

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

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 the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

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.

1. **SELLER:** Henry L DeBoer

2. **PROPERTY LOCATION:** 236 Silver Street, Milton, NH 03851

3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☒ No

4. **SELLER:** ☒ has ☐ has not occupied the property for 3 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Seasonal ☐ Unknown
☒ Drilled ☐ Dug ☐ Other

b. INSTALLATION: Location: front yard 600 feet deep 30 gallons per minute Pump set 400 feet 20 gpm 2hp constant pressure
 Installed By: Epping Well and Pump Date of Installation: Oct 2023
 What is the source of your information? WE did it.

c. USE: Number of persons currently using the system: 2 to 5
 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
 Quality: ☐ Yes ☒ No ☐ Unknown

If YES to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested? ☒ Yes ☐ No Date of most recent test 2023
 IF YES to any question, please explain in Comments below or with attachment.

Are you aware of any test results 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? Treatment was installed for iron and manganese

COMMENTS:

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: ☐ Yes ☐ No Community/Shared: ☐ Yes ☒ No
 Private: ☒ Yes ☐ No ☐ Unknown
 Septic Design Available: ☒ Yes ☐ No

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 ? Gal. ☐ Unknown ☐ Other
 Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other
 Location: _____ ☐ Location Unknown. Date of Installation: _____
 Date of Last Servicing: Oct 2024 Name of Company Servicing Tank: _____
 Have you experienced any malfunctions? ☐ Yes ☒ No
 COMMENTS: _____

SELLER(S) INITIALS HLB /

BUYER(S) INITIALS /

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- d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
 IF YES, Location: left side of house Size: _____ ☒ 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 septic system evaluation been done within 180 days? ☐ Yes ☐ No ☐ Unknown
 Date of Evaluation: _____
 Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

7. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	☐	☐	☒	_____	_____	☐
	Crawl Space	☐	☐	☒	_____	_____	☐
	Exterior Walls	☐	☐	☒	_____	_____	☐
	Floors	☐	☐	☒	_____	_____	☐

8. HAZARDOUS MATERIAL

- a. 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): _____
 Location: _____
 Are you aware of any past or present problems such as leakage, etc? ☐ Yes ☐ No
 Comments: _____
 If tanks are no longer in use, have the tanks been removed? ☐ Yes ☐ No ☐ Unknown
 Comments: _____
- b. ASBESTOS - Current or previously existing:
 As insulation on the heating system pipes or ducts? ☐ Yes ☐ No ☒ Unknown
 In the siding? ☐ Yes ☐ No ☐ Unknown In the roofing shingles? ☐ Yes ☐ No ☐ Unknown
 In flooring tiles? ☐ Yes ☐ No ☐ Unknown Other _____ ☐ Yes ☐ No ☐ Unknown
 If YES, Source of information: _____
 Comments: _____
- c. RADON/AIR - Current or previously existing:
 Has the property been tested? ☐ Yes ☐ No ☒ Unknown
 If YES: Date: _____ By: _____
 Results: _____ If applicable, what remedial steps were taken? _____
 Has the property been tested since remedial steps? ☐ Yes ☐ No
 Are test results available? ☐ Yes ☐ No
 Comments: _____

SELLER(S) INITIALS

HL

07/25/26

10:27 AM EDT

BUYER(S) INITIALS

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d. RADON/WATER - Current or previously existing:

Has the property been tested? ☐ Yes ☐ No ☒ Unknown

If YES: Date: _____ By: _____

Results: _____ If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No

Are test results available? ☐ Yes ☐ No Comments: _____

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property? ☐ Yes ☒ No

If YES: Source of information: _____

Are you aware of any cracking, peeling, or flaking lead-based paint? ☐ Yes ☒ No

Comments: _____

f. Are you aware of any other hazardous materials? ☐ Yes ☒ No

If YES: Source of information: _____

Comments: _____

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?

☐ Yes ☐ No ☒ Unknown If YES, Explain: _____

What is your source of information? _____

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

☐ Yes ☒ No ☐ Unknown If YES, Explain: _____

What is your source of information? _____

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?

☐ Yes ☒ No If YES, Explain: _____

d. Are you aware of any problems with other buildings on the property?

☐ Yes ☒ No If YES, Explain: _____

e. 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: _____

f. Is this property located in a Federally Designated Flood Hazard Zone?

☐ Yes ☒ No ☐ Unknown Comments: _____

g. Has the property been surveyed?

☐ Yes ☐ No ☒ Unknown If YES, By: _____

If YES, is survey available? ☐ Yes ☐ No ☐ Unknown

h. How is the property zoned? residential

i. Heating System Age: 5 years Type: central air Fuel: propane Tank Location: side yard above ground

Owner of Tank: Eastern propane

Annual Fuel Consumption: ? Price: approx, 2000 Gallons: _____

Date system was last serviced and by whom? 2025 Lance

Secondary Heat Systems: _____

Comments: _____

j. Roof Age: 1 year Type of Roof Covering: asphalt shingles

Moisture or leakage: no

Comments: _____

SELLER(S) INITIALS

HLD / 07/25/26

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_____/_____/_____

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- k. Foundation/Basement** ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: _____
 Moisture or leakage: no
 Comments: _____
- l. Chimney(s)** How Many? no Lined? _____ Last Cleaned: _____ Problems? _____
 Comments: _____
- m. Plumbing** Type: varied Age: ?
 Comments: _____
- n. Domestic Hot Water** Age: 4 years Type: electric Gallons: 40
- o. Electrical System** # of Amps 200 ☒ Circuit Breakers ☐ Fuses
 Comments: 200
 Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: _____
 Comments: _____
- p. Modifications:** Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☒ No
 If Yes, please explain: _____
- q. Pest Infestation:** Are you aware of any past or present pest infestations? ☐ Yes ☐ No Type: _____
 Comments: _____
- r. 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: _____
- s. Air Conditioning** Type: Central Age: _____ Date Last Serviced and by whom: _____
 Comments: Central
- t. Pool** Age: _____ Heated: ☐ Yes ☐ No Type: _____ Last Date of Service: _____
 By Whom: _____
- u. Generator** Portable: ☐ Yes ☐ No Whole House: ☒ Yes ☐ No Kw/Size: _____ Last Date of Service: _____
 If Portable: ☐ Included ☐ Negotiable
 Comments: _____
- v. Internet** Type Currently Used at Property: cable Breezeline
- w. Other** (e.g. Alarm System, Irrigation System, etc.) _____
 Comments: _____

NOTICE 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 MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS

HLD / 07/25/26

BUYER(S) INITIALS

_____/_____

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10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?
☐ Yes ☐ No

b. ADDITIONAL COMMENTS:

No known problems Installed new carpet, new roof, some new electrical shed out back (40,000) New Water pump system new water treatment system, all new appliances painted entire house

ACKNOWLEDGEMENTS:

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

Henry L Deboer
dotloop verified
07/25/26 10:27 AM EDT
XYRK-VTWE-XAB2-EZIS
SELLER DATE

SELLER DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER DATE

BUYER DATE

SELLER(S) INITIALS *HLD* ☐
10:27 AM EDT
dotloop verified

BUYER(S) INITIALS ☐ ☐

SELLER PROPERTY INFORMATION

Fixtures, Appliances, and Personal Property

Please indicate the age of the following, which will be included in the sale of your property.

Included?	Yes	No	Year	Included?	Yes	No	Year
refrigerator	☒	☐	2025		☐	☐	
stove	☒	☐	2025		☐	☐	
dishwasher	☒	☐	2025		☐	☐	
washing machine	☒	☐	2025		☐	☐	
dryer	☒	☐	2025		☐	☐	
	☐	☐			☐	☐	
	☐	☐			☐	☐	

Please list any affixed items that will **NOT** be staying (Special chandelier, deep freezer, etc?)

freezer in basement

Other Information

If curbside pick-up,-What day is trash removal day? none

Does the town maintain/plow the road? _____

Do you have smoke alarms? yes Battery or hard-wired? hard wired

Do you have carbon monoxide detectors? yes Plug-in or hard-wired? hard wire

School Information

	School	Pick Up Time	Bus Stop Location
Elementary			
Middle			
High School			

Seller

<i>Henry L Deboer</i>	dotloop verified 07/25/26 10:27 AM EDT URSF-JDSF-EOHU-AYC8
-----------------------	--

Buyer

--

Seller

<i>Henry L Deboer</i>	dotloop verified 07/25/26 10:27 AM EDT LTPS-9L0U-SALF-Y5FG
-----------------------	--

Buyer

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UTILITY INFORMATION

Please provide information on the utilities servicing your home.

Electric Company Eversource Phone _____
 Average Annual Consumption 2000
 Check all that are electric: ☐ Heat ☒ Hot Water ☒ Stove ☒ Dryer ☒ Range ☒ Oven

Oil Company n/a Phone _____
 Average Annual Consumption _____ Tank Size _____
 Check all that are Oil: ☐ Heat ☐ Hot Water Tank Location _____

Gas/Propane Company Eastern Phone _____
 Average Annual Consumption \$2000 Tank Size _____
 Check all that are Gas: ☒ Heat ☐ Hot Water ☐ Stove ☐ Dryer ☐ Range ☐ Oven ☒ Fixed Generator
 Tank Location _____

Septic Company _____ Phone _____
 Location _____ Tank Size _____

Well Company Epping Well and Pump Phone 603 679 5299
 Location Epping Nh GPM 20

Cable/Internet Company Breezeline Phone _____

Telephone Company _____ Phone _____

Is your home serviced by Town / Community Water? Average Bill _____

Is your home serviced by Town / Community Sewer? Average Bill _____

*If no, please describe your lot with your property and indicate location of septic/well in relation to the house.

Well in front drilled
septic tank and leachfield on side of house

Seller

Henry L Deboer

dotloop verified
07/25/26 10:27 AM EDT
LFQC-G70N-HTXS-XM18

Buyer

Seller

Buyer

• Please leave all manuals and warranties for the new home owners. Thank you!



Property Card: 236 SILVER STREET

Town of Milton, NH



Parcel ID: 000037-000070-000000
PID: 000037000070000000

Owner: DEBOER, HENRY L
Co-Owner: TYRALA, SHIRLEY J
Mailing Address: PO BOX 1220

MILTON, NH 03851

General Information

Map: 000037
Lot: 000070
Sub: 000000

Land Use: 1F RES
Zone: LOW DENSITY RES
Land Area in Acres: 3.93
Current Use: N
Neighborhood: N-E
Frontage: 0
Waterfront: 0
View Factor: N

Assessed Value

Land: \$134,400
Buildings: \$342,500
Extra Features: \$14,300
Total: \$491,200

Sale History

Book/Page: 5145-930
Sale Date: 10 / 30 / 2023
Sale Price: \$430,000

Building Details

Model Description: RANCH
Total Gross Area: 1754
Year Built: 2001
Building Grade: AVG
Stories: 1.00 STORY FRAME

Condition: GOOD
Depreciation: 0
No. Bedrooms: 3
No. Baths: 2
Adj Bas: 0



www.cai-tech.com

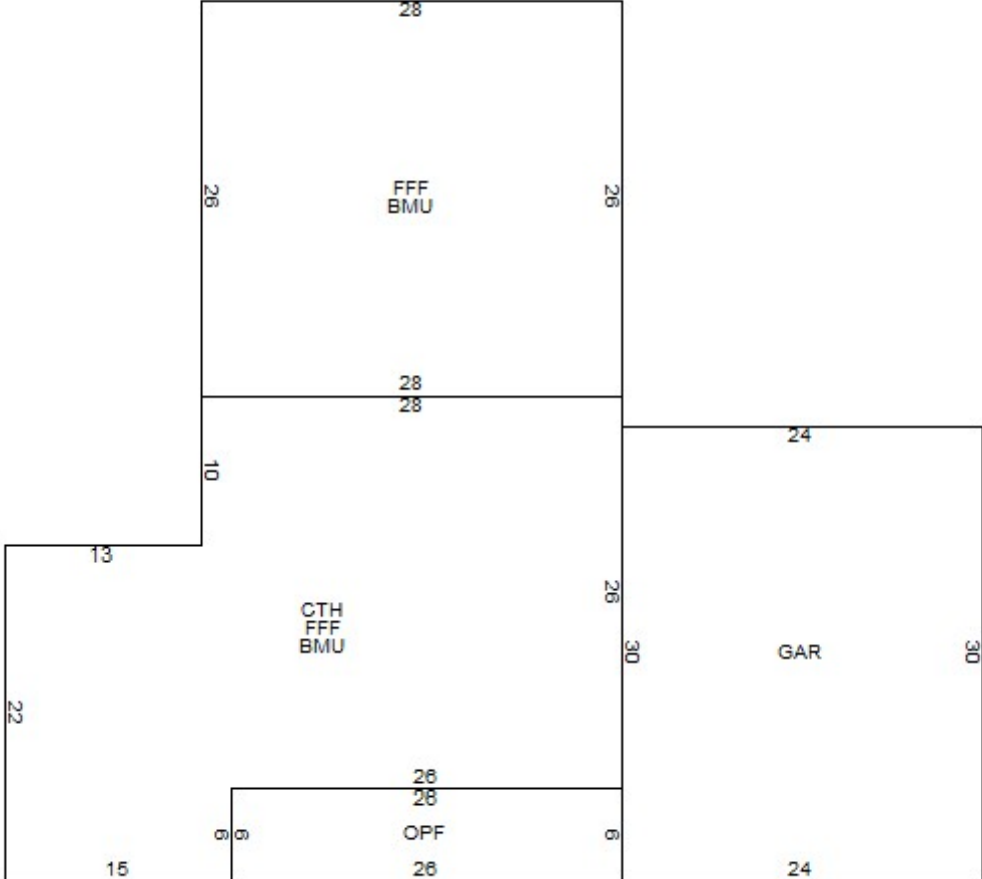
This information is believed to be correct but is subject to change and is not warranted.

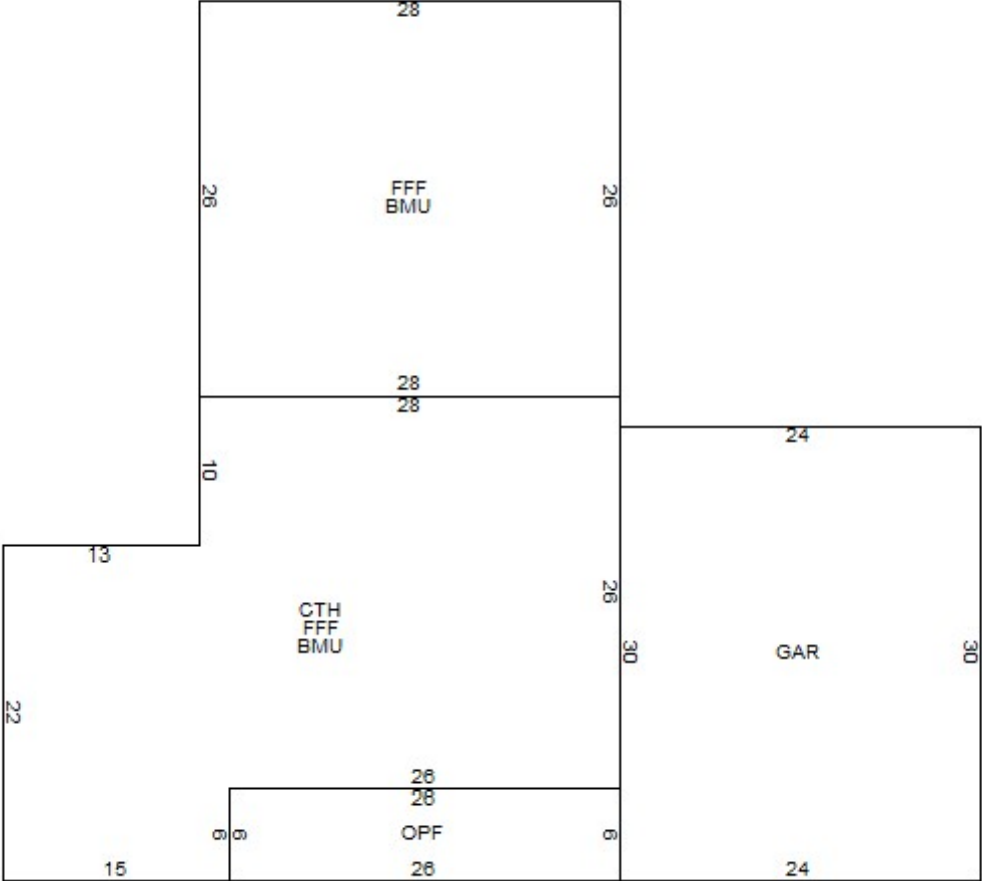
OWNER INFORMATION			SALES HISTORY						PICTURE
DEBOER, HENRY L TYRALA, SHIRLEY J PO BOX 1220 MILTON, NH 03851			Date	Book	Page	Type	Price	Grantor	
			10/30/2023	5145	930	Q I	430,000	ST CYR, PAUL	
			04/13/2007	3515	0995	U I 28	250,000	ST. CYR, ROBERT L.	
LISTING HISTORY			NOTES						
03/21/25	WGPR	PU XFOBS	WHT, YB & # BATHS PER TOWN RECORDS, ROBERT AND MARY RETAIN A LIFE ESTATE. EXT GENERATOR = NV, 2012- SET BACK AT REAR OF LOT, EXT ALL ORIG, AVG FOR AGE 16: INT = GD COND; 7/21; INFO @ DOOR; EXT COND=GD; SITE AVG, WELL MAINT;						
07/09/21	RWVM								
01/01/21	INSP	MARKED FOR INSPECTION							
08/25/16	BHCL								
07/21/14	JSRR								
12/07/12	BHCM								
03/17/10	RDPM								
09/03/09	RDRR								

EXTRA FEATURES VALUATION									MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes		MILTON ASSESSING OFFICE			
SHOP-GOOD	216	18 x 12	134	39.00	100	11,288	2025					
PORCH	72	4 x 18	282	15.00	100	3,046	2025					
14,300									PARCEL TOTAL TAXABLE VALUE			
									Year	Building	Features	Land
									2024	\$ 342,500	\$ 0	\$ 134,400
									Parcel Total: \$ 476,900			
									2025	\$ 342,500	\$ 14,300	\$ 134,400
									Parcel Total: \$ 491,200			
									2026	\$ 342,500	\$ 14,300	\$ 134,400
									Parcel Total: \$ 491,200			

LAND VALUATION												LAST REVALUATION: 2024			
Zone: LOW DENSITY RES		Minimum Acreage: 2.00		Minimum Frontage: 200						Site: GOOD 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	2.000 ac	122,500	E	100	105	100	100	100 -- LEVEL	100	128,600	0	N	128,600		
1F RES	1.930 ac	x 3,000	X	100				100 -- LEVEL	100	5,800	0	N	5,800		
3.930 ac										134,400		134,400			

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS
	DEBOER, HENRY L TYRALA, SHIRLEY J PO BOX 1220 MILTON, NH 03851	District Percentage	Model: 1.00 STORY FRAME RANCH Roof: GABLE OR HIP/ASPHALT Ext: VINYL SIDING Int: DRYWALL Floor: CARPET/HARD TILE Heat: GAS/FA DUCTED
			Bedrooms: 3 Baths: 2.0 Fixtures: Extra Kitchens: Fireplaces: A/C: Yes 100.00 % Generators: 1 Quality: A0 AVG Com. Wall: Size Adj: 0.9336 Base Rate: RSA 170.00 Bldg. Rate: 0.9896 Sq. Foot Cost: \$ 168.23
	PERMITS		
	Date	Project Type	Notes
	07/12/24	BUILDING/ALTERATI	12'X18' SHED FRM POST WOODWORK
	05/14/10	ELECTRICAL	INSTALLATION OF GENERATOR/ELEC

 The floor plan diagram shows a building layout with the following dimensions and area labels: - Top section: 28 (width), 26 (height), 26 (width), 26 (height). Label: FFF BMU. - Middle section: 28 (width), 28 (height), 10 (height), 24 (width), 26 (height), 30 (height). Label: CTH FFF BMU. - Bottom section: 13 (width), 22 (height), 15 (width), 9 (width), 9 (width), 26 (width), 28 (height), 26 (height), 6 (width), 24 (width), 30 (height). Label: OFF.	BUILDING SUB AREA DETAILS				
	ID	Description	Area	Adj.	Effect.
	BMU	BSMNT	1754	0.15	263
	GAR	GARAGE	720	0.45	324
	OPF	OPEN PORCH	156	0.25	39
	CTH	CATHEDRAL	1026	0.10	103
	FFF	FST FLR FIN	1754	1.00	1754
	GLA:	1,754	5,410		2,483
	2024 BASE YEAR BUILDING VALUATION				
Market Cost New:		\$ 417,715			
Year Built:		2001			
Condition For Age:		GOOD	18 %		
Physical:					
Functional:					
Economic:					
Temporary:					
Total Depreciation:		18 %			
Building Value:		\$ 342,500			





LOCATION

Property Address 236 Silver St
Milton, NH 03851-4533

Subdivision

County Strafford County, NH

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID MLTN M:00037 B:000070 L:000000

Alternate Parcel ID

Account Number

District/Ward

2020 Census Trct/Blk 880/3

Assessor Roll Year 2025

PROPERTY SUMMARY

Property Type Residential

Land Use Single Family Residential

Improvement Type Ranch/Rambler

Square Feet 2483

CURRENT OWNER

Name Deboer Henry L Tyralla Shirley J

Mailing Address Po Box 1220
Milton, NH 03851-1220

SCHOOL ZONE INFORMATION

Milton Elementary School 1.0 mi

Elementary: Pre K to 5 Distance

Nute High School 1.1 mi

Middle-High: 6 to 12 Distance

SALES HISTORY THROUGH 06/05/2026

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
10/27/2023	\$430,000	Deboer Henry L & Tyralla Shirley J	St Cyr Paul	Warranty Deed		5145/930 230012816

TAX ASSESSMENT

Tax Assessment	2025	Change (%)	2024	Change (%)	2023
Assessed Land	\$134,400.00		\$134,400.00	\$70,600.00 (110.7%)	\$63,800.00
Assessed Improvements	\$356,800.00	\$14,300.00 (4.2%)	\$342,500.00	\$129,800.00 (61.0%)	\$212,700.00
Total Assessment	\$491,200.00	\$14,300.00 (3.0%)	\$476,900.00	\$200,400.00 (72.5%)	\$276,500.00

Exempt Reason

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2025			\$7,250.00
2024			\$6,653.00
2023			\$6,785.00
2022			\$6,769.00
2021			\$6,321.00
2020			\$6,127.00
2019			\$6,514.00
2018			\$6,304.00
2017			\$6,460.00

2016	\$5,859.00
2015	\$5,883.00

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
01/23/2024	\$310,000	Deboer Henry L Tyrala Shirley J And Tyrala Sh	Rocket Mortgage	5162/794 240001084

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Ranch/Rambler	Condition	Good	Units
Year Built	2001	Effective Year		Stories1
BRs	3	Baths	2 F H	Rooms
Total Sq. Ft.2,483				
Building Square Feet (Living Space)			Building Square Feet (Other)	
			Gross Area 5410	

- CONSTRUCTION

Quality		Roof Framing	Gable
Shape		Roof Cover Deck	Asphalt
Partitions		Cabinet Millwork	
Common Wall		Floor Finish	
Foundation		Interior Finish	
Floor System		Air Conditioning	Yes
Exterior Wall	Aluminum/Vinyl Siding	Heat Type	Forced Air Unit
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	

- OTHER

Occupancy	Building Data Source
-----------	----------------------

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Single Family Residential	Lot Dimensions	
Block/Lot	70/	Lot Square Feet	171,191
Latitude/Longitude	43.421138°/-71.002677°	Acreage	3.93

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type
Electric Source		Topography
Water Source		District Trend
Sewer Source		Special School District 1Milton
Zoning CodeLow De		Special School District 2
Owner Type		

LEGAL DESCRIPTION

Subdivision		Plat Book/Page
Block/Lot	70/	District/Ward
Description		

POWER PRODUCTION

No power production information was found for this parcel.

INTERNET ACCESS

courtesy of Fiberhomes.com

Provider	Type	Confirmed	Advertised Top Download Speed	Advertised Top Upload Speed
Xfinity	FIBER	No	2000 Mbps	
Breezeline	FIBER	No	1000 Mbps	
Breezeline	CABLE	No	1000 Mbps	

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	33017C0120D	05/17/2005

LISTING ARCHIVE

MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Buyer Agent	Buyer Broker
4971570	Sold	10/27/2023	09/26/2023	\$419,900	10/27/2023	\$430,000				



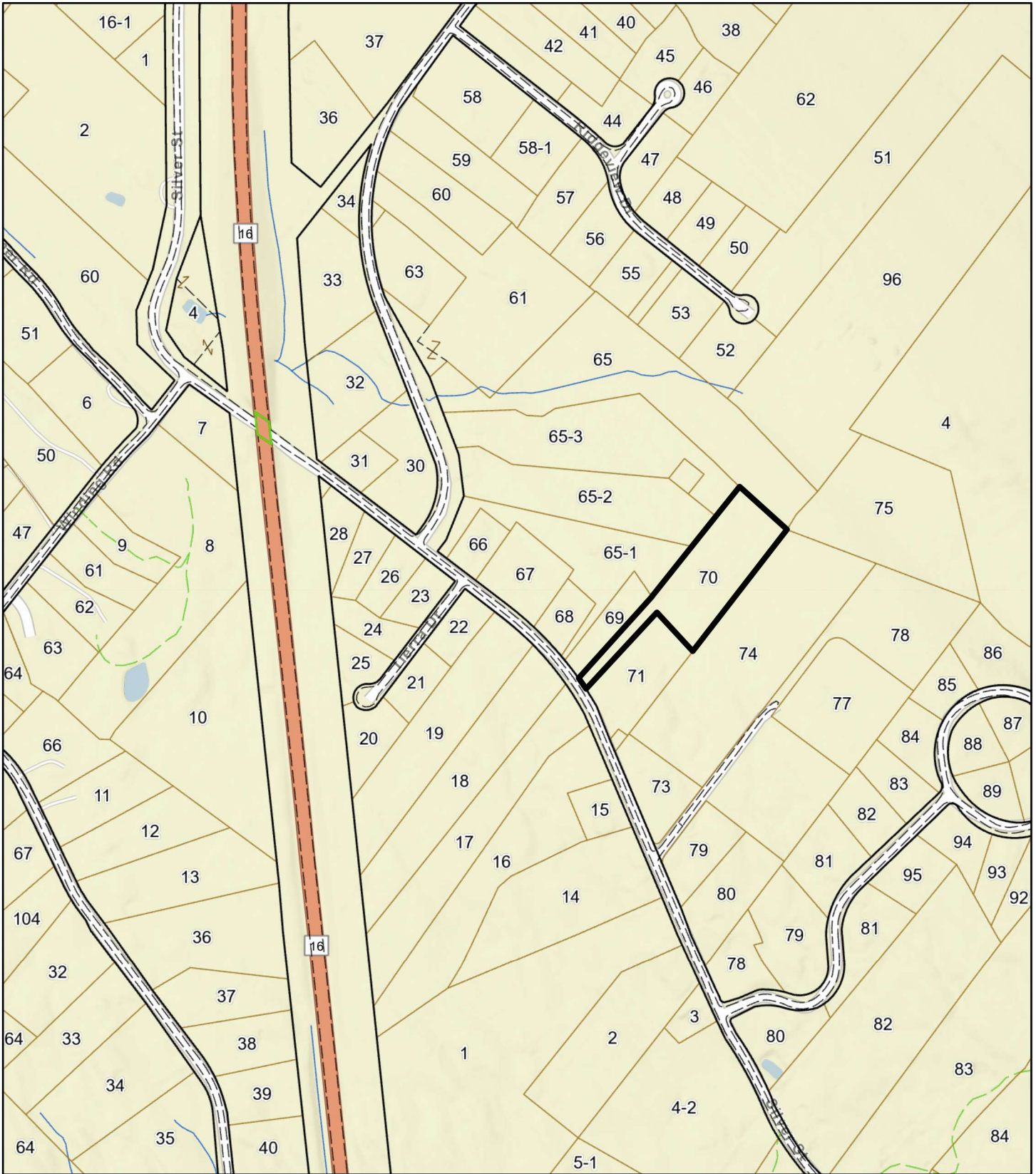
Town of Milton, NH

1 inch = 547 Feet



www.cai-tech.com

June 30, 2026



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Return to:
Henry L. Deboer and Shirley J. Tyralla
PO Box 1220
Milton NH 03851

E-Doc # 230012816 10/30/2023 09:18:47 AM
Book 5145 Page 930 Page 1 of 2
Catherine A. Berube
Register of Deeds, Strafford County
LCHIP STA213170 25.00
TRANS TAX ST862119 6,450.00

TT: \$6,450.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Paul St. Cyr, Single, of 236 Silver Street, Milton, NH 03851, for consideration paid grant(s) to Henry L. DeBoer, and Shirley J Tyralla both unmarried individuals of 6 Dames Brook Drive, Milton, NH 03851, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain parcel of land, with the buildings thereon, situated in Milton, County of Strafford and State of New Hampshire, shown as Lot 2 on the Plan entitled, "Subdivision of Land of Patrick S. Logan", by John R. Knight, dated August, 1981, approved by the Milton Planning Board on September 28, 1981 and recorded in the Strafford County Registry of Deeds as Plan 22A-101, bounded and described as follows:

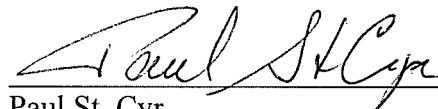
Beginning at a point on the Easterly side of Silver Street and at the Northwesterly corner of land now owned by Kevin and Rose A. Wright, thence running Northeasterly along said land on the following courses, namely: N 65° 21' 10" E, 33.09 feet to a point, N 54° 27' 43" E, 378.00 feet; thence turning and running Southeasterly by land of Kevin and Rose A. Wright on the following courses, namely: S 32° 33' 29" E, 191.06 feet; thence turning and running Northeasterly by land now or formerly of Carl Keene on the following courses, namely: N 53° 57' 34" E, 206.43 feet to a point, N 55° 51' 53" E 397.17 feet, both distances being along a stone wall to a corner in the wall; thence turning and running N 31° 29' 49" W, 255.11 feet by a stone wall to a point; thence turning and running Southwesterly by land formerly of Eva Corson on the following courses, namely: S 54° 46' 22" E, 558.40 feet to a point, S 46° 16' 50" W, 61.80 feet to a point, S 54° 27' 43" W, 365.20 feet along a stone wall to a point; thence turning and running S 65° 21' 10" W a distance of 26.84 feet along a stone wall on the Easterly sideline of Silver Street; thence turning and running Southeasterly along Silver Street and by a stone wall on the following courses, namely: S 43° 05' 05" E, 21.82 feet to a point, S 8° 41' 28" E, 30.48 feet to the point of beginning, containing 3.93 acres.

Robert L. St. Cyr and Mary C. St. Cyr retain a life estate in the above described property.

Meaning and intending to describe and convey the same premises conveyed to Paul St. Cyr by Warranty Deed dated April 13, 2007 and recorded with the Strafford County Registry of Deeds at Book 3515, Page 995. Robert L. St. Cyr died April 2, 2022. See Death Certificate recorded herewith.

I, the grantor, hereby release all rights of homestead in the above described premises.

Executed this 27th day of October, 2023.


Paul St. Cyr

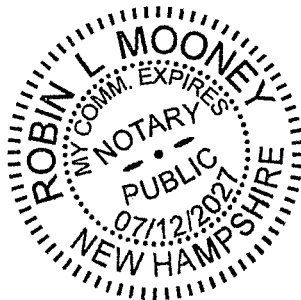
I, Paul St. Cyr, acting as Durable POA for Mary C. St. Cyr, hereby release the life estate interest in the above-described property. See Durable Power of Attorney recorded herewith.

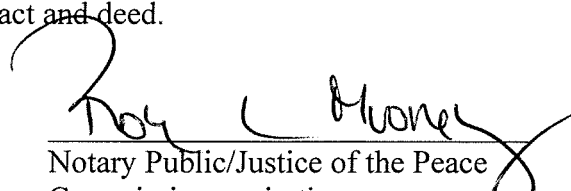

Paul St. Cyr, Durable POA for Mary C. St. Cyr

State of New Hampshire
County of Strafford

October 27, 2023

Then personally appeared before me on this 27th day of October, 2023, the said Paul St. Cyr and acknowledged the foregoing to be his voluntary act and deed.




Notary Public/Justice of the Peace
Commission expiration: