

OWNER INFORMATION				SALES HISTORY				PICTURE		
3516PLR LLC 22 KERRY DRIVE WAKEFIELD, NH 03872				Date	Book	Page	Type	Price	Grantor	
				03/04/2026	3868	844	U I 89	62,400	UNION RIVER PROPERTIES,	
				03/03/2026	3868	479	U I 35		WAKEFIELD T A P, TOWN OF	
				10/22/2025	3848	591	U I 50		UNION RIVER PROPERTIES	
				03/02/2001	1908	437	U I 99	70,000	CARROLL & JANET SHEA	
LISTING HISTORY				NOTES						
04/21/26	RW	MLS	GRN;SHD ATTCH TO HSE; DIRT BMUWET & STEEPTOPO 95 X RESID USE							
08/27/25	BLM		75=.71 9/04 NOH BJL 3 UNITS IN HSE 1 IN MH 12/05 CORRECTED SKETCH							
05/20/20	BJLX		RW(OLDPID:000001 000037 000000) NOH MH STILL ON PROP EST NC CHK 07							
07/10/14	BJLX		BJL 4/07 REMOVE MH 1/09 NOH FIX SKETCH BJL 7/14 NOH BJL 5/2020 NOH							
01/26/09	BJLX		EST FAIR COND BJL; 8/25 VERY OVERGROWN DOESNT APPEAR TO BE							
04/18/07	BJLX		LIVED IN 4/26 ADJ BED & COND PER MLS RW							
03/13/06	BJL									
09/24/04	BJLX									

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes	WAKEFIELD ASSESSING OFFICE			
DECK DETACHED	180	12 x 15	149	10.00	50	1,341					
						1,300					
								PARCEL TOTAL TAXABLE VALUE			
								Year	Building	Features	Land
								2024	\$ 274,100	\$ 1,300	\$ 47,000
								Parcel Total: \$ 322,400			
								2025	\$ 274,100	\$ 1,300	\$ 47,000
								Parcel Total: \$ 322,400			
								2026	\$ 193,200	\$ 1,300	\$ 47,000
Parcel Total: \$ 241,500											

LAND VALUATION												LAST REVALUATION: 2023			
Zone: B&CBUSS & COMM		Minimum Acreage: 0.50		Minimum Frontage: 100								Site: FAIR Driveway: DIRT Road: PAVED			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes	
4F RES	0.500 ac	66,000	E	100	100	100	100	-- MODERATE/A\	71	46,900	0	N	46,900		
4F RES	0.020 ac	x 5,000	X	100					100	100	0	N	100		
0.520 ac											47,000			47,000	

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS
	3516PLR LLC	DistrictPercentage	Model: 2.50 STORY FRAME CONVENTINL
	22 KERRY DRIVE		Roof: GABLE HIP/ASPHALT
	WAKEFIELD, NH 03872		Ext: CLAP BOARD
			Int: WALL BOARD
			Floor: PINE/SOFT WD
PERMITS			Heat: OIL/STEAM
Date	Project Type	Notes	Bedrooms: 4Baths: 3.0Fixtures:
03/29/05	ALTERATION	DEMO MOBILE HOME, ADD 1 BDRM A	Extra Kitchens: 3Fireplaces:
			A/C: NoGenerators:
			Quality: A0 AVG
			Com. Wall:
			Size Adj: 0.9188Base Rate: RSA 195.00
			Bldg. Rate: 0.8115
			Sq. Foot Cost: \$ 158.24

BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	975	0.50	488
UFF	UPPER FLR FIN	975	1.00	975
FFF	FST FLR FIN	1448	1.00	1448
BMU	BSMNT	1409	0.15	211
OPU	OPEN PORCH	61	0.15	9
DEK	DECK/ENTRANCE	42	0.10	4
STO	STORAGE AREA	852	0.25	213
ATU	ATTIC	434	0.10	43
GLA:	2,911	6,196		3,391
2023 BASE YEAR BUILDING VALUATION				
Market Cost New:		\$ 536,592		
Year Built:		1850		
Condition For Age:	FAIR	39 %		
Physical:	COND	10 %		
Functional:	MULTI	15 %		
Economic:				
Temporary:				
Total Depreciation:		64 %		
Building Value:		\$ 193,200		

Karen I. Rines, Register of Deeds

Carroll County New Hampshire

LCHIP	CAA177820	25.00
TRANS TAX	CA938860	936.00

\$936

SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

WARRANTY DEED

BE IT KNOWN that Union River Properties, L.L.C., a New Hampshire limited liability company, having a mailing address of 16 Nashoba Drive, Rochester, New Hampshire 03867, for consideration paid, grants to 3516PLR LLC, a New Hampshire limited liability company, having a mailing address of 22 Kerry Drive, Wakefield, New Hampshire 03872, with warranty covenants, the following described property:

271 MAIN STREET A/K/A TAX MAP 241-50

A certain lot with the buildings and improvements thereon situate at 271 Main Street in Union Village, Wakefield, Carroll County, New Hampshire, being more particularly bounded and described as follows:

Beginning at the northwest corner of W.M. Lord's lot near the State Highway; thence running easterly by said Lord's land to the Union River, so-called; thence northerly by said River to land now or formerly of Emerson Dame; thence westerly by land of said Dame and now or formerly of J. Frank Farnham and said road to a stone post at the northwest corner of the Gilman Store, so-called; thence southerly by said State Road to the point of beginning.

Meaning and intending to describe and convey the same property conveyed to Union River Properties, L.L.C. by the Town of Wakefield by selectmen's deed recorded contemporaneously herewith at the Carroll County Registry of Deeds.

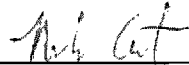
For informational purposes, Robert Constantine is the sole member and sole owner of Union River Properties, L.L.C and conveys all of his rights, title, and interest therein.

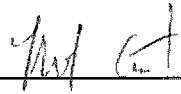
This is not homestead property.

This deed was prepared by Walker & Varney, P.C. from information supplied by the grantor, and at the request of the grantor no independent title examination was undertaken nor did the preparer otherwise verify the accuracy of the representations contained herein, nor provide advice regarding the estate, gift, income, transfer, business profits, or other tax consequences thereof, if any.

Executed this 17th day of February, 2026.

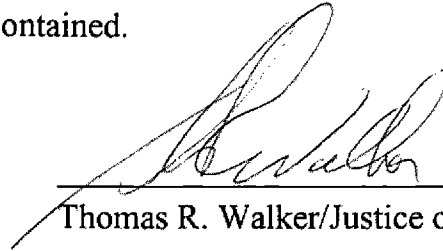
Union River Properties, L.L.C.

By: 
Robert Constantine, Sole Member

By: 
Robert Constantine, Individually

State of New Hampshire
County of Carroll

On this 17th day of February, 2026, before me, personally appeared Robert Constantine, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that the above-subscribed executed the same for the purposes therein contained.

A handwritten signature in black ink, appearing to read 'T. Walker', is written over a horizontal line.

Thomas R. Walker/Justice of the Peace
My Commission Expires: 9/15/2026