Frisky Hill

1246 & 1242 Province Road, Gilmanton, New Hampshire



For more information, please contact:

Kristin Claire
Principal Broker
kclaire@landvest.com
M: 603.494.9448
www.landvest.com

3 Eagle Square, Concord, NH 03301

www.landvest.com

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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:** Stephen H and Judith Hopkins
2. **PROPERTY LOCATION:** 1246 Province Road, Gilmanton, NH
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☐ No
4. **SELLER:** ☑ has ☐ has not occupied the property for 10 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: Front of house
Installed By: Comac Wells Date of Installation: 2008
What is the source of your information? Prior owner/invoice copy

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 2025
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: Water filter system - serviced in 2025

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 2000 Gal. ☐ Unknown ☐ Other
Tank Type ☐ Concrete ☐ Metal ☐ Unknown ☐ Other
Location: Rear of barn ☐ Location Unknown. Date of Installation: 2008
Date of Last Servicing: Name of Company Servicing Tank:
Have you experienced any malfunctions? ☐ Yes ☑ No
COMMENTS: Septic plan is available

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PROPERTY LOCATION: 1246 Province Road, Gilmanton, NH

d. LEACH FIELD: ☑ Yes ☐ No ☐ Other _____

IF YES, Location: Field rear of barn Size: _____ ☐ Unknown

Date of installation of leach field: 2008 Installed By: Four Corners Construction

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	☑	☐	☐	Structural Panels	R-38	☐
Crawl Space	☑	☐	☐	Foam attic & foundation	R-8	☐
Exterior Walls	☑	☐	☐	Structural Panels	R-38	☐
Floors	☑	☐	☐	Sound insulation	r-19	☐
	☐	☐	☐			☐

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: 2016 By: Nelson Analytical Lab

Results: 1.6 pci/1 If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No

Are test results available? ☑ Yes ☐ No

Comments: See attached

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PROPERTY LOCATION: 1246 Province Road, Gilmanton, NH

d. RADON/WATER - **Current or previously existing:**
Has the property been tested? ☐ Yes ☐ No ☐ Unknown
If YES: Date: 2016 By: Secondwind Water Systems
Results: No concerns If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? ☐ Yes ☐ No
Are test results available? ☐ Yes ☐ No Comments: _____

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

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

9. GENERAL INFORMATION

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

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

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

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

e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.?
☑ Yes ☐ No ☐ Unknown If YES, Explain: 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: Bryan L Bailey Associates, Inc
If YES, is survey available? ☐ Yes ☐ No ☐ Unknown

h. How is the property zoned? Rural

i. **Heating System** Age: 2008 Type: Hot Air & Radiant Fuel: Oil Tank Location: Basement
Owner of Tank: Homeowner
Annual Fuel Consumption: 2025 Price: _____ Gallons: 750
Date system was last serviced and by whom? 2026 Stafford Oil
Secondary Heat Systems: _____
Comments: _____

j. **Roof** Age: New Type of Roof Covering: Cedar on homes, metal on barn and garage
Moisture or leakage: none
Comments: See additional comments on page 5

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PROPERTY LOCATION: 1246 Province Road, Gilmanton, NH

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

l. Chimney(s) How Many? 1 Lined? Yes Last Cleaned: 2022 Problems? None
Comments: Built in 2008, using antique bricks

m. Plumbing Type: PVC Age: 2008
Comments: _____

n. Domestic Hot Water Age: 2008 Type: Oil Furnace Gallons: n/a

o. Electrical System # of Amps 400 ☑ Circuit Breakers ☐ Fuses
Comments: _____
Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: _____
Comments: _____

p. Modifications: Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☑ No
If Yes, please explain: _____

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

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

s. Air Conditioning Type: Central Age: 2008 Date Last Serviced and by whom: 2024
Comments: 3 outdoor units 3.5 tor 13 Seer

t. Pool Age: _____ Heated: ☐ Yes ☐ No Type: _____ Last Date of Service: _____
By Whom: _____

u. Generator Portable: ☐ Yes ☐ No Whole House: ☑ Yes ☐ No Kw/Size: 22 Last Date of Service: 4/25
If Portable: ☐ Included ☐ Negotiable
Comments: 500 gallon buried propane tank

v. Internet Type Currently Used at Property: High speed connection (fiber) - Breezeline

w. Other (e.g. Alarm System, Irrigation System, etc.) Knight Security Alarm
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.

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PROPERTY LOCATION: 1246 Province Road, Gilmanton, NH

10. ADDITIONAL INFORMATION

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

b. ADDITIONAL COMMENTS:

Views - both front and rear

Antique structures all rebuilt on site with new foundations, electric, plumbing, HVAC, fiber cable internet, insulation, well, septic, and security system.

1 chimney with 5 fireboxes and flues built with old brick

Cedar roofs replaced - main house (2022 & 2025). School house (2022 & 2025), water tower (2021) and corn crib (2017)

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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		Judith A. Hopkins, Trustee dotloop verified 05/15/26 11:11 AM EDT 6W7B-FP45-4ZK1-5YNX	
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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1. **SELLER:** Stephen H and Judith A Hopkins
2. **PROPERTY LOCATION:** 1242 Province Road, Gilmanton, NH
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☐ No
4. **SELLER:** ☑ has ☐ has not occupied the property for 6 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: Driveway side of house - separate well from 1246
Installed By: Comac Date of Installation: 2008
What is the source of your information? Prior Owner

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 2020
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: Water Softener System

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: Front side of house ☐ Location Unknown. Date of Installation: 2020
Date of Last Servicing: 2020 Name of Company Servicing Tank:
Have you experienced any malfunctions? ☐ Yes ☑ No
COMMENTS:

SELLER(S) INITIALS _____ / GRH 05/15/26 11:10 AM EDT BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: 1242 Province Road, Gilmanton, NH

d. LEACH FIELD: ☑ Yes ☐ No ☐ Other _____

IF YES, Location: Side of house Size: _____ ☑ Unknown

Date of installation of leach field: _____ Installed By: RM Daigle Construction

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	☑	☐	☐	Foam - open & closed cell	R-40	☐
Crawl Space	☑	☐	☐	" "	R-40	☐
Exterior Walls	☑	☐	☐	" "	R-21	☐
Floors	☑	☐	☐	Fiberglass		☐
	☐	☐	☐			☐

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 _____ / JMH 05/15/26 11:10 AM EDT

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PROPERTY LOCATION: 1242 Province Road, Gilmanton, NH

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: Built in 2020
Are you aware of any cracking, peeling, or flaking lead-based paint? ☐ Yes ☐ No
Comments: _____

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

9. GENERAL INFORMATION

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

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

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

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

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

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

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

h. How is the property zoned? Rural

i. **Heating System** Age: 2020 Type: Hot Air Fuel: Propane Tank Location: Behind house
Owner of Tank: Eastern Propane
Annual Fuel Consumption: _____ Price: _____ Gallons: 500
Date system was last serviced and by whom? 2025 Spartan Mechanical
Secondary Heat Systems: Fireplace gas insert with metal liner
Comments: _____

j. **Roof** Age: 2020 Type of Roof Covering: Asphalt
Moisture or leakage: _____
Comments: _____

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PROPERTY LOCATION: 1242 Province Road, Gilmanton, NH

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

l. Chimney(s) How Many? 1 Lined? 1 Last Cleaned: 2020 Problems? None
Comments: _____

m. Plumbing Type: PVC Age: 2020
Comments: _____

n. Domestic Hot Water Age: 2020 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: Central Age: 2020 Date Last Serviced and by whom: 2020
Comments: 3.5 Ton 13 Seer

t. Pool Age: _____ Heated: ☐ Yes ☑ No Type: _____ Last Date of Service: _____
By Whom: _____

u. Generator Portable: ☐ Yes ☐ No Whole House: ☑ Yes ☐ No Kw/Size: 14 Last Date of Service: 4/25
If Portable: ☐ Included ☐ Negotiable
Comments: _____

v. Internet Type Currently Used at Property: High Speed - Cable Fiber Breezeline

w. Other (e.g. Alarm System, Irrigation System, etc.) Knight Security Alarm
Comments: Alarm system with monitoring

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 _____ / GH 05/15/26 11:10 AM EDT dotloop verified

BUYER(S) INITIALS _____ / _____

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dotloop signature verification: dtlp.us/IZSC-Bqfr-zStL

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form

TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 1242 Province Road, Gilmanton, NH

10. ADDITIONAL INFORMATION

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

b. ADDITIONAL COMMENTS:

View of the Belknap mountain range!

House built in 2020 to a very high standard.

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).

		Judith A. Hopkins, Trustee dotloop verified 05/15/26 11:10 AM EDT Q2RJ-UUOG-XRTX-JIFN	
SELLER	DATE	SELLER	DATE

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

BUYER	DATE	BUYER	DATE

SELLER(S) INITIALS _____ / JAH 05/15/26 11:10 AM EDT dotloop verified

BUYER(S) INITIALS _____ / _____

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IMPROVEMENTS LIST
1246 Province Road, Gilmanton, New Hampshire

Improvements:

- While totally rebuilt in 2008, it has been enhanced and meticulously maintained over the last 10 years.
  Storm windows (main house, schoolhouse, water tower and selected windows on the barn)
- Storm doors on main house and water tower
- Energy Audit Insulation projects (foam, weatherstripping, etc)
- Installation of home security system Installation of whole house generator
- Extensive stone wall rebuilding
- Vegetable garden and cedar fence
- Perennial beds
- Kitchen garden
- Wildflower field
- Field clearing, stumping, harrowing, planting
- Extensive tree planting and pruning
- New cedar roofs on Main house, schoolhouse, and corn crib
- Schoolhouse has new clapboard
- Replaced cedar shingles on one side of corn crib.
- All buildings recently stained on exterior
- Reglazed numerous windows
- Wiring for WiFi and sound system
- New East barn door
- New wiring/lighting in barn
- Built stairs in barn, replacing ladders Blacksmith built Iron railings in several locations
- New marble shower in MBR
- New shelving and cabinetry in bedroom closets
- New shelving and cabinetry in office
- Cedar closet in basement
- Added and rebuilt interiors of kitchen cabinets
- New professional range, refrigerator, microwave and dishwasher (last 2 years)

Exclusions:

- Stone trough in front of barn
- Staddle stones (3)
- Granite Bench
- Limestone trough near pond

- Stone Urn in the herb garden

Negotiable:

- Fireback and andirons in the keeping room
- Desk original to 17th century house located in the keeping room.
- Original commissioned oil painting of Frisky Hill (side/back fields/barn) by Erik Koppel
- Books on family history related to the house
- Extensive architectural plans, photographs and videos of the onsite building reconstruction.
- General Store counter in garage
- Original painted sign for the property

If new owner isn't interested these articles they may go to the Historical Society

Available for purchase:

Most of the home furnishings - descriptions to be provided to home buyer upon request.

BK 03096 PG 00573 # 1703089
04/03/2017 1:17:18 PM
BK: 3096 PG: 573 PAGE 1 OF 5
REGISTER OF DEEDS, BELKNAP COUNTY
JUDITH A. MCGRATH



Return to:
cem/REG 103924
McLane Middleton, P.A.
900 Elm Street, P.O. Box 326
Manchester, NH 03105-0326

judith a McGrath

C/H
L-CHIP
BEA083155

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
***18 Thousand 0 Hundred 00 Dollars
DATE AMOUNT
04/03/2017 BE838977 $***18000.00
VOID IF ALTERED

WARRANTY DEED

DOUGLAS W. TOWLE, TRUSTEE OF THE DOUGLAS W. TOWLE 2004 TRUST, a New Hampshire trust, with a mailing address of PO Box 60, Gilmanton, New Hampshire 03237, for consideration paid, grants

an undivided 1/2 interest to **STEPHEN H. HOPKINS AND JUDITH A. HOPKINS, TRUSTEES OF THE STEPHEN H. HOPKINS REVOCABLE TRUST**; and

an undivided 1/2 interest to **JUDITH A. HOPKINS AND STEPHEN H. HOPKINS, TRUSTEES OF THE JUDITH A. HOPKINS REVOCABLE TRUST,**

both being Connecticut trusts, both u/d/t dated October 18, 2006, both having a mailing address of 1246 Province Road, Gilmanton, New Hampshire 03237, as Tenants in Common, with **WARRANTY COVENANTS**:

Three certain tracts of land together with all buildings and improvements located thereon, situated in the Town of Gilmanton, Belknap County, New Hampshire, bounded and described as follows:

TRACTS I AND II:
Two certain tracts or parcels of land with the buildings thereon, situated on the southwesterly side of Province Road, also referred to as Route 107 in said Gilmanton, on Frisky Hill, so-called, and more particularly bounded and described as follows:

TRACT I:
Beginning at an iron pin set in the ground on the southwesterly side of Route 107 at the easterly corner of land now or formerly of Earl A. Webster and Lucille Webster (being Tract II hereinafter), and then

(1) South 36° 06' East a distance of 344.7 feet to an iron pin set in the ground at the northerly corner of land now or formerly of Laurence J. Stanford Jr.; then

(2) South 49° 00' West along said land now or formerly of Stanford a distance of 150 feet to an iron pin set in the ground; then

dwt

(3) South 52° 28' West along other land of "grantor" conveyed to him by deed dated September 3, 1968, recorded in Belknap County Registry of Deeds, Book 508, Page 428, a distance of 414.9 feet to an iron pin set in the ground at a stone wall at land now or formerly of C. Stetson Mick; then

(4) North 35° 27' West along a stone wall and said land now or formerly of Mick a distance of 138 feet to a point; then

(5) North 36° 05' West still along a stone wall and land now or formerly of said Mick a distance of 307 feet to an iron pin set in the ground; then

(6) North 51° 36' East along land now or formerly of Jessie R. Speare a distance of 400.58 feet to an iron pin set in the ground; then

(7) South 43° 14' East along Tract II a distance of 100 feet to an iron pin set in the ground; then

(8) North 51° 36' East still along Tract II a distance of 150 feet to the iron pin at the point of beginning.

Containing 5.43 acres, more or less.

TRACT II
Beginning at a stake in a stone wall on the westerly side of land formerly of Gladys Martin and of Jessie R. Speare, and now or formerly of J. Robert Knibbs, and said Province Road, so-called, and then

(1) In a southwesterly direction along land now or formerly of said Knibbs a distance of 150 feet to a stake set in the ground at the land now or formerly of Morse E. Brown (being Tract I above); then

(2) In a southeasterly direction along said Tract I a distance of 100 feet to a stake set in the ground; then

(3) In a northeasterly direction along Tract I a distance of 150' to another stake set in the wall on the westerly side of said Province Road; and then

(4) About northerly on said wall and the westerly side of said Province Road a distance of 100 feet to the point of beginning.

MEANING AND INTENDING to describe the same premises conveyed to Douglas W. Towle, Trustee of The Douglas W. Towle 2004 Trust by Deed of Douglas W. Towle, dated December 22, 2005, and recorded at Book 2256, Page 598.

DWT

TRACT III:
A certain piece or parcel of land being shown as, "Proposed 7 Acre Portion of M419 L68 to be Added to M419 L65," on a plan by David R. Noyes entitled, "PROPOSED LOT LINE ADJUSTMENT, TAX MAP 419, LOTS 65 AND 68, DOUGLAS W. TOWLE 2004 TRUST & SHIRLEY J. FREESE REV. TR 6/11/97," dated December 24, 2008 and recorded in the Belknap County Registry of Deeds in Drawer L65, Plan #63, bounded and described as follows:

Beginning at an iron pipe found at the southwesterly corner of Tract I above; then

(1) South 36° 15' East, a distance of 308.56' following the stone wall along Tract I above; then

(2) South 35° 49' East, a distance of 135.73' following the stone wall along Tract I above to an iron pipe found; then

(3) South 37° 45' East, a distance of 460.20' following the stone wall along land now or formerly of George Twigg III to an iron pipe found; then

(4) South 37° 45' East, a distance of 23.54' following the stone wall (crossing a gap) along land now or formerly of Lynn & Caroll Paige to an iron pipe found; then

(5) South 58° 02' West, a distance of 507.19' along land now or formerly of George J. Harsin to an iron pipe found; then

(6) South 58°02' West, a distance of 4.63' along said Harsin land to a stone wall; then

(7) North 34° 00' West, a distance of 53.10' following the stone wall along land now or formerly of Heather Mick Cerito, to a point, then

(8) North 42° 16' West, a distance of 147.72' following the stone wall and across a gap along said Cerito land to a drill hole set in stone, then

(9) North 43° 47' West, a distance of 243.42' following the stone wall along said Cerito land to an iron rod (#5 rebar) set, then

(10) North 33° 52' East, a distance of 481.54' along land now or formerly of Freese to an iron rod (#5 rebar) set, then

(11) North 18° 29' West, a distance of 298.78' along land now or formerly of Freese to the point of beginning.

Containing 7 Acres.

MEANING AND INTENDING to describe the same premises conveyed to Douglas W. Towle, Trustee of The Douglas W. Towle 2004 Trust by Deed of Douglas W. Towle, dated January 9, 2009, and recorded at Book 2540, Page 214.

TRUSTEE CERTIFICATE

The undersigned trustee is Trustee of The Douglas W. Towle 2004 Trust dated January 28, 2004, and thereto has full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the 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.

signature on following page

DWT

Dated this 28 day of March, 2017.

Douglas W. Towle, Trustee
DOUGLAS W. TOWLE, TRUSTEE OF THE
DOUGLAS W. TOWLE 2004 TRUST

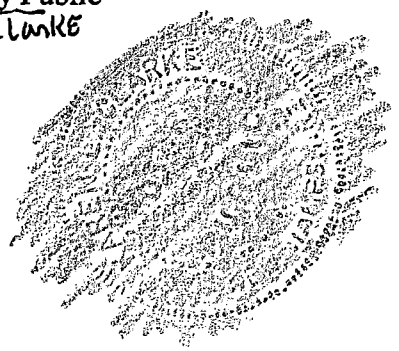
STATE OF NEW HAMPSHIRE
COUNTY OF Belknap

The foregoing instrument was subscribed, sworn to and acknowledged before me this 28 day of March, 2017 by Douglas W. Towle, Trustee of The Douglas W. Towle 2004 Trust, in said capacity.

KAREN L. CLARKE
Notary Public - New Hampshire
My Commission Expires January 15, 2019

Karen L. Clarke
Justice of the Peace/Notary Public
Print Name: KAREN L. CLARKE
My Commission Expires:

[seal]



103924\11911877.v1

E # 1900945 01/31/2019 11:37:28
Book 3220 Page 466 Page 1 of 3
Register of Deeds, Belknap County
judith a McGrath

C/H
L-CHIP
BEA101515

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
2 THOUSAND 6 HUNDRED AND 25 DOLLARS
DATE AMOUNT
01/31/2019 BE844721 2,625.00
VOID IF ALTERED

SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

$2625.00

WARRANTY DEED

BE IT KNOWN that Douglas W. Towle as Trustee of the Douglas W. Towle 2004 Trust, of P.O. Box 60, Gilmanton, New Hampshire 03237, for consideration paid, grants to Stephen H. Hopkins and Judith A. Hopkins as Trustees of the Stephen H. Hopkins Revocable Trust, and Judith A. Hopkins and Stephen H. Hopkins as Trustees of the Judith A. Hopkins Revocable Trust, of 1246 Province Road, Gilmanton, New Hampshire 03237, with warranty covenants, the following described property:

A certain lot with buildings and improvements thereon situate at 1242 Province Road in Gilmanton, Belknap County, New Hampshire labeled "Earl A. & Lucille Webster" on a plan of land entitled "Plan Showing Land of George Twigg III & Brenda H. Twigg, George Twigg III & Julia Booth Twigg, and Morse E. Brown, Located on the Southwesterly side of the Province Road, N.H. Route 107 on Frisky Hill, Gilmanton, N.H." dated September 1995 and recorded on June 1, 1976 at Plan Book 56, Pages 75-76, being more particularly bounded and described as follows:

> Beginning at a stake in a stone wall on the southwesterly side of Province Road and at the northerly corner of the herein described lot; thence turning southwesterly and running 150', more or less, by land now or formerly of Knibbs to a stake; thence turning southeasterly and running 100', more or less, by land of Hopkins to a stake; thence turning northeasterly and running 150', more or less, by said Hopkins land to a stake set in a wall; thence turning northwesterly and running 100', more or less, by Province Road and a stone wall to the point of beginning.

For informational purposes the above property was erroneously conveyed to the grantees in 2017 at Book 3096, Page 573 (Tract II). The grantor only intended to convey, and the grantees only intended to purchase, Tract I and III in said deed. For reference see that quitclaim deed from Douglas W. Towle to Douglas W. Towle as Trustee of the Douglas W. Towle 2004 Trust recorded at Book 2256, Page 598.

Douglas W. Towle, a single person, hereby releases all rights of homestead and other interests in the above property.

The undersigned Trustee, as Trustee under the Douglas W. Towle 2004 Trust created under a trust agreement dated January 28, 2004 hereby states pursuant to RSA 564-A:7 that said Trustee has full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust and no purchaser nor third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the Trustee relative to said conveyance.

This deed was prepared by Walker & Varney, P.C. from information supplied by the grantor, and at the request of the grantor no independent title examination was undertaken nor did the preparer otherwise verify the accuracy of the representations contained herein, nor provide advice regarding the estate, gift, income, transfer, business profits, or other tax consequences thereof, if any.

Executed this 31st day of January, 2019.

Douglas W. Towle 2004 Trust

Douglas W. Towle

Douglas W. Towle, Trustee

State of New Hampshire
County of Carroll

On this the 31st day of January, 2019, before me, personally appeared the above-subscribed, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that the above-subscribed executed the same for the purposes therein contained.

Thomas R. Walker/Justice of the Peace
My Commission Expires: 11/16/21

Property Card: **1246 PROVINCE RD**

Town of Gilmanton, NH



Parcel ID: 419-065-000-000
Map: 000419
Lot: 065000
Sub: 000000

Owner: HOPKINS REV TRUST, STEPHEN H &
Mailing Address: HOPKINS REV TRUST, JUDITH A
1246 PROVINCE RD
GILMANTON, NH 03237

Notes

General Information

Land Use: 1F RES
Zone: RUR RURAL
Land Area in Acres: 113.375
Current Use: Y
Waterfront: 0

Assessed Value

Land:	$ 382999
Buildings:	$ 916000
Extra Features:	$ 170500
Total:	**$ 1469499**

Sales History

Date	Book-Page	Sale Price	Grantor
4/14/2026	3742-1	$ 1	CONSERVATION EASEMENT

Building Details

Model Description: SALTBOX
Year Built: 1665
Building Grade: EXC+40
Stories: 1.75 STORY

Condition: EXCELLENT
No. Bedrooms: 2
No. Baths: 3.5

Property Card: **1242 PROVINCE RD**

Town of Gilmanton, NH



Parcel ID: 419-066-000-000
Map: 000419
Lot: 066000
Sub: 000000

Owner: HOPKINS REV TRUST, STEPHEN H &
Mailing Address: HOPKINS REV TRUST, JUDITH A
1246 PROVINCE RD
GILMANTON, NH 03237

Notes

General Information		Assessed Value	
Land Use:	1F RES	**Land:**	$ 186500
Zone:	RUR RURAL	**Buildings:**	$ 434800
Land Area in Acres:	0.34	**Extra Features:**	$ 7500
Current Use:	N	**Total:**	**$ 628800**
Waterfront:	0		

Sales History

Date	Book-Page	Sale Price	Grantor
4/23/2020	3309-759	$ 0	EASEMENT

Building Details

Model Description:	CAPE	**Condition:**	AVERAGE
Year Built:	2020	**No. Bedrooms:**	1
Building Grade:	GOOD	**No. Baths:**	2
Stories:	1.5 STORY		

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

Town of Gilmanton

5/13/2026

Bill Information

Bill Number:	2025P02020906
Description:	Property Tax
Property ID:	000419-065000-000000
Owner:	HOPKINS REV TRUST, STEPHEN H &
Address:	1246 PROVINCE RD
Bill Date:	12/23/2025
Due Date:	12/23/2025

Bill Amount:	$11,580.00
Interest:	$0.00
Costs:	$0.00
Total:	$11,580.00
Payments:	$11,580.00
Balance Due:	$0.00

Paid By: 1044

Details

Description	Date	Tax Year	Period	Amount
Payment - Principal	12/1/2025	2025	2	($11,580.00)
Property Tax	12/23/2025	2025	2	$11,580.00

Town of Gilmanton

5/13/2026

Bill Information

Bill Number:	2025P02020907
Description:	Property Tax
Property ID:	000419-066000-000000
Owner:	HOPKINS REV TRUST, STEPHEN H &
Address:	1242 PROVINCE RD
Bill Date:	12/23/2025
Due Date:	12/23/2025

Bill Amount:	$4,955.00
Interest:	$0.00
Costs:	$0.00
Total:	$4,955.00
Payments:	$4,955.00
Balance Due:	$0.00

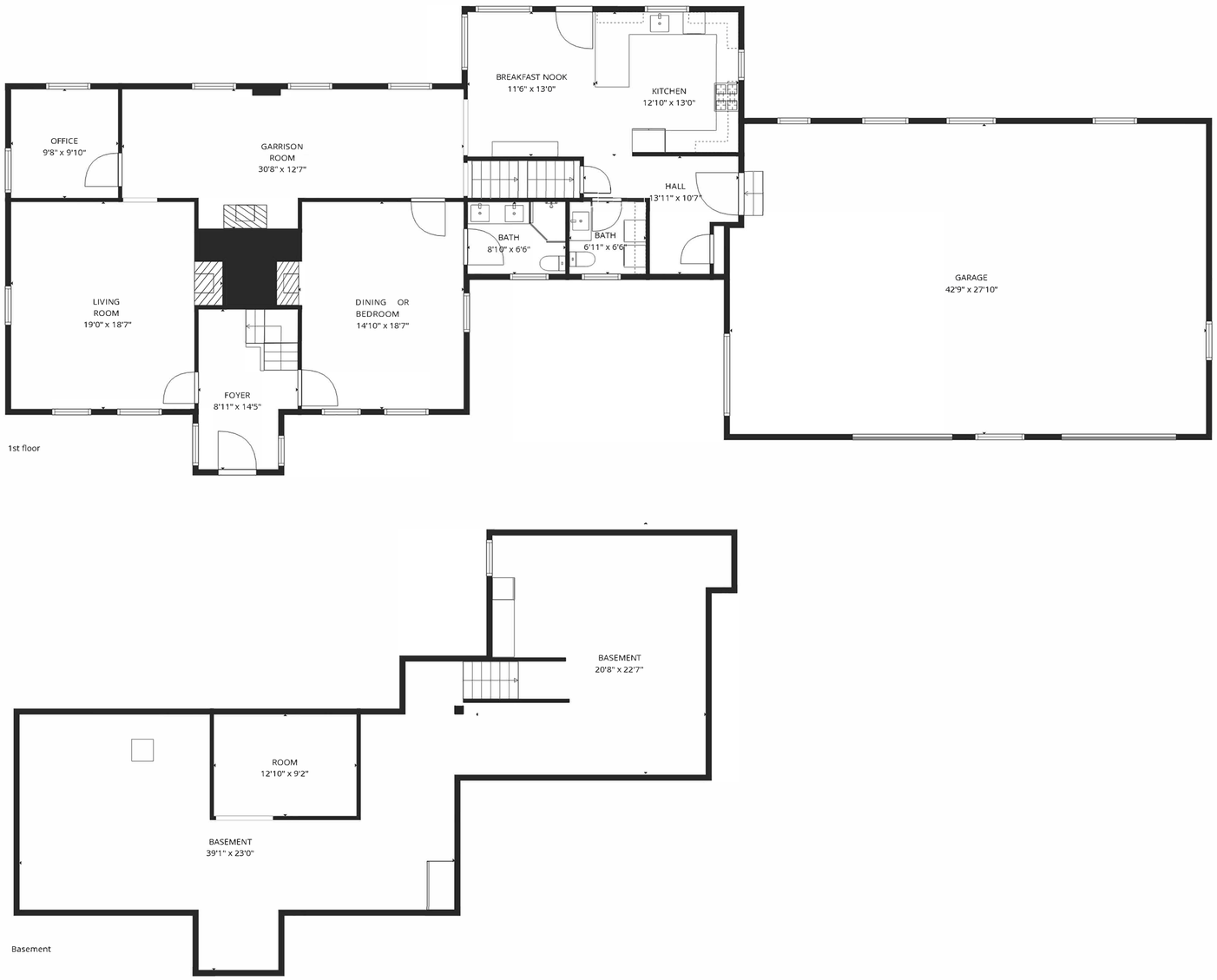
Paid By: 1044

Details

Description	Date	Tax Year	Period	Amount
Payment - Principal	12/1/2025	2025	2	($4,955.00)
Property Tax	12/23/2025	2025	2	$4,955.00



2nd floor



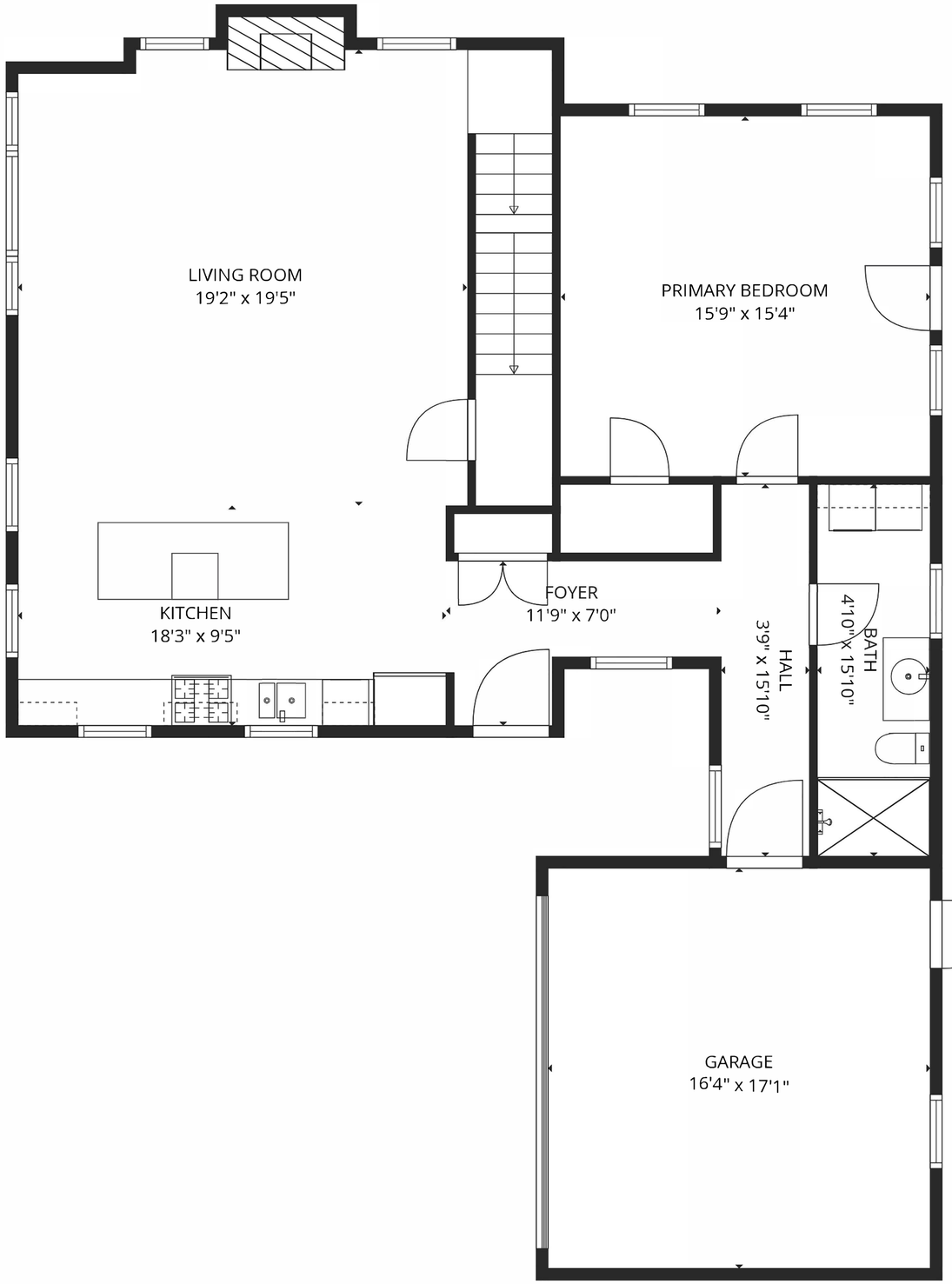
1st floor

Basement

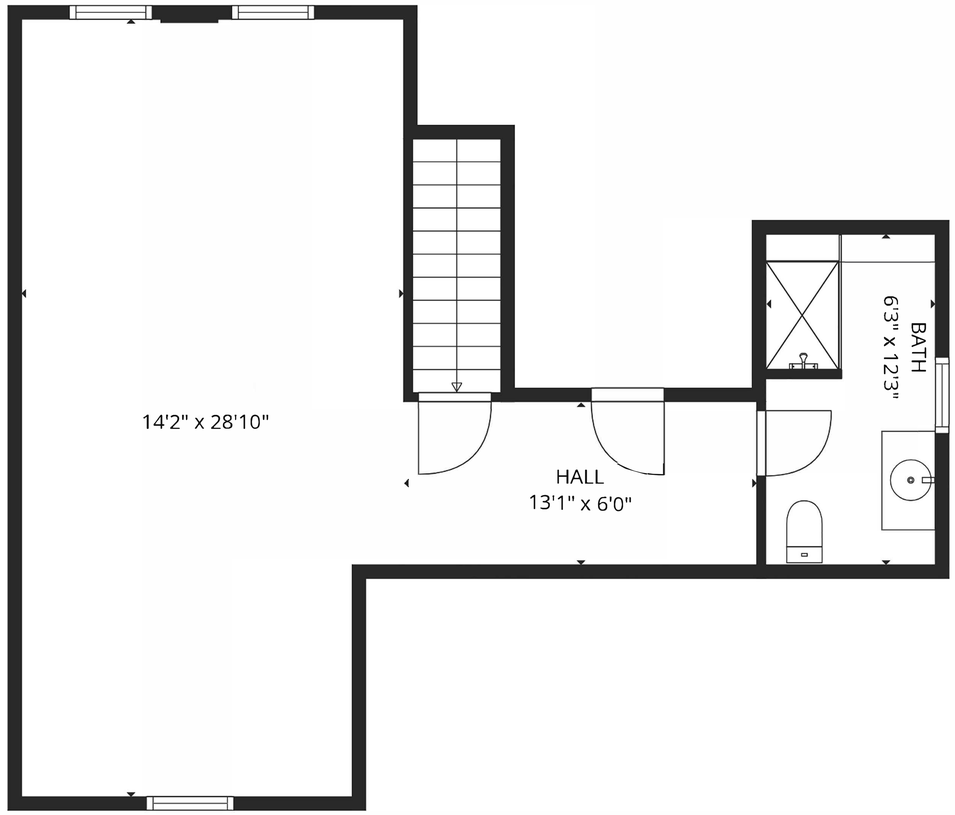
TOTAL: 3103 sq. ft

Basement: 0 sq. ft, 1st floor: 1782 sq. ft, 2nd floor: 1321 sq. ft
EXCLUDED AREAS: ROOM: 128 sq. ft, BASEMENT: 1077 sq. ft, GARAGE: 1182 sq. ft,
LOW CEILING: 133 sq. ft, WALLS: 375 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



1st floor



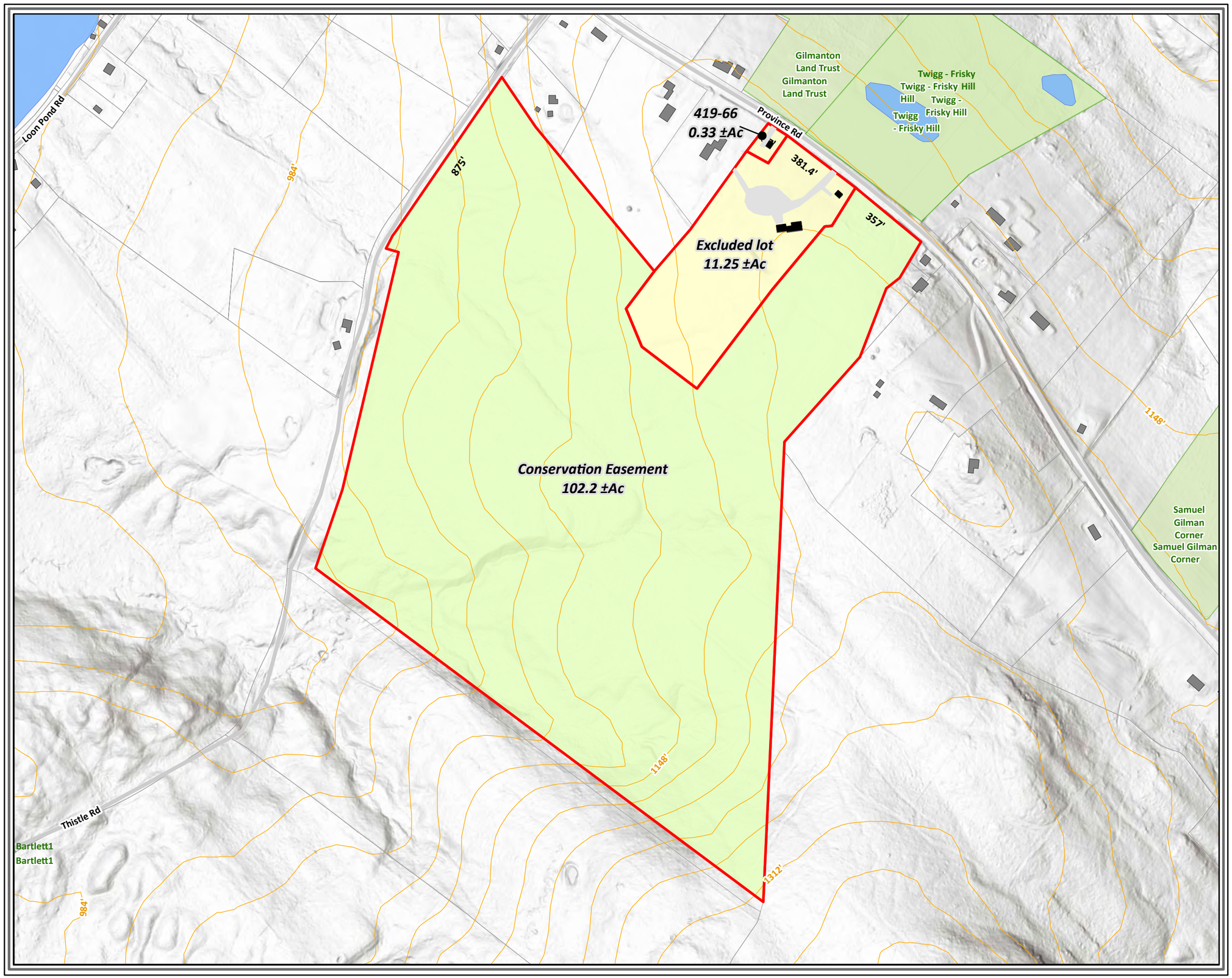
2nd floor

TOTAL: 1689 sq. ft

1st floor: 1103 sq. ft, 2nd floor: 586 sq. ft

EXCLUDED AREAS: GARAGE: 278 sq. ft, FIREPLACE: 8 sq. ft, WALLS: 174 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Path: \\wazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\NH0860 1242 & 1246 Province Rd, Gilmanton, NH\NH0860 base.aprx

1242 & 1246 Province Rd

Gilmanton, NH

Base Plan

Legend

- Subject Property - 113.78 ±Ac
- Adjacent Properties
- Protected Land
- Building Footprints
- Wetlands
- Contours (ft)



Notes

Credits: Background from ESRI 'Terrain Base' map service

Project Number: NH0860

Date: 05/12/26

N
W
E
S

0 200 400 800 Feet

Scale: 1' = 400 "

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

LandVest

1242 & 1246 Province Rd

Gilmanton, NH

Base Plan Orthophotograph

Legend

- Subject Property - 113.78 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Contours (ft)



Notes

Credits: 2023 imagery from ESRI 'World Imagery' map service.

Project Number: NH0860

Date: 05/12/26

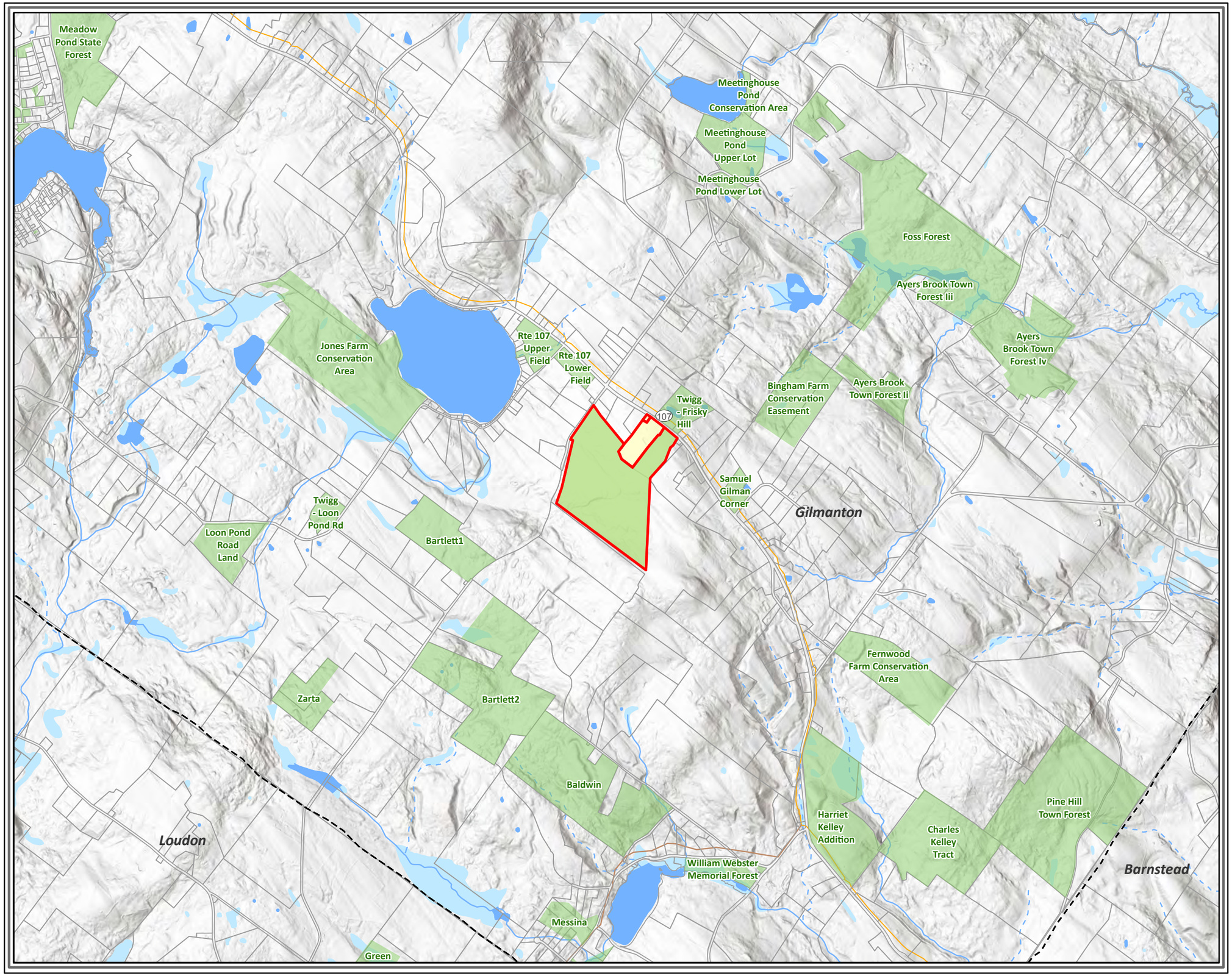
0 200 400 800 Feet

Scale: 1' = 400 "

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

LandVest

Path: \\vazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\NH0860 1242 & 1246 Province Rd, Gilmanton, NH\NH0860 ortho.aprx



Path: \\vazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\NH0860 1242 & 1246 Province Rd, Gilmanton, NH\NH0860 conservation context.aprx

1242 & 1246 Province Rd

Gilmanton, NH

Conservation Context

Legend

- Subject Property - 113.78 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Notes

Credits: Background from ESRI 'Terrain Base' map service

Project Number: NH0860

Date: 05/12/26

N
W
E
S

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