

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:** Britton M Lawrence and Zoe E Galvin

2. **PROPERTY LOCATION:** 23 +25 Cedar Street, Newmarket, NH 03857

3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☒ Yes ☐ No

4. **SELLER:** ☒ has ☐ has not occupied the property for 1 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: _____ ☐ 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 BL ZG

BUYER(S) INITIALS _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 23 + 25 Cedar Street, Newmarket, NH 03857

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	☐	☐	☒	_____	_____	☐
	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: 7/11/2025 (home inspection) By: Alpha Building Inspections

Results: 4.2 pCi/l 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 BL, ZG

BUYER(S) INITIALS _____, _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 25+23 Cedar Street, Newmarket, NH 03857

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: _____

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: Moisture only during very heavy storms, sump pump installed July 2026

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? residential

i. Heating System Age: Unit 23: 11 yrs Unit 25: < 1 yr Type: Unit 23: forced hot water Unit 25: forced hot air Fuel: Oil Tank Location: Basement

Owner of Tank: _____ Seller

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? Unit 23: serviced in October 2025 Unit 25: replaced furnace November 2025

Secondary Heat Systems: N/A

Comments: _____

j. Roof Age: 11 Type of Roof Covering: Shingle/Asphalt

Moisture or leakage: No

Comments: _____

SELLER(S) INITIALS

BZ, ZG

Two

BUYER(S) INITIALS

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 23+25 Cedar Street, Newmarket, NH 03857

- k. **Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: _____
Moisture or leakage: Only moisture during very heavy storms
Comments: Sump pump installed July 2026
- l. **Chimney(s)** How Many? 1 Lined? Unknown Last Cleaned: Unknown Problems? No
Comments: _____
- m. **Plumbing** Type: PVC Drainage, copper water lines Age: _____
Comments: Unit 25: whole unit PVC drainage installed 2025, unknown for the copper water lines. Unit 23: Unknown
- n. **Domestic Hot Water** Age: < 1 Year Type: Electric Gallons: 40
- o. **Electrical System** # of Amps 100 amps on each side ☐ Circuit Breakers ☐ Fuses
Comments: New electrical panel with surge protector installed in Unit 25 September 2025
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: Xfinity WiFi
- 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

BZ, ZG

BUYER(S) INITIALS

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 23 +25 Cedar Street, Newmarket, NH 03857

10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

☒ Yes ☐ No

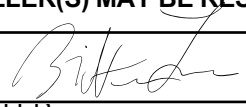
b. ADDITIONAL COMMENTS:

Unit 25 upgrades:
-New furnace November 2025
-New electric water heater October 2025
-New electrical panel with surge protector September 2025
-New whole unit PVC drainage October 2025
-Bathroom remodel including tile floor, new shower insert, and new plumbing
-New sump pump July 2026

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).

 8/17/2026
SELLER DATE

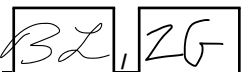
 8/17/2026
SELLER DATE

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



BUYER(S) INITIALS



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



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

Property Address: 25+23 Cedar Street, Newmarket, NH 03857

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.

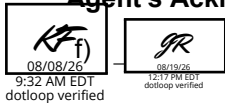
(d) ☐ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(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)



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.

Britton M Lawrence dotloop verified 08/10/26 11:21 PM EDT U58B-7XLX-OWJ2-5HOW
Seller Date

Seller Date

Zoe E Galvin dotloop verified 08/10/26 11:24 PM EDT OJDJ-MQUG-XFA2-A1HX
Purchaser Date

Purchaser Date

Kate Foss dotloop verified 08/08/26 9:32 AM EDT CNVC-FFYA-NVTM-SUPN
Agent Date

Agent Date

Jennifer Russell dotloop verified 08/19/26 12:17 PM EDT KC1V-WWQ1-VQJT-ZGSU

MULTIFAMILY PROPERTY DISCLOSURE RIDER
(To be used in conjunction with Property Disclosure - Residential)



New Hampshire Association of REALTORS® Standard Form

1. **SELLER:** Britton M Lawrence and Zoe E Galvin

2. **PROPERTY LOCATION:** 23 + 25 Cedar Street, Newmarket, NH 03857

3. **GENERAL INFORMATION:** 2

a. Number of city/town approved units: _____

b. Number and type of appliances included in sale: washer (2), dryer (2), refrigerator (2), oven (2)

c. Number and location of washer / dryer hookups: 2 - both in basement

d. Number and type of electrical service entrances: 2 panels in basement

e. Number and type of heating systems (note ages): Unit 23: forced hot water, 11 years old

Unit 25 forced hot air, less than 1 year old

f. Any rented water heaters, burners or other equipment or appliances? ☐ Yes ☒ No If yes, please explain: _____

g. Any other leases or contracts for services on the building? ☐ Yes ☒ No If yes, please specify: _____

h. Is a municipal certificate of compliance required? ☐ Yes ☒ No If yes, list date of expiration: _____

i. Are there any outstanding state or local lead based paint abatement orders or code enforcement orders? No

If yes, please explain: _____

j. Smoke detectors: Locations One on every floor of each unit Hard-wired? ☐ Yes ☒ No

4. RENT SCHEDULE:

Unit #	Lease (Y/N) or Vacant?	Length of Tenancy	Lease Expires?	Monthly Rent (See Below)	Is Rent Current?	Amount of Security Deposit	Tenant Pays (Check) See Legend Below	Landlord Pays (Check) See Legend Below
23	Y	2 yrs	2/28/2026	1,900	Yes	1,900	☒ H ☒ HW ☐ W ☐ S ☒ E	☐ H ☐ HW ☐ W ☒ S ☐ E
							☐ H ☐ HW ☐ W ☐ S ☐ E	☐ H ☐ HW ☐ W ☐ S ☐ E
							☐ H ☐ HW ☐ W ☐ S ☐ E	☐ H ☐ HW ☐ W ☐ S ☐ E
							☐ H ☐ HW ☐ W ☐ S ☐ E	☐ H ☐ HW ☐ W ☐ S ☐ E
							☐ H ☐ HW ☐ W ☐ S ☐ E	☐ H ☐ HW ☐ W ☐ S ☐ E
							☐ H ☐ HW ☐ W ☐ S ☐ E	☐ H ☐ HW ☐ W ☐ S ☐ E
							☐ H ☐ HW ☐ W ☐ S ☐ E	☐ H ☐ HW ☐ W ☐ S ☐ E
							☐ H ☐ HW ☐ W ☐ S ☐ E	☐ H ☐ HW ☐ W ☐ S ☐ E
							☐ H ☐ HW ☐ W ☐ S ☐ E	☐ H ☐ HW ☐ W ☐ S ☐ E

Monthly Rent: If vacant please enter most recent rent.

Legend: H = Heat, HW = Hot Water, E = Electric, W = Water, S = Sewer

Have any tenants given notice or have you served notices to quit or started eviction proceedings against any tenants? No

Comments:

SELLER(S) INITIALS BZ ZG

BUYER(S) INITIALS

MULTIFAMILY PROPERTY DISCLOSURE RIDER
(To be used in conjunction with Property Disclosure - Residential)



New Hampshire Association of REALTORS® Standard Form

PROPERTY LOCATION: 23 + 25 Cedar Street, Newmarket, NH 03857

5. ADDITIONAL PROPERTY INCOME (laundry, storage, garage rental, etc.): N/A

6. EXPENSE INFORMATION:

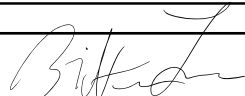
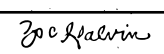
a. Annual real estate taxes and year: \$8,999.00 per year
b. Annual hazard insurance: N/A
c. Annual snow removal expense: \$300
d. Annual lawn mowing, yard maintenance expense: N/A
e. Annual fuel consumption paid by landlord: # Gallons, cu.ft.: N/A Cost: N/A
f. Annual electric costs paid by landlord: N/A
g. Annual trash removal expense: Town trash removal - tenant pays for their own town trash bags
h. Annual water/sewer expenses paid by landlord: \$700
i. Other expenses: N/A

7. ADDITIONAL INFORMATION:

a. Attachment regarding expenses, rents, lease information or additional information? ☐ Yes ☒ No
b. Additional comments:

8. 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	8/17/2026 DATE	 SELLER	8/17/2026 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

21+23 CEDAR ST

Location	21+23 CEDAR ST	Mblu	U2/ 199/ / /
Acct#	000108	Owner	LAWRENCE BRITTON MATTHEW
Total Market Value	\$450,200	Appraisal	\$450,200
PID	107	Building Count	1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$255,100	\$195,100	\$450,200
Assessment			
Valuation Year	Improvements	Land	Total
2024	\$255,100	\$195,100	\$450,200

Owner of Record

Owner	LAWRENCE BRITTON MATTHEW	Sale Price	\$500,000
Co-Owner	GALVIN ZOE ELIZABETH	Certificate	
Address	21+23 CEDAR ST	Book & Page	6640/526
	NEWMARKET, NH 03857	Sale Date	08/06/2025
		Instrument	00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LAWRENCE BRITTON MATTHEW	\$500,000		6640/526	00	08/06/2025
JEFFERY TYLER A	\$25		6201/684	38	11/30/2020
JEFFERY TYLER	\$208,000		5674/1491	UNKQ	11/30/2015
CANNON SEAN P	\$120,000		3411/1090	00	07/29/1999
BLANCHETTE CLAIRE S	\$0		3349/1988	1A	12/11/1998

Building Information

Building 1 : Section 1

Year Built:	1916
Living Area:	1,764
Replacement Cost:	\$389,983
Building Percent Good:	65
Replacement Cost Less Depreciation:	\$253,500

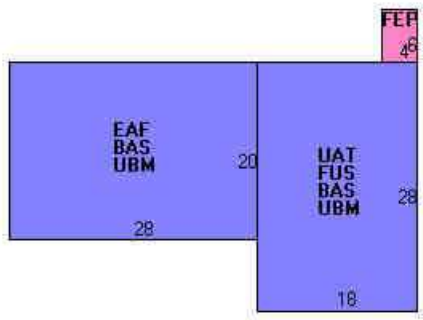
Building Attributes	
Field	Description
Style:	Two Family
Model	Residential
Grade:	Average
Stories:	2 Stories
Occupancy	2
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Inlaid Sht Gds
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	8 Rooms
Bath Style:	Average
Kitchen Style:	Average
MHP	

Building Photo



([https://images.vgsi.com/photos/NewMarketNHPhotos///0008/IMG_1401\[1](https://images.vgsi.com/photos/NewMarketNHPhotos///0008/IMG_1401[1))

Building Layout



(https://images.vgsi.com/photos/NewMarketNHPhotos//Sketches/107_107.)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,064	1,064
FUS	Upper Story, Finished	504	504
EAF	Attic, Expansion, Finished	560	196
FEP	Porch, Enclosed, Finished	24	0
UAT	Attic, Unfinished	504	0
UBM	Basement, Unfinished	1,064	0
WDK	Deck, Wood	40	0
		3,760	1,764

Extra Features

Extra Features	Legend
----------------	--------

No Data for Extra Features

Land

Land Use		Land Line Valuation	
Use Code	1040	Size (Acres)	0.5
Description	TWO FAM MDL-01	Frontage	0
Zone	R3	Depth	0
Neighborhood	50	Total Market Land	\$195,100
Alt Land Appr Category	No	Appraised Value	\$195,100

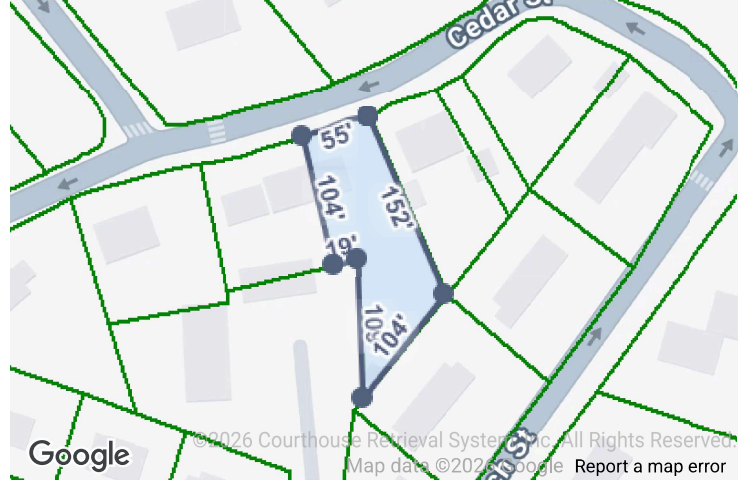
Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			128.00 S.F.	\$1,600	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$255,100	\$195,100	\$450,200
2024	\$255,100	\$195,100	\$450,200
2023	\$150,200	\$111,500	\$261,700

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$255,100	\$195,100	\$450,200
2024	\$255,100	\$195,100	\$450,200
2023	\$150,200	\$111,500	\$261,700



LOCATION

Property Address 21-23 Cedar St
Newmarket, NH 03857

Subdivision

County Rockingham County, NH

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID NMAR M:U2 B:199 L:

Alternate Parcel ID

Account Number 108

District/Ward

2020 Census Trct/Blk 675.02/1

Assessor Roll Year 2025

PROPERTY SUMMARY

Property Type Residential
Land Use Duplex 2 Units Any Combination
Improvement Type Duplex 2 Units Any Combination
Square Feet 1764

CURRENT OWNER

Name Lawrence Britton M Galvin Zoe E
Mailing Address 1 Pulaski Dr Apt 206
Newmarket, NH 03857-1326

SCHOOL ZONE INFORMATION

Newmarket Elementary School 1.0 mi
Elementary: Pre K to 5 Distance
Newmarket Junior High School 0.7 mi
Middle-High: 6 to 12 Distance

SALES HISTORY THROUGH 07/10/2026

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
8/5/2025	\$500,000	Lawrence Britton M & Galvin Zoe E	Jeffery Tyler A & Morrissey-Jeffery Warranty Deed Jessica			6640/526 25025550
11/24/2020		Jeffery Tyler A & Morrissey-Jeffery Jessica	Jeffery Tyler A	Quit Claim Deed		6201/684 20066911
12/2/2015	\$208,000	Jeffrey Tyler	Cannon Sean P & Cannon Alyssa Warranty Deed		2	5674/1491 53521
7/29/1999	\$120,000	Cannon Sean P & Cannon Alyssa	Blanchet Claire Stella	Deed		3411/1090

TAX ASSESSMENT

Tax Assessment	2025	Change (%)	2024	Change (%)	2023
Assessed Land	\$195,100.00		\$195,100.00	\$83,600.00 (75.0%)	\$111,500.00
Assessed Improvements	\$255,100.00		\$255,100.00	\$104,900.00 (69.8%)	\$150,200.00
Total Assessment	\$450,200.00		\$450,200.00	\$188,500.00 (72.0%)	\$261,700.00

Exempt Reason

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2025			\$8,743.00
2024			\$7,743.00
2023			\$7,718.00
2022			\$7,063.00
2021			\$6,893.00

2020	\$6,658.00
2018	\$5,485.00
2017	\$5,015.00
2016	\$4,774.00
2015	\$4,682.00

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
08/05/2025	\$400,000	Lawrence Britton M Galvin Zoe E	Cmg Mortgage	25025551
11/24/2020	\$193,000	Jeffery Tyler A Morrissey-Jeffery Jessica	Inland Mortgage	6201/686 20066912
12/02/2015	\$201,058	Jeffrey Tyler	Embrace Home Loans	5674/1493
12/02/2015	\$201,058	Tyler Jeffrey	Embrace Home Loans	5674/1493

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Duplex 2 Units Any Combination	Condition	Average	Units	2
Year Built	1916	Effective Year		Stories	2
BRs	4	Baths	2 F H	Rooms	8
Total Sq. Ft.	1,764				
Building Square Feet (Living Space)			Building Square Feet (Other)		
1st Floor 1064			Basement 1064		
			Attic 1064		
			Gross Area 3760		
			Basement Unfinished 1064		

- CONSTRUCTION

Quality	Roof Framing	Gable
Shape	Roof Cover Deck	Asphalt
Partitions	Cabinet Millwork	
Common Wall	Floor Finish	
Foundation	Interior Finish	
Floor System	Air Conditioning	
Exterior Wall	Brick	Heat Type Forced Air Unit
Structural Framing	Bathroom Tile	
Fireplace	Plumbing Fixtures	

- OTHER

Occupancy	Building Data Source
-----------	----------------------

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Utility Bldg			
Wood Deck			

PROPERTY CHARACTERISTICS: LOT

Land Use	Duplex 2 Units Any Combination	Lot Dimensions	
Block/Lot	199/	Lot Square Feet	21,780
Latitude/Longitude	43.084617°/-70.941030°	Acreage	0.5

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type
Electric Source	Topography
Water Source	District Trend
Sewer Source	Special School District 1 Newmarket

Zoning Code	R3	Special School District 2
Owner Type		

LEGAL DESCRIPTION

Subdivision		Plat Book/Page
Block/Lot	199/	District/Ward
Description		

POWER PRODUCTION

No power production information was found for this parcel.

INTERNET ACCESS

courtesy of Fiberhomes.com

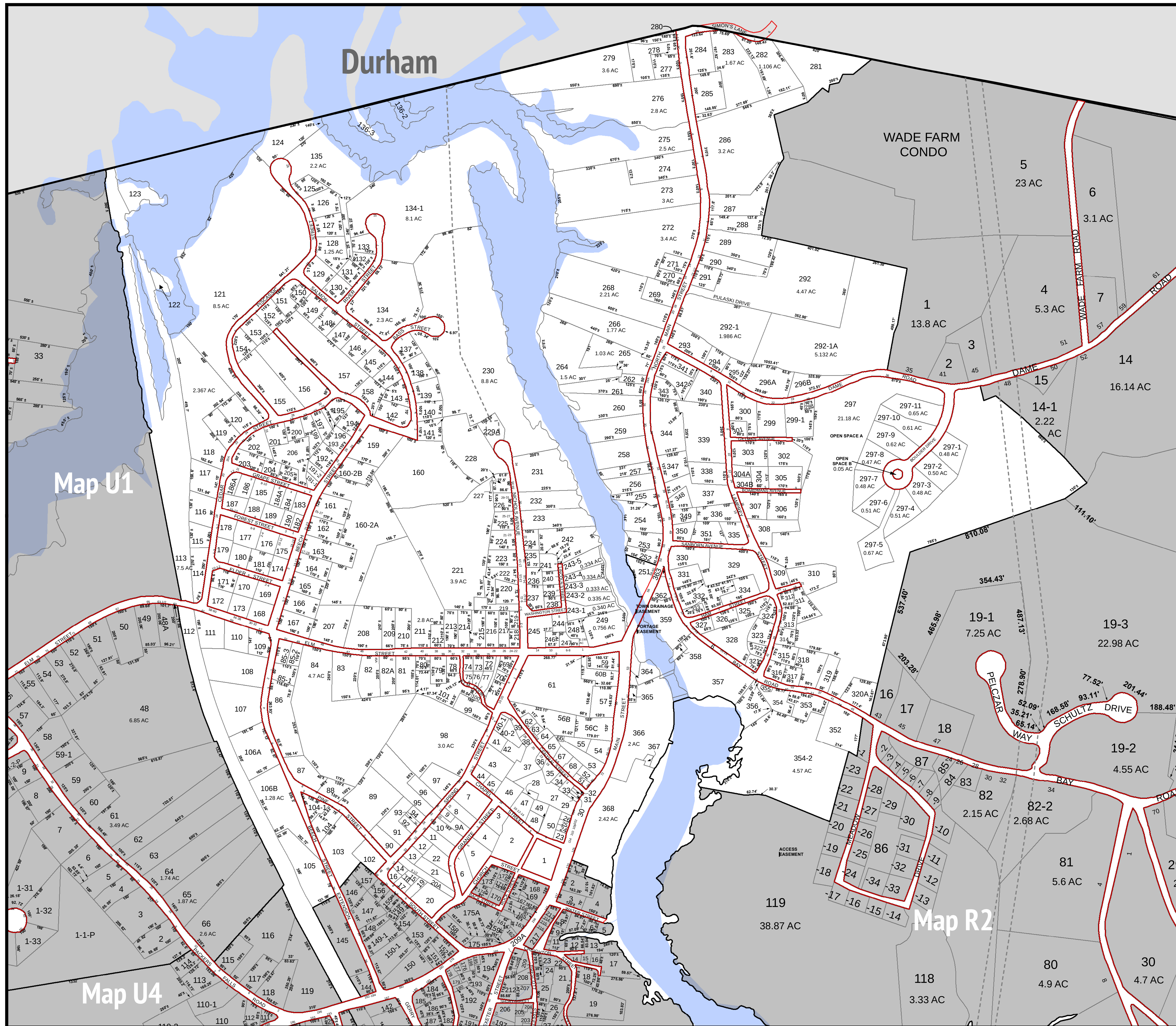
Provider	Type	Confirmed	Advertised Top Download Speed	Advertised Top Upload Speed
Fidium Fiber	FIBER	No	2000 Mbps	
Xfinity	CABLE	No	2000 Mbps	
Starlink	MOBILE WIRELESS	No	280 Mbps	

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	33015C0230F	01/29/2021

LISTING ARCHIVE

MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Buyer Agent	Buyer Broker
4019233	Lease Listing Expired		08/19/2010	\$1,275						
4006355	Lease Listing Expired		06/17/2010	\$1,275						
234493	Sold		10/19/2005	\$334,000	12/15/2005	\$315,000				



Map U2

TAX PARCELS MAP NEWMARKET NEW HAMPSHIRE



Legend

- Parcels
- Adjacent Map Sheets
- Rivers and Streams
- Lakes and Ponds
- Roads
- Right-of-Way

Prepared by the
Strafford Regional Planning Commission
150 Wakefield St. Suite 12 Rochester, NH 03867
Phone: (603) 994-3500
Email: srpc@strafford.org
Date: 12/17/2021

**THIS MAP IS FOR ASSESSMENT PURPOSES
ONLY. IT IS NOT INTENDED FOR LEGAL
DESCRIPTION OR CONVEYANCE.**

**These tax maps dated November 10, 2021 were
updated with data through April 1, 2021.**

Base data layers from ESRI, NH GRANIT, and the Town of Newmarket. These agencies and organizations have derived this data using a variety of cited source materials, at different time frames, through different methodologies, with varying levels of accuracy. As such, errors are often inherent in GIS data and should be used for planning purposes only. Please visit the original location of the data, contact the original host source, or contact SRPC for information on the full data set.



2021



Return To: Britton Matthew Lawrence and Zoe Elizabeth Galvin

LCHIP	ROA714519	25.00
TRANSFER TAX	RO137986	7,500.00
RECORDING		14.00
SURCHARGE		2.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That Tyler A. Jeffery and Jessica Morrissey-Jeffery, Husband and Wife, of 17 S Summer Street, Nottingham, NH 03290, for consideration paid grant(s) to Britton Matthew Lawrence, Single, of 1 Pulaski Drive, Apt. 206, Newmarket, NH 03857, as joint tenants with rights of survivorship and Zoe Elizabeth Galvin, Single, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain parcel of land with the building thereon, situate in said Newmarket on the southerly side of Cedar Street and being bounded and described as Nos. 23-25 Cedar Street, a part of Nos. 19-21-23-25 Cedar Street on Plan entitled "Plan of Newmarket Village, Newmarket, N.H. 1941" by John W. Durgin, C.E., recorded in Rockingham Registry of Deeds, said premises being particularly described as follows:

Being at a point 76 1/4 feet Easterly of the Northeasterly corner of the lot line of Nos. 15-17 Cedar Street and on said street and thence running Easterly by said Cedar Street 72.5 feet to the Northwesterly corner of the lot line of No. 27-29 Cedar Street, as shown on said plan; thence turning and running Southerly and bounded Easterly by the Westerly lot line of said Nos. 27-29 Cedar Street 120 feet to a point 33.5 feet Northerly of the Northeasterly corner of lot 22-24 Beech Street, as shown on said plan; thence turning and running Southwesterly by land this day conveyed to Robert Ronald Rousseau and wife 71.2 feet to a point (this course is approximately parallel with the lot line of Nos. 22-24 Beech Street and 33.5 feet Northerly therefrom); thence turning and running Northerly by said Rousseau land by a line approximately Parallel with the Easterly lot line of the "Garage" lot so-called 60 feet to a point; thence turning and running Westerly by said land conveyed to said Rousseau 13 feet to a point which is 40 feet Southerly of the foundation of the building known as Nos. 19-21-23-25 Cedar Street, and on a straight line Southerly of the point of beginning, said straight line being the extension of the point of beginning through the center of the partition separating #21 from #23 Cedar Street; thence turning and running Northerly 40 feet to said partition wall and then through the center wall of said building to said Cedar Street at the point of beginning.

Also conveying to the grantees, a perpetual easement for a common right in the wall separating the granted premises and particularly dividing No. 21-23 Cedar Street equal in width and height, of and in the footings and foundations thereof and the land thereunder the full depth of the building, together with the right of support, and reserving to the grantees of Nos. 19-21 Cedar Street the right of support in the half of said wall herein conveyed.

In the event of destruction of the building by fire or in any other manner, this party wall reservation and easement shall terminate, otherwise it shall be perpetual to the use of the grantees and his or her heirs and assigns, forever.

Meaning and intending to describe and convey the same premises conveyed to Tyler A. Jeffery and Jessica Morrissey-Jeffery by virtue of a Quitclaim deed from Tyler A. Jeffery dated 11/24/2020 and recorded at the Rockingham County Registry of Deeds in Book 6201, Page 684.

The property is not the residence of the grantor or the grantor's spouse and is not subject to homestead rights.

Executed this 5th day of August, 2025.



Tyler A. Jeffery



Jessica Morrissey-Jeffery

State of New Hampshire
County of Rockingham

Then personally appeared before me on this 5th day of August, 2025, the said Tyler A. Jeffery and Jessica Morrissey-Jeffery and acknowledged the foregoing to be their voluntary act and deed.



Notary Public/Justice of the Peace
Commission expiration: 8-18-26