

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:** Louis Caprioli
2. **PROPERTY LOCATION:** 20 Cheswill 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 ____ years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

- a. TYPE OF SYSTEM: ☐ Public ☒ Drilled ☐ Private ☐ Dug ☐ Seasonal ☐ Other ☐ Unknown
- b. INSTALLATION: Location: I front of property along Cheswill St You will see a concrete barrier around well stack
Installed By: Unkown Date of Installation: unknow
What is the source of your information? N/A
- c. USE: Number of persons currently using the system: two
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 2yrs ago
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: I had the water test done just for my own knowledge

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: In front of CPI Office two man covers ☐ Location Unknown. Date of Installation: unknown
Date of Last Servicing: 6 months Name of Company Servicing Tank: Bodewell septic service
Have you experienced any malfunctions? ☐ Yes ☒ No
COMMENTS: Hi electric motor replace around 3 yrs ago , We pump the tanks once every year.

SELLER(S) INITIALS $\mathcal{L}$

BUYER(S) INITIALS

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PROPERTY LOCATION: 20 Cheswill Street, Newmarket, NH 03857

d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
 IF YES, Location: Middle of the property see hump on land Size: _____ ☒ Unknown
 Date of installation of leach field: Was replaced before I bought prop Installed By: unknown
 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

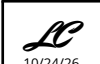
7. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	☐	☐	☐	_____	_____	☐
	Crawl Space	☒	☐	☐	_____	_____	☒
	Exterior Walls	☒	☐	☐	_____	_____	☒
	Floors	☐	☐	☒	_____	_____	☐
	_____	☐	☐	☐	_____	_____	☐

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: Had a environmental study done on the property February 14 2014 and August 2025 Have all paperwork

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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PROPERTY LOCATION: 20 Cheswill 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: _____

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: I had a Survey done 2026 and the Survey says it is not in a 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? commercial residential

i. Heating System Age: _____ Type: Monitors Fuel: Gas Tank Location: Back of building

Owner of Tank: Eastern Propane

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? Eastern Propane

Secondary Heat Systems: _____

Comments: _____

j. Roof Age: _____ Type of Roof Covering: Asphalt

Moisture or leakage: Had leaks fixed

Comments: _____

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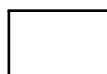
PROPERTY LOCATION: 20 Cheswill Street, Newmarket, NH 03857

- k. Foundation/Basement** ☐ Full ☐ Partial ☐ Other: no basement ☐ Type: _____
 Moisture or leakage: _____
 Comments: _____
- l. Chimney(s)** How Many? _____ Lined? _____ Last Cleaned: _____ Problems? _____
 Comments: None
- m. Plumbing** Type: copper and pex Age: _____
 Comments: _____
- n. Domestic Hot Water** Age: 5yrs 1yr 15yrs Type: Electric Gallons: Tanks varies in size Total of 3
- o. Electrical System** # of Amps (4)100amps (1) 200 amp ☒ 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: Bryant Age: 15 Date Last Serviced and by whom: _____
 Comments: Compressor was replaced 5 to 8 yrs ago
- 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: Portable Generator connection under deck only for office.
- v. Internet** Type Currently Used at Property: Fidium Fiber
- w. Other** (e.g. Alarm System, Irrigation System, etc.) Alarm system Office, Shop, Cameras Office and entire property
 Comments: _____

NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

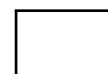
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10/24/26



BUYER(S) INITIALS





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PROPERTY LOCATION: 20 Cheswill Street, Newmarket, NH 03857

10. ADDITIONAL INFORMATION

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

☒ Yes ☐ No

b. ADDITIONAL COMMENTS:

Replaced hot water tank in office for two bedroom apartment 2025

Replaced pump and toilet in shop 2025.

Replace pump for office bathroom 2022

Remodeled entire building except shop area. New electrical every where. new heating system in shop, new monitor heater in 2 bedroom apartment. New heat system and AC system in office area.

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).

Louis Caprioli

dotloop verified
10/24/26 2:09 PM EDT
JOQA-N7H6-0XXL-OZFX

SELLER

DATE

SELLER

DATE

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

BUYER

DATE

BUYER

DATE

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LC

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2:09 PM EDT
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BUYER(S) INITIALS

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



New Hampshire Association of REALTORS® Standard Form

1. **SELLER:** Louis Caprioli
2. **PROPERTY LOCATION:** 20 Cheswill Street, Newmarket, NH 03857
3. **GENERAL INFORMATION:**
- a. Number of city/town approved units: 3
- b. Number and type of appliances included in sale: _____
- c. Number and location of washer / dryer hookups: 1
- d. Number and type of electrical service entrances: 4
- e. Number and type of heating systems (note ages): _____
- 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 Kitchen, bedrooms, Open areas, hallways 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			
1	no	monthly		1500.00	yes	none	☒ H	☒ E	☒ HW	☐ W	☐ S	☐ H	☐ E	☐ HW
							☐ H	☐ E	☐ HW	☐ W	☐ S	☐ H	☐ E	☐ HW
							☐ H	☐ E	☐ HW	☐ W	☐ S	☐ H	☐ E	☐ HW
							☐ H	☐ E	☐ HW	☐ W	☐ S	☐ H	☐ E	☐ HW
							☐ H	☐ E	☐ HW	☐ W	☐ S	☐ H	☐ E	☐ HW
							☐ H	☐ E	☐ HW	☐ W	☐ S	☐ H	☐ E	☐ HW
							☐ H	☐ E	☐ HW	☐ W	☐ S	☐ H	☐ E	☐ HW
							☐ H	☐ E	☐ HW	☐ W	☐ S	☐ H	☐ E	☐ HW
							☐ H	☐ E	☐ HW	☐ W	☐ S	☐ H	☐ E	☐ HW
							☐ H	☐ E	☐ HW	☐ W	☐ S	☐ H	☐ E	☐ HW

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:

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10/23/06
3:53 PM EDT
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MULTIFAMILY PROPERTY DISCLOSURE RIDER
(To be used in conjunction with Property Disclosure - Residential)



New Hampshire Association of REALTORS® Standard Form

PROPERTY LOCATION: 20 Cheswill Street, Newmarket, NH 03857

5. ADDITIONAL PROPERTY INCOME (laundry, storage, garage rental, etc.): _____

6. EXPENSE INFORMATION:

- a. Annual real estate taxes and year: _____
- b. Annual hazard insurance: no expense
- c. Annual snow removal expense: _____
- d. Annual lawn mowing, yard maintenance expense: _____
- e. Annual fuel consumption paid by landlord: # Gallons, cu.ft: None Cost: _____
- f. Annual electric costs paid by landlord: none renters pay own electric
- g. Annual trash removal expense: none town trash pick up
- h. Annual water/sewer expenses paid by landlord: none
- i. Other expenses: _____

7. ADDITIONAL INFORMATION:

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

8. ACKNOWLEDGEMENTS:

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<i>Louis Caprioli</i>	dotloop verified 10/23/26 3:53 PM EDT CVGS-PD5Q-1STK-A6E7	
SELLER	DATE	SELLER
		DATE

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BUYER	DATE	BUYER
		DATE

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: 20 Cheswill 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.

Louis Caprioli dotloop verified
10/20/26 8:18 PM EDT
TOHG-HQLA-14ZA-OZZ8

Seller Date

Seller Date

Purchaser Date

Purchaser Date

Jennifer Russell dotloop verified
10/24/26 10:50 AM EDT
FQB1-XFOL-RKNA-SNDA

Agent Date

Agent Date

Kate Foss dotloop verified
10/24/26 10:51 AM EDT
TOWX-CARO-UL7R-NKFT

UTILITY INFORMATION

Please provide information on the utilities servicing your home.

Electric Company Eversource Phone 1 800 662 7764

Average Annual Consumption unknown

Check all that are electric: ☐ Heat ☒ Hot Water ☒ Stove ☒ Dryer ☒ Range ☒ Oven

Oil Company _____ Phone _____

Average Annual Consumption _____ Tank Size _____

Check all that are Oil: ☐ Heat ☐ Hot Water Tank Location _____

Gas/Propane Company Eastern Propane Phone 1 800 523 5237

Average Annual Consumption Unknown Tank Size Unknown

Check all Tank Location back of the building

that are Gas: ☒ Heat ☐ Hot Water ☐ Stove ☐ Dryer ☐ Range ☐ Oven ☐ Fixed Generator

Septic Company Bodwell septic service Phone 603 772 3494

Location Back of the building Tank Size unknown

Well Company Epping Well Company Phone 603 679 5299

Location Front of property Cheswill St GPM unknown

Cable/Internet Company Fidium Phone 1 844 434 3486

Telephone Company cytracom Phone 877 411 2987

Is your home serviced by Town / Community Water? Average Bill _____

Is your home serviced by Town / Community Sewer? Average Bill _____

*If no, please describe your lot with your property and indicate location of septic/well in relation to the house.

Seller

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PNNV-14TE-115W-XAHS

Buyer

Seller

Buyer

• Please leave all manuals and warranties for the new home owners. Thank you!

SELLER PROPERTY INFORMATION

Fixtures, Appliances, and Personal Property

Please indicate the age of the following, which will be included in the sale of your property.

Included?	Yes	No	Year	Included?	Yes	No	Year
Office Furniture	☒	☐	2000		☐	☐	
Window A/C 2 bedroom apt	☒	☐	2023		☐	☐	
Furnished Apartment 2 bedroom	☒	☐	20023		☐	☐	
	☐	☐			☐	☐	
	☐	☐			☐	☐	
	☐	☐			☐	☐	
	☐	☐			☐	☐	

Please list any affixed items that will **NOT** be staying (Special chandelier, deep freezer, etc?)

No Printers, Copiers, computers (office)

Other Information

If curbside pick-up,-What day is trash removal day? Monday

Does the town maintain/plow the road? yes

Do you have smoke alarms?yes Battery or hard-wired? both

Do you have carbon monoxide detectors?no Plug-in or hard-wired?_____

School Information

	School	Pick Up Time	Bus Stop Location
Elementary	Newmarket Elementary	unknow	unknown
Middle			
High School	Newmarket High/ Middle	unknow	unknown

Seller

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YJOF-BCCW-OPSK-HOE8

Seller

Buyer

Buyer



LOCATION

Property Address 20 Beech St
Newmarket, NH 03857-1121

Subdivision

County Rockingham County, NH

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID NMAR M:U2 B:105 L:

Alternate Parcel ID

Account Number 282

District/Ward

2020 Census Trct/Blk 675.02/2

Assessor Roll Year 2025

PROPERTY SUMMARY

Property Type Commercial

Land Use Hotel

Improvement Type Hotel

Square Feet 2340

CURRENT OWNER

Name Caprioli Painting Inc

Mailing Address 20 Beech St
Newmarket, NH 03857-1121

SCHOOL ZONE INFORMATION

Newmarket Elementary School 0.7 mi

Elementary: Pre K to 5 Distance

Newmarket Junior High School 0.4 mi

Middle: 6 to 8 Distance

Newmarket Senior High School 0.4 mi

Middle-High: 6 to 12 Distance

SALES HISTORY THROUGH 09/18/2026

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
3/15/2006	\$345,000	Caprioli Painting Inc	Cloutiers Undercar Rep	Warranty Deed	2	4629/1651
12/23/2003	\$285,000	Cloutiers Undercar Rep	Cowden Peter W	Deed		4212/1066
10/30/1997	\$149,000	Cowden Peter W	Zimbalist Judith S	Warranty Deed		3247/1920

TAX ASSESSMENT

Tax Assessment	2025	Change (%)	2024	Change (%)	2023
Assessed Land	\$365,700.00		\$365,700.00	\$156,700.00 (75.0%)	\$209,000.00
Assessed Improvements	\$161,200.00		\$161,200.00	\$38,000.00 (30.8%)	\$123,200.00

Total Assessment	\$526,900.00	\$526,900.00	\$194,700.00 (58.6%)	\$332,200.00
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Exempt Reason

TAXES			
Tax Year	City Taxes	County Taxes	Total Taxes
2025			\$10,232.00
2024			\$9,063.00
2023			\$9,797.00
2022			\$8,966.00
2021			\$8,757.00
2020			\$8,458.00
2018			\$8,424.00
2017			\$7,701.00
2016			\$7,332.00
2015			\$7,191.00

MORTGAGE HISTORY				
Date	Loan Amount	Borrower	Lender	Book/Page or Document#
04/04/2014	\$210,000	Caprioli Painting Inc	Georgetown Savings Bank	05522/2145
04/04/2014	\$300,000	Caprioli Painting Inc	Georgetown Savings Bank	05522/2172
04/04/2014	\$210,000	Caprioli Painti	Georgetown Savings Bank	5522/2145
04/04/2014	\$300,000	Caprioli Painti	Georgetown Savings Bank	5522/2172
04/04/2014	\$300,000	Caprioli Painting Inc	Georgetown Savings Bank	5522/2172
04/04/2014	\$210,000	Caprioli Painting Inc	Georgetown Savings Bank	5522/2145

FORECLOSURE HISTORY
No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING					
Building # 1					
Type	Hotel	Condition	Average	Units	3
Year Built	1968	Effective Year		Stories	2
BRs		Baths	F H	Rooms	7
Total Sq. Ft.	2,340				
Building Square Feet (Living Space)			Building Square Feet (Other)		
1st Floor 1200			Gross Area 4668		

- 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	Aluminum/Vinyl Siding	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

Wood Deck

Garage

Utility Bldg

PROPERTY CHARACTERISTICS: LOT

Land Use	Hotel	Lot Dimensions	
Block/Lot	105/	Lot Square Feet	40,075
Latitude/Longitude	43.078643°/-70.941177°	Acreage	0.92

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	Newmarket
Zoning Code	M2	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot	105/	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
AE	High		Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.	33015C0230F	01/29/2021
0.2 PCT	Moderate		An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from 100- year flooding.	33015C0230F	01/29/2021
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	33015C0230F	01/29/2021

LISTING ARCHIVE

No Listings found for this parcel.

20 CHESWILL ST

Location	20 CHESWILL ST	Mblu	U2/ 105/ / /
Acct#	000282	Owner	CAPRIOLI PAINTING INC
Total Market Va...	\$526,900	Appraisal	\$526,900
PID	277	Building Count	1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$161,200	\$365,700	\$526,900
Assessment			
Valuation Year	Improvements	Land	Total
2024	\$161,200	\$365,700	\$526,900

Owner of Record

Owner	CAPRIOLI PAINTING INC	Sale Price	\$345,000
Co-Owner		Certificate	
Address	20 CHESWILL ST	Book & Page	4629/1651
	NEWMARKET, NH 03857-1407	Sale Date	03/15/2006
		Instrument	00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CAPRIOLI PAINTING INC	\$345,000		4629/1651	00	03/15/2006
CLOUTIER'S UNDERCAR REPAIR LLC	\$285,000		4212/1066	00	12/23/2003
COWDEN PETER W	\$149,000		3247/1920	00	10/30/1997
ZIMBALIST JUDITH S	\$75,000		3188/2383	00	12/12/1996
MARSHALL & KERRIGAN PARTNERS	\$0		/0		

Building Information

Building 1 : Section 1

Year Built:	1968
Living Area:	2,340
Replacement Cost:	\$244,912
Building Percent Good:	65
Replacement Cost Less Depreciation:	\$159,200

Building Attributes	
Field	Description

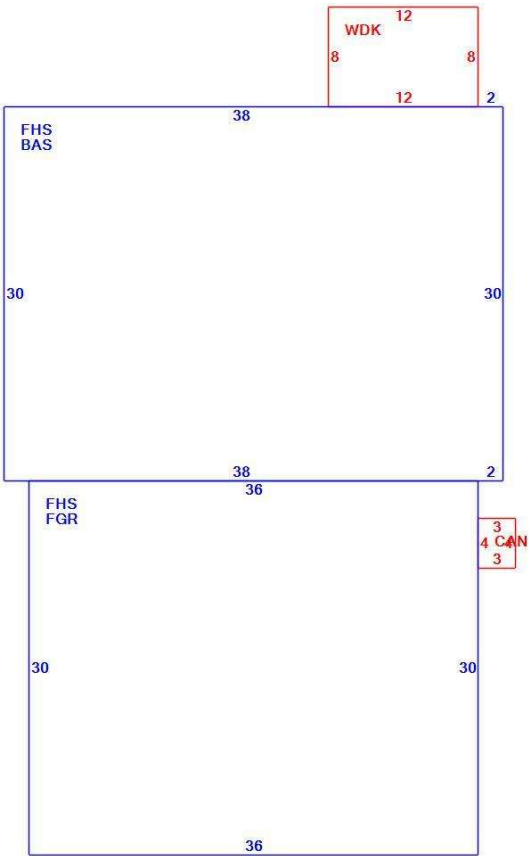
Style:	Apt/Gar
Model	Residential
Grade:	Average
Stories:	1.5
Occupancy	3
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Concr-Finished
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	2
Total Xtra Fixtrs:	
Total Rooms:	7
Bath Style:	Average
Kitchen Style:	Average
MHP	

Building Photo



(/photos/NewmarketNHPhotos///0008/IMG_1392[1]_8416.

Building Layout



(ParcelSketch.ashx?pid=277&bid=277)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,200	1,200
FHS	Half Story, Finished	2,280	1,140
CAN	Canopy	12	0
FGR	Garage, Framed	1,080	0
WDK	Deck, Wood	96	0
		4,668	2,340

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use	Land Line Valuation
Use Code 300R	Size (Acres) 0.92
Description MIX.COMM MDL-01	Frontage 0
Zone M2	Depth 0
Neighborhood CM-F	Total Market Land \$365,700
Alt Land Appr No	Appraised Value \$365,700
Category	

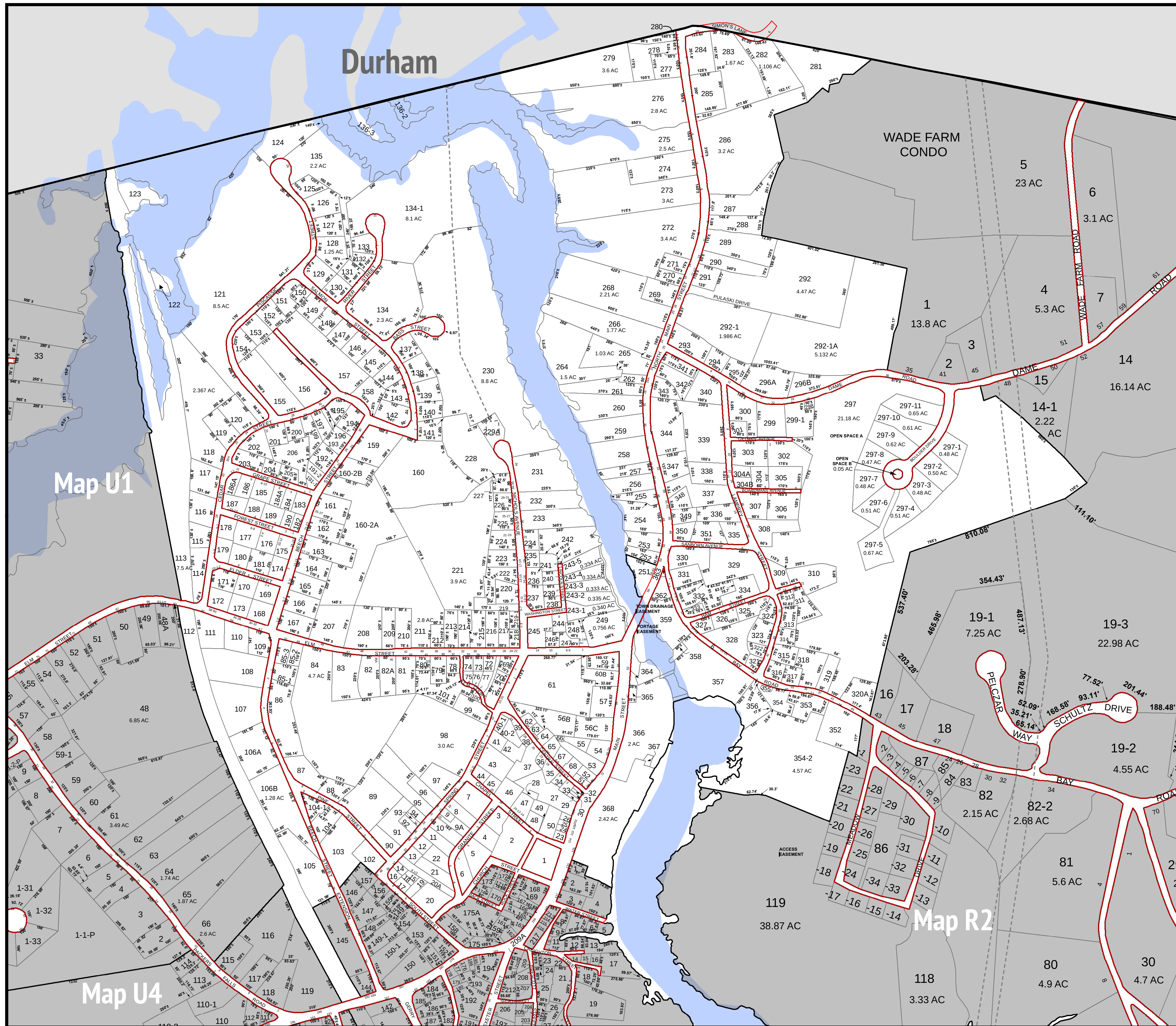
Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
RPV3	LARGE >100			1.00 UNITS	\$2,000	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$161,200	\$365,700	\$526,900
2024	\$161,200	\$365,700	\$526,900
2023	\$123,200	\$209,000	\$332,200

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$161,200	\$365,700	\$526,900
2024	\$161,200	\$365,700	\$526,900
2023	\$123,200	\$209,000	\$332,200



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

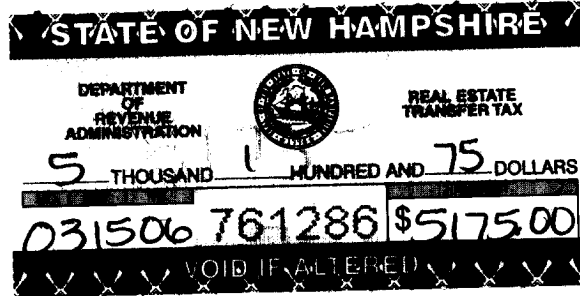
**THIS MAP IS FOR ASSESSMENT PURPOSES
ONLY. IT IS NOT INTENDED FOR LEGAL
DESCRIPTION OR CONVEYANCE.**

**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

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS THAT CLOUTIER'S UNDERCAR REPAIR, LLC, a New Hampshire Limited Liability Company, with an address of 20 Beech Street Extension, Newmarket, New Hampshire, for consideration paid, grants to **CAPRIOLI PAINTING, INC.**, a New Hampshire Corporation with an address of 40 Riverbend Road, Newmarket, New Hampshire, the following described premises, with **WARRANTY COVENANTS**:

A certain parcel of land, with the buildings thereon, situate in Newmarket, County of Rockingham and State of New Hampshire, and shown as three separate lots on a plan of land entitled, "Plan of Lots for H. R. Haines Company, Inc. in Newmarket, N. H." Scale: 1" = 50' dated September 21, 1978 prepared by Bruce L. Pohopek, Land Surveyors, Dover, N. H., and more particularly bounded and described as follows:

Beginning at an iron pipe in the Westerly sideline of Beech Street Extension, so-called, at land now or formerly of Filion Lumber Yard; thence running S 79° 1' 30" W along a barbed wire fence and said land now or formerly of Filion Lumber Yard a distance of 121.09 feet to an iron pipe at land now or formerly of the B & M Railroad; thence turning and running N 11° 18' 00" W along said land now or formerly of the B & M Railroad a distance of 395 feet to an iron pipe at land now or formerly of the Town of Newmarket; thence turning and running N 72° 3' 30" E along said land now or formerly of the Town of Newmarket a distance of 62.99 feet to a found pin; thence turning and running S 26° 56' 30" E still along land now or formerly of the Town of Newmarket a distance of 253 feet to a pin set in the Westerly sideline of said Beech Street Extension; thence turning and running S 7° 49' 00" E along the Westerly sideline of said Beech Street Extension a distance of 159.62 feet to the iron pipe at the point of beginning.

Containing 43,352 square feet, more or less.

Meaning and intending to describe and convey the same premises conveyed Cloutier's Undercar Repair, LLC, by Warranty Deed of Peter W. Cowden, dated December 18, 2003, and recorded in the Rockingham County Registry of Deeds at Book 4212, Page 1066.

ASC

2006 MAR 15 AM 11:51

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

015269

This is not homestead property.

EXECUTED this 14th day of March, 2006.

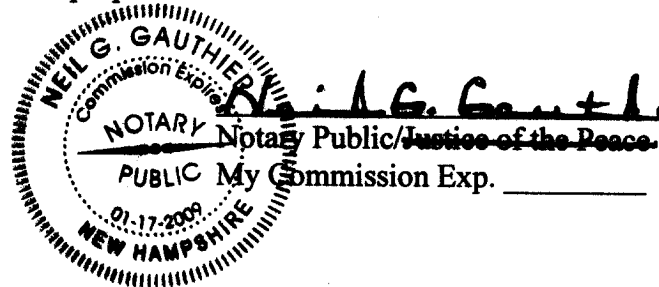
Cloutier's Undercar Repair, LLC

Neil G. Gauthier
Witness

Norman Cloutier
By: Norman Cloutier *MEMBER MANAGER*
Its: Member-Manager, Duly Authorized

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

On this 14th day of March, 2006, before me, personally appeared the above named Norman Cloutier, Member- Manager of Cloutier's Undercar Repair, LLC, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.



Z:\Descriptions\Caprioli.deed.ck.doc