521 Washington Hill Road

Tamworth, New Hampshire







For more information, please contact:

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LandVest
CHRISTIE'S INTERNATIONAL REAL ESTATE

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

STATEMENT OF LIMITATIONS

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

521 WASHINGTON HILL ROAD
TAMWORTH, NEW HAMPSHIRE

Property:

- 106.8 +- Acres
- Gravel circular driveway
- Open and wooded
- Stonewalls
- 3-bay detached garage
- Large shingle barn
- 12,000 sq ft car barn
- Studio
- Run-in storage
- Drilled well shed
- Dug well shed
- Patio
- Large open back yard
- Stone walkways
- Garden space
- Conservation easement

House:

- Expanded and upgraded Cape built in 1810
- Wood clapboard and shingle siding
- Composite Slate and partial metal roof
- Natural and painted wide pine flooring throughout, pegged oak flooring in office
- 7 bedrooms, 5 baths
- Total of 4691+- sq ft of living space
- 3 chimneys
- 7 fireplaces (8 counting the dining room)

MAIN LEVEL

Kitchen

- Kitchen dining area with large bay window
- Custom painted wood cabinetry with honed granite counters
- Beautiful teak English antique center island with cabinets and pendant lighting
- Wide pine floors with decorative black and white squares
- High end appliances include a Viking Dual Fuel stove with 6 burners and double oven and exhaust hood above.
- Deep sink with brass fittings, pendant lighting and window overlooking yard

- Woodstove
- Appliance closet
- Swing door to large pantry

Pantry

- Large walk-in pantry
- Glass cabinets with drawers
- Wood counters and double porcelain sink with window above
- Wall sconces
- Swing door to dining room

Dining Room

- Spacious room with natural wood paneling and floors
- Beamed ceiling
- Wide pine wainscot with chair rail
- Corner built-in china cabinet
- Wall sconces
- Brick fireplace (non-working)
- Door to screened porch

Screened Porch

- Overlooking yard
- Brick floors
- Two screened doors to yard

Study

- Crown molding with decorative trim below
- Built-ins with cabinets and shelving
- Brick fireplace with wood decorative mantle
- Arched inset curio shelving
- Three windows

Front Foyer

- Overlooks large yard
- Access study and living room
- Stairs to second floor

Living Room

- Front to back living room with conversation area
- Triple and double windows

- Beamed ceiling
- Large brick fireplace with raised panel surround
- Raised paneling and wide pine paneling
- Accesses dining room and foyer/entry

Back Foyer/Entry

- Bright room with painted raised panel walls
- 6-panel heavy wood entry door with forged hardware
- Brick fireplace and wood mantle with dentil molding
- Wall sconces
- Triple window overlooking yard and French door to patio?
- Stairs to second floor
- Access to first floor ensuite bedroom.

First Floor Bedroom - Ensuite

- Brick fireplace
- 3/4 bath with tile floor, towel warmer, shower and pedestal sink
- Dressing room
- Closet
    - 3/4 bath - tile floor, shower with tile surround
    - Towel warmer
    - Pedestal sink
    - Window

Library

- Vaulted ceiling
- Large bay window with window seat
- Transom windows at ceiling
- Wall of built-in shelving
- Large bay window with window seat
- Four study/reading spaces with shelving, window and transom above
- Woodstove
- Oak pegged flooring

Full Bath

- Porcelain whirlpool tub with tile surround
- Vaulted
- Porcelain sink
- Tile floor
- Shelving

Mudroom

- Brick walkway to covered entrance
- Glass door
- Vinyl flooring

SECOND FLOOR

Bedroom - Ensuite

- Off stairs from Foyer/Entry
- Two dormered windows
- 2 additional windows
- Large closet
- Painted wide pine floors
    - Full bath - porcelain tub and marble tile surround
    - Pedestal sink
    - Built-in drawers

Primary Bedroom - Ensuite

- Triple windows front and back
- Brick fireplace with wood mantle
- Dormered on both sides of the room
- Wall sconces
- Three closets
- Ceiling fan
- Hallway with two deep closets, one with cedar drawers

Bedroom - Ensuite

- Front dormer windows
- Brick fireplace with wood mantle
- Built-in shelving
- Pained wide pine floors
- Walk-in closet
    - ¾ Bath – Glass shower with tile
    - Furniture style vanity

Bedroom

- 4 windows on each side
- Vaulted ceiling in center
- Pass through to additional bedrooms and back stairs to kitchen

Additional Bedrooms and Bath

- Two additional smaller bedrooms, each with a closet and windows.
- Bathroom with clawfoot tub, towel warmer, window and glass shelf

BASEMENT

Laundry Room

- Washer & dryer with cabinetry above
- Cement floor
- Porcelain utility sink
- Wall of cabinets
- Large space for games

Utilities

- Each room is individually controlled.
- Froling P4 Pellet boiler with propane back up
- Domestic electric hot water heater- 50 gal
- Water treatment system for radon and acidity
- 200 AMP electric
- Drilled well – located in shed with hatch access
- Dug well – 20 ft deep by 20ft wide located in separate shed
- Septic System- 1500-gallon
- Fidium Fiber Internet
- Propane boiler, FHA for newer wing

GARAGE

- Detached
- Three-bay
- Metal roof
- Skylights
- Full loft above
- Locking gun room in back with roll down secure door

BARN

- 2-story
- Metal Roof
- Shingle siding
- 3-stalls
- Workshop area

- Overhang with stone walkway to side door
- Drive through overhead doors with transoms above

STUDIO

- Bright with several windows
- Sugar house design
- Insulated
- Woodstove

CAR BARN

- 12,000 sq feet
- Metal Roof
- Stone and wood siding
- Cement floor with radiant heat
- Center drain
- Multiple triple windows
- Drive through overhead doors
- Fire extinguishers
- Office
- Full Bath
- Wall of shelving
- Propane furnace
- Hot water heater
- Workshop area
- Endless pool

What we love about the property:

- The serenity of the property in both yard and woods
- The history of the house and how well it's built.
- Continuing traditions. Great place to gather family
- Walking trails in the woods

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

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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 Clunan and Rebecca Dean
2. **PROPERTY LOCATION:** 521 Washington Hill Rd Chocorua NH 03817
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☒ No
4. **SELLER:** ☒ has ☐ has not occupied the property for 5 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: 300' behind / above house
Installed By: unknown Date of Installation: unknown
What is the source of your information?

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
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? treatment system installed 2021 for radon + acidity
COMMENTS:
11/2023 test results attached - water line replaced after test should mitigate copper

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 1500 Gal. ☐ Unknown ☐ Other
Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other
Location: below house ☐ Location Unknown. Date of Installation:
Date of Last Servicing: 11/2025 Name of Company Servicing Tank: Turner Septic
Have you experienced any malfunctions? ☐ Yes ☒ No
COMMENTS: Installed riser 11/2025 - inspection report available

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
IF YES, Location: below house Size: unknown ☒ Unknown
Date of installation of leach field: unknown Installed By: _____
Have you experienced any malfunctions? ☐ Yes ☒ No
Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☒ No ☐ Unknown
IF YES, has a 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	☒	☐	☐	3" foam board in roof		☐
Crawl Space	☒	☐	☐	blown in in walls		☐
Exterior Walls	☒	☐	☐	(as reported by previous owner)		☐
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)? _____
Age of tank(s): _____ Size of tank(s): _____
Location: _____
Are you aware of any past or present problems such as leakage, etc? ☐ Yes ☐ No
Comments: _____
If tanks are no longer in use, have the tanks been removed? ☐ Yes ☐ No ☐ Unknown
Comments: _____

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

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

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

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d. RADON/WATER - **Current or previously existing:**
Has the property been tested? [X] Yes [ ] No [ ] Unknown
If YES: Date: 3/2021 By: Summit
Results: high radon If applicable, what remedial steps were taken? treatment system installed
Has the property been tested since remedial steps? [X] Yes [ ] No
Are test results available? [X] Yes [ ] No Comments: Test attached

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

f. Are you aware of any other hazardous materials? [ ] Yes [X] No
If YES: Source of information:
Comments:

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?
[X] Yes [ ] No [ ] Unknown If YES, Explain: Conservation easement on 92 acres
What is your source of information?

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?
[ ] Yes [X] 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 [X] No If YES, Explain:

d. Are you aware of any problems with other buildings on the property?
[ ] Yes [X] No If YES, Explain:

e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.?
[X] Yes [ ] No [ ] Unknown If YES, Explain: Conservation easement on 92 acres

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

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

h. How is the property zoned?

i. **Heating System** Age: 10 +/- Type: pellet boiler Fuel: pellet Tank Location: basement
Owner of Tank:
Annual Fuel Consumption: Price: Gallons:
Date system was last serviced and by whom?
Secondary Heat Systems: Propane furnace in newer wing - hot air - Eastern Propane
Comments:

j. **Roof** Age: 12-13 Type of Roof Covering: metal and plastic slate
Moisture or leakage: NO
Comments:

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k. **Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: Stone / concrete
Moisture or leakage: minor moisture in spring - no need to pump
Comments: _____

l. **Chimney(s)** How Many? 3 Lined? yes Last Cleaned: kitchen 2025 Problems? None
Comments: _____

m. **Plumbing** Type: copper, PVC - mixed Age: mixed
Comments: _____

n. **Domestic Hot Water** Age: 8 years +/- Type: electric Gallons: 50

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: window units Age: varies Date Last Serviced and by whom: unknown
Comments: _____

t. **Pool*** Age: 5 Heated: ☒ Yes ☐ No Type: Endless Pool Last Date of Service: _____
By Whom: * Maintained by owners

u. **Generator** Portable: ☐ Yes ☒ No Whole House: ☐ Yes ☐ No Kw/Size: _____ Last Date of Service: _____
If Portable: ☐ Included ☐ Negotiable
Comments: _____

v. **Internet** Type Currently Used at Property: Fidium Fiber

w. **Other** (e.g. Alarm System, Irrigation System, etc.) Alarm system not currently in use -
Comments: disconnected phone when fiberoptic internet installed. Would need to reconnect for alarm.

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 _____ / RVD BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: 521 Washington Hill Rd Chocorua NH 03817

10. ADDITIONAL INFORMATION

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

b. ADDITIONAL COMMENTS:

2021: Installed water treatment for the house to mitigate radon and high acidity in well water. The water in the car barn is not currently treated.
2024: New waterline installed underground from well to house.
2021: Replaced roof of wood shingled barn, replaced damaged corner post, a section of sill next to driveway, and the floor adjacent.
2022 & 2024: replaced cedar shingles on two end walls of barn

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
	4/28/26		4-28-2026

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

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Manchester, NH 03109
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(603)622-0200
NH ELAP Accreditation #NH1005

NELSON ANALYTICAL LAB

RP231204179

Maine State Certification #NH01005
Vermont State Cerfication # VT1005
Maine Radon Certification # ME17500
Massachusetts State Certification #M-NH1005

Report of Analysis

Customer: Summit View Water
Client Sample ID: Dean
Laboratory ID: 123112509.01
Sample Matrix : Drilled Well Water
Sample Location: 521 Washington Hill Road, Tamworth NH (Filter/Bubble Up)

Date Collected: 11/29/2023 02:45 PM
Collected By : Summit View
Date Received : 11/30/2023 08:50 AM
Temperature Rec'd °C: #12.0

Parameters	Results	Acceptable Level	Units	Date Analyzed	Test Method	Test Type	Test Remarks
Total Coliform Bacteria	Absent	Absent	/100mL	11/30/2023 14:10	SM 9223B	Primary	Within Standard
E. coli Bacteria	Absent	Absent	/100mL	11/30/2023 14:10	SM 9223B	Primary	Within Standard
Nitrate-N	<1.0	10	mg/L	11/30/2023 11:08	SM 4500 NO3 D	Primary	Within Standard
Nitrite-N	<0.01	1.0	mg/L	11/30/2023 16:00	SM 4500 NO2B	Primary	Within Standard
Fluoride	<0.20	4.0	mg/L	11/30/2023 10:30	SM 4500F-C	Primary	Within Standard
Arsenic	<0.0010	0.0050	mg/L	12/01/2023 01:04	EPA 200.8	Primary	Within Standard
Lead	<0.001	0.015	mg/L	12/01/2023 01:04	EPA 200.8	Primary	Within Standard
Copper	**2.46**	1.30	mg/L	12/04/2023 15:46	EPA 200.8	Primary	**Outside of Standard**
Chloride	12	250	mg/L	11/30/2023 10:30	SM 4500Cl-B	Secondary	Within Standard
pH	6.78	6.5-8.5	SU	11/30/2023 10:15	SM 4500H B	Secondary	Within Standard
Iron	<0.030	0.300	mg/L	12/01/2023 01:04	EPA 200.8	Secondary	Within Standard
Manganese	<0.010	0.050	mg/L	12/01/2023 01:04	EPA 200.8	Secondary	Within Standard
Conductivity	63	N/A	umhos/cm	11/30/2023 10:30	SM 2510B	N/A	No EPA Limit
Alkalinity	26	N/A	mg/L	11/30/2023 10:30	SM 2320B	N/A	No EPA Limit
Sodium	2.2	N/A	mg/L	12/01/2023 01:04	EPA 200.8	N/A	No EPA Limit
Total Hardness	19	N/A	mg/L	12/01/2023 01:04	SM 2340B	N/A	No EPA Limit
Radon	<300	See Note	pCi/L	11/30/2023 22:22	SM 7500	N/A	No EPA Limit
Uranium	5	30	ug/L	12/01/2023 01:04	EPA 200.8	Primary	Within Standard

ARSENIC NOTE: The New Hampshire Department of Environmental Services has established a state Maximum Contaminant Level (MCL) for arsenic of 0.005 mg/L, which took effect on July 1, 2021 for all NH public water systems. The federal EPA Safe Drinking Water Act MCL for arsenic is 0.010 mg/L. More information can be found at https://www.des.nh.gov/

RADON NOTE: There is currently no legal or regulatory limit for radon in water. The EPA has a proposed limit of 4000 pCi/L. Maine and Vermont have recommended limits of 4000 pCi/L, and Massachusetts 10,000 pCi/L. New Hampshire DES recommends treatment for levels above 10,000 pCi/L, or above 2000 pCi/L if Radon in Air levels exceed 4 pCi/L. More information can be found at www.epa.gov/radon.

Test Types: EPA Primary: Regulated by the EPA as a health related parameter
EPA Seconday: Aesthetic parameter - not regarded as a health concern

Respectfully Submitted

Andrew Nelson, Laboratory Director

Notes: mg/L=ppm; ug/L=ppb; ng/L=ppt, "<" denotes "less than". This report of analysis may not be modified in any way, or reproduced except in full, without written approval from Nelson Analytical, LLC. Results reported above relate only to samples as submitted, unless specifically noted otherwise. Nelson Analytical, LLC is currently accredited by the New Hampshire Environmental Lab Accreditation Program, the Vermont Laboratory Accreditation Program, the Massachusetts Laboratory Certification Program, and the Maine Laboratory Accreditation Program. For a list of current accredited tests, please visit the websites listed below. Sampling performed by the lab is according to the lab document "Water Sampling Instructions". EPA standards list pH & Chlorine as field parameters which should be tested immediately upon sample collection. Samples tested for pH after submission are beyond the hold time. Samples will be analyzed as quickly as laboratory operations allow. Metals samples may be analyzed the same day they are received. #-Sample(s) received at laboratory do not meet method specified temperature criteria.
Solid samples are reported on a dry weight basis unless noted otherwise.
For accreditation status at the time of sample analysis, or for information on subcontract laboratories, please contact Nelson Analytical.
Subcontract Laboratories: SUB2: Nelson Analytical Maine NH2018 SUB 7: Nelson Analytical EAI Div. NH1007, SUB3: 2062 SUB4:2073/2239, SUB5:NH2530, SUB8:NH2136,
https://www4.des.state.nh.us/OneStopPub/WSEB/acclab/1005.pdf
http://healthvermont.gov/enviro/ph_lab/PublicHealthLaboratory.aspx
https://www.maine.gov/dhhs/mecdc/environmental-health/dwp/professionals/labCert.shtml
https://www.mass.gov/certified-laboratories

Date Reported: 12/04/2023

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS FOR HOUSING SALES

This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: 521 Washington Hill Rd Chocorua NH 03817

LEAD WARNING STATEMENT

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ☐ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

(c) ☐☐ Purchaser has received copies of all information listed above.

(d) ☐☐ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home.*

(e) Purchaser has (check (i) or (ii) below):

(i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

(f) ☐ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller	Date 4/28/26	Seller	Date 4.28.2026
Purchaser	Date	Purchaser	Date
Agent	Date	Agent	Date

E Doc # 2106169 04/23/2021 02:27:01 PM
Book 3585 Page 364 Page 1 of 6
Register of Deeds, Carroll County
LCHIP CAA131249 25.00
Lisa Scott TRANS TAX CA925070 14,250.00

T/S: $14,250.

FIDUCIARY DEED

BANK OF AMERICA, N.A., a national banking institution with a mailing address of 100 Federal Street, 4th Floor, MA5-11-04-05, Boston, Massachusetts 02110, as **Trustee of THE JOHN A. MOIR, JR. TRUST OF 1992**, under instrument dated June 17, 1992, by the power conferred by said trust and every other power, for consideration paid of Nine Hundred Fifty Thousand Dollars, grants to **JOHN S. CLUNAN**, an unmarried individual, and **REBECCA DEAN,** an unmarried individual, both with a mailing address of 189 Exeter Road, Hampton Falls, New Hampshire 03844, as joint tenants with rights of survivorship,

A certain lot or parcel of land with the buildings thereon, situated in Tamworth, in the County of Carroll and State of New Hampshire, shown on a survey plan entitled, "COMPOSITE CONSERVATION EASEMENT PLAN OF PROPERTY OF THE JOHN A. MOIR, JR. TRUST OF 1992 LOCATED IN TAMWORTH, NEW HAMPSHIRE," dated November 21, 2016, prepared by HEB Engineers, Inc., recorded in Carroll County Registry of Deeds Plan Book 237, Page 77, more particularly bounded and described as follows:

Beginning at a bound on the west side of Washington Hill Road, at the northeast corner of the "Taylor Lot", labeled as 16 on said Plan,; then

1) N 22° E, 100 feet along a stone wall on the west side of said road; then
2) N 29° E, 100 feet; then
3) N 35° 00' E, 128 feet; then
4) N 37° 30' E, 23 feet; then
5) N 37° 30' E, 42 feet; then
6) N 34° 30' E, 68 feet; then
7) N 36° 30' E, 178 feet to an HEB disk on rebar set in stone wall intersection; then
8) N 58° E, 186 feet; then

9) N 50° E, 240 feet to a bound labeled as 17 on said Plan; then

10) N 46° E, 65 feet; then

11) N 46° E, 59 feet; then

12) N 48° 45' E, 200 feet; then

13) N 42° 30' E, 100 feet; then

14) N 26° E, 100 feet; then

15) N 12° E, 200 feet; then

16) N 12° E, 240 feet to an intersection of stone walls;; then

17) N 9° 15' E, 100 feet; then

18) N 5° 30' E, 200 feet; then

19) N 5° 30' E, 371 feet to the end of a stone wall; then

20) N 5° 30', 100 feet; then

21) N 1° W, 571 feet to a bound labeled as 1 on said Plan, the previous twenty courses all along the west side of Washington Hill Road; then

22) N 82° 45' W, 530 feet along a wire fence to a bound labeled as 2 on said Plan; then

23) S 8° 30' W, 326 feet along a wire fence to a bound labeled as 3 on said Plan; then

24) N 82° 30' W, 974 feet along a wire fence to a bound labeled 4; then

25) N 2° 30' E, 114 feet along a wire fence; then

26) N 7° E, 95 feet along a stone wall; then

27) N 10° E, 218 feet along a stone wall to a bound labeled 5 on said Plan; then

28) N 89° 30' W, 213 feet along a stone wall; then

29) S 89° W, 195 feet along a stone wall; then

30) N 89° 45' W, 85 feet along a stone wall; then

31) S 86° 15' W, 116 feet along a stone wall; then

32) N 87° 30' W, 60 feet along a stone wall to an intersection of stone walls; then

33) N 88° W, 75 feet along a stone wall to a bound labeled 6 on said Plan; then

34) N 7° 30' W, 132 feet along a stone wall; then

35) N 13° 45' W, 106 feet along a stone wall to a bound labeled 7 on said Plan; then

36) S 83° 30' W, 299 feet to a bound labeled 8 on said Plan; then

37) S 7° W, 865 feet along land nor or formerly of Chocorua Lake Conservancy to an iron pin found, labeled 9 on said Plan; then

38) S 80° 16' 45" E, 306.62 feet along a stone wall to the end of the wall; then

39) S 81° 20' 45" E, 75.97 feet to a stake in stone pile; then

40) S 84° 59' 15" E, 143.93 feet to a stake in stone pile; then

41) S 80° 39' 30" E, 137.50 feet to the end of a stone wall; then

42) S 74° 44' 15" E, 51.20 feet along a stone wall; then

43) S 80° 45' 30" E, 84.01 feet along a stone wall; then

44) S 82° 41' 30" E, 101.20 feet along stone wall; then

45) S 86° 20' 00" E, 97.11 feet along a stone wall; then

46) S 89° 09' 15" E, 56.71 feet along a stone wall; then

47) S 73° 43' 45" E, 30.00 feet along a stone wall to an iron pipe found, labeled 10 on said Plan; then

48) S 07° 30' 15" W, 144.68 feet along a stone wall to an intersection of stone walls; then

49) S 07° 30' 15" W, 160.09 feet to an iron pipe found; then

50) S 07° 30' 15" W, 291.96 feet along a stone wall to an iron pipe found at an intersection of stone walls; then

51) S 14° 45' 30" W, 597.25 feet along a stone wall to an iron pipe found; labeled as 11 on said Plan; then

52) S 78° 40' 45" W, 131.67 feet to a bound labeled as 12 on said Plan; then

53) S 36° 30' E, 100 feet along a stone wall; then

54) S 29° 30' E, 66 feet along a stone wall; then

55) S 10° E, 90 feet along a stone wall to a stone post found on east side of stone wall, labeled as 13 on said Plan; then

56) S 09° W, 116 feet along a stone wall; then

57) S 07° W, 169 feet along a stone wall to the end of the wall; then

58) S 07° 15' W, 356 feet along a wire fence to the end of a stone wall; then

59) S 10° W, 109 feet along a stone wall to a bound labeled as 14 on said Plan; then

60) S 81° 15' E, 160 feet along a stone wall; then

61) S 85° E, 47 feet along a stone wall to a bound; then

62) S 81° 30' E, 173 feet to a bound labeled 15 on said Plan; then

63) S 02° 30' E, 95 feet along a stone wall; then

64) S 55° 45' E, 52 feet along a stone wall; then

65) S 71° 30' E, 35 feet along a stone wall; then

66) N 85° E, 39 feet along a stone wall; then

67) S 67° 30' E, 49 feet along a stone wall; then

68) S 80° 30' E, 77 feet along a stone wall to the bound begun at.

SUBJECT TO Well Agreement dated November 21, 1990 and recorded in the Carroll County Registry of Deeds at Book 1433, Page 312.

SUBJECT TO Conservation Easement conveyed to Chocorua Lake Conservancy, by deed dated December 27, 2016 and recorded in the Carroll County Registry of Deeds at Book 3304, Page 963, and to Executory Interest to Conservation Easement conveyed to Lakes Region Conservation Trust by deed dated April 16, 2019 and recorded in the Carroll County Registry of Deeds at Book 3439, Page 800.

MEANING AND INTENDING to describe a portion of the premises conveyed to Bank of America, N.A., as Trustee of the John A. Moir, Jr. Trust of 1992, by Deed of John A. Moir, Jr., dated April 4, 2013 and recorded in the Carroll County Registry of Deeds at Book 3075, Page 256.

Signed this 20th day of April, 2021.

JOHN A. MOIR, JR. TRUST OF 1992
BANK OF AMERICA, N.A., TRUSTEE

By: Anthony Crosby
Anthony Crosby, Vice President
Duly Authorized

STATE OF CONNECTICUT
COUNTY OF Hartford

The foregoing instrument was acknowledged before me this 20 day of April, 2021 by Anthony Crosby as Vice President of Bank of America, N.A., Trustee of The John A. Moir, Jr. Trust of 1992, in said capacity.

BASIM H MORKOS
NOTARY PUBLIC
MY COMM. EXP. 12/31/2025
CONNECTICUT

Basim Morkos
Notary Public/Justice of the Peace
Printed Name: Basim Morkos
My Commission Expires: 12/31/2025

TRUSTEE'S CERTIFICATE

BANK OF AMERICA, N.A, as Trustee of the John A Moir, Jr., Trust of 1992, under instrument dated June 17, 1992, hereby certifies that (a) the Trust exists and remains in full force and effect, (b) it is the sole and current Trustee of the Trust, (c) under the Trust it has full and absolute power to convey any interest in real estate and improvements thereon held in the said Trust, and (d) no purchaser or third party shall be bound to inquire whether as the Trustee has said power or is properly exercising such power or to see to the application of any Trust asset paid to it as Trustee for a conveyance thereof. The trust has not been revoked, modified or amended in any manner which would cause the representations contained in this Trustee Certificate to be incorrect.

JOHN A. MOIR, JR. TRUST OF 1992
BANK OF AMERICA, N.A., TRUSTEE

By: Anthony Crosby
Anthony Crosby, Vice President
Duly Authorized

STATE OF CONNECTICUT
COUNTY OF Hartford

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 20 day of April, 2021 by Anthony Crosby as Vice President of Bank of America, N.A., Trustee of The John A. Moir, Jr. Trust of 1992, in said capacity.



Basim Morkos
Notary Public/Justice of the Peace
Printed Name: Basim Morkos
My Commission Expires: 12/31/2025

Town of Tamworth

Print Now

Parcel ID:	408 51 0 (CARD 1 of 2)
Owner:	CLUNAN, JOHN S.
	DEAN, REBECCA
Location:	521 WASHINGTON HILL RD
Acres:	106.800

General

Valuation

Building Value:	$855,300	
Features:	$21,000	
Taxable Land:	$104,200	Current Use
Card Value:	$980,500	
Parcel Value:	$1,535,500	

Listing History

List Date	Lister
12/10/2020	BJLO
07/11/2007	SB08
05/12/2005	BF01
03/09/2004	KS00
03/09/2004	DW00

Notes: UTILITIES ALSO ELECTRIC , PART CRAWL 2004:REVIEWS ADJ FF 2004 ABATEMENT: CORRECTED CU ASSESSMENT 28.8 AC HDWD S/B IN CU 12/20 PELLET BOILER, ADJ BATH, HEAT, ROOF , FPLS BJL

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2025	$1,351,900	$79,400	$104,200	Cost Valuation	$1,535,500
2024	$1,351,900	$79,400	$103,441	Cost Valuation	$1,534,741
2023	$743,200	$72,600	$66,305	Cost Valuation	$882,105
2022	$743,200	$72,600	$67,746	Cost Valuation	$883,546
2020	$726,400	$72,300	$71,076	Cost Valuation	$869,776
2019	$726,400	$72,300	$71,076	Cost Valuation	$869,776
2015	$729,000	$78,700	$79,037	Cost Valuation	$886,737
2014	$729,000	$78,700	$79,037	Cost Valuation	$886,737
2013	$742,600	$78,700	$91,264	Cost Valuation	$912,564
2012	$742,600	$78,700	$99,479	Cost Valuation	$920,779
2011	$742,600	$78,700	$92,138	Cost Valuation	$913,438
2010	$742,600	$78,700	$92,138	Cost Valuation	$913,438
2009	$742,600	$78,700	$91,299	Cost Valuation	$912,599

Tax Year	Building	Features	Land	Value Method	Total Taxable
2008	$702,100	$42,500	$100,575	Cost Valuation	$845,175
2007	$702,100	$42,500	$100,575	Cost Valuation	$845,175
2006	$702,100	$42,500	$100,575	Cost Valuation	$845,175
2005	$702,100	$42,500	$100,575	Cost Valuation	$845,175
2002	$408,600	$0	$47,700	Cost Valuation	$456,300

Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
04/23/2021	IMPROVED	NO - RSA 79-A CURRENT USE	$950,000	MOIR JR TRUST 92, JOHN A	3585	0364
12/28/2016	IMPROVED	NO - UNCLASSFYD EXCLUSION	$0	MOIR JR TRUST 92, JOHN	3304	0963
04/30/2013	IMPROVED	NO - UNCLASSFYD EXCLUSION	$0	MOIR JR., JOHN A.	3075	0256

Land

Size:	106.800 Ac.	**Site:**	AVERAGE
Zone:	01 - TAMWORTH	**Driveway:**	GRAVEL/DIRT
Neighborhood:	AVG 100%	**Road:**	PAVED
Land Use:	1F RES		
		Taxable Value:	$104,200

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 AC	88,000	E	100	100	100	100	90 ROLLING	100	79,200	0	N	79,200	
1F RES	1.000 AC	5,000	X	65	0	0	0	90 ROLLING	100	2,900	0	N	2,900	
1F RES	2.000 AC	5,000	X	65	0	0	0	90 ROLLING	100	5,900	0	N	5,900	
UNMNGD PINE	74.000 AC	5,000	X	65	0	0	0	90 ROLLING	100	216,500	80	N	13,338	
UNMNGD HARDWD	28.800 AC	5,000	X	65	0	0	0	90 ROLLING	100	84,200	80	N	2,862	
UNMNGD PINE	3336.000 FF	40	X	65	0	0	0	90 ROLLING	100	78,100	0	N	0	

Building

1.75 STORY FRAME CAPE COD Built In 1810

Roof:	GABLE OR HIP	**Bedrooms:**	7	**Quality:**	EXC
	SLATE	**Bathrooms:**	4.0	**Size Adj.**	0.8234
Exterior:	CLAP BOARD			**Base Rate:**	190.00
	WOOD SHINGLE	**Extra Kitchens:**	0	**Building Rate:**	1.1636
Interior:	CUST WD PANEL	**Fireplaces:**	7		
		Generators:	0	**Sq. Foot Cost:**	221.08
Flooring:	PINE/SOFT WD	**AC:**	NO	**Effective Area:**	5,373
				Gross Living Area:	4,691
Heat:	WOOD/COAL				
	HOT WATER			**Cost New:**	$1,187,863

Depreciation

Normal	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
VERY GOOD 28%	0%	0%	0%	0%	28%	$855,300

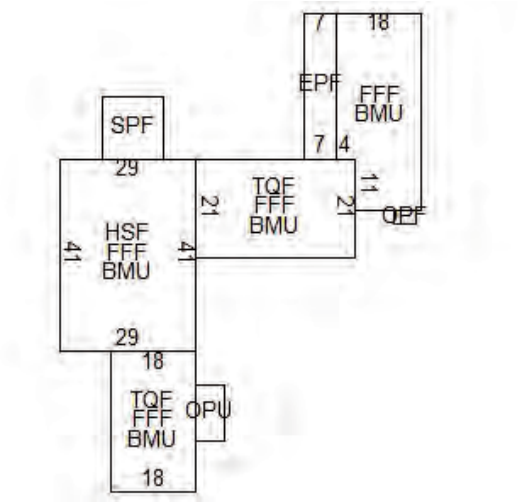
Features

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
GAR W/LOFT-AVG	1110	30 x 37	74	32.00	80	$21,028	
					Total:	**$21,000**	

Photo



Sketch



Code	Description	Area	Eff Area	GL Area
TQF	3/4 STRY FIN	1,254	941	941
FFF	FIRST FLOOR FIN	3,155	3,155	3,155
BMU	BASEMENT UNFINISHED	3,155	473	0
HSF	1/2 STRY FIN	1,189	595	595
EPF	ENCLOSED PORCH FIN	217	152	0
SPF	SCREEN PORCH FIN	169	42	0
OPF	OPEN PORCH FIN	15	4	0
OPU	OPEN PORCH UNFIN	72	11	0
	Totals		**5,373**	**4,691**

Printed on 04-14-26

Town of Tamworth

Print Now

Parcel ID:	408 51 0 (CARD 2 of 2)
Owner:	CLUNAN, JOHN S.
	DEAN, REBECCA
Location:	521 WASHINGTON HILL RD
Acres:	

General

Valuation

Building Value:	$496,600
Features:	$58,400
Taxable Land:	$0
Card Value:	$555,000
Parcel Value:	$1,535,500

Listing History

List Date	Lister
12/10/2020	BJLO
07/11/2007	SB08
05/12/2005	BF01
03/09/2004	KS00
03/09/2004	DW00

Notes: FD = 10% SIDING PROBLEMS/OPEN LAYOUT

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2025	$1,351,900	$79,400	$104,200	Cost Valuation	$1,535,500
2024	$1,351,900	$79,400	$103,441	Cost Valuation	$1,534,741
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2005	$702,100	$42,500	$100,575	Cost Valuation	$845,175
2002	$408,600	$0	$47,700	Cost Valuation	$456,300

Sales

There Are No Sales For This Card

Land

Size:	Ac.	**Site:**	
Zone:	01 - TAMWORTH	**Driveway:**	
Neighborhood:	AVG 100%	**Road:**	
Land Use:	COM/IND		
		Taxable Value:	$0

Building

1 STORY FRAME SERVICE SH Built In 1989

Roof:	GABLE OR HIP	**Bedrooms:**	0	**Quality:**	AVG+10
	PREFAB METALS	**Bathrooms:**	0.0	**Size Adj.**	0.8079
Exterior:	PREFAB WD PNL			**Base Rate:**	70.00
	PRECAST PANEL	**Extra Kitchens:**	0	**Building Rate:**	0.7021
Interior:	DRYWALL	**Fireplaces:**	0		
		Generators:	0	**Sq. Foot Cost:**	49.14
Flooring:	CONCR-FINISHED	**AC:**	NO	**Effective Area:**	11,890
				Gross Living Area:	11,890
Heat:	GAS	**Comm. Wall Factor:**	100		
	RAD WATER	**Comm Wall:**	WOOD	**Cost New:**	$584,275

Depreciation

Normal	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
AVERAGE 15%	0%	0%	0%	0%	15%	$496,600

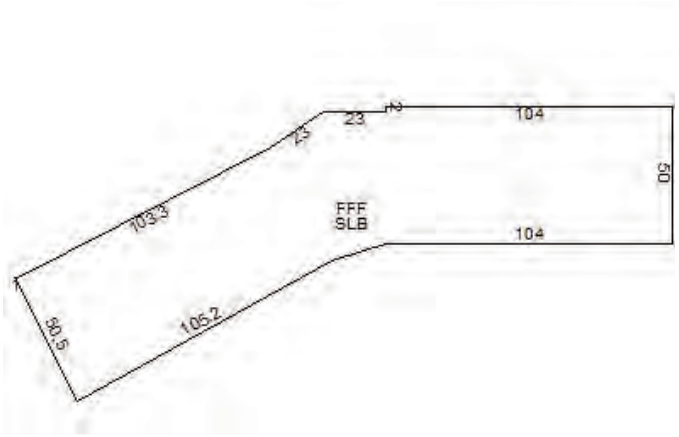
Features

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
IMPLEMENT SHED	144	24 x 6	171	8.00	80	$1,576	Year: 1965
WORK SHOP GOOD	432	18 x 24	97	50.00	100	$20,952	Year: 1965
SHED-AVG	400	20 x 20	100	8.00	80	$2,560	Year: 1991
BARN 1 STY LFT&BSMT	1681	41 x 41	70	34.00	70	$28,005	
SECURITY	1		100	1500.00	100	$1,500	Year: 1996
LEAN-TO	400	40 x 10	100	6.00	80	$1,920	Year: 2005
SHED-AVG	81	9 x 9	258	8.00	80	$1,337	Year: 1940
LEAN-TO	288	12 x 24	116	6.00	25	$501	
					Total:	**$58,400**	

Photo



Sketch



Code	Description	Area	Eff Area	GL Area
FFF	FIRST FLOOR FIN	11,890	11,890	11,890
SLB	SLAB	11,890		0
	Totals		**11,890**	**11,890**

Printed on 04-14-26

TOWN OF TAMWORTH

5/6/2026

Bill Information

Bill Number:	2025P02007606
Description:	Property Tax
Property ID:	408.51.000
Owner:	CLUNAN, JOHN S.
Address:	521 WASHINGTON HILL RD
Bill Date:	11/10/2025
Due Date:	12/17/2025

Bill Amount:	$11,614.00
Interest:	$0.00
Costs:	$0.00
Total:	$11,614.00
Payments:	$11,614.00
Balance Due:	$0.00

Paid By: TXSRVCPYMT

Details

Description	Date	Tax Year	Period	Amount
Payment - Principal	12/8/2025	2025	2	($11,614.00)
Property Tax	12/17/2025	2025	2	$11,614.00

TOWN OF TAMWORTH

5/6/2026

Bill Information

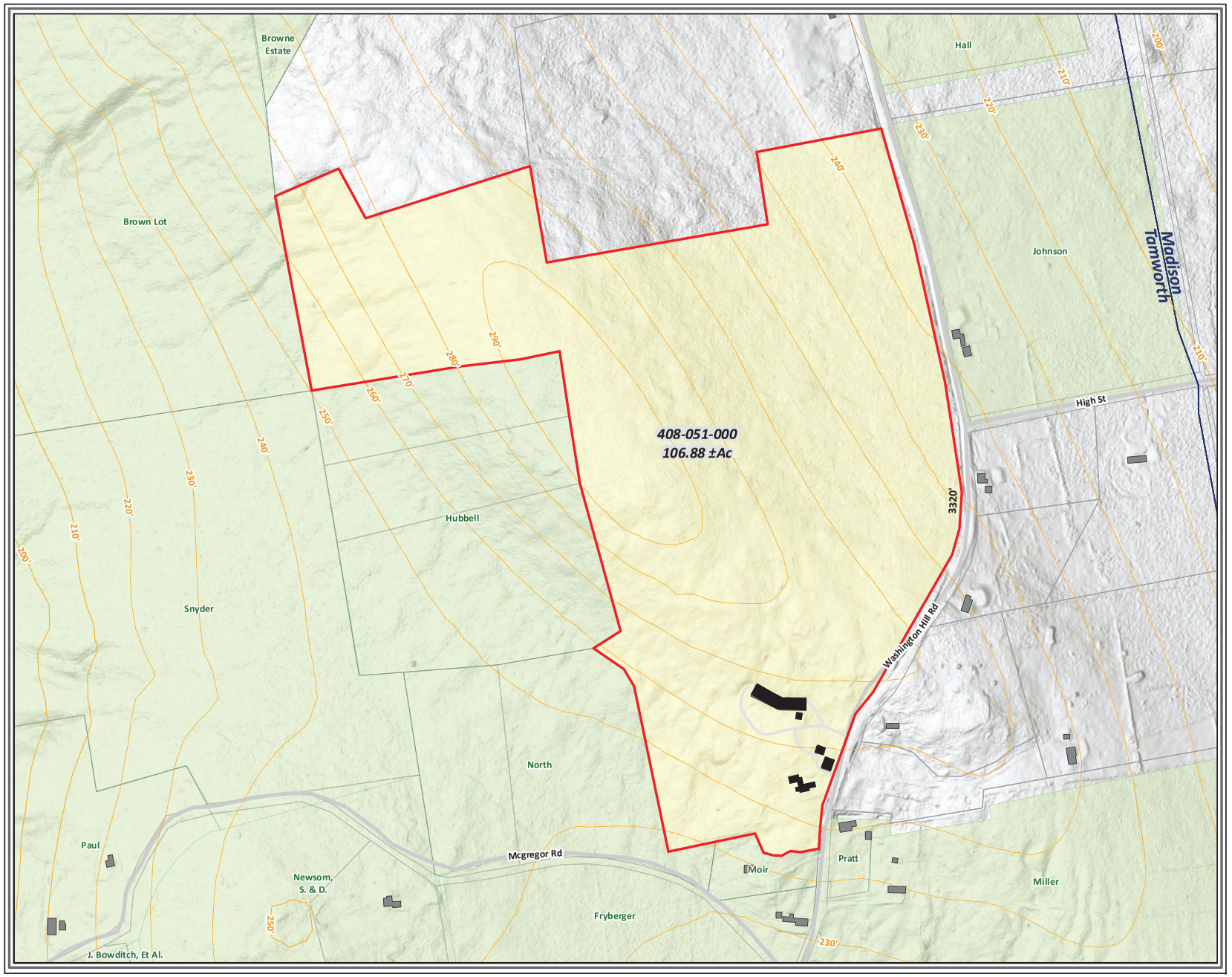
Bill Number:	2025P01007705
Description:	Property Tax
Property ID:	408.51.000
Owner:	CLUNAN, JOHN S.
Address:	521 WASHINGTON HILL RD
Bill Date:	7/1/2025
Due Date:	7/1/2025

Bill Amount:	$11,081.00
Interest:	$0.00
Costs:	$0.00
Total:	$11,081.00
Payments:	$11,081.00
Balance Due:	$0.00

Paid By: TXSRVCPYMT

Details

Description	Date	Tax Year	Period	Amount
Payment - Principal	6/25/2025	2025	1	($11,081.00)
Property Tax	7/1/2025	2025	1	$11,081.00



521 Washington Hill Road

Tamworth, NH

Base Plan

Legend

- Subject Property - 106.88 ±Ac
- Adjacent Properties
- Protected Land
- Building Footprints
- Contours (10 ft)



Notes

Credits: Background from ESRI 'Terrain Base' map service

Project Number: NH0819
Date: 04/20/26

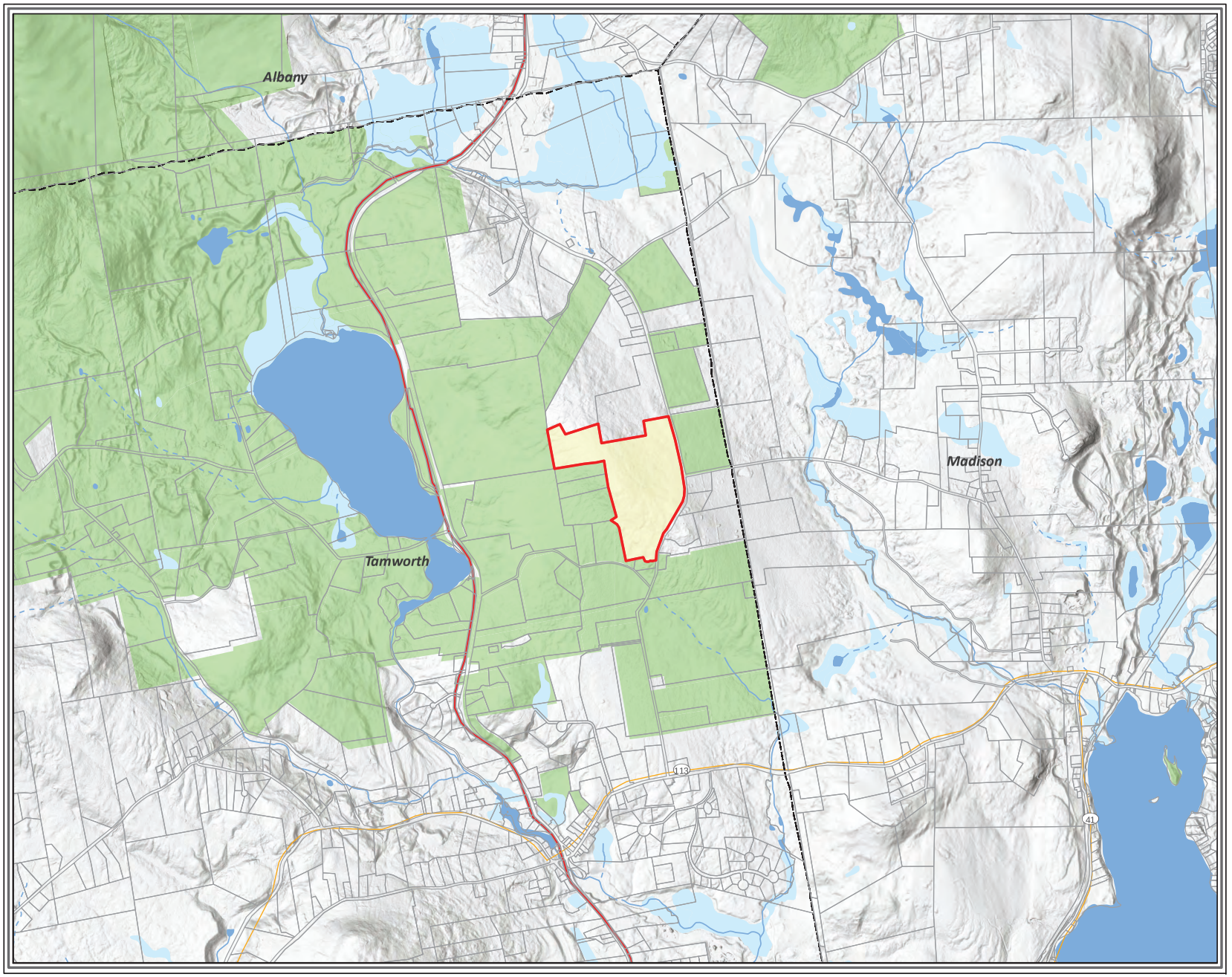
0 200 400 800 Feet

Scale: 1" = 400 "

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

LandVest

Path: \\Vaegis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\NH0819 521 Washington Hill Road, Tamworth, NH\NH0819 base.aprx



521 Washington Hill Road

Tamworth, NH

Conservation Context

Legend

- Subject Property - 106.88 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Notes

Credits: Background from ESRI 'Terrain Base' map service

Project Number: NH0819
Date: 04/20/26

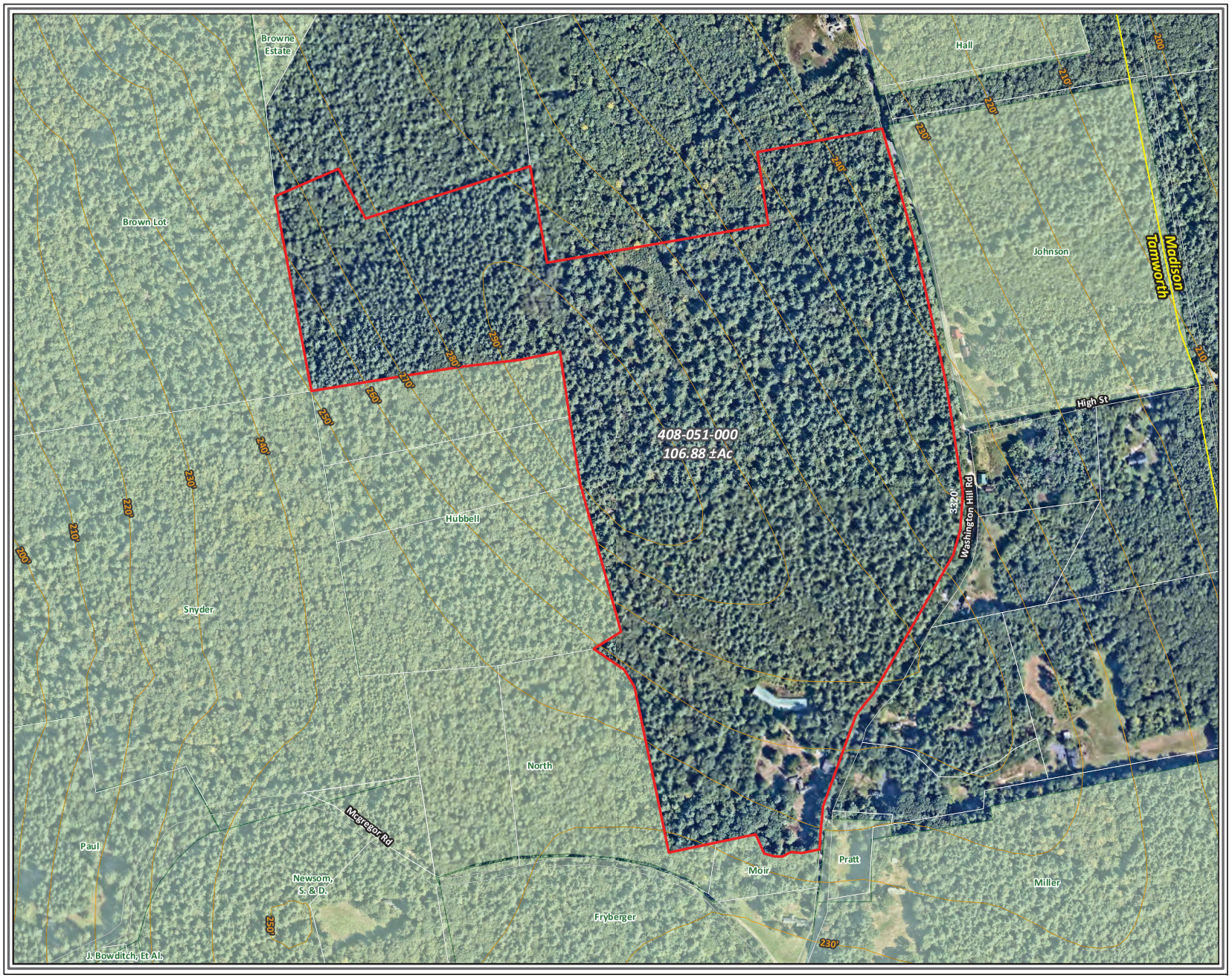
0 1,000 2,000 4,000 Feet

Scale: 1' = 2,000 "

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

LandVest

Path: \\Wagis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\NH0819 521 Washington Hill Road, Tamworth, NH\NH0819 conservation context.aprx



Path: \\Wagjs-bos\RECG-GIS\aaGISOrg\Projects\Assigned\WH0819 521 Washington Hill Road, Tamworth, NH\NH0819 ortho.aprx

521 Washington Hill Road

Tamworth, NH

Base Plan Orthophotograph

Legend

- Subject Property - 106.88 ±Ac
- Adjacent Properties
- Protected Land
- Contours (10 ft)



Credits: 2025 Imagery from Nearmap Imagery map service.

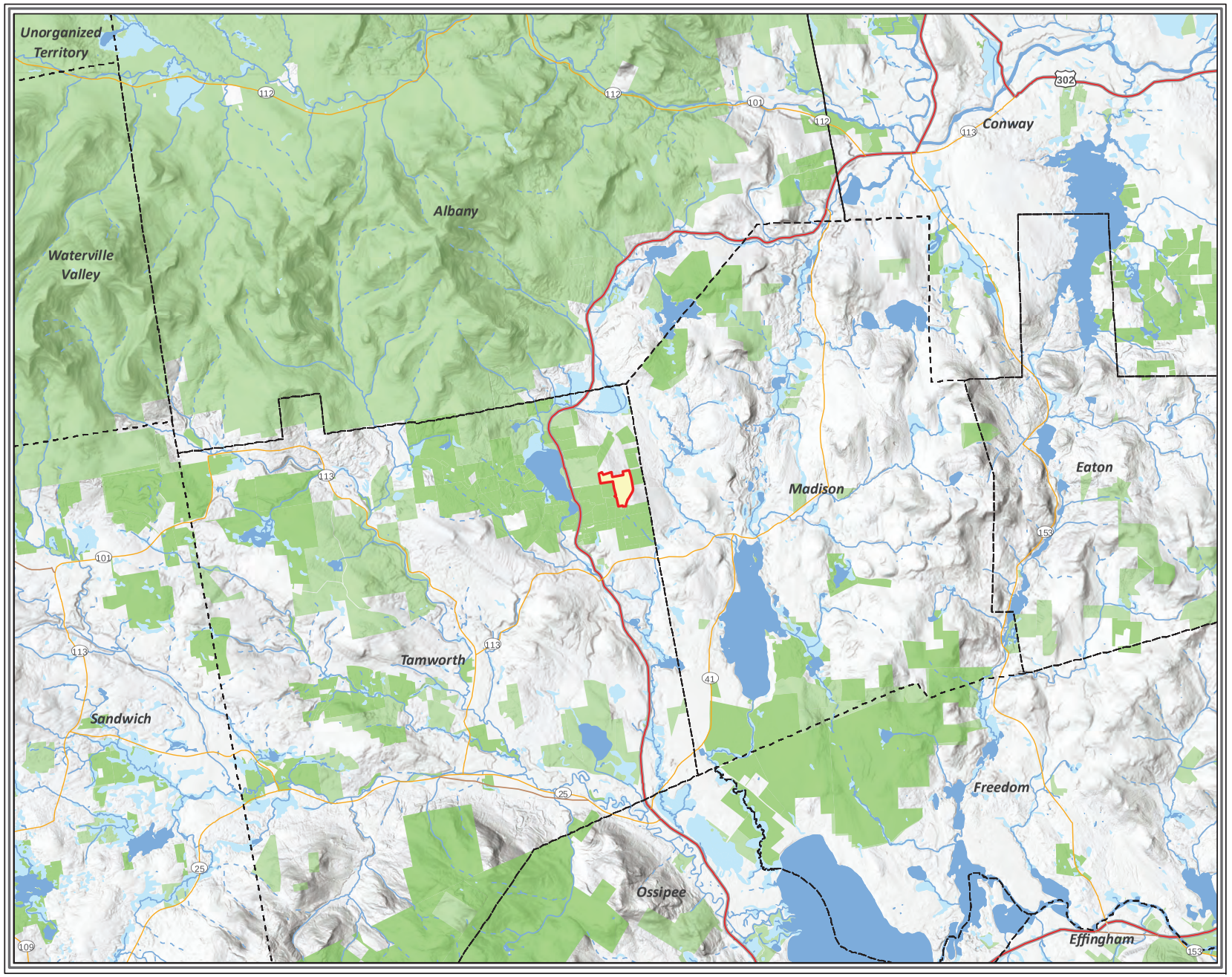
Project Number: NH0819
Date: 04/20/26

0 200 400 800 Feet

Scale: 1' = 400 "

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

LandVest



521 Washington Hill Road

Tamworth, NH

Regional Locus

Legend

- Subject Property - 106.88 ±Ac
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Notes

Credits: Background from ESRI 'Terrain Base' map service

Project Number: NH0819
Date: 04/20/26

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

Path: \\Wagis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\NH0819 521 Washington Hill Road, Tamworth, NH\NH0819 regional locus.aprx