

Map: 000238		Lot: 000016		Sub: 000018		Card: 1 of 1		153 BREEZY WAY		BARRINGTON		Printed: 02/20/2025			
OWNER INFORMATION				SALES HISTORY						PICTURE					
GONZALEZ VICTOR 153 BREEZY WAY BARRINGTON, NH 03825				Date	Book	Page	Type	Price	Grantor						
				11/27/2017	4529	299	Q V	347,533	J&L TERRA HOLDINGS INC						
				08/03/2016	4404	402	U V 18	675,000	BARRINGTON VILLAGE						
LISTING HISTORY				NOTES											
08/08/23	JHCM			2016-INVLSALMULTLOTSEEPSTIT 2017-INVLSALSEEPSTIT; 10/17-SOLID CTPS, HRDWD FLR DOUBLE SINK= 1XFIX ULT BMT 18FT ACROSS 23-SHED=NV, SIZE											
06/20/19	CBRR														
10/13/17	CWPL														
06/18/14	MWRR														
03/19/14	MWR														
EXTRA FEATURES VALUATION										MUNICIPAL SOFTWARE BY AVITAR					
Feature Type		Units	Lngh x Width		Size Adj	Rate	Cond	Market Value	Notes	BARRINGTON ASSESSING OFFICE					
PAVING 1500		1			100	1,500.00	100	1,500							
										1,500					
										PARCEL TOTAL TAXABLE VALUE					
Year		Building		Features		Land									
2023		\$ 410,000		\$ 1,500		\$ 102,700		Parcel Total: \$ 514,200							
2024		\$ 410,000		\$ 1,500		\$ 102,700		Parcel Total: \$ 514,200							
2025		\$ 410,000		\$ 1,500		\$ 102,700		Parcel Total: \$ 514,200							
LAND VALUATION										LAST REVALUATION: 2023					
Zone: VILLAGE PLACE		Minimum Acreage: 2.00		Minimum Frontage: 200		Site: Driveway: PAVED Road: PAVED									
Land Type		Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES		0.830 ac	102,684	1	100	100	100	100		100	102,700	0	N	102,700	
		0.830 ac									102,700			102,700	



PICTURE

OWNER

TAXABLE DISTRICTS

BUILDING DETAILS

GONZALEZ VICTOR

153 BREEZY WAY

BARRINGTON, NH 03825

PERMITS

Date

Project Type

Notes

04/10/17

RESIDENTIAL NEW DW

CONSTRUCT 3 BEDROOM 2-1/2 BATH

District

Percentage

Model: **2.00 STORY FRAME COLONIAL**

Roof: **GABLE HIP/ASPHALT**

Ext: **VINYL SIDING**

Int: **DRYWALL**

Floor: **HARDWOOD/CARPET**

Heat: **GAS/FA DUCTED**

Bedrooms: **3**

Baths: 2.5

Fixtures: 9

Extra Kitchens:

Fireplaces:

A/C: **No**

Generators:

Quality: **A2 AVG+20**

Com. Wall:

Size Adj: **0.9775**

Base Rate: **RSA 168.00**

Bldg. Rate:	1.1613
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Sq. Foot Cost: **\$ 195.09**

BUILDING SUB AREA DETAILS

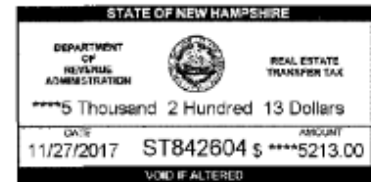
ID	Description	Area	Adj.	Effect.
EPU	ENCL PORCH	30	0.35	11
DEK	DECK/ENTRANCE	144	0.10	14
UFF	UPPER FLR FIN	952	1.00	952
OPF	OPEN PORCH FIN	188	0.25	47
ATU	ATTIC	936	0.10	94
FFF	FST FLR FIN	952	1.00	952
BMU	BSMNT	476	0.15	71
BMG	BASEMENT	476	0.20	95
GLA:	1,904	4,154		2,236

2023 BASE YEAR BUILDING VALUATION

Market Cost New:		\$ 436,221
Year Built:		2017
Condition For Age:	AVERAGE	6 %
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		6 %
Building Value:		\$ 410,000

RETURN:

Victor Gonzalez
153 Breezy Way
Barrington, NH 03825



(Space above this line reserved for Registry of Deeds use.)

WARRANTY DEED

J&L Terra Holdings, Inc., a New Hampshire corporation, with a mailing address of 79 Exeter Road, North Hampton, New Hampshire 03862, for consideration paid,

grants to **Victor Gonzalez**, unmarried, with a mailing address hereafter of 35 Breezy Way, Barrington, New Hampshire 03825,

with *Warranty Covenants*,

A certain parcel of land located, with the improvements thereon, located at 153 Breezy Way (Tax Map 238/16.18) in Barrington, Strafford County, New Hampshire, being shown as **Lot 44** on plan of land entitled, "Corrective Subdivision Plan Land of George A. Calef Living Rev. Trust of 2008 (Tax Map 238, Lot 9.1) and A. Harlan Calef Rev. Trust (Tax Map 238, Lot 14) and Frederick Drew III & Cheryl Goscinski Drew (Tax Map 238, Lots 16 & 18) for Harbor Street Limited Partnership, Franklin Pierce Highway (Route 9), Barrington, New Hampshire," which plan is dated August 21, 2013, prepared by Doucet Survey Inc. and recorded with the Strafford County Registry of Deeds as Plans 106-16, 106-17, and 106-18 ("Plan"). **Lot 44** contains 36,175 square feet of land, more or less, according to the Plan.

This conveyance is made subject to easements, conditions and restrictions of record, including without limitation, the following:

- A. Declaration of Village Place Barrington Homeowners' Association, dated April 15, 2013 and recorded in the Strafford County Registry of Deeds on April 15, 2013 at Book 4117, Page 912 ("HOA").
- B. Declaration of Protective Covenants, dated April 15, 2013 and recorded in the Strafford County Registry of Deeds on April 15, 2013 at Book 4117, Page 928.
- C. Easement to Northern New England Telephone Operations LLC D/B/A Fairpoint Communications and Public Service Company of New Hampshire, dated May 31, 2013 and recorded in the Strafford County Registry of Deeds at Book 4136, Page 877.

- D. Easement to Public Service Company of New Hampshire (PSNH), dated July 16, 2013 and recorded in the Strafford County Registry of Deeds at Book 4150, Page 521.
- E. Well and Water Line Easement, by and between Barrington Village Place, LLC and The Three Socios, LLC, dated September 9, 2013 and recorded in the Strafford County Registry of Deeds at Book 4163, Page 317.
- F. Conservation Easement to the Town of Barrington dated April 21, 2014 and recorded in the Strafford County Registry of Deeds at Book 4208, Page 974.
- G. Conveyance of Open Space with Conservation Restrictions to Village Place Barrington Homeowners' Association of even date and recorded in the Strafford County Registry of Deeds herewith.

There is conveyed herewith an undivided interest in the HOA pursuant to the terms thereof. That interest is appurtenant to and runs with the title to the lot hereby conveyed, and cannot be separated from the ownership of the lot. Said interest in the HOA includes all rights and benefits described therein including the right, in common with others legally entitled thereto, to use Open Areas A, B, C, and D.

There is conveyed herewith the fee interest in the 50' right of way running along the frontage of said **Lot 44** as shown on the Plan, such 50' right of way as shown on the Plan. There is further conveyed herewith the right to pass and repass and use the 50' right of way and the streets as shown on the Plan.

The following reservations and grants refer to the following plan: "Subdivision Plan Land of George A. Calef Living Rev. Trust of 2008 (Tax Map 238, Lot 9.1) and A. Harlan Calef Rev. Trust (Tax Map 238, Lot 14) and Frederick Drew III & Cheryl Goscinski Drew (Tax Map 238, Lots 16 & 18) for Harbor Street Limited Partnership, Franklin Pierce Highway (Route 9), Barrington, New Hampshire," which plan is dated May 14, 2012, prepared by Doucet Survey Inc. and recorded with the Strafford County Registry of Deeds as Plans 105-39, 105-40, 105-41, 105-42 and 105-43, ("Original Plan").

There is conveyed herewith for the benefit of Lot 44, to be appurtenant thereto and to run with the title thereto, a well radius protective easement over that portion of Lot 43 and 45 so designated on the Original Plan.

There conveyed herewith for the benefit of Lot 43 and Lots 45, to be appurtenant thereto and to run with the title thereto, a well radius protective easement over that portion of Lot 44 so designated on the Original Plan.

Hereby conveying a portion of the premises conveyed to Grantor in deeds recorded with the Strafford County Registry of Deeds at Book 4404, Page 402.

This is not homestead property.

Signed as a sealed instrument this 22 day of November 2017.

J&L Terra Holdings, Inc.

By: Jason White
Its: President

STATE OF NEW HAMPSHIRE
County of Rockingham

On this 22 day of November 2017, before me, appeared Jason White, as President of
J&L Terra Holdings, Inc.

Notary Public:
My Commission Expires:



Town of Barrington, New Hampshire

Printed on 04/12/2025

Displaying results for Invoice: 2024P01025801.
Data last updated on Apr 10 2025.
Due amounts reflect interest as of 4/12/2025.

Invoice Number: 2024P01025801

Print Now

Owner	GONZALEZ VICTOR	Due Date	7/1/2024
Owner 2		Bill Amount	\$4,288.00
Location	153 BREEZY WAY	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Billed Date	7/1/2024	Penalties	\$0.00
Map - Lot - Sub	000238000016000018	Total Due	\$0.00
Acres	0.83		

Add To Cart

The Net Assessment was \$514,200 at the time of this bill.

Assessments:

Land	\$102,700
Buildings	\$411,500
Total	\$514,200
Net Assessment	\$514,200

Transaction Detail

Date	Description	Amount	Balance
6/26/2024	Payment (NATIONSTAR MTG LLC DBA MR. C)	\$4,288.00	\$0.00

Close

Town of Barrington, New Hampshire

Printed on 04/12/2025

Displaying results for Invoice: 2024P02027406.
Data last updated on Apr 10 2025.
Due amounts reflect interest as of 4/12/2025.

Invoice Number: 2024P02027406

Print Now

Owner	GONZALEZ VICTOR	Due Date	12/9/2024
Owner 2		Bill Amount	\$4,757.00
Location	153 BREEZY WAY	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Billed Date	12/9/2024	Penalties	\$0.00
Map - Lot - Sub	000238000016000018	Total Due	\$0.00
Acres	0.83		

Add To Cart

The Net Assessment was \$514,200 at the time of this bill.

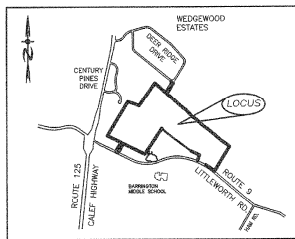
Assessments:

Land	\$102,700
Buildings	\$411,500
Total	\$514,200
Net Assessment	\$514,200

Transaction Detail

Date	Description	Amount	Balance
12/6/2024	Payment (NATIONSTAR MTG LLC DBA MR. C)	\$4,757.00	\$0.00

Close



LOCATION MAP
1"=2000'



CALEF'S CORNERS

DEER RIDGE OPEN SPACE 18.8 ACRES

CENTURY PINES DRIVE

OPEN SPACE

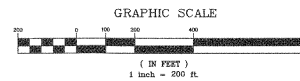
ROUTE 125

ROUTE 9

BARRINGTON MIDDLE SCHOOL

DREW POND

ROUTE 9



ZONING REQUIREMENTS

ZONE: VILLAGE DISTRICT (VD)
CONSERVATION SUBDIVISION
MIN. PARENT PARCEL = 20.0 AC.
MIN. LOT SIZE = 20,000 SF
MIN. WIDTH = 75' @ FRONT SETBACK
MIN. PERIMETER BUTTER = 100'
MAX. HEIGHT = 35'

BUILDING SETBACKS:

FRONT 25'
SIDE & REAR 20'
WETLANDS 50'
LEACH FIELD SETBACKS
POORLY DRAINED SOILS 50'
VERY POORLY DRAINED SOILS 75'

PREPARED FOR:

HARBOR STREET LTD.
PARTNERSHIP
7B EMERY LANE
STRATHAM, NH 03885

BEALS ASSOCIATES PLLC

70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
PHONE: 603-583-4860, FAX: 603-583-4863



PER PLANNING BOARD REVIEW	6-11-12
PER PLANNING BOARD REVIEW	8-1-12
REVISIONS:	DATE:

OVERALL DEVELOPMENT PLAN

PLAN FOR:
RESIDENTIAL DEVELOPMENT
ROUTE 9
BARRINGTON, NH

DATE: JUNE 2012	SCALE: 1"=200'
PROJ. NO: NH-634	SHEET NO. 6 OF 20



153 Breezy Way

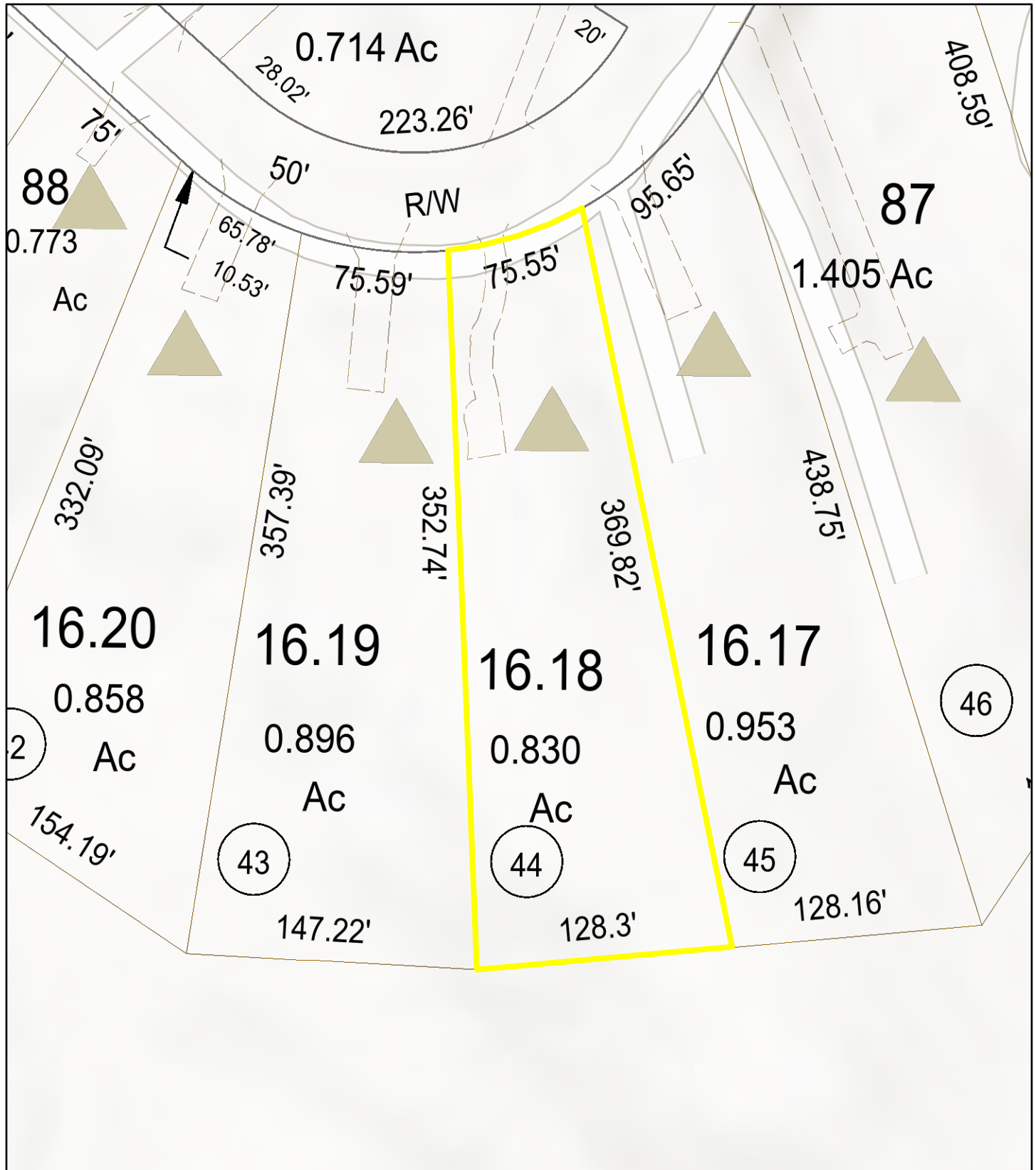
Town of Barrington, NH

1 inch = 69 Feet



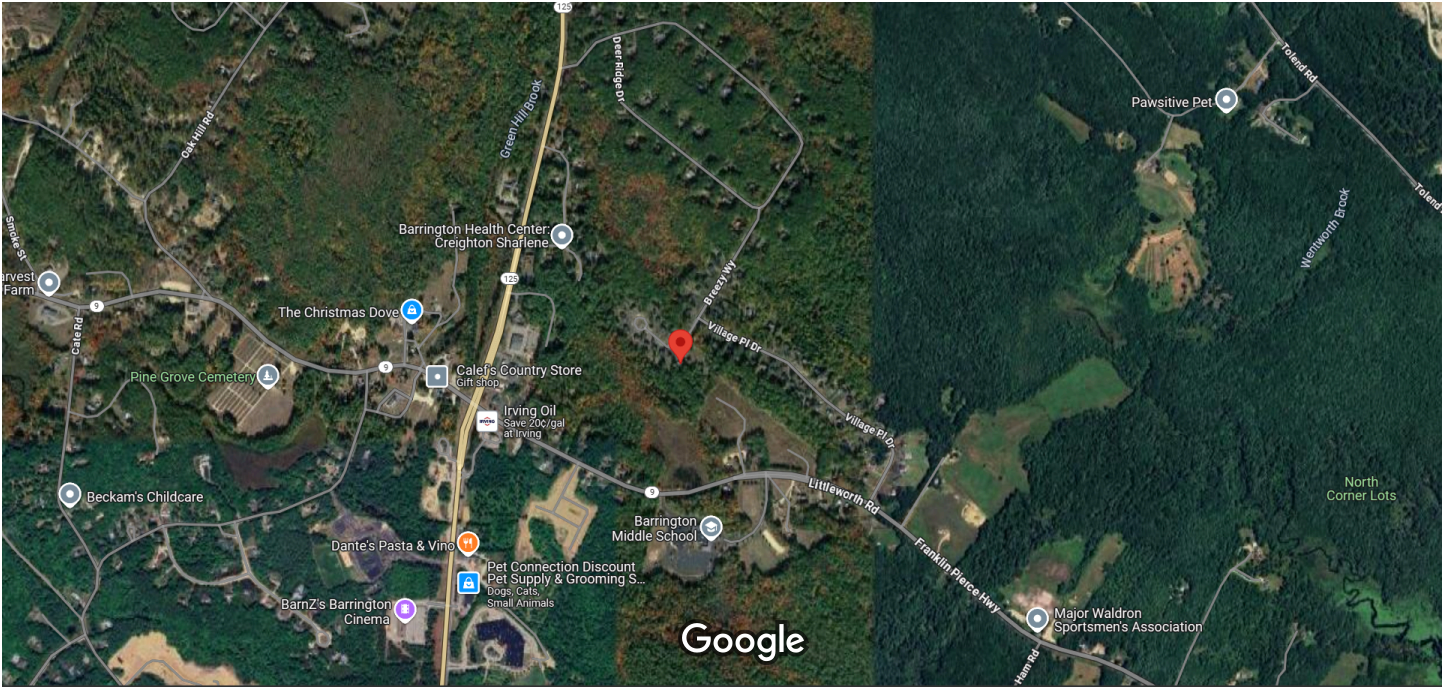
www.cai-tech.com

April 14, 2025



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153 Breezy Wy



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