28 Walden Street

Portsmouth, New Hampshire







For more information, please contact:

Kristin Claire
Principal Broker
kclaire@landvest.com
3 Eagle Square, Concord, NH 03301
M: 603.494.9448
www.landvest.com

Sam Howard
Luxury Real Estate Agent NH & ME
showard@landvest.com
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3 Eagle Square, Concord, NH 03301

www.landvest.com

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

This Property Profile package is a compilation of public record information and additional material and information from the Seller. The Offered Property is currently offered for sale by LandVest, Inc.

This Property Profile is intended to facilitate a prospective buyer's ability to become generally familiar with the Offered Property. However, neither the Seller nor Seller's representatives (including LandVest, Inc.) makes any express or implied representation or warranty as to the accuracy or completeness of any material or information in this Property Profile package (including, without limitation, any of the exhibits attached hereto), and none of such persons shall have any liability whatsoever relating to or arising from the use of any material or information in this Property Profile package or any errors therein or omissions therefrom. More specifically, no prospective buyer of all or any part of the Offered Property is entitled to rely on the accuracy or completeness of any of this material or information and shall be entitled to rely solely on such representations and warranties as may be specifically and expressly set forth in a fully executed Purchase and Sale Agreement relating to any acquisition of all or any part of the Offered Property, subject to the terms and conditions of such Agreement. Any prospective buyer will have to independently verify any material or information contained in this Property Profile which such prospective buyer deems relevant to his or her decision to purchase or not to purchase all or any part of the Offered Property.

Any alternative use of the Offered Property implied in this Property Profile **does not** constitute a warranty or guarantee of approval for such alternative use by any local, state or federal agency or official. It is the sole responsibility of any buyer to determine the viability of any contemplated use of the Offered Property under pertinent federal, state, and local laws and regulations. The Seller makes no representation as to the likelihood of approval of any proposed use.

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.

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form

NEW HAMPSHIRE REALTORS

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:** Lisa Mann and Richard Mann
2. **PROPERTY LOCATION:** 28 Walden Street
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☒ No
4. **SELLER:** ☒ has ☐ has not occupied the property for 2 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: Entrance in basement
   Installed By: N/A Date of Installation: N/A
   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 Approx 7/26
   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? No problems, this is municipal water, but we added a whole house Water Filtration system.
   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: ☐ Location Unknown. Date of Installation:
   Date of Last Servicing: Name of Company Servicing Tank:
   Have you experienced any malfunctions? ☐ Yes ☐ No
   COMMENTS:

SELLER(S) INITIALS LBKM / LBM BUYER(S) INITIALS ____ / ____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 28 Walden Street, Portsmouth, NH 03801

d. LEACH FIELD: ☐ Yes ☑ No ☐ Other
IF YES, Location: ____ 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	☑	☐	☐	SEE ATTACHMENT		☐
Crawl Space	☐	☑	☐			☐
Exterior Walls	☑	☐	☐	SEE ATTACHMENT		☐
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 ____ / ____ BUYER(S) INITIALS ____ / ____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 28 Walden St., Portsmouth, NH 03801

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: No lead Testing conducted. Main House constructed prior to 1900

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: Prior owners said that there had been some flooding, but we never experienced any.

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: Property is in the AE Flood Zone

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? GRB and Historic District

i. **Heating System** Age: 2 Type: Mini Split System Fuel: Electric Tank Location: Also Natural Gas system
Owner of Tank: _____
Annual Fuel Consumption: _____ Price: _____ Gallons: _____
Date system was last serviced and by whom? _____
Secondary Heat Systems: _____
Comments: We installed Mitsubishi Mini Split to heat and cool the house and ADU

j. **Roof** Age: 15 Type of Roof Covering: Asphalt (installed by previous owner
Moisture or leakage: NONE
Comments: _____

SELLER(S) INITIALS KR CM BUYER(S) INITIALS _____ / _____

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PROPERTY DISCLOSURE - RESIDENTIAL ONLY

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NEW HAMPSHIRE REALTORS® EQUAL HOUSING OPPORTUNITY

TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 28 Walden St., Portsmouth, NH 3801

k. **Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: Poured concrete,Brick,Stone
Moisture or leakage: Has some seepage when ground water table is high
Comments: Installed new auto sump pump when we moved in

l. **Chimney(s)** How Many? N/A Lined? N/A Last Cleaned: Unknown Problems? _____
Comments: _____

m. **Plumbing** Type: Town system Age: _____
Comments: _____

n. **Domestic Hot Water** Age: Don't know Type: _____ Gallons: 50 Gal

o. **Electrical System** # of Amps New 200amp system ☒ 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: Mini Split Age: 2 Date Last Serviced and by whom: _____
Comments: Mitsubishi - works fantastic to heat and cool

t. **Pool** Age: N/A 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: Xfinity

w. **Other** (e.g. Alarm System, Irrigation System, etc.) N/A
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 _____ / _____

BUYER(S) INITIALS _____ / _____

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PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form

TO BE COMPLETED BY SELLER

PROPERTY LOCATION: _____

10. ADDITIONAL INFORMATION

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

b. ADDITIONAL COMMENTS:

ENCLOSING PREVIOUS OWNERS ADDENDUM ON INSULATION & PREVIOUS FLOODING. WE HAVE EXPERIENCED ZERO ISSUES.

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).

SELLER _____ DATE 7/14/2026

SELLER Lin Beth Meehan DATE July 14, 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 _____ / _____

BUYER(S) INITIALS _____ / _____

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DocuSign Envelope ID: 83CAF89A-452B-4CDD-80E2-C22446678D15

28 Walden Street - Additional Attachment to Property Disclosure

FROM PREVIOUS OWNER

Item 7. INSULATION:

Main house:

- Lower roofs (at vaulted ceilings) – Fiberglass batt, R11-R15
- Attic (at flat ceilings)– Cellulose blown, approximate R20
- Wood framed walls above grade - fiberglass batt R11-R15
- Floors (first & second) - none
- Basement walls below grade – none
- Basement floor, concrete slab on grade – none
- There is no crawl space

Guest House:

- Roof at vaulted ceilings: fiberglass batt R-20 (6.25")
- Walls: fiberglass batt R-11 (3.5"). Walls are triple layer construction with 8" CMU core (concrete masonry units), 2x4 interior wood framing, and 2x4 exterior wood furring.
- Flooring is on gypcrete underlayment on wood sheathing on insulated sleepers on concrete slab on grade – 1.5" rigid polystyrene, R-7.5
- There is no crawl space or attic

Item 9d. Are you aware of any problems with other buildings on the property?

The cottage flooded during peak high tide of the January 13th storm. It receded quickly and was immediately ventilated and dehumidified using commercial grade equipment. It was then inspected by Reliable Restoration and mold testing was conducted (see reports). RR was used to mitigate the airborne mold reported using methods and equipment described in the report. Note – the airborne mold that was detected was determined to be not due to the flooding. First floor slab and load bearing wall structure of guest house are made of concrete.

Item 10b. Additional Comments:

During the January 13, 2024, storm the cellar did collect water in the first two lower sections (as you enter from bulkhead). Sump pump cleared this within 20 minutes of the tide receding. Heat, fans, and dehumidifier were used to dry it out. Due to the back-to-back storms and high-water table very, small seepage continued for two additional days. No additional steps were required to mitigate the seepage.

-Kitchen gas range – front left burner auto-ignition is finicky when stove is started cold.
-South center upper sash in guest house has a deflected bottom rail; new replacement sash is on order from Pella.

Other:
First floor and outdoors wired for sound/speakers including subwoofer (does not remain). Dining room speakers and speaker in kitchen ceiling will remain. Weather station will remain.

Main house - 1sr floor thermostat and guest house gas fireplace are wifi enabled Sensi thermostats.

Outdoor lighting is a combination of photoelectric sensor controlled and wife smart switch (sellers will leae a smart switch. Buyer will need to their network.

DocuSigned by:
Christopher D. Kozak
A907C0DCBFF04E8...
DocuSigned by:

6/13/2024

6/13/2024

Lisa Mann

dotloop verified
07/08/24 6:58 PM EDT
RIE9-RHLW-OW2M-JX1U

28 WALDEN STREET
PORTSMOUTH

SELLER UPGRADES

-New Mitsubishi Mini Split system installed to cover main house and guest house. We have only used this system for heat and A/C. (Cost over $60K)

-New LG induction range and LG Hood installed soon after we moved in.

-We installed a whole house water filtration system soon after we moved in.

-We upgraded the electrical service to accommodate the new Heat/AC system

-We installed a new sump pump although the old one was working fine.

-New Dryer installed about a year ago.

E # 24021150 07/22/2024 10:03:39 AM
Book 6560 Page 2736 Page 1 of 2
Register of Deeds, Rockingham County

UPON RECORDING, PLEASE RETURN TO:

Cleveland, Waters and Bass, P.A.
Two Capital Plaza
Concord, NH 03301

LCHIP	ROA682145	25.00
TRANSFER TAX	RO130790	21,000.00
RECORDING		14.00
SURCHARGE		2.00

TT: $21,000.00

WARRANTY DEED

CHRISTOPHER D. KOZAK and TRACY KOZAK, Husband and Wife, of 28 Walden Street, Portsmouth, NH 03801, for consideration paid grant to **LISA B. MANN, Trustee of the LISA B. MANN REVOCABLE TRUST, u/i/d October 10, 2003, as amended and restated, and RICHARD K. MANN, Trustee of the RICHARD K. MANN REVOCABLE TRUST, u/i/d October 10, 2003, as amended and restated** having an address of 48 Manning Street, Portsmouth, NH 03801, with WARRANTY COVENANTS:

All that certain lot, piece or parcel of land with the buildings and improvements thereon, situate, lying and being on Walden Street, presently numbered 28 Walden Street, in Portsmouth, County of Rockingham, State of New Hampshire, being more particularly bounded and described as follows:

Beginning on said Walden Street at the northeasterly corner of land now or formerly of Mark W. Ruee;

Running thence easterly by said Walden Street 33.8 feet to land formerly of John J. Henson and now or formerly of James H. Sanders;

Thence turning and running southerly by last named land, 79 feet to the Piscataqua River;

Thence turning and running westerly by said river, 39.5 feet to land now or formerly of Mark W. Ruee;

Thence turning and running northerly by said Ruee's land, 81.5 feet to said Walden Street, being the northeasterly corner of said Ruee's land and the point of beginning.

Meaning and intending to describe and convey the same premises conveyed to Christopher D. Kozak and Tracy Kozak by virtue of a Quitclaim deed from Christopher D. Kozak and Tracy Kozak f/k/a Tracy Ann Spaulding dated 03/25/2004 and recorded at the Rockingham County Registry of Deeds in Book 4279, Page 961.

We, the grantors, hereby release all rights of homestead in the above-described premises.

Executed this 18th day of July, 2024.

Christopher D. Kozak

Tracy Kozak

STATE OF NEW HAMPSHIRE
COUNTY OF ~~MERRIMACK~~ Rockingham

This instrument was acknowledged before me on this 18th day of July, 2024 by Christopher D. Kozak and Tracy Kozak. The identity of the subscribing parties was determined by **(check box that applies and completes blank line, if any)**:

☐ My personal knowledge of the identity of said person **OR**
☐ The oath or affirmation of a credible witness, _____ (name of witness), the witness being personally known to me **OR**
☑ The following identification documents:

☑ Driver's License
☐ Passport
☐ Other: _____

Notary Public/Justice of the Peace
Name:
My Commission Expires:

KASHMERE NOTARY PUBLIC
KRISTY L. KASHMERE
MY COMMISSION EXPIRES MARCH 3, 2026
OF DEEDS
NEW HAMPSHIRE

2025 PROPERTY TAX - 1st HALF

CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801
HOURS: M 8AM-6PM; TUE 8AM-4:30PM; W 9AM-4:30PM;TH 8AM-4:30PM; F 8AM-1PM
PHONE: (603) 610-7244

Account Number
32815
Map-Lot-Suffix
0101-0019-0000
Location
28 WALDEN ST
Invoice Number
391622

MANN LISA B REV TRUST
MANN RICHARD K REV TRUST
48 MANNING ST
PORTSMOUTH, NH 03801-

OWNERS OF RECORD:
MANN LISA B REV TRUST MANN RICHARD K REV TRUST

TAX RATE INFORMATION	
MUNICIPAL	5.26
LOCAL EDUCATION	4.57
COUNTY	0.58
STATE EDUCATION	1.10
TOTAL	11.51

RATE IS PER $1,000 IN ASSESSED VALUE

UNPAID BALANCES ACCRUE INTEREST AT 8% PER ANNUM AFTER THE DUE DATE

ANNUAL TAX BILL BREAKDOWN FOR THE 2025 TAX YEAR

TOTAL ASSESSED VALUE:	**1,327,300**	**NET TAX OBLIGATION:**	**15,277.00**
APPLIED EXEMPTIONS:		FIRST HALF BILL:	7,639.00
NET TAXABLE VALUE:	**1,327,300**	LESS CREDIT BALANCE ON ACCT	0.00
		DUE 1/29/2026	**7,639.00**
TOTAL TAX OBLIGATION:	**15,277.00**		
APPLIED VETERAN'S CREDITS			
NET TAX OBLIGATION:	**15,277.00**		

**** PLEASE SEE BACK OF BILL FOR INFORMATION ON PAYMENT OPTIONS, EXEMPTIONS, CREDITS, DEFERRALS AND ABATEMENTS ****

TO ENSURE PROPER PAYMENT APPLICATION, PLEASE INCLUDE THE STUB BELOW

IF A RECEIPT IS DESIRED, PLEASE ENCLOSE A SELF-ADDRESSED, STAMPED ENVELOPE.

DETACH HERE AND RETURN LOWER PORTION WITH PAYMENT

CITY OF PORTSMOUTH, NH - TAX COLLECTOR
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801

Please make any address changes here

ACCOUNT #:	32815
MAP-LOT:	0101-0019-0000
LOCATION:	28 WALDEN ST
INVOICE #:	391622
DUE DATE:	**1/29/2026**
AMOUNT DUE:	**$7,639.00**
AMOUNT PAID:	

MAKE CHECKS PAYABLE TO:
CITY OF PORTSMOUTH
*** Include Account # ***

MANN LISA B REV TRUST
MANN RICHARD K REV TRUST
48 MANNING ST
PORTSMOUTH, NH 03801-

20 0000391622 0000763900 4

2025 PROPERTY TAX - 2nd HALF

CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801
HOURS: M 8AM-6PM; TUE 8AM-4:30PM; W 9AM-4:30PM
PHONE: (603) 610-7244

Account Number
32815
Map-Lot-Suffix
0101-0019-0000
Location
28 WALDEN ST
Invoice Number
400909

MANN LISA B REV TRUST
MANN RICHARD K REV TRUST
48 MANNING ST
PORTSMOUTH, NH 03801-

OWNERS OF RECORD:
MANN LISA B REV TRUST MANN RICHARD K REV TRUST

TAX RATE INFORMATION	
MUNICIPAL	5.26
LOCAL EDUCATION	4.57
COUNTY	0.58
STATE EDUCATION	1.10
TOTAL	11.51

RATE IS PER $1,000 IN ASSESSED VALUE

UNPAID BALANCES ACCRUE INTEREST AT 8% PER ANNUM AFTER THE DUE DATE

ANNUAL TAX BILL BREAKDOWN FOR THE 2025 TAX YEAR

TOTAL ASSESSED VALUE:	**1,327,300**	**NET TAX OBLIGATION:**	**15,277.00**
APPLIED EXEMPTIONS:		SECOND HALF BILL:	7,638.00
NET TAXABLE VALUE:	**1,327,300**	LESS CREDIT BALANCE ON ACCT	0.00
		DUE 6/01/2026	**7,638.00**
TOTAL TAX OBLIGATION:	**15,277.00**		
APPLIED VETERAN'S CREDITS			
NET TAX OBLIGATION:	**15,277.00**		

**** PLEASE SEE BACK OF BILL FOR INFORMATION ON PAYMENT OPTIONS, EXEMPTIONS, CREDITS, DEFERRALS AND ABATEMENTS ****

TO ENSURE PROPER PAYMENT APPLICATION, PLEASE INCLUDE THE STUB BELOW

IF A RECEIPT IS DESIRED, PLEASE ENCLOSE A SELF-ADDRESSED, STAMPED ENVELOPE.

DETACH HERE AND RETURN LOWER PORTION WITH PAYMENT

CITY OF PORTSMOUTH, NH - TAX COLLECTOR
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801

Please make any address changes here

ACCOUNT #:	32815
MAP-LOT:	0101-0019-0000
LOCATION:	28 WALDEN ST
INVOICE #:	400909
DUE DATE:	**6/01/2026**
AMOUNT DUE:	**$7,638.00**
AMOUNT PAID:	

MAKE CHECKS PAYABLE TO:
CITY OF PORTSMOUTH
*** Include Account # ***

MANN LISA B REV TRUST
MANN RICHARD K REV TRUST
48 MANNING ST
PORTSMOUTH, NH 03801-

20 0000400909 0000763800 6

28 WALDEN ST

Location	28 WALDEN ST	**Mblu**	0101/ 0019/ 0000/ /
Acct#	32815	**Owner**	MANN LISA B REV TRUST
PBN		**Total Market Value**	$1,327,300
Appraisal	$1,327,300	**PID**	32815
Building Count	2		

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$473,900	$853,400	$1,327,300
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$473,900	$853,400	$1,327,300

Owner of Record

Owner	MANN LISA B REV TRUST	**Sale Price**	$1,400,000
Co-Owner	MANN RICHARD K REV TRUST	**Certificate**	
Address	48 MANNING ST PORTSMOUTH, NH 03801	**Book & Page**	6560/2736
		Sale Date	07/22/2024
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
MANN LISA B REV TRUST	$1,400,000		6560/2736	00	07/22/2024
KOZAK CHRISTOPHER D	$0		4279/0961		03/25/2004
KOZAK CHRISTOPHER D	$290,000		3382/2811	0	04/16/1999

Building Information

Building 1 : Section 1

Year Built:	1880
Living Area:	860

Replacement Cost: $466,311
Building Percent Good: 79
Replacement Cost Less Depreciation: $368,400

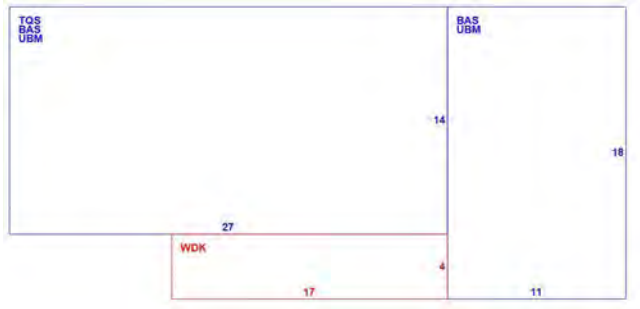
Building Attributes	
Field	**Description**
Style:	Conventional
Model	Residential
Grade:	B+
Stories:	1.75
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	0
Total Rooms:	5
Bath Style:	Avg Quality
Kitchen Style:	Avg Quality
Kitchen Gr	
WB Fireplaces	0
Extra Openings	0
Metal Fireplaces	None
Extra Openings 2	0
Bsmt Garage	

Building Photo



(https://images.vgsi.com/photos2/PortsmouthNHPhotos//\0038\32815_328

Building Layout



(ParcelSketch.ashx?pid=32815&bid=32815)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	576	576
TQS	Three Quarter Story	378	284
UBM	Basement, Unfinished	576	0
WDK	Deck, Wood	68	0
		1,598	860

Building 2 : Section 1

Year Built: 1920
Living Area: 455
Replacement Cost: $146,406
Building Percent Good: 71
Replacement Cost Less Depreciation: $103,900

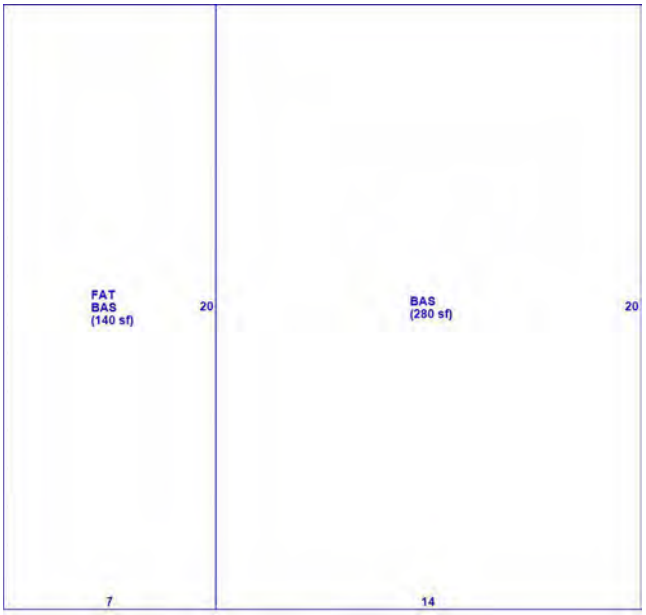
Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Cottage
Model	Residential
Grade:	C
Stories:	1
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plywood Panel
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Warm Air
AC Type:	None
Total Bedrooms:	
Total Bthrms:	1
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Avg Quality
Kitchen Style:	Avg Quality
Kitchen Gr	
WB Fireplaces	
Extra Openings	
Metal Fireplaces	1
Extra Openings 2	
Bsmt Garage	

Building Photo



(https://images.vgsi.com/photos2/PortsmouthNHPhotos///0049/5000467-0b7f5f5b-22f6-4ed4-9149-079653d680b7_49092.jpg)

Building Layout



(ParcelSketch.ashx?pid=32815&bid=52602)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	420	420
FAT	Attic	140	35
		560	455

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1013
Description	SFR WATERFRONT
Zone	GRB
Neighborhood	101
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.07
Frontage	
Depth	
Total Market Land	$853,400
Appraised Value	$853,400

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
PAT1	PATIO-AVG			200.00 S.F.	$800	2
EVC	ELE VEH CHGR RES LVL 1			1.00 UNITS	$800	1

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$473,900	$853,400	$1,327,300
2024	$473,900	$853,400	$1,327,300
2023	$257,700	$564,000	$821,700

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$473,900	$853,400	$1,327,300
2024	$473,900	$853,400	$1,327,300
2023	$257,700	$564,000	$821,700

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Property Information

Property ID	0101-0019-0000
Location	28 WALDEN ST
Owner	MANN LISA B REV TRUST

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

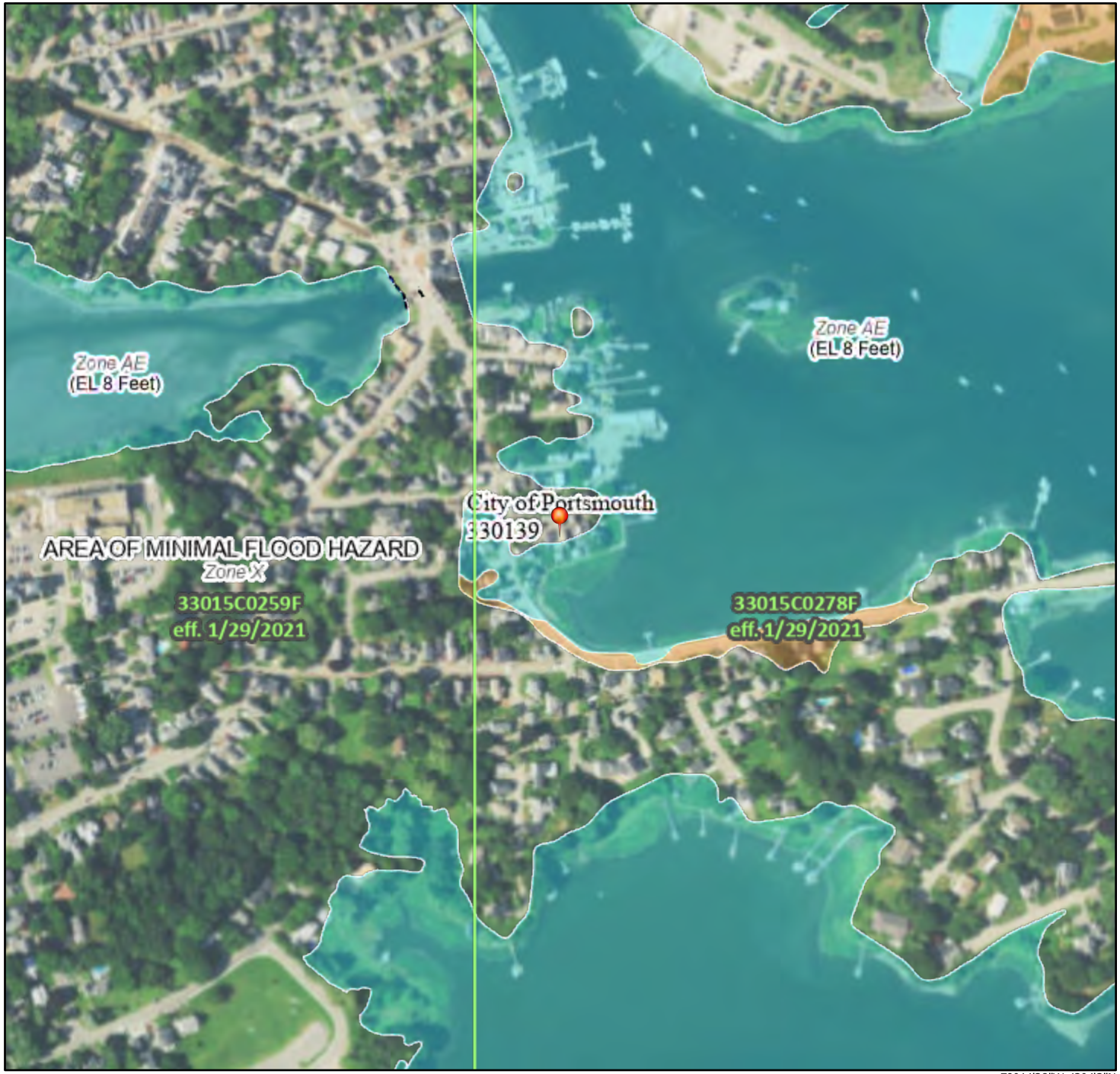
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Geometry updated 03/06/2026

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

National Flood Hazard Layer FIRMette

70°45'16"W 43°4'29"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

70°44'38"W 43°4'3"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/21/2024 at 3:56 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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