Land 5056607 Active



61 Dame Road **Tuftonboro**

Unit/Lot # 044-002-018

County

Zoning

VillDstLoc

Lot Size Acres

Price Per Acre

Taxes TBD

Tax Year

Water View

NH-Carroll

1F RES

\$24,000.00

5.00

No

2025

NH 03816

Listed: 8/14/2025 \$120,000

Closed: DOM:

Road Frontage Yes Road Frontage Length 200

Surveyed By

ROW Parcel Access Yes **ROW Lenath** 400 **ROW Width** 50 **ROW to other Parcel** Yes **Total Lots**

Total Leases OpenSpc

Water Body Access Water Body Name

Waterfront Property

Water Body Type Water Frontage Length Waterfront Property Rights Water Body Restrictions

Lot Size Square Feet 217,800

Tax Annual Amount \$1,158.00

Date Initial Showings

Directions From Wolfeboro, follow Rte.109A toward Tuftonboro, A short distance past Spider Web Gardens take a R onto Dame Road, Follow Dame Rd. approx. 1.5 Miles, property will be on your right. From Rte 171 Mountain Rd,. turn onto Ledge Hill Rd. and follow for approx. 2 mi. Turn R on to Dame Rd. Prop. on L.

Public Remarks Quiet, 5 Acres parcel of Vacant Land, with 200' of road frontage on Dame Rd., located in Low Tax Tuftonboro, NH. The property is a mix of hard and soft wood, and has recently been logged. There are two areas that have been designated as wetland. One is located at the front of the property, the other is along the back corner of the lot, near the Melvin River, on which beavers have created a pond. There is a Deeded Right-Of-Way adjacent to the property allowing access to a driveway that had previously been cut in. A driveway off of Dame Rd. would require a Wetland Permit. The property had a State Approved Septic Design completed in 2016, which has now expired. This lot has a lovely site toward the back of the property which would afford one total privacy if one were to chose to build their dream home. Tuftonboro is in the heart of the Lakes Region of NH, and less than 5 miles to Lake Winnipesaukee, near Shopping, Restaurants, Skiing, and other recreational sports. Just 1 Hour to the Coast, and 2 Hours to Boston.

LOT/LOCATION

Development / Subdivision No

Lot Features Country Setting, Level, Wetlands, Wooded Zoning Description Residential

Common Land Acres Pole Number Permit Number Road Frontage Type Paved, Public Maintained Road

School District Governor Wentworth Regional **Elementary School** Carpenter Elementary Middle/Jr School Kingswood Regional Middle Sch **High School** Kingswood Regional High School

UTILITIES

Utilities None

Internet High Speed Intrnt Avail, None Water Source On-Site Well Needed

Sewer None Electric At Street **Fuel Company Electric Company** Cable Company **Phone Company**

Internet Service Provider

PUBLIC RECORDS

Deed Recorded Type Warranty

Total Deeds

Deed Book 3440 **Deed Page** 802-803

Plan Survey Number

Property ID

Map 000044 000018 Block 000002 Lot

SPAN#

Current Use No

Tax Class

Tax Rate

Assessment Amount Assessment Year 2025

7.62

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DISCLOSURES

Fee 2 Fee 3

Foreclosed/Bank-Owned/REO No Flood Zone No Monthly Lease Amount Easements

Covenants No Resort No

Exclusions

Financing-Current Financing-Possible Opt

Auction No Auction Date Auction Time

Auctioneer Name Auctioneer License Number Auction Price Determnd By

PREPARED BY

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NH 03816 **61 Dame Road** 044-002-018 Tuftonboro

























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