

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:** Dave Sanborn

2. **PROPERTY LOCATION:** Lot 0 Schuyler Drive, 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 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: Front yard
 Installed By: Jim Sanborn Date of Installation: 2026
 What is the source of your information? Me

c. USE: Number of persons currently using the system: 0
 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: 1250 Gal. ☐ Unknown ☐ Other

Tank Type: ☐ Concrete ☐ Metal ☐ Unknown ☐ Other

Location: Back yard ☐ Location Unknown. Date of Installation: 2026

Date of Last Servicing: Name of Company Servicing Tank:

Have you experienced any malfunctions? ☐ Yes ☒ No

COMMENTS:

SELLER(S) INITIALS DS /

BUYER(S) INITIALS /

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
 IF YES, Location: Back yard Size: 3 bedroom ☐ Unknown
 Date of installation of leach field: _____ Installed By: Jim sanborn
 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	☒	☐	☐	<u>Sprayfoam</u>	<u>R45</u>	☐
	Crawl Space	☐	☐	☐			☐
	Exterior Walls	☒	☐	☐	<u>Sprai</u>	<u>R21</u>	☐
	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 ☐ UnknownIF 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 ☐ UnknownIn the siding? ☐ Yes ☐ No ☐ UnknownIn the roofing shingles? ☐ Yes ☐ No ☐ UnknownIn flooring tiles? ☐ Yes ☐ No ☐ UnknownOther ☐ 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 ☐ NoAre test results available? ☐ Yes ☐ No

Comments: _____

SELLER(S) INITIALS
BUYER(S) INITIALS

/

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PROPERTY LOCATION: Lot 0 Schuyler Drive, Campton, NH 03223

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: covenants

What is your source of information? Waterville Estates Association

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

☒ Yes ☐ No ☐ Unknown If YES, Explain: Association fees

What is your source of information? Waterville Estates Association

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? Res

i. Heating System Age: 2026 Type: Hot water Fuel: Lp Tank Location: Front yard

Owner of Tank: Rymes

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? _____

Secondary Heat Systems: _____

Comments: _____

j. Roof Age: 2026 Type of Roof Covering: shingles

Moisture or leakage: _____

Comments: _____

SELLER(S) INITIALS DS dws / _____

BUYER(S) INITIALS _____ / _____

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- k. Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ Type: concrete
 Moisture or leakage: _____
 Comments: _____
- l. Chimney(s)** How Many? _____ Lined? _____ Last Cleaned: _____ Problems? _____
 Comments: _____
- m. Plumbing** Type: Pex pvc Age: 2026
 Comments: _____
- n. Domestic Hot Water** Age: 2026 Type: Lp Gallons: on demand
- 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: _____ 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: _____
- 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 DS dw / _____

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:

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).

DocuSigned by: 3/13/2026
Dave Sanborn _____
SELLER Dave Sanborn 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 _____

SELLER(S) INITIALS DS dws / 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.

Lot 0 Schuyler Drive
Campton, NH 03223

1. Seller and Property Address: Dave Sanborn
2. Association Name (if applicable): _____
3. Property Manager/Agent: _____ Phone: _____
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: _____
 - 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: _____
 - b. Name of Agent: _____ Phone: _____
6. **FINANCIAL**
 - a. Monthly maintenance fee(s): \$yearly water fee \$1100 yearly HOA \$928
 - 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: _____
 - d. Are you aware of any special assessments or loans in effect at this time? ☐ Yes ☒ No
If Yes, explain: _____

Additional Comments: There is a one time buy in fee or \$3000 due at clis

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.

DocuSigned by:

3/13/2026

Dave Sanborn
SELLER Dave Sanborn

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 AND OTHER ADVISORS.

BUYER

DATE

BUYER

DATE

E # 25007269 07/11/2025 01:31 PM
Book 4947 Page 966 Page 1 of 2
Register of Deeds, Grafton County



TT: \$ 600.00

LCHIP FEE	GRA210615	25.00
TRANS TAX	GR087895	600.00

WARRANTY DEED

WE, SCOTT GRAY and KATHY JEAN GRAY, TRUSTEES OF THE SCOTT AND KATHY GRAY REVOCABLE LIVING TRUST with an address of 99 Holland Trail, Thornton, NH 03285, for consideration paid, grant to **DAVID W. SANBORN, JR.** of 54 Huckins Hill Road, Holderness, NH 03245, with **WARRANTY** covenants,

A certain tract or parcel of land, together with any buildings and improvements thereon, situated in the Town of Campton, County of Grafton, State of New Hampshire, being Cluster Homesite No. 23-11 in Cluster 23 in Section H of Waterville Estates as shown upon Plans dated March, 1973 and March, 1973 drawn by Applied Sciences and recorded in Pocket 2, Folder 6, Plan 37 and Pocket 2, Folder 6, Plan 39, respectively in the Grafton County Registry of Deeds.

This conveyance includes a 1/16th undivided interest in the land shown as Cluster No. 23 excluding individual Cluster Homesites as shown upon said Plans; as a covenant running with the land the interest hereby conveyed shall not be subdivided in any way.

The premises are expressly subject to the provisions of the Waterville Estates Property Restrictions, Easements and covenants and the Revised Property Restrictions, Easements and Covenants, recorded in said Registry at Book 1097, Page 163 and Book 1162, Page 252, respectively, as the same may be amended from time to time.

Also conveyed herewith is the right, in common with others, to pass and repass from a public highway to the said premises over access roads as they may heretofore have been constructed or as they may hereafter be construed or relocated, but reserving to Locke Waterville Corporation, its successors and/or assigns the right to convey the same for a public highway.

Also conveyed herewith are beach privileges and the right to use, in common with others, the recreational facilities provided by Locke Waterville Corporation, its successors and/or assigns.

By acceptance of this Deed the Grantee hereby expressly waives any and all claims, causes of action or demands of any nature against Locke Waterville Corporation, its successors and assigns, arising from use of said access roads, beach privileges and recreational facilities by the grantee, his heirs, personal representatives and assigns.

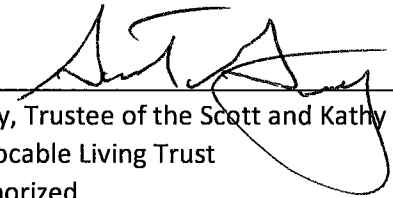
MEANING AND INTENDING to describe and convey all and the same premises conveyed to the within Grantors by Warranty Deed of David T. Bennett and Linda A. Bennett dated February 7, 2025 and recorded in the Grafton County Registry of Deeds at Book 4918, Page 347.

This is not homestead property of the Grantors.

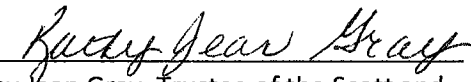
TRUSTEES' CERTIFICATE

The undersigned Trustees as Trustees of the Scott and Kathy Gray Revocable Living Trust created under a Declaration of Trust have full and absolute power in said Trust Agreement to convey any interest in real estate and improvements thereon held in said Trust and no purchaser or third party shall be bound to inquire whether the said Trustees have said power or are properly exercising said power or to see to the application of any trust asset paid to the Trustees for a conveyance thereof.

EXECUTED this 11 day of July, 2025.



Scott Gray, Trustee of the Scott and Kathy Gray Revocable Living Trust
Duly Authorized

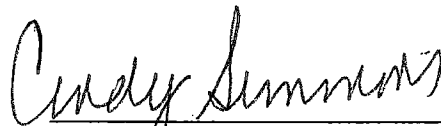


Kathy Jean Gray, Trustee of the Scott and Kathy Gray Revocable Living Trust
Duly Authorized

STATE OF NEW HAMPSHIRE
COUNTY OF GRAFTON

On this 11 day of July, 2025, before me, the undersigned notary public, personally appeared Scott Gray and Kathy Jean Gray, Trustees of the Scott and Kathy Gray Revocable Living Trust, who proved to me through satisfactory evidence of identification, which were [] drivers' licenses or [X] personally known to me, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose, on behalf of the Trust. 1

Cindy E. Simmons
Notary Public, State of New Hampshire
My Commission Expires February 3, 2026



Notary Public
My commission expires: 2/3/2026

OWNER INFORMATION		SALES HISTORY				PICTURE	
SANBORN JR, DAVID W		Date	Book	Page	Type	Price	GRANTOR
54 HUCKINS HILL ROAD		07/11/2025	4947	966	Q V	40,000 GRAY, SCOTT & KATHY	
HOLDERNESS, NH 03245		02/07/2025	4918	347	Q V	28,533 BENNETT, DAVID T & LINDA	
		07/08/1991	1918	367	U V 99	6,000 UNSPECIFIED	
LISTING HISTORY		NOTES					
02/22/21 JJRL		WOODED PU 26: SINGLE FAMILY HOME					
11/29/16 JBRL							
03/16/11 JB00		MEASUR+LISTED					
10/18/06 JB00		MEASUR+LISTED					
04/21/04 BF00		MEASUR+LISTED					
EXTRA FEATURES VALUATION							
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes

MUNICIPAL SOFTWARE BY AVIAR			
CAMPTON ASSESSING OFFICE			
PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land
2024	\$ 0	\$ 0	\$ 21,300
		Parcel Total: \$ 21,300	
2025	\$ 0	\$ 0	\$ 21,300
		Parcel Total: \$ 21,300	
2026	\$ 0	\$ 0	\$ 21,300
		Parcel Total: \$ 21,300	

LAND VALUATION										LAST REVALUATION: 2024	
Zone: WTRVL EST VAC		Minimum Acreage: 1.00		Minimum Frontage: 1							
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI R
IF RES	0.290 ac	23,700	E	100	100	100	100	100 -- LOW	90	21,300	0 N
	0.290 ac									21,300	
											21,300

Driveway:				Road:	
Tax Value	Notes				
21,300	TOPO LOW, ROLLING				
21,300					

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

SANBORN JR, DAVID W
54 HUCKINS HILL ROAD
HOLDERNESS, NH 03245

OFFICE OF THE TAX COLLECTOR
SUMMARY OF ACTIVITY FOR 10 / 1 / 22 / 0 / 0
Printed Monday, March 23, 2026
Interest Calculated As Of 03/23/2026

Map Lot Sub Bld Unt: 10 / 1 / 22 / 0 / 0

Invoice: 2025P01018002		Acres: 0.29	Location: SCHUYLER DR		
Bill Amount: \$ 251.00		Due Date: 07/01/2025			
Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due
06/24/2025	Payment of \$251.00 (#356)	(\$ 251.00)	\$ 0.00	\$ 0.00	\$ 0.00
Paid By: GRAY, KATHY J & SCOTT					
Per Diem:	0.0000	Total Due For Invoice 2025P01018002:			\$ 0.00

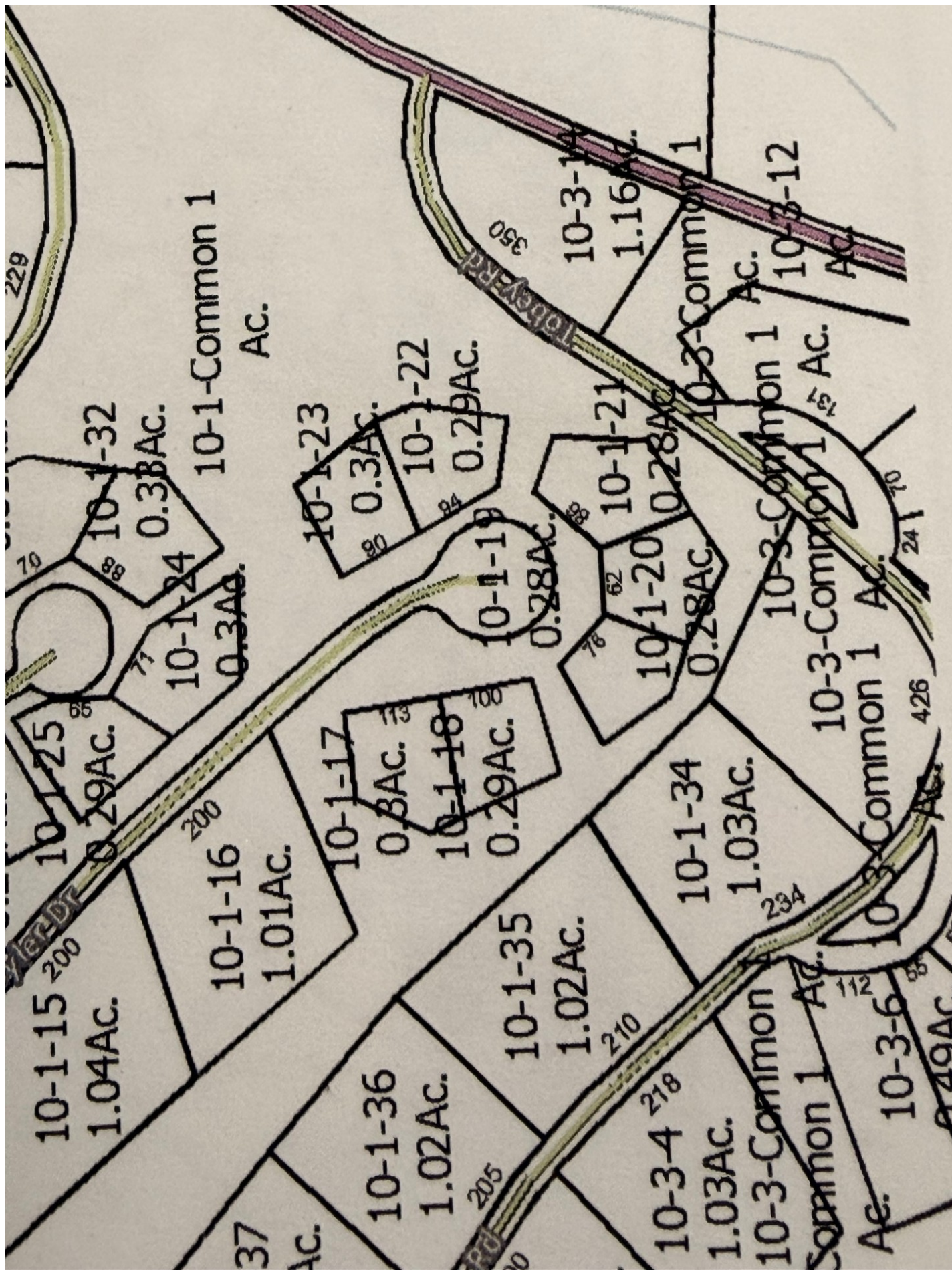
Invoice: 2025P02038102		Acres: 0.29	Location: 51 SCHUYLER DR		
Bill Amount: \$ 242.00		Due Date: 01/15/2026			
Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due
03/16/2026	Payment of \$245.18 (#1412)	(\$ 242.00)	(\$ 3.18)	\$ 0.00	\$ 0.00
Paid By: DS PROPRERTIES LLC					
Per Diem:	0.0000	Total Due For Invoice 2025P02038102:			\$ 0.00

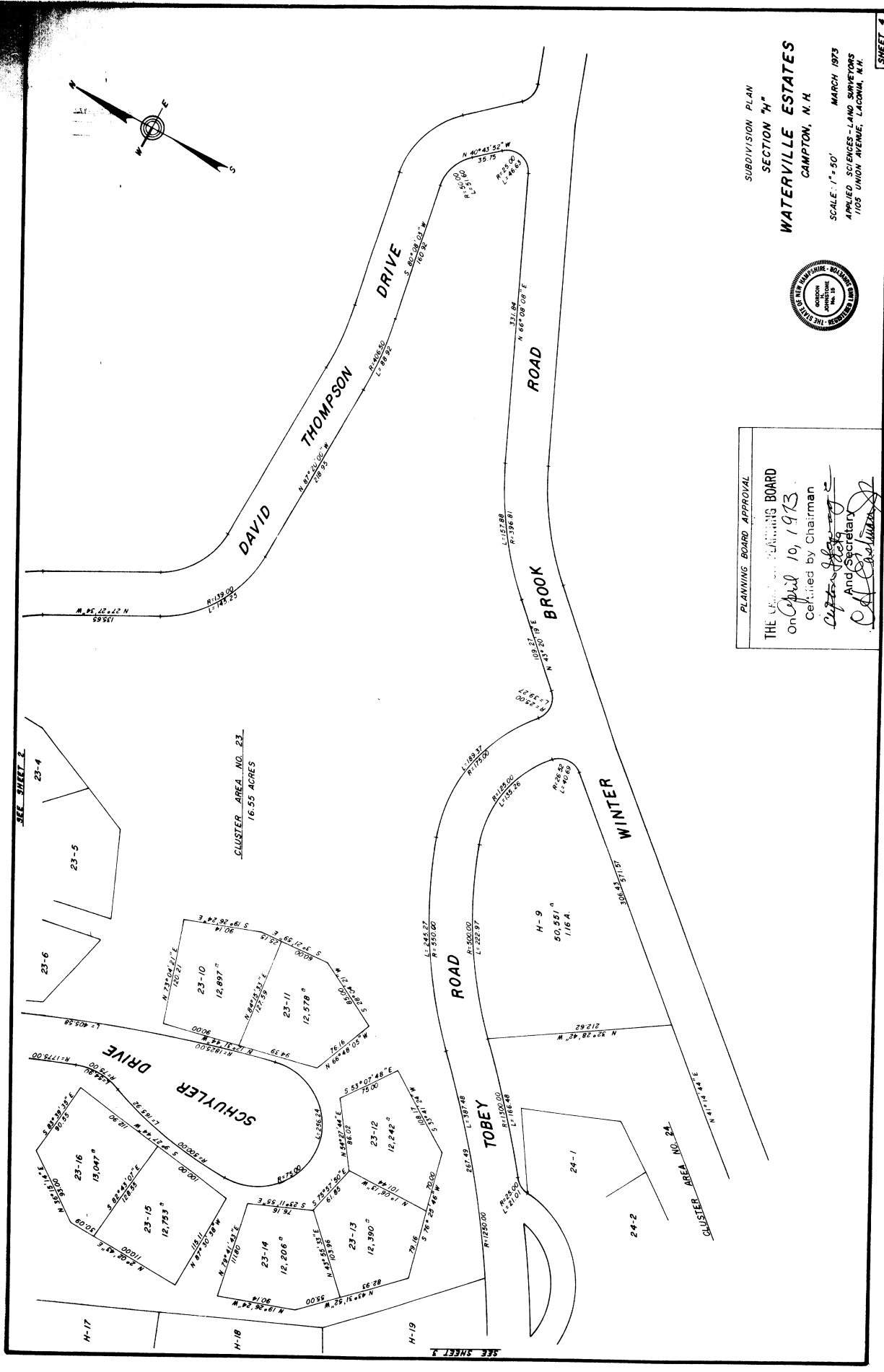
Total Due For Parcel 10 / 1 / 22 / 0 / 0: \$ 0.00

Per Diem: 0.0000 Total Due For All Parcels: \$ 0.00

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





SUBDIVISION PLAN
SECTION "H"
WATERVILLE ESTATES
CAMPTON, N. H.

SCALE: 1" = 50'
APPLIED SCIENCES-LAND SURVEYORS
1105 UNION AVENUE, LACONIA, N. H.

MARCH 1973



PLANNING BOARD APPROVAL

THE CAMPTON PLANNING BOARD
On April 10, 1973
Certified by Chairman
Clifford J. [Signature]
And Secretary
[Signature]

Contractor Specification List

Builder - Dave Sanborn , Sanborn Builders

Address /Tel - 603-254-7320 52 Huckins Hill Rd. Holderness, NH

Property Location – 59 Schuyler Dr. Campton, NH 03223 Waterville Estates Campton, NH

Buyer: _____

Excavation & Blasting - *As required for foundation, driveway, septic and utilities by **Sanborn & Sons Excavating***

Backfill / Foundation drainage - *Backfill with sand and 1 ½ " stone, 4" perforated pipe for perimeter drain*

Driveway - Gravel

Septic System - Private 1250 gallon septic tank with I pump up to leach field. The septic design is available.

Well - None, Waterville Estates provides water to the properties in the association Bi- yearly billing for water.

Foundation:

Footers - 8"x 24"

Walls – 10" concrete

Insulation – Tarred foundation

Basement Slab – 3" poured concrete

Fireplace /Chimney - 1 Gas fireplace in the living room with stone surround

Frame Construction:

Walls – 2x4 framing

Subfloors – 2x10 floor joices, $\frac{3}{4}$ T&G Advantech Plywood

Roofing - 25-30 year IKO Architectual Asphalt shingles, no gutters

Siding - 7/8" Shiplap stained with a Sikkens stain

Exterior Trim - #2 Pine trim stained with Sikkens stain.

Porches/Decks - 8'x 8' Pressure treated covered entrance deck

12 'x 12' Screened in porch off left side of house with 12x12 open deck beyond that.

1 slider into the screened in porch from living room.

Plumbing:

Material – PEX and PVC

Hook ups included – 1 outside faucet

Not included – Towel racks and toilet paper holders are considered personal items and the builder does not include them in the cost of the house.

Electrical :

Outlets – Throughout the house to code

Exterior Outlets – 2 outlets

Finish - ceiling lights, fan and vanity lights, sconces and recessed can lights in the lower level living room.

Cable – Cable will be wired to living room and all bedrooms. Buyer responsible for hooking up cable with local cable company.

Heating :

System – Hot water baseboard system with wall hung high efficiency boiler.

Fuel- Propane

Zones- 3 zones (main floor, loft and basement)

Domestic Hot Water – On demand off the boiler

Insulation:

Exterior walls –3" closed cell spray foam, total R-factor = R-21

Roof- 6" closed and open cell spray foam, total R –factor= R-42

Interior Walls & ceiling:

7/8" Shiplap – stained

Interior Trim – 3 ½ #2 Pine

Windows/ doors:

Windows – Matthews Brothers vinyl clad windows

Exterior door- metal with Kwikset hardware and lock set

Interior doors- 6 panel solid pine doors

Cabinets and Millwork

Kitchen - design available

Material- planned Hickory cabinets with Granite counter tops

Baths- Pine Vanities with granite tops.

Primary bathroom will have tile walk in shower.

Other bath will have fiberglass tub/shower combo

Note: Builder does not include drawer and door pulls on finished product. These are highly personal choices and are the responsibility of the buyer.

Appliances – **Appliance allowance is \$4000** and covers Stove, Refrigerator, dishwasher

Flooring :

Kitchen, Living room and bedrooms– Life proof (or equivalent) vinyl plank

Bathrooms and mudroom – Life proof (or equivalent) vinyl plank

Lower Level – Life proof (or equivalent) vinyl plank

Staircase- composite full treads

Landscaping:

Slopes – bark mulched

Leach field- seeded and hayed

Driveway – gravel

Walkways- N/A

Shrubs- N/A

Change orders: **Change order expenses are to be added to the agreed price of the property as shown on the Purchase & Sales Agreement and must be paid prior to the work starting via a non-refundable check paid directly to Dave Sanborn.**

Allowance Items : (see above)

Warranty – 1 year from closing

Other: New Hampshire is a very rocky state with an incredible amount of granite. Due to that, Radon gas can be present with any type of home. The builder does not include a mitigation system in the cost of the house. If the buyer wishes to have a system installed they can do so, but the cost of the system and installation will be the buyer's responsibility.

Seller/ Builder

Buyer

Buyer