906 Shedd Hill Road

Stoddard, New Hampshire | $749,999







For more information, please contact:

Sam Howard
Luxury Real Estate Agent
showard@landvest.com
M: 603.815.2242

3 Eagle Square, Concord, NH 03301

LandVest
CHRISTIE'S INTERNATIONAL REAL ESTATE

All information provided is deemed reliable but is not guaranteed and should be independently verified. 623471

STATEMENT OF LIMITATIONS

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

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

Residential	Single Family	**906 Shedd Hill Road**				Listed: 7/29/2024	$749,999
5007196	Active	**Stoddard**	**NH 03464**	Unit/Lot		Closed:	



Virtual Tour URL Unbranded

County NH-Cheshire
Village/Dist/Locale
Construction Status Existing
Year Built 2000
Architectural Style Colonial, Contemporary
Color
Total Stories 2
Zoning RES
Taxes TBD No
Tax Annual Amount $7,307.68
Tax Year 2023
Tax Year Notes
Owned Land
Lot Size Acres 25.00
Lot Size Square Feet 1,089,000
Common Land Acres
Basement No
Basement Access Type Interior

Rooms Total 7
Bedrooms Total 3
Bathrooms Total 3
Bathrooms Full 1
Bathrooms Three Quarter 0
Bathrooms Half 2
Bathrooms One Quarter 0
List $/SqFt Fin ABV Grade $434.03
Above Grade Finished Area 1,728
SqFtFAGSrc Public Records
Above Grade Unfinished Area 0
SqFtUAGSrc Public Records
Below Grade Finished Area 0
SqFtFBGSrc Other
Below Grade Unfinished Area 0
SqFtUBGSrc Other
Total Finished Area 1,728
Days On Market 616
Activation Date

Public Remarks For those looking for privacy, views, and water access, this hilltop retreat fits the bill. Located on top of a hill overlooking 7-mile-long Highland Lake, the 25-acre property with deeded water access to a private beach offers a peaceful year-round escape. The Pierce Wildlife & Forest Reservation, 3,479 acres of permanently protected land directly abuts this property and creates a rare and very private sanctuary. The warm and inviting three-story open concept home is accessed via a long gravel driveway that was recently redone, smoothed and widened. Designed with friends and family in mind, there are plenty of gathering areas including the large kitchen, dining, living room centered by a double-sided fireplace, and highlighted by large windows that take in the beautiful views of Highland Lake. A bathroom and separate shower room with soaking tub finish the tiled first floor. The carpeted upstairs includes a half-bath and flexible space for sleeping arrangements including a primary bedroom with access to a private deck. The walkout lower level has a utility room, ½ bathroom, kitchenette, and woodstove. Two large sliders access a large brick patio that surrounds the house on three sides and features views of the lake, plenty of outdoor seating, an outdoor shower, and a small man-made waterfall/pond with glacial boulders off to the side. A long deck connects the home to a separate separate workshop. And if you want a truly outdoor experience there are even tent platforms.
Directions

Waterfront Property No
Water View Yes
WaterAcess Yes
WaterRestr Unknown
WtrFrnLgth

Water Body Name Highland Lake
Water Body Type Lake
Water Access Details Beach Access, Right of Way
Waterfront Property Rights

ROW Parcel Access
ROW Length
ROW Width
ROW to other Parcel
Current Use
Flood Zone Unknown
Land Gains

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

Map 114
Block 0
Lot 22
SPAN Number
Property ID
Deed Recorded Type Other
Deed Book 0
Deed Page 0
Total Deeds

SchDistrct
SchElem
SchMiddle
SchHigh

Lot Features Country Setting, Lake Access, Lake View, Sloping, Walking Trails, Wooded
Construction Materials Wood Frame, Clapboard Exterior, Wood Siding
Foundation Details Concrete
Roof Asphalt Shingle
Appliances Dishwasher, Dryer, Gas Range, Refrigerator, Washer
Other Equipment Portable Generator
Flooring Carpet, Ceramic Tile
Utilities Phone, Underground Utilities

Cooling None
Electric 100 Amp Service, Circuit Breaker(s)
Heating Propane, Wood, Baseboard, Wood Stove
Sewer 1000 Gallon, Holding Tank
Water Source Drilled Well
Exterior Features Balcony, Deck, Garden Space, Outbuilding, Patio
Interior Features Ceiling Fan, Dining Area, 1 Fireplace, Hearth, Living/Dining, Natural Light, Natural Woodwork, Vaulted Ceiling, Basement Laundry

Basement Description Finished
Garage Yes
Garage Capacity 2
Driveway Circular, Gravel
Suitable Use Residential

Road Frontage Type Paved, Public
Road Frontage Yes
Road Frontage Length 749

Exclusions

Right of First Refusal

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
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



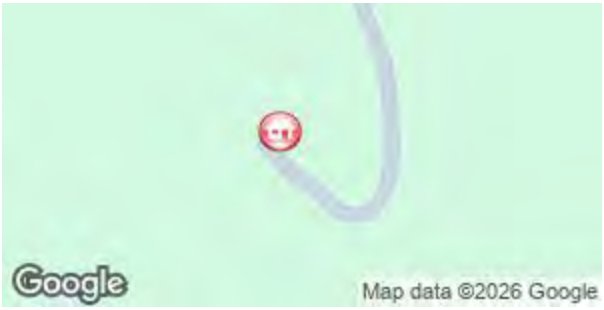
Andrea Tindal

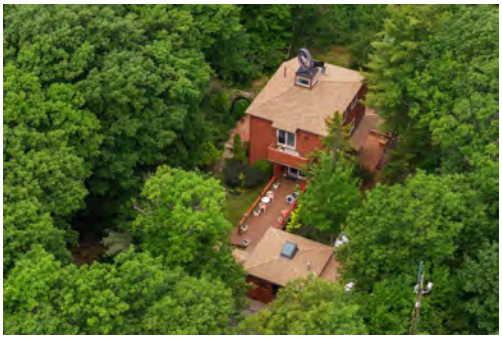
Cell: 603-731-1937

atindal@landvest.com

LandVest

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









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Listed By:
Sam Howard - 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:** Lyle Jensen
2. **PROPERTY LOCATION:** 906 Shedd Hill Road, Stoddard, NH 03464
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☑ No
4. **SELLER:** ☑ has ☐ has not occupied the property for 29 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: wellhead beside entry roof
Installed By: Cushing Date of Installation: 1995
What is the source of your information? Payment record

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

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

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

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

COMMENTS:

6. **SEWAGE DISPOSAL SYSTEM**

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

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

c. IF PRIVATE:

TANK: ☐ Septic Tank ☑ Holding Tank ☐ Cesspool ☐ Unknown ☐ Other
Tank Size: 1000 Gal. ☐ Unknown ☐ Other:
Tank Type ☑ Concrete ☐ Metal ☐ Unknown ☐ Other:
Location: beside hot tub; Bell Septic Keene has map Location Unknown ☐ Date of Installation: 1995
Date of Last Servicing: 2010 Name of Company Servicing Tank: Bell Septic Service
Have you experienced any malfunctions? ☐ Yes ☐ No
Comments: When emptied it was ¼ full

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d. LEACH FIELD: ☑ Yes ☐ No ☐ Other: _____
IF YES, Location: to left of mid driveway Size: 42 ft Unknown: _____
Date of installation of leach field: Jul 11, 1995 Installed By: Monadnock Septic
Have you experienced any malfunctions? ☐ Yes ☑ No
Comments: Baffle system

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☑ No ☐ Unknown
IF YES, has a site assessment been done? ☐ Yes ☐ No ☐ Unknown
Source of Information: _____
Comments: _____
FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

7. INSULATION

LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
Attic or Cap	☑	☐	☐	Fiberglass	and styrofoam foil	☐
Crawl Space	☑	☐	☐	fiber and stir		☐
Exterior Walls	☑	☐	☐	same		☐
Floors	☑	☐	☐	same		☐
	☐	☐	☐			☐

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? Tanks above grond
What materials are, or were, stored in the tank(s)? propane
Age of tank(s): 30 yrs Size of tank(s): 1000 gal. owned 500 and 2 100,sd owned by Rymes Oil
Location: behind workshop;
Are you aware of any past or present problems such as leakage, etc? ☐ Yes ☑ No
Comments: _____
If tanks are no longer in use, have the tanks been removed? ☐ Yes ☐ No ☐ Unknown
Comments: _____

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

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

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

e. LEAD-BASED PAINT - **Current or previously existing:**
Are you aware of lead-based paint on this property? ☐ Yes ☑ No
If YES: Source of information: _____

Are you aware of any cracking, peeling, or flaking lead-based paint? ☐ Yes ☑ No
Comments: _____

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

9. GENERAL INFORMATION

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

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? records

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: DiBerrnardo Assoc. Keene Brattleboro
If YES, is survey available? ☐ Yes ☐ No ☐ Unknown

h. How is the property zoned? residential

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

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

Additional Information: _____

j. Heating System Age: 29rebuilt14 Type: weil-mclain gold Fuel: propane Tank Location: behind worksho;p
Owner of Tank: 1000gal. owner owned 500-100-100 Rymes OIL
Annual Fuel Consumption: 700-2100 gal. Price: $1500-$2000 Gallons: _____
Date system was last serviced and by whom? 2021 James Dumais, Deering, NH
Secondary Heat Systems: Box stove in Brickmass can heat entire house by wood
Comments: _____

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k. Roof Age: 13 years Type of Roof Covering: architectural grade alphalt
Moisture or leakage:
Comments: two small leaks when driving rain

l. Foundation/Basement: ☐ Full ☑ Partial ☐ Other: Type:
Moisture or leakage:
Comments: none

m. Chimney(s) How Many? 2 Lined? welbestos stainless Last Cleaned: 2018 Problems?
Comments:

n. Plumbing Type: copper baseboard Age: 23 years
Comments:

o. Domestic Hot Water: Age: 5 yrs Type: electric Gallons: 75

p. Electrical System: # of Amps 100 Circuit Breakers ☑ Fuses ☐
Comments:
Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement:
Comments: honeywell wind turbine with aurora inverter on cupola

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: occasional mouse
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: no not needed Age: Date Last Serviced and by whom:
Comments:

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

v. Generator: Portable: Yes ☐ No ☑ Whole House: Yes ☐ No ☑ Kw/Size: 7 ½ kw Last Date of Service: 2024
If Portable: ☐ Included ☐ Negotiable
Comments:

w. Internet: Type Currently Used at Property: dsl through landline can't get fiber up hill

x. Other (e.g. Alarm System, Irrigation System, etc.)
Comments:

NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS 05/02/24 3:18 PM EDT dotloop verified / BUYER(S) INITIALS /

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10. ADDITIONAL INFORMATION

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

b. ADDITIONAL COMMENTS:

Garage at bottom has capability for 220 service

2014 Arctic Cat Prowler HDX enclosed with winter "tracks" and summer wheels studded tracks

2004 wide track 660 Arctic bearcat snowmobile with studded track

Yukon sled (pulled by snowmobile)

Winona kevlar canoe

Yellow Kayak

Snowblower

Husqevarna Chainsaw

Minnetonka electric troll motor

Chop saw, router, skill saw, jig saw, variety of tools etc. Equipped woodworking shop

Weed wackers, trimmers, lawnmower, ladders garden tools, shovels etc.

Rebuilt speedboat with 90 hp motor

Tents sleeping bags, airmatresses, camping gear

Hot tub

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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Lyle Jensen dotloop verified 05/02/24 3:18 PM EDT 8X5G-OXOQ-U3Y3-JISU			
SELLER	DATE	SELLER	DATE

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

BUYER	DATE	BUYER	DATE

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TOWN OF STODDARD, NH

TOWN CLERK /TAX COLLECTOR
P.O. BOX 373
STODDARD, NH 03464

Second Bill

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2023	000618-000707	11/30/2023	8% if paid after	1/16/2024

MAP/PARCEL	LOCATION OF PROPERTY	AREA
114-22	SHEDD HILL ROAD #906	13.50

OWNER OF RECORD

LYLE JR. JENSEN
906 SHEDD HILL RD
STODDARD NH 03464-4441

TAX CALCULATION

Municipal Tax Amount	1,217.58
School Tax Amount	3,340.45
State Tax Amount	747.15
County Tax Amount	1,407.35
Total Tax	6,712.53
Actual Tax Amount	6,712.53
Paid to Date	-3,227.79
PAY THIS AMOUNT	3,484.74

TAX CALCULATION

Municipal	3.08
School	8.45
State	1.89
County	3.56
TOTAL	16.98

ASSESSED VALUATION

Buildings	279,820
Land Value	115,500
NET VALUE	395,320

INFORMATION TO TAXPAYERS

IF YOU ARE ELDERLY, DISABLED, BLIND, A VETERAN OR VETERAN'S SPOUSE, OR UNABLE TO PAY TAXES DUE TO POVERTY OR OTHER GOOD CAUSE AND THIS IS YOUR PRIMARY RESIDENCE , YOU MAY BE ELIGIBLE FOR A TAX EXEMPTION, CREDIT OR DEFERRAL. FOR DETAILS AND APPLICATION INFORMATION CONTACT THE SELECTMEN, TOWN OF STODDARD, 1450 RT 123N, STODDARD, NH 03464, RSA 76-11a

THE TAXPAYER MAY, BY MARCH 1 FOLLOWING THE DATE OF NOTICE OF TAX AND NOT AFTERWARDS, APPLY IN WRITING TO THE BOARD OF SELECTMEN FOR A TAX EXEMPTION, CREDIT, ABATEMENT OR DEFERRAL AS PROVIDED UNDER RSA 76-16.

ADDITIONAL INFORMATION AT **www.stoddardnh.org/property-assessments**

PAYMENT POLICIES

PLEASE DO NOT STAPLE YOUR CHECK TO THE BILL. RETURN ENTIRE BILL WITH SELF ADDRESSED STAMPED ENVELOPE IF REQUESTING RECEIPT. NO RECEIPTS WILL BE SENT WITHOUT ENTIRE BILL.

Office Hours at Town Hall from 11:00 to 6:00 Tuesdays and Thursdays

Make Checks Payable to: Town of Stoddard
Town of Stoddard NH
PO Box 373
Stoddard, NH 03464

Telephone (603) 446-3326
Email: ClerkTax@stoddardnh.org

↑DETACH HERE↑ TO ENSURE PROPER CREDIT, PLEASE RETURN ENTIRE BOTTOM PORTION OF BILL ↑DETACH HERE↑

TOWN OF STODDARD, NH
TAX BILL

MAP/PARCEL	LOCATION OF PROPERTY	YEAR	BILL NUMBER	DUE DATE
114-22	SHEDD HILL ROAD #906	2023	000618-000707	1/16/2024

8% APR Interest Charged After
07/18/2023 On 1st Bill 3227.79
01/16/2024 On 2nd Bill 3484.74

453

LYLE JR. JENSEN
906 SHEDD HILL RD
STODDARD NH 03464-4441

PAY THIS AMOUNT 3,484.74

TOWN OF STODDARD, NH

TOWN CLERK /TAX COLLECTOR
P.O. BOX 373
STODDARD, NH 03464

Second Bill

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2023	000619-000708	11/30/2023	8% if paid after	1/16/2024

MAP/PARCEL	LOCATION OF PROPERTY	AREA
405-01.1	SHEDD HILL ROAD	16.50

OWNER OF RECORD

LYLE M. JENSEN
906 SHEDD HILL RD
STODDARD NH 03464-4441

TAX CALCULATION	
Municipal	3.08
School	8.45
State	1.89
County	3.56
TOTAL	16.98

ASSESSED VALUATION	
Land Value	35,050
NET VALUE	35,050

TAX CALCULATION

Municipal Tax Amount	107.95
School Tax Amount	296.17
State Tax Amount	66.24
County Tax Amount	124.79
Total Tax	595.15
Actual Tax Amount	595.15
Paid to Date	-286.19
PAY THIS AMOUNT	308.96

INFORMATION TO TAXPAYERS

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THE TAXPAYER MAY, BY MARCH 1 FOLLOWING THE DATE OF NOTICE OF TAX AND NOT AFTERWARDS, APPLY IN WRITING TO THE BOARD OF SELECTMEN FOR A TAX EXEMPTION, CREDIT, ABATEMENT OR DEFERRAL AS PROVIDED UNDER RSA 76-16.

ADDITIONAL INFORMATION AT **www.stoddardnh.org/property-assessments**

PAYMENT POLICIES

PLEASE DO NOT STAPLE YOUR CHECK TO THE BILL. RETURN ENTIRE BILL WITH SELF ADDRESSED STAMPED ENVELOPE IF REQUESTING RECEIPT. NO RECEIPTS WILL BE SENT WITHOUT ENTIRE BILL.

Office Hours at Town Hall from 11:00 to 6:00 Tuesdays and Thursdays

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TOWN OF STODDARD, NH
TAX BILL

MAP/PARCEL	LOCATION OF PROPERTY	YEAR	BILL NUMBER	DUE DATE
405-01.1	SHEDD HILL ROAD	2023	000619-000708	1/16/2024

8% APR Interest Charged After
07/18/2023 On 1st Bill 286.19
01/16/2024 On 2nd Bill 308.96

454

LYLE M. JENSEN
906 SHEDD HILL RD
STODDARD NH 03464-4441

PAY THIS AMOUNT 308.96

TOWN OF STODDARD, NH

TAX COLLECTOR
P.O. BOX 854
STODDARD, NH 03464

First Bill

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2023	000618-000707	6/15/2023	8% if paid after	7/18/2023

MAP/PARCEL	LOCATION OF PROPERTY	AREA
114-22	SHEDD HILL ROAD #906	13.50

OWNER OF RECORD

LYLE JR. JENSEN
906 SHEDD HILL RD
STODDARD NH 03464-4441

TAX CALCULATION

1/2 Tax At 2022 Tax Rate	
Municipal Tax Amount	1,435.01
School Tax Amount	3,028.15
State Tax Amount	517.87
County Tax Amount	1,474.55
Total Tax	6,455.58
Estimated Tax Amt	3,227.79

TAX CALCULATION

2022 Tax Rate	
Municipal	3.63
School	7.66
State	1.31
County	3.73
TOTAL	16.33

ASSESSED VALUATION

Buildings	279,820
Land Value	115,500
NET VALUE	395,320

PAY THIS AMOUNT 3,227.79

INFORMATION TO TAXPAYERS

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TOWN OF STODDARD, NH
TAX BILL

MAP/PARCEL	LOCATION OF PROPERTY	YEAR	BILL NUMBER	DUE DATE
114-22	SHEDD HILL ROAD #906	2023	000618-000707	7/18/2023

8% APR Interest Charged After
07/18/2023 On This Bill

382

LYLE JR. JENSEN
906 SHEDD HILL RD
STODDARD NH 03464-4441

PAY THIS AMOUNT 3,227.79

TOWN OF STODDARD, NH

TAX COLLECTOR
P.O. BOX 854
STODDARD, NH 03464

First Bill

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2023	000619-000708	6/15/2023	8% if paid after	7/18/2023

MAP/PARCEL	LOCATION OF PROPERTY	AREA
405-01.1	SHEDD HILL ROAD	16.50

OWNER OF RECORD

LYLE M. JENSEN
906 SHEDD HILL RD
STODDARD NH 03464-4441

TAX CALCULATION

2022 Tax Rate

Municipal	3.63
School	7.66
State	1.31
County	3.73
TOTAL	16.33

ASSESSED VALUATION

Land Value	35,050
NET VALUE	35,050

TAX CALCULATION

1/2 Tax At 2022 Tax Rate

Municipal Tax Amount	127.23
School Tax Amount	268.48
State Tax Amount	45.92
County Tax Amount	130.74
Total Tax	572.37
Estimated Tax Amt	286.19
PAY THIS AMOUNT	286.19

INFORMATION TO TAXPAYERS

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TOWN OF STODDARD, NH
TAX BILL

MAP/PARCEL	LOCATION OF PROPERTY	YEAR	BILL NUMBER	DUE DATE
405-01.1	SHEDD HILL ROAD	2023	000619-000708	7/18/2023

8% APR Interest Charged After
07/18/2023 On This Bill

383

LYLE M. JENSEN
906 SHEDD HILL RD
STODDARD NH 03464-4441

PAY THIS AMOUNT 286.19

TOWN OF STODDARD, NH

TAX COLLECTOR
P.O. BOX 373
STODDARD, NH 03464

First Bill

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2024	000618-000707	6/4/2024	8% if paid after	7/11/2024

MAP/PARCEL	LOCATION OF PROPERTY	AREA
114-22	SHEDD HILL ROAD #906	13.50

OWNER OF RECORD

LYLE JR. JENSEN
906 SHEDD HILL RD
STODDARD NH 03464-4441

TAX CALCULATION

1/2 Tax At 2023 Tax Rate

Municipal Tax Amount	1,217.58
School Tax Amount	3,340.45
State Tax Amount	747.15
County Tax Amount	1,407.35
Total Tax	6,712.53
Estimated Tax Amt	3,356.27

TAX CALCULATION

2023 Tax Rate

Municipal	3.08
School	8.45
State	1.89
County	3.56
TOTAL	16.98

ASSESSED VALUATION

Buildings	279,820
Land Value	115,500
NET VALUE	395,320

PAY THIS AMOUNT 3,356.27

INFORMATION TO TAXPAYERS

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TOWN OF STODDARD, NH
TAX BILL

MAP/PARCEL	LOCATION OF PROPERTY	YEAR	BILL NUMBER	DUE DATE
114-22	SHEDD HILL ROAD #906	2024	000618-000707	7/11/2024

8% APR Interest Charged After
07/11/2024 On This Bill

419

LYLE JR. JENSEN
906 SHEDD HILL RD
STODDARD NH 03464-4441

PAY THIS AMOUNT 3,356.27

TOWN OF STODDARD, NH

TAX COLLECTOR
P.O. BOX 373
STODDARD, NH 03464

First Bill

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2024	000619-000708	6/4/2024	8% if paid after	7/11/2024

MAP/PARCEL	LOCATION OF PROPERTY	AREA
405-01.1	SHEDD HILL ROAD	16.50

OWNER OF RECORD

LYLE M. JENSEN
906 SHEDD HILL RD
STODDARD NH 03464-4441

TAX CALCULATION

2023 Tax Rate

Municipal	3.08
School	8.45
State	1.89
County	3.56
TOTAL	16.98

ASSESSED VALUATION

Land Value	35,050
NET VALUE	35,050

TAX CALCULATION

1/2 Tax At 2023 Tax Rate

Municipal Tax Amount	107.95
School Tax Amount	296.17
State Tax Amount	66.24
County Tax Amount	124.79
Total Tax	595.15
Estimated Tax Amt	297.58
PAY THIS AMOUNT	297.58

INFORMATION TO TAXPAYERS

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TOWN OF STODDARD, NH
TAX BILL

MAP/PARCEL	LOCATION OF PROPERTY	YEAR	BILL NUMBER	DUE DATE
405-01.1	SHEDD HILL ROAD	2024	000619-000708	7/11/2024

8% APR Interest Charged After
07/11/2024 On This Bill

420

LYLE M. JENSEN
906 SHEDD HILL RD
STODDARD NH 03464-4441

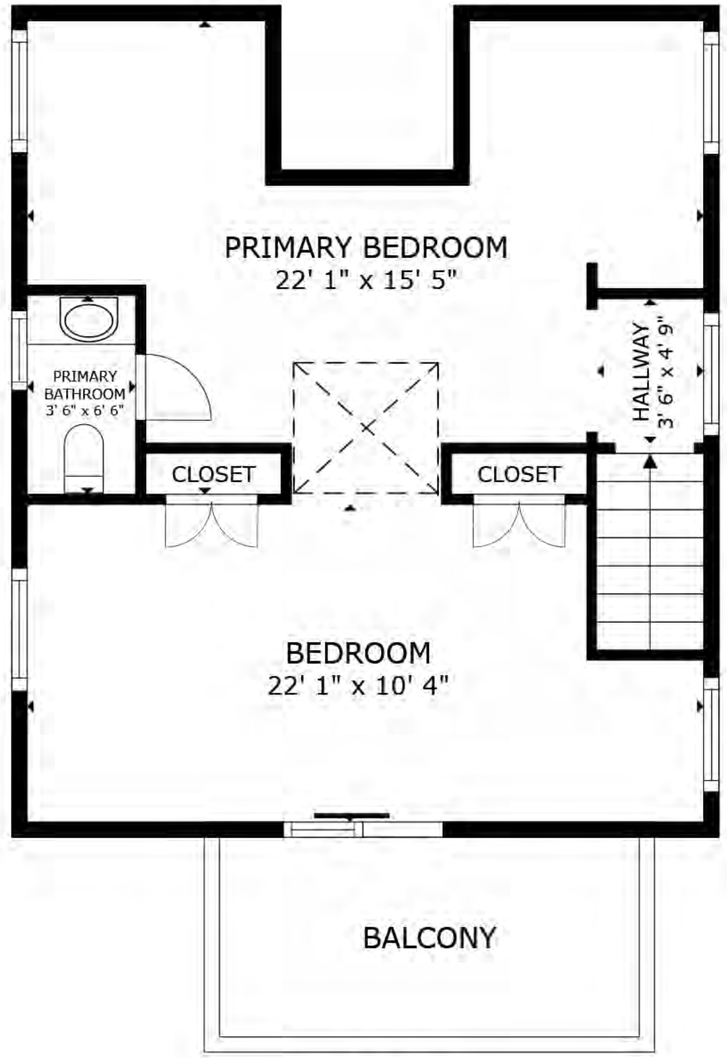
PAY THIS AMOUNT 297.58



FLOOR 1



FLOOR 2



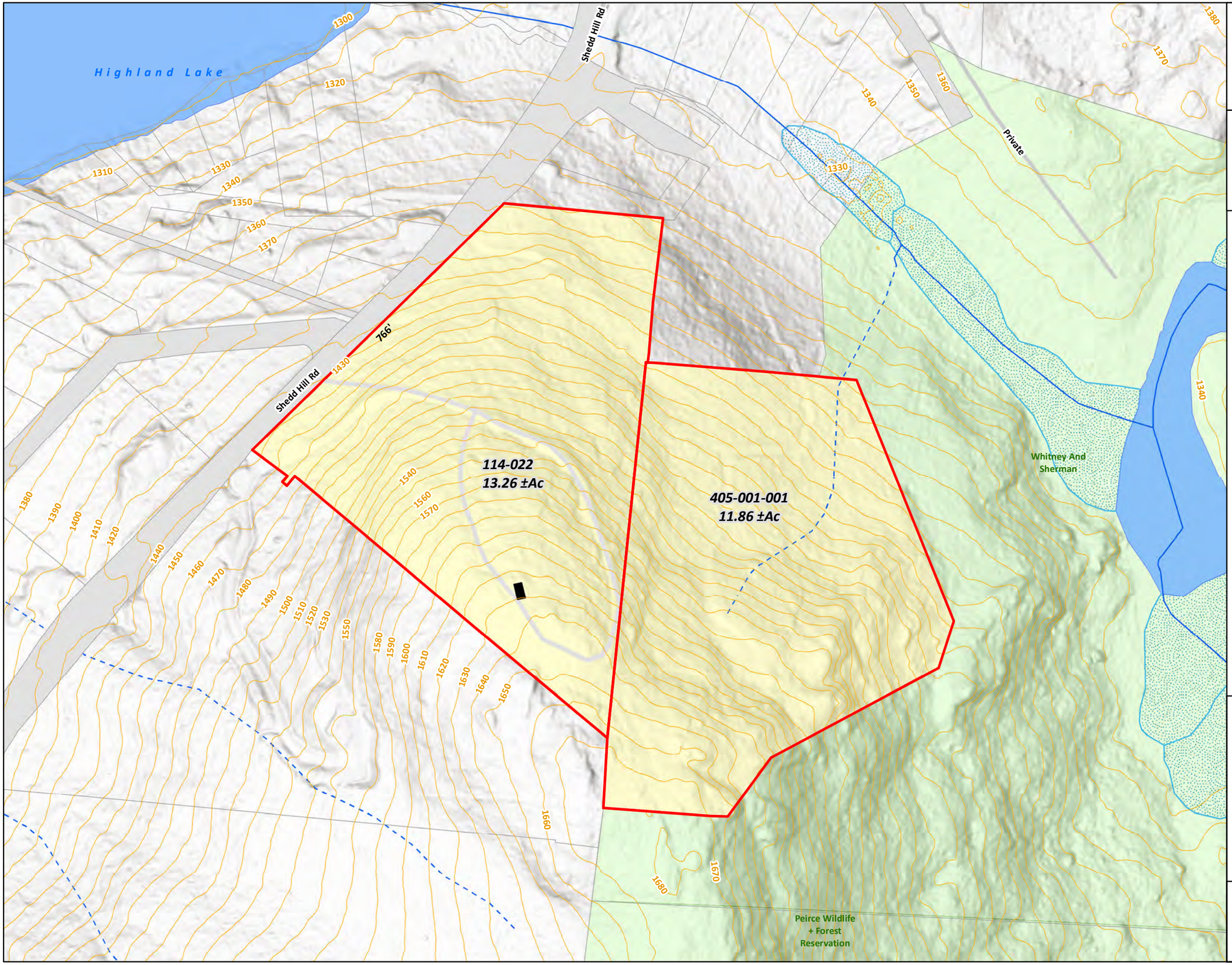
FLOOR 3

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Shedd Hill

Stoddard, NH

Base Plan



LEGEND

- Subject Property - 25.12 ±Ac
- Adjacent Properties
- Protected Land
- Building Footprints
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (10 ft)



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

Date: 07/30/24

Project Number: NH0722

0 100 200 400 Feet

Scale: 1 " = 200 '

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

LandVest

Document Name: NH0722 base 07 29 24

Shedd Hill

Stoddard, NH

Base Plan Orthophotograph



LEGEND

- Subject Property - 25.12 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (10 ft)



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

Date: 07/30/24

Project Number: NH0722

0 100 200 400 Feet

Scale: 1 " = 200 '

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

LandVest

Document Name: NH0722 ortho 07 29 24

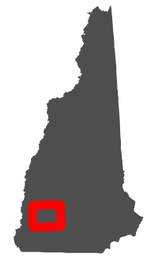
Shedd Hill

Stoddard, NH

Regional Locus

LEGEND

- Subject Property - 25.12 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



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

Date: 07/30/24

Project Number: NH0722

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: NH0722 regional locus 07 29 24