



LOCATION

Property Address 1379 River Rd
Weare, NH 03281-4720

Subdivision

County Hillsborough County, NH

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID WEAR M:00405 L:000047 S:000006

Alternate Parcel ID

Account Number

District/Ward

2020 Census Trct/Blk 210.01/2

Assessor Roll Year 2023

PROPERTY SUMMARY

Property Type Residential

Land Use Single Family Residential

Improvement Type Contemporary

Square Feet 2851

CURRENT OWNER

Name Lisa A Lavigne Ret Lavigne Lisa A

Mailing Address 1379 River Rd
Weare, NH 03281-4720

SCHOOL ZONE INFORMATION

Center Woods Elementary School 1.5 mi
Elementary: Pre K to 3 Distance

Weare Middle School 1.4 mi
Primary Middle: 4 to 8 Distance

John Stark Regional High School 3.2 mi
High: 9 to 12 Distance

SALES HISTORY THROUGH 08/23/2024

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
6/8/2022		Lisa A Lavigne Ret & Lavigne Lisa A	Lavigne Lisa	Quit Claim Deed		9625/333 220028405
9/17/2013		Lavigne Lisa & Amiel Vickie	Lavigne Lisa	Quit Claim Deed		8604/1424 3052057
3/27/2013	\$250,500	Lavigne Lisa A	Lebel Roger M & Lebel Cheryl A	Warranty Deed		8542/1170
12/2/1997	\$127,900	Lebel Roger M & Lebel Cheryl A	Pinelle Dennis J	Warranty Deed		5878/468

TAX ASSESSMENT

Tax Assessment	2023	Change (%)	2022	Change (%)	2021
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Assessed Land	\$118,700.00	\$118,700.00	\$118,700.00
Assessed Improvements	\$305,300.00	\$305,300.00	\$305,300.00
Total Assessment	\$424,000.00	\$424,000.00	\$424,000.00

Exempt Reason**TAXES**

Tax Year	City Taxes	County Taxes	Total Taxes
2023			\$7,988.00
2022			\$7,378.00
2021			\$7,293.00
2020			\$6,876.00
2019			\$6,807.00
2018			\$6,577.00
2016			\$6,389.00
2015			\$6,255.00

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
10/21/2021	\$192,000	Lavigne Lisa	Crosscountry Mortgage	9545/2941 210072784
01/31/2020	\$100,000	Lavigne Lisa A	Bank Of America	9262/2211 200007792
03/21/2005	\$170,000	Lebel Lebel Cheryl A	First New Eng Mtgcorp	07427/0174
03/21/2005	\$170,000	Lebel Roger M Lebel Cheryl A And Lebel Chery	First New Eng Mtgcorp	7427/174

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING**Building # 1**

Type	Contemporary	Condition	Good	Units	
Year Built	1990	Effective Year		Stories	2
BRs	4	Baths	3 F 1 H	Rooms	

Total Sq. Ft. 2,851**Building Square Feet (Living Space)****Building Square Feet (Other)**

Gross Area 5305

- CONSTRUCTION

Quality		Roof Framing	Gable
Shape		Roof Cover Deck	Metal
Partitions		Cabinet Millwork	
Common Wall		Floor Finish	
Foundation		Interior Finish	
Floor System		Air Conditioning	
Exterior Wall	Wood Siding	Heat Type	Hot Water
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	

- OTHER

Occupancy	Building Data Source
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PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Single Family Residential	Lot Dimensions	
Block/Lot	/47	Lot Square Feet	119,790
Latitude/Longitude	43.101949°/-71.704761°	Acreage	2.75

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code	RURAL	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot	/47	District/Ward	

Description

POWER PRODUCTION

No power production information was found for this parcel.

INTERNET ACCESS

courtesy of Fiberhomes.com

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.	33011C0177D	09/25/2009

LISTING ARCHIVE

MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Buyer Agent	Buyer Broker
4194632	Sold	03/26/2013	10/26/2012	\$257,000	03/26/2013	\$250,500				
4157651	Expired	11/20/2012	05/19/2012	\$289,900						
495567	Sold	04/23/2008	07/24/1997	\$126,900	11/28/1997	\$127,900				