

**Residential**  
**5045231**  
**Active**

**Single Family**

**6 Samuels Court**  
**Dunbarton**  
**Unit/Lot #**

**NH 03046**

**Listed: 6/6/2025**

**\$799,000**

**Closed:**

**DOM: 0**



**County** NH-Merrimack  
**VillDstLoc**  
**Year Built** 2007  
**Architectural Style** Colonial  
**Color** Beige  
**Total Stories** 2  
**Taxes TBD** No  
**TaxAnnIAmt** \$11,945.00  
**Tax Year** 2024  
**Tax Year Notes**

**Rooms - Total** 10  
**Bedrooms - Total** 4  
**Baths - Total** 5  
**Baths - Full** 2  
**Baths - 3/4** 2  
**Baths - 1/2** 1  
**Baths - 1/4** 0  
**SqFt-Apx Total Finished** 3,618  
**SqFt-Apx Total** 3,618  
**Lot Size Acres** 3.24  
**Lot - Sqft** 141,134  
**Footprint** 50 x 26

**Delayed Showing** No  
**Date - Showings Begin**

**Directions** Rt. 13 north from Goffstown, bear left on Mansion Road, right on Stinson. From Concord, west on Clinton St (Rt. 13), go south on Rt. 13 at intersection, right on Winslow Rd, bear left on Stark Lane, left on Mansion Rd, left on Stinson.



[Schedule a Showing](#)

Property Panorama VTour

**Remarks - Public** OPEN HOUSES: Sat, 6/7 and Sun, 6/8, Noon to 2:00 pm. WELCOME to the neighborhood no one wants to leave! Stinson Hills is a cul-de-sac neighborhood within easy commuting distance to Concord & with quick access to nearby natural and recreation areas, and homes here don't often come up for sale. This beauty features a generous helping of stylish finished space on three levels so you'll never feel cramped. A vaulted ceiling and gas fireplace in the family room provide a sense of cozy grandeur, and the breakfast nook looks out at the woods, so you can birdwatch during breakfast, or you can entertain in the formal dining room. Of the four bedrooms upstairs, two can function as master suites--a surprising and welcome feature--and the basement offers a fourth beautiful bathroom and guest quarters(?), with plenty of additional finished space for a rec room, workout area, multiple offices, or whatever you can dream up. The home is just as attractive behind the scenes: the systems include a reverse osmosis water filtration, radon air mitigation, generator hook-up, and fully-owned solar panels. Want to stretch your legs? You have 3.24 acres you can adventure through, and the rear of the lot abuts a town forest if you really want to explore nature. You get the well-regarded Dunbarton/Bow schools, proximity to the city, proximity to nature, and a lovely home, all in one package! Come experience it for yourself!

#### STRUCTURE

**Construction Status** Existing

**Estimated Completion**

**Rehab Needed**

**Construction Materials** Vinyl Siding

**Foundation** Concrete

**Roof** Shingle - Architectural

**Basement** Yes

**Basement Access Type** Walk-up

**Basement Description** Bulkhead, Concrete, Daylight, Finished, Full

**Garage** Yes

**Garage Capacity** 2

**Parking** Auto Open, Garage, Attached

**SqFt-Apx Fin Above Grade** 2,601  
**List \$/SqFt Fin ABV Grade** \$307.19  
**SqFt-Apx Fin AG Source** Assessor  
**SqFt-Apx Unfn Above Grade** 0  
**SqFt-Apx Unfn AG Source**  
**SqFt-Apx Fin Below Grade** 1,017  
**List \$/SqFt Fin Below Grade** \$785.64  
**SqFt-Apx Fin BG Source** Measured  
**List \$/SqFt Fin Total** \$220.84  
**SqFt-Apx Unfn Below Grade** 0  
**SqFt-Apx Unfn BG Source**  
**SqFt-Apx Tot Below Grade**  
**SqFt-Apx Tot BG Source**

ROOMS	DIMS. / LVL	ROOMS	DIMS. / LVL
Family Room	23' x 13' 5"	1 Bedroom	13' 9" x 12' 1" 2
Kitchen	12' 7" x 12' 3"	1 Bath - 3/4	+ 7' 8" x 7" 2
Breakfast Nook	12' 6" x 11'	1 Other	6' 3" x 4' 2" B
Dining Room	14' x 12' 9"	1 Playroom	17' 4" x 13' 2" B
Bath - 1/2	6' x 4' 11"	1 Office/Study	26' 2" x 11' 6" B
Living Room	12' 3" x 11' 8"	1 Bath - 3/4	12' 3" x 12' 1" B
Primary Bedroom	19' 1" x 12' 9"	2	
Bath - Full	12' 9" x 7' 7"	2	
Bedroom	primary	2	
Bedroom	12' 8" x 9' 11"	2	
Bath - Full	12' 7" x 8' 8"	2	
	6' 10" x 6' 1"		

#### PUBLIC RECORDS

**Deed - Recorded Type** Quit Claim

**Deeds - Total**

**Deed - Book** 3746

**Deed - Page** 1978

**Deed 2 - Book**

**Deed 2 - Page**

**Plan Survey Number** 17778

**Property ID**

**Zoning** Residential

**Map** G3

**Block** 1

**Lot** 13

**SPAN#**

**Tax Class**

**Tax Rate**

**Current Use**

**Land Gains**

**Assessment Year**

**Assessment Amount**

**Assessments - Special**

#### LOT & LOCATION

**Development / Subdivision** Stinson Hills

**Owned Land**

**Common Land Acres**

**Road Frontage** Yes

**Road Frontage Type** Cul-de-Sac, Public

**Road Frontage Length** 250

**School - District** Dunbarton

**School - Elementary** Dunbarton Elementary

**School - Middle/Jr** Bow Memorial School

**School - High** Bow High School

**Lot Features** Subdivision, Abuts Conservation

**Zoning Description** Residential

**Waterfront Property**

**Water View**

**Water Body Access**

**Water Body Name**

**Water Body Type**

**Water Frontage Length**

**Waterfront Property Rights**

**Water Body Restrictions**

**ROW - Length**

**ROW - Width**

**ROW - Parcel Access**

**Surveyed** Yes

**ROW to other Parcel**

UTILITIES			
<b>Heating</b>	Propane, Hot Air	<b>Utilities</b>	Underground Utilities
<b>Cooling</b>	Central AC	<b>Internet</b>	Fiber Optic Internt Avail, High Speed Intrnt -AtSite
<b>Water Source</b>	Drilled Well, Private		
<b>Sewer</b>	Leach Field, Private, Septic	<b>Fuel Company</b>	Superior
<b>Electric</b>	200 Amp, Circuit Breaker(s)	<b>Electric Company</b>	Eversource
		<b>Cable Company</b>	
		<b>Phone Company</b>	Dunbarton Telephone
		<b>Internet Service Provider</b>	Granite State Communications

FEATURES	
Features - Exterior	Deck
Driveway	Paved
Parking	Auto Open, Garage, Attached
Flooring	Carpet, Ceramic Tile, Hardwood, Vinyl Plank
Features - Interior	Attic - Hatch/Skuttle, Ceiling Fan, Primary BR w/ BA, Vaulted Ceiling, Walk-in Closet, Window Treatment, Laundry - 1st Floor
Appliances	Dishwasher, Dryer, Microwave, Range - Electric, Refrigerator, Washer
Equipment	CO Detector, Radon Mitigation, Security System, Smoke Detectr-Hard Wired
Negotiable	Freezer, Generator

CONDO -- MOBILE -- AUCTION INFO	
Condo Name	Auction No
Building Number	Date - Auction
Units Per Building	Auction Time
Condo Limited Common Area	Auctioneer Name
Condo Fees	Auctioneer License Number
	Auction Price Determnd By
Mobile Park Name	Mobile Anchor
Mobile Make	Mobile Co-Op
Mobile Model Name	Mobile Park Approval
MobileSer#	Mobile Must Move

DISCLOSURES	
Fee	
Fee 2	
Fee 3	
Foreclosed/Bank-Owned/REO	No
Planned Urban Developmt	
Rented	Flood Zone
Rental Amount	Seasonal
Items Excluded	Easements
Documents Available	Covenants
	Resort
	Timeshare/Fract. Ownrshp
	T/F Ownership Amount
	T/F Ownership Type

POWER PRODUCTION		
Power Production Type	Photovoltaics	Power Production Type 2
Power Production Ownership	Seller Owned	Power Production Ownership 2
Mount Type	Tracker	Mount Type 2
Mount Location	Ground	Mount Location 2
Power Production Size		Power Production Size 2
Power Production Year Install		Power Production Year Install 2
Power Production Annual		Power Production Annual 2
Power Production Annual Status		Power Production Annual Status 2
Power Production Verification Source		Power Production Verification Source 2

HOME PERFORMANCE INDICATORS	
	Green Verificatn Body 2
	Green Verificatn Progrm 2
	Green Verificatn Year 2
	Green Verificatn Rating 2
	Green Verificatn Metric 2
	Green Verificatn Status 2
	Green Verification Source 2
	Green Verificatn NewCon 2
	Green Verificatn URL 2
Green Verification Body	Green Verificatn Body 3
Green Verification Progrm	Green Verificatn Progrm 3
Green Verification Year	Green Verificatn Year 3
Green Verification Rating	Green Verificatn Rating 3
Green Verification Metric	Green Verificatn Metric 3
Green Verification Status	Green Verificatn Status 3
Green Verification Source	Green Verification Source 3
Green Verification NewCon	Green Verificatn NewCon 3
Green Verification URL	Green Verificatn URL 3

**REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS**

**Remarks - Non-Public** All measurements including floor plans are approximate; buyers and their agents are encouraged to measure for themselves. Freezer in garage and portable generator are negotiable. Sellers have small dog and rabbit. Sellers work from home and may be home during showings; if so, they will text showing agent directly when confirming the showing. Listing agent on vacation June 10-17, reachable but not quickly.

**Remarks - Intra-Firm**

**Showing Instructions** 24 Hour Notice, Combo Lockbox, ShowingTime 800-746-9464, Sign on Property, Single Broker Showing, Remove Shoes  
**Showing Service** ShowingTime

**Input of Owner Name** I have written permission to submit name

**Owner Name** Lange & Marince

**Owner Phone**

**Occupant Type**

**Occupant Name**

**Occupant Phone**

**Management Company**

**Management Company Phone**

**LISTING & CLOSING INFORMATION**

**Listing Office - Office Name** Keller Williams Realty-Metropolitan

**Listing Office - Phone Number** Off: 603-232-8282

**Listing Office - Phone Number 2**

**List Agent - Agent Name and Phone** Greg Powers - Cell: 603-716-0254

**List Agent - Phone Number** Cell: 603-716-0254

**List Agent - E-mail** gregpowers@kw.com

**List Team - Team Name**

**List Team - Phone Number 1**

**List Team - Team Email 1**

**Co List Agent - Agent Name and Phone**

**Co List Agent - Phone Number**

**Co List Agent - E-mail**

**Alternate Contact - Agent Name**

**Alternate Contact - Phone Number**

**Alternate Contact - E-mail**

**Buyer Office - Office Name**

**Buyer Office - Phone Number**

**Buyer Office - E-mail**

**Buyer Agent - Agent Name**

**Buyer Agent - Phone Number**

**Buyer Agent - E-mail**

**Buyer Team - Team Name**

**Buyer Team - Phone Number 1**

**Co Buyer Office - Office Name and Phone**

**Co Buyer Agent - Agent Name and Phone**

**Date - MLS List** 6/6/2025

**Date - Expiration** 9/4/2025

**Date - Active Under Contr**

**Date - Pending**

**Date - Withdrawn**

**Date - Terminated**

**Date - Closed**

**Anticipated Closing Date**

**Listed in other Prop Type** No

**Primary MLS#**

**Comp Only** No

**Comp Type**

**Listing Type** Exclusive Right

**Listing Service** Full Service

**Designated/Apptd. Agency** Yes

**Short Sale** No

**Price - Original** \$799,000

**Concessions**

**Concession - Amount**

**Concession - Comments**

**Appraisal Complete**

**Appraisal Type**

**Appraiser**

**Appraiser Phone**

**Appraiser Email**

**Buyer Name**

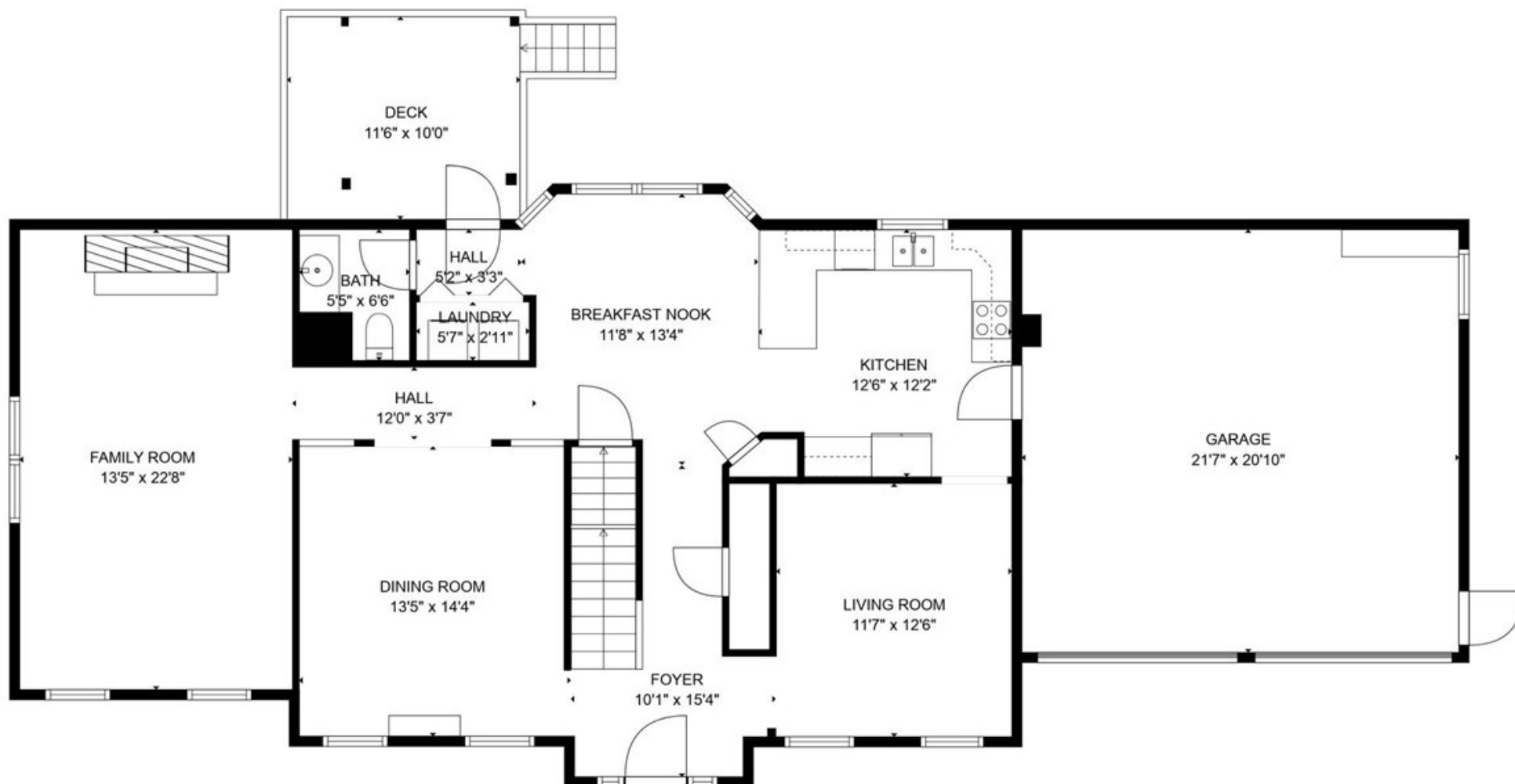
**Residence**

**Title Company**

**Financing-Buyer****Contingencies**

**My Info:** Greg Powers - Cell: 603-716-0254

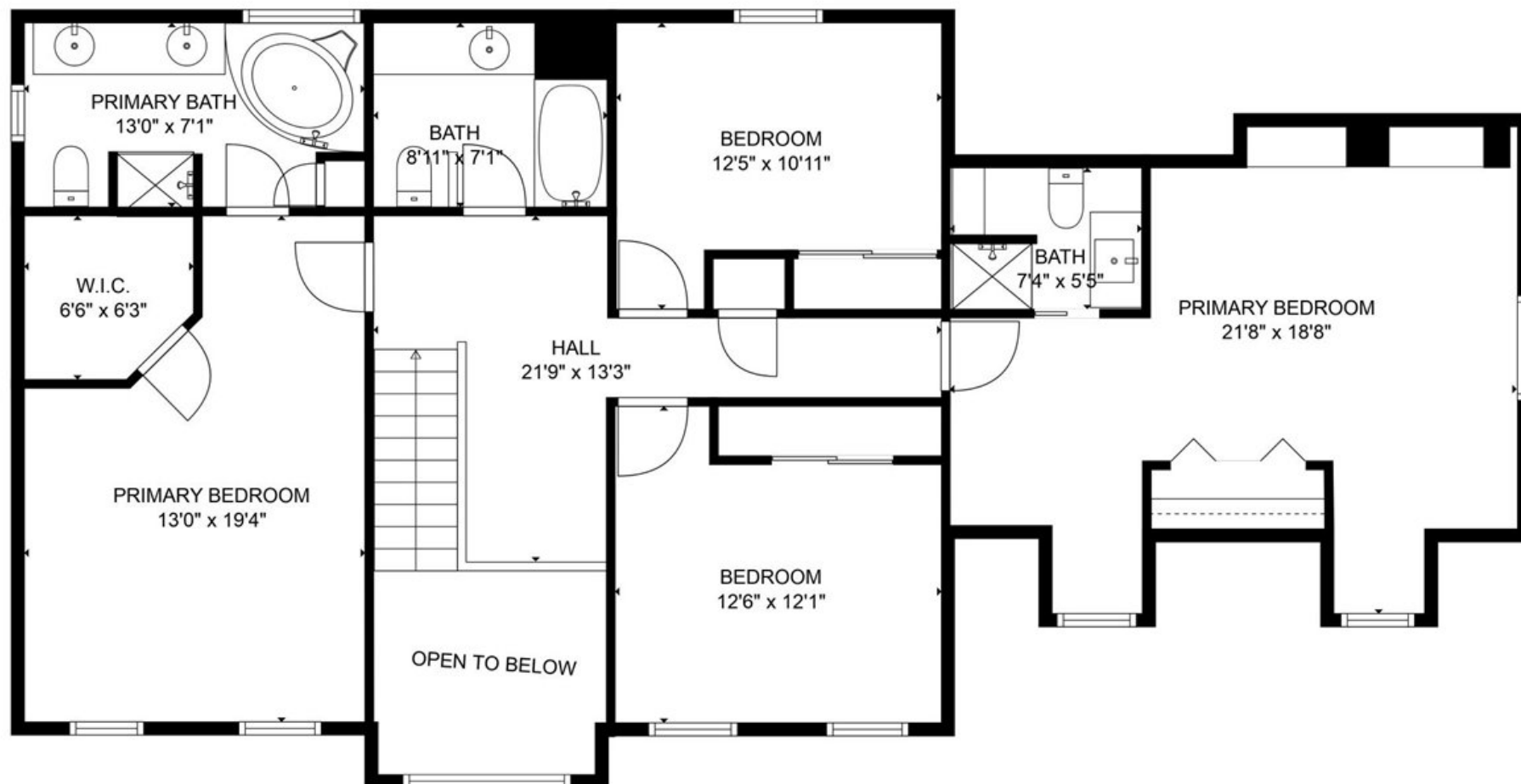
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**TOTAL: 3471 sq. ft**

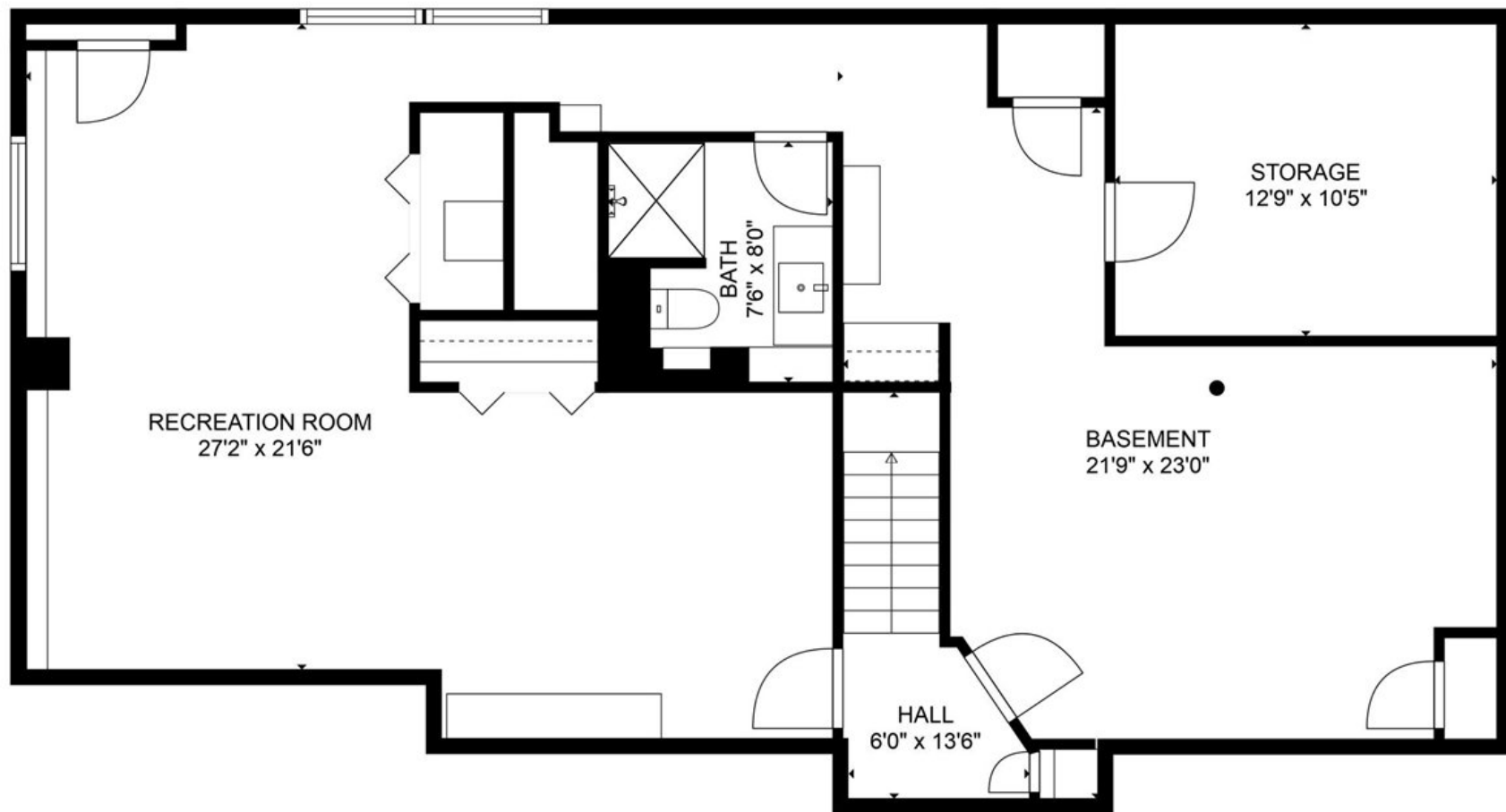
BELOW GROUND: 1017 sq. ft, FLOOR 2: 1226 sq. ft, FLOOR 3: 1228 sq. ft  
 EXCLUDED AREAS: STORAGE: 132 sq. ft, GARAGE: 450 sq. ft, DECK: 126 sq. ft,  
 OPEN TO BELOW: 68 sq. ft  
 WALLS: 280 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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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:** Evan D. Lange and Amber Marince

2. **PROPERTY LOCATION:** 6 Samuels Court, Dunbarton NH 03046

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

4. **SELLER:** ☒ 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:** ☐ Public ☒ Private ☐ Seasonal ☐ Unknown  
☒ Drilled ☐ Dug ☐ Other

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

c. **USE:** Number of persons currently using the system: 4  
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 11/26/2024  
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? FILTRATION INSTALLED 7/2019  
COMMENTS: REGULARLY SERVICED BY SECONWIND WATER SYSTEMS INC.

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  
Tank Size UNKNOWN Gal. ☐ Unknown ☐ Other  
Tank Type ☐ Concrete ☐ Metal ☒ Unknown ☐ Other  
Location: SIDE OF HOUSE ☐ Location Unknown Date of Installation:  
Date of Last Servicing: 10/2024 Name of Company Servicing Tank: WIND RIVER  
Have you experienced any malfunctions? ☐ Yes ☒ No  
Comments:

SELLER(S) INITIALS ELM AM

BUYER(S) INITIALS

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other \_\_\_\_\_  
IF YES, Location: SIDE OF HOUSE Size: 0 ☒ Unknown  
Date of installation of leach field: UNKNOWN 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. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>BATTING</u>		<input checked="" type="checkbox"/>
	Crawl Space <u>N/A</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
	Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>BATTING</u>		<input checked="" type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<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)? PROPANE  
Age of tank(s): UNKNOWN Size of tank(s): UNKNOWN  
Location: BACKYARD  
Are you aware of any past or present problems such as leakage, etc? ☒ Yes ☐ No  
Comments: REPAIRED BY SUPERIOR TO THEIR SATISFACTION  
If tanks are no longer in use, have the tanks been removed? ☐ Yes ☐ No ☐ Unknown  
Comments: N/A

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: 11/2020 By: OWNER  
Results: \_\_\_\_\_ If app \_\_\_\_\_  
Has the property been tested since remedial steps? ☒ Yes ☐ No  
Are test results available? ☐ Yes ☒ No  
Comments: RADON MITIGATION SYSTEM INSTALLED 12/2020

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

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: 11/2024 By: SECONDWIND

Results: BELOW SAFE LEVELS If applicable, what remedial steps were taken?

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

Are test results available? ☒ Yes ☐ No Comments: RADON MITIGATION IN PLACE

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:

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 (N/A)

If YES, Explain:

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

☐ YES ☒ NO ☐ UNKNOWN

If YES, Explain:

f. Is this property located in a Federally Designated Flood Hazard Zone? ☐ Yes ☒ No ☐ Unknown

Comments:

g. Has the property been surveyed? ☐ Yes ☐ No ☒ Unknown If YES, By:

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

h. How is the property zoned? RESIDENTIAL

i. Heating System Age: UNKNOWN Type: HVAC / FURNACE Fuel: PROPANE Tank Location: BACKYARD

Owner of Tank: SUPERIOR

Annual Fuel Consumption: UNKNOWN Price: VARY Gallons: 500

Date system was last serviced and by whom? 2023 BY OWNER

Secondary Heat Systems: NONE

Comments:

j. Roof Age: UNKNOWN Type of Roof Covering: ASPHALT SHINGLES

Moisture or leakage: NONE

Comments:

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BUYER(S) INITIALS

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k. Foundation/Basement: ☒ Full ☐ Partial ☐ Other: \_\_\_\_\_ ☐ Type: \_\_\_\_\_

Moisture or leakage NONE

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

l. Chimney(s) How Many? 1 Lined? YES Last Cleaned: UNKNOWN Problems? \_\_\_\_\_

Comments: FOR GAS FIREPLACE & FURNACE VENTING

m. Plumbing Type: MIXED Age: UNKNOWN

Comments: ADDITIONAL PLUMBING INSTALLED FOR 4TH BEDROOM

n. Domestic Hot Water: Age: 2.5 YEARS Type: HEAT PUMP Gallons: 80

o. Electrical System: # of Amps UNKNOWN ☒ Circuit Breakers ☐ Fuses

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

Solar Panels: ☐ Leased ☒ Owned If leased, explain terms of agreement: \_\_\_\_\_

Comments: SOLAR TRACKER, GRID-CONNECTED

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: BATS

Comments: WILDLIFE EXCLUSION SYSTEM INSTALLED IN ROOF, JP PEST REGULAR SERVICE

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: HVAC Age: UNKNOWN Date Last Serviced and by whom: UNKNOWN

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

t. Pool: Age: N/A Heated: ☐ Yes ☐ No Type: \_\_\_\_\_ Last Date of Service: \_\_\_\_\_

By Whom: \_\_\_\_\_

u. Generator: Portable: ☒ Yes ☐ No Whole House: ☐ Yes ☒ No Kw/Size: \_\_\_\_\_ Last Date of Service: \_\_\_\_\_

If Portable: ☐ Included ☒ Negotiable

Comments: WHOLE HOUSE PLUG, PORTABLE GENERATOR

v. Internet: Type Currently Used at Property: GRANITE STATE COMMUNICATIONS, FIBER INTERNET

w. Other (e.g. Alarm System, Irrigation System, etc.) ALARM SYSTEM: SIMPLISAFE

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

BUYER(S) INITIALS

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PROPERTY DISCLOSURE - RESIDENTIAL ONLY  
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 6 Samuels Court, Dunbarton NH 03046

10. ADDITIONAL INFORMATION

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

☒ Yes ☐ No

b. ADDITIONAL COMMENTS:


REFRIGERATOR - AS-IS ; ICE MACHINE INOPERABLE, TRAY BREAKAGE

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).

SELLER  DATE 5/23/25

SELLER  DATE 5/23/25

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

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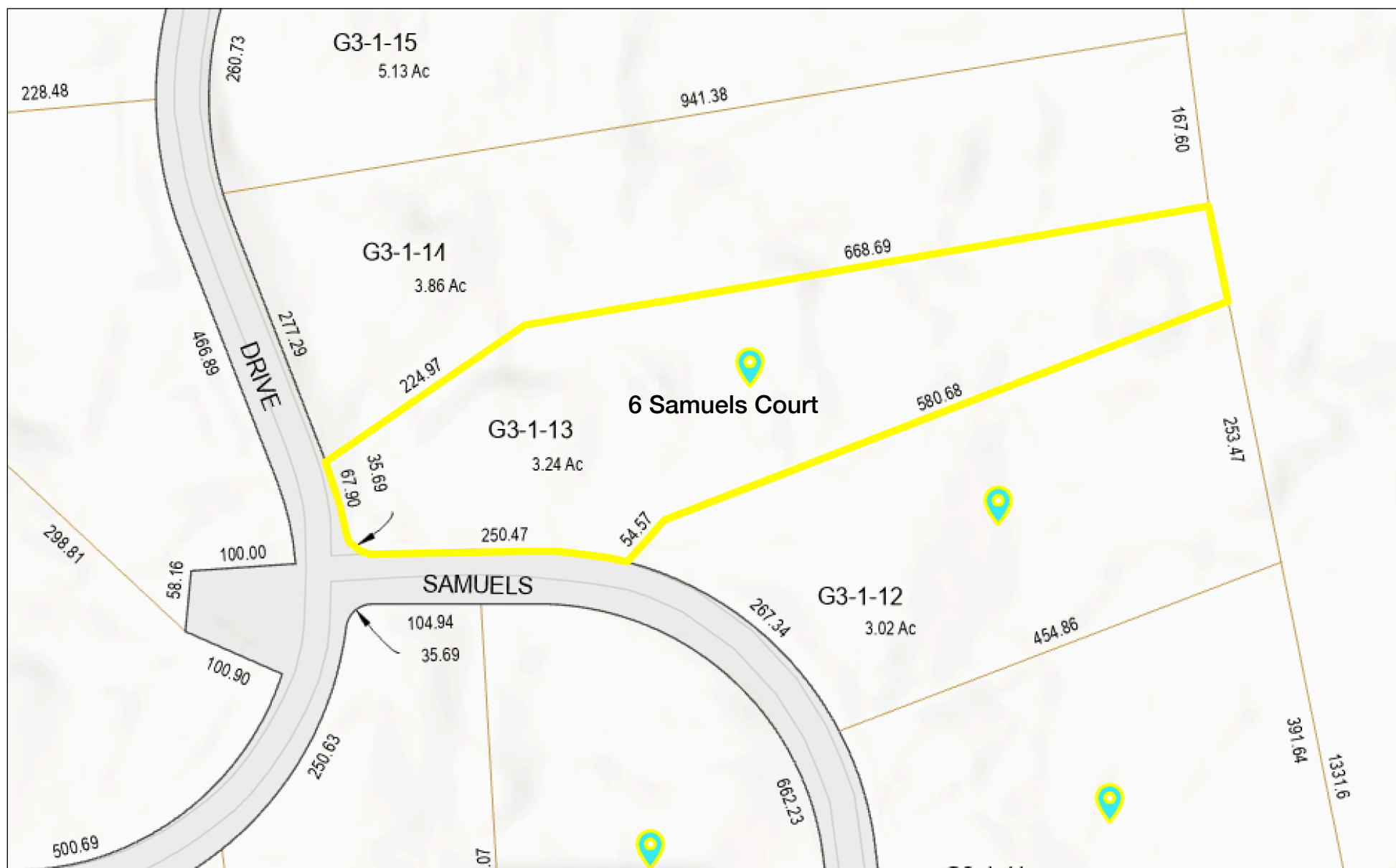
## 6 Samuels Court, Dunbarton

### UPGRADES

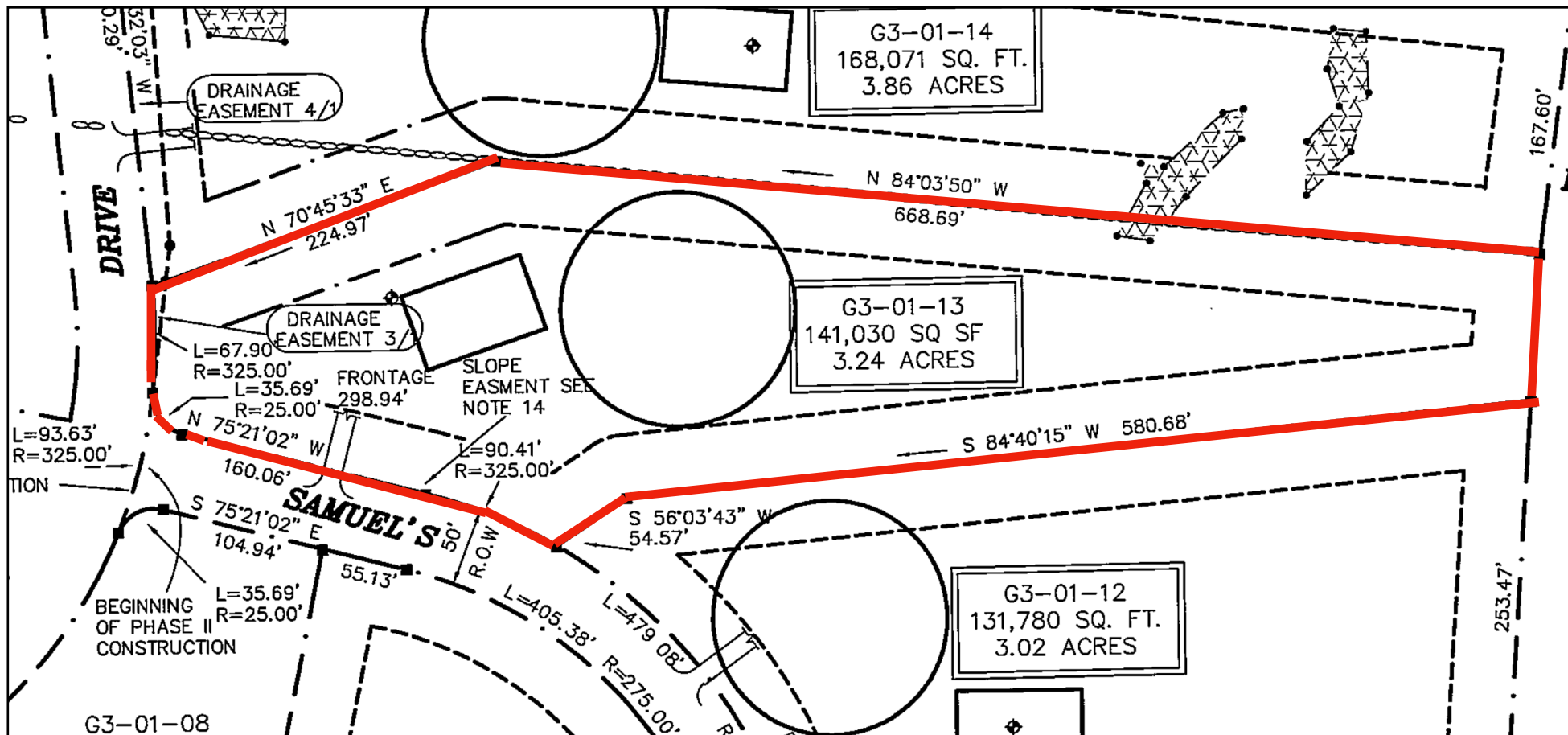
- **Radon mitigation system** - back corner of house near bulkhead (2020)
- **Whole house plug** - under power meter (2020)
- **Electric (heat pump) Water heater 80 gal.** - Basement next to (2023)
- **New Electrical outlets in garage** - Back wall (2024)
- **Wildlife Exclusion / Sealed Attic** (2024)
- **Laminate Flooring** - finished basement (2025)
- **Water filtration system** - basement utility room (2019)
- **RO Drinking Water system** - basement utility room (2019)

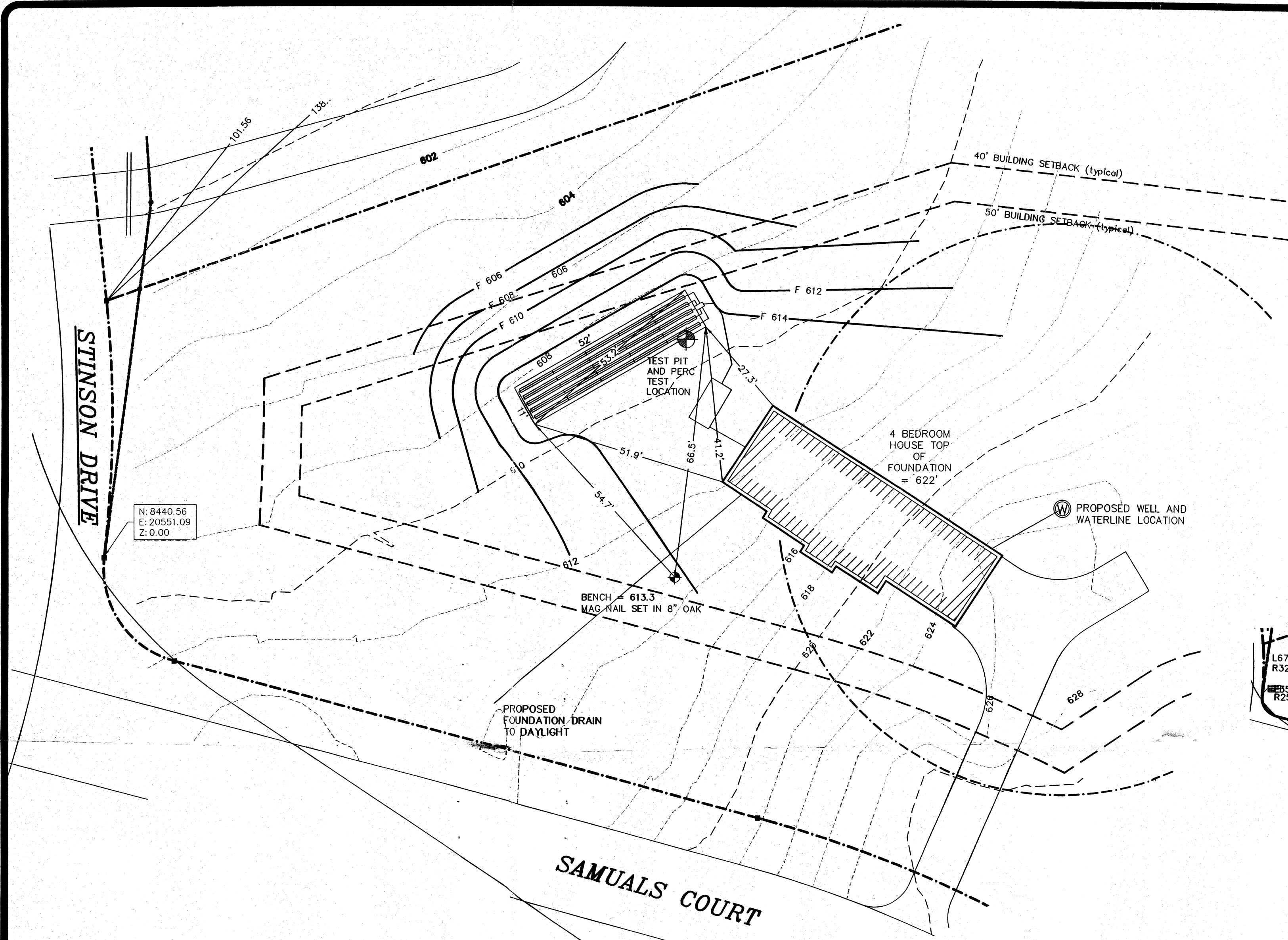
### SOLAR

- Installed: 7/15/2020
- Maker: Paru (South Korea)
- US Manufacturer: Sun Action
- Peak production: 8.88 kWp
- **Grid-connected:** sells excess back to Eversource, but b/c of this, house electricity goes out when there is an outage
- **No house battery.** This would allow for power during local outages
- **Monitoring needs IT upgrades.** There is an app that tracks realtime production, but in order for it to work, there needs to be a data/wi-fi fix so the tracker can speak to the internet.
- Service Contacts: Solar
- Monitoring: **Solar Edge** [monitoring.solaredge.com](https://monitoring.solaredge.com) - this is the company that handles the monitoring. Again this currently does not work.
- Parts & Maintenance: **Arlo Medina, Sun Action** (Texas) 210-718-9229 (text/call) - parts, tracker repair assistance
- Local Electrician: **Jake Louis** 603-315-3850 (text/call)









# SYSTEM RECOMMENDATIONS

- 1) TWO COMPARTMENT TANK WITH A ZABEL A-100 FILTER IS RECOMMENDED TO INCREASE THE LIFE OF THE SEPTIC SYSTEM.
- 2) A MANHOLE RING WITH A COVER IS RECOMMENDED ON SEPTIC TANK TO HELP FACILITATE MAINTENANCE AND PERIODIC INSPECTIONS.
- 3) FOR ADDITIONAL MAINTENANCE AND OPERATIONAL PROCEDURES, SEE N.H.D.E.S. WATER SUPPLY & POLLUTION CONTROL DIVISIONS PAMPHLET "YOU AND YOUR SEPTIC SYSTEM" AND THE GRANITE STATE DESIGNERS & INSTALLERS ASSOCIATION'S BOOKLET "SEPTIC SYSTEMS-HOW THEY WORK & HOW TO KEEP THEM WORKING".
- 4) AFTER THE AREA UNDER THE SYSTEM IS PREPARED PLACE THE SAND OR FILL AS REQUIRED. MAINTAIN A MINIMUM OF 12" BETWEEN THE EQUIPMENT TRACKS AND ORIGINAL SOIL TO PROTECT THE SOIL FROM COMPACTION.

# SYSTEM REQUIREMENTS

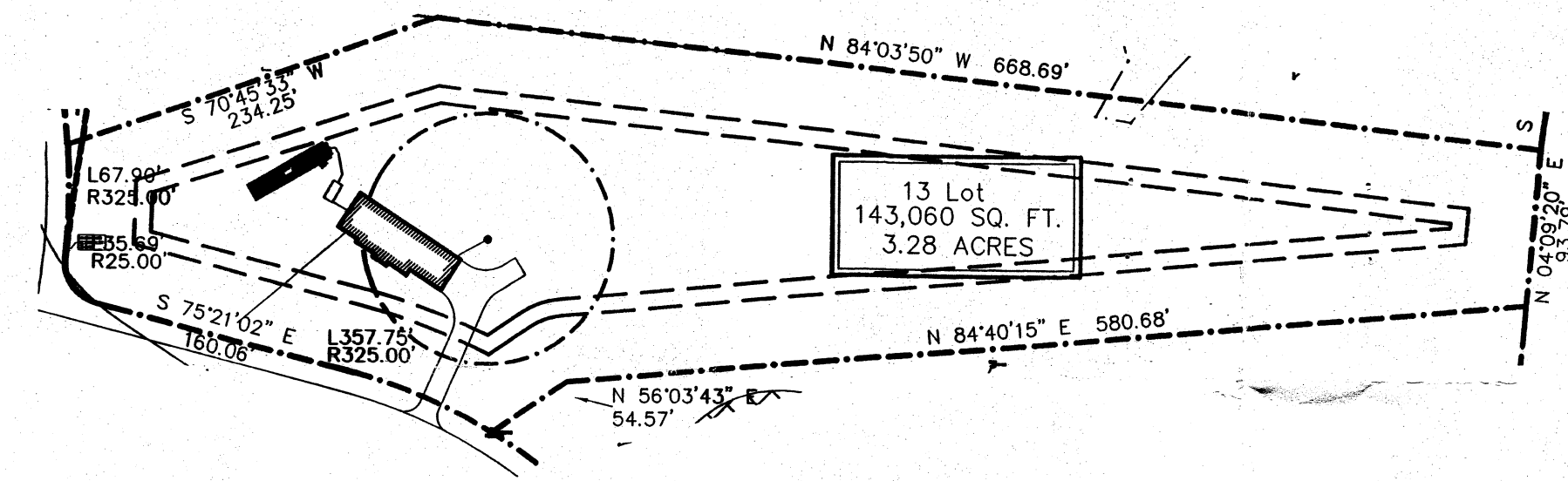
- 1) SYSTEMS WITH MORE THAN 18" OF COVER, INSTALLED UNDER PARKING AREAS, ROADS OR SURFACE FEATURES THAT RESTRICT AIR PASSAGE THROUGH SOIL.
- 2) INSTALLERS SHOULD BECOME FAMILIAR WITH THE ENVIRO-SEPTIC & SIMPLE SEPTIC LEACHING SYSTEMS DESIGN & INSTALLATION MANUAL FOR THE STATE OF N.H.
- 3) VENT OPTIONS: A) THROUGH AN UNUSED DISTRIBUTION BOX OUTLET. BO A TEE MAY BE USED IN THE PVC PIPE BETWEEN THE DISTRIBUTION BOX AND THE ENVIRO-SEPTIC PIPE. C) THROUGH THE 4" HOLE IN AN OFFSET ADAPTER INSTALLED AT THE END OF A SECTION OR LINE IN PLACE OF A CAP.

# SYSTEM SPECIFICATIONS

- 1) DESIGN INTENT: THE BOTTOM OF THE EFFLUENT DISPOSAL SYSTEM AREA (EDA) SHALL BE CONSTRUCTED AT ELEVATIONS NOTED IN THE TYPICAL SECTION. THE INTENT OF THE DESIGN IS TO BE .8' ABOVE ORIGINAL GRADE ON THE HIGH SIDE OF THE BED.
- 2) THE DESIGN FLOW CALCULATIONS ARE FOR A 4 BEDROOM HOME. 4 BEDROOMS X 150 gpd = 600 GPD.
- 3) REQUIRED LINEAR FEET OF ENVIRO-SEPTIC = 240
- 4) 1,500 GALLON SEPTIC TANK
- 5) DRAIN PIPE TO BE 4" SCHEDULE 40 PVC WITH SEALED JOINTS.
- 6) LATERAL LINES IN THE FIELD ARE TO BE 4" PERFORATED PVC PIPE WITH COLLARS LAID WITH THE HOLES IN THE 5 AND 7 O'CLOCK POSITIONS AND CONNECTED TO THE DISTRIBUTION BOX.
- 7) FILL MATERIAL USED TO RAISE THE BOTTOM OF THE LEACHING FIELD SHALL BE CLEAN BANK RUN SAND, FREE OF TOP SOIL AND HUMUS, DREDGINGS, OR STONES MORE THAN 6" IN ANY DIMENSION, EXCEPT THAT THE FIRST 6 INCHES SHALL CONSIST OF MEDIUM TO COARSE TEXTURED SAND, WITH AN EFFECTIVE SIZE OF 0.25 TO 2.0 MM, NO GREATER THAN 2% PASSING THE NUMBER 200 SIEVE, AND NO PARTICLES LARGER THAN 3/4 INCHES, OR MATERIALS MEETING THE ASTM C-33 SPECIFICATIONS.
- 8) LEACHBED, SEPTIC TANK, DISTRIBUTION BOX, LEACHING PIPES, AND CHAMBERS, (IF APPLICABLE), SHALL BE LAID AS LEVEL AS POSSIBLE.
- 9) SEPTIC TANK MAY BE 65' FROM PRIVATE WELLS IF TANK IS SEALED & GROUTED, OTHERWISE 75' FROM PRIVATE WELLS DRAIN OUTLETS, SURFACE WATER, OPEN DRAINAGE INTERCEPTING THE SHWT OR VERY POORLY DRAINED SOILS, AND 50' FROM POORLY DRAINED SOILS.
- 10) THE SEPTIC TANK SHALL BE NO CLOSER THAN 10', AND THE LEACH BED SHALL BE NO CLOSER THAN 25' FROM ANY FOUNDATION WITH DRAINS.
- 11) UNDRAINED PUMP LINES, PIPE LINES UNDER WHEEL LOADS, OR LINES WITHOUT SNOW COVER SHALL BE BURIED AT LEAST 48" TO PREVENT FREEZING, OR SHALL BE INSULATED.
- 12) UNDER NO CIRCUMSTANCES SHALL VEHICLES TRAVEL OVER OR NEAR ANY SEPTIC SYSTEM COMPONENT, UNLESS DESIGNED FOR AASHTO H-20 LOADING.
- 13) SEPTIC TANK AND PUMP CHAMBER OPENINGS SHALL BE BROUGHT UP TO WITHIN 6" OF GRADE WITH MANHOLE RINGS AND COVERS WHEN BACKFILL EXCEEDS 18".
- 14) WELL SHALL BE 75' FROM THE PROPERTY LINES UNLESS WAIVED BY THE STATE OR TOWN IF SYSTEM FAILURE OCCURS, THE SYSTEM MAY BE REBUILT IN PLACE.

# NOTICE

- 1) ALL SYSTEMS MUST COMPLY WITH STATUTORY REQUIREMENTS OF RSA 485-A. THE INSTALLER IS RESPONSIBLE FOR CONFIRMING EXISTING CONDITIONS. ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THOSE SHOWN ON THE PLAN SHALL BE BROUGHT TO THE DESIGNER'S ATTENTION. ANY OMISSIONS IN THE DESIGN DO NOT EXCUSE THE INSTALLER FROM THEIR RESPONSIBILITIES.
- 2) THIS IS NOT A BOUNDARY SURVEY. ANY LOT LINES ARE APPROXIMATE AND IF IN QUESTION SHOULD BE CONFIRMED BY A LICENSED LAND SURVEYOR.
- 3) NEVER CLIMB INTO ANY SEPTIC TANK OR PUMP CHAMBER.
- 4) WHEN EXCAVATING NEAR UNDERGROUND UTILITIES, YOU SHOULD CONTACT DIG SAFE SYSTEM, INC IN N.H. AT 1-800-225-4977.
- 5) THIS SYSTEM IS DESIGNED FOR RESIDENTIAL USE ONLY. THERE IS TO BE NO ROOF DRAINS, GARBAGE GRINDERS, SAUNAS OR HOT TUBS, OR WATER TREATMENT DEVICES ATTACHED TO THE SYSTEM.
- 6) SEPTIC TANKS SHALL BE INSPECTED FOR ACCUMULATION OF SLUDGE AND SURFACE SCUM AT LEAST ONCE A YEAR. WHEN THE COMBINED THICKNESS OF THE SLUDGE AND SURFACE SCUM EQUAL 1/3 OR MORE OF THE TANK DEPTH, THE TANK SHALL BE PUMPED BY A LICENSED SEPTIC TANK PUMPER.
- 7) IF A GARBAGE GRINDER IS ADDED TO THE SYSTEM, THE TANK VOLUME SHALL BE INCREASED BY 50%.



# SOILS

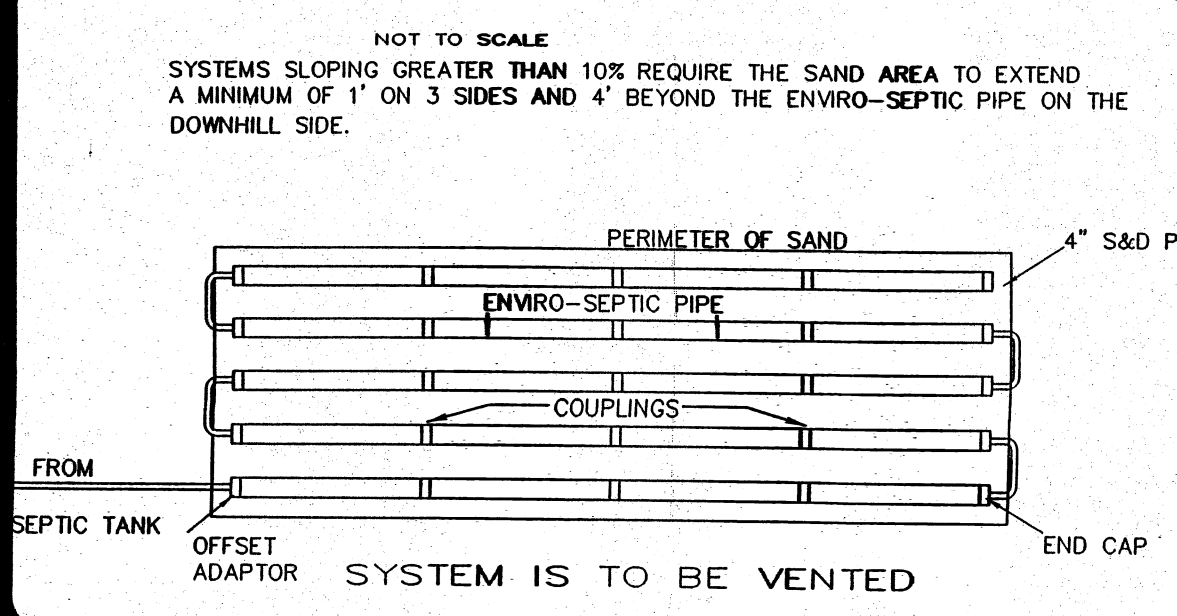
45C = MONTAUK FINE SANDY LOAM 3-8% SLOPES  
 SOILS WERE REFERENCED USING 1967 MERRIMACK COUNTY SOIL SURVEY  
 Proposed subdivision lot # 19

## THE TOWN OF DUNBARTON REQUIRES THE FOLLOWING:

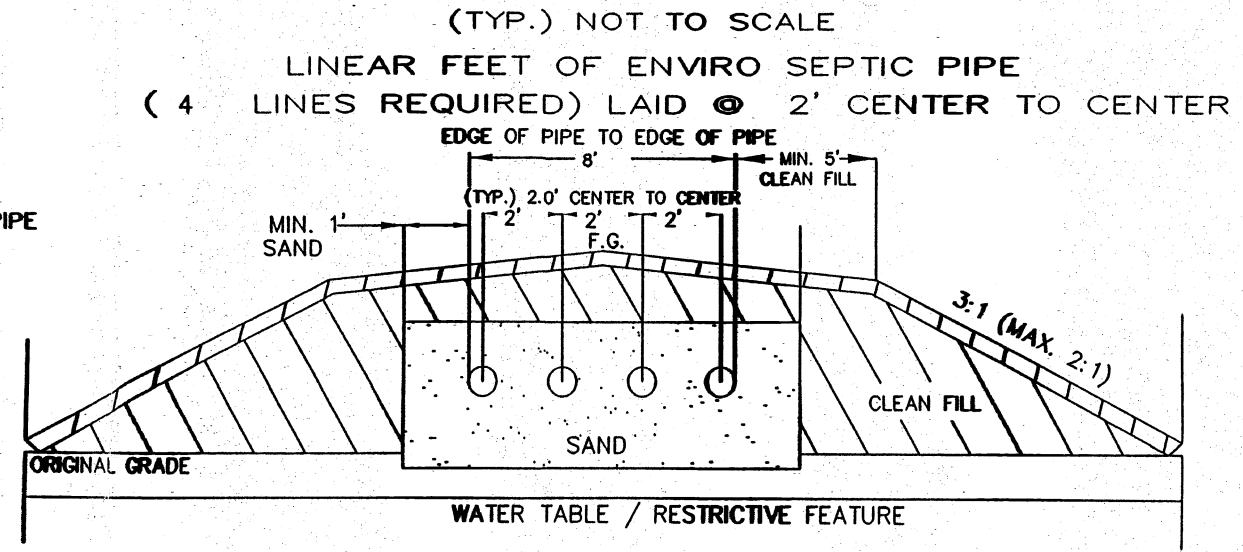
- 1) REVIEW FROM THE BUILDING DEPARTMENT PRIOR TO SUBMISSION TO THE STATE OF NH DES FOR DESIGN APPROVAL.
- 2) ALL BUILDINGS (unless 100 sf or less) TO BE 50' FROM ALL BOUNDARY LINES IN THE LOW DENSITY DISTRICT, 40' IN THE MEDIUM DENSITY AND VILLAGE DISTRICTS.
- 3) ALL COMPONENTS OF A SEPTIC SYSTEM (including effluent lines, septic tanks, pump chambers etc.) TO BE A MINIMUM OF 50' FROM ALL LOT LINES.
- 4) ALL WELLS TO BE A MINIMUM OF 75' FROM ALL LOT LINES.\*

\* THE CENTERLINE OF A ROAD OR THE EDGE OF PAVEMENT ARE NOT CONSIDERED LOT LINES.

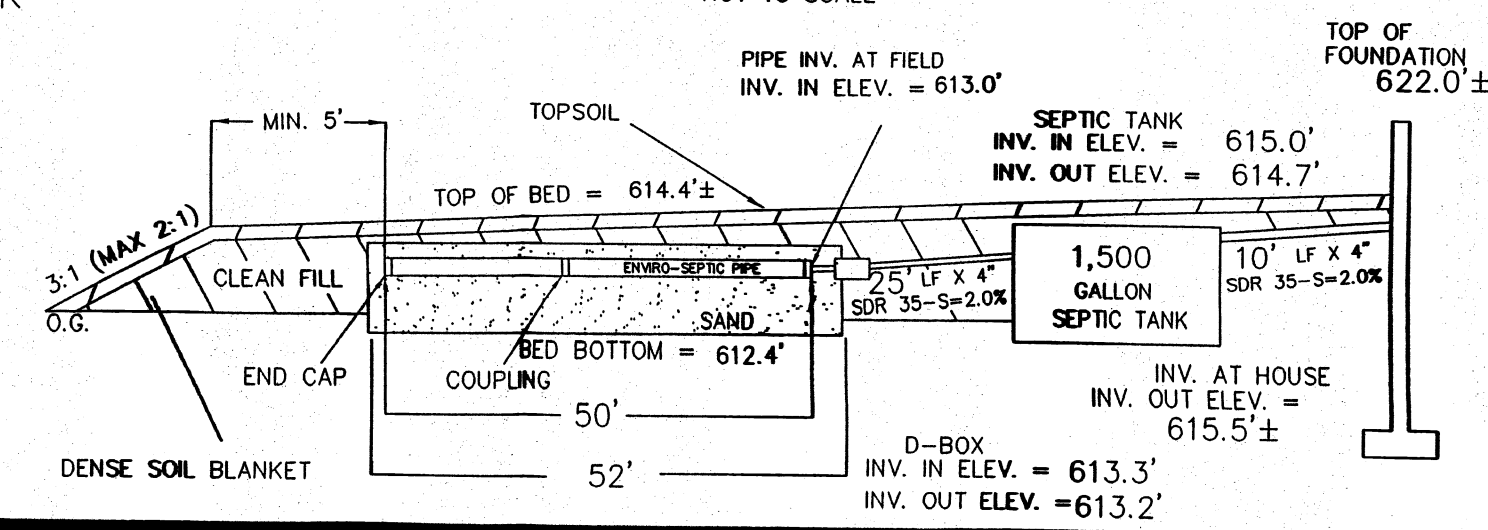
## TOP VIEW



## CROSS SECTION



## SYSTEM PROFILE



THIS LOT IS LOCATED IN THE MEDIUM DENSITY ZONE. ALL BUILDING SETBACKS ARE 40' FROM THE LOT LINES. ALL COMPONENTS TO THE SEPTIC SYSTEM ARE 50', WELL SETBACKS ARE 75'

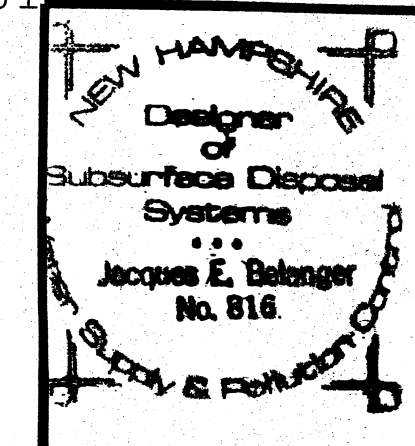
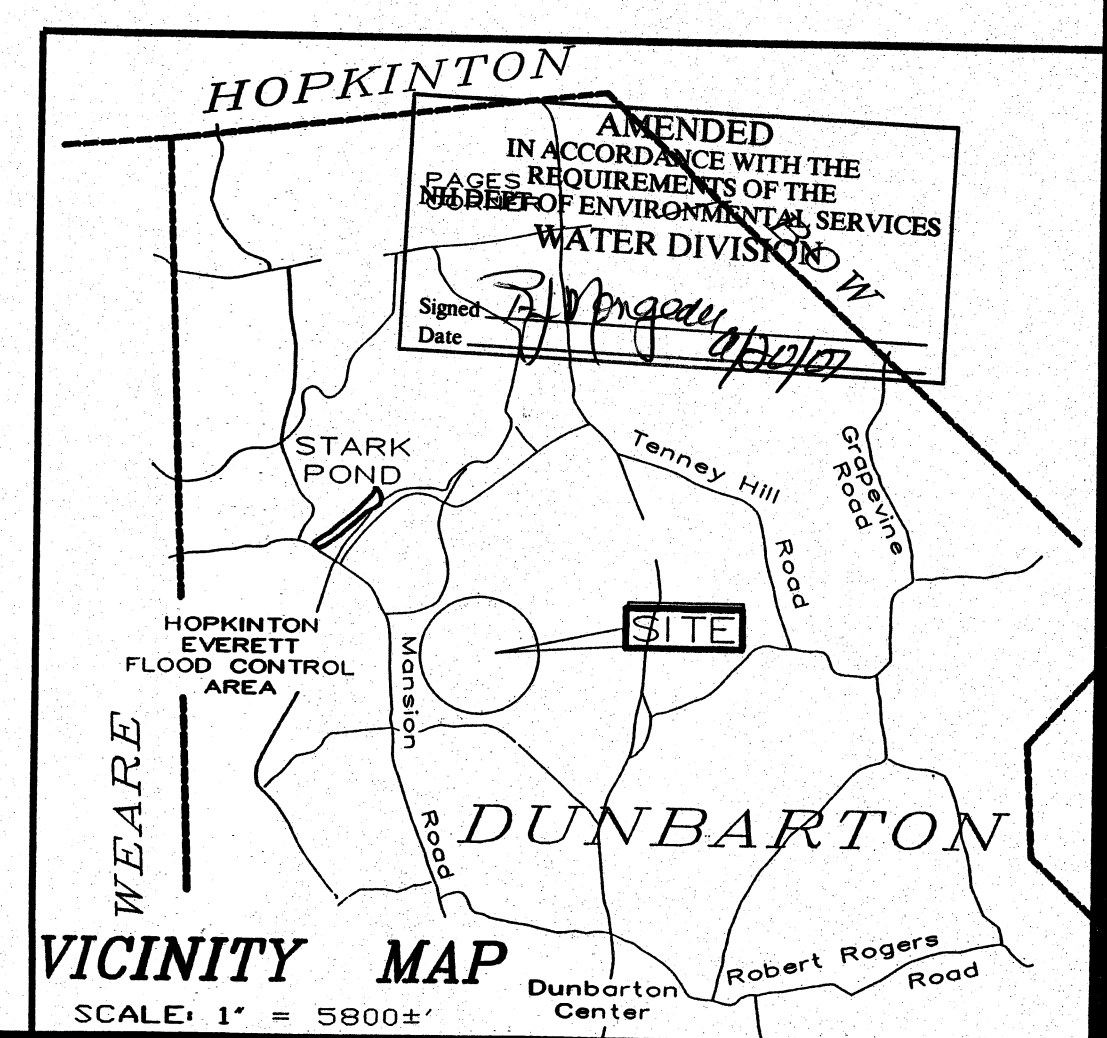
ALL SMEARED OR COMPACTED SURFACES INCLUDING TEXTURAL CHANGES SHALL BE RAKED TO A DEPTH OF 1" BEFORE PLACING FILL OR CRUSHED STONE. THIS IS ESSENTIAL IN ORDER TO PROTECT THE NATURAL ABSORPTION QUALITIES OF THE SOIL BY PREVENTING AN UNRESTRICTED TRANSITION BETWEEN MATERIALS.

OPEN EXCAVATIONS SHALL BE PROTECTED FROM STORM RUNOFF TO PREVENT THE ENTRANCE OF SILT AND DEBRIS, AND FINISH GRADING SHOULD SHED STORM WATER AWAY FROM THE SYSTEM

USE CLEAN BACKFILL AROUND FOUNDATION AND CRUSHED STONE AROUND FOUNDATION DRAINS

DEPTH	TEST PIT DATA LOT G3-1-13 Date : 08/22/02
4"	forest mat & loam
12"	loamy loose granular 10w 6/8
22"	silty loamy sand loose granular ANGULAR ROCKS THROUGHOUT 10 y/f 5/3
33"	silty sand, loose granular large angular rocks throughout 2.5y 7/8

DEPTH OF PIT = 71"  
 EST SHWT = 33"  
 DEPTH TO LEDGE ~ N/A  
 DEPTH TO OBSERVED WATER ~ N/A  
 PERC < 18MIN/INCH @ 24"



Prepared by:  
**J.E. BELANGER**  
**LAND SURVEYING PLLC**  
 55 RANGWAY ROAD  
 DUNBARTON NH 03045  
 Tel.: (603) 774-3601  
 Fax: (603) 774-2601

Prepared for:  
**LaMontagne Builders Inc.**  
 317 South River Road  
 Bedford NH 03110

PROJECT LOCATION: MAP G3 Block 1 Lot 13 Stinson Drive Dunbarton NH  
 GRAPHIC SCALE 1" = 20'  
 DATE: 01/07/07  
 JN 00367/septic  
 SHEET 1 OF 1

REVISED 06/15/07 elevation amendments  
 REVISED 01/22/07 BED SIZE, REVISE TP LOG, INV.ELEV

Return to:  
Evan D. Lange  
Amber Marince  
6 Samuels Court  
Dunbarton, NH 03046

### QUITCLAIM DEED

Evan D. Lange, married, of 6 Samuels Court, Dunbarton, NH 03046, for consideration paid grant to Evan D. Lange and Amber Marince, husband and wife, of 6 Samuels Court, Dunbarton, NH 03046, as joint tenants with rights of survivorship with QUITCLAIM covenants;

A certain tract or parcel of land, with the buildings and improvements located thereon, situate in the Town of Dunbarton, Merrimack County, New Hampshire shown as Lot G3-01-13 on a plan of land entitled "Stinson Hills, Phase II Plan, Lot Consolidation and Major Residential Subdivision, Tax Map G3, Block 1, Lot 5 (58.24 acres), Tax Map 02, Block 5, Lot 15 (12.71 acres) and Tax Map G2, Block 5, Lot 7 (46 acres+/-), Stark Lane & Mansion Roads, Dunbarton, NH, Merrimack County" prepared by J. E. Belanger Land Surveying P. L.L.C. dated December, 2005, recorded in the Merrimack County registry of Deeds as Plan No. 17778, to which plan referenced may be made for a more particular description.

Subject to any and all matters as shown on Plan No. 17778.

Subject to a Recreation Easement to the Town of Dunbarton dated September 22, 2005 and recorded in Book 2826, Page 474.

Subject to a Drainage Easement to the Town of Dunbarton dated September 22, 2005 and recorded in Book 2826, Page 466.

Subject to a Deed to the Town of Dunbarton for Stinson Drive/Phase 1 dated September 22, 2005 and recorded in Book 2826, Page 470.

Subject to the condition that there shall be no further alteration of wetlands for lot development, driveways, culverts or for septic setbacks.

For Title Reference, see conveyance to Evan D. Lange by Warranty Deed from Jennifer

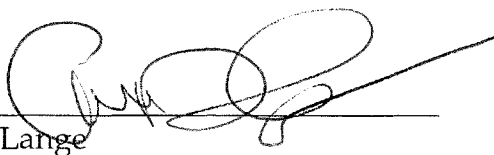
- 2 -

Loginov f/k/a Jennifer Couture, dated June 14, 2019 and recorded in Book 3634, Page 1257 of the Merrimack County Registry of Deeds.

This is a non-contractual transfer and therefore no transfer stamps are due.

6 Samuels Court, Dunbarton, NH 03046


Executed this 24th day of June, 2021

  
Evan D. Lange

**STATE OF NEW HAMPSHIRE**

Hillsborough, SS

Then personally appeared before me on this 24th day of June, 2021, the said Evan D. Lange and acknowledged the foregoing to be his voluntary act and deed.

  
Notary Public/Justice of the Peace  
My commission expires:



CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT										
LANGE EVAN D MARINCE AMBER 6 SAMUELS COURT  DUNBARTON      NH      03046				4	Rolling	5	Well	1	Paved	2	Suburban	Description		Code	Appraised		Assessed		2110  DUNBARTON, NH  <b>VISION</b>			
						6	Septic					RESIDNTL		1010	324,100		324,100					
				SUPPLEMENTAL DATA								RES LAND		1010	103,700		103,700					
				Alt Prcl ID								RESIDNTL		1010	25,000		25,000					
				ACCT 1      4688				Assoc Pid#				Total		452,800		452,800						
				ACCT 2      4928																		
				PICK-UP																		
				CNSRVT E																		
				GIS ID																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)									
LANGE EVAN D				3746	1978	06-30-2021		Q	I	0		00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
LANGE, EVAN D				3634	1257	06-17-2019		Q	I	475,000		00	2022	1010	324,100	2021	1010	324,100	2020	1010	324,100	
COUTURE, JENNIFER				00344	0938	07-02-2014		U	I	0		38			103,700			103,700			103,700	
WROBLESKI, WILLIAM & JENNIFER				00302	0631	11-01-2007		Q	I	388,000		00			1010			25,000			1010	25,000
STINSON HILLS, LLC				2826	0317	09-28-2005		Q	I	1,120,000		00	Total		452,800	Total		452,800	Total		428,800	
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description			Amount	Code	Description		Number	Amount	Comm Int											
Total					0.00																	
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY  Appraised Bldg. Value (Card) 322,700 Appraised Xf (B) Value (Bldg) 1,400 Appraised Ob (B) Value (Bldg) 25,000 Appraised Land Value (Bldg) 103,700 Special Land Value 0 Total Appraised Parcel Value 452,800 Valuation Method C  Total Appraised Parcel Value 452,800										
Nbhd		Nbhd Name			B		Tracing			Batch												
0001																						
NOTES																						
PHASE II RECORDED 3/17/06 NEW LOT																						
04/07 LIST NEW HOME UC																						
03-08 COMPLETE, LIST PAV, FPL																						
6/20: ADJ SKETCH, ADJ DWEL LIST																						
04-21 - LIST SOLAR																						
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY										
Permit Id		Issue Date		Type	Description		Amount	Insp Date	% Comp	Date Comp		Comments		Date		Id	Type	Is	Cd	Purpost/Result		
2020-061		04-17-2020		BP	New Construct		260,000	04-06-2021	100	03-24-2008		Ground mount solar array NEW HOUSE CONST.		04-06-2021		STM			55	BP Review - Ext		
2007-03		02-05-2007		NC				06-12-2020						STM			67	Sale Inspection - At Door				
								06-03-2020						SM			12	Sales Form Returned				
								04-22-2020						MP			14	Vision Field Review				
								03-25-2020						PRM			62	Sale Inspection - Supv				
								03-23-2020						SM			81	MLS/Sale Data Review				
					07-21-2015		PM			14	Vision Field Review											
LAND LINE VALUATION SECTION																						
B	Use Code	Description		Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustment		Adj Unit P	Land Value			
1	1010	SINGLE FAM				43,560	SF	1.75	1.00000	5	1.00	70	1.250					1.0000	2.19	95,300		
1	1010	SINGLE FAM				2.240	AC	3,000.00	1.00000	0	1.00	70	1.250					1.0000	3,750	8,400		
Total Card Land Units						3.24	AC	Parcel Total Land Area				3.24	Total Land Value						103,700			



[illegible]



To obtain additional details select the blue magnifying glass to the left

CURRENT INVOICES      FORECAST BALANCE      HISTORY

**LANGE, EVAN / 6 SAMUEL'S COURT**  
AccountID-4688

Invoice No	Amount	Balance
 74941 due: 12/2/2024 Tax Bill	6155.81	0.00
 73515 due: 7/1/2024 Tax Bill	5789.05	0.00