

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 M Groen & Destiny J Groen

2. PROPERTY LOCATION: 155 Chesley Hill Road Rochester NH 03839

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

4. SELLER: [x] has [ ] has not occupied the property for 6 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: [x] 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: 6
Does system supply water for more than one household? [ ] Yes [x] No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: [ ] Yes [x] No [ ] N/A Quantity: [ ] Yes [ ] No
Quality: [ ] Yes [x] 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 [x] 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 [x] 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: [x] 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: [x] Septic Tank [ ] Holding Tank [ ] Cesspool [ ] Unknown [ ] Other
Tank Size 1250 Gal. [ ] Unknown [ ] Other
Tank Type [x] Concrete [ ] Metal [ ] Unknown [ ] Other
Location: In front of detached garage [ ] Location Unknown. Date of Installation: 2020
Date of Last Servicing: 2025 Name of Company Servicing Tank: Sebastian Septic
Have you experienced any malfunctions? [ ] Yes [x] No
COMMENTS:

SELLER(S) INITIALS [Signature] / [Signature] BUYER(S) INITIALS [ ] / [ ]

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**PROPERTY LOCATION:** 155 Chesley Hill Road Rochester NH 03839

**d. LEACH FIELD:**  Yes  No  Other \_\_\_\_\_  
IF YES, Location: In front of detached garage Size: 3 bedroom  Unknown  
Date of installation of leach field: 2020 Installed By: Pitkin Construction  
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. <b>INSULATION</b>	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Spray foam	10 inches	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ICF		<input type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R-31 fiberglass		<input type="checkbox"/>



## 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  /   
11:13 AM EDT 10:43 AM EDT

BUYER(S) INITIALS  / 

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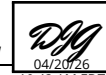


## TO BE COMPLETED BY SELLER

**PROPERTY LOCATION:** 155 Chesley Hill Road Rochester NH 03839

- 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: Eversource powerlines on rear of property  
 What is your source of information? \_\_\_\_\_
- b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?**  
 Yes  No  Unknown If YES, Explain: \_\_\_\_\_  
 What is your source of information? \_\_\_\_\_
- c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?**  
 Yes  No If YES, Explain: \_\_\_\_\_
- d. Are you aware of any problems with other buildings on the property?**  
 Yes  No If YES, Explain: \_\_\_\_\_
- e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.?**  
 Yes  No  Unknown If YES, Explain: \_\_\_\_\_
- f. Is this property located in a Federally Designated Flood Hazard Zone?**  
 Yes  No  Unknown Comments: \_\_\_\_\_
- 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?** R1
- i. Heating System** Age: Heat pumps Type: Fujitsu Fuel: Electric Tank Location: \_\_\_\_\_  
 Owner of Tank: \_\_\_\_\_  
 Annual Fuel Consumption: \_\_\_\_\_ Price: \_\_\_\_\_ Gallons: \_\_\_\_\_  
 Date system was last serviced and by whom? 2025  
 Secondary Heat Systems: \_\_\_\_\_  
 Comments: \_\_\_\_\_
- j. Roof** Age: 6 years Type of Roof Covering: Asphalt architectural shingles  
 Moisture or leakage: None  
 Comments: \_\_\_\_\_

SELLER(S) INITIALS  /  BUYER(S) INITIALS  / 

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**PROPERTY LOCATION:** 155 Chesley Hill Road Rochester NH 03839

**k. Foundation/Basement**  Full  Partial  Other: \_\_\_\_\_  Type: ICF

Moisture or leakage: \_\_\_\_\_

Comments: \_\_\_\_\_

**l. Chimney(s)** How Many? None Lined? \_\_\_\_\_ Last Cleaned: \_\_\_\_\_ Problems? \_\_\_\_\_

Comments: \_\_\_\_\_

**m. Plumbing** Type: PVC and pecks Age: 6 years

Comments: \_\_\_\_\_

**n. Domestic Hot Water** Age: 6 years Type: Hybrid electric Gallons: 80

**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: Electric heat pump Age: 6 years Date Last Serviced and by whom: 2025

Comments: \_\_\_\_\_

**t. Pool** Age: 4 Heated:  Yes  No Type: \_\_\_\_\_ Last Date of Service: 2026

By Whom: Homeowner

**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: Xfinity

**w. Other** (e.g. Alarm System, Irrigation System, etc.) Ring security cameras, and alarm system

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

DMG / DMG  
04/18/26 04/20/26  
dotloop Verified dotloop Verified

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).**

*David M Groen*  
SELLER  
dotloop verified  
04/18/26 11:13 AM EDT  
S8RL-KYZR-EXZE-OYDD  
DATE

*Destiny J Groen*  
SELLER  
dotloop verified  
04/20/26 10:43 AM EDT  
XKU4-HQVS-R9FC-PO1V  
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 *DMG* / *DMG*  
04/18/26 11:13 AM EDT dotloop verified / 04/20/26 10:43 AM 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
Fridge	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2021		<input type="checkbox"/>	<input type="checkbox"/>	
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2021		<input type="checkbox"/>	<input type="checkbox"/>	
Double oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2021		<input type="checkbox"/>	<input type="checkbox"/>	
Electric cooktop	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2021		<input type="checkbox"/>	<input type="checkbox"/>	
Washer/dryer up	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2021		<input type="checkbox"/>	<input type="checkbox"/>	
Washer/dryer down	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	

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

## Other Information

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

Does the town maintain/plow the road? Yes

Do you have smoke alarms? Yes Battery or hard-wired? Hardwired

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

## School Information

	School	Pick Up Time	Bus Stop Location
Elementary			
Middle			
High School			

Seller 
*David M Groen*  
dotloop verified  
04/18/26 11:13 AM EDT  
TGZ6-XYCH-YWMZ-Z1JY

Seller 
*Destiny J Groen*  
dotloop verified  
04/20/26 10:43 AM EDT  
H50H-V7KP-Q9RT-5N1A

Buyer

Buyer

# UTILITY INFORMATION

Please provide information on the utilities servicing your home.

Electric Company Eversource Phone \_\_\_\_\_  
Average Annual Consumption \$4800

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

Oil Company None Phone \_\_\_\_\_  
Average Annual Consumption \_\_\_\_\_ Tank Size \_\_\_\_\_

Check all that are Oil: Heat Hot Water Tank Location \_\_\_\_\_

Gas/Propane Company None Phone \_\_\_\_\_  
Average Annual Consumption \_\_\_\_\_ Tank Size \_\_\_\_\_

Check all Tank Location \_\_\_\_\_

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

Septic Company \_\_\_\_\_ Phone \_\_\_\_\_  
Location \_\_\_\_\_ Tank Size \_\_\_\_\_

Well Company \_\_\_\_\_ Phone \_\_\_\_\_  
Location \_\_\_\_\_ GPM \_\_\_\_\_

Cable/Internet Company Xfinity Phone \_\_\_\_\_

Telephone Company \_\_\_\_\_ Phone \_\_\_\_\_

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

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

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

Seller *David M Groen* dotloop verified  
04/18/26 11:13 AM EDT  
FXRI-YYH4-WNVJ-QQ6H

Buyer

Seller *Destiny J Groen* dotloop verified  
04/20/26 10:43 AM EDT  
NMNT-2IC9-7CRV-CYZK

Buyer

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

# DAVE AND DESTINY GROEN - A GROEN CONSTRUCTION HOME

CHESLEY HILL ROAD ~ ROCHESTER, NH 03839

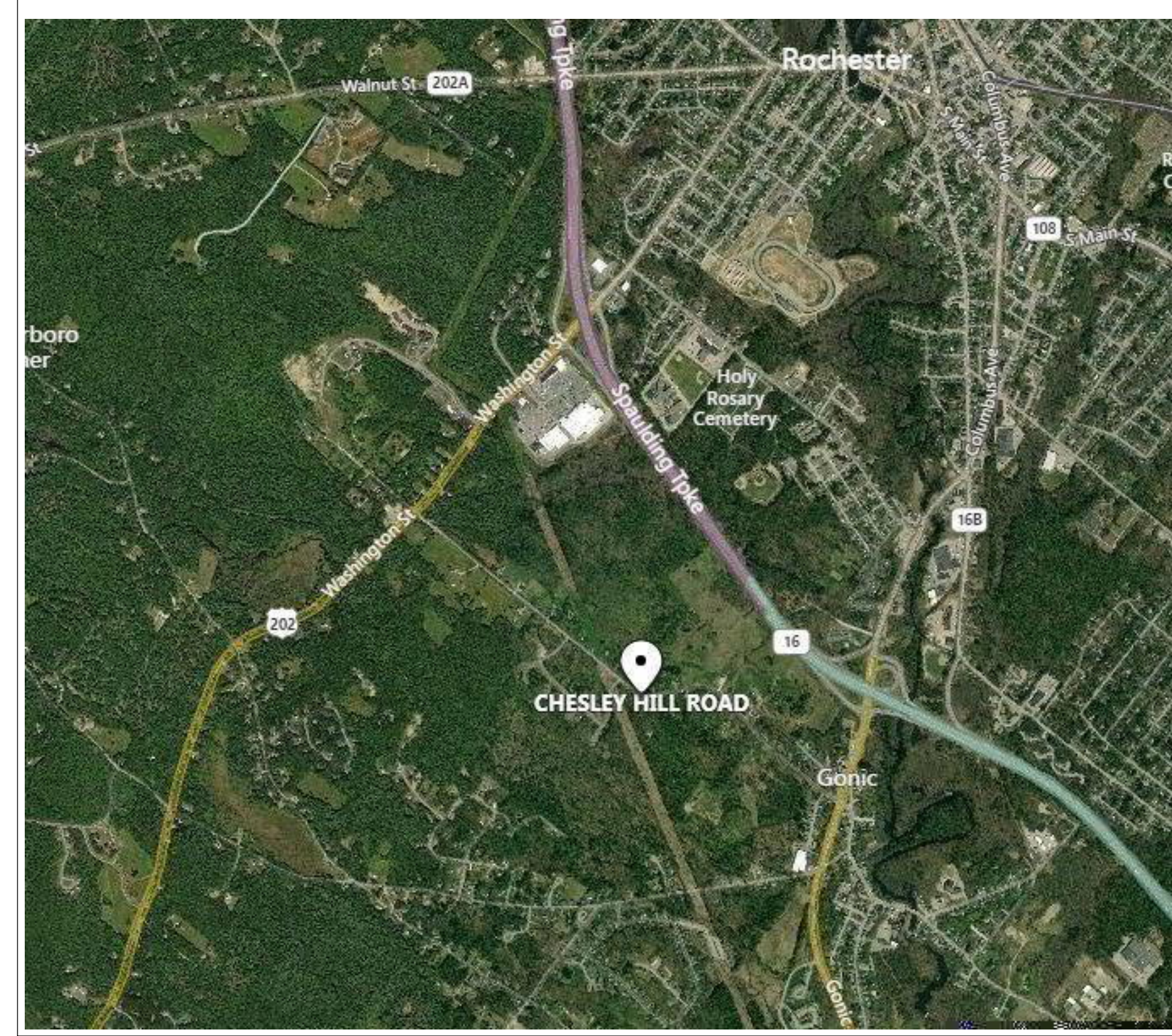


RENDERINGS PORTRAY GENERAL PROJECT CONCEPT ONLY. REFER TO FLOOR PLANS, ELEVATIONS, AND SECTIONS FOR CONSTRUCTION DETAILS.

## OPENING SCHEDULE

ID	LIBRARY NAME	#	SIZE	R.O. SIZE	DESCRIPTION
<b>LOWER LEVEL</b>					
1	2832-3 DH	1	8'-2"X3'-5"	8'-3"X3'-6"	HARVEY CLASSIC VINYL DOUBLE HUNG WINDOW
2	C2836	1	2'-7½"X3'-5½"	2'-8½"X3'-6½"	HARVEY CLASSIC VINYL CASEMENT WINDOW
A	2868 RH - S6022	1	2'-9½"X6'-10"	2'-10½"X6'-10½"	THERMATRU SMOOTHSTAR FIBERGLASS ENTRY DOOR
B	9073 OHD	2	9'-0"X7'-3"	9'-1½"X7'-4"	GARAGA INSULATED STEEL OVERHEAD DOOR
C	8073 OHD	1	8'-0"X7'-3"	8'-1½"X7'-4"	GARAGA INSULATED STEEL OVERHEAD DOOR
D	2868 LH - SSF220	1	2'-9½"X6'-10"	2'-10½"X6'-10½"	THERMATRU SMOOTHSTAR FIBERGLASS FIRE DOOR
<b>MAIN LEVEL</b>					
3	20-5056-20	1	9'-2"X5'-9"	9'-3"X5'-10"	HARVEY CLASSIC VINYL DOUBLE HUNG/PICTURE WINDOW
4	AWN 31	2	3'-0"X2'-0"	3'-1"X2'-1"	HARVEY CLASSIC VINYL AWNING WINDOW
5	18-50310-18	1	8'-6"X4'-1"	8'-7"X4'-2"	HARVEY CLASSIC VINYL DOUBLE HUNG/PICTURE WINDOW
6	2842 DH	4	2'-9½"X4'-5"	2'-10½"X4'-6"	HARVEY CLASSIC VINYL DOUBLE HUNG WINDOW
7	AWN 21	1	2'-0"X2'-0"	2'-1"X2'-1"	HARVEY CLASSIC VINYL AWNING WINDOW
8	2952E DH	2	2'-11"X5'-5"	3'-0"X5'-6"	HARVEY CLASSIC VINYL DOUBLE HUNG WINDOW
9	18-5046-18	1	8'-6"X4'-9"	8'-7"X4'-10"	HARVEY CLASSIC VINYL DOUBLE HUNG/PICTURE WINDOW
E	3068 LH - S4812	1	3'-0"X6'-8"	3'-3"X6'-9½"	THERMATRU SMOOTHSTAR FIBERGLASS ENTRY DOOR
F	PD 60610	1	5'-11¼"X6'-10"	6'-0¾"X6'-10½"	HARVEY CLASSIC VINYL PATIO DOOR
G	2868 LH - S682	1	2'-9½"X6'-10"	2'-10½"X6'-10½"	THERMATRU SMOOTHSTAR FIBERGLASS ENTRY DOOR
<b>UPPER LEVEL</b>					
10	20210 DH	1	2'-1½"X3'-1"	2'-2½"X3'-6"	HARVEY CLASSIC VINYL DOUBLE HUNG WINDOW
11	20-4042-20	1	8'-2"X4'-5"	8'-3"X4'-6"	HARVEY CLASSIC VINYL DOUBLE HUNG/PICTURE WINDOW
12	C2436	1	2'-4½"X3'-5½"	2'-5½"X3'-6½"	HARVEY CLASSIC VINYL CASEMENT WINDOW
2	C2836	1	2'-7½"X3'-5½"	2'-8½"X3'-6½"	HARVEY CLASSIC VINYL CASEMENT WINDOW
8	2952E DH	2	2'-11"X5'-5"	3'-0"X5'-6"	HARVEY CLASSIC VINYL DOUBLE HUNG WINDOW

## LOCUS MAP



**OPENING NOTES:**  
 -ALL EXTERIOR WINDOWS AND DOORS TO BE ENERGY STAR RATED.  
 -ALL CASEMENT WINDOWS TO HAVE SIMULATED MEETING RAIL AT MID HEIGHT OF SASH.  
 -ALL WINDOWS TO HAVE SINGLE VERTICAL GBG IN TOP SASH ONLY.  
 -WINDOWS MARKED WITH AN ASTERISK TO HAVE TEMPERED GLASS.  
 -ALL WINDOWS TO HAVE 3" FLAT CASING WITH INTEGRATED J-CHANNEL

SHEET	DESCRIPTION
CS	COVER SHEET
A1	LOWER LEVEL PLAN
A2	MAIN LEVEL PLAN
A3	UPPER LEVEL PLAN
A6	SECTIONS

AREA SCHEDULE	
LOWER LEVEL	490 SF
GARAGE	1,005 SF
MAIN LEVEL	1,495 SF
PORCH	116 SF
UPPER LEVEL	490

-ALL EXTERIOR THERMATRU DOORS TO HAVE WHITE VINYL CLAD COMPOSITE JAMBS AND VINYL CLAD 3 1/2" FLAT CASING WITH INTEGRATED J-CHANNEL.  
 -ALL EXTERIOR WINDOWS/DOORS TO BE INSTALLED WITH A NOMINAL 1/2" GAP BETWEEN WINDOW/DOOR AND FRAMING.

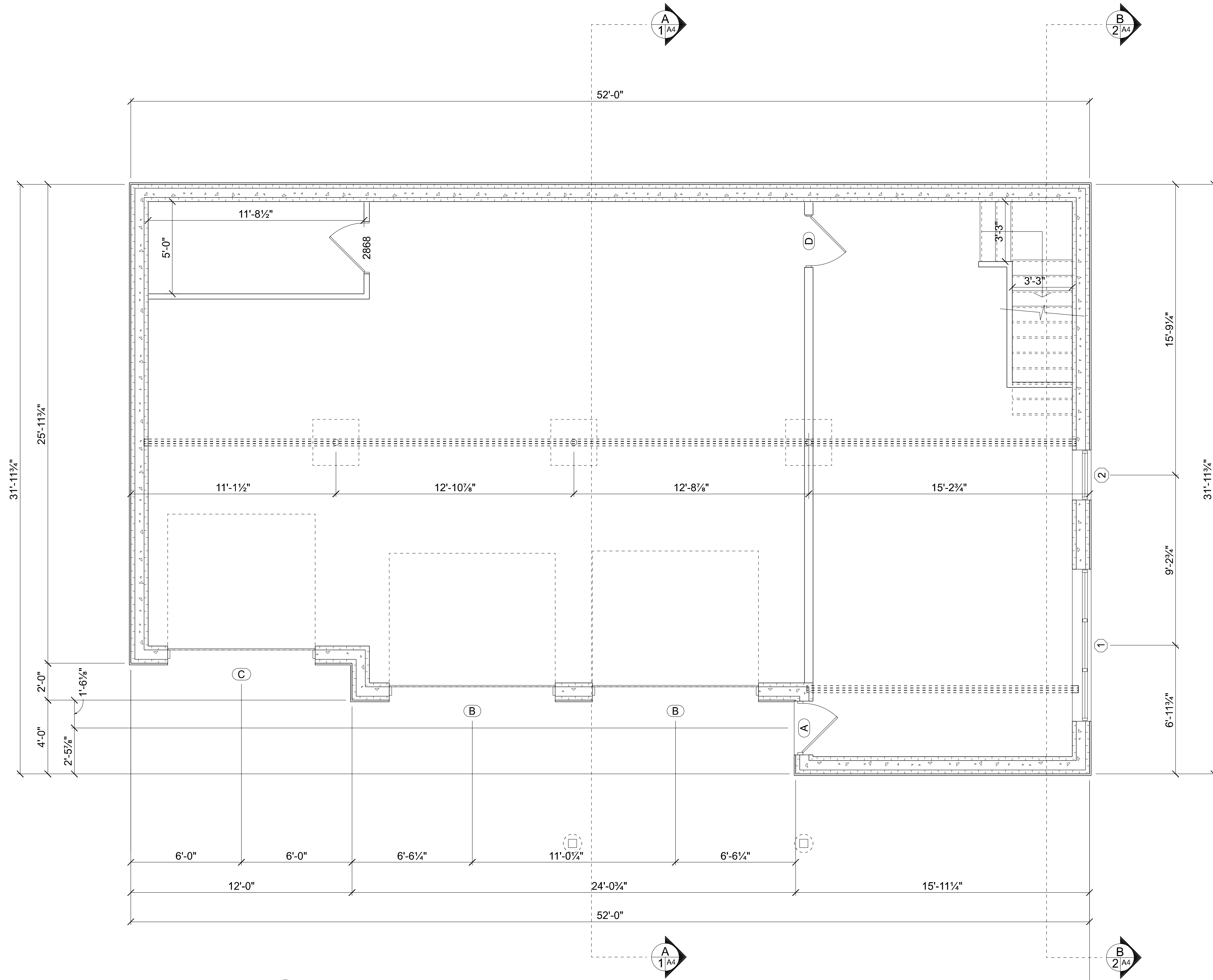
# CS

REVISION	DATE
REV1	2019-09-25
REV2	2019-10-11
REV3	2020-03-05

SCALE: 3/8"=1' (24X36)  
 SCALE: 3/16"=1' (12X18)  
 DRAWN BY: JMG  
 DATE: MARCH 5, 2020  
 CONSTRUCTION DRAWINGS

**D&D GROEN HOME**  
 CHESLEY HILL ROAD  
 ROCHESTER, NH 03839

**GROEN CONSTRUCTION**  
 120 WASHINGTON STREET SUITE 302  
 ROCHESTER, NH 03867 ~ TEL: (603)332-6551



A1 LOWER LEVEL PLAN ~ 1,495 SF

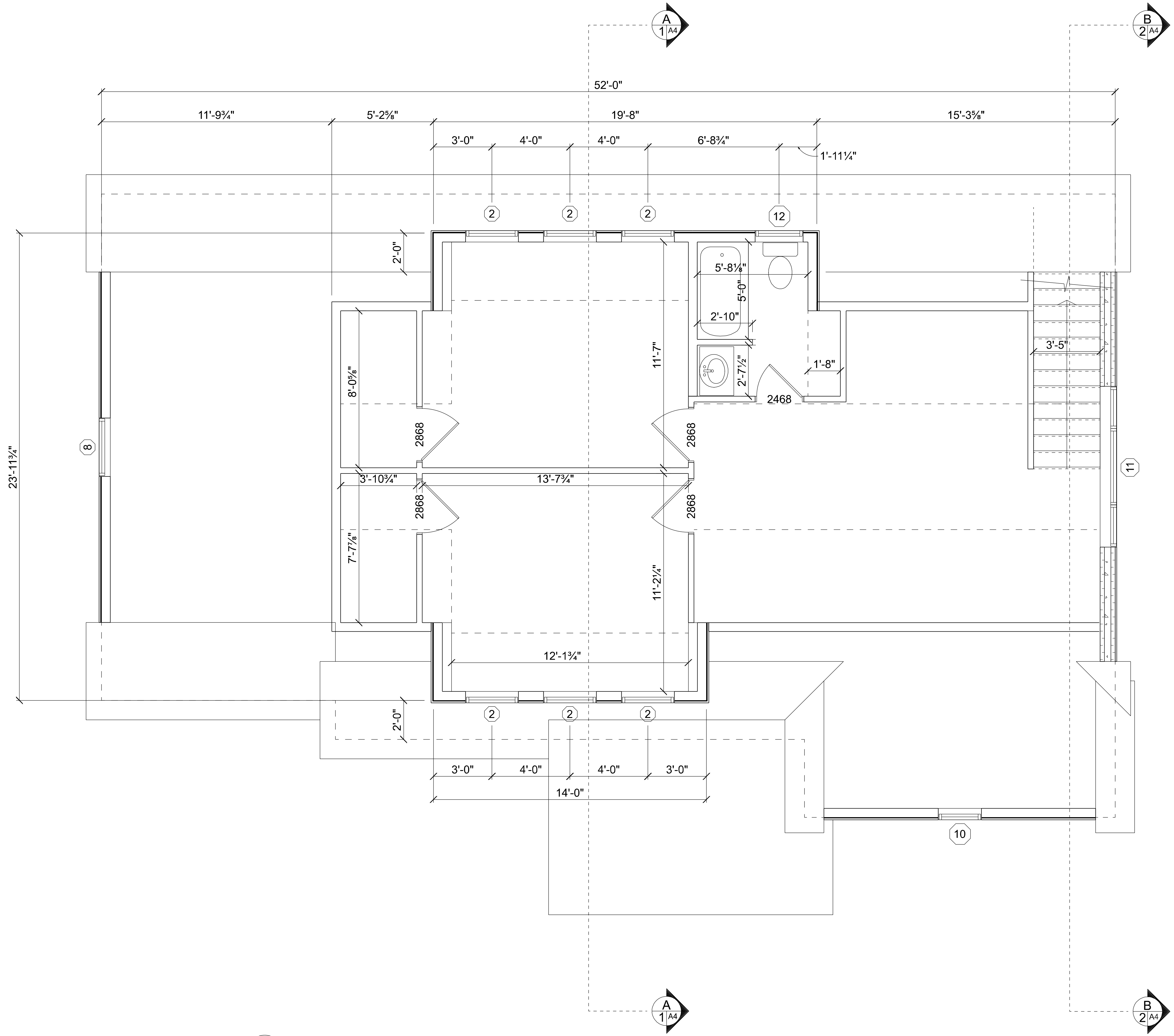
**GG GROEN**  
**CONSTRUCTION**  
 120 WASHINGTON STREET SUITE 302  
 ROCHESTER, NH 03867 ~ TEL: (603)332-6551

SCALE: 3/8"=1' (24X36)	REVISION	REV1 2019-09-25
SCALE: 3/16"=1' (12X18)	REV2 2019-10-11	REV3 2020-03-05
DRAWN BY: JMG		
DATE: MARCH 5, 2020		
CONSTRUCTION DRAWINGS		

A1

**D&D GROEN HOME**  
 CHESLEY HILL ROAD  
 ROCHESTER, NH 03839





**A3** UPPER LEVEL PLAN ~ 774 SF

**G GROEN** CONSTRUCTION  
 120 WASHINGTON STREET SUITE 302  
 ROCHESTER, NH 03867 ~ TEL: (603)332-6551

SCALE: 3/8"=1' (24X36)	REVISION	REV1 2019-09-25
SCALE: 3/16"=1' (12X18)	REV2 2019-10-11	REV3 2020-03-05
DRAWN BY: JMG		
DATE: MARCH 5, 2020		
CONSTRUCTION DRAWINGS		

**D&D GROEN HOME**  
 CHESLEY HILL ROAD  
 ROCHESTER, NH 03839

**A3**

**GENERAL REQUIREMENTS**

- ALL WORK TO CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES
- ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS/SPECIFICATIONS AND APPLICABLE CODES SHALL BE BROUGHT TO THE CONTRACTOR'S ATTENTION PRIOR TO PROCEEDING WITH ANY AFFECTED WORK
- ANY DISCREPANCIES IN DIMENSIONS, ELEVATIONS, OR GENERAL CONDITIONS SHALL BE BROUGHT TO THE CONTRACTOR'S ATTENTION PRIOR TO PROCEEDING WITH ANY AFFECTED WORK
- JOB SITE IS TO BE KEPT CLEAN WITH ALL WASTE PLACED IN DUMPSTER DAILY
- SUBCONTRACTORS ARE RESPONSIBLE TO PERFORM THEIR WORK IN A SAFE MANNER USING APPROPRIATE SAFEGUARDS AND PERSONAL PROTECTIVE EQUIPMENT

**CAST IN PLACE CONCRETE SPECIFICATIONS**

- ALL CONCRETE TO CONFORM TO CURRENT BUILDING CODE REQUIREMENTS
- ALL CONCRETE TO BE 3000 P.S.I. MIX OR GREATER
- FROST WALLS TO EXTEND MINIMUM 4'-0" BELOW GRADE
- ALL CONCRETE WALLS TO BE 6" CORE INSULATED CONCRETE FORMS (ICF).
- FOOTINGS TO BE MINIMUM 8"x16"
- FLOOR SLAB TO BE MINIMUM 4" THICK
- DO NOT BACKFILL FOUNDATION UNTIL FIRST FLOOR SYSTEM IS IN PLACE.
- DO NOT USE AIR ENTRAINED CONCRETE FOR INTERIOR SLABS WITH TROWELED FINISHES
- SAW CUT SLAB CONTROL JOINTS IMMEDIATELY AFTER SLAB FINISHING

**ICF WALL REBAR SPECIFICATIONS**

- ALL REBAR #4 UNLESS OTHERWISE SPECIFIED
- HORIZONTAL REBAR 18" O.C. ALTERNATING INSIDE AND OUTSIDE REBAR TRACK
- 1 HORIZONTAL REBAR AT TOP OF WALL
- HORIZONTAL 2'-0"x2'-0" REBAR CORNERS 18" O.C.
- 1 VERTICAL REBAR EVERY 2'-8"
- 1 VERTICAL REBAR EACH SIDE OF OPENING
- 2 HORIZONTAL REBAR ABOVE OPENING
- 1 HORIZONTAL REBAR BELOW OPENING
- OVERLAP ALL REBAR MINIMUM 20 TIMES BAR DIAMETER

**WOOD FRAMING SPECIFICATIONS**

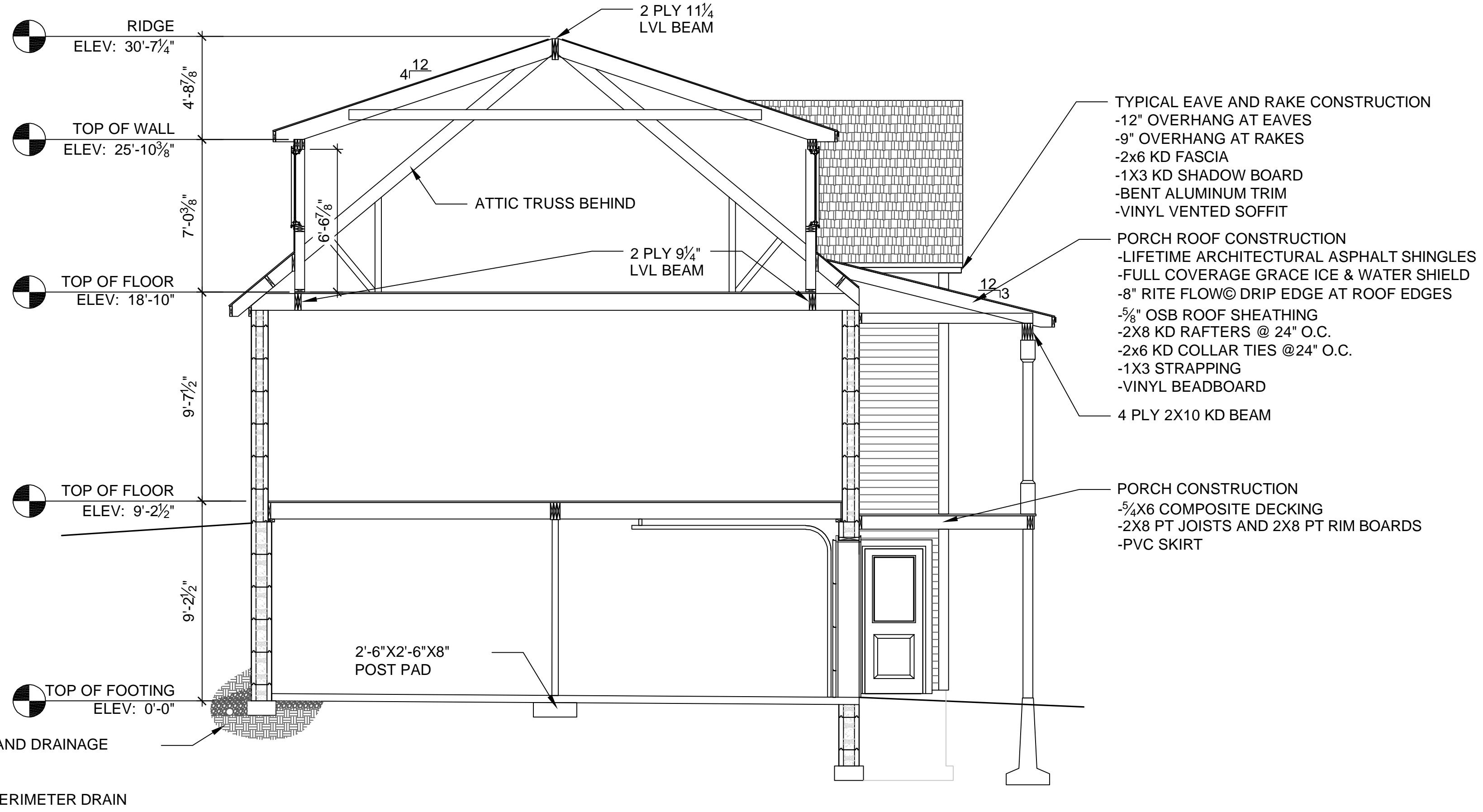
- ALL FRAMING TO CONFORM TO CURRENT BUILDING CODE REQUIREMENTS
- ALL FRAMING TO BE SPRUCE-PINE-FIR #2 OR BETTER (U.N.O.)
- ANY WOOD IN CONTACT WITH CONCRETE, MASONRY OR EARTH TO BE PRESSURE TREATED
- ANY FASTENERS EMBEDDED IN PRESSURE TREATED LUMBER TO BE HOT DIPPED GALVANIZED, STAINLESS STEEL OR EQUIVALENT
- ALL FRAMING TO BE BUILT PLUMB, LEVEL, AND SQUARE; ALL FRAMING CONNECTIONS TO BE CUT AND TIGHTLY FITTED TO ENSURE FULL SURFACE CONTACT BETWEEN CONNECTIONS
- FLOOR SHEATHING TO BE 3/4" TONGUE & GROOVE ADVANTEC (U.N.O.) GLUED AND NAILED WITH 8d RING NAILS
- WALL SHEATHING TO BE 1/2" OSB NAILED WITH 8d NAILS
- ROOF SHEATHING TO BE 5/8" OSB NAILED WITH 8d NAILS
- ALL SHEATHING TO BE INSTALLED WITH LONG 8" DIMENSION PERPENDICULAR TO FRAMING MEMBERS AND JOINTS STAGGERED
- ALL SHEATHING TO BE NAILED PER MANUFACTURER'S INSTRUCTIONS
- ALL NECESSARY SIMPSON(OR EQUIVALENT) METAL CONNECTORS TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS
- ALL HEADERS OVER OPENINGS ON LOAD BEARING EXTERIOR WALLS TO BE 2 PLY 2X10 KD (U.N.O.) (SEE DETAIL 3)
- ALL LOAD BEARING HEADERS OVER 6'-0" IN LENGTH TO HAVE DOUBLE JACKS EACH SIDE OF OPENING (U.N.O.)
- EXTERIOR WALL WOOD FRAMING TO BE 2X6 KD LUMBER WITH DOUBLE TOP PLATE (U.N.O.)
- INTERIOR WALL WOOD FRAMING TO BE 2X4 KD LUMBER WITH SINGLE TOP PLATE (U.N.O.)

**EXTERIOR OPENING SPECIFICATIONS**

- FOLLOW ALL WINDOW AND DOOR MANUFACTURER'S INSTALLATION INSTRUCTIONS
- FLASH WINDOWS AND DOORS WITH ZIP SYSTEM FLASHING TAPE
- WINDOWS TO BE HARVEY VICON VINYL NEW CONSTRUCTION OR EQUIVALENT
- WALK DOORS TO BE THERMATRU SMOOTHSTAR OR EQUIVALENT
- OVERHEAD DOORS TO BE GARAGA R16 INSULATED STEEL DOOR OR EQUIVALENT

**EXTERIOR FINISHES SPECIFICATIONS**

- LIFETIME ASPHALT ARCHITECTURAL SHINGLES
- CERTAINTED MAINSTREET VINYL SIDING AND CORNERS OR EQUIVALENT
- ALL RAKE AND EAVE TRIM TO WRAPPED IN ALUMINUM COILSTOCK
- FRONT PORCH DECKING TO BE TREX SELECT COMPOSITE DECKING OR EQUIVALENT



TYPICAL FOOTING AND DRAINAGE CONSTRUCTION  
 -8"x16" FOOTING  
 -4" CORRUGATED PERIMETER DRAIN

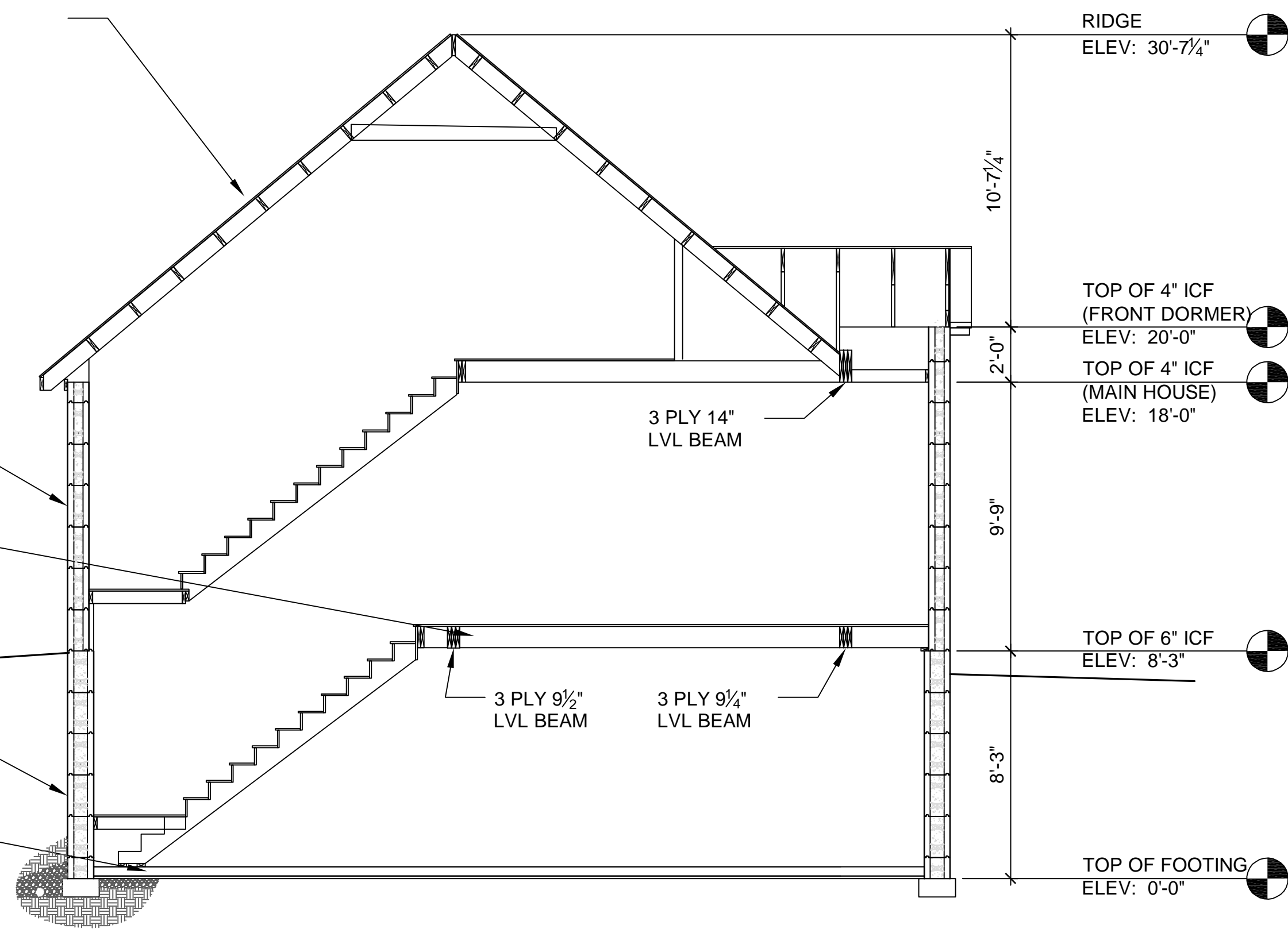
TYPICAL ROOF CONSTRUCTION  
 -LIFETIME ARCHITECTURAL ASPHALT SHINGLES  
 -CONTINUOUS RIDGE VENT  
 -2 COURSES OF GRACE ICE & WATER SHIELD AT EAVES AND 1 ROW AT ROOF/WALL INTERSECTIONS AND IN VALLEYS  
 -20 LB FELT UNDERLAYMENT ON REMAINDER OF ROOF  
 -8" RITE FLOW@ DRIP EDGE AT ROOF EDGES  
 -5/8" OSB ROOF SHEATHING  
 -ATTIC TRUSSES @ 24" O.C.  
 -PROPER VENT AT EAVES  
 -R49 BLOWN-IN INSULATION ON FLAT CEILING  
 -R30 FIBERGLASS BATTS ON SLOPED CEILINGS  
 -1X3 STRAPPING  
 -1/2" GYPSUM WALL BOARD

TYPICAL ABOVE GRADE EXTERIOR WALL CONSTRUCTION  
 -4" REVEAL VINYL SIDING  
 -4" NUDURA ICF WALL  
 -1/2" GYPSUM WALL BOARD

TYPICAL HOUSE FLOOR CONSTRUCTION  
 -3/4" ADVANTECH SHEATHING  
 -2x10 KD JOISTS @ 19.2" O.C.  
 -1 ROW BRACING MID SPAN  
 -1/2" GYPSUM WALL BOARD

TYPICAL BELOW GRADE EXTERIOR WALL CONSTRUCTION  
 -NUDURA WATERPROOFING  
 -6" NUDURA ICF WALL  
 -1/2" GYPSUM WALL BOARD

TYPICAL HOUSE SLAB CONSTRUCTION  
 -4" CONCRETE SLAB  
 -1" RIGID FOAM  
 -6 MIL POLY  
 -4" CRUSHED STONE





**A4**

SCALE: 1/4"=1' (24X36) U.N.O.	REVISION	REV1 2019-09-25
SCALE: 1/8"=1' (12X18) U.N.O.	REV2 2019-10-11	REV3 2020-03-05
DRAWN BY: JMG		
DATE: MARCH 5, 2020		
CONSTRUCTION DRAWINGS		

**GROEN** CONSTRUCTION  
 120 WASHINGTON STREET SUITE 302  
 ROCHESTER, NH 03867 ~ TEL: (603)332-6551

**D&D GROEN HOME**  
 CHESLEY HILL ROAD  
 ROCHESTER, NH 03839

CURRENT OWNER			UTILITIES		TOPO		ZONING		CURRENT ASSESSMENT				
GROEN DESTINY J & DAVID M  155 CHESLEY HILL RD  ROCHESTER NH 03839-5526			0	CITY WATER R	0	LEVEL	R1	RESIDENCE 1	Description	LUC Co	Prior Assessed	Current Assesse	 
			0	SEPTIC	NEIGHBORHOOD		NHBD NAME		BLDG	101	607,300	607,300	
					1308		VERY GOOD GREATE		LAND	101	171,000	171,000	
			UTL/ST/TRAF		EXEMPTIONS		OB		101	32,500	32,500		
					Year	Code	Description						
			0	PAVED									
			0	LIGHT									
			LEGAL DESCRIPTION										
			Total									810,800	810,800

SALES INFORMATION- GRANTEE					BOOK/PAGE		SALE DATE	SALE PRICE	SALE CODE	PREVIOUS ASSESSMENTS (HISTORY)								
GROEN DESTINY J & DAVID M					4677	553	07-31-2019	70,000	90	Year	Descri	Prior Assesse	Year	Descri	Prior Assess	Year	Descri	Prior Assesse
ROSE REALTY LLC					3244	180	08-18-2005	895,000	21	2022	BLDG	381,400	2023	BLDG	388,100	2024	BLDG	607,300
RANIN ASSOCIATES LLC					2962	453	02-11-2004	550,000	40		LAND	67,600		LAND	67,600		LAND	171,000
MORGAN RYAN REALTY TRUST %					0	0	01-01-1900	0	99		OB	3,800		OB	4,400		OB	32,500
										Total		452,800	Total		460,100	Total		810,800

BUILDING NOTES										APPRAISED VALUE SUMMARY							
CHANGED ADDRESS FROM 20 BROWNING AVE TO 155 CHESLEY HILL RD  3/4/24-THVR-PU GARAGE										Appraised Building Value (Card) 607,300 Appraised Extra Feature Value (Bldg) 0 Appraised Outbuilding Value (Bldg) 32,500 Appraised Land Value (Bldg) 171,000 Total Appraised Parcel Value 810,800 Valuation Method C							

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY				
Issue Date	Permit Id	Description	Price	Insp Date	% C	Stat	Notes			Date	Id	Purpost/Result		Notes
08-09-2023	BLDG-23-289	GARAGE	20,000	03-04-2024	100	CE	Build new detached 24'x24' garage			03-04-2024	TH	EXT ONLY		
05-27-2021	BLDG-21-179	POOL	9,000	07-14-2023	100	CE	AG			04-06-2021	TH	EXT ONLY		P; ADD OFF, B
04-01-2020	P-20-37	PLUMBING	9,100	04-06-2021	100	C	(2) full bathrooms, (1) 1/2 bathroom and (1) laundry roo			04-07-2020	TH	EXT ONLY		Permit #: B-19-
03-11-2020	E-20-81	ELECTRIC	12,000	04-06-2021	100	C	Single Family Home;			11-08-2019	NM	REVIEW		S - GAVE TO J
03-11-2020	B-19-857	RES BLDG	225,000	04-06-2021	100	C								
11-19-2019	B-19-858	FOUNDATIO	0	04-07-2020	100	C								
										10-03-2019	TH	CORRECTION		CHANGED AD
										08-07-2019	DF	DEED CHANGE		
										09-06-2016	RV	CORRECTION		ADD NEIGH M

LAND LINE VALUATION SECTION																				
B	LUC	Description	LandU	Land Type	Loc Adj	UnitPric	Size Adj	Cond	Nbhd	Nb Adj	Inf1	Inf1 Adj	Inf2	Inf2 Adj	Inf3	Inf3 Adj	Adj UnitPrice	Appraised Value	Assessed Value	Notes
1	1010	SINGLE FA	1.000	PRIMARY	P,NBH-	1.000	137,00	1.00000	1.00	1308	1.180						161,660	161,700	161,700	
1	1010	SINGLE FA	1.050	EXCESS A	E	1.000	7,500.0	1.00000	1.00	1308	1.180						8,850	9,300	9,300	
Total Card Land Units						2.05	AC	Parcel Total Land Area						2.05	AC	Total Land Value				171,000

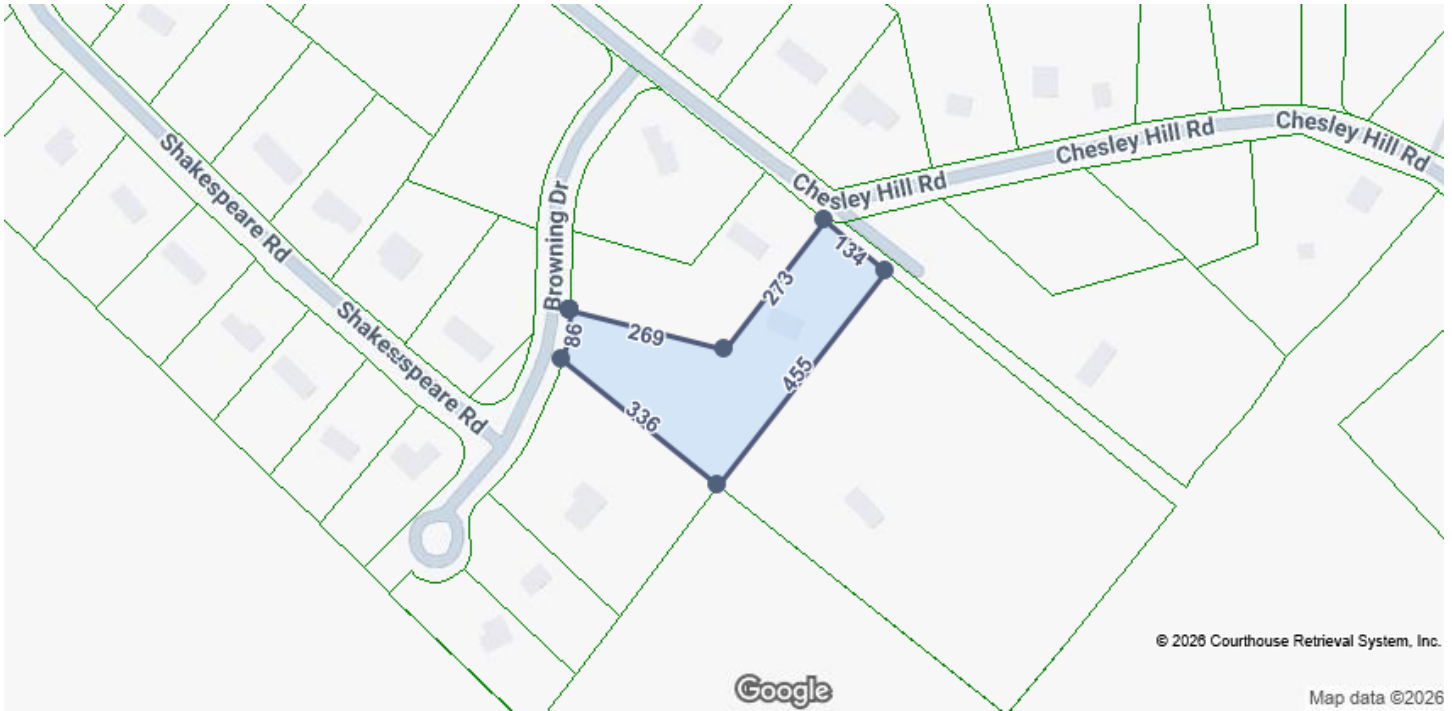
Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)																																																																																														
Element	Cd	Description	Element	Cd	Description																																																																																												
Style	04	CAPE	Solar	0																																																																																													
Grade	B	GOOD	Central Vac	0																																																																																													
Stories	2		Nbhd Modifier																																																																																														
Units			MH Make																																																																																														
Frame	08	ICF	MH Serial #																																																																																														
Foundation	01	CONCRETE	Color;Mdl #;D		BLUE																																																																																												
Exterior Wall 1	04	VINYL																																																																																															
Roof Structure	01	GABLE																																																																																															
Roof Cover	01	ASPH SHINGLE																																																																																															
View	N	NONE																																																																																															
Interior Wall 1	01	DRYWALL																																																																																															
Interior Floor 1	08	AVERAGE																																																																																															
Basement Flo	12	CONCRETE																																																																																															
Bsmt Garage	3																																																																																																
Finished Bsmt																																																																																																	
FBLA																																																																																																	
Rec Room																																																																																																	
Electric	02	GOOD																																																																																															
Insulation	03	EXTENSIVE																																																																																															
Interior/Exterio	SAME	SAME																																																																																															
% Heated	100.00																																																																																																
Heat Fuel	03	ELECTRIC																																																																																															
Heat Type	09	HEAT PUMP																																																																																															
AC Percent	100																																																																																																
Bedrooms	3																																																																																																
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3/4 Bath(s)	1																																																																																																
Half Bath(s)	1																																																																																																
Extra Fixture(s)	2																																																																																																
Kitchen(s)	1																																																																																																
Extra Kitchen(	0																																																																																																
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Fireplace(s)	0																																																																																																
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OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Description	L/B	Qty	Dim 1	Dim 2	Grade	Condition	Yr Blt	% Gd	Unit Price	Grade Adj.	Appr. Value
14	PATIO BRICK	L	1	10	12	B	GD	2020	100	10.50	1.15	1,400
14	PATIO BRICK	L	1	15	19	B	GD	2020	100	10.50	1.15	3,400
29	A/G R'D POO	L	1	1	21	C	GD	2021	100	0.00	1.00	0
04	GARAGE FR	L	1	24	24	B	GD	2023	100	41.77	1.15	27,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undepreciated Value
BMT	BASEMENT	0	1,496	374	47.46	71,005
FFL	1ST FLOOR	1,496	1,496	1,496	189.85	284,019
HST	HALF STORY	156	312	156	94.93	29,617
OPF	OPEN PORCH	0	100	0	51.22	5,122
SFL	2ND FLOOR	672	672	672	189.85	127,581
TQS	3/4 STORY	384	512	384	142.39	72,903
WDK	WOOD DECK	0	300	0	22.55	6,765
Ttl Gross Liv / Lease Area		2,708	4,888	3,082		597,012





**LOCATION**

<b>Property Address</b>	155 Chesley Hill Rd Rochester, NH 03839-5526
<b>Subdivision</b>	
<b>County</b>	Strafford County, NH

**GENERAL PARCEL INFORMATION**

<b>Parcel ID/Tax ID</b>	RCHE M:0246 B:0032 L:0020
<b>Alternate Parcel ID</b>	
<b>Account Number</b>	11830
<b>District/Ward</b>	
<b>2020 Census Trct/Blk</b>	845/2
<b>Assessor Roll Year</b>	2024

**PROPERTY SUMMARY**

<b>Property Type</b>	Residential
<b>Land Use</b>	Single Family Residential
<b>Improvement Type</b>	Cape Cod
<b>Square Feet</b>	2708

**CURRENT OWNER**

<b>Name</b>	Groen Destiny J Groen David M
<b>Mailing Address</b>	155 Chesley Hill Rd Rochester, NH 03839-5526

**SCHOOL ZONE INFORMATION**

<b>Gonic School</b>	0.9 mi
Elementary: Pre K to 5	Distance
<b>Rochester Middle School</b>	0.8 mi
Middle: 6 to 8	Distance
<b>Spaulding High School</b>	2.3 mi
High: 9 to 12	Distance

**SALES HISTORY THROUGH 12/19/2025**

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
7/31/2019	\$70,000	Groen Destiny J & Groen David M	Rose Realty LLC	Warranty Deed		4677/553 190010322
8/18/2005	\$895,000	Rose Realty LLC			26	3244/180

**TAX ASSESSMENT**

Tax Assessment	2024	Change (%)	2023	Change (%)	2022
----------------	------	------------	------	------------	------

<b>Assessed Land</b>	\$171,000.00	\$103,400.00 (153.0%)	\$67,600.00		\$67,600.00
<b>Assessed Improvements</b>	\$639,800.00	\$247,300.00 (63.0%)	\$392,500.00	\$7,300.00 (1.9%)	\$385,200.00
<b>Total Assessment</b>	\$810,800.00	\$350,700.00 (76.2%)	\$460,100.00	\$7,300.00 (1.6%)	\$452,800.00

**Exempt Reason****TAXES**

<b>Tax Year</b>	<b>City Taxes</b>	<b>County Taxes</b>	<b>Total Taxes</b>
2024			\$12,040.00
2023			\$11,843.00
2022			\$11,447.00
2021			\$10,424.00
2020			\$4,939.00
2019			\$3.00
2018			\$3.00
2017			\$2.00
2016			\$3.00
2015			\$3.00

**MORTGAGE HISTORY**

<b>Date</b>	<b>Loan Amount</b>	<b>Borrower</b>	<b>Lender</b>	<b>Book/Page or Document#</b>
09/26/2023	\$155,000	Groen Destiny J Groen David M And Groen David	Holy Rosary Credit Union	5141/460 230011794
12/03/2019	\$301,195	Groen David M Groen Destiny J And Groen Dest	First Seacoast Bank	4714/546 190017330
07/31/2019	\$48,000	Groen Destiny J Groen David M And Groen David	Holy Rosary Credit Union	190010323

**FORECLOSURE HISTORY**

No foreclosures were found for this parcel.

**PROPERTY CHARACTERISTICS: BUILDING****Building # 1**

<b>Type</b>	Cape Cod	<b>Condition</b>	Good	<b>Units</b>	
<b>Year Built</b>	2019	<b>Effective Year</b>		<b>Stories</b>	2
<b>BRs</b>	3	<b>Baths</b>	1 F 1 H	<b>Rooms</b>	8

**Total Sq. Ft.** 2,708

<b>Building Square Feet (Living Space)</b>	<b>Building Square Feet (Other)</b>
	Basement 1496
	Gross Area 4888

**- CONSTRUCTION**

<b>Quality</b>		<b>Roof Framing</b>	Gable
<b>Shape</b>		<b>Roof Cover Deck</b>	Asphalt
<b>Partitions</b>		<b>Cabinet Millwork</b>	
<b>Common Wall</b>		<b>Floor Finish</b>	
<b>Foundation</b>		<b>Interior Finish</b>	
<b>Floor System</b>		<b>Air Conditioning</b>	
<b>Exterior Wall</b>	Aluminum/Vinyl Siding	<b>Heat Type</b>	Heat Pump
<b>Structural Framing</b>		<b>Bathroom Tile</b>	

<b>Fireplace</b>	<b>Plumbing Fixtures</b>
<b>- OTHER</b>	
<b>Occupancy</b>	<b>Building Data Source</b>

## PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Underground/Basement	3 CAR		
Utility Bldg			

## PROPERTY CHARACTERISTICS: LOT

Land Use	Single Family Residential	Lot Dimensions	
Block/Lot	32/20	Lot Square Feet	89,298
Latitude/Longitude	43.281382°/-70.991398°	Acreage	2.05

## PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type
Electric Source	Topography
Water Source	District Trend
Sewer Source	Special School District 1 Rochester
Zoning Code R1	Special School District 2
Owner Type	

## LEGAL DESCRIPTION

Subdivision	Plat Book/Page
Block/Lot 32/20	District/Ward

## Description

## POWER PRODUCTION

No power production information was found for this parcel.

## INTERNET ACCESS

courtesy of Fiberhomes.com

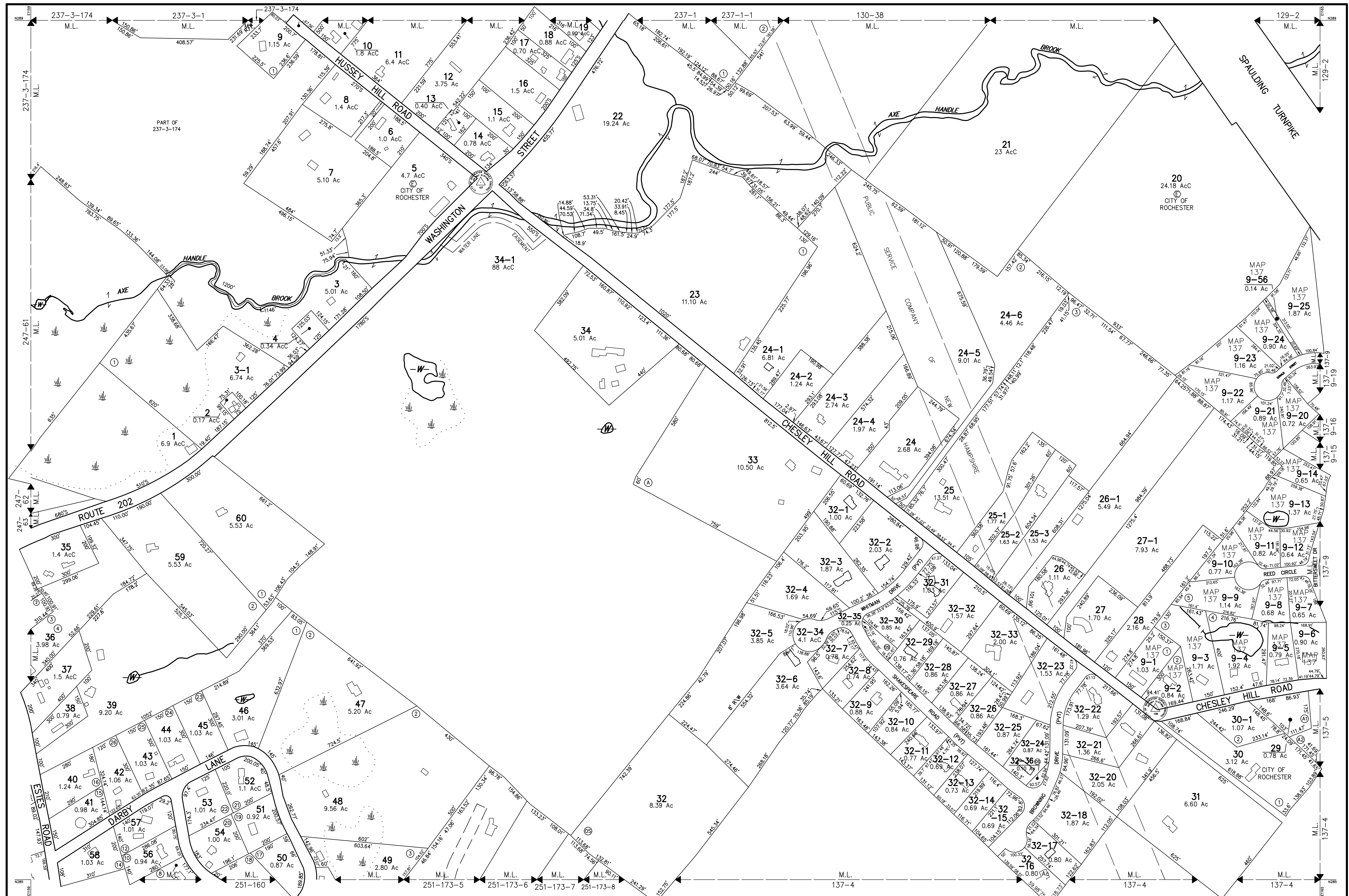
Provider	Type	Confirmed	Advertised Top Download Speed	Advertised Top Upload Speed
Xfinity	CABLE	No	2000 Mbps	
Xfinity	CABLE	No	2000 Mbps	
Xfinity	CABLE	No	2000 Mbps	

## 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.	33017C0211D	05/17/2005
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	33017C0213D	05/17/2005

## LISTING ARCHIVE

No Listings found for this parcel.



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.

PHOTOGRAPHY DATE: APRIL 28, 1990

COMPLETION DATE: JUNE 30, 1992

PRODUCED IN 1992 BY

**CAI Technologies**  
Precision Mapping. Geospatial Solutions.

11 PLEASANT STREET, LITTLETON, NH 03661  
800.322.4540 • WWW.CAI-TECH.COM

**LEGEND**

AREA SURVEYED	.....	Ac
AREA CALCULATED	.....	Ac
RECORD DIMENSION	.....	100'
SCALED DIMENSION	.....	100'S
MATCH LINE	← M.L. →	
WATER	—W—	
EXEMPT PROPERTY	.....	
SUBDIVISION LOT NO.	.....	
BUILDING	.....	
RIGHT OF WAY	.....	
COMMON OWNERSHIP	.....	
WETLANDS	.....	

**SCALE 1" = 200'**

REVISD TO : APRIL 1, 2025

PROPERTY MAPS

**ROCHESTER**

NEW HAMPSHIRE

INDEX DIAGRAM

MAP NO. **246**

**Rochester NH - Web GIS** City of Rochester, NH Homepage Official City Tax Maps Zoning Ordinance & Regs

Find address or place

8 BROWNING DR  
153 CHESLEY HILL RD  
155 CHESLEY HILL RD  
162 CHESLEY HILL RD  
168 CHESLEY HILL RD  
44 SHAKESPEARE RD  
27 BROWNING DR  
30 BROWNING DR

Browning Dr  
Chesley Hill Rd  
Shakespeare Rd

20m  
60ft

POWERED BY  
esri  
Community Maps Contributors, Rochester GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Gar...



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08/06/2019 09:51:56 AM  
Page 1 of 2

Catherine A. Berube  
Register of Deeds, Strafford County  
TRANS TAX STA145917 1,050.00  
LCHIP ST848458 25.00

**RETURN TO:**

Stewart Title Company - New Hampshire  
110 Corporate Drive, Suite 1  
Portsmouth, NH 03801

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS THAT Rose Realty, LLC, a New Hampshire Limited Liability Company, having a place of business located at 334 Route 108, Madbury, NH 03823 for consideration paid, grant(s) to Destiny J. Groen and David M. Groen, of 138 Chesley Hill Road, Rochester, NH 03839, as joint tenants, with WARRANTY COVENANTS, the following described premises:

A certain tract or parcel of land, together with the buildings and improvements, if any thereon, with a street address of 20 Browning Drive, Rochester, County of Strafford and the State of New Hampshire, and being Lot 32-20 as depicted on a plan entitled, "Chesley Farm Estates, Proposed Major Subdivision For Morgan Ryan Realty Trust, Chesley Hill Road, Rochester, N.H." dated August 6, 2002, last revision 2/19/04 by Berry Surveying & Engineering, recorded in the Strafford County Registry of Deeds as Plan No. 75-10 and 75-11, to which reference is hereby made for a more particular description.

Containing 89,420 square feet (2.05 acres), more or less.

The within described premises is NOT HOMESTEAD property of the within Grantor.

Reference is made to title vested in Rose Realty, LLC by virtue of a Warranty Deed from Ranin Associates, LLC dated August 18, 2005 and recorded in the Strafford County Registry of Deeds in Book 3244, Page 180.

EXECUTED this 31st day of July, 2019.

Rose Realty, LLC

by:

  
Anthony Diberto, Member

State of New Hampshire  
County of Strafford

On this 31st day of July, 2019, personally appeared, before me, the above named Anthony Diberto, as Authorized Member of Rose Realty, LLC, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same as his free act and deed, duly authorized on behalf of said Rose Realty, LLC.

Stephanie Thompson  
Justice of the Peace/Notary Public  
Print Name:  
My commission expires: 0.19.24

