

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:** Andrea Saunders Batchelder and James D Batchelder

2. **PROPERTY LOCATION:** 54 Union Road, Stratham, NH 03885

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 11 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-inside pool area under fake rock

Installed By: LA Hanna Date of Installation: 5/6/2005

What is the source of your information? NH DES OneStop Database - well report attached

c. USE: Number of persons currently using the system: 2

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 4/4/2023

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? None

COMMENTS: New 44 gallon well pressure tank installed on 2/10/2018.

Participated in NHDES PFAS testing program and no issues found, however, test results (attached) showed arsenic and iron slightly higher over regulatory limit and sodium also above (water softener system installed).

6. SEWAGE DISPOSAL SYSTEM

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

b. IF PUBLIC OR COMMUNITY/SHARED

Have you experienced any problems such as line or other malfunctions? ☐ Yes ☐ No

What steps were taken to remedy the problem? _____

c. IF PRIVATE:

TANK: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown ☐ Other _____

Tank Size 1250 Gal. ☐ Unknown ☐ Other _____

Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other _____

Location: Front yard - See NHDES Approved Plan ☐ Location Unknown. Date of Installation: 2005

Date of Last Servicing: 10-2023 Name of Company Servicing Tank: Greg's Septic Service

Have you experienced any malfunctions? ☐ Yes ☒ No

COMMENTS: risers were installed for easy access to tank for pumping.

SELLER(S) INITIALS

ASB / JDB

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____ / ____

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
IF YES, Location: Front yard - See NHDES Approved Plan Size: 3-Bedroom ☐ Unknown
Date of installation of leach field: 5/23/2005 Installed By: Chappy Thomas
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	☒	☐	☐	fiberglass batts		☒
	Crawl Space	☐	☐	☐			☐
	Exterior Walls	☒	☐	☐	fiberglass batts		☒
	Floors	☒	☐	☐	fiberglass batts		☒
		☐	☐	☐			☐

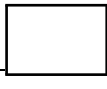
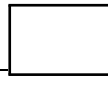
8. HAZARDOUS MATERIAL

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): 500 gallons
Location: left front corner of house under fake rock
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: 7/1/2015 By: Housemasters
Results: 16.8 pCi/L If applicable, what remedial steps were taken? Did not remediate
Has the property been tested since remedial steps? ☐ Yes ☐ No
Are test results available? ☒ Yes ☐ No
Comments: pipng installed when addition was built

SELLER(S) INITIALS  / 
09/07/26 6:32 AM EDT 09/07/26 6:33 AM EDT

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d. RADON/WATER - Current or previously existing:

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

If YES: Date: 4/4/2023

By: Absolute Resource Associates

Results: 754

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: _____

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: Covenant on use of herbicides and pesticides within 50' of boundary

What is your source of information? Recorded document

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: Emmanuel Engineering

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

h. How is the property zoned? Residential/Agricultural

i. Heating System Age: 4 Type: Viesmann Vitocrossal 300 Fuel: Propane Tank Location: under fake rock - left front

Owner of Tank: DF Richard

Annual Fuel Consumption: \$4,355 Price: varies Gallons: 9/25 to present: 1,570

Date system was last serviced and by whom? 7-13-2026 by Integrity Comfort Heating & Cooling

Secondary Heat Systems: Gas fireplace in Living Room

Comments: Baths, kitchen & dining feature FHW radiant in-floor heating. Total of 7 heating zones off boiler (individual thermostats).

j. Roof Age: 2005 Type of Roof Covering: Architectural asphalt

Moisture or leakage: None

Comments: Garage and addition roof age = 10 years

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- k. Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: Poured concrete
 Moisture or leakage: None
 Comments: Addition was constructed in 2016 and provides walk-out doors to backyard from both storage and workshop.
- l. Chimney(s)** How Many? 1 Lined? Yes - SS Last Cleaned: N/A Problems? No
 Comments: _____
- m. Plumbing** Type: Pex and copper supplies. PVC drains Age: 2005 with updates in 2016 and 2026
 Comments: Primary bathroom fully renovated in 2026. Guest bath semi-updated in 2026.
- n. Domestic Hot Water** Age: 4 Type: Indirect SS Gallons: 37.9
- o. Electrical System** # of Amps 200 ☒ Circuit Breakers ☐ Fuses
 Comments: 100 amp sub panel in woodworking shop w/ four 2-pole 20amp breakers (220V)
 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: None Age: _____ Date Last Serviced and by whom: _____
 Comments: _____
- t. Pool** Age: Unknown Heated: ☐ Yes ☒ No Type: gunite Last Date of Service: 9-2025
 By Whom: Aqua Paradise Pool. New pump installed Spring 2026
- u. Generator** Portable: ☐ Yes ☐ No Whole House: ☒ Yes ☐ No Kw/Size: 14 Last Date of Service: 4-7-2025
 If Portable: ☐ Included ☐ Negotiable
 Comments: Kohler generator and transfer switch. Serviced annually by Tri-State Generator. Battery replaced in 2025.
- v. Internet** Type Currently Used at Property: Xfinity
- w. Other** (e.g. Alarm System, Irrigation System, etc.) Fire sprinkler system*
 Comments: *We elected to not have the system active - no knowledge if it is working.

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.

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 09/07/26 09/07/26
 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:**

While no irrigation system, there is a water run underground to spigots in backyard vegetable and flower gardens. Seller will winterize the line prior to Closing.

- Woodwork shop heat was changed in 2026 from Modine wall unit to FHW wall panel radiator units off boiler.

- Screened in porch with ceiling fan.

- Additional storage in attics.

Woodworking shop (under garage) features direct access to exterior. Crushed stone with integrated drainage to daylight is installed in front of doors.

- Extensively landscaped yard with beautiful flower gardens, productive berry bushes and enclosed vegetable gardens.

- Abutting properties are active farms - agriculture w/ farm stand and cattle and sheep (under conservation easement).

- Additional Information is available from Listing Agent.

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).

Andrea Saunders Batchelder

dotloop verified
09/07/26 6:32 AM EDT
73FY-NS6O-M2IG-55OB

SELLER

DATE _____

James D Batchelder

dotloop verified
09/07/26 6:33 AM EDT
CX7I-WSYV-WSEW-NYEI

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

ASB
09/07/26
6:32 AM EDT

JDB
09/07/26
6:33 AM EDT

BUYER(S) INITIALS

UTILITY INFORMATION

Please provide information on the utilities servicing your home.

Electric Company Unitil (Stratham also offers Community Power) Phone 888-301-7700
 Average Annual Consumption 14,311 KW* Electric Usage also included the pool, a hot tub, two old freezers, an old garage refrigerator and woodworking shop equipment.
 Check all that are electric: ☐ Heat ☐ Hot Water ☐ Stove ☒ Dryer ☐ Range ☒ Oven

Oil Company N/A Phone NA
 Average Annual Consumption N/A Tank Size N/A
 Check all that are Oil: ☐ Heat ☐ Hot Water Tank Location N/A

Gas/Propane Company DF Richard Phone 603-742-2020
 Average Annual Consumption See Property Disclosure (PD) Tank Size See PD
 Check all that are Gas: ☒ Heat ☒ Hot Water ☒ Stove ☐ Dryer ☒ Range ☐ Oven ☒ Fixed Generator
☒ Fireplace Tank Location See PD

Septic Company Greg's Septic Service Phone 603-778-2865
 Location See PD Tank Size See PD

Well Company All Pumps* Phone -
 Location See PD GPM See PD

Cable/Internet Company Xfinity Phone 800-934-6489

Telephone Company Xfinity Phone 800-934-6489

Is your home serviced by Town / Community Water? Average Bill No

Is your home serviced by Town / Community Sewer? Average Bill No

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

See Property Disclosure (PD) for approvals on septic and well information Listing Agent obtained from NHDES database.

* Replaced pressure tank.

Seller Andrea Saunders Batchelder dotloop verified 09/06/26 7:55 AM EDT UMGQ-TCLM-JN3C-JKLX

Buyer

Seller James D Batchelder dotloop verified 09/06/26 8:42 AM EDT NZOZ-CZ28-ORJO-9PUR

Buyer

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

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
LG Refrigerator	☒	☐	2024	Beverage refrigerator	☒	☐	-
Washer/Dryer	☒	☐	2022	Pool equipment	☒	☐	-
Bosch Dishwasher	☒	☐	2023	-	☐	☐	--
Jenn-Air Wall Ovens	☒	☐	-	-	☐	☐	--
Viking Gas Cooktop	☒	☐	-	-	☐	☐	-
Viking Vent	☒	☐	-	-	☐	☐	-
Microwave	☒	☐	2022+/-	-	☐	☐	-

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

Woodworking shop under garage: equipment and work benches;
Basement "shed" section: shelving and wood storage racks (built-ins to right of door remain);
Basement workshop area: upper cabinets.
Outside: small oak, pear and maple trees on left side of house, 3 blueberry bushes, rhubarb, selected raspberry bushes, raised bed frames

Other Information

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

Does the town maintain/plow the road? Yes

Do you have smoke alarms?Yes Battery or hard-wired? Hard Wire w/ Battery back-up

Do you have carbon monoxide detectors? yes Plug-in or hard-wired? part of smoke alarm

School Information

	School	Pick Up Time	Bus Stop Location
Elementary	Stratham Memorial	unknown	Smith Farm & Union
Middle	Cooperative Middle School	unknown	"
High School	Exeter High School	unknown	"

Seller

Andrea Saunders Batchelder
dotloop verified
09/06/26 7:55 AM EDT
RZG3-JOME-XHTF-ROLO

Buyer

Seller

James D Batchelder
dotloop verified
09/06/26 8:42 AM EDT
5HWG-XHCY-FGMN-XJZE

Buyer

Print Now

Parcel ID: 000011 000034 000000 (CARD 1 of 1)
Owner: BATCHELDER, ANDREA S.
BATCHELDER, JAMES D.
Location: 54 UNION ROAD
Acres: 2.000

General

Valuation		Listing History	
Building Value:	\$410,500	<u>List Date</u>	<u>Lister</u>
Features:	\$19,900	08/02/2019	CMHR
Taxable Land:	\$350,000	05/08/2017	JJPM
		04/10/2014	JJUM
Card Value:	\$780,400 ?	04/07/2006	ALPM
Parcel Value:	\$780,400		
Review Property Taxes Online			

Notes: (OLD MAP 18-54) PLAN D-30901; SUBDIVISION APPROVED 8/2003; ORIGINALLY PART OF MAP 18 LOT 51; SEPTIC CA2005070310; ANOTHER REFERENCE PLAN D-21427; 2008 IGP-GUNITE; 2014 GENERATOR; 2016 ADD VAULTED CEILING; 2017 ADD NEW GARAGE,BREEZEWAY,OFFICE,SCREEN PORCH; 2019 NO CHANGE

Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
07/31/2015	IMPROVED	YES	\$439,900	STEARNS, RICHARD	5641	1006
08/30/2004	VACANT	NO - RESALE IN EQ PERIOD	\$230,000	RAYMOND THEODORE&TAMER	4353	0443
08/04/2004	VACANT	NO - EASEMENT	\$0	EASEMENT DEED	4350	2107
02/06/2004	VACANT	YES	\$185,000	BATCHELDER	4231	1555

Land

Size: 2.000 Ac.
Zone: 01 - RA RES/AGRI
Neighborhood: AVERAGE
Land Use: 1F RES

Site:
Driveway:
Road:

Taxable Value: \$350,000

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	2.000 AC	350,000	E	100	100	100	100	100	100	350,000	0	N	350,000	

Building

1.00 STORY FRAME RANCH Built In 2005

Roof:	GABLE OR HIP ASPHALT	Bedrooms:	3	Quality:	AVG+10
Exterior:	VINYL SIDING	Bathrooms:	2.0	Size Adj.	0.9442
Interior:	DRYWALL	Fixtures:	0	Base Rate:	129.00
Flooring:	HARDWOOD CARPET	Extra Kitchens:	0	Building Rate:	1.0178
Heat:	GAS FA DUCTED	Fireplaces:	0	Sq. Foot Cost:	131.30
		Generators:	0	Effective Area:	3,362
		AC:	NO	Gross Living Area:	2,356
				Cost New:	\$441,431

Depreciation

Normal VERY GOOD	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
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7%	0%	0%	0%	0%	7%	\$410,500
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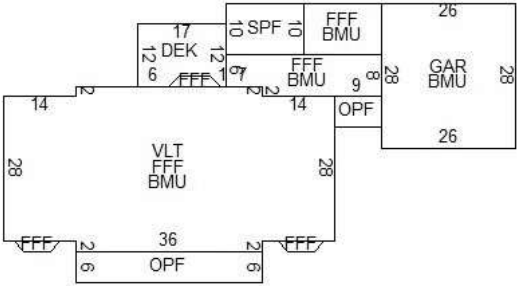
Features

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
FIREPLACE 1-STAND	1		100	3000.00	100	\$3,000	
POOL-INGRND-GUNITE	480	16 x 30	93	50.00	60	\$13,392	
GENERATOR	1		100	3500.00	100	\$3,500	
Total:						\$19,900	

Photo



Sketch



Code	Description	Area	Eff Area	GL Area
BMU	BSMNT UNFINISHED	3,040	456	0
GAR	GARAGE ATTACHED	728	328	0
SPF	SCREENED PORCH	150	38	0
OPF	OPEN PORCH FIN	270	68	0
DEK	DECK/ENTRANCE	188	19	0
VLT	VAULTED CEILINGS	1,936	97	0
FFF	FST FLR FIN	2,356	2,356	2,356
Totals			3,362	2,356



Property Card: 54 UNION ROAD
Town of Stratham, NH



Parcel ID: 11-034-000

Owner: BATCHELDER, ANDREA S.
Co-Owner: BATCHELDER, JAMES D.
Mailing Address: 54 UNION ROAD

STRATHAM, NH 03885

General Information

Land Use: 1F RES
Zone: RA RES/AGRI
Land Area in Acres: 2
Current Use: N
Waterfront: 0

Assessed Value

Land: \$350,000
Buildings: \$410,500
Extra Features: \$19,900
Total: \$780,400

Sale History

Book/Page: 5641-1006
Sale Date: 7/31/2015
Sale Price: 439900

Building Details

Model Description: RANCH
Gross Living Area: 2356
Year Built: 2005
Stories: 1.00 STORY FRAME

No. Bedrooms: 3
No. Baths: 2



www.cai-tech.com

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



LOCATION

Property Address 54 Union Rd
Stratham, NH 03885-2422

Subdivision

County Rockingham County, NH

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID STRH M:00011 B:000034 L:000000

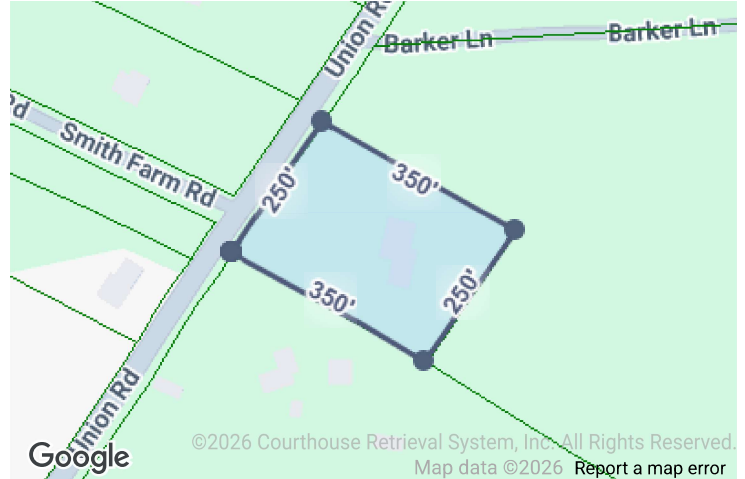
Alternate Parcel ID

Account Number

District/Ward

2020 Census Trct/BIK 670/1

Assessor Roll Year 2025



PROPERTY SUMMARY

Property Type Residential
Land Use Single Family Residential
Improvement Type Ranch/Rambler
Square Feet 3362

CURRENT OWNER

Name Batchelder Andrea S Batchelder James D
Mailing Address 54 Union Rd
Stratham, NH 03885-2422

SCHOOL ZONE INFORMATION

Stratham Memorial School 1.8 mi
Elementary: Pre K to 5 Distance
Cooperative Middle School 2.1 mi
Middle: 6 to 8 Distance
Exeter High School 6.3 mi
High: 9 to 12 Distance

SALES HISTORY THROUGH 07/02/2026

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
7/31/2015	\$439,900	Batchelder Andrea S & Batchelder James D	Stearns Richard T Est & Stearns Peter R	Executors Deed		5641/1006
8/30/2004	\$230,000	Stearns Richard T	Raymond Theodore A & Raymond Tamera J	Deed		4353/443

TAX ASSESSMENT

Tax Assessment	2025	Change (%)	2024	Change (%)	2023
Assessed Land	\$350,000.00		\$350,000.00	\$170,000.00 (94.4%)	\$180,000.00
Assessed Improvements	\$430,400.00		\$430,400.00	\$121,000.00 (39.1%)	\$309,400.00
Total Assessment	\$780,400.00		\$780,400.00	\$291,000.00 (59.5%)	\$489,400.00

Exempt Reason

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2025			\$10,551.00
2024			\$10,239.00
2023			\$10,233.00
2022			\$9,157.00
2021			\$9,064.00

2020	\$9,274.00
2019	\$9,118.00
2018	\$8,610.00
2017	\$8,323.00
2016	\$7,183.00
2015	\$6,889.00

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
10/19/2020	\$301,400	Batchelder Andrea Batchelder James	Inland Mortgage	6183/499 20057607
05/16/2016	\$320,000	Batchelder James D Batchelder Andrea S And Batche	Enterprise Bank And Tr	5714/1289 000000019312
05/16/2016	\$320,000	Batchelder James D Batchelder Andrea S	Enterprise Bank And Tr	5714/1289 19312
07/31/2015	\$430,000	Batchelder Andrea S Batchelder James D	Richard K Donahue	5641/1011
03/05/2013	\$232,000	Stearns	Rbs Citizens Bank	05415/0586
03/05/2013	\$232,000	Stearns Richard T	Rbs Citizens Bank	5415/586
11/01/2010	\$237,000	Stearns Richard T	Rbs Citizens Bank	5160/111
11/01/2010	\$237,000	Stearns	Rbs Citizens Bank	05160/0111
07/03/2006	\$90,432	Stearns	Citizens Bank	04676/2474
07/03/2006	\$90,432	Stearns Richard T	Citizens Bank	4676/2474

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Ranch/Rambler	Condition	Good	Units
Year Built	2005	Effective Year		Stories1
BRs	3	Baths	2 F 1 H	Rooms
Total Sq. Ft.	3,362			

Building Square Feet (Living Space)	Building Square Feet (Other)
1st Floor 2356	Basement 3040
	Gross Area 8668
	Basement Unfinished 3040

- CONSTRUCTION

Quality	Roof Framing	Gable
Shape	Roof Cover Deck	Asphalt
Partitions	Cabinet Millwork	
Common Wall	Floor Finish	
Foundation	Interior Finish	
Floor System	Air Conditioning	
Exterior Wall	Aluminum/Vinyl Siding	Heat TypeForced Air Unit
Structural Framing	Bathroom Tile	
Fireplace	Plumbing Fixtures	

- OTHER

Occupancy	Building Data Source
-----------	----------------------

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Utility Bldg			
Wood Deck			
Attached Garage			

PROPERTY CHARACTERISTICS: LOT

Land Use	Single Family Residential	Lot Dimensions
----------	---------------------------	----------------

Block/Lot	34/	Lot Square Feet	87,120
Latitude/Longitude	43.006531°/-70.876987°	Acreage	2

PROPERTY CHARACTERISTICS: UTILITIES/AREA

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

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot	34/	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
Fidium Fiber	FIBER	No	2000 Mbps	
Xfinity	CABLE	No	2000 Mbps	
Starlink	MOBILE WIRELESS	No	280 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.	33015C0245F	01/29/2021

LISTING ARCHIVE

MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Buyer Agent	Buyer Broker
4430731	Sold	07/31/2015	06/15/2015	\$439,900	07/31/2015	\$439,900				

Tax Map

11



STRATHAM
NEW HAMPSHIRE

N

LEGEND

- PROPERTY LINE
- OLD PROPERTY LINE
- PUBLIC RIGHT OF WAY
- PRIVATE RIGHT OF WAY
- RAILROAD RIGHT OF WAY
- CITY/TOWN LIMIT
- TOWN OWNED PARCELS
- STATE OF NEW HAMPSHIRE
- COUNCIL LAND PARCELS
- ENCUMBRANCE
- CONSERVATION EASEMENT
- UTILITY RIGHT OF WAY
- HYDROGRAPHY
- WETLAND
- PARCEL NUMBER
- DISJOINTED PARCEL
- SUBJECT LOT NUMBER
- DISCONTINUED

NOTES: THIS MAP IS A REPRESENTATION OF THE TAX MAP OF THE TOWN OF STRATHAM, NEW HAMPSHIRE, FOR THE YEAR 2011. IT IS NOT A SURVEY MAP AND SHOULD NOT BE USED FOR ANY PURPOSES OTHER THAN FOR TAXATION. THE TOWN OF STRATHAM, NEW HAMPSHIRE, IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS ON THIS MAP.



Parcel Number	Area (Acres)	Owner
1	1.00	Stratham, NH
2	1.00	Stratham, NH
3	1.00	Stratham, NH
4	1.00	Stratham, NH
5	1.00	Stratham, NH
6	1.00	Stratham, NH
7	1.00	Stratham, NH
8	1.00	Stratham, NH
9	1.00	Stratham, NH
10	1.00	Stratham, NH
11	1.00	Stratham, NH
12	1.00	Stratham, NH
13	1.00	Stratham, NH
14	1.00	Stratham, NH
15	1.00	Stratham, NH
16	1.00	Stratham, NH
17	1.00	Stratham, NH
18	1.00	Stratham, NH
19	1.00	Stratham, NH
20	1.00	Stratham, NH
21	1.00	Stratham, NH
22	1.00	Stratham, NH
23	1.00	Stratham, NH
24	1.00	Stratham, NH
25	1.00	Stratham, NH
26	1.00	Stratham, NH
27	1.00	Stratham, NH

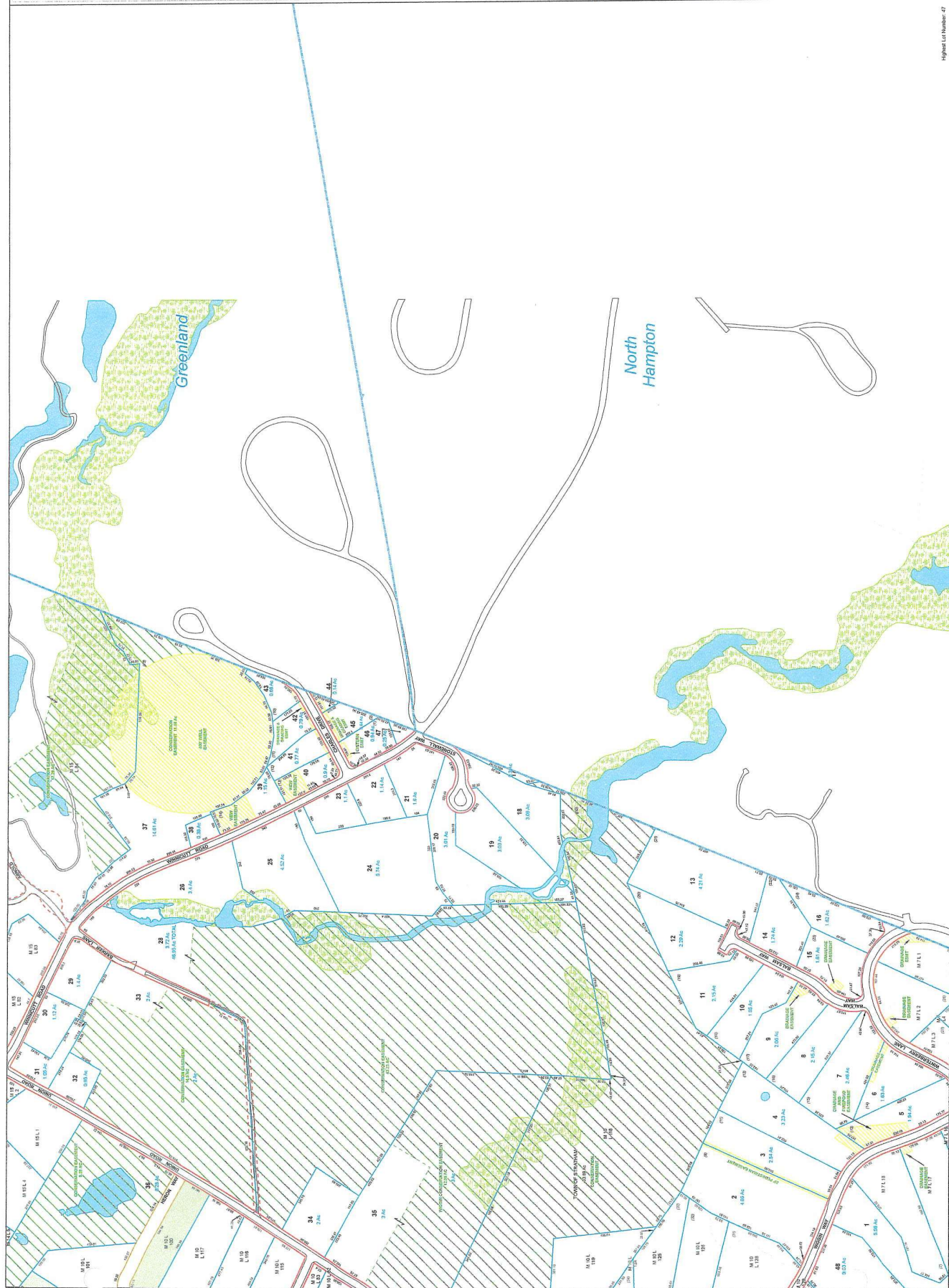
Date of Revision: 4-1-2011

Parcel Number	Area (Acres)	Owner
27	1.00	Stratham, NH
28	1.00	Stratham, NH
29	1.00	Stratham, NH
30	1.00	Stratham, NH
31	1.00	Stratham, NH
32	1.00	Stratham, NH
33	1.00	Stratham, NH
34	1.00	Stratham, NH
35	1.00	Stratham, NH
36	1.00	Stratham, NH
37	1.00	Stratham, NH
38	1.00	Stratham, NH
39	1.00	Stratham, NH
40	1.00	Stratham, NH
41	1.00	Stratham, NH
42	1.00	Stratham, NH
43	1.00	Stratham, NH
44	1.00	Stratham, NH
45	1.00	Stratham, NH
46	1.00	Stratham, NH
47	1.00	Stratham, NH
48	1.00	Stratham, NH
49	1.00	Stratham, NH
50	1.00	Stratham, NH

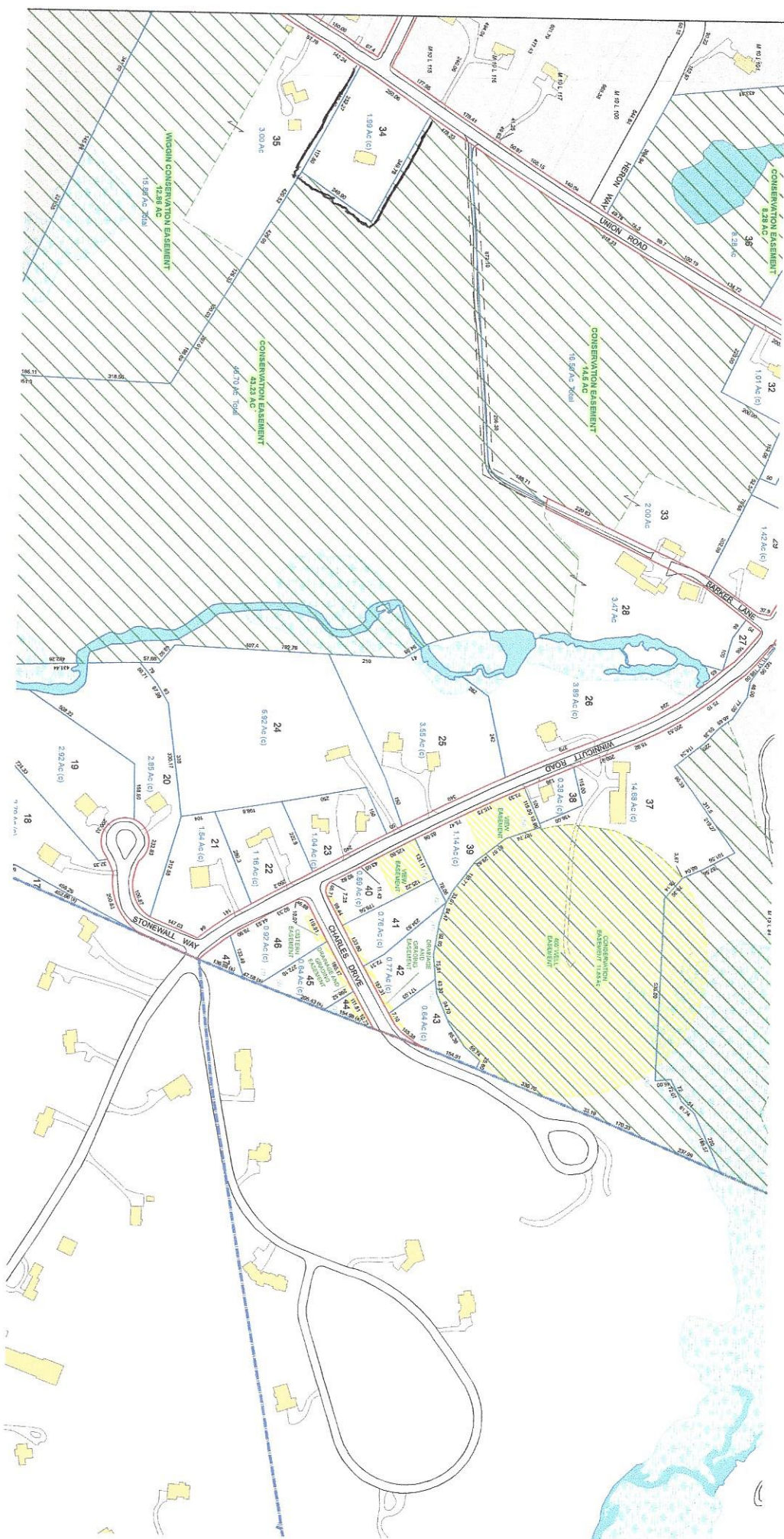
REVISIONS & REPRINTED BY:
CAI Technologies
1100 Main Street, Suite 100
Stratham, NH 03885
Phone: 603.885.1100
Fax: 603.885.1101
Email: info@caitechnologies.com
Web: www.caitechnologies.com

File Path: C:\GIS\2011\Sheet 11

Highest Lot Number: 47







STRATHAM

STEARNS (54)

CA 2005070310

7

App

Cherry
Tham

1345

5/23/08

PV

APPROVAL FOR CONSTRUCTION

CA2005070310

N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES
SUBSURFACE SYSTEMS BUREAU
P.O. BOX 95, 29 HAZEN DRIVE, CONCORD, NH 03302-0095

APPROVAL NO.

CA2005070310

THE PLANS AND SPECIFICATIONS FOR SEWAGE OR WASTE DISPOSAL SYSTEM SUBMITTED FOR:

OWNER:

RICHARD STEARNS
PO BOX 14
WARNER NH 03278-

Map No./Lot No.:

18 / 54

Subd. Appvl. No.:

2004005549

Subd. Name:

BATCHELDER TRUST

County:

ROCKINGHAM

Registry Book No.:

4353

Registry Page No.:

443

Probate Docket No.:
(If Applicable)

COPY SENT TO:

TOWN OF STRATHAM
10 BUNKER HILL AVE
STRATHAM NH 03885

Type of System:

O

3 BR

450 GPD

Town/City Location:

STRATHAM

BY APPLICANT: PERMIT NO.

00064

Street Location:

54 UNION ROAD

JEFFREY A EVANS
PO BOX 522
SOUTH SUTTON NH 03273

Subsurface waste disposal systems must be operated and maintained in a manner so as to prevent nuisance or health hazard due to system failure.
(RSA 485-A:37)

It is unlawful to discharge any hazardous chemicals or substances into subsurface waste disposal systems. Included are paints, thinners, gasoline and chlorinated hydrocarbon solvents such as TCE, sometimes used to clean failed septic systems and auto parts. (Env-Ws 1503.04)

ADVISE YOUR CONTRACTOR OF REQUIRED CHANGES
IN PLANS AS INDICATED BELOW CONDITIONS

Approved this date: _____

Date amended: _____

By: _____

N.H. Department of Environmental Services Staff

Amended by: _____ (OVER)

REVISED 8/01

200501485

NHDES, SSB FILE

N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES
SUBSURFACE SYSTEMS BUREAU
P.O. BOX 95, 6 HAZEN DRIVE, CONCORD, NH 03302-0095

THIS APPROVAL DOES NOT SUPERSEDE ANY EQUIVALENT OR MORE
STRINGENT LOCAL ORDINANCES OR REGULATIONS, STATE
STANDARDS ARE MINIMAL AND MUST BE MET STATEWIDE.

**IN THE EVENT OF SYSTEM FAILURE, IT SHALL BE THE
RESPONSIBILITY OF THE OWNER TO CORRECT
ANY SUCH FAILURE.**

NO LIABILITY IS INCURRED BY THE STATE by reason of any approval of subdivision plans or any approval to construct or use a sewage or waste disposal system. Approval by the Department of Environmental Services of sewage and waste disposal systems and subdivisions is based on plans and specifications supplied by the applicant.

NO GUARANTEE IS INTENDED OR IMPLIED BY REASON OF
ANY ADVICE GIVEN BY THE DEPARTMENT OR ITS STAFF.

PLEASE POST IN A CONSPICUOUS PLACE DURING CONSTRUCTION

The system must be constructed in strict accordance
with the approved plans and specifications

The installed system must be left uncovered and cannot be used
after construction until it is inspected and
finally approved by an authorized agent
of the Department. This is to make
certain the system is built
according to the approved
plans and specifications.

CONTACT THIS OFFICE: 271-3501, REGIONAL OFFICE, OR OUR
AUTHORIZED LOCAL AGENT, WHEN READY FOR INSPECTION.

This system must be installed by an installer holding a valid permit, except an owner may install the system
for his/her primary domicile.

Env-Ws 1004.09 EXCEPT AS PROVIDED IN Env-Ws 1003.19, ALL CONSTRUCTION APPROVALS ISSUED
BY THE DEPARTMENT SHALL EXPIRE 4 YEARS FROM THE DATE OF ISSUE, UNLESS AN OPERATIONAL
APPROVAL HAS BEEN GRANTED OR IS IMMINENT FOR SUBJECT CONSTRUCTION.

Env-Ws 1003.19 Replacement of Failed Systems. All applications submitted for the purpose of correcting a failed system
shall be accompanied by a written statement from the Town Health Officer confirming that the existing system is in fact
in failure. Construction approvals granted for replacement of a failed system shall be valid for a period of 90 days. Failure
to complete construction within the 90 day approval period shall result in the invalidation of the approval.

APPROVAL FOR OPERATION

CA2005070310

N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES
SUBSURFACE SYSTEMS BUREAU
P.O. BOX 95, 29 HAZEN DRIVE, CONCORD, NH 03302-0095

APPROVAL NO. CA2005070310

AMENDED DUE TO:

OWNER:

RICHARD STEARNS
PO BOX 14
WARNER NH 03278-

Map No./Lot No.: 18 / 54
Subd. Appvl. No.: 2004005549
Subd. Name: BATCHELDER TRUST
County: ROCKINGHAM
Registry Book No.: 4353
Registry Page No.: 443
Probate Docket No.:
(If Applicable)

COPY SENT TO:

TOWN OF STRATHAM
10 BUNKER HILL AVE
STRATHAM NH 03885

Type of System: 0
3 BR
450 GPD
Town/City Location: STRATHAM

Street Location: 54 UNION ROAD

Installer

Chappy Thunro Permit No. 1345

☐ Owner Installed For His/Her Domicile

Was Inspected On (Date)

Before Covering And Is Hereby Approved For Use.

Date Approved:

By:

Authorized Agent, Of N.H. Department of
Environmental Services

(OVER)

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(RSA 485-A:37)

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REVISED 8/01

200501485

NHDES SSB FILE

GOLD = Owner's

YELLOW = Town's

BLUE = NHDES, SSB file

N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES
SUBSURFACE SYSTEMS BUREAU
P.O. BOX 95, 6 HAZEN DRIVE, CONCORD, NH 03302-0095

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ANY ADVICE GIVEN BY THE DEPARTMENT OR ITS STAFF.



NHDES

**State of New Hampshire
DEPARTMENT OF ENVIRONMENTAL SERVICES**

Subsurface Systems Bureau

Hazen Drive, P.O. Box 95, Concord, NH 03302-0095

603-271-3501 FAX 603-271-6683

TDD Access: Relay NH 1-800-735-2964

APPLICATION FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEM APPROVAL



FOR OFFICE USE ONLY

Fee Paid 150 Date Received 3/09/05
Check No. 472

FEE \$150.00

Failed System/Replacement _____ Expedite _____
Waiver Request _____ Holding Tank _____

PLEASE PRINT OR WRITE LEGIBLY, COMPLETE ENTIRE FORM

1. System Location:

CITY/TOWN: **STRATHAM** CITY/TOWN APPROVAL OBTAINED: Yes MC IF YES/DATE 7 Mar 05

STREET/LOCATION **54 UNION ROAD** LOT NO: **54** TAX MAP NO. **18**

SUBDIVISION NAME: **BATCHELDER TRUST** REGISTRY BOOK NO: **4353** PAGE NO: **443**

STATE APPROVAL NO. **SA2004005549** COUNTY: **ROCKINGHAM** PROBATE NO. _____ (If Applicable)

2. Water Supply:

MUNICIPAL WATER SUPPLY ☐ COMMUNITY ☐ WELL ON LOT ☐ OTHER ☒

3. Lot OWNER'S Name: **RICHARD STEARNS** STREET: **P.O. BOX 14**

CITY/TOWN: **WARNER** STATE: **NH** ZIP: **03278** TEL.NO: **456-3315**

4. APPLICANT'S Name: **JEFFREY A. EVANS** STREET: **P.O. BOX 522**

CITY/TOWN: **SOUTH SUTTON** STATE: **NH** ZIP: **03273** TEL.NO: **927-4696**

Designer's Name: **JEFFREY A. EVANS** Permit No. **64** P.E.: _____
(P.E. required if more than 2,500 GPD)

5. Amended Plan **Revised Plan** Previous Construction Approval No. **CA200406776**

THE STATEMENT BELOW MUST BE SIGNED AND DATED BY THE APPLICANT AND OWNER[S]

Owner(s):

THE UNDERSIGNED CERTIFY THAT THEY ARE THE PRESENT OWNERS OF THE PROPERTY BEING APPLIED FOR AND THAT THEY HAVE SEEN THE PLANS AND THEY ARE IN ACCORDANCE WITH THEIR NEEDS AND DESIRES. THE UNDERSIGNED FULLY UNDERSTANDS THAT SHOULD THIS PLAN BE APPROVED, NO WAIVERS TO THE CONSTRUCTION APPROVAL WILL BE ALLOWED. ANY CHANGES WILL REQUIRE A NEW SUBMISSION (WITH FEE), REVIEW AND APPROVAL.

Date: 2-28-05 Signed: [Signature] 2-28-05
Owner(s)

Applicant:

To the best of my knowledge, the data and information which I have submitted to obtain approval for construction from the New Hampshire Department of Environmental Services is true and correct. I understand that an approval based upon incorrect data may be subject to revocation. I also understand that NO CONSTRUCTION OF ANY STRUCTURE SERVICED BY THE PROPOSED SYSTEM, NOR THE SYSTEM ITSELF, MAY COMMENCE WITHOUT PRIOR WRITTEN DEPARTMENT APPROVAL. I HAVE COMPLIED WITH ALL LOCAL REGULATIONS OR ORDINANCES RELATIVE TO CONSTRUCTION OF SEWAGE DISPOSAL SYSTEMS AND HAVE OBTAINED ALL OTHER APPROVALS THAT MAY BE REQUIRED FOR OTHER WORK RELATED TO CONSTRUCTION OF THE SEWAGE DISPOSAL SYSTEM. The applicant herewith certifies, where applicable, that the approved off-site, municipal or community, water supply is available at the lot line.

Date: 2-28-05 Signed: [Signature] cd
Applicant Permit No.

Shoreland Protection Certification

Introduction

The New Hampshire Shoreland Protection Act (RSA 483-B) requires that applicants for environmental permits which involve work in the protected shoreland "demonstrate to the satisfaction of the department (of environmental services) that the proposal meets or exceeds the development standards of this chapter." The certification contained herein is an acceptable vehicle for such a demonstration.

The protected shoreland is defined to be all land located within 250 feet of a reference line. The reference line means:

- (a) For natural fresh water bodies without artificial impoundments, the natural mean high water level as determined by the Department of Environmental Services.
- (b) For artificially impounded fresh water bodies with established flowage rights, the limit of the flowage rights, and for water bodies without established flowage rights, the waterline at full pond as determined by the elevation of the spillway crest.
- (c) For coastal waters, the highest observable tide line, which means a line defining the furthest landward limit of tidal flow, not including storm events, which can be recognized by indicators such as the presence of a strand line of flotsam and debris, the landward margin of salt tolerant vegetation, or a physical barrier that blocks further flow of the tide.
- (d) For rivers, the ordinary high water mark.

In the case of rivers, the law applies to all fourth order or higher streams of the state with the exception of rivers or river segments designated for management and protection

Statement of Compliance

1) Will the project for which a permit is hereby requested involve construction, land clearing, or other development within the protected shoreland as defined above?

Answer yes or no. Answer **NO**

2) If the project involves construction, land clearing, or other development within the protected shoreland, will it meet or exceed the development standards of RSA 483-B? Answer yes, or not applicable. Answer **N/A**

If not applicable, state why **NOT WITHIN PROTECTED SHORELAND AREA**

(Note, the development standards are not applicable in only three situations: (1) the project is not located in the protected shoreland, (2) the activities are

Certification

As owner or agent for the owner of the subject property, by my signature below, I certify that:

- My responses to questions 1 and 2 above are correct to the best of my knowledge,
- I am familiar with the requirements of RSA 483-B and have knowledge of the development activities which will be undertaken,
- The plans and other information submitted with this permit application provide a complete description of the project and demonstrate how compliance will be accomplished, and
- I understand that false information given in this certification may result in revocation of any permit granted by the Department of Environmental Services as a result of this application, liability for remediation or restoration of the land affected, fines up to \$20,000 for each day of continuing violation, imprisonment or other penalties.

Certified by

Date **FEB. 28, 2005**

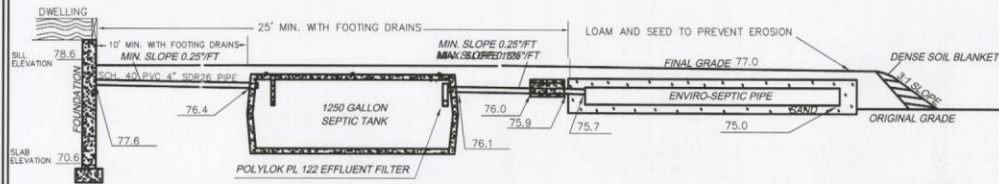
Name (print or type) **JEFFREY A. EVANS** owner or agent (circle one)

YOU MUST SUBMIT THE FOLLOWING INFORMATION (Put all information on plans)

- Two (2) sets of scale plans (one inch = 20 feet) (3 sets if designer wants a return copy of plan) showing all lot dimensions and indicating the distance and location of existing and proposed buildings, wells, and waste disposal systems. If the proposed system or well is closer than seventy-five (75) feet to a boundary, you will need to indicate what is on the adjoining lot. If the lot is so large that it cannot be scaled 1" = 20' on your drawing, two copies of a scale plan with a larger scale must also be submitted. The 1:20 scale plan must also contain pertinent elevation data and location of test pits and percolation test holes. All plans must be folded to 8 1/2" x 11". Show areas of exposed ledge or boulders greater than 6" in diameter within 75' of proposed system.
- Specific directions so that inspector may easily drive to and find the site. Include mileage referenced from intersections or landmarks to this site. This shall be indicated on a USGS quadrangle map or other suitable location plan.
- Distance and location of nearest surface water in relation to disposal system (must be a minimum of 75' from all lakes, streams, ponds and swamps whether intermittent or year round). If nearest surface water is greater than 75' away a statement to that effect is required.
- a. Location of proposed and existing drinking water supply lines. Soil Data (to be determined in leaching area for each system indicate where and when tests were taken). Percolation test data including rate and depth of test.
- b. Test Pit Log:
 - Show depth from original ground surface to the observed water table.
 - Show depth to seasonal high water table (springtime). This may be an estimate based on mottling, NRCS data, etc., (water table must be four (4) feet below the bed during all seasons of the year).
 - Show depth from original ground surface to impermeable substratum (i.e. clay or ledge). Clay and hardpan will be considered impermeable unless proven otherwise. Bottom of effluent disposal area (EDA) must be four (4) feet above any bedrock or any impermeable substratum. P.E. required for edge lots where system will be greater than 600 GPD or for disposal systems greater than 2,500 GPD.
 - Soil description of the predominant soil layers including color notations from the Munsell Soil Color book.
- c. Soil survey data for the lot. This information is available at the Local Soil Conservation District office. When taken from current soil map, a copy designating locus and site will be acceptable (state reference source).
- Where fill is required, filled area must extend a minimum of five (5) feet in all directions beyond the edge of the bed at same elevation as top of the bed before tapering off at a 3:1 slope (3 horizontal to 1 vertical). There shall be a minimum of 3" of loam suitable for seeding and proper stabilization of the slope. All topsoil, roots and organic matter under the leaching system must be removed before fill is placed. Show fill details and material specification on cross section.
- Number of bedrooms or estimated sewage load in gallons per day.
- Ground surface elevations for the lot showing the slope of the land at two foot contour intervals. Sufficient spot elevations are required to verify level lots. Show original and proposed contours. Reference contours to a benchmark located near the proposed systems. This topographical information must appear on the 1:20 scale plan.
- Liquid capacity of septic tank, details and materials of construction.
- Scale plan of leaching system with construction details and dimensions. Show sill elevations, invert elevations at building exit, inlet and outlet from septic tank, inlet and outlet from distribution box, invert of effluent disposal lines and bottom elevation of effluent disposal area. Inverts must be referenced to your benchmark. Invert may be best indicated on your cross section or profile sections.
- Make, type and capacity of sewage pump, pump well, discharge line, siphons, siphon chambers, etc. (when used).
- Number of outlets and name of manufacturer of distribution box (all laterals must be directly connected to distribution box, i.e., no tees in the middle of the bed or field will be allowed).
- Cross section of leaching trench, leaching bed, or dry well showing all construction details (in leach bed, lines should be uniformly spaced from 3 to 5 feet on center and half of that distance in from the edge of the bed; present requirements for dry wells are 6" minimum of stone around sides of dry well and foot minimum of stone under dry well). Show all fill details on cross section.
- Type and size of stone. Must be clean and meet septic stone specifications.
- Type, size and manufacturer of effluent disposal pipe.
- Type of effluent disposal pipe joints for perforated pipes. (Leach lines shall be interconnected or capped at the end.)
- Statement that effluent disposal pipes and bottom of effluent disposal area will be laid as level as possible.
- Show a suitable area for a replacement system where available or state that the system may have to be rebuilt in place, if failure occurs.

NO LIABILITY IS INCURRED BY THE STATE by reason of any approval for construction of individual sewage disposal system plans. Approval by the Department of Environmental Services of individual sewage disposal systems is based on plans and specifications supplied by the applicant. NO GUARANTEE IS INTENDED OR IMPLIED BY REASON OF ANY ADVICE GIVEN BY THE DEPARTMENT OR ITS STAFF.

EFFLUENT DISPOSAL SYSTEM (CROSS SECTION - NOT TO SCALE)

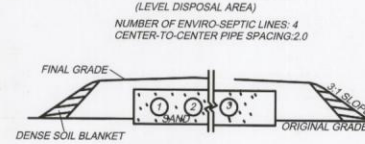


CONSTRUCT EFFLUENT DISPOSAL SYSTEM IN STRICT ACCORDANCE WITH CURRENT ENVIRO-SEPTIC LEACHING SYSTEM DESIGN AND INSTALLATION MANUAL

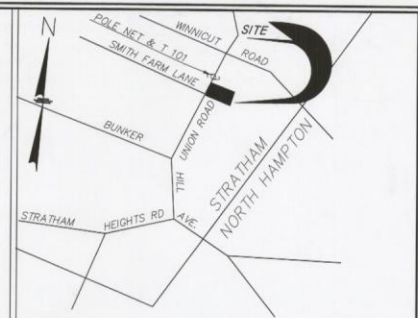
NOTES:
- TOPSOIL AND ORGANICS TO BE REMOVED FROM DISPOSAL AREA PRIOR TO PLACING SAND OR FILL.
- FINAL GRADING TO SHED SURFACE WATER AWAY FROM SYSTEM COMPONENTS.

INSTALLERS NOTE: SWING TIES ARE TO OUTSIDE OF THE SAND ENVELOPE

EFFLUENT DISPOSAL AREA CROSS SECTION - NOT TO SCALE



LOCATION MAP NOT TO SCALE



SOIL INFORMATION

U.S.D.A./ N.R.C.S. (S.C.S.) COUNTY OF ROCKINGHAM
38B ELDRIDGE FINE SANDY LOAM
SHEET 20 DATED OCTOBER 1994

TEST PIT DATA A

DUG ON 2/09/2005
TEST PITS WITNESSED BY M. COUMO OF R.C.C.D.

Ap	0-10"	10YR3/3 FINE SANDY LOAM
B	10-26"	2.5Y5/6 FINE SANDY LOAM
C	26-65"	2.5Y5/6 STONY SANDY LOAM

REDOX CONCENTRATION AT 26" E.S.H.W.T.

TEST PIT DATA B FOR RESERVED SITE

DUG ON 2/09/2005
TEST PITS WITNESSED BY M. COUMO OF R.C.C.D.

Ap	0-10"	10YR3/3 FINE SANDY LOAM
Bw	10-18"	2.5Y5/6 FINE SANDY LOAM
B2	18-26"	2.5Y5/3 VERY FINE SILT LOAM
C	26-65"	2.5Y5/3 SILT LOAM

REDOX CONCENTRATION AT 26" E.S.H.W.T.

1" IN 8 MINUTES AT 24" 2/9/05

FILL NOTE:

REMOVE ALL TOPSOIL AND ORGANIC MATTER, TREES, STUMPS, SHRUBS, BOLLERS AND DEBRIS FROM PLACING FILL MATERIAL BELOW DISPOSAL AREA. THIS INCLUDES AREA BELOW FULL SETBACKS AND 3:1 SIDE SLOPES. FILL MATERIAL TO BE CLEAN SAND AND GRAVEL FREE OF TOPSOIL, LOAM, CLAY, SILTS AND ORGANIC MATERIALS AND ROCKS OVER 6" IN ANY DIMENSION.

FILL UNDER BED IS TO BE WASHED MEDIUM TO COARSE TEXTURE SAND WITH AN EFFECTIVE SIZE OF 0.25 TO 2.0 MM MAXIMUM SIZE FINES PASSING A #60 SIEVE. SEE ENVIRO-SEPTIC LEACHING SYSTEM DESIGN & INSTALLATION HANDBOOK.

OWNER TAKE NOTE:

- ENVI-WS 1023.01 SEPTIC TANK INSPECTION AND PUMPING REQUIREMENTS.
 - SEPTIC TANKS SHALL BE INSPECTED FOR ACCUMULATION OF SLUDGE AND SURFACE SCUM AT LEAST ONCE EVERY 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.
- THIS SYSTEM HAS BEEN DESIGNED FOR THE DISPOSAL OF SEWAGE PRODUCED BY HUMANS AND NORMAL KITCHEN, BATHROOM, AND LAUNDRY WASTE ONLY. ADDITION OF ANY WASTE OTHER THAN NOTED ABOVE MAY RESULT IN PREMATURE FAILURE OF THE SYSTEM, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - WASTE PRODUCED WITH A GARAGE GRINDER/DISPOSAL, DRAIN WATER FROM AN OVERSIZED TUB, WATER CONDITIONER FLUSH, EXCESSIVE COOKING FAT, PAINTS OR OTHER CHEMICALS, OR ANY COMMERCIAL WASTE.
 - CONSULTATION WITH A LICENSED DESIGNER IS NECESSARY IF ADDITIONAL USE OR A CHANGE IN USE IS PROPOSED AT ANY TIME.
- THIS SYSTEM HAS NOT BEEN DESIGNED TO, NOR SHALL IT BE ALLOWED TO, BE DRIVEN UPON, OR PARKED UPON, NOR SHALL ANY VEHICLES, LIVESTOCK, OR ANY OTHER HEAVY OBJECTS BE ALLOWED ON THE LEACHFIELD OR THE SEPTIC TANK.
- THERE SHALL BE NO GARBAGE DISPOSAL USED WITH THIS SYSTEM.

GENERAL NOTES:

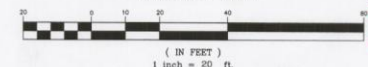
- DESIGN INTENT: THE BOTTOM OF THE EFFLUENT DISPOSAL SYSTEM (EDS) SHALL BE CONSTRUCTED AT ELEVATION 75.5, AND THERE IS APPROXIMATELY 1.0 FEET ABOVE ORIGINAL GRADE ON THE HIGH CONTOUR OF THE DESIGNED EFFLUENT DISPOSAL SYSTEM.
- DESIGN CRITERIA AND CALCULATIONS:
 - 3 BEDROOM HOME
 - ~ 8 MINUTES PER INCH PERCOLATION RATE
 - PERC RATE 1" IN 8 MINUTES, 3 BEDROOM/1000 LINEAR FEET OF ENVIRO-SEPTIC PIPE REQUIRED, 3 ROWS X 80' = 150' PROVIDED
- USE 3 ROWS EACH ROW TO BE 50' OF ENVIRO-SEPTIC PIPE ROWS TO BE 2.0' ON CENTER. ENVIRO-SEPTIC PIPE TO BE ENCLOSED IN A SAND ENVELOPE 1.0' DIA' SUPPLIED BY WASTE INC. CONCORD, NH.
- TO THE BEST OF MY KNOWLEDGE, THERE ARE NO VERY POORLY DRAINED SOILS WITHIN 75' OF THIS SYSTEM AND NO POORLY DRAINED SOILS WITHIN 50' OF THIS SYSTEM.
- IF FAILURE OCCURS, THIS SYSTEM IS TO BE REBUILT IN-PLACE.
- SEAL ALL PIPE PENETRATIONS AT CONCRETE PRODUCTS AS WELL AS ALL CONCRETE JOINTS AND SEAMS WITH AN ACCEPTABLE NON-SHRINK, WATER-STOPPING (AND ROOF TAP).
- THIS IS NOT A WARRANTY SURVEY.
- INSTALLER NOTE: IT SHALL BE THE RESPONSIBILITY OF THE INSTALLER TO NOTIFY THIS FIRM OF ANY ERRORS OR OMISSIONS OR VARIATIONS WITH RESPECT TO THIS DESIGN, AND TO DO SO IMMEDIATELY UPON FINDING OR BE AWARE OF SUCH.
- WELL STATUS: WATER IS PROVIDED FROM AN ON SITE INDIVIDUAL WELL.
- SEPTIC TANK TO BE 1250 GAL. (ENV-WH 1010.02) CONCRETE FROM EPSOM PRECAST EPSOM, NH, OR EQUAL. SEPTIC TANK IS TO HAVE POLYLOK MODEL NO. PL122 EFFLUENT FILTER, INSTALLED PER SUPPLIERS REQUIREMENTS IN PLACE OF THE OUTLET Baffles.
- DISTRIBUTION BOX TO BE CONCRETE FROM EPSOM PRECAST, OR EQUAL. INSTALL 3" IN. FLOW EQUALIZERS IN D-BOX AVAILABLE FROM EPSOM PRECAST.
- APPROVAL OF THIS PLAN ALLOWS CONSTRUCTION OF ENVIRO-SEPTIC DESIGN ONLY. CONSTRUCTION OF CONVENTIONAL SYSTEM REQUIRES SEPARATE DESIGN DRAWING, SUBMISSION, AND INSPECTION APPROVAL.

INDIVIDUAL SEWAGE DISPOSAL SYSTEM FOR

RICHARD STEARNS
UNION ROAD
STRATHAM, NEW HAMPSHIRE

TAX MAP 18 LOT 54
R.C.R.D. BK. 4353 PG. 443
SCALE 1"=20' DECEMBER 2004

GRAPHIC SCALE

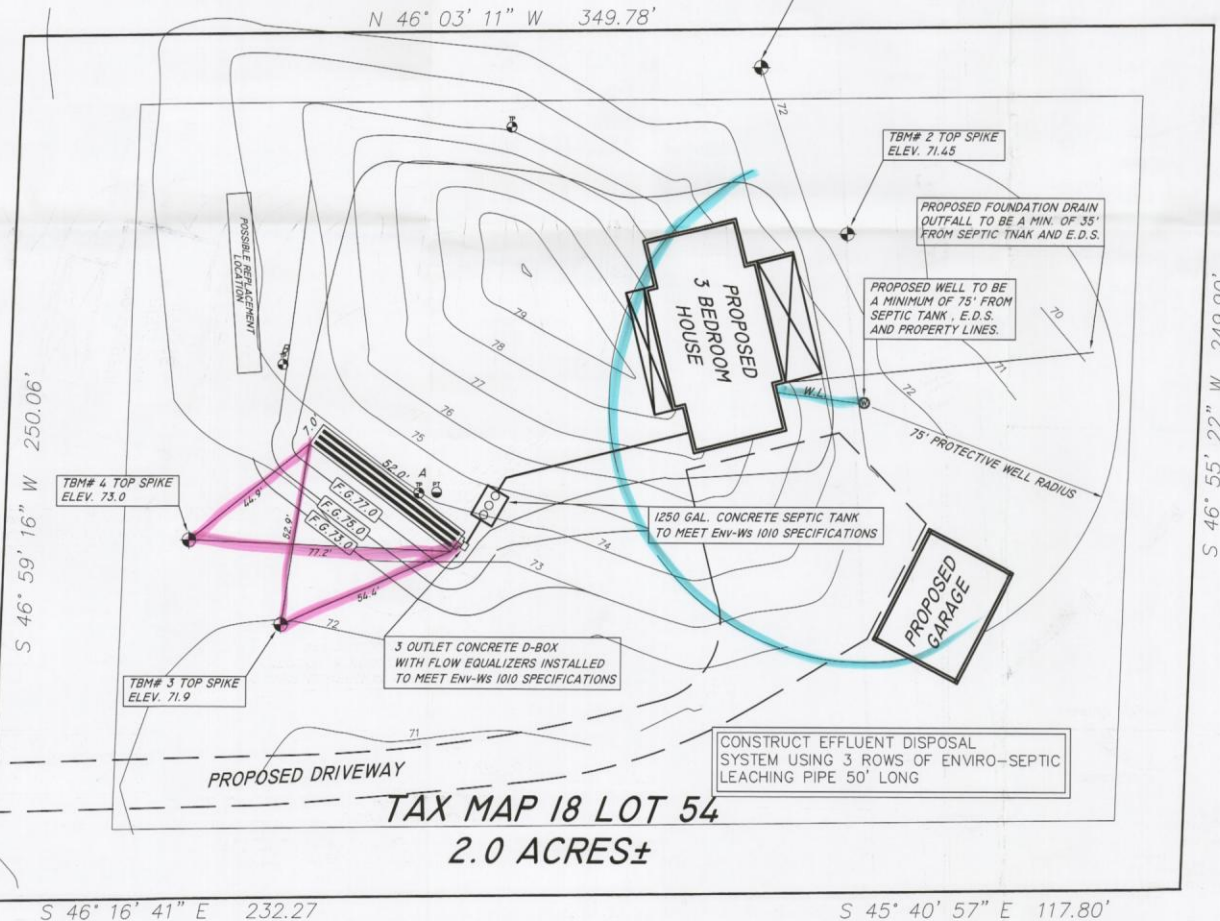


PREPARED BY

JEFFREY A. EVANS, LAND CONSULTANT
LICENSED PROFESSIONAL, LAND SURVEYOR 517, FORESTER 162
WETLAND SCIENTIST 105, SEPTIC SYSTEM DESIGNER 64
P.O. BOX 522 SOUTH SUTTON, NH 03273 (603) 927-4696

UNION ROAD

CUT ON POLE
ELEV. 77.42' 0"



CA 2005070310

Laboratory Report



Absolute Resource *associates*

124 Heritage Avenue Portsmouth NH 03801

603-436-2001

www.absoluteresourceassociates.com

Project ID: 54 Union Rd. STRATHAM

Sampled: 4/4/23 5:00

Sampler Name: Jim Batchelder

Matrix: Water

Sample ID: Batchelder

Lab Sample ID: 64935-039

Parameter	Reporting		Regulatory	Instr Dil'n		Analyst	Analysis		Reference
	Result	Limit		Units	Factor		Date	Time	
Arsenic	0.0060	0.0025	0.005	mg/L	1	AGN	4/26/23	18:18	E200.8
Chloride	60	2.5	250	mg/L	5	SFM	4/4/23	22:51	E300.0A
Copper	< 0.010	0.010	1.3	mg/L	1	AGN	4/20/23	23:51	E200.8
Copper, Stagnant	0.018	0.010	1.3	mg/L	1	AGN	4/20/23	23:59	E200.8
Fluoride	< 0.5	0.5	2	mg/L	5	SFM	4/4/23	22:51	E300.0A
Hardness (as CaCO ₃)	< 3.0	3	low (soft)	mg/L	1	NA	4/21/23	5:45	SM2340B
Iron	0.039	0.010	0.3	mg/L	1	AGN	4/20/23	23:51	E200.8
Lead	< 0.0050	0.0050	0.015	mg/L	1	AGN	4/20/23	23:51	E200.8
Lead, Stagnant	< 0.0050	0.0050	0.015	mg/L	1	AGN	4/20/23	23:59	E200.8
Manganese	< 0.010	0.010	0.3	mg/L	1	AGN	4/20/23	23:51	E200.8
Nitrate-N	< 0.5	0.5	10	mg/L	5	SFM	4/4/23	22:51	E300.0A
Nitrite-N	< 0.5	0.5	1	mg/L	5	SFM	4/4/23	22:51	E300.0A
pH	8.1	H	6.5-8.5	pH	1	WAS	4/4/23	13:53	SM4500H+B
H = Sample was analyzed beyond method holding time.									
Sodium	98	0.10	20	mg/L	1	AGN	4/20/23	23:51	E200.8
Total Coliform Bacteria	absent		absent		1	AJD	4/4/23	13:00	SM9223BColilert
E. coli Bacteria	absent		absent		1	AJD	4/4/23	13:00	SM9223BColilert
Radon	754	100	10000	pCi/L	1	TT-ME	4/7/23	2:14	SM7500 RnB
Radon analysis performed by A & L Laboratory.									
Uranium	< 1.0	1.0	30	ug/L	1	AGN	4/20/23	23:51	E200.8
perfluorooctanoic acid (PFOA)	< 1.74	1.74	12	ng/L	1	DBV	4/20/23	12:12	E533
perfluorononanoic acid (PFNA)	< 1.74	1.74	11	ng/L	1	DBV	4/20/23	12:12	E533
perfluorooctane sulfonic acid (PFOS)	< 1.74	1.74	15	ng/L	1	DBV	4/20/23	12:12	E533
perfluorohexane sulfonic acid (PFHXS)	< 1.74	1.74	18	ng/L	1	DBV	4/20/23	12:12	E533
Surrogate Recovery	Limits								
13C8-PFOA SUR	110	50-200		%	1	DBV	4/20/23	12:12	E533
13C9-PFNA SUR	96	50-200		%	1	DBV	4/20/23	12:12	E533
13C8-PFOS SUR	123	50-200		%	1	DBV	4/20/23	12:12	E533
13C3-PFHxS SUR	120	50-200		%	1	DBV	4/20/23	12:12	E533

Aaron DeWees

Chief Operating Officer

Date of Approval: 5/2/2023

NH Laboratory ID: 1732

Questions about your results? The NH DES website 'Be Well Informed' is a great place to start.

<https://www4.des.state.nh.us/DWITool/Welcome.aspx>

Well Id (WRB#): **225.1002**[Well Completion Report](#)Date Completed: **05/06/2005**Name and Location: **D. STEARNS
54 UNION RD
STRATHAM**[Mapit](#)Total Depth: **200 ft**Depth to Bedrock: **20 ft**

Tax Map No:

Casing: **40 ft**

Lot No:

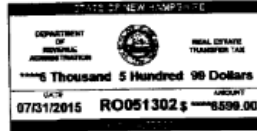
Tested Yield: **20 gal/min**Type: **DRILLED IN BEDROCK**Static Water Level: **20 ft**Use: **DOMESTIC;**

Measured Yield After Development:

Well DrillerDriller License No: **1085**Driller Well Id: **180-2005**Name and Address: **LA HANNA & SONS INC
313 PORTSMOUTH AVE
STRATHAM NH 03885**Current License Status: **Inactive**Email: **JQUINN@LAHANNA.ATTBBS.COM**Phone Number: **603-772-2175**

After Recording TO
Return TO.
Audrey Batchelder
54 Union Rd.
Stratham NH 03885

BK 5641 P6 1006



2015 JUL 31 AM 10:24
032934
ROCKINGHAM COUNTY
REGISTRY OF DEEDS

FIDUCIARY DEED

PETER R. STEARNS, of 545 Broad Street, Portsmouth, New Hampshire 03801, not individually but solely as the **Executor** of the **ESTATE** of **RICHARD T. STEARNS**, late of Stratham, Rockingham County, New Hampshire, by the power conferred by New Hampshire RSA 559:18, 10th Circuit – Probate Division – Brentwood, Docket number 318-2015-ET-00229, together with the attached consents of the beneficiaries under the Will of Richard T. Stearns, and every other power, for consideration paid in the amount of Four Hundred Thirty-Nine Thousand Nine Hundred and 00/100 Dollars (\$439,900.00), grants to **ANDREA S. BATCHELDER** and **JAMES D. BATCHELDER**, husband and wife, of 116 Agamenticus Road, South Berwick, York County, Maine 03908, as joint tenants with rights of survivorship, the following described premises:

A certain tract or parcel of land with any improvements thereon, situated in the Town of Stratham, County of Rockingham and State of New Hampshire, lying on the south side of Union road, being shown as "18/54 Proposed Lot" on a Plan entitled "Single Lot Subdivision Plan for David W. Batchelder Revocable Trust Union Road (Site) Stratham, NH 03885" by Emanuel Engineering, Inc., dated July 16, 2003, revised through July 31, 2003, recorded in the Rockingham County Registry of Deeds as Plan #D-30901, more particularly bounded and described as follows:

Beginning at a t-bar found with cap at end of a stone wall on the southerly side line of Union Road as shown on said plan; thence running along said southerly side line of Union Road, N 47° 03' 55" E, 250.06 feet to a t-bar found with no cap at a point along the southerly sideline of Union Road; thence turning and running S 45° 58' 32" E, 349.78 feet to a t-bar found with cap; thence turning and running S 47° 00' 01" W, 249.90 feet to a t-bar found with cap; thence turning and running N 45° 36' 18" W, 117.80 feet to a 3/8" drill hole set in end stone of a stone wall as shown; thence continuing along said stone wall N 46° 12' 02" W, 232.27 feet to a t-bar found with cap at the end of a stone wall on the southerly sideline of Union Road, being the point and place of beginning.

Said tract of land containing 2.0 acres, or 87,210 square feet, more or less.

A fifty (50.00) foot buffer shall be maintained by the Grantee, its successor and/or assigns, within the lot herein conveyed on the north and east boundaries where use of synthetic herbicides, insecticides, and fungicides shall be prohibited.

SUBJECT TO any notes, easements, and restrictions depicted on said Plan #D-30901.

SUBJECT TO and TOGETHER WITH all other reservations, restrictions and/or covenants, and easements of record, insofar as in force and applicable.

Meaning and intending to describe and convey the same premises conveyed to Richard T. Stearns by deed of Theodore A. Raymond and Tamera J. Raymond dated August 27, 2004 and recorded in the Rockingham County Registry of Deeds at Book 4353, Page 0443. For title see 10th Circuit – Probate Division – Brentwood Docket No. 318-2015-ET-00229.

I, Nancy B. Golden, surviving spouse of Richard T. Stearns, hereby release my right to life use in the property granted under the Will of Richard T. Stearns, and I hereby release all rights of homestead and any other interest in the property conveyed herein.

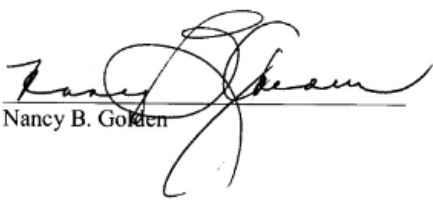
Signed on the date hereinbelow indicated.

July 30, 2015

By:


Peter R. Stearns, Executor of the
Estate of Richard T. Stearns

July 30, 2015


Nancy B. Golden

STATE OF NEW HAMPSHIRE
COUNTY OF Rockingham

The foregoing deed was acknowledged before me July 30, 2015
by Peter R. Stearns, Executor of the Estate of Richard T. Stearns, on behalf of said Estate.


(Signature of notarial officer)
(Seal)
Title: Notary Public
My Commission Expires:



STATE OF NEW HAMPSHIRE
COUNTY OF Rockingham

The foregoing deed was acknowledged before me July 30, 2015
by Nancy B. Golden.

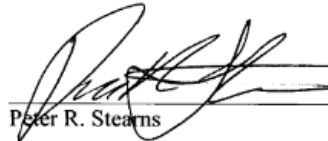
Kate Catalano
(Signature of notarial officer)
(Seal)
Title: Notary Public
My Commission Expires:



BK 5641 PG 1009

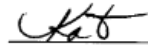
CONSENT TO SALE OF REAL ESTATE

I, Peter R. Stearns, as devisee and heir-at-law under the Will of Richard T. Stearns, do hereby consent to the sale of the foregoing real estate by the Executor of the Estate of Richard T. Stearns, on July 30, 2015.


Peter R. Stearns

STATE OF NEW HAMPSHIRE
COUNTY OF Rockingham

The foregoing consent was acknowledged before me by Peter R. Stearns on July 30, 2015.


(Signature of notarial officer)
(Seal)
Title: Notary Public
My Commission Expires:



CONSENT TO SALE OF REAL ESTATE

I, Nancy B. Golden, as surviving spouse and beneficiary under the Will of Richard T. Stearns, do hereby consent to the sale of the foregoing real estate by the Executor of the Estate of Richard T. Stearns, on July 30, 2015.


Nancy B. Golden

STATE OF NEW HAMPSHIRE
COUNTY OF Rockingham

The foregoing consent was acknowledged before me by Nancy B. Golden on July 30, 2015.


(Signature of notarial officer)
(Seal)
Title: Notary Public
My Commission Expires:

52694

