

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:** David Hubelbank, Trustee and Laura Hubelbank, Trustee of the Hubelbank Revocable Trust 2020

2. **PROPERTY LOCATION:** 20 Birch Drive, 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 7.75 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: Utility Room
 Installed By: Town Date of Installation: Unknown
 What is the source of your information? Prior House Sale Disclosure

c. USE: Number of persons currently using the system: 2
 Does system supply water for more than one household? ☐ Yes ☒ No

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

e. WATER TEST: Have you had the water tested? ☐ Yes ☒ No Date of most recent test: _____
 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 1000 Gal. ☐ Unknown ☐ Other _____
 Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other _____
 Location: Under driveway, 8' from rt garage door ☐ Location Unknown. Date of Installation: _____
 Date of Last Servicing: May 2026 Name of Company Servicing Tank: Hunts Septic Service
 Have you experienced any malfunctions? ☐ Yes ☒ No
 COMMENTS: _____

SELLER(S) INITIALS

DH / LH

BUYER(S) INITIALS

____ / _____

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PROPERTY LOCATION: 20 Birch Drive, Newmarket, NH 03857

d. LEACH FIELD: ☒ Yes ☐ No ☐ Other
IF YES, Location: Southeast end of driveway Size: 12'x40' ☐ Unknown
Date of installation of leach field: Estimated 1985 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

Table with 7 columns: LOCATION, Yes, No, Unknown, If YES, Type, Amount, Unknown. Rows include Attic or Cap, Crawl Space, Exterior Walls, Floors with various material types like fiberglass.

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:
Are you aware of any past or present underground storage tanks on your property? ☒ Yes ☐ No ☐ Unknown
IF YES: Are tanks currently in use? ☒ Yes ☐ No
IF NO: How long have tank(s) been out of service?
What materials are, or were, stored in the tank(s)? Propane
Age of tank(s): Unknown Size of tank(s): 1000
Location: To the right of the driveway, in the garden area
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 [Signatures] BUYER(S) INITIALS [Blank]

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d. RADON/WATER - Current or previously existing:

Has the property been tested? ☐ Yes ☐ No ☒ Unknown

If YES: Date: _____ By: _____

Results: _____ If applicable, what remedial steps were taken? _____

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

Are test results available? ☐ Yes ☐ No Comments: _____

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property? ☐ Yes ☒ No

If YES: Source of information: _____

Are you aware of any cracking, peeling, or flaking lead-based paint? ☐ Yes ☒ No

Comments: _____

f. Are you aware of any other hazardous materials? ☐ Yes ☒ No

If YES: Source of information: _____

Comments: _____

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?

☒ Yes ☐ No ☐ Unknown If YES, Explain: Shared driveway to 22 Birch Dr

What is your source of information? Deed

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

☐ Yes ☒ No ☐ Unknown If YES, Explain: _____

What is your source of information? _____

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?

☐ Yes ☒ No If YES, Explain: _____

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

☐ Yes ☒ No If YES, Explain: _____

e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.?

☐ Yes ☒ No ☐ Unknown If YES, Explain: _____

f. Is this property located in a Federally Designated Flood Hazard Zone?

☐ Yes ☐ No ☒ Unknown Comments: _____

g. Has the property been surveyed?

☐ Yes ☐ No ☒ Unknown If YES, By: _____

If YES, is survey available? ☐ Yes ☐ No ☐ Unknown

h. How is the property zoned? Residential

i. Heating System Age: 18 (est) Type: Forced Hot Air Fuel: Propane Tank Location: Right of driveway

Owner of Tank: Home Owner

Annual Fuel Consumption: \$1,500 Price: \$2.49 Gallons: 600 (part-time occupancy)

Date system was last serviced and by whom? Unknown

Secondary Heat Systems: _____

Comments: _____

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

Moisture or leakage: Ice dam in 2026 in the roof valley above the inside corner of the back deck/sunroom.

Comments: Minor water ingress into sunroom

SELLER(S) INITIALS

DH / LH
05/02/26 05/02/26

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- k. Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: _____
 Moisture or leakage: No
 Comments: _____
- l. Chimney(s)** How Many? 1 Lined? yes Last Cleaned: April 2026 Problems? Yes
 Comments: Needs repair
- m. Plumbing** Type: PVC Age: Unknown
 Comments: _____
- n. Domestic Hot Water** Age: 5 years Type: Electric Gallons: 50
- o. Electrical System** # of Amps 200 ☒ Circuit Breakers ☐ Fuses
 Comments: _____
 Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: _____
 Comments: _____
- p. Modifications:** Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☒ No
 If Yes, please explain: _____
- q. Pest Infestation:** Are you aware of any past or present pest infestations? ☒ Yes ☐ No Type: _____
 Comments: Past pest entry point (under-stairs) was a result of original front step design; entry point permanently sealed
- r. Methamphetamine Production** Do you have knowledge of methamphetamine production ever occurring on the property?
 (Per RSA 477:4-g) ☐ Yes ☒ No If YES, please explain: _____
- s. Air Conditioning** Type: Central AC Age: Unknown 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: Cable Internet
- w. Other** (e.g. Alarm System, Irrigation System, etc.) _____
 Comments: _____

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

SELLER(S) INITIALS

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05/02/26 05/02/26

BUYER(S) INITIALS

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10. ADDITIONAL INFORMATION

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

☐ Yes ☒ No

b. ADDITIONAL COMMENTS:

IMPROVEMENTS:
2020: New Hot Water Heater, New Dishwasher
2022: Repainted exterior of house
2023: New double oven
2024: New fridge, new composite decking and railings on back deck
2026: New front steps, new gutters (back deck), gravel driveway refresh, fresh interior paint in common areas

DISCLOSURES:
1) ROOF: Roof is older and approaching end of its functional life
2) WINDOWS: Some of the older windows have failed seals (fogging); one window in upstairs guest room (carpeted bedroom) has a broken tensioner
3) 3-SEASON ROOM: Evidence of past water intrusion at the exterior door thresholds
4) CHIMNEY: The chimney/venting for the gas stove in the lower-level family room requires repair and is currently non-functional
5) GAZEBO: Needs structural repair

PAST REMEDIATION:
1) Front Entry & Pest Mitigation (2025/2026): Replaced original front steps which had trapped moisture against the siding. A professional removed siding back to clean wood, repaired all rot, and installed proper flashing and a new landing. This also permanently sealed a past pest entry point. Under-stairs storage was sanitized by homeowners; some cosmetic remnants remain.
2) Plumbing (Utility Room): Fully repaired past leak from upstairs bathtub drain. Family room wall restored; cosmetic evidence remains visible on the unfinished utility room side.
3) Attic: Minor mold identified during 2018 inspection was professionally remediated; attic ventilation addressed.

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).

David Hubelbank, Trustee
dotloop verified
05/02/26 9:58 PM EDT
YTBR-CERN-G6B7-STCA
SELLER DATE

Laura Hubelbank, Trustee
dotloop verified
05/02/26 9:49 PM EDT
NUTB-FJHW-WTBY-UVRH
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 *DH* / *LH*
05/02/26 9:58 PM EDT dotloop verified / 05/02/26 9:49 PM EDT dotloop verified

BUYER(S) INITIALS

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
Washer	☒	☐	2011		☐	☐	
Dryer	☒	☐	Unk		☐	☐	
Fridge	☒	☐	2024		☐	☐	
Blink Doorbells	☒	☐			☐	☐	
Blink Cameras	☐	☒			☐	☐	
	☐	☐			☐	☐	
	☐	☐			☐	☐	

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

Blink cameras will be removed prior to closing.

Other Information

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

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? Yes Plug-in or hard-wired? Battery

School Information

	School	Pick Up Time	Bus Stop Location
Elementary			
Middle			
High School			

Seller

David Hubelbank, Trustee

dotloop verified

05/02/26 9:58 PM EDT

ZMJS-SYRB-P0DC-MJXU

Seller

Laura Hubelbank, Trustee

dotloop verified

05/02/26 9:49 PM EDT

HV0D-BX0X-K1CR-7SGG

Buyer

Buyer

UTILITY INFORMATION

Please provide information on the utilities servicing your home.

Electric Company Eversource Phone 800-662-7764
 Average Annual Consumption 5,000 kWh (part-time occupancy)
 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 Midway Oil & Propane Phone 603-394-7405
 Average Annual Consumption 600 gallons (part-time occupancy) Tank Size 1,000
 Check all that are Gas: ☒ Heat ☐ Hot Water ☒ Stove ☐ Dryer ☐ Range ☐ Oven ☐ Fixed Generator
 Tank Location Garden

Septic Company Hunts Septic Service Phone 603-247-0366
 Location Under Driveway Tank Size 1,000

Well Company _____ Phone _____
 Location _____ GPM _____

Cable/Internet Company Comcast Phone 844-316-2383

Telephone Company _____ Phone _____

Is your home serviced by Town / Community Water? Average Bill \$80 per quarter

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

David Hubelbank, Trustee

dotloop verified
05/02/26 9:58 PM EDT
JOBN-IFTD-GAZM-ABEM

Buyer

Seller

Laura Hubelbank, Trustee

dotloop verified
05/02/26 9:49 PM EDT
QZNA-Y150-CGDB-CPD6

Buyer

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

20 BIRCH DR

Location	20 BIRCH DR	Mblu	U3/ 96/ / /
Acct#	000528	Owner	HUBELBANK DAVID & LAURA TRUSTEES
Assessment	\$823,500	Appraisal	\$823,500
PID	518	Building Count	1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$285,900	\$537,600	\$823,500
Assessment			
Valuation Year	Improvements	Land	Total
2024	\$285,900	\$537,600	\$823,500

Owner of Record

Owner	HUBELBANK DAVID & LAURA TRUSTEES	Sale Price	\$25
Co-Owner	HUBELBANK REVOC TRUST OF 2020	Certificate	
Address	PO BOX 482	Book & Page	6126/368
	CENTER CONWAY, NH 03813	Sale Date	06/12/2020
		Instrument	44

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HUBELBANK DAVID & LAURA TRUSTEES	\$25		6126/368	44	06/12/2020
HUBELBANK LAURA	\$525,000		5934/2510	00	08/01/2018
LAFOND ROBERT E & ALISON F	\$0		5562/0564	26	09/12/2014
LAFOND ROBERT E	\$340,000		5342/2127	00	08/03/2012
DANIUK STEPHEN P	\$410,000		4524/0058	00	08/01/2005

Building Information

Building 1 : Section 1

Year Built:	1985
Living Area:	1,344
Replacement Cost:	\$344,159
Building Percent Good:	82
Replacement Cost	
Less Depreciation:	\$282,200

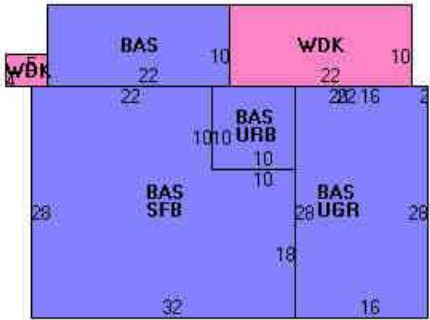
Building Attributes	
Field	Description
Style:	Raised Ranch
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	1
Total Rooms:	8 Rooms
Bath Style:	Average
Kitchen Style:	Modern
MHP	

Building Photo



(https://images.vgsi.com/photos/NewMarketNHPhotos///0009/IMG_1456[1]

Building Layout



(https://images.vgsi.com/photos/NewMarketNHPhotos//Sketches/518_518.

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,344	1,344
CAN	Canopy	52	0
CTH	Cathedral Ceiling	220	0
FEP	Porch, Enclosed, Finished	220	0
SFB	Base, Semi-Finished	796	0
UGR	Garage, Unfinished	448	0
URB	Basement, Unfinished, Raised	100	0
WDK	Deck, Wood	240	0
		3,420	1,344

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #

HTH	HEARTH	1.00 UNITS	\$200	1
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Land

Land Use		Land Line Valuation	
Use Code	1013	Size (Acres)	0.96
Description	SFR WATER MDL-01	Frontage	0
Zone	R2	Depth	0
Neighborhood	LR	Assessed Value	\$537,600
Alt Land Appr Category	No	Appraised Value	\$537,600

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
RPV1	SMALL <50			1.00 UNITS	\$800	1
GAZ	GAZEBO			77.00 S.F	\$300	1
SHD1	SHED FRAME			96.00 S.F.	\$700	1
SHD1	SHED FRAME			240.00 S.F.	\$1,700	1

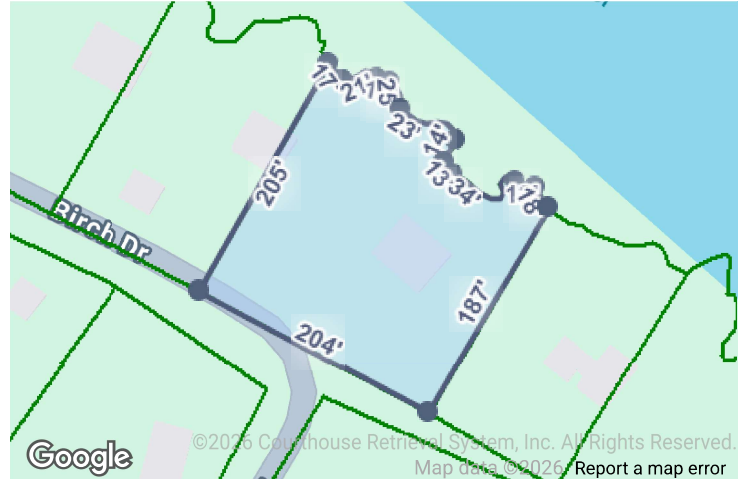
Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$285,900	\$537,600	\$823,500
2024	\$289,500	\$565,900	\$855,400
2023	\$198,300	\$323,400	\$521,700

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$285,900	\$537,600	\$823,500
2024	\$289,500	\$565,900	\$855,400
2023	\$198,300	\$323,400	\$521,700



Next



LOCATION

Property Address 20 Birch Dr
Newmarket, NH 03857-1921

Subdivision

County Rockingham County, NH

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID NMAR M:U3 B:96 L:

Alternate Parcel ID

Account Number 528

District/Ward

2020 Census Trct/Blk 675.03/1

Assessor Roll Year 2025

PROPERTY SUMMARY

Property Type Residential

Land Use Single Family Residential

Improvement Type Raised Ranch

Square Feet 1344

CURRENT OWNER

Name Hubelbank David Hubelbank Laura

Mailing Address Po Box 482
Center Conway, NH 03813-0482

SCHOOL ZONE INFORMATION

Newmarket Elementary School 1.3 mi

Elementary: Pre K to 5 Distance

Newmarket Senior High School 1.0 mi

Middle-High: 6 to 12 Distance

SALES HISTORY THROUGH 03/13/2026

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
6/10/2020		Hubelbank Ret & Hubelbank David	Hubelbank Laura A & Hubelbank David	Warranty Deed		6126/368 20027625
8/1/2018	\$525,000	Hubelbank Laura A & Hubelbank David	Lafond Robert E & Lafond Alison F	Warranty Deed		5934/2510 18030571
9/22/2014	\$1	Lafond Robert E & Lafond Alison F	Lafond Robert E	Warranty Deed		5562/564 36066
8/3/2012	\$340,000	Lafond Robert E	Daniuk Stephen P & Daniuk Terezia	Warranty Deed		5342/2127
8/1/2005	\$410,000	Daniuk Stephen P & Daniuk Terezia	Neilson Robert D	Deed		4524/58

TAX ASSESSMENT

Tax Assessment	2025	Change (%)	2024	Change (%)	2023
Assessed Land	\$537,600.00	-\$28,300.00 (-5.0%)	\$565,900.00	\$242,500.00 (75.0%)	\$323,400.00
Assessed Improvements	\$285,900.00	-\$3,600.00 (-1.2%)	\$289,500.00	\$91,200.00 (46.0%)	\$198,300.00
Total Assessment	\$823,500.00	-\$31,900.00 (-3.7%)	\$855,400.00	\$333,700.00 (64.0%)	\$521,700.00
Exempt Reason					

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2025			\$15,992.00
2024			\$14,713.00
2023			\$15,385.00

2022	\$14,081.00
2021	\$13,739.00
2020	\$13,270.00
2019	\$12,644.00
2018	\$10,620.00
2017	\$9,708.00
2016	\$9,243.00
2015	\$9,065.00

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
02/04/2020	\$240,000	Hubelbank Laura A Hubelbank David	Residential Mortgage Services	6082/2730 20006033
08/01/2018	\$262,500	Hubelbank Laura A Hubelbank David	Residential Mortgage Services	5934/2512
06/19/2006	\$218,000	Daniuk Daniuk Stephen P	Delta Funding	04669/2085
06/19/2006	\$218,000	Daniuk Terezia Daniuk Stephen P And Daniuk St	Delta Funding	4669/2085
08/01/2005	\$307,500	Daniuk Terezia Daniuk Stephen P And Daniuk St	Freemont Investment And Loan	4524/60 000000054358
08/01/2005	\$307,500	Daniuk Daniuk Stephen P	Freemont Investment And Loan	04524/0060 000000054358
08/01/2005	\$307,500	Daniuk Terezia Daniuk Stephen P	Freemont Investment And Loan	4524/60

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Raised Ranch	Condition	Average	Units
Year Built	1985	Effective Year		Stories1
BRs	3	Baths	2 F 1 H	Rooms8
Total Sq. Ft.	1,344			
Building Square Feet (Living Space)			Building Square Feet (Other)	
1st Floor 1564			Basement 896	
			Gross Area 3420	
			Basement Unfinished 100	

- CONSTRUCTION

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

- OTHER

Occupancy	Building Data Source
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PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Underground/Basement			
Wood Deck			
Utility Bldg			

PROPERTY CHARACTERISTICS: LOT

Land Use	Single Family Residential	Lot Dimensions	
Block/Lot	96/	Lot Square Feet	41,607
Latitude/Longitude	43.071157°/-70.925590°	Acreage	0.96

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	Newmarket
Zoning Code	R2	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot	96/	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	220 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.	33015C0235F	01/29/2021
AE	High	7 Ft	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.	33015C0235F	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
4687725	Sold	08/13/2018	04/23/2018	\$539,900	08/13/2018	\$525,000				
4147001	Sold	04/21/2015	04/10/2012	\$359,000	07/27/2012	\$340,000				
4060857	Expired	04/21/2015	05/06/2011	\$363,000						
195019	Sold	01/10/2014	04/01/2005	\$419,900	07/27/2005	\$410,000				
173183	Expired	10/06/2008	10/07/2004	\$419,900						
146294	Expired	06/29/2007	05/05/2004	\$449,000						
115861	Expired	04/07/2009	07/22/2003	\$449,000						
872883	Expired	04/07/2009	11/05/2002	\$449,900						



Return to:
sklawyers, pllc.
98 Portsmouth Avenue
Stratham, NH 03885

20027625 06/12/2020 01:55:37 PM
Book 6126 Page 368 Page 1 of 2
Register of Deeds, Rockingham County

Carol Ann Tracy

LCHIP	ROA498378	25.00
RECORDING		14.00
SURCHARGE		2.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that we, Laura A. Hubelbank and David Hubelbank, wife and husband, of 20 Birch Drive, Town of Newmarket, County of Rockingham and State of New Hampshire, for no consideration paid, grant to David Hubelbank and Laura A. Hubelbank, Trustees of The Hubelbank Revocable Trust of 2020, of 20 Birch Drive, Town of Newmarket, County of Rockingham and State of New Hampshire, with Warranty Covenants, the following described premises:

A certain parcel of land, with the buildings thereon, situated in Newmarket, County of Rockingham and State of New Hampshire, and more particularly described as follows:

Beginning at the northeasterly corner of the lot herein being conveyed, this point being at the high water mark on the westerly side of the Lamprey River and also being the northwest corner of the land now or formerly of Eileen P. Eno; thence turning and running southeast along land of said Eno, a distance of 213 feet, more or less, to a steel pin; thence turning at an angle of ninety degrees and running in a westerly direction for a distance of 201 feet, more or less, to a steel pin; thence turning at an angle of ninety degrees and running in a northerly direction a distance of 212 feet, more or less, to a steel pin on the high water mark of Lamprey River; thence turning and running in an easterly direction along the high water mark of the Lamprey River a distance of 200 feet, more or less, to the point of beginning.

Granting to the grantee and their heirs or assigns a right of way to the lot herein being conveyed and described as follows:

Starting at New Road and following the present wood road that runs in a northeasterly direction to a point 212 feet from the high water mark of the Lamprey River, then turning and running in an easterly direction in a line 212 feet from the high water mark of the Lamprey River, this right of way is not to exceed fifty feet in width.

Being the same premises conveyed to the grantor by Deed of Robert E. LaFond and Alison F. LaFond, dated July 31, 2018 and recorded in the Rockingham County Registry of Deeds in Book 5934, Page 2510.

No title search was performed in the preparation of this deed.

This is a transfer for no consideration to the Grantors' revocable trust for estate planning purposes; therefore, this transfer is exempt from tax stamps in accordance with N.H. R.S.A. 78-B:2(XXII).

Dated this 10 day of June, 2020.

Laura Hubelbank
Laura A. Hubelbank

David Hubelbank
David Hubelbank

THE STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

On this 10 day of June 2020, before me, the undersigned officer, personally appeared Laura A. Hubelbank and David Hubelbank, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the foregoing instrument and further acknowledged that they executed the foregoing instrument for the purposes contained therein.



Karyn Cumberland
Notary Public/ Justice of the Peace/Commissioner of Deeds
My Commission Expires: