

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: Paul A. Hubbard - Trustee, Gail N. Hubbard - Trustee

2. PROPERTY LOCATION: 11 Loft Circle, Campton, NH 03223

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

4. SELLER: ☒ has ☐ has not occupied the property for 5.5 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

To the left of the shed on the west side of the house.

b. INSTALLATION: Location: _____
 Installed By: Unknown Date of Installation: 2003
 What is the source of your information? Previous owners

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 3/19/2025
 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: Most recent test conducted by Advanced Radon Mitigation indicated an acceptable radon level of 1500 pCi/

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 1500 Gal. ☐ Unknown ☐ Other

Tank Type Concrete ☐ Metal ☐ Unknown ☐ Other
 Location: Northwest corner of property ☐ Location Unknown. Date of Installation: 2003

Date of Last Servicing: 6/2024 Name of Company Servicing Tank: Rowell's Services

Have you experienced any malfunctions? ☐ Yes ☒ No

COMMENTS: _____

SELLER(S) INITIALS

PAH , GNT

BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: 11 Loft Circle , Campton, NH 03223

d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
 IF YES, Location: Northwest corner of property Size: 12.5'x28' ☐ Unknown
 Date of installation of leach field: 2003 Installed By: BA. Barnard Ent, Inc.
 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. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u>X</u>
	Crawl Space	<u> </u>	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
	Exterior Walls	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u>X</u>
	Floors	<u> </u>	<u> </u>	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
	_____	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

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): 2003 Size of tank(s): 1000 gallons
 Location: In front of shed on western side of property
 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 PAAT GMT

BUYER(S) INITIALS _____ / _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

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**TO BE COMPLETED BY SELLER****PROPERTY LOCATION:** 11 Loft Circle , Campton, NH 03223**d. RADON/WATER - Current or previously existing:**Has the property been tested? ☒ Yes ☐ No ☐ UnknownIf YES: Date: 3/19/2025By: Radon Mitigation SystemsResults: 1500 pCi/LIf applicable, what remedial steps were taken? N/AHas the property been tested since remedial steps? ☐ Yes ☐ NoAre test results available? ☒ Yes ☐ No Comments: Radon mitigation system in place since 7/2019.**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? Property survey**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: Sutherland Survey AssociatesIf YES, is survey available? ☒ Yes ☐ No ☒ Unknown**h. How is the property zoned?** Residential**i. Heating System** Age: 23 Type: Forced water Fuel: Propane Tank Location: In front of shedOwner of Tank: Irving OilAnnual Fuel Consumption: \$3,860 Price: \$3.19 Gallons: 1210Date system was last serviced and by whom? 2/2026 by IrvingSecondary Heat Systems: Harman Absolute 63 pellet stoveComments: Purchased in 2023**j. Roof** Age: 23 Type of Roof Covering: Asphalt shingleMoisture or leakage: None

Comments: _____

SELLER(S) INITIALS

Initial Initial
PAHT GMAT

BUYER(S) INITIALS /

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PROPERTY LOCATION: 11 Loft Circle , Campton, NH 03223

- k. Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ Type: Poured concrete
Moisture or leakage: None
Comments: _____
- l. Chimney(s)** How Many? 1 Lined? Yes Last Cleaned: 6/2025 Problems? None
Comments: _____
- m. Plumbing** Type: Copper Age: 23
Comments: _____
- n. Domestic Hot Water** Age: 11/2015 Type: Intertek Gallons: 45
- 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: _____
- 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: N/A Age: _____ Date Last Serviced and by whom: _____
Comments: _____
- t. Pool** Age: N/A Heated: ☐ Yes ☐ No Type: _____ Last Date of Service: _____
By Whom: _____
- u. Generator** Portable: ☐ Yes ☒ No Whole House: ☒ Yes ☐ No Kw/Size: 1200 Last Date of Service: 4/2023
If Portable: ☐ Included ☐ Negotiable
Comments: Replaced PTO seal, breather hose, temp switch, coils, and starter in 2023.
- v. Internet** Type Currently Used at Property: NH Broadband 1 Gig Internet Premier
- 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

PAHT / GMHT

BUYER(S) INITIALS _____ / _____

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Return to:

Gail N. Hubbard and Paul A. Hubbard
11 Loft Circle
Campton, NH 03223

E # 21002394 02/11/2021 09:01 AM
Book 4602 Page 84 Page 1 of 3
Register of Deeds, Grafton County



LCHIP FEE GRA157751 25.00

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS: That we, Gail N. Hubbard and Paul A. Hubbard, Wife and Husband, of 11 Loft Circle, Campton NH 03223, hereby grant to Gail N. Hubbard and Paul A. Hubbard, Trustees of The Hubbard Family Revocable Trust Agreement dated December 22, 2016, as a married couple, of 11 Loft Circle, Campton NH 03223, with Quitclaim Covenants

Two certain tracts or parcels of land with the improvements thereon located in Campton, Grafton County, New Hampshire, and more particularly bounded and described as follows:

Lot #9

Beginning at an iron pin located at the Northerly edge of Loft Circle, so-called, and at the Southeasterly corner of Lot 10 and the Southwesterly corner of the lot herein described;

Thence running in a Northerly direction along the Easterly edge of Lot 10 on a course of North 39 degrees 27 minutes 20 seconds West a distance of 320.26 feet to an iron pin located at the Northeasterly corner of Lot 10, the Northwesterly corner of the lot herein described and at the Southerly edge of Lot 11;

Thence turning to the right and running in an Easterly direction along the Southerly edge of Lot 11 on a course of North 53 degrees 11 minutes 42 seconds East a distance of 133.61 feet to an iron pin located on the Southeasterly corner of Lot 11 and the Southwesterly corner of Lot 8;

Thence turning to the right and running in a Southeasterly direction along the Southerly edge of Lot 8 on a course of South 77 degrees 16 minutes 00 seconds East a distance of 208.84 feet to an iron pin located at the Westerly edge of Loft Circle, at the Southeasterly corner of Lot 8 and at the Northeasterly corner of the lot herein described;

Thence tuning to the right and running in a Southerly direction along the Westerly edge of Loft Circle in an arc bearing to the left with a radius of 250.00 feet and a length of 135.97 feet to an iron pin;

Thence following the same edge of Loft Circle in a Southerly and Westerly direction in an arc bearing to the right with a radius of 25.00 feet and a length of 34.02 feet to an iron pin;

Thence continuing along the same edge of Loft Circle (now being a Northerly edge) and running in a Westerly direction on a course of South 48 degrees 18 minutes 50 seconds West a distance of 180.41 feet to the point of beginning.

Lot #10:

Beginning at an iron pin located on a Northerly edge of Loft Circle, so-called, and at the Southwesterly corner of Lot 9 and the Southeasterly corner of the lot herein described:

Thence running in a Westerly direction along the same Northerly edge of Loft Circle on a course of South 48 degrees 18 minutes 50 seconds West a distance of 143.97 feet to an iron pin;

Thence turning on an arc to the right and running along the same edge of Loft Circle in a Westerly and Northerly direction, said arc having a radius of 25.00 feet and a length of 39.43 feet to an iron pin, where said arc intersects with the Easterly edge of Ellsworth Hill Road, so-called;

Thence running in a Northerly direction along the same Easterly edge of Ellsworth Hill Road and along an arc bearing to the left with a radius of 627.38 and a length of 76.48 feet to an iron pin located on the same Easterly edge of Ellsworth Hill Road and at or near the Southerly edge of a stone wall;

Thence continuing to run in a Northerly direction along the same Easterly edge of Ellsworth Hill Road and following said stone wall on a course of North 60 degrees 38 minutes 20 seconds West a distance of 104.75 feet to a point;

Thence continuing to run in a Northerly direction along the same Easterly edge of Ellsworth Hill Road and following the same stone wall on a course of North 56 degrees 44 minutes 35 seconds West a distance of 146.50 feet to an iron pin located at the Southwesterly corner of Lot 11 and the same edge of the same road and the Northwesterly corner of the Lot herein described;

Thence turning to the right and running in an Easterly direction along the Southerly edge of Lot 11 on a course of North 53 degrees 11 minutes 42 seconds East a distance of 258.62 feet to an iron pin; located at the Northwesterly corner of Lot 9 and the Northerly corner of the lot herein described.

Thence turning to the right and running in a Southerly direction along the Westerly edge of Lot 9 on a course of South 39 degrees 37 minutes 20 seconds East a distance of 320.26 feet to the point of beginning.

Lot #9, consisting of 1.50 acres and Lot #10, consisting of 1.55 acres as shown on a plan entitled "Subdivision for Stanley W. Jackson, Ellsworth Hill Road, Campton, New Hampshire" prepared by Barnard Survey Associates, Inc., having N.H.W.S.P.C.C. approval No. 24338, approved by the Campton Planning Board on July 14, 1987 and recorded in the Grafton County Registry of Deeds as Plan No. 4359.

SUBJECT TO and with the benefit of a Declaration of Protective Covenants for Meadowloft, Campton, New Hampshire, dated November 20, 1987 and recorded in the Grafton County Registry of Deeds, Book 1710, Page 733, modified by first amendment to Declaration dated

January 14, 1988 and recorded in said Registry at Book 1720, Page 880, as may be amended from time to time.

TOGETHER WITH the right to use in common with others all of the roadways as shown on said plan, and SUBJECT TO the terms and conditions of said Declaration.

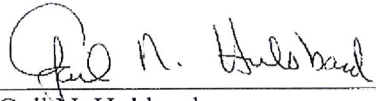
SUBJECT TO an easement to New Hampshire Electric Cooperative, Inc. And New England Telephone & Telegraph dated August 13, 1987 and recorded in the Grafton County Registry of Deeds, Book 1693, Page 685.

Meaning and intending to describe and convey the same premises conveyed to grantors by deed recorded at 4587, Page 41

This transfer is a non- contractual transfer and is therefore hereby exempt from real estate transfer tax pursuant to New Hampshire RSA 78-B:2 XXI.

This deed was prepared without a title examination.

Witness our hands and seals this 8th day of February 2021


Gail N. Hubbard


Paul A. Hubbard

State of New Hampshire
County of Grafton

Then personally appeared before me on this 8 day of FEBRUARY 2021, the said Gail N. Hubbard and Paul A. Hubbard, a married couple and acknowledged the foregoing to be his/her/their voluntary act and deed.

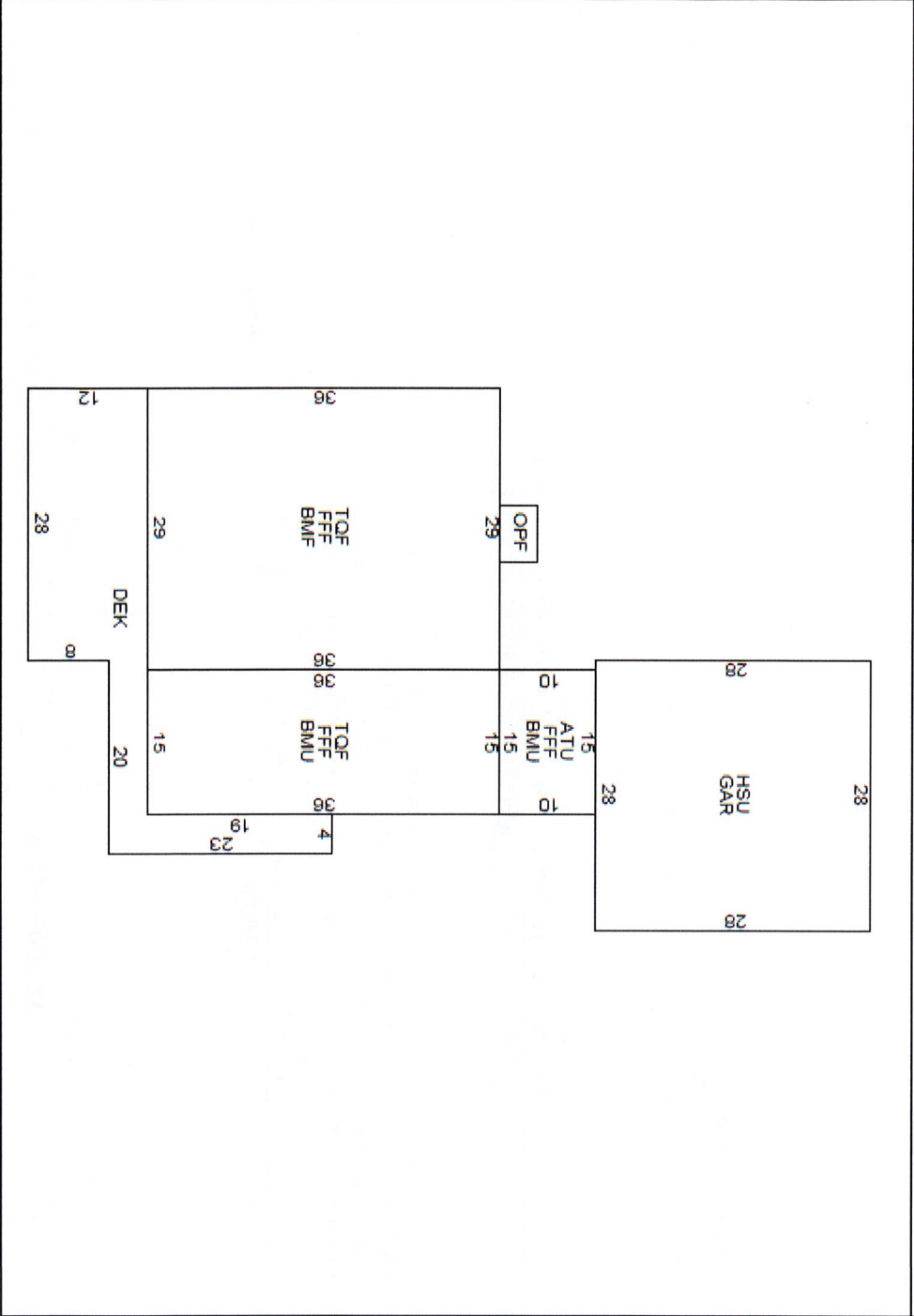
BRIAN C. DAUPHIN
COMMISSIONER OF DEEDS
State of New Hampshire
My Commission Expires August 14, 2024


Notary Public/Justice of the Peace
Commission expiration: 8/14/24



OWNER		TAXABLE DISTRICTS	
HUBBARD, GAIL N & PAUL A TTEES HUBBARD FAMILY REV TR 11 LOFT CIR CAMPTON, NH 03223		District	Percentage
PERMITS			
Date	Permit ID	Permit Type	Notes

BUILDING DETAILS	
Model: 1.75 STORY FRAME CAPE Roof: GABLE HIP/ASPHALT Ext: VINYL SIDING Int: DRYWALL Floor: PINE/SOFT WD/CARPET Heat: GAS/HOT WATER Bedrooms: 3 Baths: 4.5 Fixtures: 14 Extra Kitchens: Fireplaces: Generators: A/C: No Quality: A1 AVGC+10 Com. Wall: Size Adj: 0.8281 Base Rate: RSA 140.00 Bldg. Rate: 0.9018 Sq. Foot Cost: \$ 126.25	



BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
GAR	GARAGE	784	0.45 353
ATU	ATTIC	150	0.10 15
FFF	FST FLR FIN	1734	1.00 1734
BMU	BSMNT	690	0.15 104
TOF	3/4 STRY FIN	1584	0.75 1188
BMF	BSMNT FINISHED	1044	0.30 313
DEK	DECK/ENTRANCE	492	0.10 49
OPF	OPEN PORCH FIN	24	0.25 6
HSU	1/2 STRY UNFIN	784	0.25 196
GLA:	2,922	7,286	3,958
2024 BASE YEAR BUILDING VALUATION			
Market Cost New:	\$ 499,698		
Year Built:	2003		
Condition For Age:	GOOD 9 %		
Physical:			
Functional:			
Economic:			
Temporary:			
Total Depreciation:	9 %		
Building Value:	\$ 454,700		

OWNER INFORMATION		SALES HISTORY				PICTURE	
HUBBARD, GAIL N & PAUL A TTEES HUBBARD FAMILY REV TR 11 LOFT CIR CAMPION, NH 03223		Date	Book	Page	Type		Price
		02/11/2021	4602	84	U V 38		HUBBARD, GAIL N & PAUL A
		12/21/2020	4587	41	Q 1	529,000	OSMER, STEPHEN R &
		06/04/2008	3522	651	U 1 99		OSMER, STEPHEN R & CAR
		10/17/1997	2278	0425	U V 99		UNSPECIFIED
LISTING HISTORY		NOTES					
11/14/24	JJHR	CNOF: TAN; NICE VIEW 2005: ADDED PAVING, SHED & CANOPY.					
12/07/22	KCPH	2007-ADDED SHED 2007 CORRECTION: CAN TO UOP 2008: RMV'D UOP					
02/28/22	KCRE	(7X8) 1/09 INT: ADJD SKETCH, ADDED FPL1 & FPO. 12 M&L: ADJD LNT					
05/29/18	JBRI	SIZE. 12 INT: ADJ AYB 17M&L: ADJD LNT SIZE, DEK DIM & FLRS. 2019					
08/06/12	JB00	4-SALE: 574,800 [MLS#4751753]; 21M&L: ADJD OPU TO OPF & ADJD DIMS;					
02/06/12	BD01	22PHINT: RMVD ATU FROM MAIN SECT, ADJD 2ST FPL TO GAS 11/24- RDC					
01/05/09	JB00	CNDT FROM 110 TO 100					
07/26/07	JB01	MEASUR+1 VISIT					

EXTRA FEATURES VALUATION										CAMPION ASSESSING OFFICE			
Feature Type	Units	Length	Width	Size	Adj	Rate	Cond	Market Value	Notes	PARCEL TOTAL TAXABLE VALUE			
HEARTH *	1					100	500.00	100	500 2006	2024	\$ 454,700	\$ 20,600	\$ 322,500
LEAN-TO	294		1 x 294			114	6.00	80	1,609 2003	2025	\$ 454,700	\$ 20,600	\$ 322,500
PAVING [3,000]	1					100	3,000.00	100	3,000	Parcel Total: \$ 797,800			
SHED - AVG	160		10 x 16			100	17.00	80	2,176 2004				
SHED - AVG	640		20 x 32			100	17.00	90	9,792 2006				
FIREPLACE - GAS	1					100	2,500.00	100	2,500 2006	2026	\$ 454,700	\$ 20,600	\$ 322,500
FIREPLACE OPENING	1					100	1,000.00	100	1,000 2006 WD STV INSRT	Parcel Total: \$ 797,800			
20,600													

LAND VALUATION										LAST REVALUATION: 2024			
Zone: LOFT & GLADE CIRCLE		Minimum Acreage: 1.00	Minimum Frontage: 1		Site: 160 Driveway: Road:								
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value Notes
1F RES	1,000 ac	200,000	E	100	160	100	100	100 -- ROLLING	100	320,000	0	N	320,000 SETTING/LOC/VIEW
1F RES	0.500 ac	x 5,000	X	100				100 -- ROLLING	100	2,500	0	N	2,500
1,500 ac										322,500			
										322,500			

OWNER INFORMATION

HUBBARD, GAIL N & PAUL A TTEES

HUBBARD FAMILY REV TR

11 LOFT CIR

CAMPTON, NH 03223

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
02/11/2021	4602	84	U V 38		HUBBARD, GAIL N & PAUL A
12/21/2020	4587	41	Q 1	529,000	OSMER, STEPHEN R &
06/04/2008	3522	651	U 1 99		OSMER, STEPHEN R & CAR
10/17/1997	2278	0425	U V 99		UNSPECIFIED

LISTING HISTORY

03/03/22	KCRL	
11/07/17	JBRL	
02/03/12	BD00	MEASUR+LISTED
07/27/07	JB00	MEASUR+LISTED
02/24/04	TN00	MEASUR+LISTED

NOTES

WOODED; 2019; RMVD TOPO ADJ

MUNICIPAL SOFTWARE BY AVITAR

CAMPTON ASSESSING
OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2024	\$ 0	\$ 0	\$ 91,200
Parcel Total: \$ 91,200			
2025	\$ 0	\$ 0	\$ 91,200
Parcel Total: \$ 91,200			
2026	\$ 0	\$ 0	\$ 91,200
Parcel Total: \$ 91,200			

LAND VALUATION

LAST REVALUATION: 2024

Zone: LOFT & GLADE CIR VAC Minimum Acreage: 1.00 Minimum Frontage: 1

Site: 130 Driveway:

Road:

Land Type Units Base Rate NC Adj Site Road DWay Topography Cond Ad Valorem SPI R Tax Value Notes

IF RES	1,000 ac	68,000	E	100	130	100	100	100 -- ROLLING	100	88,400	0	N	88,400	VIEW
IF RES	0.550 ac	x 5,000	X	100				100 -- ROLLING	100	2,800	0	N	2,800	
	1.550 ac									91,200			91,200	

PICTURE		OWNER	TAXABLE DISTRICTS		BUILDING DETAILS			
		HUBBARD, GAIL N & PAUL A TTEES HUBBARD FAMILY REV TR 11 LOFT CIR CAMPTON, NH 03223	District	Percentage	Model:			
			PERMITS		Roof:			
			Date	Permit ID	Permit Type	Notes	Ext:	
							Int:	
						Floor:		
						Heat:		
						Bedrooms:		
						Baths:		
						Extra Kitchens:		
						A/C:		
						Quality:		
						Com. Wall:		
						Stories:		
BUILDING SUB AREA DETAILS					Base Type:			
2024 BASE YEAR BUILDING VALUATION								
Year Built:								
Condition For Age:								
Physical:								
Functional:								
Economic:								
Temporary:								

TOWN OF CAMPTON
TAX COLLECTOR'S OFFICE
10 GEARTY WAY
CAMPTON, NH 03223

TOWN OF CAMPTON
Office Hours
M, W, TH, F 8:30AM TO 3:30PM
TU 8:30AM TO 4:15PM
(603) 726-3223

HUBBARD, GAIL N & PAUL A TTEES
HUBBARD FAMILY REV TR
11 LOFT CIR
CAMPTON, NH 03223

OFFICE OF THE TAX COLLECTOR
SUMMARY OF ACTIVITY BY OWNER
Printed Monday, June 8, 2026
Interest Calculated As Of 06/08/2026

Map Lot Sub Bld Unt: 1 / 1 / 18 / 0 / 0

Invoice: 2026P01021101	Acres: 1.55	Location: ELLSWORTH HILL RD			
Bill Amount: \$ 796.00	Due Date: 07/01/2026				
Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due
06/08/2026	Int/Pen From 07/01/2026	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Per Diem:	0.1745	Total Due For Invoice 2026P01021101:			\$ 796.00

Total Due For Parcel 1 / 1 / 18 / 0 / 0: \$ 796.00

Map Lot Sub Bld Unt: 1 / 1 / 27 / 0 / 0

Invoice: 2026P01021102	Acres: 1.50	Location: 11 LOFT CIR			
Bill Amount: \$ 6,965.00	Due Date: 07/01/2026				
Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due
06/08/2026	Int/Pen From 07/01/2026	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Per Diem:	1.5266	Total Due For Invoice 2026P01021102:			\$ 6,965.00

Total Due For Parcel 1 / 1 / 27 / 0 / 0: \$ 6,965.00

Per Diem: 1.7011 Total Due For All Parcels: \$ 7,761.00

LEVY YEAR TAX TYPE INFORMATION

B - Betterment	P - Property	T - Timber Yield
G - Gravel Yield	R - Residence	U - Use Change
L - Lien	S - Sewer	W - Water

DECLARATION OF PROTECTIVE COVENANTS
FOR MEADOWLOFT
CAMPTON, N.H.

WITNESSETH:

WHEREAS, Stanley W. Jackson (hereinafter referred to as "Subdivider"), is the owner of real property located on the northerly side of Ellsworth Hill Road, in Campton, New Hampshire, being the same premises described in a warranty deed from John W. Landers dated November 6, 1986 and recorded in the Grafton County Registry of Deeds, Book 1632, Page 151;

WHEREAS, Subdivider has created a forty-four (44) lot residential subdivision known as Meadowloft and desires that all lots, buildings and other structures thereon shall be harmoniously designed, landscaped, and located, for the benefit of such property and its owners;

NOW, THEREFORE, Subdivider, for himself, his heirs, successors and assigns, hereby declares that the property described below shall be held and shall be conveyed by him subject to the following covenants which shall run with the land, and any person, or entity hereafter holding or claiming title to any such lots shall be subject to the provisions of this Declaration, whether or not this Declaration is specifically referred to in any deed or other transfer of any lot, whether voluntary or involuntary:

1. DESCRIPTION OF PROPERTY.

The real property which is and shall be held, transferred, sold, conveyed, and occupied, subject to this Declaration is shown on a plan entitled "Subdivision for Stanley W. Jackson, Ellsworth Hill Road, Campton, New Hampshire," Surveyed November 1986 by Barnard Survey Associates, Inc. approved by the Campton Planning Board on July 14, 1987 and recorded in the Grafton County Registry of deeds as Plan No. 4359.

2. FURTHER SUBDIVISION.

No lot or building thereon may be further subdivided, condominiumized or time-shared.

3. LOT USE.

Each lot shall be used for residential purposes only, excluding commercial or business use, except that a residence may be used by a resident owner occupying said premises for a professional office (medicine, law, real estate and the like) subsidiary to the residential use of the property, provided that such professional office employs no more than one (1) employee other than a resident of the house, and that such office use employs no more than one (1) exterior sign, unlighted, of no more than six (6) square feet in area.

4. MINIMUM BUILDING SIZE.

Each detached permanent building for habitation shall have a full foundation or slab of at least 900 square feet and an enclosed, heated living area exclusive of garage and basement of at least 900 square feet.

5. APPROVAL OF LOT IMPROVEMENTS.

No dwelling, structure, or improvement shall be erected on any lot, or be altered in any way which would affect its exterior appearance, until the plans, including exterior elevations, specifications therefor and location thereof on said lot have been subject to an aesthetic review by the Subdivider, or his agent. It is the intent of this paragraph to require that structures be in good taste, in harmony with the quality, character, and location of nearby structures, and that all structures erected upon a lot are appropriate for the lot. Buyers may seek approval of specific plans prior to closing. Subdivider's period of control shall only last until a residential dwelling has been constructed on each lot, or he records a release or assignment of approval rights.

6. COMPLETION OF CONSTRUCTION.

Within nine (9) months from the start of excavation for construction, the exterior of all buildings constructed shall be completed, including all painting, staining and varnishing of any exterior surfaces that require same, and all rough grading and removal of debris accomplished.

7. LANDSCAPING.

Within eighteen (18) months from the start of excavation for construction, all landscaping must be completed including finish grading, planting, seeding, application of mulch, gravel or pavement, of disturbed areas.

8. MOBILE DWELLINGS.

No mobile home or temporary structure shall be placed on a lot at any time other than those necessary for and used in the course of construction of permanent buildings and all such shall be removed immediately upon completion of the building, but in no case later than nine (9) months from the start of excavation for construction. Recreational vehicles, tents, camping trailers or other forms of recreational mobile dwellings may not be used for habitation. Recreational vehicles may be parked or stored on a lot provided they are, to the extent possible, shielded from the view of abutting owners and roadways.

9. APPEARANCE OF PREMISES.

All lots and any improvements thereon shall be kept neat, orderly and in good repair at all times and no waste, refuse, junk, automobiles which are unregistered and non-roadworthy, or accumulation of any decaying or offensive substances shall be placed or allowed to exist on any lot. No construction materials or construction equipment, heavy equipment or commercial vehicles exceeding 2 1/2 tons gross weight shall be kept on any lot, except during periods of active construction. All garbage or refuse placed outdoors shall be maintained in covered sanitary containers and removed at frequent intervals and all such containers shall be screened from public view or enclosed in an appropriate shed. Clothes lines shall be located out of view from any roadway. No tanks for the storage of fuel shall be placed so as to be within view from the road or any other lot.

10. NUISANCE.

No noxious, dangerous, offensive or unduly noisy activities shall be carried on, nor shall anything be done or permitted which shall constitute a public nuisance.

11. ANIMALS.

Only such animals as are commonly accepted as family pets, such as dogs, cats, birds and fish, may be maintained or kept on any lot and no such animals may be maintained for commercial or breeding purposes.

12. ROAD ACCESS.

The owner of each lot shall have the right, in common with the owners of all other lots in Meadowloft, to use the roadways depicted on the aforementioned plan as Meadowloft Circle and Meadowglade Circle for passage to and from Ellsworth Hill Road. The use of said roadways by lot owners, their tenants, guests, heirs, successors and assigns, shall be at their own risk.

13. ROAD MAINTENANCE.

Until such time as the Subdivider dedicates the roads depicted on said plan to the Town of Campton, New Hampshire, and the roads are accepted by the Town of Campton, the Subdivider shall, at his own expense, maintain and repair said roads, subject to the condition that any lot owner who himself, or through his agents, employees, or guests, causes any damage to said roadway shall promptly restore same to its pre-existing condition at his own expense. As used herein, the terms "maintain" and "repair" shall be deemed to include such snow removal and other services required so as to render said road reasonably passable in a passenger car. Title to the roads depicted as Meadowloft Circle and Meadowglade Circle on said plan is reserved to the Subdivider, subject to the rights herein granted.

14. RIGHT OF ACCESS.

No rights of way for any kind of travel shall be granted or constructed across any lot so as to provide access outside the development, except rights of way which may be granted by the Subdivider.

15. ELECTRICAL WIRING.

All electrical wiring outside of structures shall be installed in a proper manner below grade, except where necessary to rise above grade for terminals.

16. ANTENNAS.

No antennas or satellite dishes may be installed except those which are approved by the Subdivider, his agents, heirs or assigns or installed so as to be out of view from the road or other lots.

17. LIGHTING.

Any exterior lighting installed on any lot shall either be indirect or of such controlled focus and intensity so as not to disturb the occupants of other lots.

17. AMENDMENTS.

Until such time as the Subdivider, his heirs, successors, or assigns, no longer own any lots, the Subdivider shall have the right to amend the provisions of this Declaration for any particular unsold lot or group of lots, provided that any such amendment does not substantially interfere with the rights of prior purchasers; e.g. amended covenants can not permit activity prohibited by this set of covenants. An amendment executed by the Subdivider, his heirs, successors or assigns, shall be effective upon recording to same extent as if it had been originally set forth in this Declaration.

18. SEVERABILITY.

If any provision of this Declaration, or application to any person, entity or circumstances, is invalid or unenforceable, then the remainder of this Declaration, or the application of such provisions to other persons, entities or circumstances, shall not be affected thereby.

19. ENFORCEMENT.

As set forth above, the provisions of this Declaration have been adopted for the benefit of the owners in Meadowloft Subdivision. Therefore, the violation or attempted violation of any covenant in this Declaration is hereby declared a nuisance which may be remedied by any appropriate legal proceeding. If any owner shall violate, or permit any violation of any of the covenants described above, the Subdivider, his heirs, successors, or assigns, or agent, or any owner of a lot may commence proceedings at law or in equity either to recover damages or other awards for such violations, or permitting of the same, or to enjoin the furtherance or continuation of such violations. If a final judgment is rendered against an owner, the violator agrees to pay all reasonable costs, including attorney's fees incurred in the prosecution of said claim. Proceedings may be maintained irrespective of the waiver of any prior violation by the same or other owners and the failure to enforce any one of the provisions of this Declaration on any one occasion shall in no event be deemed to be a waiver of the right to do so thereafter as to the original breach or a breach subsequent thereto. By accepting a deed to a lot subject to the provisions of this Declaration, an owner covenants and agrees to abide by such provisions.

Dated this 20th day of November, 1987.

Stanley W. Jackson
Stanley W. Jackson

STATE OF NEW HAMPSHIRE
GRAFTON, SS.

DATE: November 20, 1987

Personally appeared Stanley W. Jackson and acknowledged the foregoing instrument to be his voluntary act and deed. Before me,

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87 NOV 24 AM 11:49

GRAFTON COUNTY
REGISTRY OF DEEDS

Kathleen J. Melanson
Justice of the Peace/
~~Notary Public~~

EXAMINED, ATTEST
GRAFTON COUNTY REGISTRY OF DEEDS
Carol A. Elliott

FIRST AMENDMENT TO
DECLARATION OF PROTECTIVE COVENANTS
FOR MEADOWLOFT, CAMPTON, NEW HAMPSHIRE

THIS AMENDMENT made this 14 day of January, 1988, by Stanley W. Jackson, of Hebron, Grafton County, State of New Hampshire (hereinafter sometimes called the "Subdivider");

WITNESSETH:

WHEREAS, Subdivider has executed a Declaration of Protective Covenants for Meadowloft, Campton, New Hampshire, dated November 20, 1987, and recorded in the Grafton County Registry of Deeds, Book 1710, Page 733 pertaining to a 44 lot residential subdivision known as Meadowloft, depicted on a plan recorded in said Registry as Plan No. 4359; and

WHEREAS, no sales of any lots have occurred, and Subdivider is the owner of all lots depicted on said plan;

NOW, THEREFORE, Subdivider hereby amends said Declaration of Protective Covenants as follows:

Restriction #2 shall be stricken and revised to read as follows:

"No lot or building thereon, except for Lot #36 and any buildings thereon, may be further subdivided, condominiumized or time-shared."

IN WITNESS WHEREOF, Stanley W. Jackson, has executed this First Amendment to Declaration of Protective Covenants on the day and year first above-written.

Kathryn J. Mulanovich
Witness

Stanley W. Jackson
Stanley W. Jackson

STATE OF NEW HAMPSHIRE
GRAFTON, SS.

January 14, 1988

Personally appeared Stanley W. Jackson and acknowledged the foregoing instrument to be his voluntary act and deed.
Before me,

Kathryn J. Mulanovich
Justice of the Peace/
Notary Public

EXAMINED, ATTEST Carol A. Elliott
GRAFTON COUNTY REGISTRY OF DEEDS

GRAFTON COUNTY
REGISTRY OF DEEDS

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RAY, HOPKINS & REYNOLDS, P.A. - PLYMOUTH, NH 03264

See Book 1710 Page 733

