 feet to a point;
7. South 77° 53' 41" West, a distance of 135.12 feet to a point;
8. South 09° 06' 09" East, a distance of 271.83 feet along land of Davis at Lot 639-A to a point;
9. South 08° 51' 38" East, a distance of 164.53 feet along land of Davis at Lot 639-A to a point;
10. South 09° 11' 20" East, a distance of 217.19 feet along land of Davis at Lot 639-A to a point;

EFiled 202200014794 Recorded in Merrimack County, NH In the Records of Susan Cragin, Register
BK: 3800 PG: 2279, 7/29/2022 8:34 AM LCHIP $25.00 TRANSFER TAX $35,625.00 RECORDING $18.00 SURCHARGE $2.00

11. South 07° 55' 56" East, a distance of 172.96 feet along land of Davis at Lot 639-A to a point;

12. South 09° 50' 21" East a distance of 134.31 feet along land of Davis and Louis Davison heirs at Lot 719 to a point;

13. South 08° 19' 27" East, a distance of 180.76 feet along land of Davison heirs at Lot 719 to a point;

14. South 08° 13' 10" East, a distance of 144.87 feet along land of Davison heirs at Lot 719 to a point;

15. South 08° 07' 31" East, a distance of 170.12 feet along land of Davison heirs at Lot 719 to a point;

16. South 10° 10' 37" East, a distance of 130.85 feet along land of Davison heirs at Lot 719 to a point;

17. South 09° 26' 11" East, a distance of 168.32 feet along land of Davison heirs at Lot 719 to a point;

18. South 06° 14' 20" East, a distance of 135.42 feet along land of Davison heirs at Lot 719 to a point;

19. South 08° 31' 31" East a distance of 227.27 feet along land of Davison heirs at Lot 719 to a point;

20. South 08° 33' 51" East a distance of 351.95 feet along land of Davison heirs at Lot 719 to a point;

21. South 89° 18' 36" East a distance of 926.66 feet along land of Bennett at Lot 720 to a point;

22. South 89° 18' 36" East a distance of 478.22 feet along land of Bennett at Lot 723 to a point;

23. North 07° 51' 32" West, a distance of 1,446.75 feet to a point;

24. North 08° 01' 34" West, a distance of 426.97 feet;

25. North 07° 59' 47" West a distance of 437.42 feet along land of Cohen at Lot 644-XI to a point;

26. North 08° 04' 36" West a distance of 585.66 feet to a point along land of Cohen at Lot 644-XI to a point;

27. North 08° 27' 17" West a distance of 549.51 feet along land of Cohen at Lot 644-XI to a point;

28. South 74° 51' 44" West along the southern side of Huntington Road a distance of 323.15 feet to a point;

EFiled 202200014794 Recorded in Merrimack County, NH In the Records of Susan Cragin, Register
BK: 3800 PG: 2280, 7/29/2022 8:34 AM LCHIP $25.00 TRANSFER TAX $35,625.00 RECORDING $18.00 SURCHARGE $2.00

29. South 71° 42' 55" West, a distance of 49.25 feet along Huntington Road to a point;

30. South 88° 13' 43" West, a distance of 320.32 feet along Huntington Road to the point of beginning.

The premises are identified as Lot #643 on a plan entitled "Boundary Line Adjustment, Ronald P. and Patricia M. Goodell, Town of Henniker, County of Merrimack, State of New Hampshire, sheet scale 1" = 200'," surveyed by Robert T. French, P.E., RLS, August 1989, which subdivides Lot 643 into two portions and was recorded in the Merrimack County Registry of Deeds on October 3, 1989 as Plan #11288.

Subject to Town of Henniker current use taxation.

Meaning and intending to describe and convey the same premises conveyed to Siti Rafeah binti Isa by virtue of a deed dated 12/24/2012 and recorded in the Merrimack County Registry of Deeds at Book 3361 and Page 160.

This is not homestead property.

Executed this 18th day of July, 2022.

Siti Rafeah binti Isa

State of New Hampshire

County of Hillsborough

Then personally appeared before me on this 18th day of July, 2022, the said Siti Rafeah binti Isa and acknowledged the foregoing to be her voluntary act and deed.

PETER W. LEBERMAN NOTARY PUBLIC STATE OF NEW HAMPSHIRE -MY- COMMISSION EXPIRES MARCH 11, 2025

Notary Public/~~Justice of the Peace~~
Commission expiration: 3/11/25

248 Huntington Rd, Henniker
Improvements

Main House
- Chimney cap repair
- South wing lighting renovation
- Southeast wing renovation
- Bathroom faucets renovation
- Interior paint renovation
- Radiant heating system repair
- Small kitchen renovation
- Kitchen faucet renovation
- Appliances replacements (double stove, dishwashers, stovetop, stovetop oven, washer, dryer)
- Living room speaker system installation (4 speakers)
- Mini Split AC system installation (6 heads)
- Schlage Encode deadbolt installation (2 doors)
- Google Nest thermostat installation (20 thermostats)
- Lutron Caseta light switch system installation (30 devices)
- Ubiquiti UniFi Protect security camera system installation (2 security cameras)
- Ubiquiti UniFi Network WiFi system installation (2 access points)

MPR House
- Foyer renovation
- Appliances replacements (washer, dryer)
- Schlage Encode deadbolt installation (2 doors)
- Google Nest thermostat installation (5 thermostats)
- Lutron Caseta light switch system installation (6 devices)
- Ubiquiti UniFi Protect security camera system installation (2 security cameras)
- Ubiquiti UniFi Network WiFi system installation (1 access point)

Chapel House (original house)
- Roof repair
- Chimney repairs
- Exterior wall repairs
- Exterior paint renovation
- Interior paint renovation
- Garage in-floor radiant heating repair
- Dining Room + Kitchen recessed lighting installation
- Kitchen counter renovation (new counter/drawers, new stovetop oven, new dishwasher, new fridge)

- Appliances replacements (stovetop oven, dishwasher, fridge, washer, dryer)
- Mini Split AC system installation (5 heads)
- Schlage Encode deadbolt installation (2 doors)
- Google Nest thermostat installation (9 thermostats)
- Lutron Caseta light switch system installation (12 devices)
- Ubiquiti UniFi Protect security camera system installation (2 security cameras)
- Ubiquiti UniFi Network WiFi system installation (1 access point)

Guest House (caretaker house)
- Roof repair
- Exterior wall repairs
- Exterior paint renovation
- Upstairs bedrooms floor renovation
- Appliances replacements (dishwasher, fridge, washer, dryer)
- Schlage Encode deadbolt installation (2 doors)
- Google Nest thermostat installation (10 thermostats)
- Lutron Caseta light switch system installation (13 devices)
- Ubiquiti UniFi Protect security camera system installation (2 security cameras)
- Ubiquiti UniFi Network WiFi system installation (1 access point)

Misc
- Pool system repair - swimming pool is up and running with new water!
- Basketball hoops installation (2 basketball poles/hoops)
- Motion sensor lights

OWNER INFORMATION

ACTS 2 NETWORK

1275 HARBOR BAY PARKWAY

ALAMEDA , CA 94502

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
10/24/2023	3840	2423	U I 40	1	GRACEPOINT MINISTRIES
07/29/2022	3800	2278	Q I	2,375,000	ISA SITI RAFEAH BINTI
01/03/2013	3361	0156	Q I	2,300,000	BLAND CORPORATION
01/03/2013	3361	0160	U I 38	1	ISA TRUST

PICTURE



LISTING HISTORY

01/31/24	RWVM	
01/01/24	INSP	MARKED FOR INSPECTION
04/06/23	ERPR	
07/31/20	VS14	FIELD REVIEW
08/04/15	KL14	FIELD REVIEW
09/30/10	KL14	FIELD REVIEW
06/01/10	RK07	MEASUR/ INFO TAKEN AT DOO
01/09/09	GH98	ASSESSOR REVIEW

NOTES

OLIVE; AGE=ANTIQUE 2 WS 1 WS INOPERATIVE 4 BLDGS ON OCCUPANT 2 WELLS/ 2 SEPTIC FOR LOT UBM 16X19 DIRT DORMER STILL=FHS CLV ROAD 05: 28X28 TQS/FGR W/3X7 UOP ADDED 09: ACREAGE PER TAX MAP UPDATE; FLRNG IS TERRAZZO;DNPU HEARTH;6/30/22 FOR SALE $2,375,000 328DOM PENDING; 4/23; NOH; PU AC/MINI SPLITS ADDED TO CARD #1 & CARD #3; 1/24; NOH; EXT COND GD;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	Year: 1990
BATH HOUSE	96	12 x 8	227	25.00	75	4,086	BY POOL
SHED-WOOD	585	45 x 13	87	10.00	75	3,817	Year: 1996
TENNIS COURT(S)	1		100	18,000.00	75	13,500	Year: 1996
POOL-INGRND-GUNITE	660	660 x 1	84	33.00	75	13,721	EST SNOW
GARAGE-1 STY	288	12 x 24	116	30.00	50	5,011	Year: 1996
GAZEBO	110	10 x 11	205	12.00	90	2,435	Year: 2010
						45,600	

MUNICIPAL SOFTWARE BY AVITAR

HENNIKER ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2023	$ 2,036,400	$ 53,600	$ 236,167
		Parcel Total:	$ 2,326,167
2024	$ 2,036,400	$ 53,600	$ 235,306
		Parcel Total:	$ 2,325,306
2025	**$ 480,000**	**$ 45,600**	**$ 235,306** (c)
		Parcel Total:	**$ 2,325,306**

(Card Total: $ 760,906)

LAND VALUATION

LAST REVALUATION: 2022

Zone: RURAL RESIDENTIAL **Minimum Acreage:** 5.00 **Minimum Frontage:** 250 **Site:** VERY GOOD **Driveway:** PAVED **Road:** GRAVEL/DIRT

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	3.000 ac	129,500	F	110	110	95	100	95 -- MILD	110	155,600	0	N	155,600	USE/SITES
UNMNGD PINE	31.000 ac	x 2,500	X	72				85 -- MODERATE	100	47,400	85	Y	4,025	
UNMNGD OTHER	30.000 ac	x 2,500	X	72				75 -- STEEP	100	40,500	85	N	1,561	
FARM LAND	19.000 ac	x 2,500	X	72				95 -- MILD	100	32,500	52	N	4,113	
UNMNGD HARDWD	13.550 ac	x 2,500	X	72				95 -- MILD	100	23,200	85	N	1,207	
UNMNGD PINE	250.000 ff	x 100	F	110				90 -- ROLLING	75	18,600	0	N	0	LTD PER USE
VIEW		HILLS/MOUNTAINS, AVERAGE, TOP50, DISTANT							100	68,800				
	96.550 ac									386,600			**235,306**	

Map: 000011 Lot: 000643 Sub: 000000 Card: 1 of 4 248 HUNTINGTON RD HENNIKER Printed: 03/25/2025

PICTURE



OWNER

ACTS 2 NETWORK

1275 HARBOR BAY PARKWAY

ALAMEDA , CA 94502

TAXABLE DISTRICTS

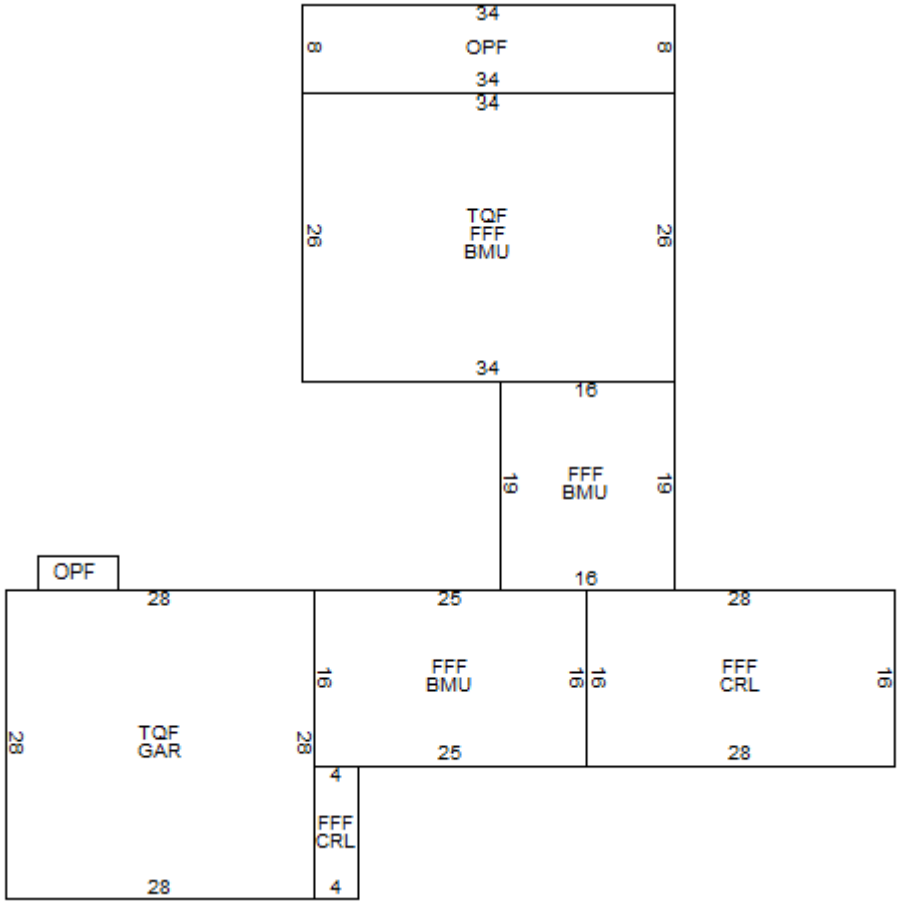
District	Percentage

PERMITS

Date	Project Type	Notes
08/29/22	ELECTRICAL	INSTALL MINI SPLIT SYSTEM
08/25/04	ADDITION	
09/16/02	NEW CONSTRUCTION	
10/10/01	NEW CONSTRUCTION	
03/01/01	ADDITION	

BUILDING DETAILS

Model: **1.75 STORY ANTIQUE**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **CLAP BOARD/WOOD SHINGLE**
Int: **PLASTERED/DRYWALL**
Floor: **PINE/SOFT WD/HARD TILE**
Heat: **OIL/RAD WATER**
Bedrooms: **4** Baths: **2.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes** **100.00 %** Generators:
Quality: **A4 EXC**
Com. Wall:
Size Adj: **0.8575** Base Rate: **RSA 136.00**
Bldg. Rate: **1.2353**
Sq. Foot Cost: **$ 168.00**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	293	0.25	73
TQF	3/4 STRY FIN	1668	0.75	1251
FFF	FST FLR FIN	2084	1.00	2084
BMU	BSMNT	1588	0.15	238
CRL	CRAWL SPACE	496	0.05	25
GAR	GARAGE ATTCHD	784	0.45	353
GLA:	**3,335**	**6,913**		**4,024**

2022 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 676,032**
Year Built: **1795**
Condition For Age: VERY GOOD **29 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **29 %**

Building Value: **$ 480,000**

OWNER INFORMATION

ACTS 2 NETWORK

1275 HARBOR BAY PARKWAY

ALAMEDA , CA 94502

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/03/2013	3361	0156	Q I	2,300,000	BLAND CORPORATION
01/03/2013	3361	0160	U I 38	1	ISA TRUST

PICTURE

LISTING HISTORY

01/31/24	RWVM	
01/01/24	INSP	MARKED FOR INSPECTION
07/31/20	VS14	FIELD REVIEW
08/04/15	KL14	FIELD REVIEW
09/30/10	KL14	FIELD REVIEW
06/01/10	RK07	MEASUR/ INFO TAKEN AT DOO
01/09/09	GH98	ASSESSOR REVIEW
02/23/05	PP01	MEASUR+1VISIT

NOTES

GREY (7)ADDITIONAL(BTH FIXTURES CLV ROAD A/C - UPSTAIRS ONLY; FLRNG IS TERRAZZO; 1/24; NOH; EXT COND STILL GD, WELL MAINT; NC NOTED;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000	Year: 2005
FIREPLACE 1-CUST	1		100	5,000.00	100	5,000	Year: 2005
						8,000	

MUNICIPAL SOFTWARE BY AVITAR

HENNIKER ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2025	**$ 994,500**	**$ 8,000**	**$ 0 (c)**

Parcel Total: $ 2,325,306

(Card Total: $ 1,002,500)

LAND VALUATION

LAST REVALUATION: 2022

Zone: RURAL RESIDENTIAL **Minimum Acreage:** **Minimum Frontage:** **Site:** **Driveway:** **Road:**

Land Type 1F RES **Neighborhood:** F

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

PICTURE



OWNER

ACTS 2 NETWORK

1275 HARBOR BAY PARKWAY

ALAMEDA , CA 94502

TAXABLE DISTRICTS

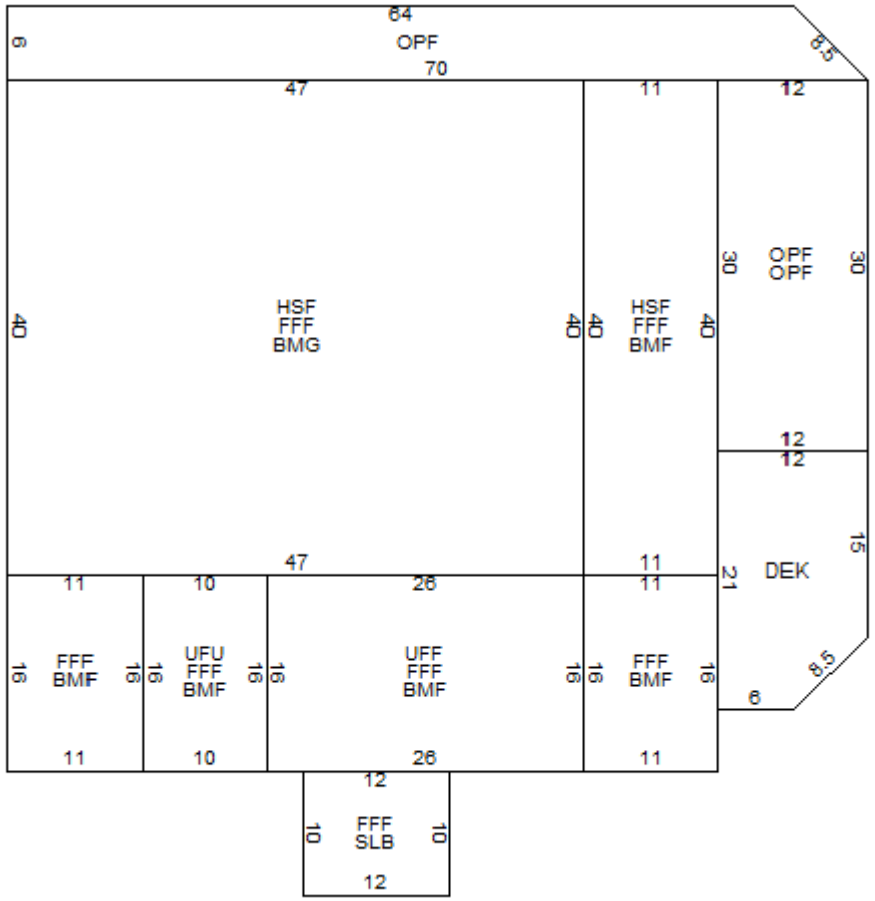
District	Percentage

PERMITS

Date	Project Type	Notes

BUILDING DETAILS

Model: **1.50 STORY MODERN/CON**
Roof: **SALT BOX/WD SHINGLE**
Ext: **WOOD SHINGLE/AVERAGE**
Int: **DRYWALL**
Floor: **PINE/SOFT WD/HARD TILE**
Heat: **OIL/HOT WATER**
Bedrooms: **6** Baths: **4.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes** **100.00 %** Generators:
Quality: **A6 EXC+20**
Com. Wall:
Size Adj: **0.8043** Base Rate: **RSA 136.00**
Bldg. Rate: **1.3999**
Sq. Foot Cost: **$ 190.38**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	2320	0.50	1160
FFF	FST FLR FIN	3368	1.00	3368
UFU	UPPER FLR	160	0.25	40
SLB	SLB	120	0.00	0
BMG	BASEMENT	1880	0.20	376
BMF	BSMNT FINISHED	1368	0.30	410
OPF	OPEN PORCH	1122	0.25	281
DEK	DECK/ENTRANCE	234	0.10	23
UFF	UPPER FLR FIN	416	1.00	416
GLA:	**4,944**	**10,988**		**6,074**

2022 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 1,156,368**
Year Built: **1991**
Condition For Age: GOOD **14 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **14 %**

Building Value: **$ 994,500**

OWNER INFORMATION

ACTS 2 NETWORK

1275 HARBOR BAY PARKWAY

ALAMEDA , CA 94502

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/03/2013	3361	0156	Q I	2,300,000	BLAND CORPORATION
01/03/2013	3361	0160	U I 38	1	ISA TRUST

PICTURE

LISTING HISTORY

01/31/24	RWVM	
01/01/24	INSP	MARKED FOR INSPECTION
07/31/20	VS14	FIELD REVIEW
08/04/15	KL14	FIELD REVIEW
09/30/10	KL14	FIELD REVIEW
06/01/10	RK07	MEASUR/ INFO TAKEN AT DOO
01/09/09	GH98	ASSESSOR REVIEW
02/23/05	PP01	MEASUR+1VISIT

NOTES

BROWN STUDIO-/GYM- NO LIVING AREA OR KITCHEN=LOD;
PDA=NV;DNPU HEARTH; 1/24; NOH; NC EXT; STILL GD COND;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes

MUNICIPAL SOFTWARE BY AVITAR

HENNIKER ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2025	$ 164,600	$ 0	$ 0 (c)

Parcel Total: $ 2,325,306

(Card Total: $ 164,600)

LAND VALUATION

LAST REVALUATION: 2022

Zone: RURAL RESIDENTIAL **Minimum Acreage:** **Minimum Frontage:** **Site:** **Driveway:** **Road:**

Land Type 1F RES **Neighborhood:** F

Land Type	Units	Base Rate	Cond	Ad Valorem	SPI	R	Tax Value	Notes
	0 ac							

PICTURE



OWNER

ACTS 2 NETWORK

1275 HARBOR BAY PARKWAY

ALAMEDA , CA 94502

TAXABLE DISTRICTS

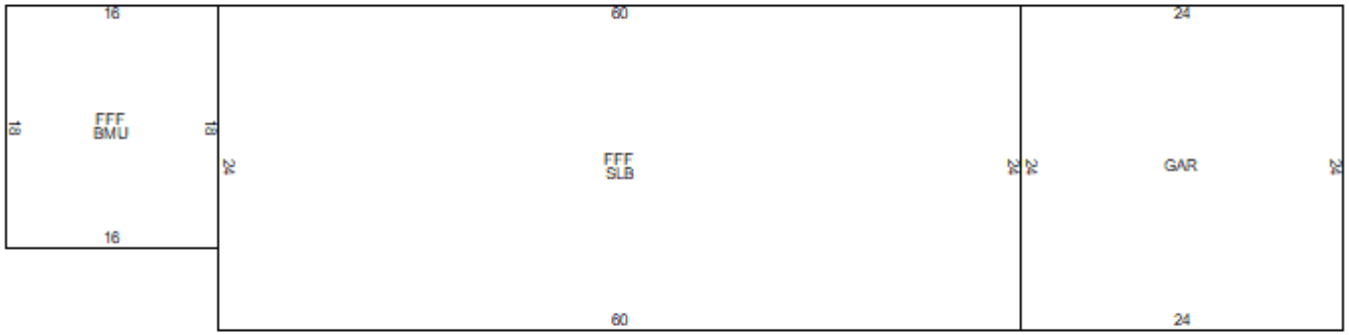
District	Percentage

PERMITS

Date	Project Type	Notes

BUILDING DETAILS

Model: **1.00 STORY RANCH**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **AVERAGE/WOOD SHINGLE**
Int: **DRYWALL**
Floor: **CARPET/PINE/SOFT WD**
Heat: **OIL/HOT WATER**
Bedrooms: Baths: **0.5** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes** **100.00 %** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.0121** Base Rate: **RSA 136.00**
Bldg. Rate: **0.9615**
Sq. Foot Cost: **$ 130.76**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1728	1.00	1728
BMU	BSMNT	288	0.15	43
SLB	SLB	1440	0.00	0
GAR	GARAGE ATTCHD	576	0.45	259
GLA:	**1,728**	**4,032**		**2,030**

2022 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 265,443**
Year Built:		**1990**
Condition For Age:	AVERAGE	**18 %**
Physical:		
Functional:	LOD	**20 %**
Economic:		
Temporary:		
Total Depreciation:		**38 %**
Building Value:		**$ 164,600**

OWNER INFORMATION

ACTS 2 NETWORK

1275 HARBOR BAY PARKWAY

ALAMEDA , CA 94502

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
01/03/2013	3361	0156	Q I	2,300,000	BLAND CORPORATION
01/03/2013	3361	0160	U I 38	1	ISA TRUST

PICTURE

LISTING HISTORY

01/31/24	RWVM	
01/01/24	INSP	MARKED FOR INSPECTION
07/31/20	VS14	FIELD REVIEW
08/04/15	KL14	FIELD REVIEW
09/30/10	KL14	FIELD REVIEW
06/01/10	RK07	MEASUR/ INFO TAKEN AT DOO
01/09/09	GH98	ASSESSOR REVIEW
02/23/05	PP01	MEASUR+1VISIT

NOTES

GRAY- FULL REAR DORMER CLV ROAD WS FBM=PAINTED FLOOR;DNPU HEARTH; 1/24; NOH; NC EXT; STILL GD COND;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes

MUNICIPAL SOFTWARE BY AVITAR

HENNIKER ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2025	$ 397,300	$ 0	$ 0 (c)

Parcel Total: $ 2,325,306

(Card Total: $ 397,300)

LAND VALUATION

LAST REVALUATION: 2022

Zone: RURAL RESIDENTIAL **Minimum Acreage:** **Minimum Frontage:** **Site:** **Driveway:** **Road:**

Land Type 1F RES **Neighborhood:** F

Land Type	Units	Base Rate	Cond	Ad Valorem	SPI	R	Tax Value	Notes
	0 ac							

PICTURE



OWNER

ACTS 2 NETWORK

1275 HARBOR BAY PARKWAY

ALAMEDA , CA 94502

TAXABLE DISTRICTS

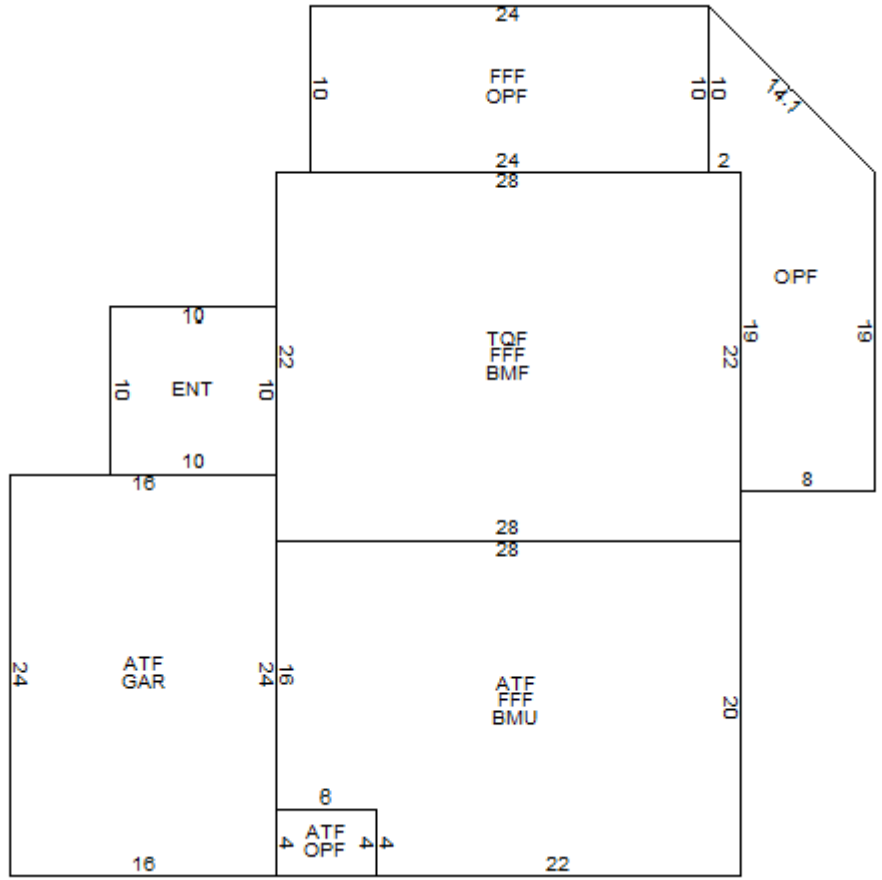
District	Percentage

PERMITS

Date	Project Type	Notes

BUILDING DETAILS

Model: **1.75 STORY MODERN/CON**
Roof: **GABLE OR HIP/WD SHINGLE**
Ext: **CLAP BOARD/WOOD SHINGLE**
Int: **DRYWALL**
Floor: **CARPET/HARD TILE**
Heat: **OIL/HOT WATER**
Bedrooms: **3** Baths: **3.0** Fixtures:
Extra Kitchens: Fireplaces:
A/C: **Yes** **100.00 %** Generators:
Quality: **A3 AVG+30**
Com. Wall:
Size Adj: **0.9386** Base Rate: **RSA 136.00**
Bldg. Rate: **1.2795**
Sq. Foot Cost: **$ 174.01**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ATF	ATTIC FINISHED	944	0.25	236
GAR	GARAGE ATTCHD	384	0.45	173
OPF	OPEN PORCH	466	0.25	117
FFF	FST FLR FIN	1392	1.00	1392
BMU	BSMNT	536	0.15	80
TQF	3/4 STRY FIN	616	0.75	462
BMF	BSMNT FINISHED	616	0.30	185
ENT	ENTRY WAY	100	0.10	10
GLA:	**2,090**	**5,054**		**2,655**

2022 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 461,997**
Year Built: **1992**
Condition For Age: GOOD **14 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **14 %**

Building Value: **$ 397,300**

Due amounts reflect interest as of 3/27/2025.

Change Date

The total due on this page is $0.00.

Add All To Cart

Show Unpaid Only

☐

View Bill

Invoice Number: 2024P02000405

Print

Current Owner	ACTS 2 NETWORK	Due Date	12/16/2024
Current Owner 2		Bill Amount	$29,555.00
Billed Owner	ACTS 2 NETWORK		
Location	248 HUNTINGTON RD	Principal	$0.00
Type	Property Tax	Interest	$0.00
Map-Lot-Sub	000011-000643-000000	Penalties	$0.00
Acres	96.55	**Total Due**	**$0.00**

The Net Assessment was $2,325,306 at the time of this bill.

Assessment

Transactions

View Bill

Invoice Number: 2024P01000405

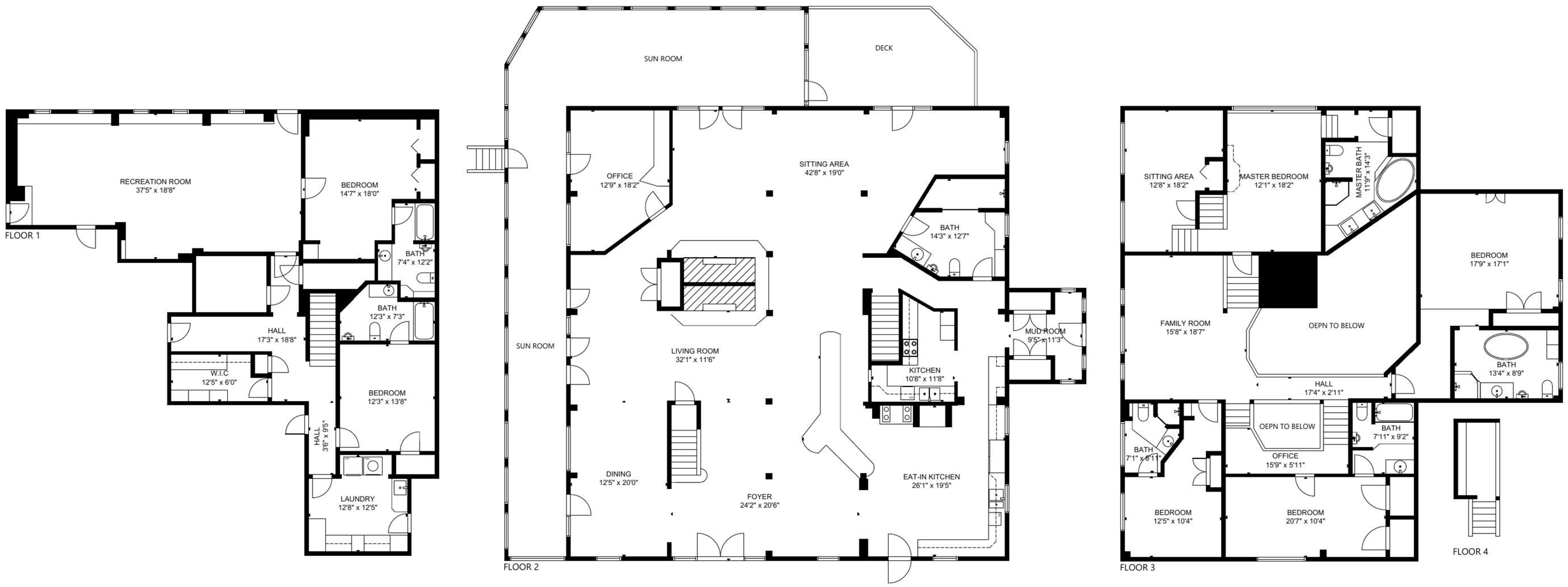
Print

Current Owner	ACTS 2 NETWORK	Due Date	7/1/2024
Current Owner 2		Bill Amount	$26,020.00
Billed Owner	ACTS 2 NETWORK		
Location	248 HUNTINGTON RD	Principal	$0.00
Type	Property Tax	Interest	$0.00
Map-Lot-Sub	000011-000643-000000	Penalties	$0.00
Acres	96.55	**Total Due**	**$0.00**

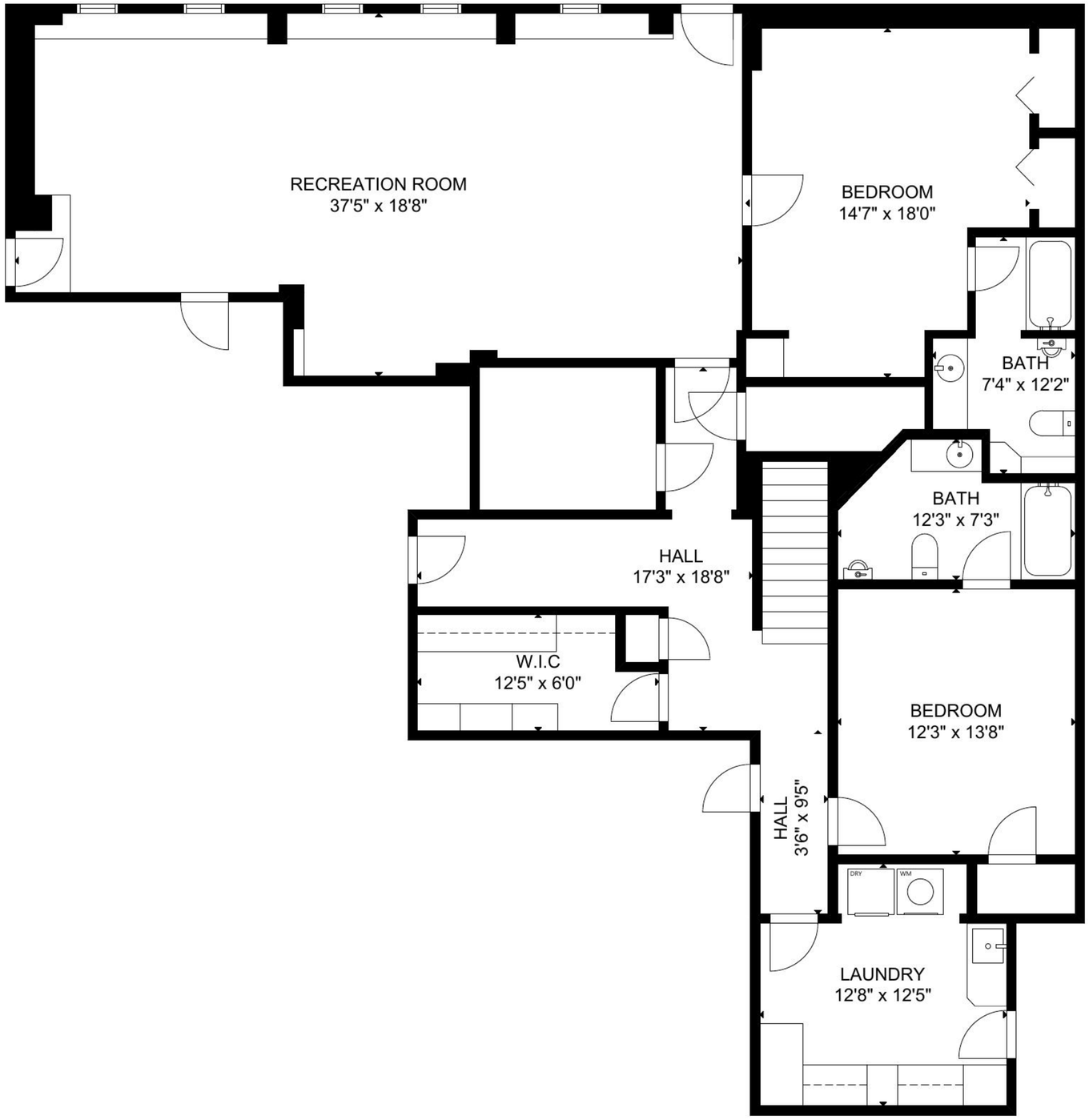
The Net Assessment was $2,325,306 at the time of this bill.

Assessment

Transactions

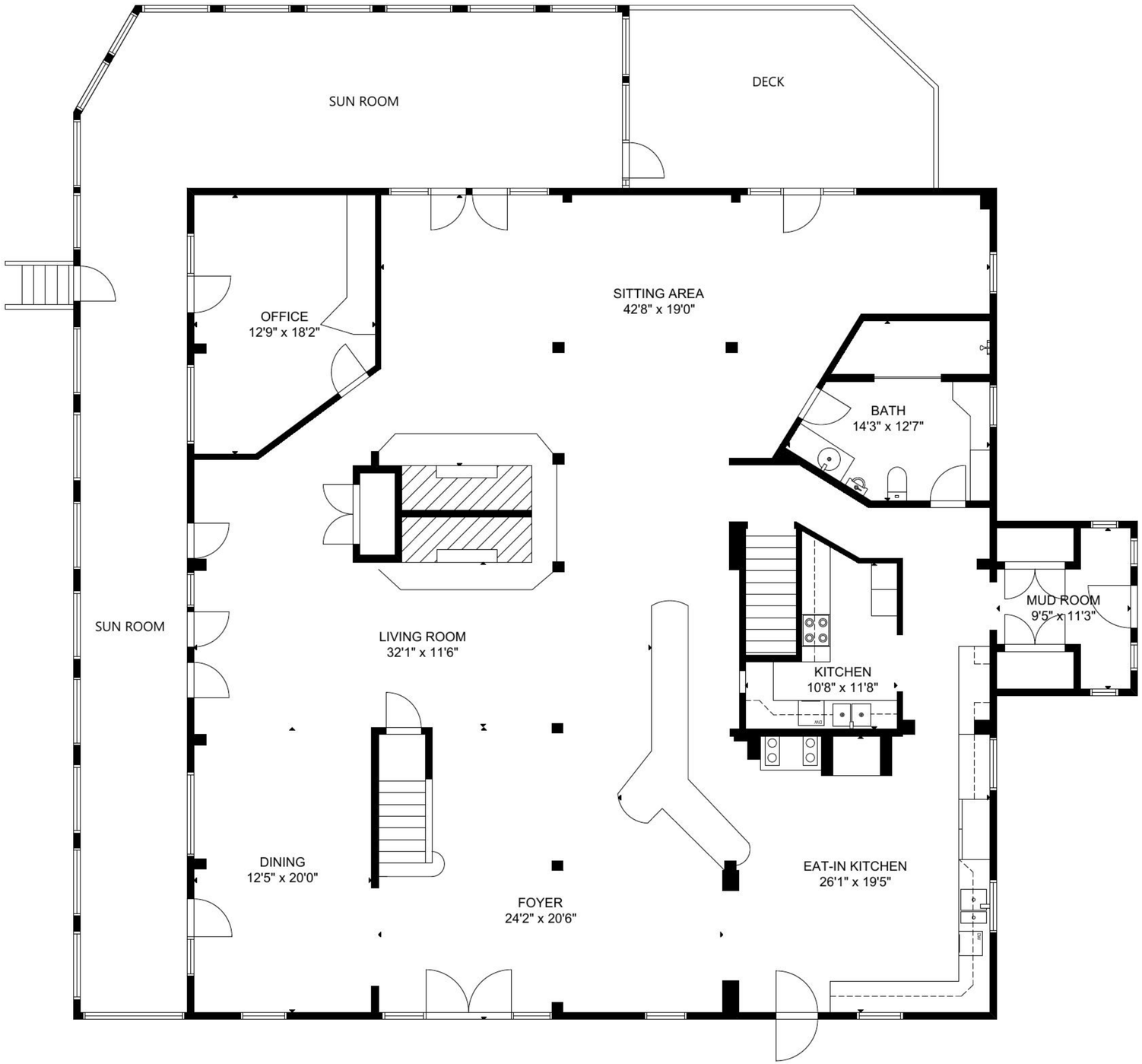


GROSS INTERNAL AREA
TOTAL: 7,437 sq ft
FLOOR 1: 1,805 sq ft, FLOOR 2: 3,311 sq ft
FLOOR 3: 2,275 sq ft, FLOOR 4: 46 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



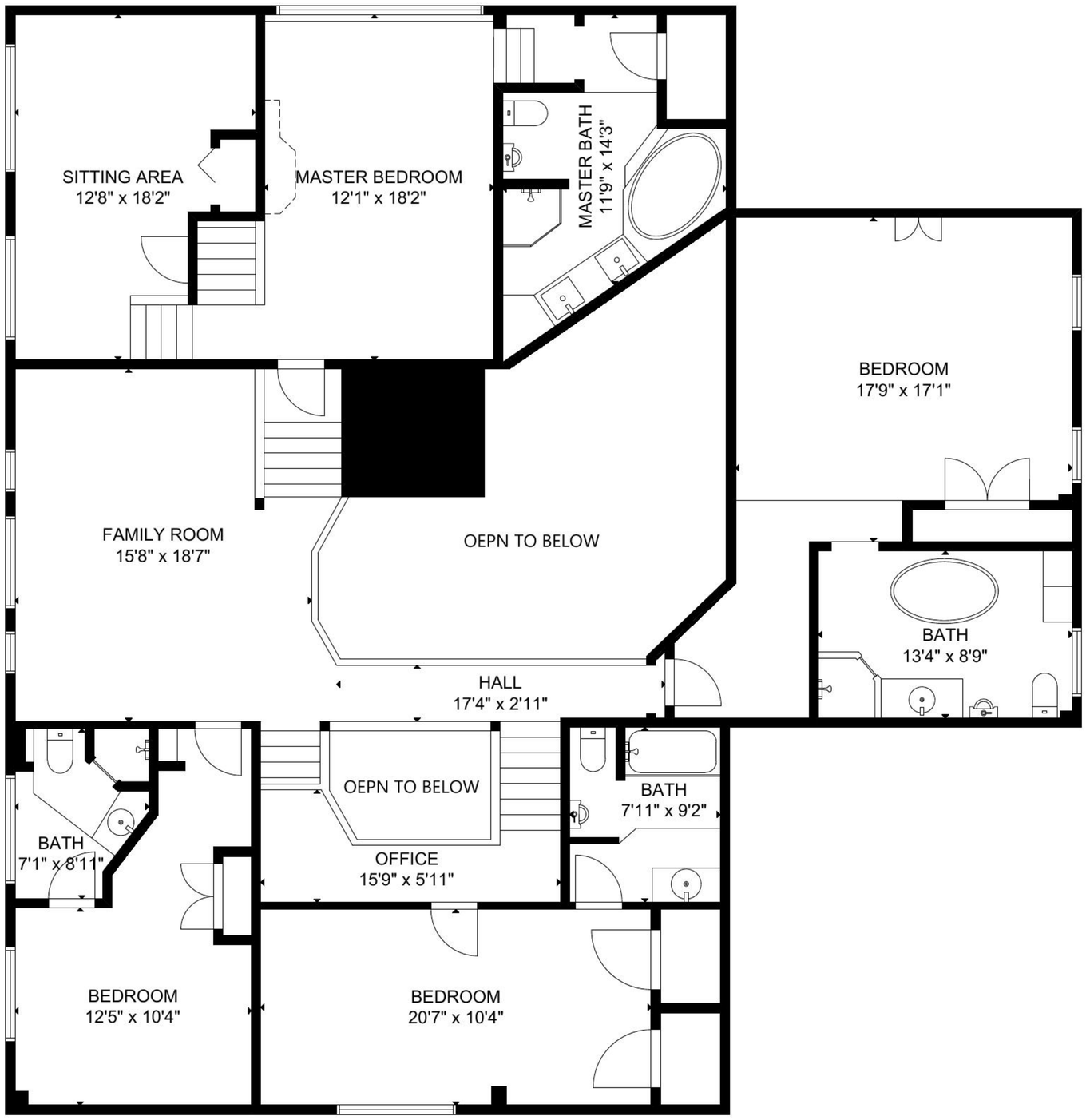
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TOTAL: 7,437 sq ft
FLOOR 1: 1,805 sq ft, FLOOR 2: 3,311 sq ft
FLOOR 3: 2,275 sq ft, FLOOR 4: 46 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



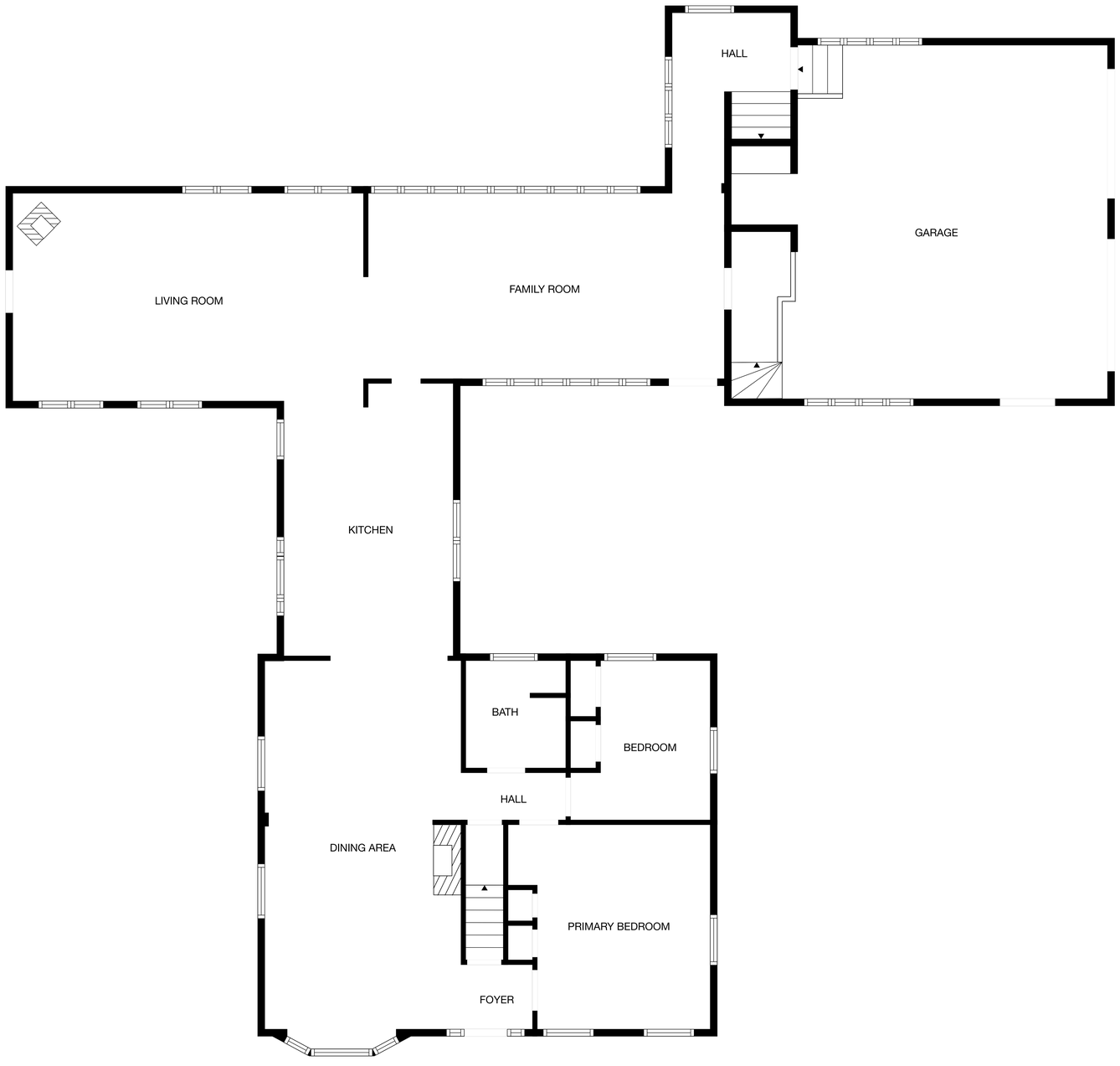
FLOOR 2

GROSS INTERNAL AREA
TOTAL: 7,437 sq ft
FLOOR 1: 1,805 sq ft, FLOOR 2: 3,311 sq ft
FLOOR 3: 2,275 sq ft, FLOOR 4: 46 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



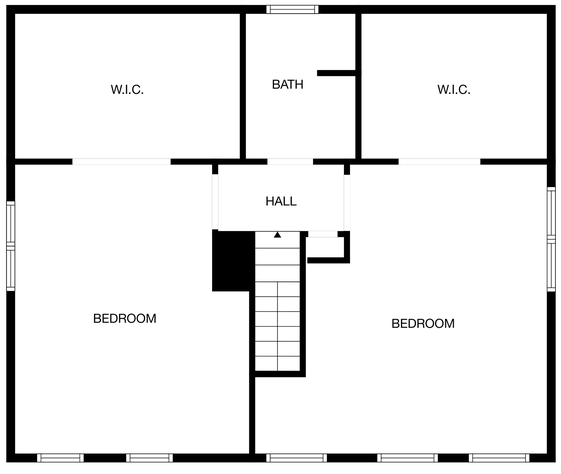
GROSS INTERNAL AREA
TOTAL: 7,437 sq ft
FLOOR 1: 1,805 sq ft, FLOOR 2: 3,311 sq ft
FLOOR 3: 2,275 sq ft, FLOOR 4: 46 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 3



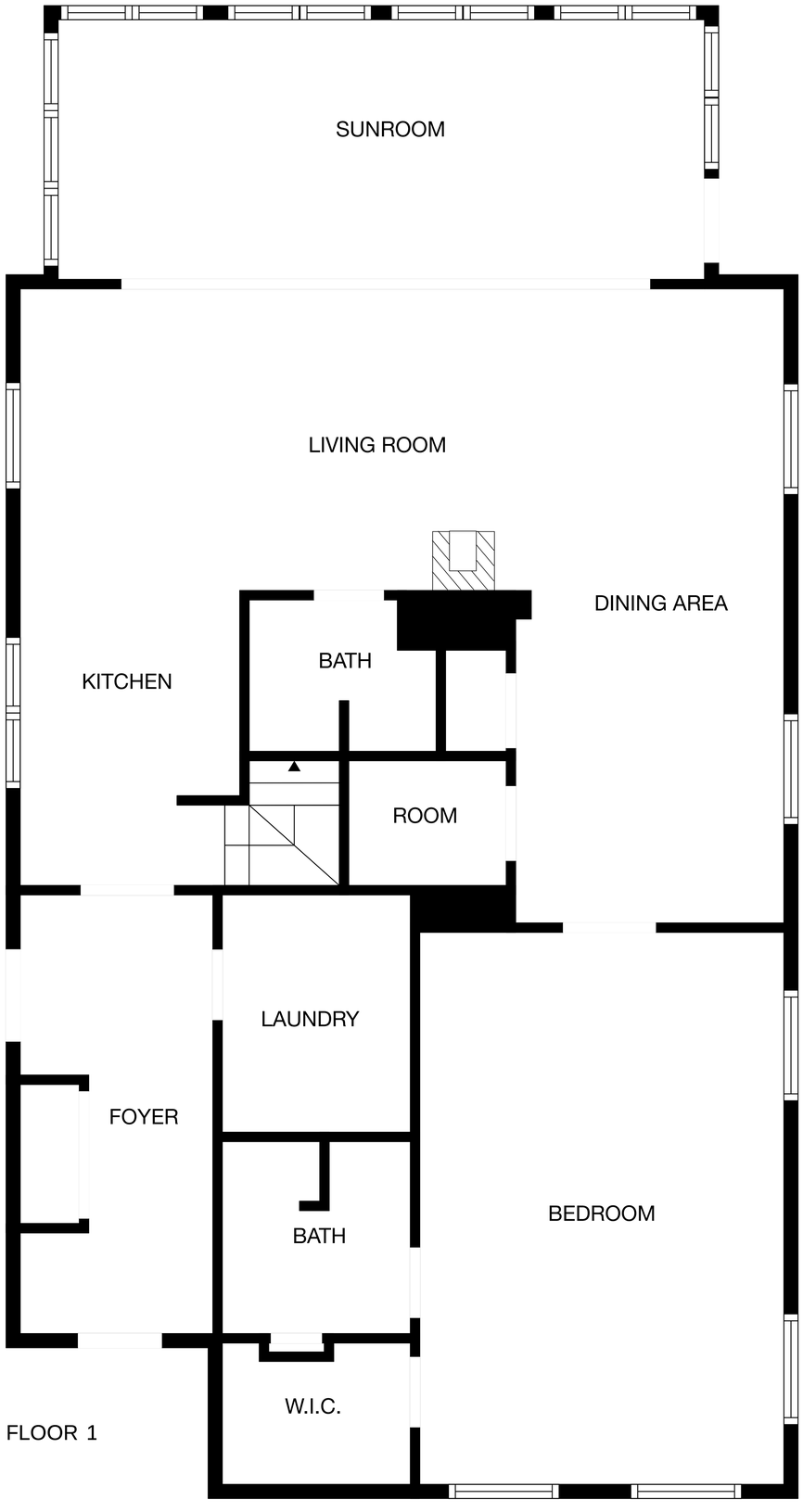
FLOOR 1



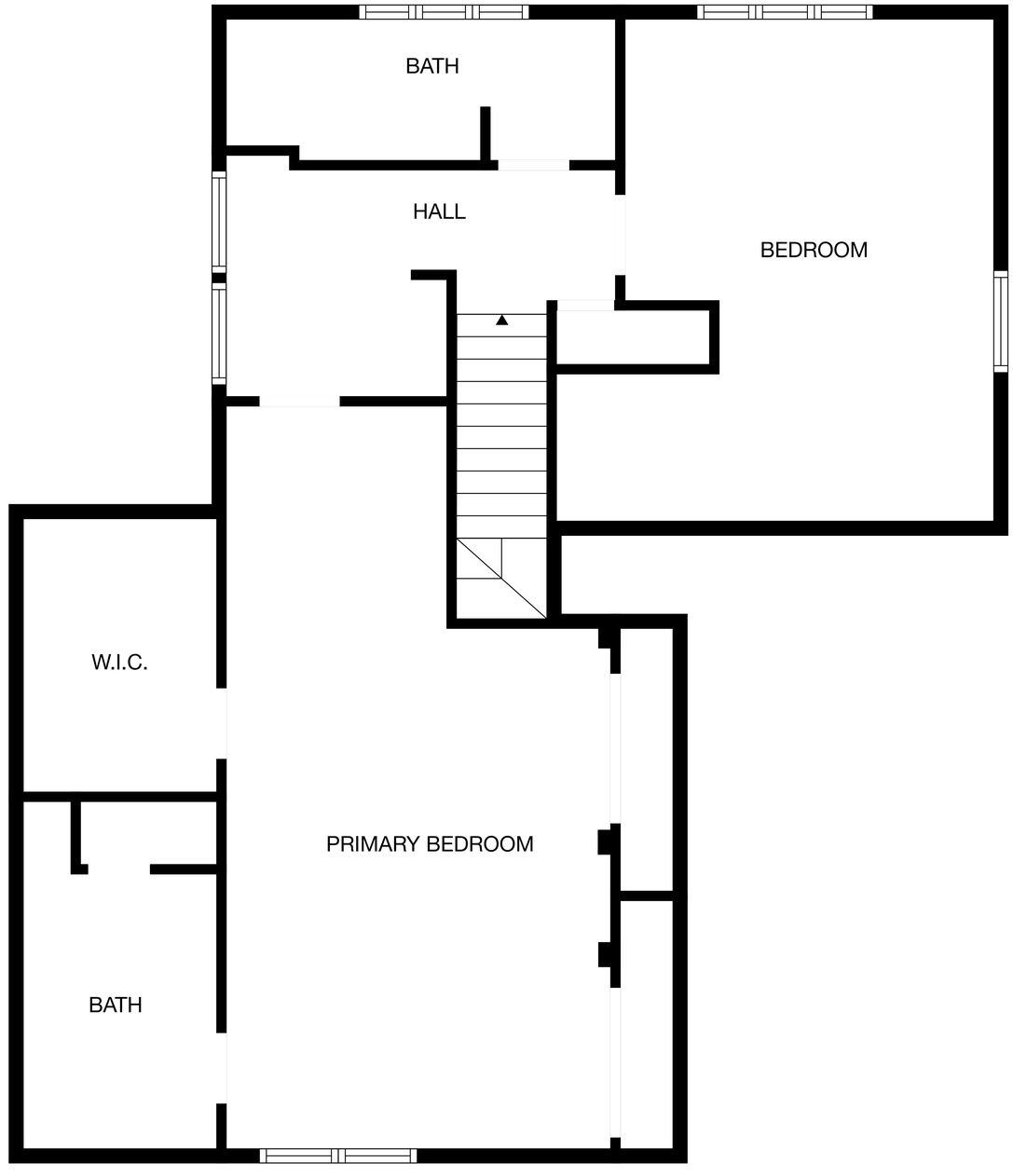


FLOOR 2

FARMHOUSE



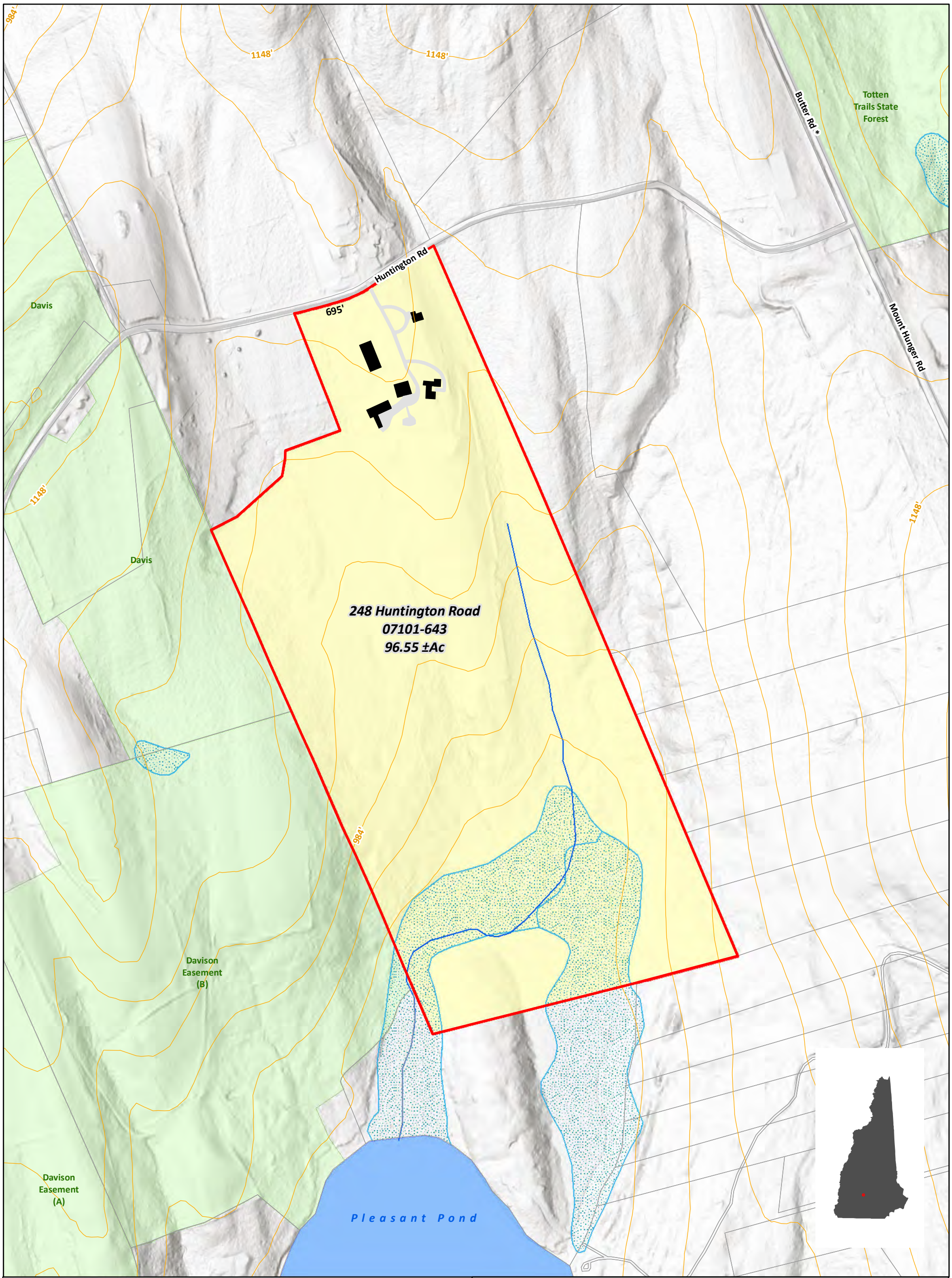
FLOOR 1



FLOOR 2

GUEST HOUSE

Document Name: NH0599 base



Legend

- Subject Property - 96.55 ±Ac
- Adjacent Properties
- Protected Land
- Building Footprints
- Open Water
- Wetlands
- Perennial Streams
- Contours (ft)

Credits: Background from ESRI 'Terrain Base' map service

Base Plan

Project Number: NH0599

Date: 05/12/21

Scale: 1 '' = 400 '

0 200 400 800 Feet

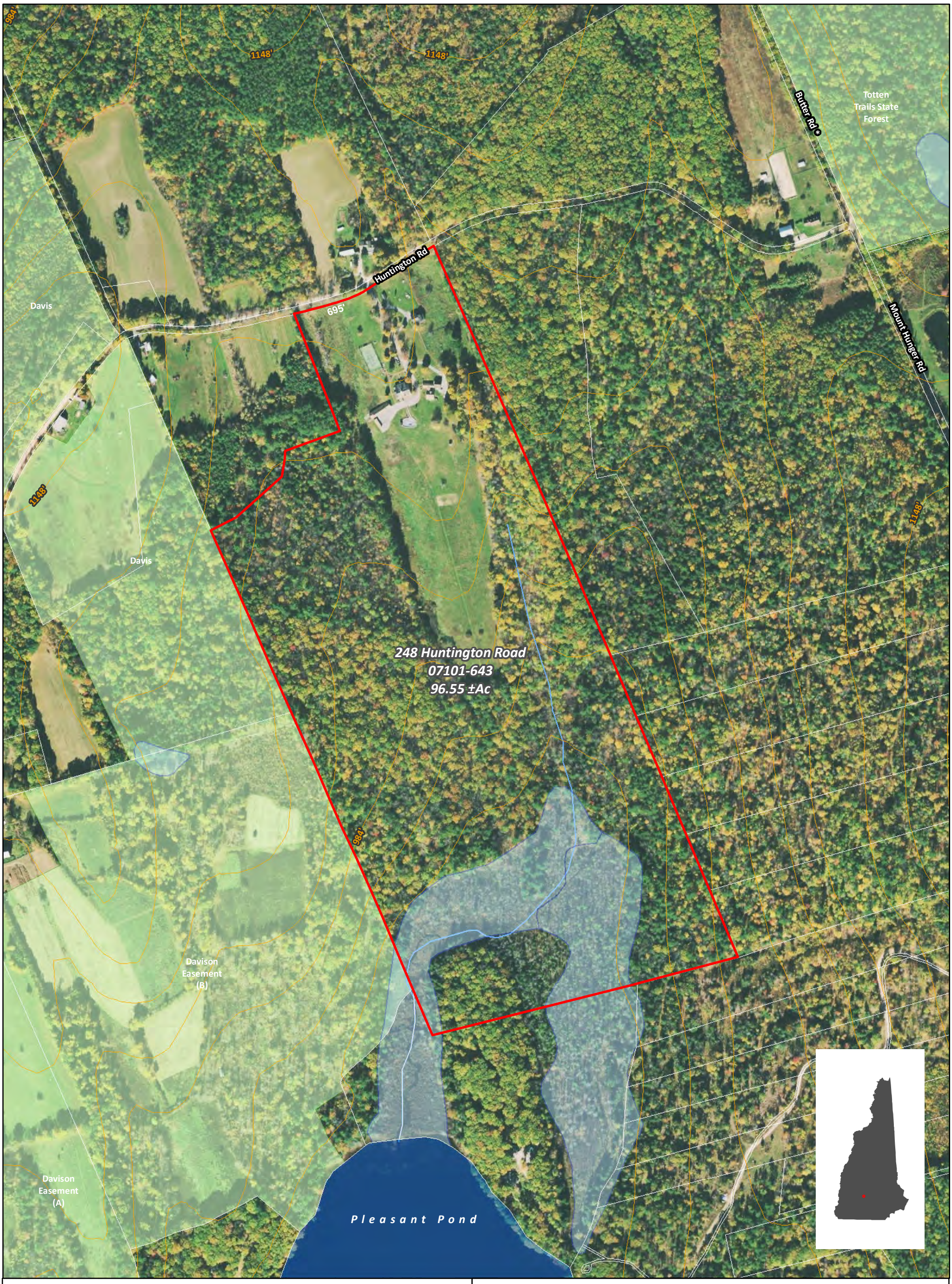
This plan is conceptual only and is not represented as an engineered plan.

248 Huntington Road

Henniker, NH

LandVest

Document Name: NH0599 ortho



Legend

- Subject Property - 96.55 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Contours (ft)

Credits: 2017 imagery from USDA, NAIP map service.

Base Plan Orthophotograph

Project Number: NH0599

Date: 05/12/21

Scale: 1 '' = 400 '

0 200 400 800 Feet

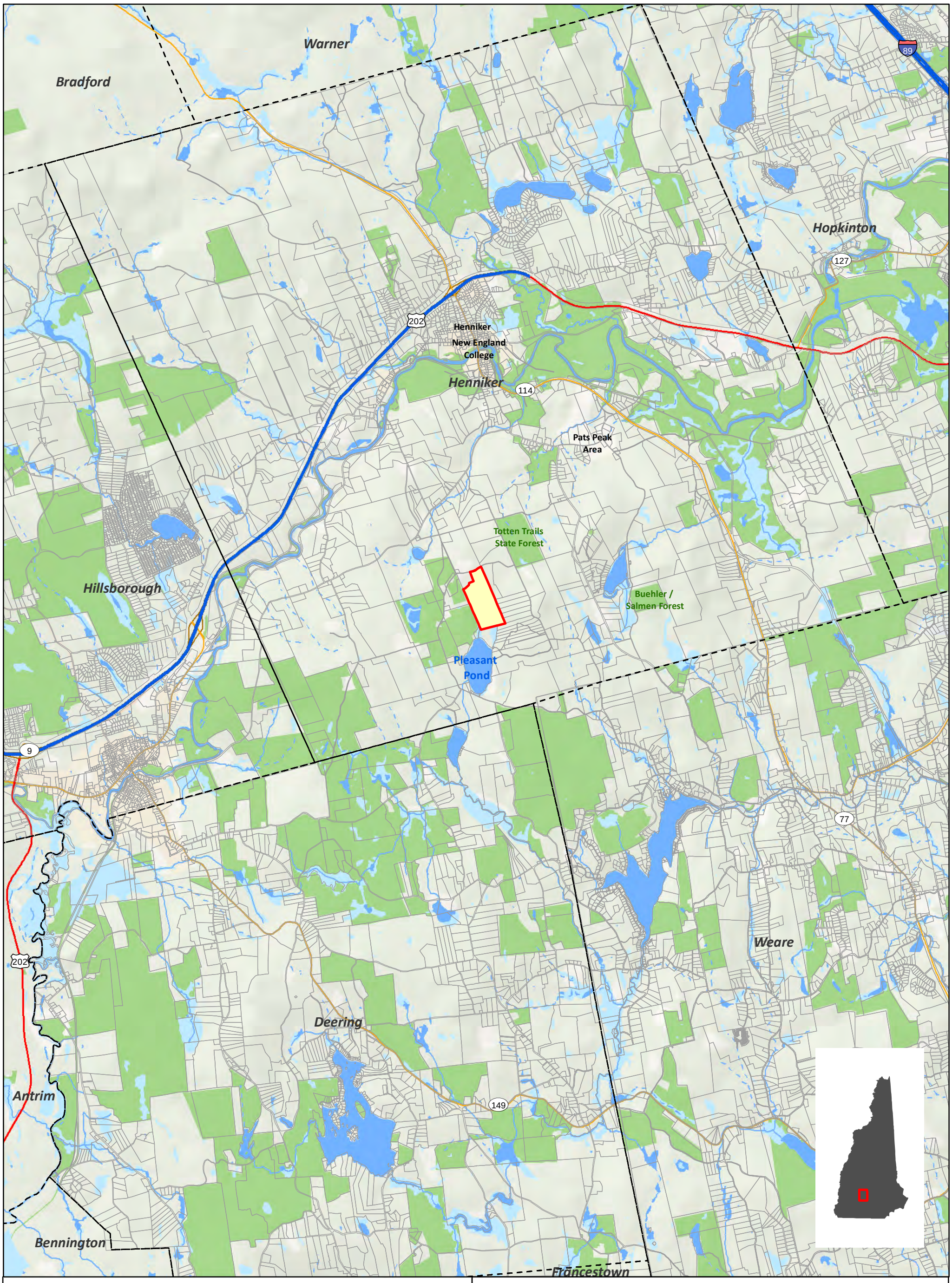
This plan is conceptual only and is not represented as an engineered plan.

248 Huntington Road

Henniker, NH

LandVest

Document Name: NH0599 town locus



Legend

- Subject Property - 96.55 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams

Credits: Background from ESRI 'Terrain Base' map service

Town Locus

Project Number: NH0599

Date: 05/12/21

Scale: 1 " = 5,000 '

0 2,500 5,000 10,000 Feet

This plan is conceptual only and is not represented as an engineered plan.

248 Huntington Road

Henniker, NH

LandVest