

PROPERTY DISCLOSURE - LAND ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

- 1. SELLER: Michael Poplawski
- 2. PROPERTY LOCATION: 126 Oak St Rollinsford, NH 03869

3. 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 SELLER, or any real estate broker or salesperson representing SELLER, and is not a substitute for any inspection by BUYER. SELLER'S authorize the Listing Broker in this transaction to disclose the information in this statement to other real estate agents and to prospective BUYERS of this property.

4. 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.

- 5. WATER SUPPLY (Please answer all questions regardless of type of water supply)
 - a. TYPE OF SYSTEM: None Public Private Seasonal Unknown
 Drilled Dug Other
 - b. INSTALLATION: Location: _____ Installed By: _____
Date of Installation _____ What is the source of your information? _____
 - c. USE: Number of Persons currently using the system: _____
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 Unknown
Quality: Yes No Unknown
 - e. WATER TEST: Have you had the water tested? Yes No Date of most recent test _____
If YES to any question, please explain in Comments below or with attachment.
To your knowledge, have any test results ever been 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? _____
 - f. COMMENTS: _____

6. SEWAGE DISPOSAL SYSTEM

- a. TYPE OF SYSTEM: Public: Yes No Community/Shared: Yes No
Private: Yes No Unknown: Yes No
None: Yes No Septic/Design Plan in Process? Yes No
Septic Design Available? Yes No
Comments: None
- 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 500 Gal. 1,000 Gal. Unknown Other _____
Tank Type Concrete Metal Unknown Other _____
Location: _____ Location Unknown Date of Installation: _____
Date of Last Servicing: _____ Name of Company Servicing Tank: _____
Have you experienced any malfunctions? Yes No Comments: _____
- d. LEACH FIELD: Yes No Other _____
IF YES: Size _____ Location: _____ 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 site assessment been done? Yes No Unknown
SOURCE OF INFORMATION: _____
- f. COMMENTS: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

SELLER(S) INITIALS MP

BUYER(S) INITIALS _____



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: Oakst Rollins Rd map 3 Lot 36

7. HAZARDOUS MATERIAL

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): _____

Owner of tank(s): _____

Are you aware of any problems, such as leakage, etc.? Yes No Comments: _____

Are tanks registered with the Department of Environmental Services (D.E.S.)? YES NO UNKNOWN

If tanks are no longer in use, have tanks been abandoned according to D.E.S.? YES NO UNKNOWN

Comments: _____

8. GENERAL INFORMATION

a. Is this property subject to Association fees? YES NO UNKNOWN

If YES, Explain: _____

If YES, what is your source of information? _____

b. Is this property located in a Federally Designated Flood Hazard Zone? YES NO UNKNOWN

c. Are you aware of any liens, encroachments, easements, rights-of-way, leases, restrictive covenants, special assessments, right of first refusal, life estates, betterment fees or attachments on the property? YES NO UNKNOWN

If YES, Explain: _____

d. What is your source of information? _____

e. Are you aware of any landfills, hazardous materials or any other factors, such as soil, flooding, drainage or any unusual factors? YES NO UNKNOWN

If YES, Explain: _____

f. 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: _____

g. How is the property zoned? Mixed Res/Com Source: _____

h. Has the property been surveyed? YES NO UNKNOWN

If YES, is the survey available? YES NO

i. Has the soil been tested? YES NO UNKNOWN

If YES, are the results available? YES NO

j. Has a percolation test been done? YES NO UNKNOWN

If YES, are the results available? YES NO

k. Has a test pit been done? YES NO UNKNOWN

If YES, are the results available? YES NO

l. Have you subdivided the property? YES NO UNKNOWN

Please explain: _____

m. Are there any local permits? YES NO UNKNOWN

n. Are there attachments explaining any of the above? YES NO UNKNOWN

o. Septic/Design plan available? YES NO UNKNOWN

p. 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: _____

9. ADDITIONAL INFORMATION:

NOTE 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 CONTAINED IN PURCHASE AND SALES AGREEMENT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 167B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS MP

BUYER(S) INITIALS _____

Town of Rollinsford

Print Now

Parcel ID: 000003 000036 000001 (CARD 1 of 1)
 Owner: POPLAWSKI, MICHAEL J.
 Location: OAK STREET
 Acres: 2.530

General

Valuation	
Building Value:	\$0
Features:	\$0
Taxable Land:	\$126,100
<hr/>	
Card Value:	\$126,100 
Parcel Value:	\$126,100
Review Property Taxes Online	

Listing History	
List Date	Lister
08/13/2024	RWVL
01/01/2024	INSP
06/28/2017	JDUL
06/24/2010	DHHC
11/06/2009	ERRL

Districts	
District	% In Dist.
Water District	0

Notes: LISTED IN 2005 ASTAX MAP LOT 11-36-1. LAST KNOWN OWNER WAS HAROLD & JULIA FEENER BY WARRANTY DEED 9/5/1951 BK 672/ PG 335. NO FEENERS ARE LISTED IN LOCAL TELEPHONE BOOKS;

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2024	\$0	\$0	\$126,100	Cost Valuation	\$126,100
2023	\$0	\$0	\$126,100	Cost Valuation	\$126,100
2022	\$0	\$0	\$126,100	Cost Valuation	\$126,100
2021	\$0	\$0	\$76,600	Cost Valuation	\$76,600
2020	\$0	\$0	\$76,600	Cost Valuation	\$76,600
2019	\$0	\$0	\$76,600	Cost Valuation	\$76,600
2018	\$0	\$0	\$76,600	Cost Valuation	\$76,600
2017	\$0	\$0	\$76,600	Cost Valuation	\$76,600
2016	\$0	\$0	\$33,800	Cost Valuation	\$33,800
2015	\$0	\$0	\$33,800	Cost Valuation	\$33,800
2014	\$0	\$0	\$33,800	Cost Valuation	\$33,800
2013	\$0	\$0	\$33,800	Cost Valuation	\$33,800
2012	\$0	\$0	\$33,800	Cost Valuation	\$33,800
2011	\$0	\$0	\$34,300	Cost Valuation	\$34,300
2010	\$0	\$0	\$34,300	Cost Valuation	\$34,300
2009	\$0	\$0	\$6,700	Cost Valuation	\$6,700
2008	\$0	\$0	\$6,700	Cost Valuation	\$6,700
2007	\$0	\$0	\$6,700	Cost Valuation	\$6,700

Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
01/24/2008	VACANT	NO - OTHR SALE OF CONVENC	\$40	METHVIN, THOMAS	3620	0497

Land

Size: 2.530 Ac.
Zone: 03 - COUNTRY RESIDENT
Neighborhood: AVERAGE
Land Use: 1F RES
Site: UND/WDS
Driveway: DIRT/GRAVEL
Road: PAVED
Taxable Value: \$126,100

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	2.000 AC	200,000	E	100	70	100	95	100 LEVEL	90	119,700	0	N	119,700	ROW/RR
1F RES	0.530 AC	24,000	X	100	0	0	0	100 LEVEL	50	6,400	0	N	6,400	

Building

There Is No Building For This Card

Features

There Are No Features For This Card

Photo

There Is No Photo For This Card

Sketch

Printed on 06-09-25

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Thomas A. Methvin of 126 Oak Street, Rollinsford, Strafford County, New Hampshire 03869 for consideration paid, grants Michael J. Poplawski with an address of 210 High Street, County of Strafford and State of New Hampshire, with QUITCLAIM COVENANTS

A certain lot or parcel of land with the improvements thereon, situate in Rollinsford, County of Strafford and State of New Hampshire, and being more particularly bounded and described as follows:

Beginning at a point on the Northerly sideline of Oak Street and land now or formerly of Oak Street Realty Trust, being the Easterly side of a right-of-way; thence turning and running in a Northerly direction along said trust land and land now or formerly of Ida McLendon to land now or formerly of David Wentworth; thence turning and running in a Westerly direction along said Wentworth land to land now or formerly of the Boston and Maine Railroad; thence turning and running in a Southerly direction along said railroad land to other land of Oak Street Realty Trust; thence turning and running in an Easterly direction along said trust land a distance of 160', more or less, to the right of way previously mentioned; thence turning and running in a Southerly direction along said right-of-way to the Northerly sideline of Oak Street; thence turning and running in an Easterly direction to the point of beginning.

Meaning and intending to convey the same premises conveyed to Harold D. and Julia M. Feener as tenants in common by Warranty Deed of Lotta M. Johnson, dated September 5, 1951 and recorded in Strafford County Records, Book 672, Page 335.

IN WITNESS WHEREOF, we hereunto set our hand and seal this 24th day of

January 2008

Witness [Signature]

[Signature]
Thomas A. Methvin

STATE OF NEW HAMPSHIRE
COUNTY OF BELKNAP

On this 24th day of January 2008, personally appeared Thomas A. Methvin and acknowledged this instrument, by them sealed and subscribed, to their free act and deed.

[Signature]
NOTARY PUBLIC

Print Name Connie R. Lee

My commission expires: September 5, 2012





Phone 603 798-4419 Fax 603 798-4263

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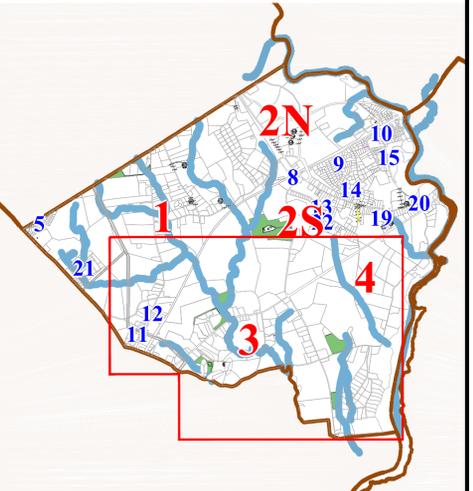
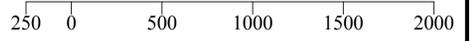
www.avitarassociates.com
TerraMap@avitarassociates.com

Town of ROLLINSFORD Strafford County New Hampshire

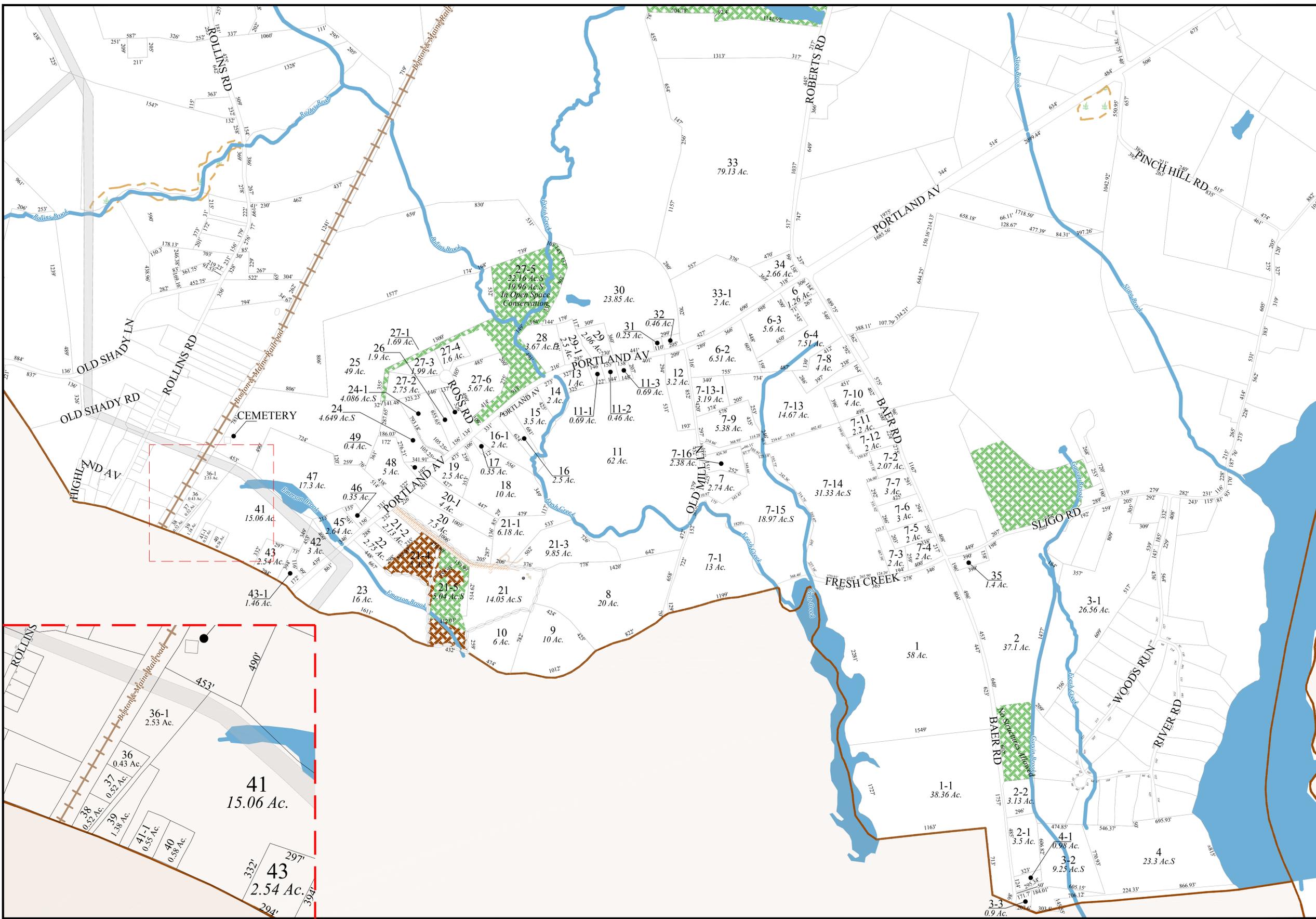
LEGEND

Parcel Number(PID)	12
Parcel Acreage	2 Ac.
Frontage (feet)	340'
Lakes and Ponds	
Rivers	
Wetlands	
Power Lines	
Boston & Maine Railroad	

SCALE



MAP 3



For Assessment Purposes
Not to be used for conveyances

MAP NOTES:

Revised April 1, 2018

Town of Rollinsford, New Hampshire

Printed on 06/25/2025

Displaying results for Invoice: 2025P01011904.
Data last updated on Jun 25 2025.
Due amounts reflect interest as of 6/25/2025.

Invoice Number: 2025P01011904

[Print Now](#)

Owner	POPLAWSKI, MICHAEL J.	Due Date	7/3/2025
Owner 2		Bill Amount	\$1,035.00
Location	OAK STREET	Principal	\$1,035.00
Type	Property Tax	Interest	\$0.00
Billed Date	7/3/2025	Penalties	\$0.00
Map - Lot - Sub	000003000036000001	Total Due	\$1,035.00
Acres	2.53		

The Net Assessment was \$126,100 at the time of this bill.

Assessments:

Land	\$126,100
Buildings	\$0
<hr/>	
Total	\$126,100

Net Assessment \$126,100

Transaction Detail

[Close](#)

Town of Rollinsford, New Hampshire

Printed on 06/25/2025

Displaying results for Invoice: 2024P02012206.
 Data last updated on Jun 25 2025.
 Due amounts reflect interest as of 6/25/2025.

Invoice Number: 2024P02012206

[Print Now](#)

Owner	POPLAWSKI, MICHAEL J.	Due Date	12/27/2024
Owner 2		Bill Amount	\$1,099.00
Location	OAK STREET	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Billed Date	12/27/2024	Penalties	\$0.00
Map - Lot - Sub	000003000036000001	Total Due	\$0.00
Acres	2.53		

The Net Assessment was \$126,100 at the time of this bill.

Assessments:

Land	\$126,100
Buildings	\$0
Total	\$126,100

Net Assessment \$126,100

Transaction Detail

Date	Description	Amount	Balance
12/23/2024	Payment (POPLAWSKI, MICHAEL J.)	\$1,099.00	\$0.00
1/7/2025	Penalty: Returned Check	\$25.00	\$1,151.65
1/7/2025	Payment (POPLAWSKI, MICHAEL J.)	\$1,126.65	\$0.00
1/7/2025	Payment (POPLAWSKI, MICHAEL J.)	(\$1,099.00)	\$1,101.65

[Close](#)