

Commercial Sale
5093891
Active

45 Main Street
Conway
Unit/Lot #

NH 03813

Listed: 6/10/2026
Closed:
DOM: 84

\$590,000



County NH-Carroll
VillDstLoc
Year Built 1964
Building Area Total 1,334
Building Area Source Public Records
Total Available Area
Total Available Area Source
Zoning VC
Road Frontage Yes
Road Frontage Length 110
Lot Size Acres 0.51
Traffic Count
Loss Factor Percentage
Vacancy Factor

Taxes TBD No
Tax Year Notes
Tax Annual Amount \$3,203.00
Tax Year 2025
Gross Income
Net Income
Operating Expense

Activation Date

Business Type Business, Office, Other
Business Type Use Free Standing Building, Garage, Other

D

Directions Heading South on Route 16, property is one tenth of a mile past the four corners traffic lights in downtown Conway on left (2nd building after the town hall).

Public Remarks Commercial building offering excellent visibility and strong traffic exposure in a prime location overlooking Pequawket Pond. The property features multiple commercial spaces with separate entrances, open bay areas, office space, two bathrooms, and ample parking. Recently refreshed with cleaning and paint, the building offers flexible opportunities for owner-users, investors, or a variety of business uses. Including second floor 1 bed, 1 bath apartment, suitable for owners quarters or to be rented out. Private entrance. Pequawket Pond frontage adds to the appeal of this highly visible commercial property.

STRUCTURE

Construction Materials Brick Exterior
Roof Shingle
Foundation Details Concrete Slab
Basement No
Basement Access Type

Building Number
Total Units 2
of Stories 2
Divisible SqFt Min
Divisible SqFt Max
\$/SqFtTota

Ceiling Height
Total Elevators
Total Loading Docks
Dock Levelers
Dock Height
Total Drive-in Doors 2
Door Height

	LEVEL	TYPE	DESCRIPTION
UNIT 1	1	Other	
UNIT 2	1	Office	
UNIT 3			
UNIT 4			
UNIT 5			
UNIT 6			
UNIT 7			
UNIT 8			

UTILITIES

Water Source Public
Sewer Public
Electric On-Site
Utilities Cable
Internet Cable Internet

Fuel Company
Electric Company
Water Company
Phone Company
Cable Company
Internet Service Provider

LOT & LOCATION

Submarket		Waterfront Property	Yes
Project Building Name		Water View	
		Water Body Access	
ROW Length	Lot Features	Water Body Name	Pequawket Pond
ROW Width	In Town, Near Shopping, Level, Major	Water Body Type	Pond
ROW Parcel Access	Road Frontage, Neighbor Business, Sidewalks	Water Frontage Length	
ROW to other Parcel	Zoning Description	Waterfront Property Rights	Exclusively Owned
	Commercial Zoning	Water Body Restrictions	Unknown
Surveyed			
Surveyed By			

FEATURES

Parking Features	On-Site	Building Features	Living Space Available, In-Unit Bathroom
AirCond%		Green Verification Body	
Sprinkler		Green Building Verification Type	
Signage	Adequate	Green Verification Year	
		Green Verification Rating	
Railroad Available		Green Verification Metric	
Railroad Provider		Green Verification Status	
		Green Verification Source	
		Green Verification NewCon	
		Green Verification URL	

PUBLIC RECORDS

DeedRecTy	Warranty	Map	276	Tax Rate	
Total Deeds		Block	-	Tax Class	
Deed Book	3591	Lot	279	PropTaxRel	
Deed Page	960	SPAN#		Land Gains	
PropID				Assessment Year	
PlanSurv#				Assessment Amount	

DISCLOSURES

Special Listing Condition	None	Right of First Refusal	
Sale Includes	Land/Building		
Exclusions			
Investment Info		Auction Date	
Flood Zone		Auction Time	
Seasonal		Auctioneer Name	
Easements		Auctioneer License Number	
Covenants		Auction Price Determnd By	

PREPARED BY

Ralph Cronin

Cell: 603-387-1820

RalphC@BadgerPeabodySmith.com

My Office Info:

Badger Peabody & Smith Realty

2633 White Mountain Hwy

North Conway NH 03860

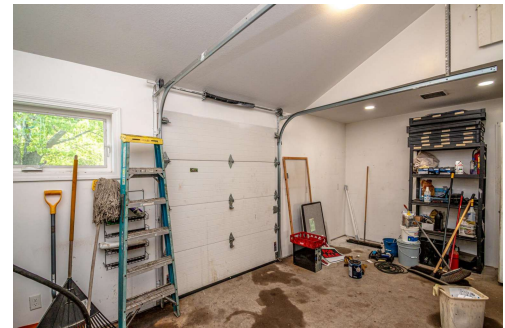
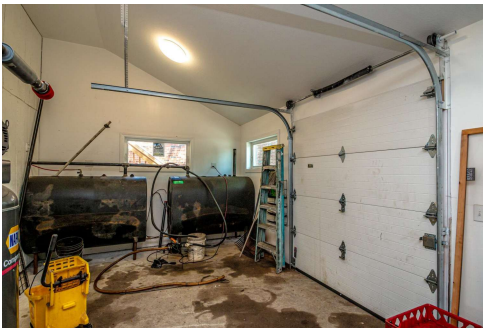
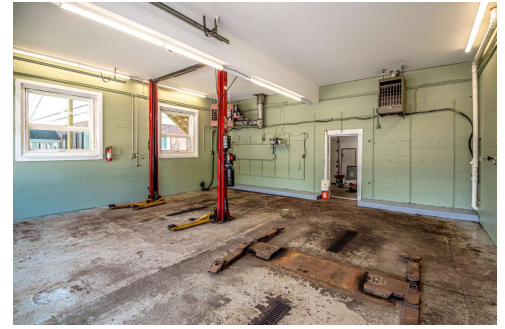
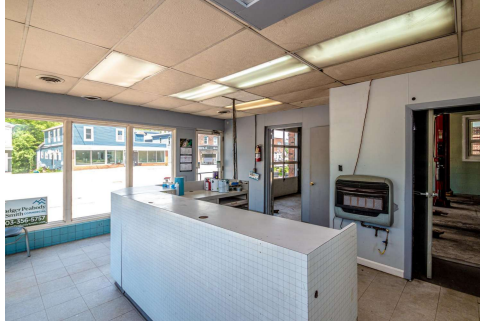
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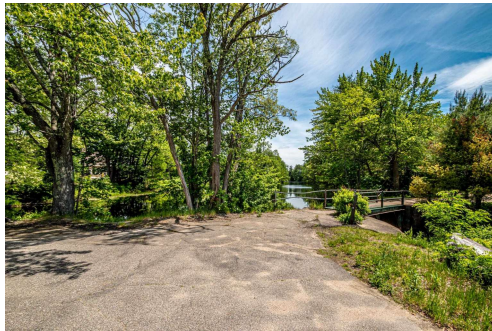


45 Main Street

Conway NH 03813



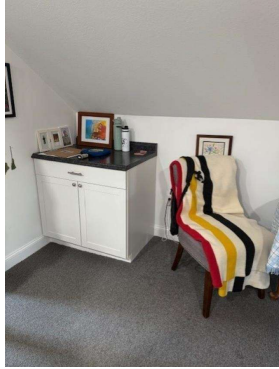






TOTAL 1083 sq. ft.
1st Floor: 527 sq. ft., 2nd Floor: 556 sq. ft.
EXCLUDED AREAS: GARAGE: 107 sq. ft., WALLS: 75 sq. ft., UTILITY: 125 sq. ft.,
LOW CEILING: 37 sq. ft., WALLS: 180 sq. ft.





PROPERTY DISCLOSURE

TO BE FULLY 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 BROKER representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize BROKER 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 Broker promptly in writing.

1. SELLER: STANLEY ANTHONY & LYNN PARKHURST
2. PROPERTY LOCATION: 45 MAIN ST. CONWAY, NH 03819
3. BUILDING ON PROPERTY? ☒ Yes ☐ No
Is Property Disclosure - Land Only form attached? ☐ Yes ☐ No
4. CONDOMINIUM? ☐ Yes ☒ No
If Yes, is Condominium Notification form attached ☐ Yes ☐ No
If Yes, is Condominium Disclosure form attached? ☐ Yes ☐ No
5. SELLER: ☒ has ☐ has not occupied the property for last 54 years.
6. 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: 45 MAIN ST.
Installed By: Date of Installation 1958 GULF OIL CORP.
What is the source of your information? DEED
 - c. USE: Number of Persons currently using the system: 1
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 TOWN OF CONWAY WATER
Date of most recent test _____
IF Yes to any question, please explain in comment section 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?
COMMENTS: _____

7. SEWAGE DISPOSAL SYSTEM

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

TOWN OF CONWAY
SEWER

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 _____ ☐ Unknown ☐ Other _____

Tank Type: ☐ Concrete ☐ Metal ☐ Unknown ☐ Other _____

Location: _____ Location Unknown _____

Date of Installation: _____

Date of Last Servicing: _____

Name of Company Servicing Tank: _____

Have you experienced any malfunctions? ☐ Yes ☐ No

Comments: _____

d. LEACH FIELD: ☐ Yes ☒ No ☐ Other _____

IF Yes: Location: _____ Size _____

Date of installation of leach field: _____ Installed By: _____

Have you experienced any malfunctions? ☐ Yes ☐ No

Comments: _____

e. IS SYSTEM LOCATED IN A SHORELAND ZONE? ☐ Yes ☒ No ☐ Unknown

If Yes, has a site assessment been done? ☐ Yes ☐ No ☐ Unknown

SOURCE OF INFORMATION: _____

COMMENTS: _____

8. INSULATION

LOCATION :	Yes	No	Unknown	If Yes, Type	Amount	Unknown
Roof/Attic/Cap	☒	☐	☐	FIBERGLASS	12" whole roof	
Crawl Space	☒	☐	☐	FIBERGLASS		
Exterior Walls	☒	☐	☐	FIBERGLASS 2nd FLOOR	ADDITION	STYROFOAM ORIGINAL BLDG.
Floors	☒	☐	☐	FIBERGLASS 2nd FLOOR		
Other	☐	☐	☐			

9. 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 problems, such as leakage, etc.? ☐ Yes ☐ No

Comments: _____

If tanks are no longer in use, have tanks been removed? ☒ Yes ☐ No ☐ Unknown

If removed, by whom: CLEAN HARBORS & BURNHAM CO.; when: 1988 / 2022; and was there a closure report completed and on file with the State of New Hampshire? ☒ Yes ☐ No ☐ Unknown

(SEE ATTACHED PAPERWORK)

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 flooring tiles? ☐ 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: _____

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:

Is Lead Paint Disclosure required? ☐ Yes ☐ No;

If yes, has the Lead Paint Disclosure & Informational Pamphlet been provided? ☐ Yes ☐ No

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 the following hazardous materials?

- Industrial, Radioactive, or Chemical Wastes ☒ Yes ☐ No ☐ Unknown MOTOR OIL

- PCB's & PCB containing transformers, Capacitors or other Equipment ☐ Yes ☐ No ☐ Unknown

- Waste Disposal Areas ☐ Yes ☐ No ☐ Unknown

- Other Toxic, Hazardous or Contaminated Substances including present & past use of the property
☐ Yes ☐ No ☐ Unknown

If YES: Source of information: ENVIRO NORTH AMERICAN CONSULTING

Comments: SITE IS ENROLLED IN A STATE REMEDIATION PROGRAM - ONGOING
JUST PROJECT # 41186 (MORE INFO AVAILABLE)

10. METHAMPHETAMINE PRODUCTION

To the best of Seller's knowledge, has methamphetamine production occurred on this property?

☐ Yes ☒ No ☐ Unknown

If yes, source of information: _____

Comments: _____

11. 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: Source of information: _____

Comments: _____

- b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees? ☐ Yes ☒ No ☐ Unknown

If YES: Source of information: _____

Comments: _____

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

☐ Yes ☒ No ☐ Unknown

If YES: Source of information: _____

Comments: _____

- d. Are you aware of any problems with other buildings on the property? ☐ Yes ☒ No ☐ Unknown

If YES: Source of information: _____

Comments: _____

- e. Are you receiving a tax exemption for this property for any reasons? ☐ Yes ☒ No ☐ Unknown

If YES: Source of information: _____

Comments: _____

- f. Is any part of this property in Current Use? ☐ Yes ☒ No ☐ Unknown

If YES: Source of information: _____

Comments: _____

- g. Is this property located in a Federally Designated Flood Zone? ☐ Yes ☒ No ☐ Unknown

- h. Has the property been surveyed? ☒ Yes ☐ No ☐ Unknown

If YES, By: H&B

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

- i. How is the property zoned? Commercial

Source of information: TOWN OF CONWAY

- j. Are you aware of any municipal variances, special enforcements or other municipal approvals for this property? ☒ Yes ☐ No.

If yes, are copies of municipal notice of decision available? ☒ Yes ☐ No

Comments: VARIANCE TO ADD EXTERIOR STAIRCASE

VARIANCE TO ADD 12' REAR ADDITION

k. HVAC:

Heating: Type: HOT AIR Fuel PROPANE Age: 4 yrs
 Location & Description: CRAWL SPACE - SPLIT UNIT / HANGING OFFICE WALL UNIT
 Comments: _____
 Source of Information: WE FIRST HAD INSTALLED
 Air Conditioning: Type: YORK EXTERIOR UNIT Fuel _____ Age: 4 yrs
 Location & Description: REAR OF BUILDING
 Comments: _____
 Source of Information: WE HAD INSTALLED

l. ROOF

Type of Roof Covering: SHINGLE
 Age: 6 yrs / 4 yrs (addition)
 Moisture or Leakage: NO
 Other Problems? NO
 Comments: _____

m. Foundation/Basement: ☐ Full ☐ Partial ☒ Concrete Slab ☐ Other _____

Type: CONCRETE
 Moisture or leakage: NO
 Other Problems: NO
 Comments: _____

n. Chimney(s) How Many? VENTS FOR PROPANE INSULATED CHIMNEY ☐ Lined? ☒ Last Cleaned: _____
 Problems: NONE

o. Plumbing Type: PEX & COPPER Age: 4 yrs
 Comments: _____

p. Domestic Hot Water: Age: 4 yrs Type: ELECTRIC Gallons: 40
 Comments: _____

q. Electrical System: ☒ Circuit Breakers ☐ Fuses (3 units)
 Amps: 100 per unit Volts: _____
 3-Phase: _____
 Age: 4 years
 Source of Information: INSTALLED BY JOUBERT ELECTRIC
 Comments: _____

r. Modifications: Are you aware of any modifications or repairs made without the necessary permits?

☐ Yes ☒ No ☐ Unknown

If Yes, please explain: _____

s. Pest Infestation: Are you aware of any past or present pest infestations? ☐ Yes ☒ No

Type: _____

Comments: _____

t. 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: _____

u. Other (e.g. Alarm System, Irrigation System, etc.) wired smoke & CO2 in apartment as required by town.

12 ADDITIONAL INFORMATION

a. Attachment explaining current problems, past repairs, or additional information? ☒ Yes ☐ No

b. Additional Comments: INFORMATION ON RECENT BUILDING ADDITION AVAILABLE

AS THE SELLER, I/WE HAVE PROVIDED THE INFORMATION CONTAINED IN THIS INFORMATION STATEMENT AND REPRESENT THAT ALL STATEMENTS AND INFORMATION ARE CORRECT. I/WE UNDERSTAND THAT INFORMATION CONTAINED IN THIS INFORMATION STATEMENT WILL BE COMMUNICATED TO PROSPECTIVE BUYERS. SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

[Signature]
SELLER

6/8/26
DATE

[Signature]
SELLER

6/8/26
DATE

NOTICE TO PURCHASER(S): PRIOR TO CLOSING YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO THE PROPERTY AND ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT.

AS THE BUYER, I/WE HAVE READ AND RECEIVED A COPY OF THIS DISCLOSURE AND UNDERSTAND THAT I/WE SHOULD SEEK INFORMATION FROM PROFESSIONALS NORMALLY ENGAGED IN THE BUSINESS REGARDING ANY SPECIFIC ISSUES OF CONCERN.

BUYER

DATE

BUYER

DATE

**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT
AND/OR LEAD-BASED PAINT HAZARDS FOR HOUSING SALES**



This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: **45 Main Street, Conway, NH 03813**

LEAD WARNING STATEMENT

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

(f) RLC Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u></u>	<u>6-3-26</u>	<u></u>	<u>6/3/26</u>
Seller Stanley E. Anthony	Date	Seller Lynn Marie Parkhurst	Date
Purchaser _____ Date _____		Purchaser _____ Date _____	
<u></u>	<u>6/3/26</u>	Agent _____	Date _____
Agent Ralph Cronin & Rachael Brown	Date	Agent	Date

Alpine Title Services
6 Pleasant Street
Conway, NH 03818
EXEMPT

Lisa Scott

LCHIP

CAA132352 25.00

The space above this line is reserved for recording information

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **STANLEY E. ANTHONY**, a married man, with a mailing address of PO Box 472, Conway, State of New Hampshire 03818, for consideration paid, grant to **STANLEY E. ANTHONY**, with a mailing address of PO Box 472, Conway, State of New Hampshire 03818 and **LYNN MARIE PARKHURST**, with a mailing address of PO Box 472, Conway, State of New Hampshire 03818, as joint tenants with rights of survivorship, and not as tenants in common, with WARRANTY COVENANTS, the following:

The certain tract or parcel of land, with the buildings thereon, situate on the southerly side of Main Street, in the Village and Town of Conway, County of Carroll and State of New Hampshire, bounded and described as follows, viz:

Beginning at the northwest corner of land, now or formerly, of Abbie H. Quint, now or formerly, owned by Chester M. Wiggin, and thence running southerly along the west line of said Quint or Wiggin land to a stone post set in the ground;

Thence turning and running in a westerly direction to the shore of the pond and along the shore of the pond to the southeast corner of land, now or formerly, of Charles A. Wheeler, better known as the Leroy S. Merrill Blacksmith Shop lot;

Thence turning and running along the easterly line of land, now or formerly of said Wheeler, on a line parallel with the westerly line of said Wiggin to a bound at the Main Street;

Thence turning and running easterly along said Main Street to the first mentioned bound;

ALSO, all that certain tract or parcel of land, with the buildings thereon, situate and being on the southerly side of Main Street, in the Village and Town of Conway, County and State aforesaid, bounded and described as follows, viz:

Beginning at a bound on said Main Street fifty (50) feet westerly of land, now or formerly, of Chester M. Wiggin and being the northwest corner of land, now or formerly, of Percy J. Littlefield;

Thence bearing southerly along said Littlefield's west line to Pequaket Pond, or as far as the original lot extends;

Thence turning and running northwesterly to the east end of the bridge;

Thence turning and running easterly by said Main Street to the first mentioned bound.

This conveyance is made subject to the reservation made in deed of Charles A. Wheeler to Elmer H. Gerry whereby no restaurant or lunch card shall be conducted in any building now on said premises, or to be erected thereon so long as said Charles A. Wheeler, his wife, or his son, shall conduct a restaurant business in said Conway.

Meaning and intending to describe and convey those premises conveyed by Warranty Deed of Ossipee Oil Company, Inc. to the grantor dated October 12, 1978, recorded in Book 722, Page 448 in the Carroll County Registry of Deeds.

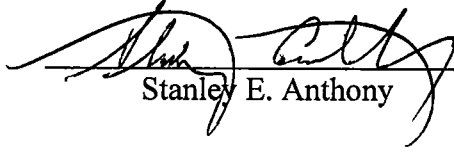
See also State of New Hampshire Department of Environmental Services dated April 25, 2006 and recorded in Book 2547, Page 370 in the Carroll County Registry of Deeds.

The above described is not homestead property of the grantors.

This is a non-contractual transfer and as such is exempt under RSA 78-B:2 (IX).

This deed was prepared based on information provided by the Grantor. Alpine Title Services, Inc. did not independently verify the accuracy of any information provided and no title search was completed by Alpine Title Services, Inc.

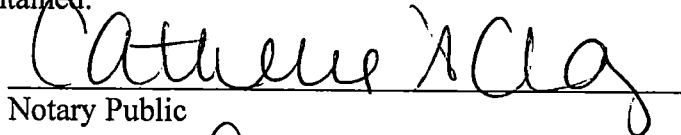
EXECUTED, this 17th day of May, 2021.


Stanley E. Anthony

STATE OF NEW HAMPSHIRE

COUNTY OF CARROLL

The foregoing instrument was acknowledged before me this 17th day of May, 2021 by Stanley E. Anthony known to me or satisfactorily proven by photo identification to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.


Notary Public

Printed Name: Catherine A. Clay

My Commission Expires: 2-19-2025

CATHERINE A. CLAY
Notary Public - New Hampshire
My Commission Expires February 19, 2025



Property Card: ANTHONY STANLEY E
Town of Conway, NH



Parcel ID: 276-279

Owner: ANTHONY STANLEY E

Co-Owner: PARKHURST LYNN MARIE

Mailing Address: PO BOX 472
CONWAY, NH 03818-0472

Physical Location: 00045 MAIN ST

General Information

State Class: 332
Class: CI
District No.: 9
Zone: VC
Total Acres: 0.510

Assessed Value

Land: \$101,000
Use Value Land: \$0
Buildings: \$154,800
Total: \$255,800

Sale History

Book/Page: 3591-960
Deed Date: 20210520
Sale Date: 20210520
Sale Type: 2
Sale Price: \$0

Building Details

PPN # 8159
Series Card # 1
Living Units: 0
Style:
Year Built: 1964
Effective Year Built:
True TLA (incl. fin. bsmt):
TLA 0
Stories:
Total Rooms:
Total Bedrooms:
Number Full Baths:
Number Half Baths:

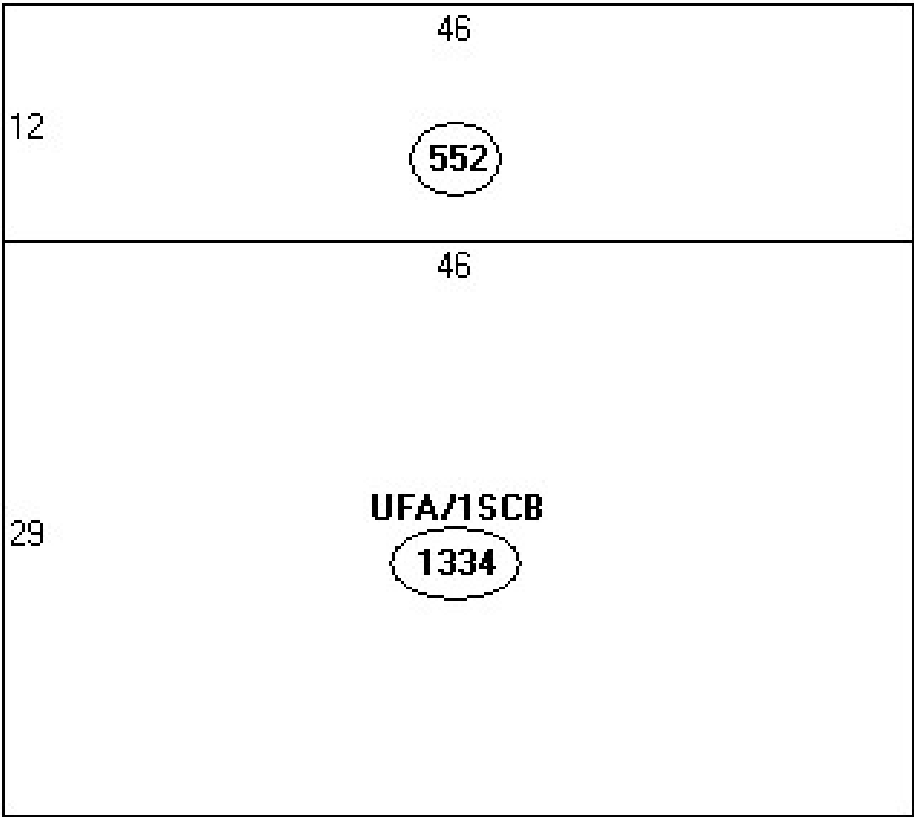
WB/FP Openings:
Heating Type:
Heating Fuel Type:
Basement:
FBLA Size: 0
Attic:
Exterior Walls:
Basement / Garage:
CDU Cond Depr Util:
Grade:



www.cai-tech.com

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

BUILDING SKETCH



Descriptor/Area

A: UFA/1SCB
1334 sqft

B: N/A
552 sqft



www.cai-tech.com

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

Invoice Number: 2026P01003902

Print

Current Owner	ANTHONY STANLEY E	Due Date	7/8/2026
Current Owner 2	PARKHURST LYNN MARIE	Bill Amount	\$1,601.00
Billed Owner	ANTHONY STANLEY E		
Location	45 MAIN ST	Principal	\$1,601.00
Type	Property Tax	Interest	\$0.00
Map-Lot-Sub	000276-000279-000000	Penalties	\$0.00
Acres	0.51	Total Due	\$1,601.00

Add To Cart

The Net Assessment was \$255,800 at the time of this bill.

Assessment ▼

Transactions ▼

Invoice Number: 2025P02003805

Print

Current Owner	ANTHONY STANLEY E	Due Date	1/16/2026
Current Owner 2	PARKHURST LYNN MARIE	Bill Amount	\$1,558.00
Billed Owner	ANTHONY STANLEY E		
Location	45 MAIN ST	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Map-Lot-Sub	000276-000279-000000	Penalties	\$0.00
Acres	0.51	Total Due	\$0.00

The Net Assessment was \$255,800 at the time of this bill.

Assessment ▼

Transactions ▼

Invoice Number: 2025P01003706

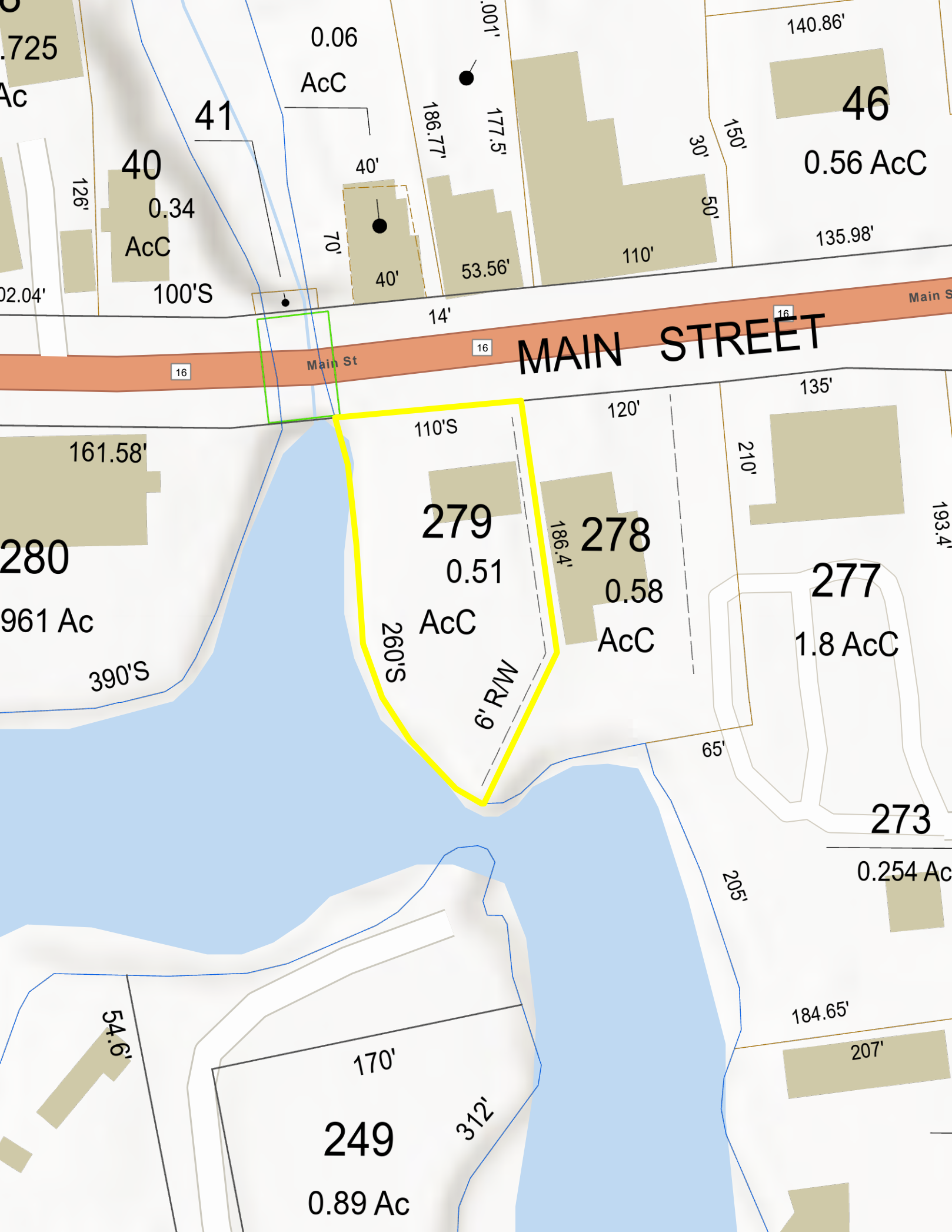
Print

Current Owner	ANTHONY STANLEY E	Due Date	7/1/2025
Current Owner 2	PARKHURST LYNN MARIE	Bill Amount	\$1,645.00
Billed Owner	ANTHONY STANLEY E		
Location	45 MAIN ST	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Map-Lot-Sub	000276-000279-000000	Penalties	\$0.00
Acres	0.51	Total Due	\$0.00

The Net Assessment was \$255,800 at the time of this bill.

Assessment ▼

Transactions ▼



0.725 Ac

0.06 AcC

41

40

0.34 AcC

126'

100'S

14'

186.77'

177.5'

53.56'

110'

30'

150'

140.86'

46

0.56 AcC

135.98'

16

16

Main St

MAIN STREET

161.58'

280

961 Ac

390'S

110'S

279

0.51 AcC

260'S

6' R/W

186.4'

278

0.58 AcC

120'

210'

135'

193.4'

277

1.8 AcC

65'

205'

273

0.254 Ac

184.65'

207'

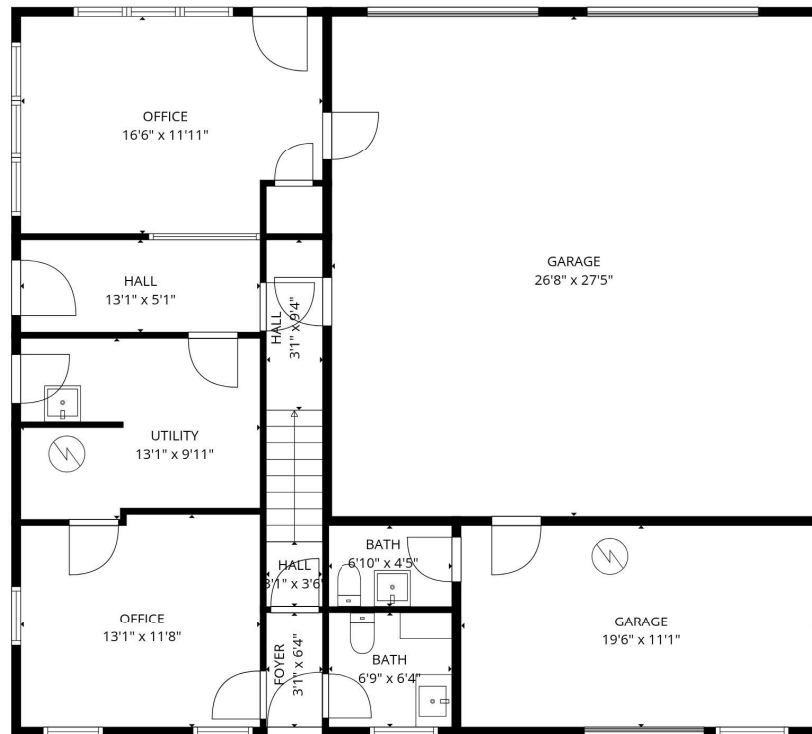
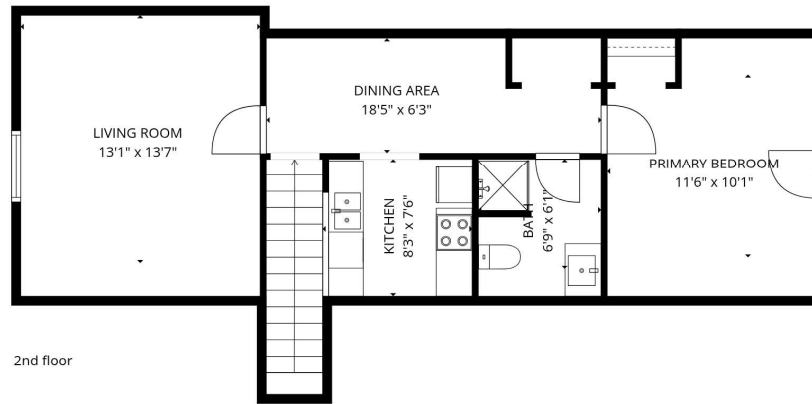
54.6'

170'

312'

249

0.89 Ac



TOTAL: 1083 sq. ft

1st floor: 527 sq. ft, 2nd floor: 556 sq. ft

EXCLUDED AREAS: GARAGE: 947 sq. ft, HALL: 70 sq. ft, UTILITY: 125 sq. ft,
LOW CEILING: 97 sq. ft, WALLS: 180 sq. ft