8 Mirror Lake Drive

Mirror Lake, NH







For more information, please contact:

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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	**8 Mirror Lake Drive**				Listed: 7/22/2026	$800,000
5101227	Active	**Tuftonboro**	**NH 03853**	Unit/Lot		Closed:	



Property Panorama VTour

County NH-Carroll
Village/Dist/Locale
Construction Status Existing
Year Built 1973
Architectural Style Colonial
Color
Total Stories 2
Zoning F1 RES WTR ACS
Taxes TBD No
Tax Annual Amount $3,855.00
Tax Year 2025
Tax Year Notes
Owned Land
Lot Size Acres 1.00
Lot Size Square Feet 43,560
Common Land Acres
Basement Yes
Basement Access Type Interior

Rooms Total 10
Bedrooms Total 3
Bathrooms Total 3
Bathrooms Full 1
Bathrooms Three Quarter 2
Bathrooms Half 0
Bathrooms One Quarter 0
List $/SqFt Fin ABV Grade $250.00
Above Grade Finished Area 3,200
AGFinSrc Public Records
Above Grade Unfinished Area 0
AGUnfinSrc Other
Below Grade Finished Area 0
BGFinSrc Public Records
Below Grade Unfinished Area 0
BGUnfinSrc Public Records
Total Finished Area 3,200
Days On Market 1
Activation Date

Public Remarks Set on a landscaped one-acre lot framed by mature trees and plantings, this timeless shingle-style home is located within the desirable Mirror Lake Estates Association in low-tax Tuftonboro. Just a short stroll away, the shared association waterfront on Mirror Lake offers the perfect place to swim, launch a kayak or paddleboard, relax by the water, or gather with neighbors. A graceful stone walkway leads from the paved driveway to a welcoming covered porch that stretches the length of the home, an ideal setting to enjoy peaceful mornings as the sun rises over the surrounding landscape. Offering approximately 3,200 square feet of living space, the home features hardwood floors throughout, generous room sizes, two sunporches, and filtered views of Mirror Lake. The main level is designed for both everyday living and entertaining, with an inviting living room, comfortable family room, formal dining room, and easy access to the backyard patio for seamless indoor-outdoor enjoyment. A first-floor bedroom and laundry provide the option for convenient single-level living. Upstairs, the primary suite includes a private bath, accompanied by a second bedroom, a three-quarter bath, a dedicated office or den, and an expansive bonus room ready to become a game room, artist's studio, fitness space, or media room. The attached two-car garage offers direct entry into the home, while the walkout lower level provides two freshly painted storage rooms. Combining generous living spaces, classic architecture, and coveted lake access without the expense of waterfront ownership, this exceptional property offers the best of the Lakes Region lifestyle just minutes from the shops, restaurants, and amenities of downtown Wolfeboro.
Directions Route 109 to Mirror Lake Drive, property on left.

Waterfront Property
Water View Yes
WaterAcess Yes
WaterRestr Unknown
WtrFrnLgth

Water Body Name Mirror Lake
Water Body Type Lake
Water Access Details Beach Access, Cross a Street to Access
Waterfront Property Rights

ROW Parcel Access
ROW Length
ROW Width
ROW to other Parcel Yes
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

Living Room	1	13.5 x 21.4	**Bonus Room**	2	16.11 x 21.3
Dining Room	1	13.5 x 13.7	**Bathroom Three**	2	
Family Room	1	18.4 x 13.7			
Bedroom	1	18.4 x 15.3			
Sunroom	1	9.1 x 17.9			
Sunroom	1	11.8 x 9.8			
Kitchen	1	13.7 x 9.6			
Bathroom Full	1				
Primary BR Suite	2	22.1 x 13.7			
Bedroom	2	19.2 x 13.6			
Office/Study	2	13.5 x 13.6			

Map 52
Block 3
Lot 16
SPAN Number
Property ID
Deed Recorded Type Warranty
Deed Book 1708
Deed Page 884
Total Deeds

SchDistrct Governor Wentworth Regional
SchElem Tuftonboro Central School
SchMiddle Kingswood Regional Middle
SchHigh Kingswood Regional High School

Lot Features Country Setting, Lake View, Landscaped, Level
Construction Materials Shingle Siding, Wood Exterior
Foundation Details Concrete
Roof Asphalt Shingle
Appliances Dishwasher, Electric Range, Refrigerator, Separate Water Heater
Flooring Hardwood, Laminate, Tile
Utilities Phone

Cooling None
Electric Circuit Breaker(s)
Heating Kerosene, Baseboard, Direct Vent, Electric
Sewer Septic
Water Source Drilled Well
Exterior Features Garden Space, Patio, Covered Porch, Enclosed Porch
Interior Features Attic with Hatch/Scuttle, Dining Area, Hearth, Laundry Hook-ups, Primary BR w/ BA, Natural Light, Indoor Storage, Wood Stove Hook-up, 1st Floor Laundry

Basement Description Concrete, Concrete Floor, Full, Interior Stairs, Storage Space, Unfinished
Garage Yes
Garage Capacity 2
Driveway Paved
Parking Features Auto Open, Direct Entry, Garage

Road Frontage Type Public
Road Frontage Yes
Road Frontage Length 147

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 Unknown
Surveyed By
Plan Survey Number
Footprint

Cable Company
Electric Company
Fuel Company
Phone Company
Internet Service Provider

Rented
Rental Amount
Residence

Green Verification Body
Green Verification Metric
Green Verification NewCon
Green Verification Progrm
Green Verification Rating
Green Verification Status
Green Verification URL
Green Verification Year
Green Verificatn Body 2
Green Verificatn Metric 2
Green Verificatn NewCon 2
Green Verificatn Progrm 2
Green Verificatn Rating 2
Green Verificatn Status 2
Green Verificatn URL 2
Green Verificatn Year 2

Green Verificatn Body 3
Green Verificatn Metric 3
Green Verificatn NewCon 3
Green Verificatn Progrm 3
Green Verificatn Rating 3
Green Verificatn Status 3
Green Verificatn URL 3
Green Verificatn Year 3

Auction No
Auction Date
Auction Time
Auction Price Determnd By
Auctioneer Name
Auctioneer License Number



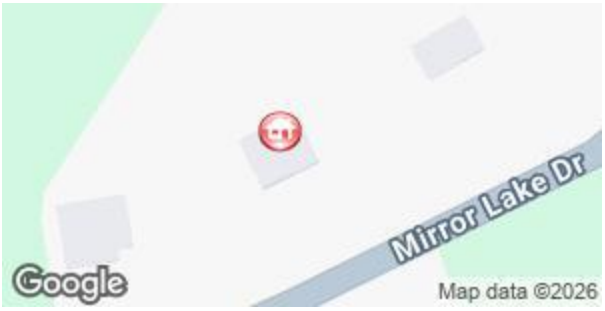
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Listed By:
Joy Messineo - LandVest, Inc./New Hampshire

8 MIRROR LAKE DRIVE
MIRROR LAKE, NEW HAMPSHIRE

Property:

- 1 +- Acres
- Paved driveway
- Large open backyard
- Stonewalls and mature trees/bushes
- 2-bay garage under
- Garden space
- Patio
- Filtered views of Mirror Lake
- Water Access via #27
- Drilled well
- Septic installed December 2023, Bailey Environmental, Melvin Village

House:

- Classic Colonial with shingled hip roof built in 1973
- Wood shingles and brick siding
- Slate and granite walkway
- Covered front porch runs the length of the house with filtered lake views facing east to capture the sunrises.
- Pegged oak flooring throughout
- 3 bedrooms, 3 baths
- Total of 3200 +- sq ft of living space
- Spacious rooms
- Multiple closets and storage areas
- Two sunrooms
- Primary with bath
- New gutters w/leaf guards installed in 2019 ($4,000+)

MAIN LEVEL

- The main level can be accessed via stairs from the garage or via the front door to an entry hall.
- A large living room with direct vent heater opens to the front entry and the formal dining room.
- The formal dining room has a double window overlooking the backyard, chandelier, chair rail, pocket door to living room, and opens to both the sunroom and the kitchen.

- The kitchen services both the dining room and family room with pass through windows. A stainless-steel sink and window overlook the backyard and a closet offers washer/dryer hookup.
- The large family room has a beamed ceiling and a raised brick hearth for the woodstove, and wall sconces A deep bay window overlooks the side of the house, and a slider accesses the second sunroom which has a door to the patio.
- Each sunroom has awning style windows for great air flow.
- A spacious first-floor bedroom, full bath and storage closets round out the first floor.

SECOND FLOOR

- A staircase with curved banisters accesses the second level
- A primary bedroom features double closets and a three-quarter bath.
- There is a second bedroom, large storage space with an attic scuttle and a three-quarter bath.
- The office/den is separated by a pocket door to a large room with fluorescent lighting that could be a game room, studio or entertainment space.
- Views of the lake can be seen from the bedroom and bonus rooms.

BASEMENT

- Concrete floors
- Two-car garage under with auto open doors, and under the stair's storage.
- Stairs to main level
- Two large storage areas freshly painted. One is front to back of the house with a 275-gallon fuel tank. The other large storage room houses a well tank, hot water heater and electrical panel.

Utilities

- Electric baseboard and wall heaters
- Direct vent kerosene heater
- Woodstove
- Circuit breakers
- Drilled well back of house
- Septic front of house
- High speed internet available via Spectrum.
- Domestic electric hot water heater

What we love about the property:

- The spacious rooms and multiple options for gathering with friends and family.
- Watching the sunrise over the lake from the front porch
- Sitting in either of the sunrooms in the evening listening to the loons on the lake
- The large backyard with plenty of space to play games or garden.

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form

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:** Joan Cassidy
2. **PROPERTY LOCATION:** 8 Mirror Lake Drive, Tuftonboro, NH 03853
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☐ No
4. **SELLER:** ☒ has ☐ has not occupied the property for 39 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: _____
   Installed By: _____ Date of Installation: _____
   What is the source of your information? _____

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

   d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
   Pump: ☐ Yes ☐ No ☐ N/A Quantity: ☐ Yes ☐ No
   Quality: ☐ Yes ☐ No ☐ Unknown
   If YES to any question, please explain in Comments below or with attachment.

   e. WATER TEST: Have you had the water tested? ☐ Yes ☐ No Date of most recent test _____
   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 _____ Gal. ☐ Unknown ☐ Other _____
   Tank Type ☐ Concrete ☐ Metal ☐ Unknown ☐ Other _____
   Location: Front of House ☐ Location Unknown. Date of Installation: 12/2023
   Date of Last Servicing: _____ Name of Company Servicing Tank: _____
   Have you experienced any malfunctions? ☐ Yes ☐ No
   COMMENTS: _____

SELLER(S) INITIALS J.A.C. / _____ BUYER(S) INITIALS _____ / _____

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d. LEACH FIELD: ☑ Yes ☐ No ☐ Other _____
IF YES, Location: front of house Size: _____ ☐ Unknown
Date of installation of leach field: _____ 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	☐	☐	☐			☐
Crawl Space	☐	☐	☐			☐
Exterior Walls	☐	☐	☐			☐
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: _____

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

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

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

9. GENERAL INFORMATION

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

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?
☑ Yes ☐ No ☐ Unknown If YES, Explain: Mirror Lake Estates Association
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: Veteran

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? _____

i. **Heating System** Age: _____ Type: Electric, wood Fuel: Kerosene Tank Location: basement
Owner of Tank: homeowner
Annual Fuel Consumption: _____ Price: _____ Gallons: _____
Date system was last serviced and by whom? _____
Secondary Heat Systems: _____
Comments: _____

j. **Roof** Age: 25 Type of Roof Covering: _____
Moisture or leakage: _____
Comments: _____

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k. Foundation/Basement ☑ Full ☐ Partial ☐ Other: _____ ☐ Type: _____
Moisture or leakage: _____
Comments: _____

l. Chimney(s) How Many? 1 Lined? Y Last Cleaned: 2/2024 Problems? _____
Comments: _____

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

n. Domestic Hot Water Age: _____ Type: _____ Gallons: _____

o. Electrical System # of Amps _____ ☐ 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: _____ Age: _____ Date Last Serviced and by whom: _____
Comments: _____

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

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: Spectrum

w. 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 G.P.C. / _____ BUYER(S) INITIALS _____ / _____

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10. ADDITIONAL INFORMATION

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

b. ADDITIONAL COMMENTS:

ACKNOWLEDGEMENTS:

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE *KNOWN* INFORMATION TO BUYER(S).

Joan P. Cassidy 7/13/26
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 J.P.C. / ____ BUYER(S) INITIALS ____ / ____

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

REALTOR® EQUAL HOUSING OPPORTUNITY

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: 8 Mirror Lake Drive, Tuftonboro, NH 03853

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) JM 07/08/26 9:13 PM EDT dotloop verified 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.

Joan P. Cassidy 7/13/26			
Seller	Date	Seller	Date
Purchaser	Date	Purchaser	Date
Joy Messineo dotloop verified 07/08/26 9:18 PM EDT KYAG-PAYO-V3WS-QWJN			
Agent	Date	Agent	Date

1600.-

009004

RECEIVED
CARROLL COUNTY REGISTRY
1997 JUL 31 PM 4:15
REGISTER OF DEEDS

BK1708 PG 884

WARRANTY DEED

BE IT KNOWN that Harold E. Selesky, a married man, of 2241 Royal Crest Drive, Birmingham, AL 35216, for consideration paid, grants to J. Warren Cassidy and Joan P. Cassidy, husband and wife, of 9 Cove Road, East Wakefield, NH 03830, as joint tenants with rights of survivorship, with warranty covenants the following described property:

Lot J

Lot J with buildings thereon situate on Mirror Lake Drive in Tuftonboro, Carroll County, New Hampshire as shown on a plan of land entitled "Realty Investments, Inc., Mirror Lake, N.H., Bennett Farm Development, Mirror Lake, Tuftonboro, N.H." dated June 15, 1967, revised August 12, 1967 and recorded on April 10, 1969 at Plan Book 13, Pages 30-31 Carroll County Registry of Deeds, being more particularly bounded and described as follows:

> Beginning at an iron pin on the northerly side of a private road leading from Route 109 to Mirror Lake Estates, said iron pin being located 730', more or less, westerly from Route 109, measured along the northerly side of said private road; thence running N 03° 22' E, 406.9' along the easterly side of Lot H to an iron pin in a stone wall; thence turning to the right and running along said stone wall N 84° 20' E, 70' to an iron pin in the stone wall; thence turning to the right and running S 07° 32' E, 395.5' to an iron pin on the northerly side of the above-mentioned private road; thence turning to the right and running along said road S 81° 47' W, 147' to the point of beginning.

Said premises are conveyed subject to the following restrictions, as covenants running with the land, and shall be binding on the Grantees and all persons claiming under them:

1. Any cottage erected on the within described premises shall be used for residential purposes only, except that said cottage may be rented for residential use when not occupied by owner.

2. That no more than one cottage shall be erected, altered, placed or permitted to remain on any one lot, except that a private garage for not more than two cars may be erected and a combination toolhouse and wood shed may be erected which is not detrimental to the neighborhood. Except that a guest house of not more than two rooms may be erected on said property.

3. That said cottage must be erected with modern plumbing facilities and that no outdoor toilets or chemical closets will be permitted.

4. That no trailers, tents, or metal buildings of any kind shall be constructed, placed, or permitted to remain on said premises. This restriction does not apply to frame houses of approved design, having aluminum or other metal facing.

5. Plans and location of all buildings shall be approved by Realty Investments, Inc. before construction is commenced. This restriction shall remain in effect until five years from date of transfer. It is the intent herein that building plans and locations shall not unreasonably impair the view of present and future lot owners. All buildings shall be finished on exterior according to approved plans.

6. That the Grantees will pay their proportionate share of the common expenses incurred in the maintenance or necessary repairs of the above right of way.

7. If the Grantees herein named, or any of them or their heirs, or assigns, shall violate or attempt to violate any of the covenants or restrictions herein, it shall be lawful for any other person or persons owning any real property in this development to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such restrictions or covenants and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any one or more of these covenants or restrictions by Judgement of Court or Court Order shall in no way affect any of the other provisions which shall remain in full force and effect.

Together with a right of way, in common with others, over the ways as shown on plans of Bennett Farm Development and Mirror Lake Estates.

Together, also, with a right of way, in common with others, over Lot 12 for access to Mirror Lake subject, however, to membership in good standing in the organization that owns and/or controls said Lot. Said right of way over Lot 12 shall be a covenant running with the land hereby conveyed and described as Lot J of Bennett Farm Development.

Meaning and intending to describe and convey the same premises conveyed to Edna L. Selesky and Harold E. Selesky, as joint tenants with rights of survivorship, by Edna L. Selesky by warranty deed dated October 17, 1983 and recorded on October 20, 1983 at Book 913, Page 198 Carroll County Registry of Deeds. Edna L. Selesky subsequently deceased on June 2, 1992 (see death certificate recorded on August 10, 1992 at Book 1495, Page 756 Carroll County Registry of Deeds) and by virtue of the survivorship provisions in the parties' deed sole record title vested in Harold E. Selesky.

We, Harold E. Selesky and Joyce B. Selesky, husband and wife, hereby release all rights of homestead and other interest in the above property.

BK1708 PG 005

Executed this 10th day of July, 1997.

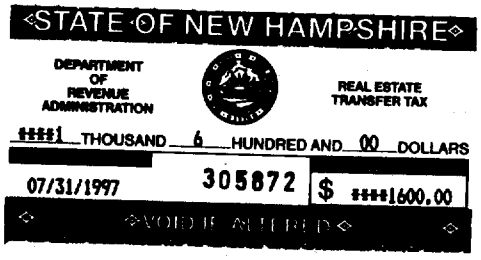
Harold E. Selesky

Joyce B. Selesky

State of New Hampshire
County of Carroll

On this the 10th day of July, 1997, 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.

Notary Public/Justice of the Peace
My commission expires: 3-19-2002



BK 1708 PG 886

Invoice Number: 2026P01007307 Print

Current Owner	CASSIDY, WARREN	Due Date	7/1/2026
Current Owner 2	CASSIDY, JOAN	Bill Amount	$1,928.00
Billed Owner	CASSIDY, WARREN		
Location	8 MIRROR LAKE DRIVE	Principal	$0.00
Type	Property Tax	Interest	$0.00
Map-Lot-Sub	000052-000003-000016	Penalties	$0.00
Acres	1	**Total Due**	**$0.00**

The Net Assessment was $719,600 at the time of this bill. Assessment Transactions

Invoice Number: 2025P02007304 Print

Current Owner	CASSIDY, WARREN	Due Date	1/2/2026
Current Owner 2	CASSIDY, JOAN	Bill Amount	$2,054.00
Billed Owner	CASSIDY, WARREN		
Location	8 MIRROR LAKE DRIVE	Principal	$0.00
Type	Property Tax	Interest	$0.00
Map-Lot-Sub	000052-000003-000016	Penalties	$0.00
Acres	1	**Total Due**	**$0.00**

The Net Assessment was $719,600 at the time of this bill. Assessment Transactions

Invoice Number: 2025P01007205 Print

Current Owner	CASSIDY, WARREN	Due Date	7/1/2025
Current Owner 2	CASSIDY, JOAN	Bill Amount	$1,801.00
Billed Owner	CASSIDY, WARREN		
Location	8 MIRROR LAKE DRIVE	Principal	$0.00
Type	Property Tax	Interest	$0.00
Map-Lot-Sub	000052-000003-000016	Penalties	$0.00
Acres	1	**Total Due**	**$0.00**

The Net Assessment was $569,600 at the time of this bill. Assessment Transactions

Map: 000052 **Lot: 000003** **Sub: 000016** **Card: 1 of 1** **8 MIRROR LAKE DRIVE** **TUFTONBORO** **Printed: 08/11/2025**

OWNER INFORMATION

CASSIDY, WARREN
CASSIDY, JOAN
8 MIRROR LAKE DRIVE

MIRROR LAKE, NH 03853

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/31/1997	1708	884	Q I	160,000	SELESKY, EDNA & HAROLD

PICTURE

LISTING HISTORY

11/18/21	BJLD
10/19/15	MMO
02/07/05	DSRL
07/08/93	AM

NOTES

GRAY; HSE ALSO HAS ELEC HEAT; 10/12 ADJ SKETCH MM 11/21 FIX SKETCH BJL

EXTRA FEATURES VALUATION

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

MUNICIPAL SOFTWARE BY AVITAR

TUFTONBORO ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2023	$ 432,000	$ 3,000	$ 134,600
		Parcel Total:	$ 569,600
2024	$ 432,000	$ 3,000	$ 134,600
		Parcel Total:	$ 569,600
2025	**$ 505,100**	**$ 0**	**$ 214,500**
		Parcel Total:	**$ 719,600**

LAND VALUATION

LAST REVALUATION: 2025

Zone: LDR-LOW DENSITY RES **Minimum Acreage:** 2.00 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES WTR ACS	1.000 ac	130,000	F	110	100	100	100		150	214,500	0	N	214,500	
	1.000 ac									214,500			**214,500**	

Map: 000052 Lot: 000003 Sub: 000016 Card: 1 of 1 8 MIRROR LAKE DRIVE TUFTONBORO Printed: 08/11/2025

PICTURE



OWNER

CASSIDY, WARREN
CASSIDY, JOAN
8 MIRROR LAKE DRIVE

MIRROR LAKE, NH 03853

TAXABLE DISTRICTS

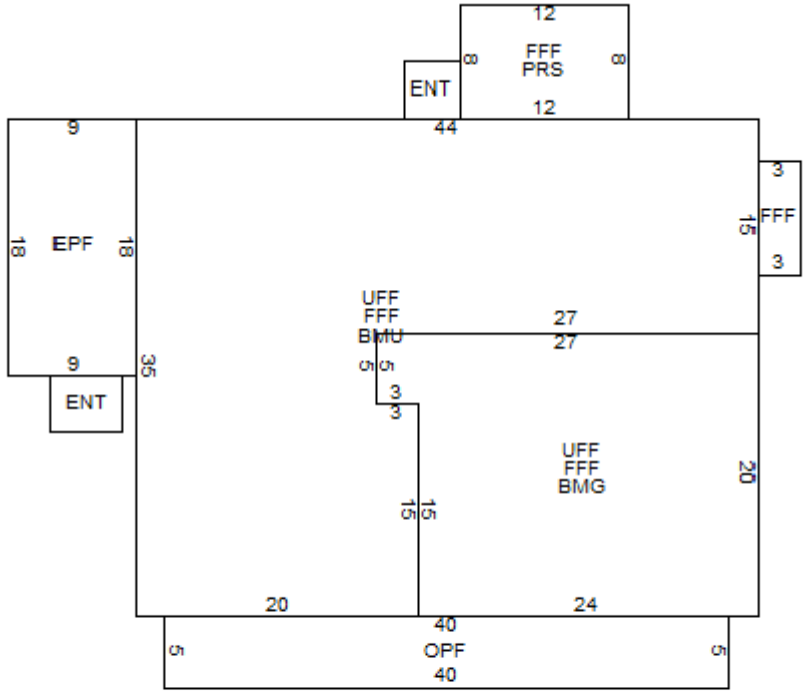
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING DETAILS

Model: **2.00 STORY FRAME COLONIAL**
Roof: **GABLE HIP/ASPHALT**
Ext: **WOOD SHINGLE**
Int: **DRYWALL**
Floor: **HARDWOOD/HARD TILE**
Heat: **OIL/FA NO DUCTS**
Bedrooms: **3** Baths: **3.0** Fixtures:
Extra Kitchens: Fireplaces: **1**
A/C: **No** Generators:
Quality: **A1 AVG+10**
Com. Wall:
Size Adj: **0.9227** Base Rate: **RSA 170.00**
Bldg. Rate: **0.9550**
Sq. Foot Cost: **$ 162.35**



FRONTAGE

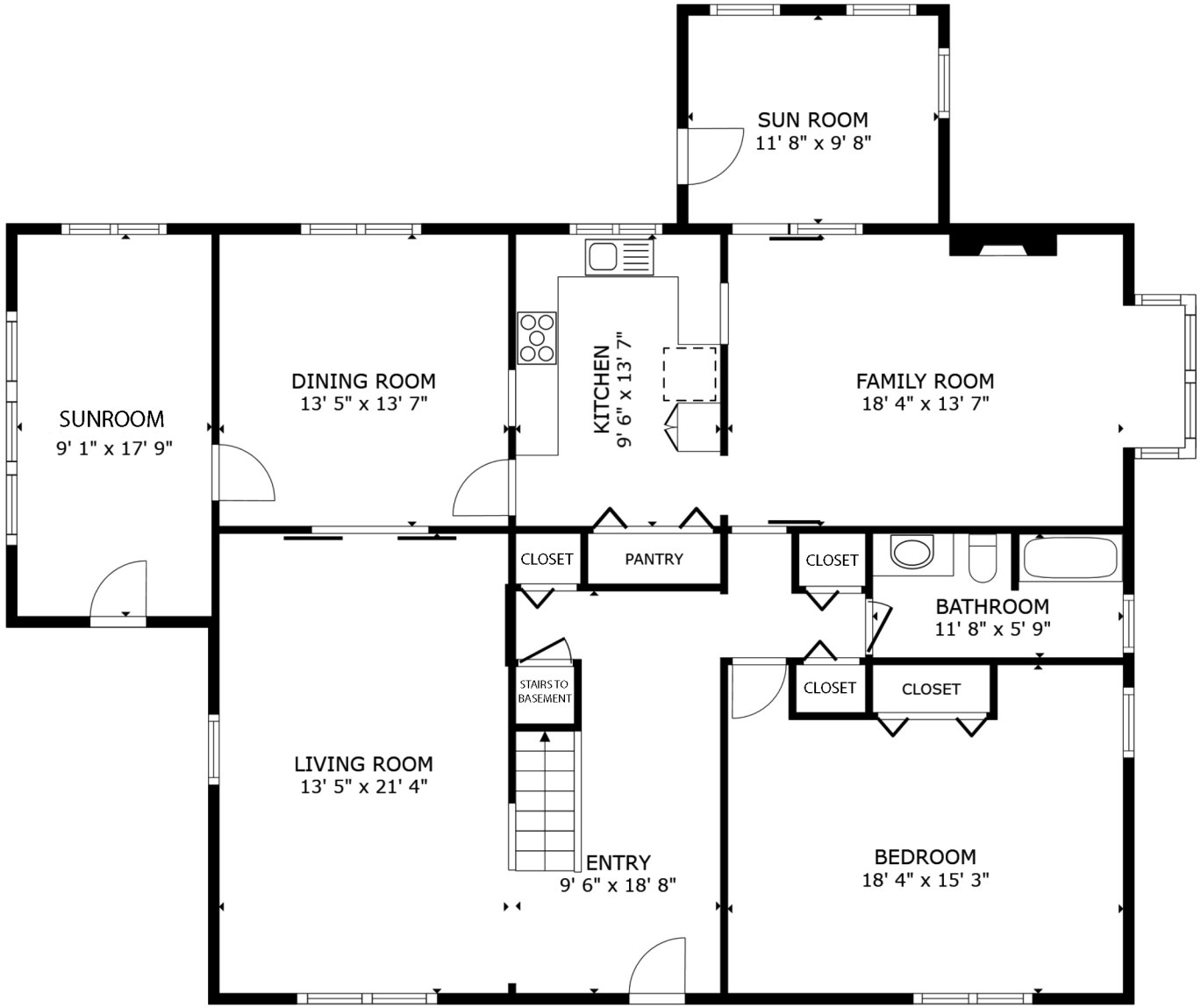
BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
BMG	BSMNT GARAGE	495	0.20	99
BMU	BSMNT	1045	0.15	157
EPF	ENCLSD PORCH	162	0.70	113
FFF	FST FLR FIN	1660	1.00	1660
OPF	OPEN PORCH FIN	200	0.25	50
UFF	UPPER FLR FIN	1540	1.00	1540
ENT	ENTRANCE	36	0.10	4
PRS	PIERS	96	-0.05	-5
GLA:	**3,200**	**5,234**		**3,618**

2025 BASE YEAR BUILDING VALUATION

Market Cost New: **$ 587,382**
Year Built: **1973**
Condition For Age: GOOD **14 %**
Physical:
Functional:
Economic:
Temporary:
Total Depreciation: **14 %**

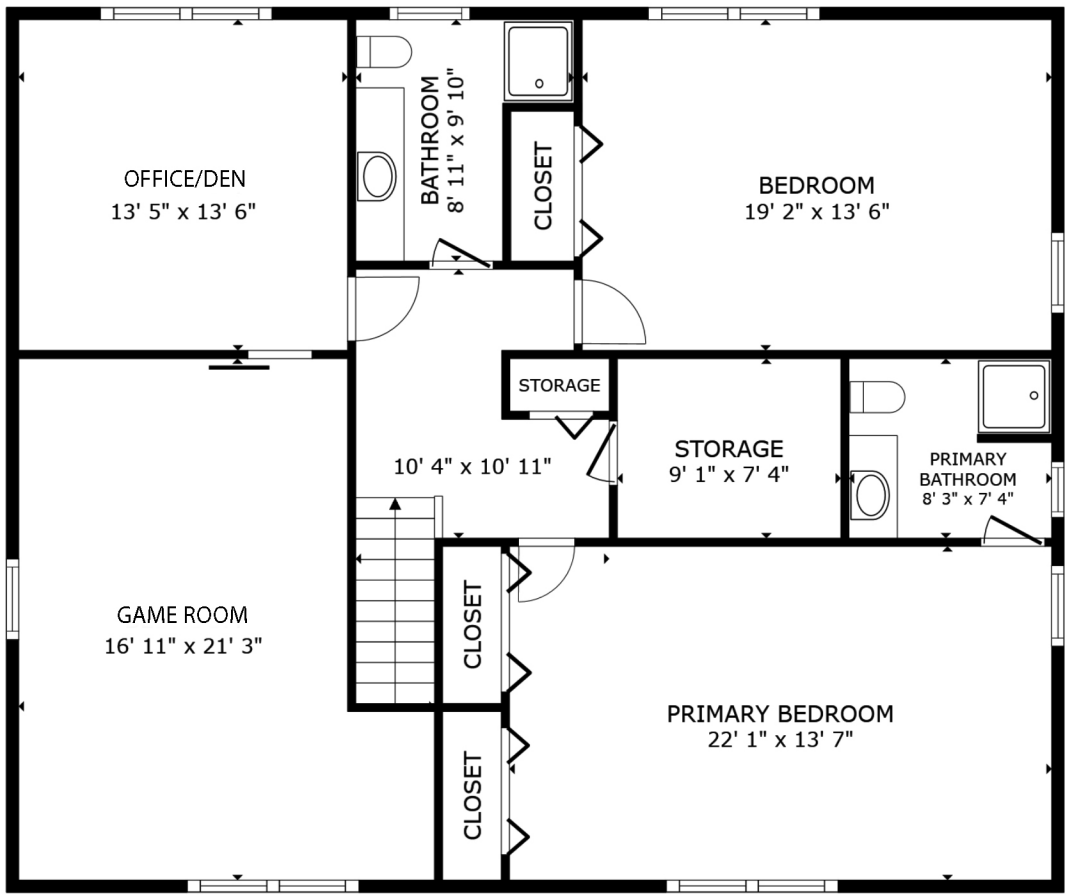
Building Value: **$ 505,100**



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 1,781 sq.ft. FLOOR 2 1,473 sq.ft.
TOTAL : 3,254 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

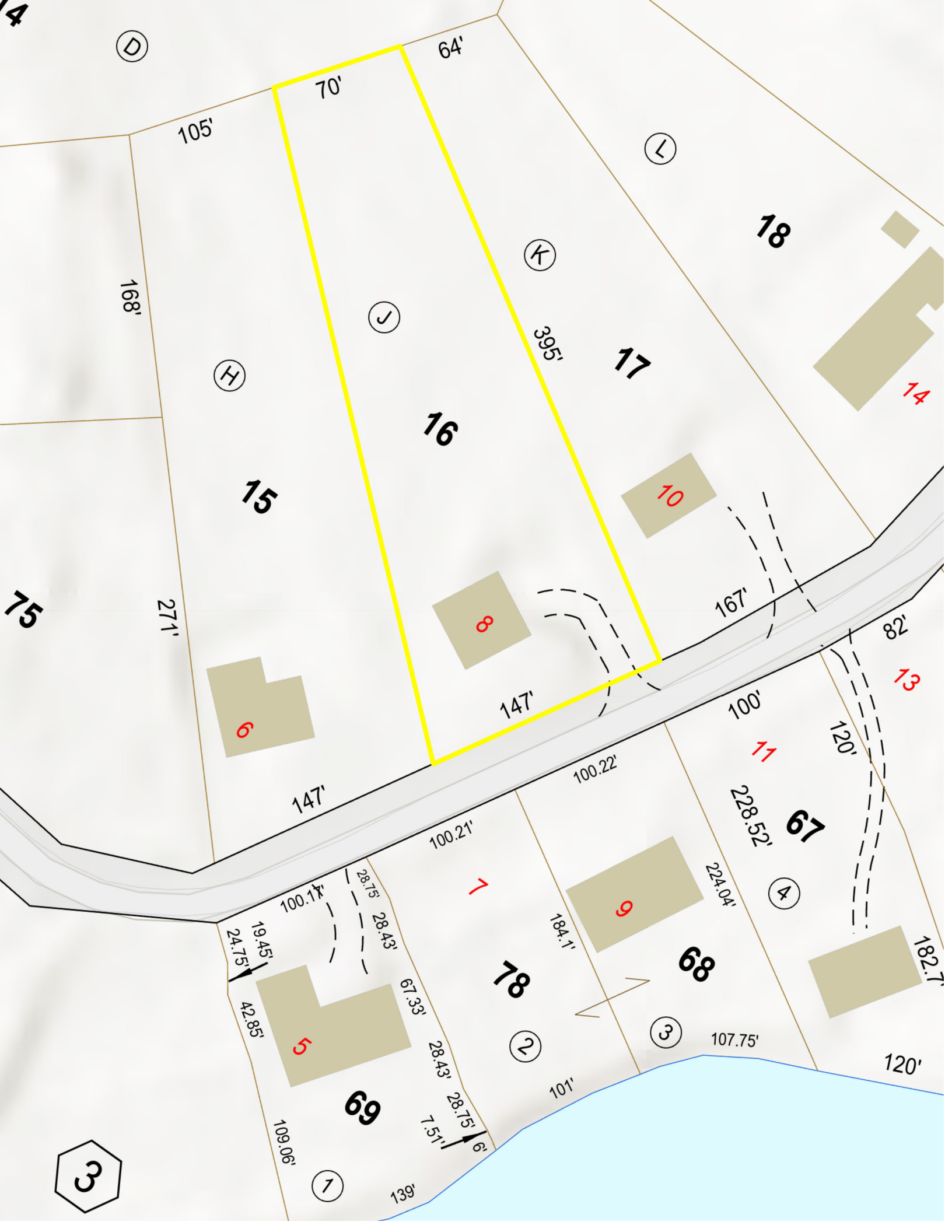
Matterport®



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 1,781 sq.ft. FLOOR 2 1,473 sq.ft.
TOTAL : 3,254 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport®


D
105'
70'
64'
L
18
168'
K
J
395'
17
H
16
15
14
10
8
6
75
271'
167'
82'
13
147'
100'
120'
11
147'
100.22'
228.52'
67
100.21'
4
224.04'
7
9
100.17'
28.75'
28.43'
19.45'
24.75'
184.1'
182.7'
78
68
67.33'
42.85'
5
2
3
107.75'
120'
28.43'
28.75'
101'
69
7.51'
6'
109.06'
1
139'
3