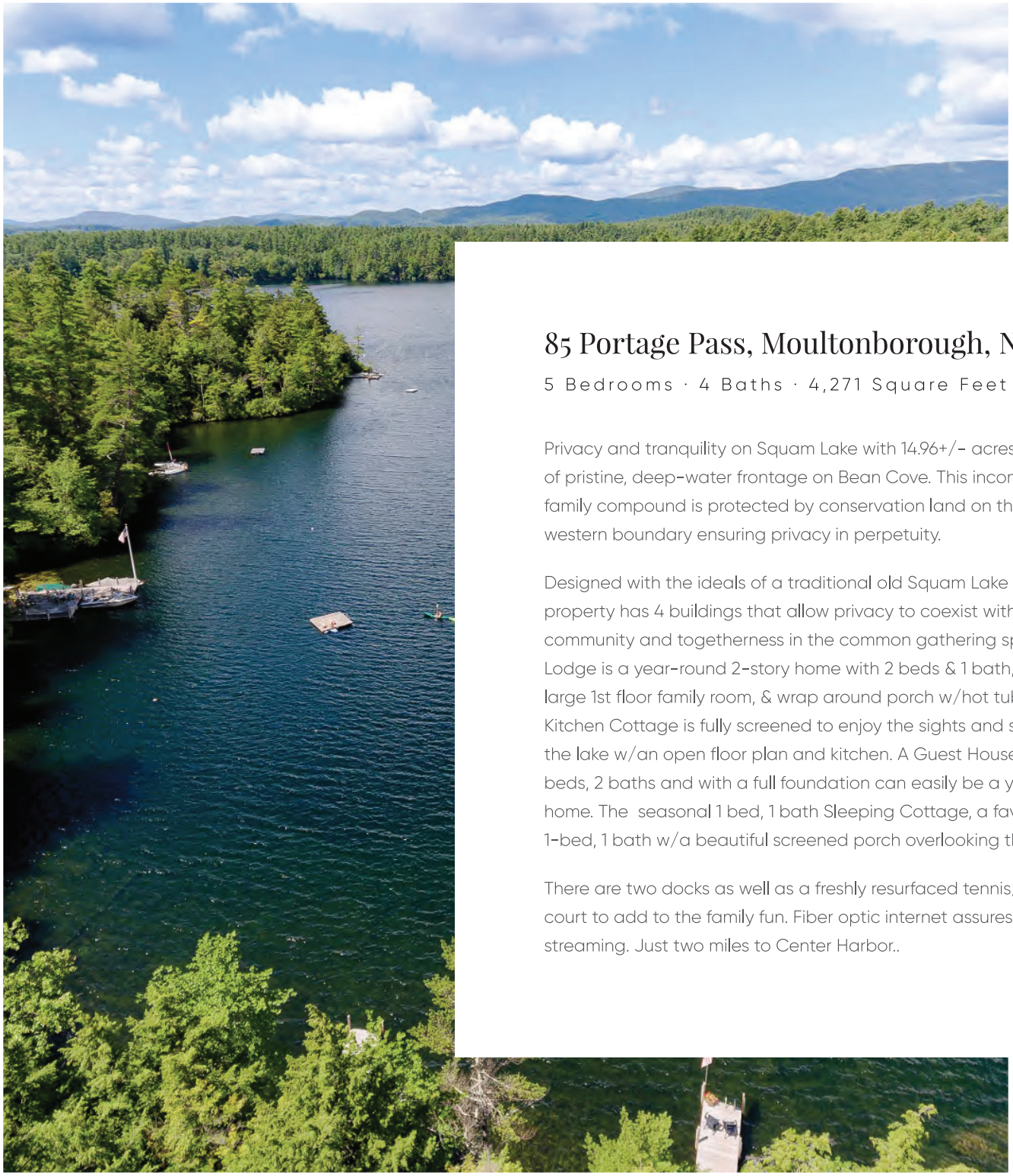


85 Portage Pass | $6,750,000

Moultonborough, NH | Kristin Claire and Sam Howard

LandVest | CHRISTIE'S INTERNATIONAL REAL ESTATE



85 Portage Pass, Moultonborough, NH

5 Bedrooms · 4 Baths · 4,271 Square Feet

Privacy and tranquility on Squam Lake with 14.96+/- acres and 860' of pristine, deep-water frontage on Bean Cove. This incomparable family compound is protected by conservation land on the entire western boundary ensuring privacy in perpetuity.

Designed with the ideals of a traditional old Squam Lake camp, the property has 4 buildings that allow privacy to coexist with a sense of community and togetherness in the common gathering spaces. The Lodge is a year-round 2-story home with 2 beds & 1 bath, laundry, large 1st floor family room, & wrap around porch w/hot tub. The Kitchen Cottage is fully screened to enjoy the sights and sounds of the lake w/an open floor plan and kitchen. A Guest House offers 2 beds, 2 baths and with a full foundation can easily be a year-round home. The seasonal 1 bed, 1 bath Sleeping Cottage, a favorite, has 1-bed, 1 bath w/a beautiful screened porch overlooking the lake.

There are two docks as well as a freshly resurfaced tennis/pickleball court to add to the family fun. Fiber optic internet assures seamless streaming. Just two miles to Center Harbor..



KRISTIN CLAIRE 603-494-9448 kclaiare @landvest.com | SAM HOWARD 603-815-2242 showard@landvest.com













KRISTIN CLAIRE 603-494-9448 kclaiare @landvest.com | SAM HOWARD 603-815-2242 showard@landvest.com









Residential	Single Family	**85 Portage Pass**				Listed: 9/21/2024	$6,750,000
5015395	Active	**Moultonborough**	**NH 03254**	Unit/Lot		Closed:	



Property Panorama VTour

County NH-Carroll
Village/Dist/Locale
Construction Status Existing
Year Built 2005
Architectural Style Cape, Cottage/Camp, Ranch
Color
Total Stories 1.25
Zoning RA
Taxes TBD No
Tax Annual Amount $23,308.00
Tax Year 2023
Tax Year Notes
Owned Land
Lot Size Acres 14.96
Lot Size Square Feet 651,658
Common Land Acres
Basement Yes
Basement Access Type Walkout

Rooms Total 13
Bedrooms Total 5
Bathrooms Total 4
Bathrooms Full 1
Bathrooms Three Quarter 3
Bathrooms Half 0
Bathrooms One Quarter 0
List $/SqFt Fin ABV Grade $1,580.43
Above Grade Finished Area 4,271
Above Grade Finished Area Source Public Records
Above Grade Unfinished Area 0
Above Grade Unfinished Area Source Public Records
Below Grade Finished Area 0
Below Grade Finished Area Source Public Records
Below Grade Unfinished Area 840
Below Grade Unfinished Area Source Public Records

Public Remarks Privacy and tranquility on Squam Lake with 14.96+/- acres and 860' of pristine, deep-water frontage on Bean Cove. This incomparable family compound is protected by conservation land on the entire western boundary ensuring privacy in perpetuity. Designed with the ideals of a traditional old Squam camp, the property has 4 buildings that allow privacy to coexist with a sense of community and togetherness in the common gathering spaces. The Lodge is a year-round, 2-story home with 2,054 sf, 2 bedrooms, 1 bath, laundry, large first floor family room, kitchenette, and a wraparound porch with a hot tub. The Kitchen Cottage is the ultimate gathering space and is fully screened to enjoy the sights and sounds of the lake. The open floor plan allows for large dining and sitting areas with a full kitchen at one end. The Guest House has two bedrooms, two baths (one bedroom is en suite), a sitting room, laundry and with a full foundation under the 1,721 sf it can easily be a year -round home. The Sleeping Cottage is a seasonal one bedroom, one bath favorite with a beautiful, screened porch overlooking the lake that gives the effect of sleeping in the treetops. There are two docks as well as a freshly resurfaced tennis/pickle ball court to add to the family fun. Fiber optic internet assures seamless streaming. 10.96 acres are enrolled in Current Use allowing for acreage and privacy while keeping the tax bill low. Just two miles to Center Harbor with restaurants, grocery, and hardware store.

Directions

Waterfront Property Yes
Water View
WaterAcess
WaterRestr No
WtrFrnLgth 860

WaterAcc
Water Body Name Squam Lake
Water Body Type Lake
Waterfront Property Rights Exclusively Owned

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 87
Block 0
Lot 7
SPAN Number
Property ID
Deed Recorded Type Warranty
Deed Book 2518
Deed Page 829
Total Deeds

School District Moultonborough SAU #45
Elementary School Moultonborough Central School
Middle/Jr School Moultonborough Academy
High School Moultonborough Academy

Lot Features Country Setting, Lake Frontage, Lake View, Level, Waterfront
Construction Materials Wood Frame, Shake Siding, Wood Siding
Foundation Details Concrete
Roof Asphalt Shingle
Appliances Dishwasher, Dryer, Gas Range, Washer
Flooring Hardwood, Softwood
Utilities Propane

Cooling Central AC
Electric 200+ Amp Service, Circuit Breaker(s)
Heating Propane, Wood, Electric, Forced Air
Sewer 1500+ Gallon, Concrete, Private
Water Source Drilled Well
Exterior Features Docks, Guest House, Natural Shade, Outbuilding, Covered Porch, Screened Porch, Tennis Court
Interior Features Kitchen/Dining, Natural Light, Natural Woodwork, 1st Floor Laundry

Basement Description Concrete
Garage No
Garage Capacity
Driveway Gravel

Road Frontage Type Private Road
Road Frontage TBD
Road Frontage Length
Exclusions

5015395

Development / Subdivision **Planned Urban Developmt** **Covenants** Yes **Easements**		**Assessment Year** **Assessment Amount** **Tax Class** **Tax Rate**
Condo Name **Building Number** **Floor Number** **Units Per Building** **Condo Limited Common Area** **Special Assessments**	**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** Yes **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 **Auction Date** **Auction Time** **Auction Price Determnd By** **Auctioneer Name** **Auctioneer License Number**



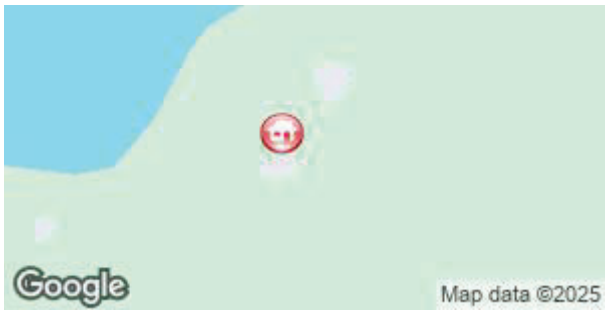
Kristin Claire

Cell: 603-494-9448

kclaire@landvest.com

LandVest

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









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

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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:** JOHN & LACEY COLLIGAN TRUSTS
2. **PROPERTY LOCATION:** 85 PORTAGE PASS MOULTONBOROUGH, NH
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☑ No
4. **SELLER:** ☑ has ☐ has not occupied the property for 20 years.
5. **WATER SUPPLY**

   Please answer all questions regardless of type of water supply.

   a. TYPE OF SYSTEM: ☐ Public ☑ Private ☐ Seasonal ☐ Unknown
   ☑ Drilled ☐ Dug ☐ Other _____

   b. INSTALLATION: Location: SOUTH SIDE OF LODGE
   Installed By: TASKER Date of Installation: 2005
   What is the source of your information? PERMIT

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

   d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
   Pump: ☐ Yes ☑ No ☐ N/A Quantity: ☐ Yes ☐ No
   Quality: ☐ Yes ☑ No ☐ Unknown

   If YES to any question, please explain in Comments below or with attachment.

   e. WATER TEST: Have you had the water tested? ☑ Yes ☐ No Date of most recent test AUGUST 2023
   IF YES to any question, please explain in Comments below or with attachment.
   Are you aware of any test results reported as unsatisfactory or satisfactory with notations? ☐ Yes ☑ No
   IF YES, are test results available? ☑ Yes ☐ No
   What steps were taken to remedy the problem?

   COMMENTS:

6. **SEWAGE DISPOSAL SYSTEM**

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

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

   c. IF PRIVATE:

   TANK: ☑ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown ☐ Other _____
   Tank Size 2,500 Gal. ☐ Unknown ☐ Other: _____
   Tank Type ☑ Concrete ☐ Metal ☐ Unknown ☐ Other: _____
   Location: North Side Lodge Location Unknown ☐ Date of Installation: 2004
   Date of Last Servicing: April 2024 Name of Company Servicing Tank: LAMPREY SEPTIC
   Have you experienced any malfunctions? ☐ Yes ☐ No
   Comments: Second Tank 1,250 gallons in front small cabin

SELLER(S) INITIALS JC / LC BUYER(S) INITIALS _____ / _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 85 PORTAGE PASS MOULTONBOROUGH, NH

d. LEACH FIELD: ☑ Yes ☐ No ☐ Other:
IF YES, Location: BEYOND TENNIS COURT Size: Unknown:
Date of installation of leach field: 2004 Installed By: RN PEASLEE BUILDERS
Have you experienced any malfunctions? ☐ Yes ☑ No
Comments:

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☑ Yes ☐ No ☐ Unknown
IF YES, has a site assessment been done? ☐ Yes ☑ No ☐ Unknown
Source of Information:
Comments: ASSESSMENT SCHEDULED / PENDING
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	☐	☐	☑			☐
Crawl Space	☐	☑	☐			☐
Exterior Walls	☑	☐	☐	2 Cabins insulated, 1 Partial		☐
Floors	☐	☐	☑			☐
_____	☐	☐	☐			☐

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - **Current or previously existing:**
Are you aware of any past or present underground storage tanks on your property? ☑ Yes ☐ No ☐ Unknown IF
YES: Are tanks currently in use? ☑ Yes ☐ No
IF NO: How long have tank(s) been out of service?
What materials are, or were, stored in the tank(s)? PROPANE HEATING / COOKING
Age of tank(s): 2005 Size of tank(s): 500 gallons
Location: South Side Lodge
Are you aware of any past or present problems such as leakage, etc? ☐ Yes ☑ No
Comments:
If tanks are no longer in use, have the tanks been removed? ☐ Yes ☐ No ☐ Unknown
Comments:

b. ASBESTOS - **Current or previously existing:**
As insulation on the heating system pipes or ducts? ☐ Yes ☑ No ☐ Unknown
In the siding? ☐ Yes ☐ No ☑ Unknown In the roofing shingles? ☐ Yes ☐ No ☑ Unknown
In flooring tiles? ☐ Yes ☐ No ☑ Unknown Other _____ ☐ Yes ☐ No ☐ Unknown
If YES, Source of information:
Comments:

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

SELLER(S) INITIALS JC / LC BUYER(S) INITIALS ____ / ____

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PROPERTY LOCATION: 85 PORTAGE PASS MOULTONBOROUGH, NH

d. RADON/WATER - **Current or previously existing:**
Has the property been tested? ☑ Yes ☐ No ☐ Unknown
If YES: Date: August 2023 By: Granite State Analytical
Results: PASSED 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: Driveway Right of Way
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: CURRENT USE

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: DOLAN ASSOCIATES
If YES, is survey available? ☑ Yes ☐ No ☐ Unknown

h. How is the property zoned? RA

i. Street (check one): ☐ Public ☑ Private ☐ Association
If private, is there a written road maintenance agreement? ☐ Yes ☑ No
Additional Information: shared with 2 neighbors

j. Heating System Age: 2005 Type: FHA, HVAC A/C Fuel: propane Tank Location: South of Lodge
Owner of Tank: Seller
Annual Fuel Consumption: _____ Price: _____ Gallons: _____
Date system was last serviced and by whom? LR HVAC
Secondary Heat Systems: electric baseboard 2nd floor Lodge
Comments: _____

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PROPERTY LOCATION: 85 PORTAGE PASS MOULTONBOROUGH, NH

k. Roof Age: 15 yrs Type of Roof Covering: Asphalt shingles
Moisture or leakage: none
Comments:

l. Foundation/Basement: ☑ Full ☐ Partial ☐ Other: Type: CONCRETE
Moisture or leakage:
Comments: 2 CABINS ONLY

m. Chimney(s) How Many? Lined? Last Cleaned: Problems?
Comments:

n. Plumbing Type: 2004 - 2010 cabins Age: 14 - 20 years
Comments:

o. Domestic Hot Water: Age: 2004, 2010, 2019 Type: Tanks Gallons:

p. Electrical System: # of Amps 600 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 ☑ No
If Yes, please explain:

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

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

t. Air Conditioning: Type: HVAC Age: 2019 Date Last Serviced and by whom: LRHVAC annual service
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: Fiber Optic

x. Other (e.g. Alarm System, Irrigation System, etc.) ADT Security cameras
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 JC / LC BUYER(S) INITIALS ____ / ____

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PROPERTY LOCATION: _____

10. ADDITIONAL INFORMATION

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

b. ADDITIONAL COMMENTS:

The property benefits from a permanent Conservation Easement along the entire Western property boundary line, throughout the abutting Property owner's property.

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).

John Colligan 7/1/24
SELLER DATE

Lacey Colligan 7/1/2024
SELLER DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER DATE

BUYER DATE

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View Bill

Invoice Number: 2024P01021202

Print

Current Owner	COLLIGAN JOHN & LACEY REV TRUSTS 2000	Due Date	7/1/2024
Current Owner 2	COLLIGAN JOHN & LACEY TRUSTEES	Bill Amount	$11,654.00
Billed Owner	COLLIGAN JOHN & LACEY REV TRUSTS 2000		
Location	85 PORTAGE PASS	Principal	$0.00
Type	Property Tax	Interest	$0.00
Map-Lot-Sub	000084/007/000/000/000	Penalties	$0.00
Acres	14.96	**Total Due**	**$0.00**

The Net Assessment was $4,089,165 at the time of this bill.

Assessment

Transactions

View Bill

Invoice Number: 2023P02021002

Print

Current Owner	COLLIGAN JOHN & LACEY REV TRUSTS 2000	Due Date	12/20/2023
Current Owner 2	COLLIGAN JOHN & LACEY TRUSTEES	Bill Amount	$14,570.00
Billed Owner	COLLIGAN JOHN & LACEY REV TRUSTS 2000		
Location	85 PORTAGE PASS	Principal	$0.00
Type	Property Tax	Interest	$0.00
Map-Lot-Sub	000084/007/000/000/000	Penalties	$0.00
Acres	14.96	**Total Due**	**$0.00**

The Net Assessment was $4,089,165 at the time of this bill.

Assessment

Transactions

View Bill

Invoice Number: 2023P01020806

Print

Current Owner	COLLIGAN JOHN & LACEY REV TRUSTS 2000	Due Date	7/3/2023
Current Owner 2	COLLIGAN JOHN & LACEY TRUSTEES	Bill Amount	$8,738.00
Billed Owner	COLLIGAN JOHN & LACEY REV TRUSTS 2000		
Location	85 PORTAGE PASS	Principal	$0.00
Type	Property Tax	Interest	$0.00
Map-Lot-Sub	000084/007/000/000/000	Penalties	$0.00
Acres	14.96	**Total Due**	**$0.00**

The Net Assessment was $3,655,863 at the time of this bill.

Assessment

OWNER INFORMATION

COLLIGAN JOHN & LACEY REV TRUSTS 2

COLLIGAN JOHN & LACEY TRUSTEES

38 RIDGE RD

CONCORD, NH 03301-3017

SALES HISTORY

Date	Book	Page	Type	Price	Grantor

PICTURE

LISTING HISTORY

05/01/15	JJQC	QUALITY CONTROL
07/12/13	KL16	FIELD REVIEW
03/29/13	JJ12	BLDG PERMIT INSP
01/16/12	PP01	MEASUR+1VISIT
04/20/09	PP05	MEASUR/NEW UC UNDER CON
04/25/08	RK05	MEASUR/NEW UC UNDER CON
01/17/08	RKQC	QUALITY CONTROL
03/28/07	MM06	MEASUR/REMODLING IN PROG

NOTES

XFIX= SINK

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
WOOD DECK	256		100	22.00	50	2,816	Year: 2013
WOOD DECK	256		100	22.00	50	2,816	Year: 2013
FIREPLACE	1		100	5,000.00	100	5,000	Year: 2013
						10,600	

MUNICIPAL SOFTWARE BY AVITAR

MOULTONBOROUGH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2024	**$ 289,700**	**$ 10,600**	**$ 0(c)**

Parcel Total: $ 4,089,165

(Card Total: $ 300,300)

LAND VALUATION

LAST REVALUATION: 2023

Zone: RES/AGRI WATER **Minimum Acreage:** **Minimum Frontage:** **Site:** **Driveway:** **Road:**

Land Type 2F RES WTRFRNT **Neighborhood:** 9

Cond	Ad Valorem	SPI	R	Tax Value	Notes

0 ac

OLD MBLU: 049/ 001/ B00/ 000/

Parcel ID: 000084 / 007 / 000 / 000 / 000 **Card: 2 of 2** **85 PORTAGE PASS** **MOULTONBOROUGH** **Printed: 05/09/2024**

PICTURE



OWNER

COLLIGAN JOHN & LACEY REV TRU
COLLIGAN JOHN & LACEY TRUSTEES
38 RIDGE RD

CONCORD, NH 03301-3017

TAXABLE DISTRICTS

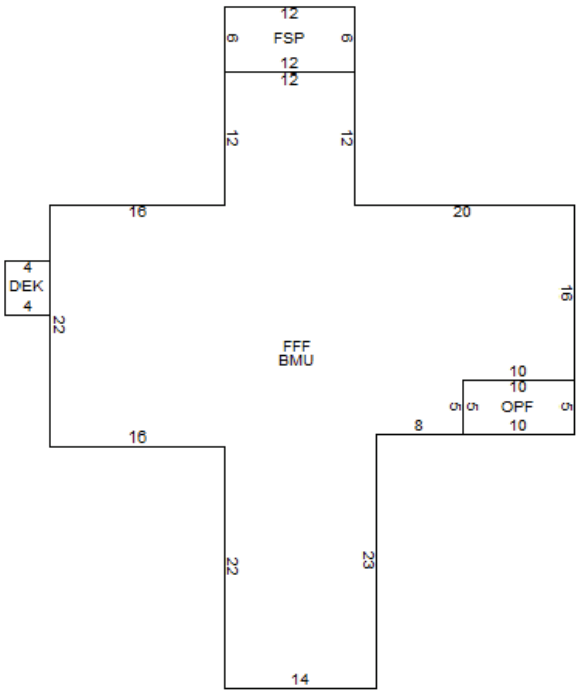
District	Percentage

PERMITS

Date	Project Type	Notes

BUILDING DETAILS

Model:	**1 STORY FRAME RANCH**				
Roof:	**GABLE OR HIP/ASPHALT**				
Ext:	**WOOD SHINGLE**				
Int:	**DRYWALL**				
Floor:	**HARDWOOD**				
Heat:	**WOOD/COAL/NONE**				
Bedrooms:	**2**	Baths:	**2.0**	Fixtures:	**7**
		Extra Kitchens:		Fireplaces:	
A/C:	**No**			Generators:	
Quality:	**A4 GOOD+15**				
Com. Wall:					
Size Adj:	**1.0266**			Base Rate:	**RRA 135.00**
				Bldg. Rate:	**1.3551**
				Sq. Foot Cost:	**$ 182.94**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1440	1.00	1440
BMU	BSMNT	1440	0.15	216
OPF	OPEN PORCH	50	0.25	13
DEK	DECK/ENTRANCE	20	0.10	2
FSP	SCREEN PORCH	72	0.70	50
GLA:	**1,440**	**3,022**		**1,721**

2023 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 314,840**
Year Built:		**2013**
Condition For Age:	AVERAGE	**8 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**8 %**
Building Value:		**$ 289,700**

Parcel ID: 000084 / 007 / 000 / 000 / 000 **Card: 1 of 2** **85 PORTAGE PASS** **MOULTONBOROUGH** **Printed: 05/09/2024**

OWNER INFORMATION

COLLIGAN JOHN & LACEY REV TRUSTS 2

COLLIGAN JOHN & LACEY TRUSTEES

38 RIDGE RD

CONCORD, NH 03301-3017

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/06/2006	2518	829	U I 38		COLLIGAN JOHN REVOCAB
01/15/2004	2254	242	U 36	2,500,000	

PICTURE



LISTING HISTORY

11/20/23	MDVE	POSTED
05/01/15	JJQC	QUALITY CONTROL
07/12/13	KL16	FIELD REVIEW
03/29/13	JJ12	BLDG PERMIT INSP
01/16/12	PP01	MEASUR+1VISIT
04/20/09	PP05	MEASUR/NEW UC UNDER CON
04/25/08	RK05	MEASUR/NEW UC UNDER CON
01/17/08	RKQC	QUALITY CONTROL

NOTES

2 DORMERS= FUS DOCK SUSPENDED ABOVE LAKE BLA .60 FROM 049-001 2/9/06 2504/479 BLA .32 TRANSFERED FROM 049-5A 4/6/06 CU 4/20/06 10.9 ACRES CAB2=KITCHEN 1/16/12 FNDTN ONLY ON NEW CABIN 2013:SHD=N/V-SIZE 4/1/15 ROAD NAME CHANGE FROM 85 SCHULTZ FARM RD TO 85 PORTAGE PASS 2015 NO FGR8 ON PROPERTY; 2023=POSTED, SENT LETTER 11-22-23;

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
CABIN-W/PLUMBING ETC	640		100	35.00	90	20,160	Year: 2006
TENNIS COURT	1		100	50,400.00	90	45,360	Year: 2006
WOOD DECK	216		100	22.00	90	4,277	Year: 2007
CABIN-W/PLUMBING ETC	384		100	35.00	90	12,096	Year: 2007
FIREPLACE	1		100	5,000.00	100	5,000	Year: 2007
LIFT DOCK	240		100	59.00	50	7,080	Year: 2013
LIFT DOCK	240		100	59.00	50	7,080	Year: 2013
PORCH, OPEN/SCREEN	128		100	25.00	90	2,880	Year: 2007
						103,900	

MUNICIPAL SOFTWARE BY AVITAR

MOULTONBOROUGH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2022	$ 504,900	$ 111,800	$ 3,039,163
		Parcel Total:	$ 3,655,863
2023	$ 555,400	$ 114,500	$ 3,419,265
		Parcel Total:	$ 4,089,165
2024	**$ 265,700**	**$ 103,900**	**$ 3,419,265 (c)**
		Parcel Total:	**$ 4,089,165**

(Card Total: $ 3,788,865)

LAND VALUATION

LAST REVALUATION: 2023

Zone: RES/AGRI WATER **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** SQUAM LAKE **Driveway:** **Road:**

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
2F RES WTRFRNT	1.000 ac	680,628	9	100	430	100	100		110	3,219,400	0	N	3,219,400	PART OF FF IN CU
2F RES WTRFRNT	3.060 ac	x 70,000	X	93					100	199,200	0	N	199,200	
UNMNGD OTHER	8.400 ac	x 70,000	X	93					100	546,800	20	N	339	
UNMNGD HARDWD	2.000 ac	x 70,000	X	93					100	130,200	20	N	131	
FARM LAND	0.500 ac	x 70,000	X	93					100	32,600	100	N	195	
	14.960 ac									4,128,200			**3,419,265**	

OLD MBLU: 049/ 001/ B00/ 000/

Parcel ID: 000084 / 007 / 000 / 000 / 000 **Card: 1 of 2** **85 PORTAGE PASS** **MOULTONBOROUGH** **Printed: 05/09/2024**

PICTURE



OWNER

COLLIGAN JOHN & LACEY REV TRU
COLLIGAN JOHN & LACEY TRUSTEES
38 RIDGE RD

CONCORD, NH 03301-3017

TAXABLE DISTRICTS

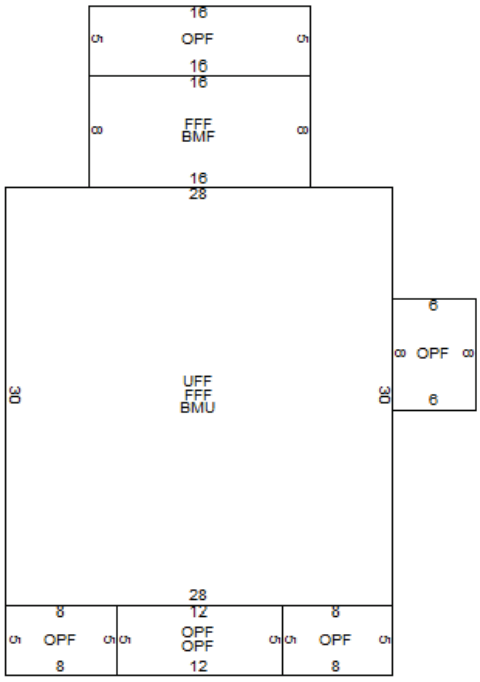
District	Percentage

PERMITS

Date	Project Type	Notes
12/12/11	CABIN	SLEEPING CABIN,UNFINISHED, 20
06/05/06	CABIN	16 X 32 SLEEPING CABIN
01/31/05	GARAGE	GARAGE 28' X 30' W/ 16' X 8' B
11/17/04	FOUNDATION	TWO GARAGE FOUNDATIONS

BUILDING DETAILS

Model: **2.00 STORY FRAME CAPE COD**
Roof: **GABLE OR HIP/ASPHALT**
Ext: **WOOD SHINGLE/CEDAR OR REDWOO**
Int: **K PINE/A WD**
Floor: **PINE/SOFT WD**
Heat: **GAS/FA NO DUCTS**
Bedrooms: **2** Baths: **1.0** Fixtures: **3**
Extra Kitchens: **1** Fireplaces:
A/C: **No** Generators:
Quality: **A3 GOOD**
Com. Wall:
Size Adj: **0.9817** Base Rate: **RCC 126.00**
Bldg. Rate: **1.1535**
Sq. Foot Cost: **$ 145.34**



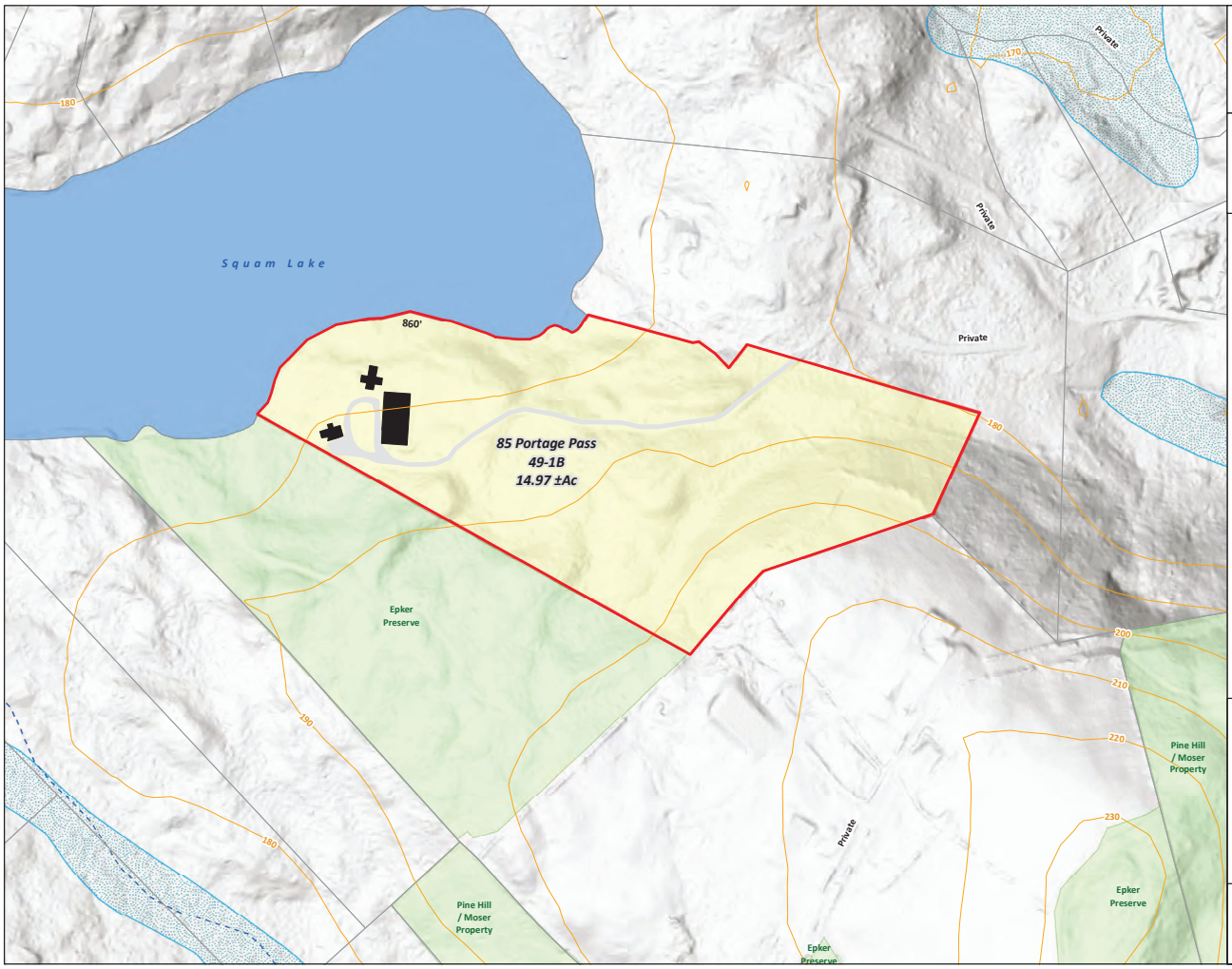
BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	840	1.00	840
FFF	FST FLR FIN	968	1.00	968
BMU	BSMNT	840	0.15	126
OPF	OPEN PORCH	328	0.25	82
BMF	BSMNT FINISHED	128	0.30	38
GLA:	**1,808**	**3,104**		**2,054**

2023 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 298,528**
Year Built: **2005**
Condition For Age: AVERAGE **11 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **11 %**

Building Value: **$ 265,700**



85 Portage Pass

Moultonborough, NH

Base Plan

LEGEND

- Subject Property - 14.97 ±Ac
- Adjacent Properties
- Protected Land
- Building Footprints
- Open Water
- Wetlands
- Contours (ft)



Notes:
Credits: Background from ESRI 'Terrain Base' map service

Date: 09/19/24

Project Number: NH0747

0 100 200 400 Feet

Scale: 1 " = 200 '

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

LandVest

Document Name: NH0747 base



85 Portage Pass

Moultonborough, NH

Base Plan Orthophotograph

LEGEND

- Subject Property - 14.96 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Notes:
Credits: 2021 imagery from ESRI 'World Imagery' map service.

Date: 09/19/24

Project Number: NH0747

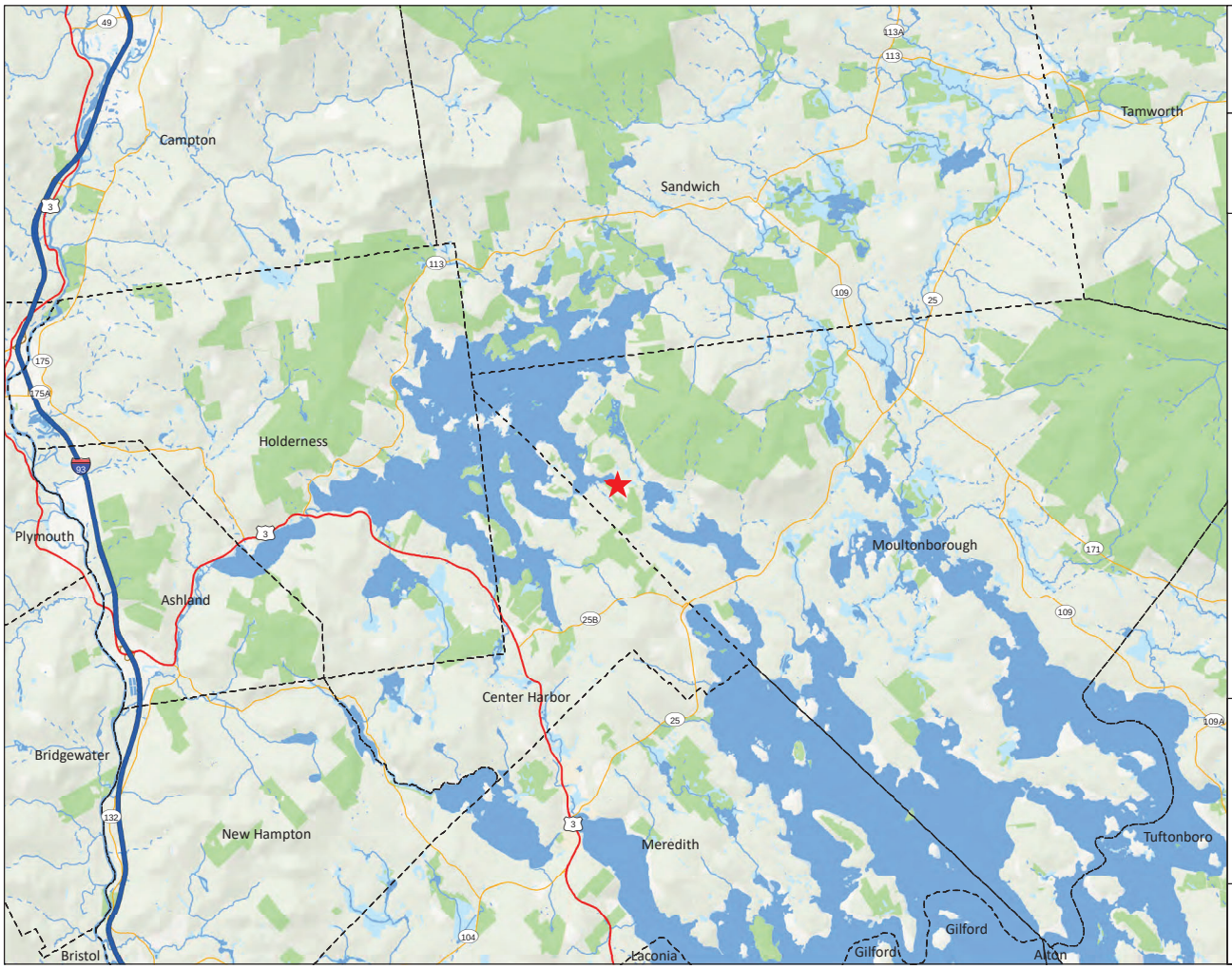
0 100 200 400 Feet

Scale: 1 " = 200 '

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

LandVest

Document Name: NH0747 ortho



85 Portage Pass

Moultonborough, NH

Regional Locus

LEGEND

- Subject Property - 14.96 ±Ac
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Notes:
Credits: Background from ESRI 'Terrain Base' map service

Date: 09/18/24

Project Number: NH0747

0 4,000 8,000 16,000 Feet

Scale: 1 " = 8,000 '

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

LandVest

Document Name: NH0747 regional locus


Red Hill
Unsworth Preserve
Koenig Forest
Red Hill
Koenig Forest
Bean Rd
Red Hill Rd
Owl's Head I
Pine Hill
Center Harbor Woods
Proctor Wildlife Sanctuary
25B
August 2017
Squam Lakes Conservation Society
Produced by Zak Brohinsky
N
W
E
S
0
0.25
0.5
Miles

STATEMENT OF LIMITATIONS

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