

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:** Carmen E Byrnes

2. **PROPERTY LOCATION:** 10 Morgan Way, Durham, NH 03824

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

4. **SELLER:** ☒ has ☐ has not occupied the property for 52 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: 10 Morgan Way Durham NH

Installed By: UKN. Date of Installation: _____

What is the source of your information? _____

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

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 UKN.

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: n/a

n/a

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 _____ Gal. ☐ Unknown ☐ Other _____

Tank Type ☐ Concrete ☐ Metal ☒ Unknown ☐ Other _____

Location: 10 Morgan Way Durham NH ☐ Location Unknown. Date of Installation: _____

Date of Last Servicing: UKN. Name of Company Servicing Tank: _____

Have you experienced any malfunctions? ☐ Yes ☒ No

COMMENTS: _____

SELLER(S) INITIALS

CEB /

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
 IF YES, Location: 10 Morgan Way Durham NH Size: _____ ☐ Unknown
 Date of installation of leach field: _____ Installed By: _____
 Have you experienced any malfunctions? ☐ Yes ☒ No
 Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☒ No ☐ Unknown
 IF YES, has a septic system evaluation been done within 180 days? ☐ Yes ☒ No ☐ Unknown
 Date of Evaluation: _____
 Comments: _____

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

7. INSULATION	<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	☒	☐	☐	_____	_____	☐
	Crawl Space	☒	☐	☐	_____	_____	☐
	Exterior Walls	☒	☐	☐	_____	_____	☐
	Floors	☐	☐	☐	_____	_____	☒

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:
 Are you aware of any past or present underground storage tanks on your property? ☐ Yes ☒ No ☐ Unknown
 IF YES: Are tanks currently in use? ☐ Yes ☐ No
 IF NO: How long have tank(s) been out of service? _____
 What materials are, or were, stored in the tank(s)? _____
 Age of tank(s): _____ Size of tank(s): _____
 Location: _____
 Are you aware of any past or present problems such as leakage, etc? ☐ Yes ☒ No
 Comments: _____
 If tanks are no longer in use, have the tanks been removed? ☐ Yes ☐ No ☐ Unknown
 Comments: _____

b. ASBESTOS - Current or previously existing:
 As insulation on the heating system pipes or ducts? ☐ Yes ☐ No ☒ Unknown
 In the siding? ☐ Yes ☐ No ☒ Unknown In the roofing shingles? ☐ Yes ☐ No ☐ Unknown
 In flooring tiles? ☐ Yes ☐ No ☒ Unknown Other _____ ☐ Yes ☐ No ☐ Unknown
 If YES, Source of information: _____
 Comments: _____

c. RADON/AIR - Current or previously existing:
 Has the property been tested? ☐ Yes ☐ No ☐ Unknown
 If YES: Date: _____ By: _____
 Results: _____ If applicable, what remedial steps were taken? _____
 Has the property been tested since remedial steps? ☐ Yes ☐ No
 Are test results available? ☐ Yes ☐ No
 Comments: _____

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d. RADON/WATER - Current or previously existing:

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

If YES: Date: _____ By: _____

Results: _____ If applicable, what remedial steps were taken? _____

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

Are test results available? ☐ Yes ☐ No Comments: _____

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property? ☐ Yes ☐ No

If YES: Source of information: _____

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

Comments: _____

f. Are you aware of any other hazardous materials? ☐ Yes ☒ No

If YES: Source of information: _____

Comments: _____

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?

☐ Yes ☒ No ☐ Unknown If YES, Explain: _____

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? _____

i. Heating System Age: 53 Type: Baseboard Fuel: _____ Tank Location: _____

Owner of Tank: _____

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? _____

Secondary Heat Systems: _____

Comments: _____

j. Roof Age: 2 Type of Roof Covering: asphalt shingles

Moisture or leakage: _____

Comments: _____

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GLH /
09/21/26

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- k. Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: _____
 Moisture or leakage: _____
 Comments: _____
- l. Chimney(s)** How Many? 1 Lined? _____ Last Cleaned: _____ Problems? _____
 Comments: _____
- m. Plumbing** Type: _____ Age: _____
 Comments: _____
- n. Domestic Hot Water** Age: 4 Type: Elec. Gallons: UKN.
- o. Electrical System** # of Amps _____ ☐ Circuit Breakers ☐ Fuses
 Comments: _____
 Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: _____
 Comments: _____
- p. Modifications:** Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☒ No
 If Yes, please explain: _____
- q. Pest Infestation:** Are you aware of any past or present pest infestations? ☐ Yes ☒ No Type: _____
 Comments: _____
- r. Methamphetamine Production** Do you have knowledge of methamphetamine production ever occurring on the property?
 (Per RSA 477:4-g) ☐ Yes ☒ No If YES, please explain: _____
- s. Air Conditioning** Type: _____ Age: _____ Date Last Serviced and by whom: _____
 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: _____
 If Portable: ☐ Included ☐ Negotiable
 Comments: _____
- v. Internet** Type Currently Used at Property: _____
- 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.

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 09/21/26

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BUYER(S) INITIALS

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10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?
☐ Yes ☐ No

b. ADDITIONAL COMMENTS:

ACKNOWLEDGEMENTS:

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

Gordon Hurtubise POA for Carmen Byrnes

dotloop verified
09/21/26 9:14 AM EDT
VL2W-0ICE-ERJB-ZHQF

SELLERDATE

SELLERDATE

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.

BUYERDATE

BUYERDATE

SELLER(S) INITIALS

09/21/26
9:14 AM EDT
dotloop verified

GLH

BUYER(S) INITIALS

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT 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: 10 Morgan Way, Durham, NH 03824

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).

(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).

(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.

Gordon Hurtubise PM for Carmen Byrnes dotloop verified
09/21/26 9:14 AM EDT
EV4K-CBTD-9BLX-TVD6

Seller _____ Date _____

Purchaser _____ Date _____

Agent _____ Date _____

Seller _____ Date _____

Purchaser _____ Date _____

Agent _____ Date _____

UTILITY INFORMATION

Please provide information on the utilities servicing your home.

Electric Company Eversource Phone _____

Average Annual Consumption _____

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

Oil Company _____ Phone _____

Average Annual Consumption _____ Tank Size _____

Check all that are Oil: ☐ Heat ☐ Hot Water Tank Location _____

Gas/Propane Company _____ Phone _____

Average Annual Consumption _____ Tank Size _____

Check all Tank Location _____

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

Septic Company _____ Phone _____

Location _____ Tank Size _____

Well Company _____ Phone _____

Location _____ GPM _____

Cable/Internet Company _____ Phone _____

Telephone Company _____ Phone _____

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

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

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

Seller

Gordon Hurtubise POA for Carmen Byrnes

dotloop verified
09/21/26 9:14 AM EDT
4FHL-2C6H-NTSF-DZJR

Buyer

Seller

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
	☐	☐			☐	☐	
	☐	☐			☐	☐	
	☐	☐			☐	☐	
	☐	☐			☐	☐	
	☐	☐			☐	☐	
	☐	☐			☐	☐	
	☐	☐			☐	☐	

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

Other Information

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

Does the town maintain/plow the road? _____

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

Do you have carbon monoxide detectors? Yes _____ Plug-in or hard-wired? Wired

School Information

	School	Pick Up Time	Bus Stop Location
Elementary	Oyster River		
Middle	Oyster River		
High School	Oyster River		

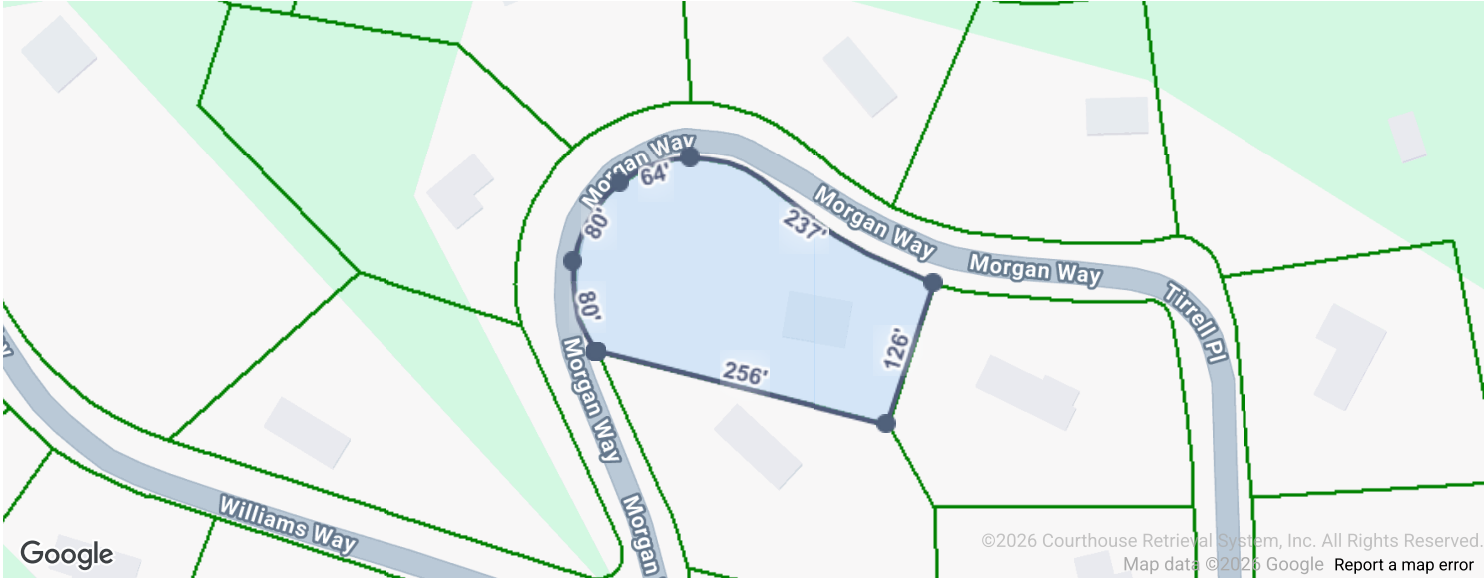
Seller

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dotloop verified
09/21/26 9:14 AM EDT
OHEP-UNTA-LKLY-NKZU

Seller

Buyer

Buyer



LOCATION

Property Address	10 Morgan Way Durham, NH 03824-3309
Subdivision	
County	Strafford County, NH

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	DRHM M:208 L:27
Alternate Parcel ID	
Account Number	1018
District/Ward	
2020 Census Trct/Blk	802.02/2
Assessor Roll Year	2025

PROPERTY SUMMARY

Property Type	Residential
Land Use	Single Family Residential
Improvement Type	Raised Ranch
Square Feet	1441

CURRENT OWNER

Name	Byrnes Carmen E
Mailing Address	10 Morgan Way Durham, NH 03824-3309

SCHOOL ZONE INFORMATION

Oyster River Middle School	2.1 mi
Primary Middle: Pre K to 8	Distance
Oyster River High School	1.8 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 06/26/2026

No sales information was found for this parcel.

TAX ASSESSMENT

Tax Assessment	2025	Change (%)	2024	Change (%)	2023
Assessed Land	\$300,000.00	\$94,400.00 (45.9%)	\$205,600.00		\$205,600.00
Assessed Improvements	\$301,800.00	\$22,700.00 (8.1%)	\$279,100.00		\$279,100.00
Total Assessment	\$601,800.00	\$117,100.00 (24.2%)	\$484,700.00		\$484,700.00
Exempt Reason					

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2025			\$11,356.00
2024			\$9,854.00
2023			\$9,927.00
2022			\$8,721.00
2021			\$8,381.00
2020			\$8,327.00
2019			\$8,237.00
2018			\$8,048.00
2017			\$7,976.00
2016			\$7,739.00
2015			\$7,770.00

MORTGAGE HISTORY

No mortgages were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1					
Type	Raised Ranch	Condition	Average		Units
Year Built	1970	Effective Year			Stories 1
BRs	4	Baths	3	F H	Rooms 7
Total Sq. Ft.	1,441				
Building Square Feet (Living Space)			Building Square Feet (Other)		
1st Floor 1441			Basement		
			Gross Area 3638		

- CONSTRUCTION

Quality	Roof Framing		Gable
Shape	Roof Cover Deck		Asphalt
Partitions	Cabinet Millwork		
Common Wall	Floor Finish		
Foundation	Interior Finish		
Floor System	Air Conditioning		Yes
Exterior Wall	Combination	Heat Type	Baseboard
Structural Framing	Bathroom Tile		
Fireplace	Y	Plumbing Fixtures	

- OTHER

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

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Underground/Basement			
Wood Deck			
Utility Bldg			

PROPERTY CHARACTERISTICS: LOT

Land Use	Single Family Residential	Lot Dimensions	
Block/Lot	23/27	Lot Square Feet	43,560
Latitude/Longitude	43.134748°/-70.882642°	Acreage	1

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type	
Electric Source	Topography	
Water Source	District Trend	
Sewer Source	Special School District 1	Oyster Riv Coop
Zoning Code	RC	Special School District 2
Owner Type		

LEGAL DESCRIPTION

Subdivision	Plat Book/Page
Block/Lot	23/27
Description	District/Ward

POWER PRODUCTION

No power production information was found for this parcel.

INTERNET ACCESS

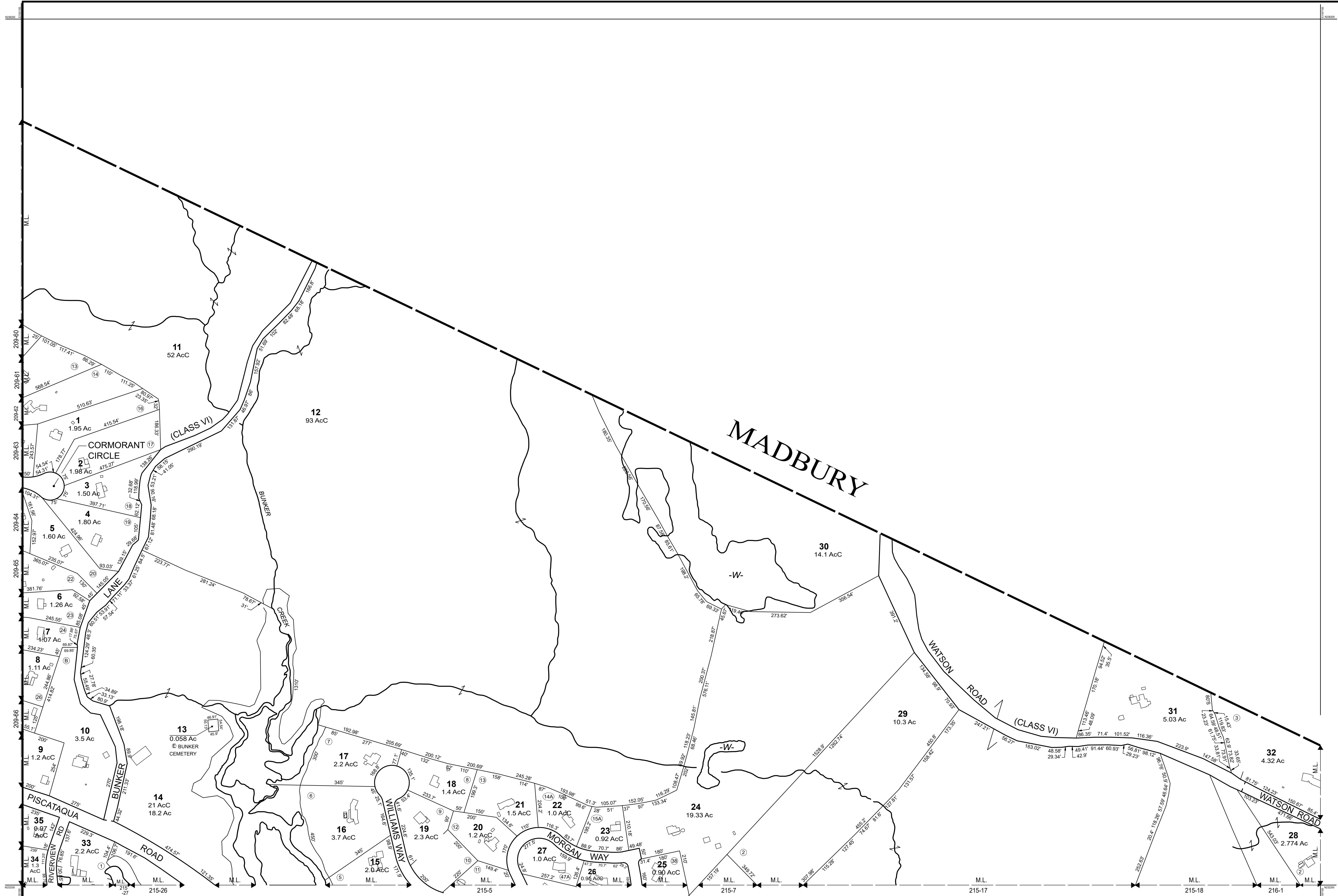
courtesy of Fiberhomes.com

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.	33017C0320E	09/30/2015

LISTING ARCHIVE

No Listings found for this parcel.



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

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD 83.

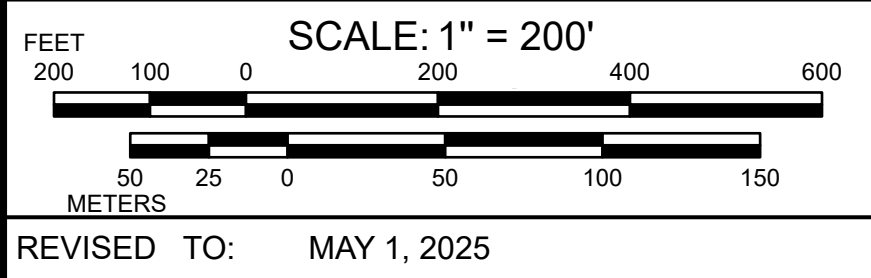
PHOTOGRAPHY DATE: APRIL 29, 2019

COMPLETION DATE: MAY 1, 2025



PRODUCED IN 2025 BY
Town of Durham GIS Department

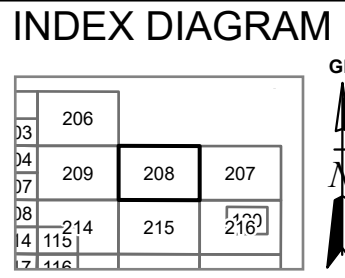
LEGEND	
AREA SURVEYED	Ac
AREA CALCULATED	Ac
RECORD DIMENSION	100'
SCALED DIMENSION	100'S
MATCH LINE	
WATER	
BUILDING	
EXEMPT PROPERTY	
SUBDIVISION LOT NO.	
RIGHT OF WAY/ACCESS	
COMMON OWNERSHIP	
WETLANDS	



PROPERTY MAPS

DURHAM

NEW HAMPSHIRE



MAP NO.

208

10 MORGAN WAY

Location	10 MORGAN WAY	Mblu	208/ / 27/0 0/0
Owner	BYRNES, CARMEN E	Assessment	\$601,800
Appraisal	\$601,800	PID	1184
Building Count	1	Location	

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$301,800	\$300,000	\$601,800
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$301,800	\$300,000	\$601,800

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner	BYRNES, CARMEN E	Sale Price	\$0
Co-Owner		Certificate	
Address	10 MORGAN WAY DURHAM, NH 03824	Book & Page	/0
		Sale Date	
		Instrument	

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BYRNES, CARMEN E	\$0		/0		

Building Information

Building 1 : Section 1

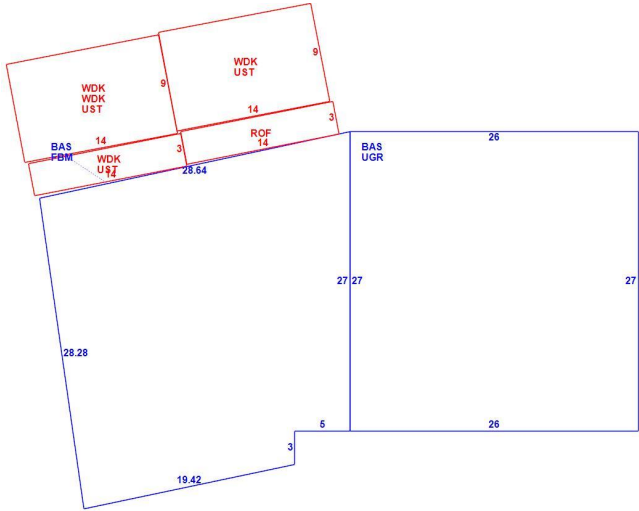
Year Built:	1970
Living Area:	1,441
Replacement Cost:	\$366,786
Building Percent Good:	80
Replacement Cost Less Depreciation:	\$293,400
Building Attributes	
Field	Description
Style:	Raised Ranch
Model	Residential
Grade:	Average +10
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Board & Batten
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	7 Rooms
Bath Style:	
Kitchen Style:	
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Color	
Fndtn Cndtn	
Basement	

Building Photo



(<https://images.vgsi.com/photos/DurhamNHPhotos//00\00\19\42.jpg>)

Building Layout



(ParcelSketch.ashx?pid=1184&bid=1184)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,441	1,441
FBM	Basement, Finished	739	0
ROF	Roof Overhang	42	0
UGR	Garage, Undergrade	702	0
UST	Utility, Storage, Unfinished	294	0
WDK	Deck, Wood	420	0
		3,638	1,441

Extra Features

Extra Features				<u>Legend</u>
Code	Description	Size	Assessed Value	
FPL1	FIREPLACE 1 ST	1.00 UNITS	\$4,600	
FPO	EXTRA FPL OPEN	1.00 UNITS	\$1,200	

Parcel Information

Use Code	1010
Description	Single Fam MDL-01
Deeded Acres	1

Land

Land Use		Land Line Valuation	
Use Code	1010	Size (Acres)	1
Description	Single Fam MDL-01	Frontage	0
Zone	RC	Depth	0
Neighborhood	70	Assessed Value	\$300,000
Alt Land Appr Category	No	Appraised Value	\$300,000

Outbuildings

Outbuildings					<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Assessed Value
RD2	RES DRIVEWAY MED			1.00 UNITS	\$2,600

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$301,800	\$300,000	\$601,800
2024	\$279,100	\$205,600	\$484,700
2023	\$279,100	\$205,600	\$484,700

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$301,800	\$300,000	\$601,800
2024	\$279,100	\$205,600	\$484,700
2023	\$279,100	\$205,600	\$484,700

QUITCLAIM DEED
CONSIDERATION LESS THAN \$100

EDWARD J. BYRNES and CARMEN E. BYRNES, husband and wife, of Durham, Strafford County, State of New Hampshire, for consideration paid, grant to CARMEN E. BYRNES of Morgan Road, Durham, Strafford County, State of New Hampshire with QUITCLAIM covenants,

A certain tract or parcel of land with the buildings thereon situate on the Easterly side of Morgan Road in the Town of Durham, County of Strafford, State of New Hampshire, and being known as Lot #47A on a plan entitled "Blackhawk Farm" by G. L. Davis and Associates, Dover, N.H., recorded as Plan 8D, Pocket 12, Folder 1 of the Strafford County Registry of Deeds, bounded and described as follows:

Beginning at a stake on the Easterly side of Morgan Road at the Northwesterly corner of Lot #48, thence running S. 60° 56' E. by and along Lot #48 a distance of Two Hundred Fifty seven and two tenths (257.2) feet to a stake at the Westerly sideline of Lot #46A; thence turning and running N. 33° 06' E. by and along Lot #46A a distance of One Hundred Twenty six and four tenths (126.4) feet to a stake at the Southerly sideline of Morgan Road; thence turning and running on a curve to the right with a radius of Three Hundred (300) feet a distance of One Hundred Fifty nine and nine tenths (159.9) feet; thence continuing on a curve to the left with a radius of One Hundred (100) feet a distance of Two Hundred Seventy seven and five tenths (277.5) feet to a point; thence continuing S. 09° 22' E. by and along said Morgan Road a distance of Twenty four and nine tenths (24.9) feet to the point of beginning.

Subject, however, to Protective Covenants with respect to the premises herein conveyed as recorded in the Strafford County Registry of Deeds, Book 902, Page 3.

Subject, further, to any and all easements for utility purposes granted to New England Telephone and Telegraph Company and/or New Hampshire Electric Cooperative, Inc., and/or Public Service Company of New Hampshire of record in the Strafford County Registry of Deeds as the same may pertain to the subject premises.

Subject, however, to a mortgage to The First National Bank of Biddeford, dated October 17, 1972, and recorded October 25, 1972, in the Strafford County Registry of Deeds in Book 914, Page 185, which the Grantee herein assumes and agrees to pay.

Being the same premises conveyed to the Grantors by deed of Walter W. Cheney, Inc., dated October 17, 1972, and recorded in the Strafford County Registry of Deeds in Book 914, Page 183.

WITNESS our hands and seals this 21st day of May, 1975.

Witness:

Helena A. Tibbette

Edward J. Byrnes
Edward J. Byrnes

Ora Hauke

Carmen E. Byrnes
Carmen E. Byrnes

STATE OF NEW HAMPSHIRE
Strafford, ss.

Edward J. Byrnes and Carmen E. Byrnes, Personally appeared and acknowledged the foregoing instrument to be their voluntary act and deed,

Before me,

Louis D. Carey

Harvey A. Belleville
Justice of the Peace - Notary Public

REGISTER OF DEEDS
STRAFFORD COUNTY

BK- 964 PGE-257

1975 JUN -3 AM 9:59

Louis D. Carey

REGISTER OF DEEDS
STRAFFORD COUNTY

HADEAU
PROFESSIONAL
ASSOCIATION
ATTORNEYS AT LAW