

Land
4482844
Closed

0 Stoddard Road
Wolfeboro

Unit/Lot #:
NH 03894

Price - List **\$79,900**
Price - Closed **\$79,900**
Date - Closed **9/8/2017**



Zoning Resd1/Agric.
Lot Acres/SqFt 12.000000/ 522,720
Price Per Acre \$6,658
Taxes TBD N
Gross Taxes/Year \$7.00 / 2016
Flood Zone Unknown
Water Access
Water Body Type
Water Frontage Length
Water Restrictions
Current Use Y
DOM 510

Road Frontage Yes
Road Frontage Length 401
Surveyed Yes
Surveyed By Land Tech
Easements Unknown
Parcel Access ROW No
ROW Length/Width /
ROW Other Parcel
Total Lots/Leases /
Exposure South, West
Estimated Open Space %
Land Gains

Directions From Downtown Wolfeboro, go N on NH Rte 28 for about 7 miles to R (from Rte 16, go S onto Rte 28 at Hannaford's/Rite Aid/Tractor Supply for 3 miles to L) onto North Wolfeboro Rd. Go up 1 mile to & straight thru Dimon's Corner onto Stoddard Rte. Go 1/2 mile to RE sign on R, just before Cemetery.

12 rolling Acres in historic North Wolfeborough with a soothing brook running through. In area of large wooded parcels & early 19th century farmsteads; minimum size for new lots is 5 Acres w/400' road frontage. 8 miles from Wolfeboro's historic Lakeside Downtown and <5 miles to "large store" shopping at Rte 16/Ossipee. Peaceful country setting with fairly Low Property Taxes within a relatively easy Commute to Rochester/Dover/Portsmouth. 401' frontage on town-maintained Stoddard Rd plus 300' on Class 6 portion of Bickford Rd. Wonderfully undisturbed mixture of mature hardwoods. Historic District building design regulations no longer apply. While the Current Land Use assessment is only \$481, the Town's Ad Valorem (current market value) Assessed Value is \$84,800.

Virtual Tours

| LOT/LOCATION | | | |
|------------------------|---|--------------------------|----------------------------------|
| Lot Description | Corner, Country Setting, Rolling, Timber, Wetlands, | Area Description | Rural |
| County | Carroll | Devel/Subdiv | |
| Pole Number | | Suitable Use | Agriculture, Residential, Timber |
| Permit Status | | Permit Number | |
| Roads | Gravel, Public | Driveway | |
| Equipment | | Amenities | |
| Parking | | | |
| School-District | GovernorWe | School-Elementary | CarpenterE |
| School-Middle | Kingswood | School-High | KingswoodR |

| UTILITIES | | | |
|-----------------|---|---------------------|--|
| Services | High Speed Intrnt -Avail, Telephone Available | | |
| Water | On-Site Well Needed | | |
| Sewer | On-Site Septic Needed | | |
| Electric | At Street | | |
| | Management Co/Phone | | |
| | Fuel Company | | |
| | Phone Company | FairPoint | |
| | Cable Company | MetroCast | |
| | Electric Company | Wolfeboro Municipal | |

| PUBLIC RECORDS | | | |
|-----------------------|--------------|------------------------|------------------------------|
| Recorded Type | Warranty | Deeds-Total | Book/Page 2278 / 0065 |
| Map | 45 | Block 4 | Lot 1 |
| SPAN # | | Property ID | Plan Survey # |
| Assmt Amt/Year | \$481 / 2015 | Assmnts-Special | Tax Class |
| Tax Rate | 14.63 | | |

| DISCLOSURES | | | |
|------------------------|---|-----------------------|--|
| Fee/Frequency | / | Fee Includes | |
| Fee 2/Frequency | / | Fee 2 Includes | |
| Fee 3/Frequency | / | Fee 3 Includes | |

Monthly Lease Amt**Listing Service** Full Service**Comp Only/Type** No**Short Sale** No**Covenants** No**Resort** No**Auction** N**Auctioneer - Responsible****Auctioneer License #****Auctn Price Determnd By****Delayed Showing/Begin Date** N /**Sale Includes****Items Excluded****Land Restrictions****Foreclsd/BankOwnd/REO** No**Shore Rights** Lake Access, Public**Documents Available** Deed, PERC Test, Survey**Possession** At Closing**Auction Date/Time** /**Auction Info****Financing****PREPARED BY****Ken Perry - Cell: 603-387-2667**

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K A Perry Real Estate, LLC - Off: 603-569-1563

188 North Wolfeboro Road

Wolfeboro NH 03894-4522



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