

<b>Land</b>	<b>TM 55-2-5 Middle Road</b>	<b>Unit/Lot #:</b>	<b>Price - List</b>	<b>\$89,900</b>
<b>4883451</b>	<b>Tuftonboro NH 03816</b>		<b>Price - Closed</b>	<b>\$85,000</b>
<b>Closed</b>	<b>Center Tuftonboro</b>		<b>Date - Closed</b>	<b>7/5/2022</b>



<b>Zoning</b>	Med Density Res'l	<b>Road Frontage</b>	Yes
<b>Lot Acres/SqFt</b>	2.000000 / 87,120	<b>Road Frontage Length</b>	400
<b>Price Per Acre</b>	\$42,500.00	<b>Surveyed</b>	No
<b>Taxes TBD</b>	N	<b>Surveyed By</b>	
<b>Gross Taxes/Year</b>	\$607.00 / 2020	<b>Easements</b>	Unknown
<b>Flood Zone</b>	Unknown	<b>Parcel Access ROW</b>	
<b>Water Access</b>		<b>ROW Length/Width</b>	/
<b>Water Body Type</b>		<b>ROW Other Parcel</b>	
<b>Water Frontage Length</b>		<b>Total Lots/Leases</b>	/
<b>Water Restrictions</b>		<b>Exposure</b>	
<b>Current Use</b>	N	<b>Estimated Open Space %</b>	
<b>DOM</b>	240	<b>Land Gains</b>	

**Directions** Take NH Rte 109A/Middle Rd to Center Tuftonboro. The Lot is on NE side of the roadway, just N of the Fire Station, between the T-boro General Store/PO & the Central School. The 2+/- Acre lot w/400+/-ft on the road, runs 280+/-ft deep along the stonewall at the NW edge of the "Central Park" field.

Great location in the Low-TAX town of Tuftonboro. This 2-Acre lot directly abuts Tuftonboro's new 75-ACRE Central PARK (w/marked Hiking Trails). The newer Fire Station is just to the South of the Park area. <200 yards to the North is the highly regarded Tuftonboro Central SCHOOL. (Gr 7-12 Students attend the recently updated Middle, High & Tech Schools on the Kingswood Regional campus in Wolfeboro, 8 miles to the S.) The newly expanded Tuftonboro Free LIBRARY is just beyond the K-6 School and the Public BOAT LAUNCH (w/nearby parking) and Town BEACH are <3miles away ON Lake WINNIPESAUKEE. This fully-wooded sloping 2 Acre lot faces SOUTHWEST. As it borders the stonewall on the NW side of Central Park's Field, it should receive considerable morning sun as well. There are some nice mature hardwoods on the lot as well as several rock outcroppings ... making for a unique Woodland setting for your new home. This lot also includes an "encased" SPRING near the road, that may well meet all of your future domestic WATER needs.

#### Virtual Tours

LOT/LOCATION			
<b>Lot Description</b>	Country Setting, Hilly, Sloping, Wooded	<b>Area Description</b>	Abuts Conservation, Near Golf Course, Near Path...
<b>County</b>	Carroll	<b>Devel/Subdiv</b>	
<b>Pole Number</b>		<b>Suitable Use</b>	Residential
<b>Permit Status</b>	State - Issued	<b>Permit Number</b>	03-455-0351 Driveway
<b>Roads</b>	Paved, Public	<b>Driveway</b>	
<b>Equipment</b>			
<b>Parking</b>			
<b>School-District</b>	GovernorWe	<b>School-Elementary</b>	Tuftonboro
<b>School-Middle</b>	Kingswood	<b>School-High</b>	KingswoodR

#### UTILITIES

<b>Services</b>	Cable - Available, High Speed Intrnt -Avail, Telephone Available	<b>Management Co/Phone</b>	
<b>Water</b>	On-Site Well Exists, On-Site Well Needed	<b>Fuel Company</b>	
<b>Sewer</b>	On-Site Septic Needed	<b>Phone Company</b>	Consolidated Communicat'n
<b>Electric</b>	At Street	<b>Cable Company</b>	Spectrum
		<b>Electric Company</b>	NH Electric Co-op

PUBLIC RECORDS			
<b>Recorded Type</b>	Quit Claim	<b>Deeds-Total</b>	<b>Book/Page</b> 3365 / 410
<b>Map</b>	55	<b>Block</b> 2	<b>Lot</b> 5
<b>SPAN #</b>		<b>Property ID</b>	<b>Plan Survey #</b>
<b>Assmt Amt/Year</b>	\$63,500 / 2019	<b>Assmnts-Special</b>	<b>Tax Class</b>
<b>Tax Rate</b>	9.56		

#### DISCLOSURES

<b>Fee/Frequency</b>	/	<b>Fee Includes</b>	
<b>Fee 2/Frequency</b>	/	<b>Fee 2 Includes</b>	
<b>Fee 3/Frequency</b>	/	<b>Fee 3 Includes</b>	

**Monthly Lease Amt****Listing Service****Comp Only/Type****Covenants****Resort****Auction****Auctioneer - Responsible****Auctioneer License #****Auctn Price Determnd By****Delayed Showing/Begin Date** N /

Full Service

No

Unknown

No

N

**Sale Includes****Items Excluded****Land Restrictions****Foreclsd/BankOwnd/REO** No**Shore Rights****Documents Available****Possession****Auction Date/Time** /**Auction Info****Price - Original** \$89,900**PREPARED BY****Ken Perry - Cell: 603-387-2667**[ken@OlderHomesNH.com](mailto:ken@OlderHomesNH.com)**K A Perry Real Estate, LLC - Off: 603-569-1563**

188 North Wolfeboro Road

Wolfeboro NH 03894





TM 55-2-5 Middle Road

Tuftonboro NH 03816



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**Prep By:** K A Perry Real Estate, LLC  
Ken Perry

**Listed by:**

Ken Perry / K A Perry Real Estate, LLC



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