

Alpine Title Services
6 Pleasant Street
Conway, NH 03818
T/S \$3750

E Doc # 2118196 12/06/2021 08:11:56 AM
Book 3637 Page 530 Page 1 of 2
Register of Deeds, Carroll County
LCHIP CAA140280 25.00
Lisa Scott TRANS TAX CA927633 3,750.00

The space above this line is reserved for recording information

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **CLINTON V. RICHARDS** and **JENNY P. RICHARDS**, husband and wife, both with a mailing address of 78 Saco Pines Drive., #9, Conway, New Hampshire, 03818 for consideration paid, grant to **MAUREEN T. SORAGHAN** and **JOSEPH C. SORAGHAN**, both having a mailing address of Post Office Box 93, Glen, New Hampshire, 03838, as joint tenants with rights of survivorship, and not as tenants in common, with WARRANTY COVENANTS, the following:

A certain condominium located in Center Conway, County of Carroll and State of New Hampshire being more particularly described as follows:

Unit 9, building 2, at Saco Pines Drive, defined, described and identified in the Saco Pines Four Seasons Condominium Declaration, dated July 24, 1987, and recorded in the Carroll County Registry of Deeds at Book 1242, Page 282 and the First Amendment to the Condominium dated July 29, 1987 and recorded at Book 1244, Page 300 in said registry (which Declaration, together with the By-Laws and other appendices thereto, is sometimes hereinafter called the "Declaration").

Also conveying an undivided interest in the Common Area as defined, described and identified in the Declaration and on the plans.

Subject to Declaration of Condominium, related By-Laws and Plans for the Condominium dated July 24, 1987 and recorded in the Carroll County Registry of Deeds at Book 1242, Page 282, as amended by amendment dated July 29, 1987 and recorded in Book 1244, Page 300 and as may be further amended.

Subject to notes, rights of way, rights, easements, restrictions, covenants, conditions and any and all other matters, including setbacks if any, as shown on Plan recorded with the Carroll County Registry of Deeds in Plan Book 111, Pages 24 and 25.

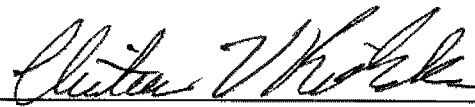
Subject to Certificate of Registration with State of New Hampshire dated December 1, 1987 and recorded with said Registry of Deeds in Book 1317, Page 63 and in Book 1236, Page 400.

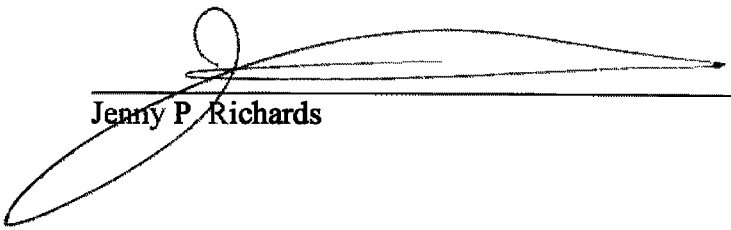
Subject to a right of way over a portion of the property in favor of Thomas E. McSherry, Jr. et al dated October 7, 1986 and recorded in the Carroll County Registry of Deeds on October 7, 1986, and also recorded in said Registry of Deeds in Book 1005, Page 448 and Book 455, Page 411.

Meaning and intending to describe and convey those premises conveyed by Quitclaim Deed of Clinton V. Richards and Beatrice Richards dated Dec. 12, 2013 recorded in the Carroll County Registry of Deeds in Book 3122, Page 52.

Grantors hereby releases to said grantees all rights of homestead and other interests therein.

EXECUTED, this 3 day of December, 2021.


Clinton V. Richards


Jenny P. Richards

STATE OF New Hampshire COUNTY OF Carroll

The foregoing instrument was acknowledged before me this 3 day of December, 2021 by Clinton V. Richards and Jenny P. Richards known to me or satisfactorily proven by photo identification to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.


Notary Public/Justice of the Peace

Printed Name: Vicki L Weegar

My Commission Expires: 2/3/26



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: Maureen Soraghan, Joe Soraghan

2. PROPERTY LOCATION: 78 Saco Pines Rd 9, Conway, NH 03813

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 ☒ Private Seasonal Unknown
 Drilled Dug Other

b. INSTALLATION: Location:
Installed By: Date of Installation:
What is the source of your information?

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

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

e. WATER TEST: Have you had the water tested? ☒ Yes No Date of most recent test Tested monthly
If YES to any question, please explain in Comments below or with attachment.
Are you aware of any test results reported as unsatisfactory or satisfactory with notations? Yes No
If YES, are test results available? Yes No
What steps were taken to remedy the problem?
COMMENTS:

6. **SEWAGE DISPOSAL SYSTEM**

a. TYPE OF SYSTEM: Public: Yes No Community/Shared: Yes No
Private: ☒ Yes No Unknown
Septic Design Available: Yes No

b. IF PUBLIC OR COMMUNITY/SHARED
Have you experienced any problems such as line or other malfunctions? Yes No
What steps were taken to remedy the problem?

c. IF PRIVATE:
TANK: ☒ Septic Tank Holding Tank Cesspool Unknown Other
Tank Size Gal. Unknown Other
Tank Type Concrete Metal Unknown Other
Location: Location Unknown. Date of Installation:
Date of Last Servicing: Name of Company Servicing Tank:
Have you experienced any malfunctions? Yes No
COMMENTS:

SELLER(S) INITIALS JS, MB

BUYER(S) INITIALS

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PROPERTY LOCATION: 78 Saco Pines Rd 9, Conway, NH 03813

d. LEACH FIELD: ☐ Yes ☐ No ☐ Other _____

IF YES, Location: _____ Size: _____ ☐ Unknown

Date of installation of leach field: _____ Installed By: _____

Have you experienced any malfunctions? ☐ Yes ☐ No

Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☒ No ☐ Unknown

IF YES, has a septic system evaluation been done within 180 days? ☐ Yes ☐ No ☐ Unknown

Date of Evaluation: _____

Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

7. <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	___	___	___	_____	_____	_____
	Crawl Space	___	___	___	_____	_____	_____
	Exterior Walls	___	___	___	_____	_____	_____
	Floors	___	___	___	_____	_____	_____
	_____	___	___	___	_____	_____	_____

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property? ☐ Yes ☐ No ☒ Unknown

IF YES: Are tanks currently in use? ☐ Yes ☐ No

IF NO: How long have tank(s) been out of service? _____

What materials are, or were, stored in the tank(s)? _____

Age of tank(s): _____ Size of tank(s): _____

Location: _____

Are you aware of any past or present problems such as leakage, etc? ☐ Yes ☐ No

Comments: _____

If tanks are no longer in use, have the tanks been removed? ☐ Yes ☐ No ☐ Unknown

Comments: _____

b. ASBESTOS - Current or previously existing:

As insulation on the heating system pipes or ducts? ☐ Yes ☐ No ☒ Unknown

In the siding? ☐ Yes ☐ No ☐ Unknown In the roofing shingles? ☐ Yes ☐ No ☐ Unknown

In flooring tiles? ☐ Yes ☐ No ☐ Unknown Other _____ ☐ Yes ☐ No ☐ Unknown

If YES, Source of information: _____

Comments: _____

c. RADON/AIR - Current or previously existing:

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

If YES: Date: _____ 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 JS / MS

BUYER(S) INITIALS /

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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: _____

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: HOA

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? _____

i. Heating System Age: _____ Type: _____ Fuel: Propane Tank Location: _____

Owner of Tank: _____

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? White Mtn. Oil

Secondary Heat Systems: _____

Comments: _____

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

Moisture or leakage: _____

Comments: _____

SELLER(S) INITIALS JS, MS

BUYER(S) INITIALS /

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- k. **Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ Type: _____
Moisture or leakage: _____
Comments: _____
- l. **Chimney(s)** How Many? _____ Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____
- m. **Plumbing** Type: _____ Age: _____
Comments: _____
- n. **Domestic Hot Water** Age: _____ Type: Elec. Gallons: _____
- o. **Electrical System** # of Amps 120 _____ 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: New Kitchen
- q. **Pest Infestation:** Are you aware of any past or present pest infestations? ☐ Yes ☒ No Type: _____
Comments: _____
- r. **Methamphetamine Production** Do you have knowledge of methamphetamine production ever occurring on the property?
(Per RSA 477:4-g) ☐ Yes ☒ No If YES, please explain: _____
- s. **Air Conditioning** Type: _____ Age: _____ Date Last Serviced and by whom: _____
Comments: _____
- t. **Pool** Age: _____ Heated: ☐ Yes ☒ No Type: _____ Last Date of Service: _____
By Whom: _____
- u. **Generator** Portable: ☐ Yes ☒ No Whole House: ☐ Yes ☐ No Kw/Size: _____ Last Date of Service: _____
If Portable: ☐ Included ☐ Negotiable
Comments: _____
- v. **Internet** Type Currently Used at Property: Spectrum
- 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 J.S. / M.G.

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:

New Kitchen 2025
New Siding 2025

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).

Maureen Soraghan 5/21/26 Joe Soraghan 5/21/26
SELLER Maureen Soraghan DATE SELLER Joe Soraghan 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 MS, JS BUYER(S) INITIALS

PROPERTY DISCLOSURE RIDER
CONDOMINIUM, CO-OP, PUD AND OTHER HOMEOWNER ORGANIZATIONS
(To be used in conjunction with Property Disclosure - Residential)
New Hampshire Association of REALTORS® Standard Form



In compliance with the requirements of RSA 477:4-f, the following information is provided to BUYER relative to the purchase of a condominium unit.

RIGHT TO INFORMATION: In accordance with RSA 356-B:58, a party interested in purchasing a condominium unit has the right to obtain from the Condominium Unit Owner's Association the following information: a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of monthly and annual fees and any special assessments made within the last 3 years.

- Joe Soraghan** **78 Saco Pines Rd 9**
Maureen Soraghan **Conway, NH 03813**
1. Seller and Property Address: Maureen Soraghan
2. Association Name (if applicable): Saco Pines Unit Owners Assoc
3. Property Manager/Agent: Keith Cabral Phone: 6039869777
4. **GENERAL AND LEGAL**
- a. Are there any Association or Corporation approvals required for transfer of Ownership? ☐ Yes ☒ No ☐ Unknown
- b. Is there a time share operation existing at Property? ☐ Yes ☒ No ☐ Unknown
- c. Is there a vacation rental operation or other organized rental program at Property? ☐ Yes ☒ No ☐ Unknown
- d. Are you aware of any rental, use or age restrictions? ☒ Yes ☐ No ☐ Unknown
- e. Number of allocated parking spaces available for this unit: 2 +
- f. Are you aware of any pending or existing litigation? ☐ Yes ☒ No If Yes, please explain: _____
- g. Are the minutes of the Condominium Association annual meeting available? ☒ Yes ☐ No ☐ Unknown
- h. Are there any pet policies? Restrictions: ☐ Yes ☒ No Dogs/Cats Allowed: ☒ Yes ☐ No
5. **MASTER INSURANCE POLICY**
- a. Name of Company: Vermont Mutual BP 110 39866
- b. Name of Agent: Wald Ths Agency Needham MA Phone: 7814312500
6. **FINANCIAL**
- a. Monthly maintenance fee(s): \$ 375
- b. What do the monthly fees include?
- | | | |
|---|---|--|
| ☐ Air Conditioning | ☐ Hot Water | ☒ Road Maintenance |
| ☐ Cable TV Signal | ☐ Landscaping | ☒ Sewer |
| ☐ Electricity | ☐ Lot Rent | ☒ Snow Removal |
| ☐ Garage/Parking | ☐ Real Property Tax | ☒ Trash Removal |
| ☐ Gas | ☒ Recreation/Community Association Dues | ☒ Water |
| Other: _____ | | |
- c. Are there any additional fees? If so, please specify: N/A
- d. Are you aware of any special assessments or loans in effect at this time? ☐ Yes ☒ No
If Yes, explain: _____
- Additional Comments: _____

7. 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.

Maureen Soraghan
SELLER Maureen Soraghan

5/21/2026
DATE

Joseph C. Soraghan
SELLER Joe Soraghan

5/21/26
DATE

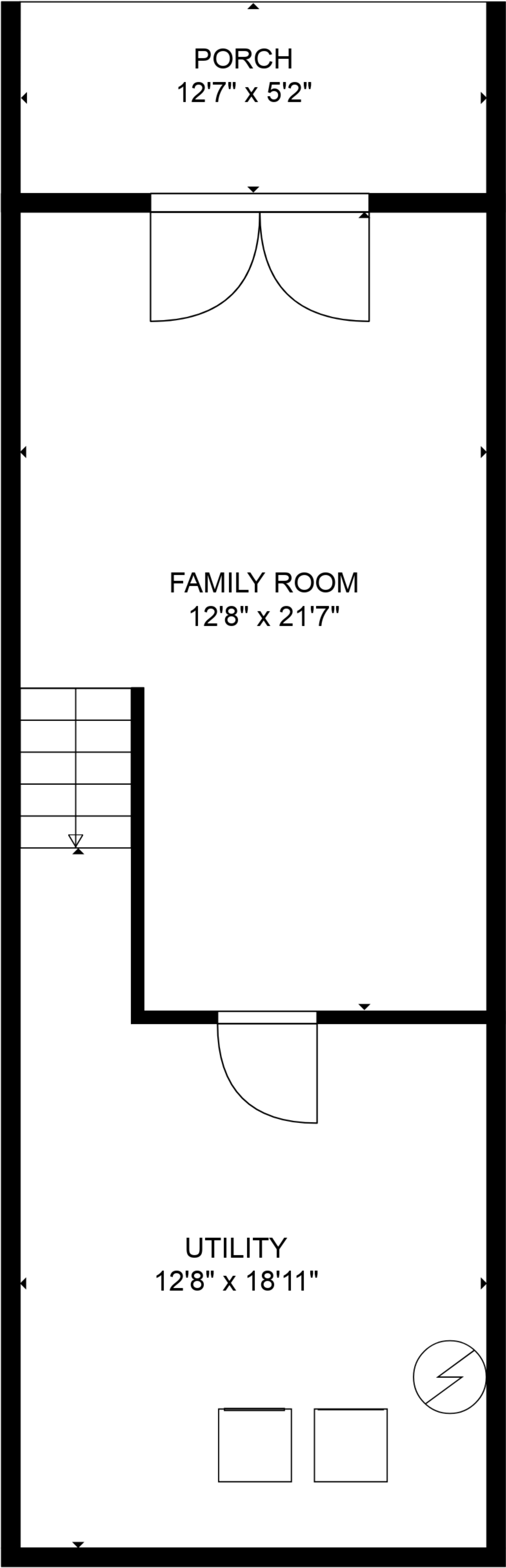
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BUYER

DATE

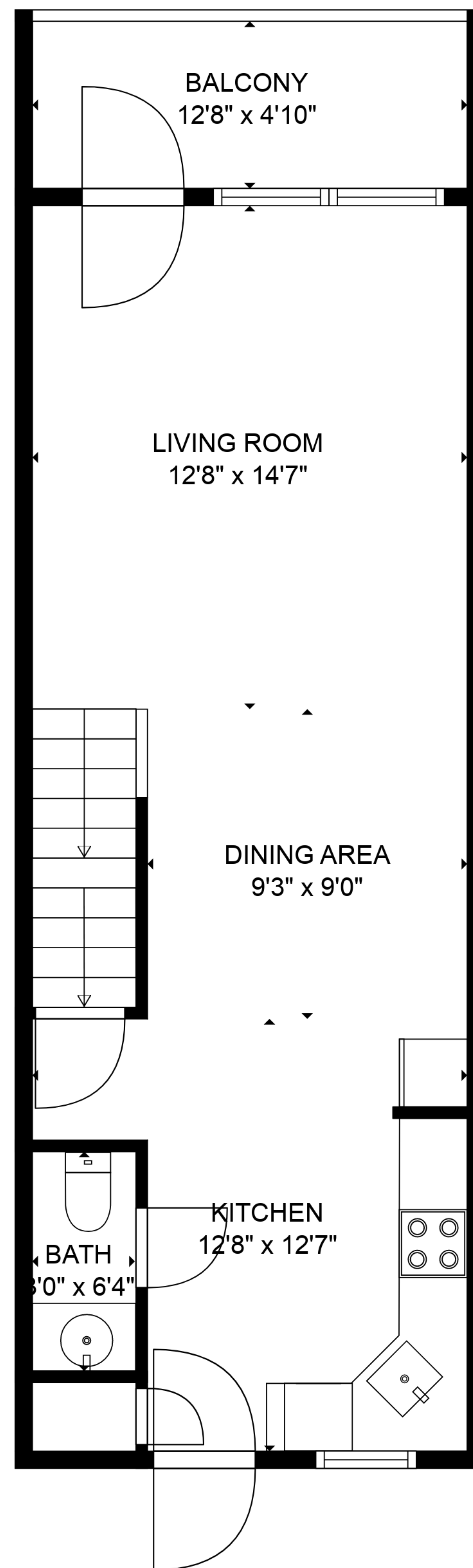
BUYER

DATE



TOTAL: 1203 sq. ft

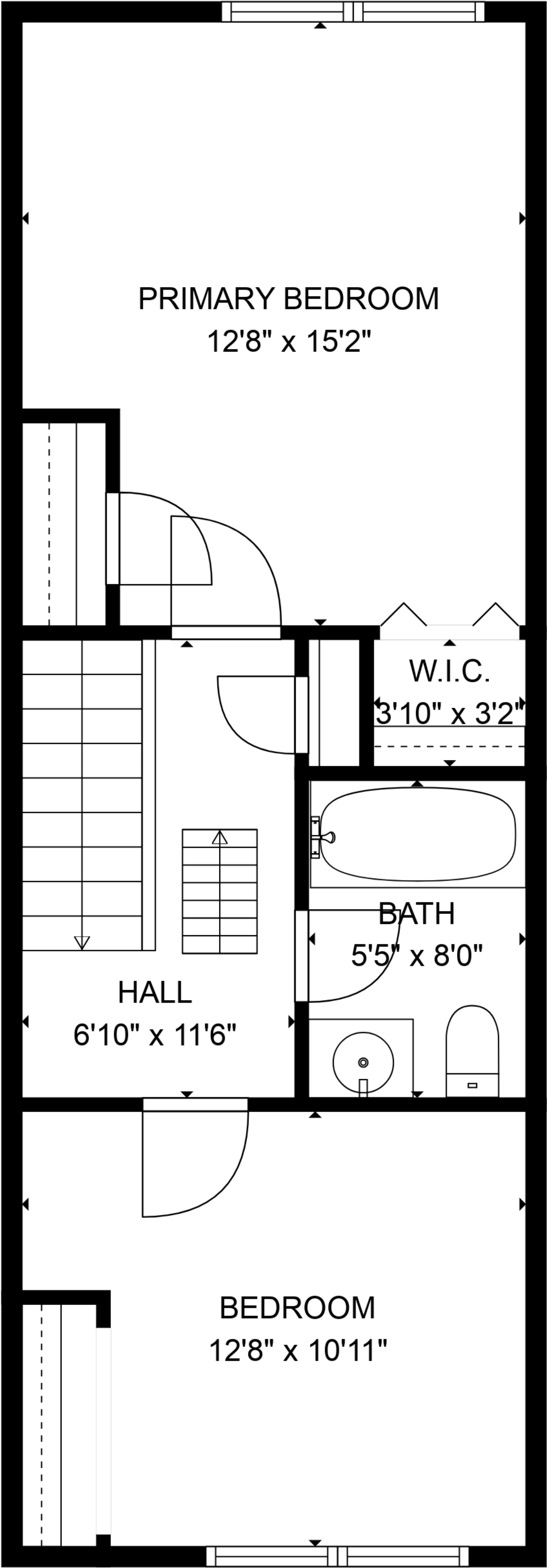
BELOW GROUND: 263 sq. ft, FLOOR 2: 457 sq. ft, FLOOR 3: 483 sq. ft, FLOOR 4: 0 sq. ft
EXCLUDED AREAS: UTILITY: 194 sq. ft, PORCH: 66 sq. ft, BALCONY: 61 sq. ft,
LOW CEILING: 38 sq. ft, ATTIC: 49 sq. ft



TOTAL: 1203 sq. ft

BELOW GROUND: 263 sq. ft, FLOOR 2: 457 sq. ft, FLOOR 3: 483 sq. ft, FLOOR 4: 0 sq. ft
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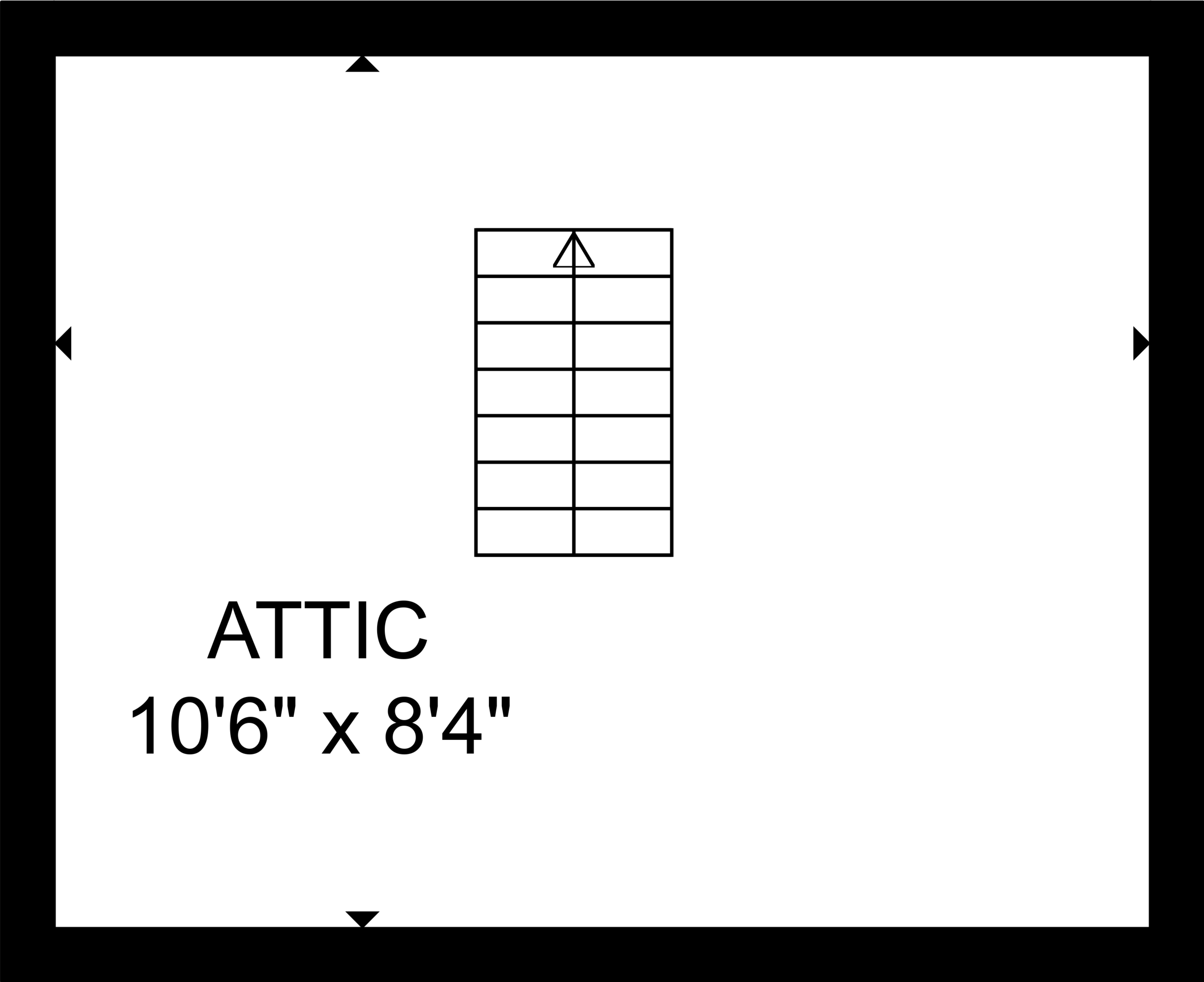
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



TOTAL: 1203 sq. ft

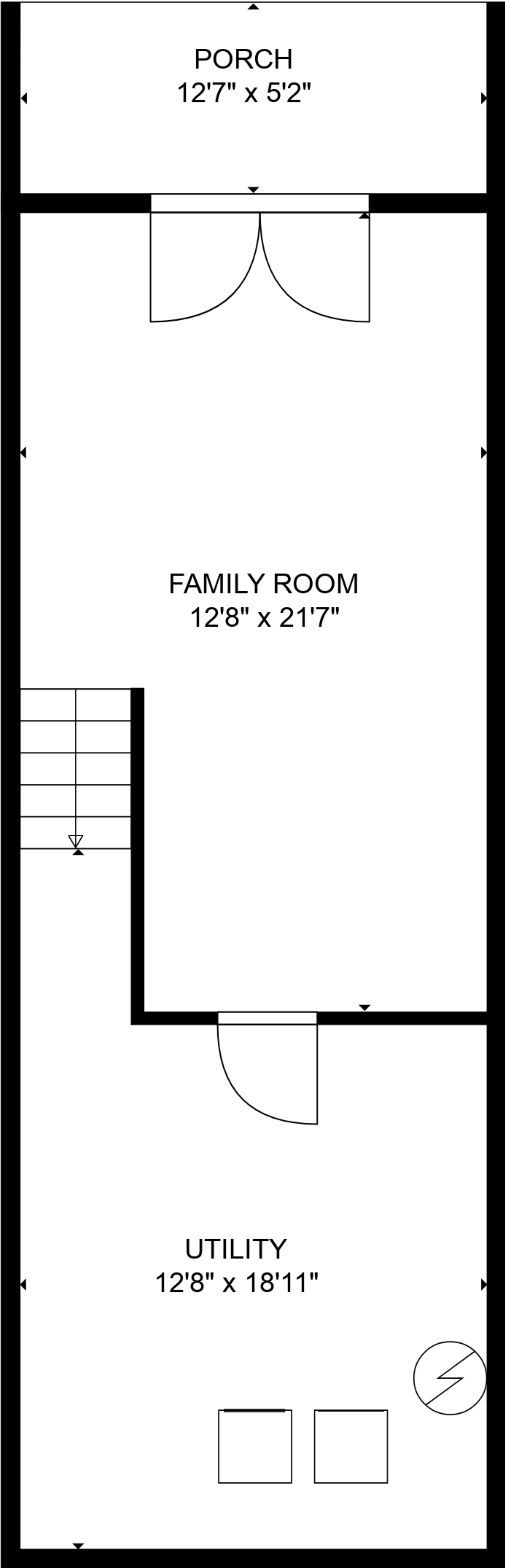
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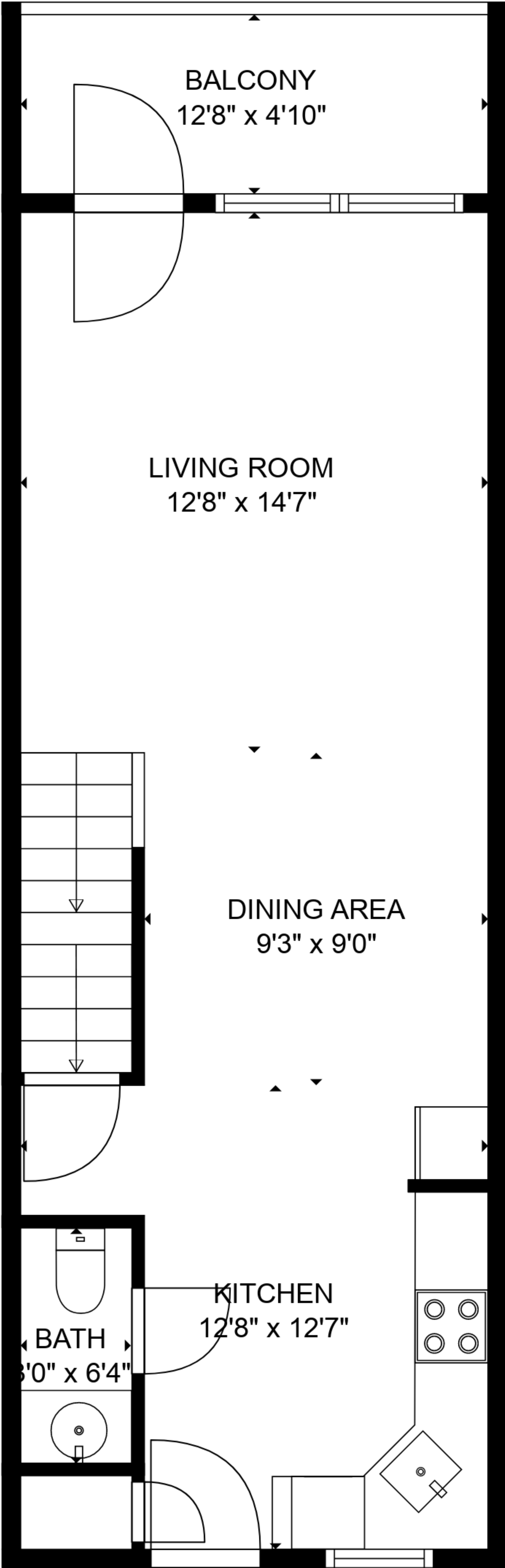


TOTAL: 1203 sq. ft

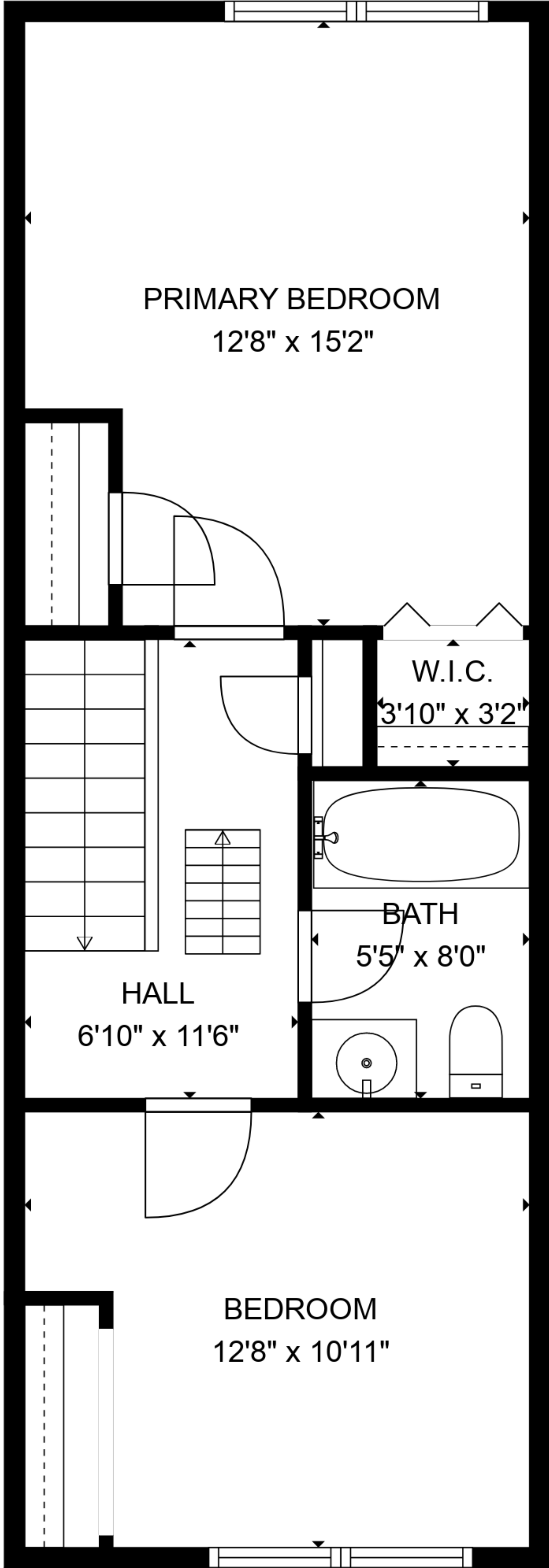
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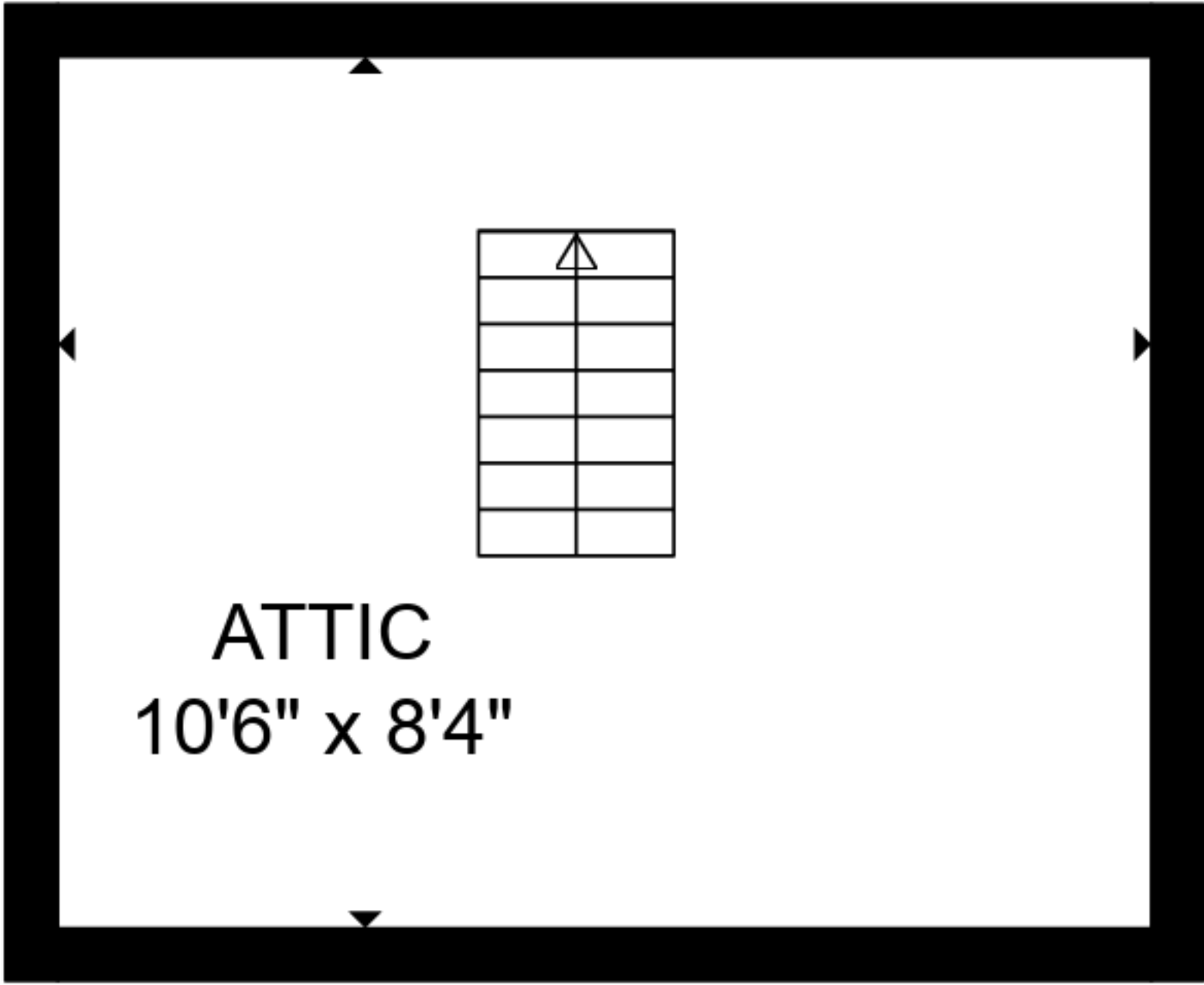
FLOOR 1



FLOOR 2



FLOOR 3



FLOOR 4

TOTAL: 1203 sq. ft
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TOWN OF CONWAY
Tax Collector's Office
Louise M. Inkell, Tax Collector
23 Main Street, PO Box 2680
Conway, NH 03818
603-447-3811

Hours: Monday – Friday 8:30 am to 4:30 pm,
Closed 12:30 to 1:30 daily

Owner of Record:



2159 5 7 *****AUTO**5-DIGIT 03813
SORAGHAN MAUREEN T & JOSEPH C
PO Box 779
Center Conway NH 03813-0779

ASSESSED VALUE AND EXEMPTIONS

Building	\$268,600.00
Land Value	\$0.00
Exemptions	\$0.00
Net Assessed Value	\$268,600.00

2025 SEMI-ANNUAL PROPERTY TAX BILL - FIRST INSTALLMENT

8.00% APR Interest Charged After 07/01/25

Bill Date: 05/28/25

Tax Year: 2025

Property

Map-Parcel:	000258 - 000032 - 000009	
Location:	78 SACO PINES DR #9	
Acres:	0.000	
Tax Rate Per \$1000		Tax Dollars By Rate
Municipal	\$1.56	\$419.00
County	\$0.38	\$102.00
School	\$3.15	\$846.00
State Education	\$0.57	\$153.00
Center Conway Fire	\$0.34	\$91.00
Total Tax Rate		\$6.00

Total Tax:	\$1,611.00
Veteran's Credit:	\$0.00
Net Property Tax:	\$1,611.00
First Installment Billed:	\$0.00
Prepaid:	\$0.00
Due By: 07/01/25	\$1,611.00
Other Amount Due	\$0.00

"Other Due Amount(s)" indicates additional balance(s) are existing on this property. Please call for the proper payment amounts.

PAYMENT POLICIES

- Post-dated checks cannot be accepted, and will be returned to taxpayer.
- A \$40.00 fee plus all additional delinquency penalties and collection costs will be charged for any check or online payment returned by the bank for any reason.
- Payment of this bill does not prevent the collection of previous unpaid taxes, nor does an error in the name of the person(s) taxed prevent collection.
- If you are not the present owner of this property, please forward to the proper owner. The Tax Collector is not responsible for payment on the wrong tax bill.
- If this bill is paid by check or money order, it is not considered paid until the check or money order is cleared by the bank.
- When paying in person, bring entire bill.

Online Payment Option: www.nhtaxkiosk.com
Select Conway

INFORMATION TO TAXPAYERS

- If you are a full time resident and elderly, disabled, blind, a veteran or veteran's spouse, or unable to pay taxes due to poverty or other good cause, you may be eligible for a tax exemption, credit, or deferral. For details, application information and deadlines, contact the Assessing Department at 603-447-3811.
- Real estate tax payments will be applied first to the oldest delinquent real estate's taxes (if any) for the indicated property.
- Taxpayers desiring any information regarding assessments or abatements should contact the Assessing Department at 603-447-3811.
- All taxes are assessed on April 1st of each year, tax bills are mailed to the last known address.

Please make check payable to TOWN OF CONWAY
Mail to Conway Tax Collector, PO Box 2680, Conway, NH 03818

2025 SEMI-ANNUAL PROPERTY TAX BILL

Owner of Record:
SORAGHAN MAUREEN T & JOSEPH C
PO Box 779
Center Conway NH 03813-0779

FOR RECEIPT:
Send entire bill & self-addressed stamped envelope

FIRST INSTALLMENT

Bill Number:	2025P01105904
Billing Date:	05/28/25
Map-Parcel:	000258 - 000032 - 000009
Location:	78 SACO PINES DR #9
Due Date:	07/01/25
PAY THIS AMOUNT:	\$1,611.00
AMOUNT ENCLOSED:	
OTHER AMOUNT DUE:	\$0.00

**C/O Freedom Accounting Services
500 N Commercial Street, Ste 302A
Manchester, NH 03101**

Date	Invoice #
6/1/2026	5041

Bill To
Joseph & Maureen Soraghan PO Box 779 Center Conway, NH 03813-0799

Description	Amount
Monthly Condo fees are due on the 1st of the month. If payments are received after the 15th, there will be a late fee assessed in the amount of \$20	375.00
Total	\$375.00



Property Card: SORAGHAN MAUREEN T & JOSEPH C
Town of Conway, NH



Parcel ID: 258-32.009

Owner: SORAGHAN MAUREEN T &
JOSEPH C

Co-Owner:

Mailing Address:

PO BOX 779
CTR CONWAY, NH 03813

Physical Location:

00078 SACO PINES DR #9

General Information

State Class: 102
Class: RI
District No.: 4
Zone: RA
Total Acres: 0.000

Assessed Value

Land: \$0
Use Value Land: \$0
Buildings: \$268,600
Total: \$268,600

Sale History

Book/Page: 3637-530
Deed Date: 20211206
Sale Date: 20211206
Sale Type: BLDG ONLY
Sale Price: \$250,000

Building Details

PPN # 4448
Series Card # 1
Living Units: 1
Style: CONDO
Year Built: 1987
Effective Year Built: 0
True TLA (incl. fin. bsmt): 1,148
TLA 1,148
Stories: 2
Total Rooms: 4
Total Bedrooms: 2
Number Full Baths: 1
Number Half Baths: 1

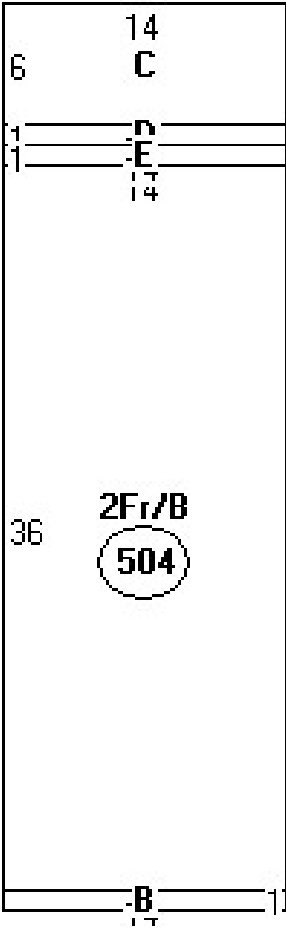
WB/FP Openings: 0
Heating Type: BASIC
Heating Fuel Type: ELECTRIC
Basement: FULL
FBLA Size: 0
Attic: NONE
Exterior Walls: 6
Basement / Garage: 0
CDU Cond Depr Util: AV
Grade: C



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

BUILDING SKETCH



Descriptor/Area

A: 2Fr/B
504 sqft

B: FOH
14 sqft

C: FOH/wD
84 sqft

D: FOH
14 sqft

E: 2Fr
14 sqft



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.





DISCLOSURE OF PERSONAL INTEREST - SELLER

New Hampshire Association of REALTORS® Standard Form

I, Michael Paquette, a licensee with Badger Peabody & Smith Realty,
hereby disclose that I, or a member of my family, have a financial interest in the property located at
78 Saco Pines Rd 9, Conway, NH 03813 ("Property").

If you have questions about this disclosure for this Property, please contact me.

Dated: May 21, 2026

Signed by:

Michael Paquette

Licensee Michael Paquette

I/we acknowledge receipt of this disclosure.

Buyer

Buyer

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