

Residential Single Family  
5021956  
Active

282 Prospect Street  
Manchester NH 03104  
Unit/Lot #

Listed: 11/13/20... \$575,000  
Closed:  
DOM: 23



County NH-Hillsborough  
VillDstLoc  
Year Built 1890  
Architectural Style Victorian  
Color Green  
Total Stories 2  
Taxes TBD No  
TaxAnnIAmt \$7,227.00  
Tax Year 2023  
Tax Year Notes

Rooms - Total 9  
Bedrooms - Total 5  
Baths - Total 3  
Baths - Full 1  
Baths - 3/4 1  
Baths - 1/2 1  
Baths - 1/4 0  
SqFt-Apx Total Finished 2,404  
SqFt-Apx Total 3,706  
Lot Size Acres 0.18  
Lot - Sqft 7,841  
Footprint Irregular

Delayed Showing No  
Date - Showings Begin

Directions I-93 to Exit 8, Wellington Road/Bridge Street. West on Bridge Street, right on Belmont, left on Prospect St.



Schedule a Showing

Property Panorama VTour

Remarks - Public One of the east side's most iconic homes can be yours! This classic Victorian saw extensive renovations and won a historic preservation award in 2012. Original touches like high ceilings, large windows, built-ins, front doorbell, and elaborate woodwork connect you with the past, while modern features like granite counters, upscale stainless appliances, stylish updated bathrooms, and newer systems—including radiant heated floors in the kitchen & water filtration—let you live comfortably in the present. The kitchen includes an island so your friends can hang out with a glass of Pinot while you stir the risotto, and direct access to a covered porch and the large back yard. A gas fireplace and multiple built-ins give the dining room an air of elegance, and the front living room is flooded with light from two large bay windows. There's also a large family room that looks out onto the covered front porch, which is big enough for outdoor furniture and for neighbors to join you for some good old-fashioned conversation. The first floor also offers a convenient half bath and organized laundry space. Follow the grand stairs up to the sun-drenched primary bedroom with walk-in closet, and use the other 4 bedrooms however you wish—bedrooms, offices, sewing room, &c. You also get a two-story carriage house, which was structurally reinforced and is ready for your ideas. You're close to Derryfield Park & Wagner Park and have quick and easy access to highways and downtown. This is the one!

STRUCTURE

Construction Status Existing  
Rehab Needed  
Construction Materials Clapboard Exterior  
Foundation Granite  
Roof Membrane, Slate  
Basement Yes  
Basement Access Type Walk-up  
Basement Description Bulkhead, Concrete Floor, Full, Stairs - Interior, Sump Pump, Unfinished  
Garage No  
Garage Capacity  
Parking Parking Spaces 3

Estimated Completion

SqFt-Apx Fin Above Grade 2,404  
List \$/SqFt Fin ABV Grade \$239.18  
SqFt-Apx Fin AG Source Assessor  
SqFt-Apx Unfn Above Grade 0  
SqFt-Apx Unfn AG Source  
SqFt-Apx Fin Below Grade 0  
List \$/SqFt Fin Below Grade  
SqFt-Apx Fin BG Source  
List \$/SqFt Fin Total \$239.18  
SqFt-Apx Unfn Below Grade 1,302  
SqFt-Apx Unfn BG Source Assessor  
SqFt-Apx Tot Below Grade  
SqFt-Apx Tot BG Source

ROOMS	DIMS. / LVL	ROOMS	DIMS. / LVL	PUBLIC RECORDS
Kitchen	15.5 x 14	Bath - Full	7 x 6.5	Deed - Recorded Type Warranty
Bath - 1/2	10 x 7.5			Map 32
Dining Room	15 x 13			Deeds - Total 0
Family Room	15 x 12.5			Deed - Book 9412
Living Room	15 x 14			Deed - Page 0548
Primary Bedroom	15.5 x 14			Deed 2 - Book
Bedroom	15.5 x 13			Deed 2 - Page
Bath - 3/4	7.5 x 7.5			Plan Survey Number
Bedroom	13 x 10.5			Property ID
Bedroom	12 x 9.5			Zoning Residential R-2
				Map 32
				Block 0
				Lot 22
				SPAN#
				Tax Class
				Tax Rate
				Current Use
				Land Gains
				Assessment Year
				Assessment Amount
				Assessments - Special

LOT & LOCATION

Development / Subdivision  
Owned Land  
Common Land Acres  
Road Frontage Yes  
Road Frontage Type Public  
Road Frontage Length 71  
ROW - Length  
ROW - Width  
ROW - Parcel Access  
ROW to other Parcel  
School - District Manchester Sch Dst SAU #37  
School - Elementary Smyth Road School  
School - Middle/Jr Hillside Middle School  
School - High Manchester Central High Sch  
Lot Features Landscaped, Sidewalks  
Surveyed Unknown

Waterfront Property  
Water View  
Water Body Access  
Water Body Name  
Water Body Type  
Water Frontage Length  
Waterfront Property Rights  
Water Body Restrictions

**UTILITIES**

**Heating** Natural Gas, Electric, Steam, Mini Split  
**Cooling** Mini Split  
**Water Source** Public  
**Sewer** Public  
**Electric** 150 Amp, Circuit Breaker(s)

**Utilities** Cable  
**Internet** Internet - Cable  
  
**Fuel Company**  
**Electric Company**  
**Cable Company**  
**Phone Company**  
**Internet Service Provider**

**FEATURES**

**Features - Exterior** Barn, Porch - Covered  
**Driveway** Common/Shared, Paved  
**Parking** Parking Spaces 3  
**Flooring** Ceramic Tile, Hardwood  
**Features - Interior** Attic - Hatch/Skuttle, Blinds, Fireplace - Gas, Kitchen Island, Window Treatment, Laundry - 1st Floor

**Appliances** Dishwasher, Disposal, Dryer, Freezer, Microwave, Range - Electric, Refrigerator, Washer, Water Heater - Off Boiler  
**Equipment** Radon Mitigation

**CONDO -- MOBILE -- AUCTION INFO**

**Condo Name**  
**Building Number**  
**Units Per Building**  
**Condo Limited Common Area**  
**Condo Fees**

**Auction** No  
**Date - Auction**  
**Auction Time**  
**Auctioneer Name**  
**Auctioneer License Number**  
**Auction Price Determnd By**

**Mobile Park Name**  
**Mobile Make**  
**Mobile Model Name**  
**MobileSer#**

**Mobile Anchor**  
**Mobile Co-Op**  
**Mobile Park Approval**  
**Mobile Must Move**

**DISCLOSURES**

**Fee**  
**Fee 2**  
**Fee 3**

**Foreclosed/Bank-Owned/REO** No  
**Planned Urban Developmt**  
**Rented**  
**Rental Amount**  
**Items Excluded** Grandfather clock.  
**Documents Available** Deed, Property Disclosure, Tax Map

**Flood Zone** No  
**Seasonal** No  
**Easements**  
**Covenants** No  
**Resort**

**Timeshare/Fract. Ownrshp** No  
**T/F Ownership Amount**  
**T/F Ownership Type**

**POWER PRODUCTION**

**Power Production Type**  
**Power Production Ownership**  
**Mount Type**  
**Mount Location**  
**Power Production Size**  
**Power Production Year Install**  
**Power Production Annual**  
**Power Production Annual Status**  
**Power Production Verification Source**

**Power Production Type 2**  
**Power Production Ownership 2**  
**Mount Type 2**  
**Mount Location 2**  
**Power Production Size 2**  
**Power Production Year Install 2**  
**Power Production Annual 2**  
**Power Production Annual Status 2**  
**Power Production Verification Source 2**

**HOME PERFORMANCE INDICATORS**

**Green Verification Body**  
**Green Verification Progrm**  
**Green Verification Year**  
**Green Verification Rating**  
**Green Verification Metric**  
**Green Verification Status**  
**Green Verification Source**  
**Green Verification NewCon**  
**Green Verification URL**

**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 Verificatn Body 3**  
**Green Verificatn Progrm 3**  
**Green Verificatn Year 3**  
**Green Verificatn Rating 3**  
**Green Verificatn Metric 3**  
**Green Verificatn Status 3**  
**Green Verification Source 3**  
**Green Verificatn NewCon 3**  
**Green Verificatn URL 3**

# 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:** Brendan M. Hickey and Elizabeth B. Lang

2. **PROPERTY LOCATION:** 282 Prospect Street, Manchester NH 03104

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

4. **SELLER:**  has  has not occupied the property for 4 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: Water meter is in the basement near the front of the house  
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 2022 Q3

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? n/a

COMMENTS: Water tested by Manchester Water Works. All results within normal ranges.

### 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? Kitchen sink drain clogged. Drain pipe cut out and replaced.

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

SELLER(S) INITIALS  |  BUYER(S) INITIALS \_\_\_\_\_ | \_\_\_\_\_

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d. LEACH FIELD:  Yes  No  Other n/a  
IF YES, Location: n/a Size: n/a  Unknown  
Date of installation of leach field: n/a Installed By: n/a  
Have you experienced any malfunctions?  Yes  No  
Comments: n/a

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: n/a  
Comments: n/a

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

7. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass		<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	n/a		<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass		<input type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass		<input 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? n/a  
What materials are, or were, stored in the tank(s)? n/a  
Age of tank(s): n/a Size of tank(s): n/a  
Location: n/a  
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: Roof is slate and membrane. No shingles present.

c. **RADON/AIR - Current or previously existing:**  
Has the property been tested?  Yes  No  Unknown  
If YES: Date: October 2021 By: First Alert  
Results: 2.3pCi/L If app \_\_\_\_\_  
Has the property been tested since remedial steps?  Yes  No  
Are test results available?  Yes  No  
Comments: Subslab radon mitigation system. Fan replaced Feb 2024

SELLER(S) INITIALS  /  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: n/a By: n/a

Results: n/a If applicable, what remedial steps were taken? n/a

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: Interior paint tested

Are you aware of any cracking, peeling, or flaking lead-based paint?  Yes  No

Comments: LIRA report available

**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

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?** R-2

**i. Heating System Age:** Unknown **Type:** Steam radiator **Fuel:** Nat. Gas **Tank Location:** No tank

Owner of Tank: n/a

Annual Fuel Consumption: Unknown Price: \$3200 (2023 natl. gas) Gallons: n/a

Date system was last serviced and by whom? Jim Trombley

Secondary Heat Systems: Heat pump

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

**j. Roof Age:** 125+ yrs **Type of Roof Covering:** Slate & Membrane

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

Comments: Membrane roof replaced around 2022. Slate and copper repaired circa 2011.

SELLER(S) INITIALS

BMH / EBL

BUYER(S) INITIALS

   /

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**k. Foundation/Basement:**  Full  Partial  Other: \_\_\_\_\_  Type: Granite  
Moisture or leakage Water seepage during very heavy rains, especially beneath barn  
Comments: Sump pump installed 2024 Q1

**l. Chimney(s) How Many?** 1 Lined? Unknown Last Cleaned: Unknown Problems? Unknown  
Comments: Gas fireplace. Burner repaired 2021. Never used

**m. Plumbing Type:** Copper, PEX, wrought iron, PVC Age: Unknown  
Comments: Visible plumbing is a mixture of copper and PEX. Drains are PVC and iron.

**n. Domestic Hot Water: Age:** Unknown Type: Boiler Gallons: n/a

**o. Electrical System: # of Amps** 150  Circuit Breakers  Fuses  
Comments: \_\_\_\_\_  
Solar Panels:  Leased  Owned If leased, explain terms of agreement: \_\_\_\_\_  
Comments: \_\_\_\_\_

Primary water supply is heated off the boiler on demand.  
There is a small hot water heater used for the under floor heating system. It is near end of life.

**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:** Heat pump Age: 2y Date Last Serviced and by whom: 2023, Jim Trombly  
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: n/a  
If Portable:  Included  Negotiable  
Comments: n/a

**v. Internet: Type Currently Used at Property:** Comcast

**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  / 

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:

Membrane roof leaked above rear 2nd floor bathroom. The ceiling was opened up to dry. Insulation was removed and replaced. Membrane fully replaced.  
One post on the front porch is in a state of disrepair.  
Fence in backyard needs replacement.  
Kitchen sink drain clogged in the basement. Old drain pipe was removed and replaced with PVC. A clean out access was added.  
Please see lead testing report.

**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).**

*Brendan M. Hickey*  
dotloop verified  
10/26/24 4:11 PM EDT  
4DCG-WV05-05G6-6WEN  
SELLER DATE

*Elizabeth B. Lang*  
dotloop verified  
10/27/24 12:05 PM EDT  
NTHN-CJKS-JRYF-7UUC  
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 *BMH* *EBL*

BUYER(S) INITIALS

# DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED HAZARDS FOR HOUSING SALES

This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: 282 Prospect Street, Manchester NH 03104

### Lead Warning Statement

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

### Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i)  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

See report

(ii)  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i)  Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

LIRA Report, Alchemy Lead Management

(ii)  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### Purchaser's Acknowledgement (initial)

(c)  Purchaser has received copies of all information listed above.


(d)  Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i)  received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii)  waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

### Agent's Acknowledgement (initial)

(f)  Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

### Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Elizabeth B. Lang dotloop verified 10/27/24 12:05 PM EDT B4IS-MWM2-YGJJ-EWHL  
Seller Date

Purchaser Date

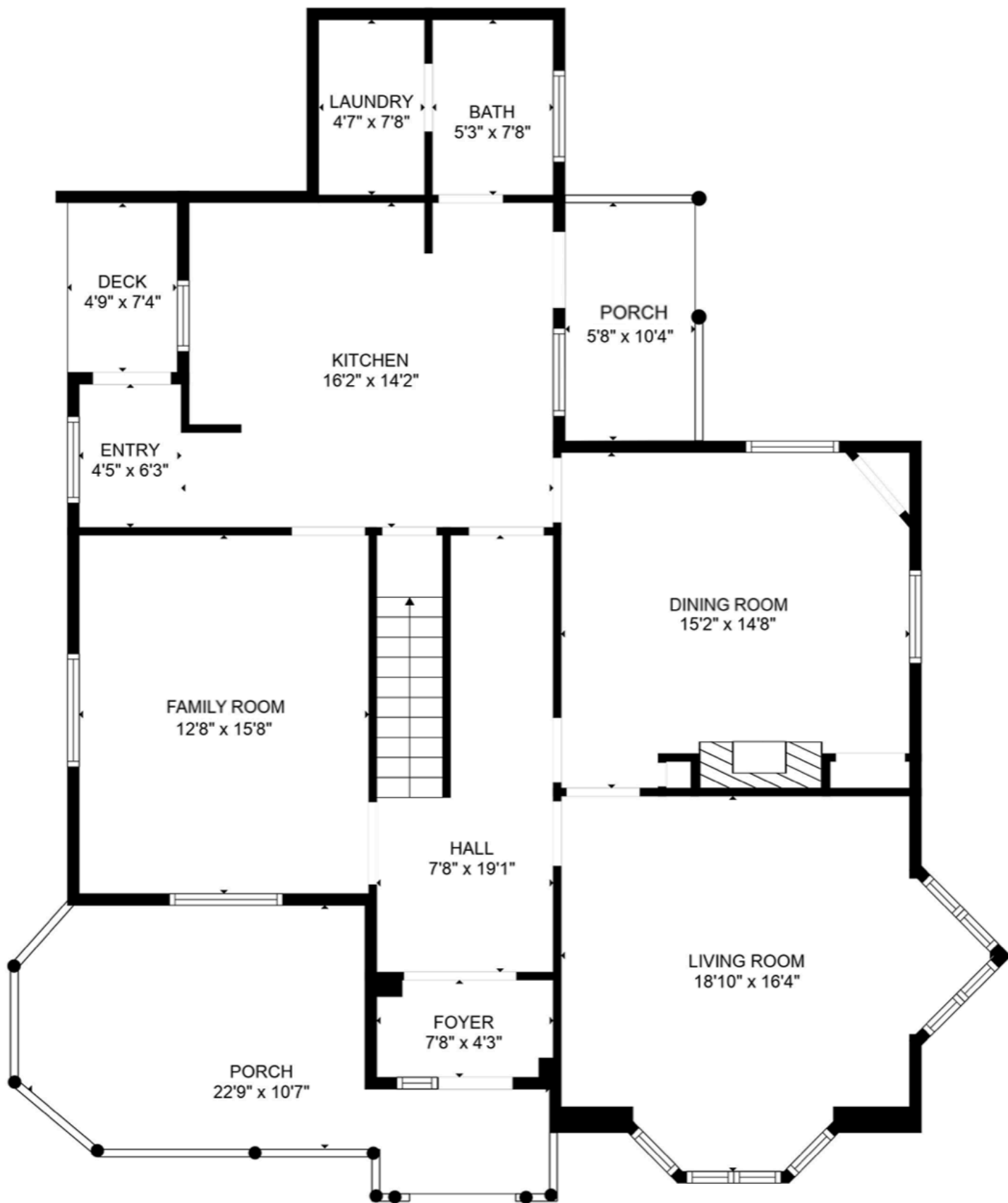
Greg Powers dotloop verified 10/26/24 4:53 PM EDT SDAR-KDRY-QJVL-PBRK  
Agent Date

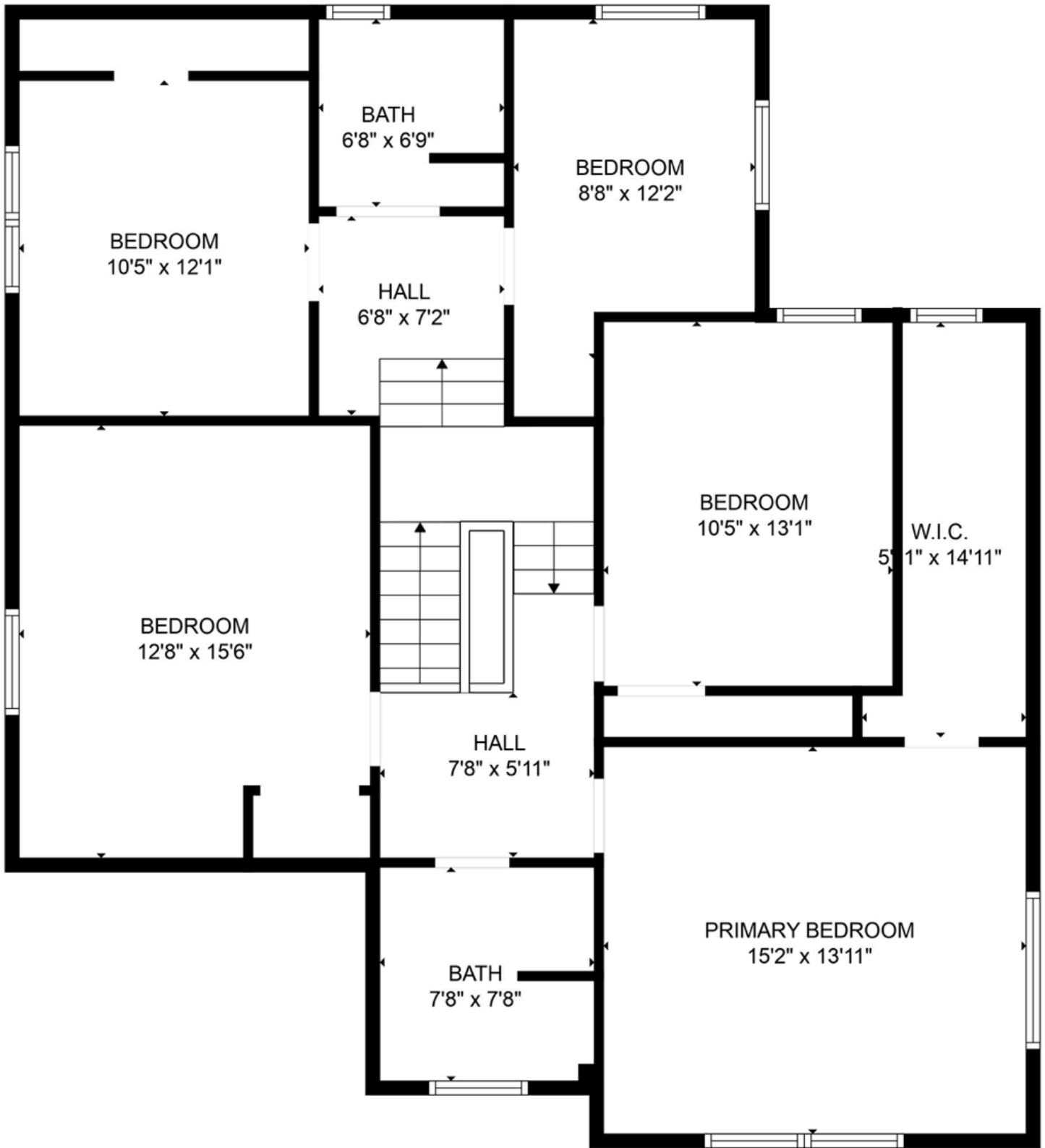
Brendan M. Hickey dotloop verified 10/18/24 10:58 PM EDT 2W2A-TQ4A-EWJL-GXTX  
Seller Date

Purchaser Date

Agent Date







# 282 Prospect Street



E- Doc # 210004101 01/19/2021 02:45:27 PM  
Book 9412 Page 548 Page 1 of 2

Return to:  
Brendan M Hickey and Elizabeth B Lang  
282 Prospect Street

Mary Ann Crowell  
Register of Deeds, Hillsborough County  
LCHIP HIA587626 25.00  
TRANS TAX HI132321 6,450.00

**Transfer Tax \$6,450.00 WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That **William Nichols and Christine Nichols**, husband and wife, of 282 Prospect Street, Manchester, NH 03104, for consideration paid, grant to **Brendan M Hickey and Elizabeth B Lang**, of 2 Parley Vale, Jamaica Plain, MA 02130, as Joint tenants, with WARRANTY COVENANTS:

**SEE ATTACHED EXHIBIT A**

MEANING and INTENDING to describe and convey the same premises conveyed to the grantors herein by deed of Jeffrey Matson dated 12/8/2017 and recorded at Book 9034, Page 1510 in the Hillsborough County Registry of Deeds.

We, the grantors herein hereby release all rights of homestead in the above-described premises.

Executed this 3 day of December, 2020.

William Nichols  
William Nichols

Christine L. Nichols  
Christine Nichols

State of New Hampshire  
County of Hillsborough

12 13 2020

Then personally appeared before me the said William Nichols and Christine Nichols and acknowledged the foregoing to be their voluntary act and deed.



Diandra Gerniara  
Notary Public/Justice of the Peace  
Commission expiration:

\_\_\_\_\_

EXHIBIT A

A certain lot of land with the buildings thereon, situated in the **City of Manchester, Hillsborough County, New Hampshire** and bounded and described as follows, to wit:

Beginning at a point on the north line of Prospect Street one hundred (100) feet east of Linden Street;

thence easterly by the north line of Prospect Street sixty-six (66) feet;

thence northerly at right angles with said Prospect Street one hundred and ten (110) feet;

thence westerly on a line parallel with Prospect Street sixty-six (66) feet;

thence southerly at right angles with said Prospect Street one hundred and ten (110) feet to the point of beginning.

**Also** another tract of land adjoining the above described premises and being a strip of land five (5) feet wide from the easterly side of Lot No. 49, as shown on a plan of lots on the Russell Farm made by James A. Weston dated 1852 and recorded in the Hillsborough County Registry to wit:

Beginning at a point on the north side of Prospect Street ninety-five (95) feet easterly from the southwest corner of said Lot No. 49;

thence easterly on said Prospect Street five (5) feet to Lot No. 54, as shown on said plan;

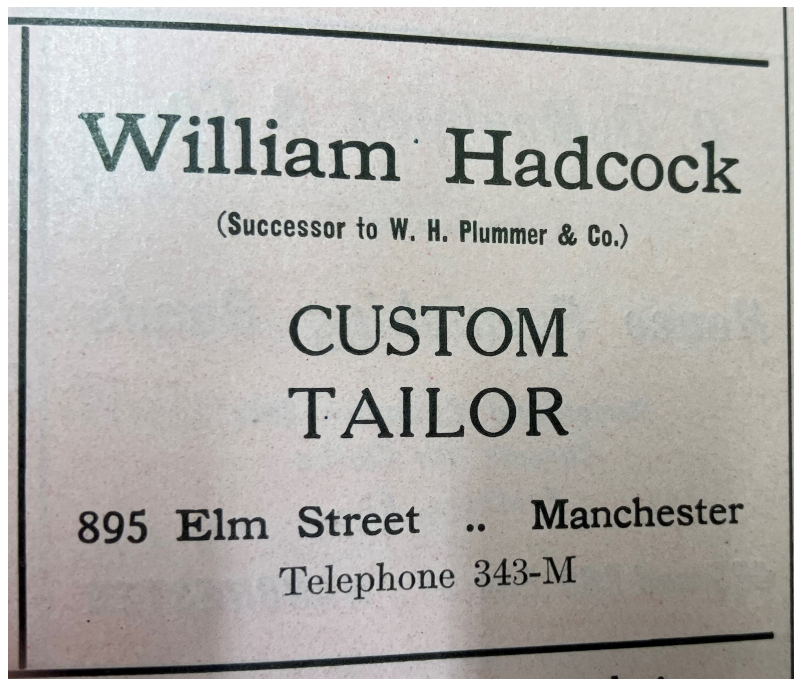
thence northerly by the west line of Lot No. 54 one hundred and ten (110) feet to Lot No. 48, as shown on said plan;

thence westerly by the south line of said Lot No. 48, five (5) feet to a stake;

thence southerly on a line parallel with the west line of Lot No. 54 one hundred and ten (110) feet to the place of beginning.

William Hadcock was born in New York State in 1857. On October 4, 1883, he married Susan Elizabeth Martin in Burlington, VT. He died in Manchester on April 12, 1915 (obituary and city death record attached). I am also attaching an advertisement he purchased for his tailoring business in the 1915 Manchester City Directory.

The Hadcock's had no children. They first appear in Manchester City Directories in 1888 when he worked as a cutter (tailor) at 44 Hanover Street and resided at 81 Ash Street. From 1889 until 1895 he was listed as a cutter at 895 Elm Street (he was the successor to William H. Plummer & Co. at 895 Elm) and a resident of 146 Walnut Street. Mrs. Hadcock continued living in the house until 1920, after which she moved to 238 Pearl Street. Susan (known as Susie) died in Manchester on December 31, 1947, and was buried with her husband in Burlington.



# 282 PROSPECT ST

**Location** 282 PROSPECT ST

**Mblu** 0032 / / 0022 / /

**Owner** HICKEY, BRANDAN M

**Assessment** \$383,200

**Building Count** 1

## Current Value

Assessment	
Valuation Year	Total
2022	\$383,200

## Owner of Record

**Owner** HICKEY, BRANDAN M

**Sale Price** \$430,000

**Co-Owner**

**Certificate**

**Book & Page** 9412/0548

**Sale Date** 12/03/2020

**Instrument** 04

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HICKEY, BRANDAN M	\$430,000		9412/0548	04	12/03/2020
NICHOLAS, WILLIAM	\$334,900		9034/1510	04	12/08/2017
MATSON, JEFFREY	\$290,000	1	8350/0198	04	09/16/2011
GAMACHE, JUSTIN	\$136,000	1	8302/1117	37	12/17/2010

## Building Information

### Building 1 : Section 1

**Year Built:** 1890

**Living Area:** 2,404

**Replacement Cost**

**Less Depreciation:** \$290,000

Building Attributes	
Field	Description
Style:	Victoria/Tudor
Model	Residential

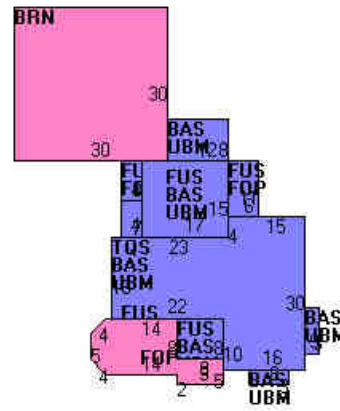
Grade:	Good
Stories:	1 3/4 Stories
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Plastered
Interior Wall 2	Drywall
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Steam
AC Type:	None
Total Bedrooms:	5 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	9
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
MHP	
Fndtn Cndtn	
Basement	
Usrflid 706	

### Building Photo



(https://images.vgsi.com/photos/ManchesterNHPhotos/\00\05\45\70.JPG)

### Building Layout



(https://images.vgsi.com/photos/ManchesterNHPhotos//Sketches/880\_88)

Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
BAS	First Floor	1,330	1,330
TQS	Three Quarter Story	828	621
FUS	Upper Story, Finished	453	453
BRN	Barn	900	0
FOP	Porch, Open	321	0
UBM	Basement, Unfinished	1,302	0
		5,134	2,404

### Extra Features

Extra Features		
Code	Description	Size
FPL3	2 STORY CHIM	1.00 UNITS



**Land**

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**Land Use**

**Use Code** 1010  
**Description** SINGLE FAM

**Land Line Valuation**

**Size (Sqr Feet)** 7810

**Outbuildings**

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Outbuildings
No Data for Outbuildings

**Valuation History**

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Assessment	
Valuation Year	Total
2023	\$383,200



16811-1-1

City of Manchester, NH - Office of the Tax Collector  
Payment Address: P.O. BOX 9598, Manchester, NH 03108-9598

Office location: 1 City Hall Plaza West Wing, Manchester, NH 03101-2084  
Office hours: Monday-Friday, 8 AM to 5 PM

For property values, exemptions, names, and addresses, call (603) 624-6520  
For account balance and payment information, call (603) 624-6575 or  
visit [www.ManchesterNH.Gov/Taxes](http://www.ManchesterNH.Gov/Taxes) for online account access and payments

ACCOUNT NUMBER

1886

\*Please write this number on all payments and correspondence.

FIRST REAL ESTATE TAX BILL FOR 2024

HICKEY, BRANDAN M  
LANG, ELIZABETH B  
282 PROSPECT ST  
MANCHESTER NH 03104

Major credit cards are accepted for payments online and in person.

**A service fee will apply.** Visit [www.ManchesterNH.Gov/Taxes](http://www.ManchesterNH.Gov/Taxes) for details.

INFORMATION TO TAXPAYERS	PROPERTY DESCRIPTION	TAXES										
<p>The Taxpayer may, by March 1 following the final notice of tax and not afterward, apply in writing to the Board of Assessors for a tax abatement or deferral.</p> <p>If you are elderly, disabled, blind, a veteran or veteran's spouse, or are unable to pay taxes due to poverty or other good cause, you may be eligible for a tax exemption, credit, abatement, or deferral. For details and application information, contact the Board of Assessors at 603-624-6520.</p> <p>Taxpayers desiring any information in regard to taxation, assessments, exemptions, or change of address should contact the Board of Assessors at 603-624-6520, not the Tax Collector.</p> <p>Real estate tax payments will be applied first to the oldest delinquent real estate taxes (if any) for the indicated property. Partial payments are accepted but will not delay or prevent lien or deed actions authorized by State law.</p> <p>All taxes are assessed as of April 1st of each year. Unless directed otherwise, tax bills are mailed to the last known address of the first owner listed on the deed.</p>	<p>Map-Lot: 0032-0022 282 PROSPECT ST TOTAL VALUATION: 383,200</p> <hr/> <p>TAX RATES FOR THIS BILLING ARE EQUAL TO 1/2 OF THE RATES APPLIED FOR THE PREVIOUS YEAR'S FINAL BILL</p> <table> <tr><td>MUNICIPAL:</td><td>4.45</td></tr> <tr><td>COUNTY:</td><td>.53</td></tr> <tr><td>CITY EDUCATION:</td><td>3.69</td></tr> <tr><td>STATE EDUCATION:</td><td>.76</td></tr> <tr><td><b>TOTAL:</b></td><td><b>9.43</b></td></tr> </table> <p>ALL TAX RATES ARE PER \$1000 OF ASSESSED VALUE</p>	MUNICIPAL:	4.45	COUNTY:	.53	CITY EDUCATION:	3.69	STATE EDUCATION:	.76	<b>TOTAL:</b>	<b>9.43</b>	<p>Tax: 3,613.58 Tax paid: .00</p> <p><b>TAX DUE: \$ 3,613.58</b></p> <p>PAY BY TUESDAY, JULY 02, 2024 to avoid interest charges at 8.0 % per annum.</p> <p>This notice was generated on 5/21/2024 and does not reflect account activity after that date.</p>
MUNICIPAL:	4.45											
COUNTY:	.53											
CITY EDUCATION:	3.69											
STATE EDUCATION:	.76											
<b>TOTAL:</b>	<b>9.43</b>											

If any owner listed is a debtor under Title 11 of the United States Code, this notice should not be viewed as a demand for payment of, or as an attempt to collect, a pre-petition debt.

Forms of Payment: Cash, Check, Money Order and major Credit Cards. DO NOT MAIL CASH

Make checks payable to: CITY OF MANCHESTER, NH.  
Mail your payment with this stub to:  
TAX COLLECTOR, PO BOX 9598, MANCHESTER NH 03108



Payments can also be made online at [www.ManchesterNH.Gov/Taxes](http://www.ManchesterNH.Gov/Taxes).

PAY BY TUESDAY, JULY 02, 2024 to avoid interest charges at 8.0 % per annum.

FIRST REAL ESTATE TAX BILL FOR 2024

Account Number: 1886

HICKEY, BRANDAN M  
LANG, ELIZABETH B  
282 PROSPECT ST  
MANCHESTER NH 03104

Map-Lot: 0032-0022  
Location: 282 PROSPECT ST

TAX DUE: \$ 3,613.58

0000018861

0003613585