

TITLE LXIV PLANNING AND ZONING

CHAPTER 675 ENACTMENT AND ADOPTION PROCEDURES

Zoning Ordinance, Historic District Ordinance and Building Code Enactment Procedures

Section 675:5

675:5 Zoning Ordinance Protest Petition. –

I. Zoning regulations, restrictions and boundaries may from time to time be amended or repealed.

I-a. A favorable vote of 2/3 of all the members of the legislative body present and voting shall be required to act upon any amendment or repeal in the case of a protest against such zoning change signed by either:

(a) The owners of 20 percent of the area of the lots included in such proposed change; or

(b) The owners of 20 percent of the area within 100 feet immediately adjacent to the area affected by the change or across a street from such area.

I-b. Paragraph I-a shall apply only to amendments which alter the boundary locations separating previously defined zoning districts, or to amendments which alter the regulations or restrictions of an area not larger than 1/3 of the land area within the municipality.

I-c. The area of streets, commons, or land owned by a governmental entity shall not be included in any calculation under this section.

II. In order to have any protest considered pursuant to paragraph I-a:

(a) The owners signing the petition shall identify themselves on the petition by name and address, and by address of the property involved, or by lot and map number, or by whatever other means is used within the town or village district to identify the land in question, so that the selectmen or commissioners may identify such owners as interested and affected parties; and

(b) The signed protest petition shall be submitted to the selectmen or village district commissioners at least 7 days prior to the town or village district meeting; provided, however, that each protest petition shall apply to only one article on the warrant. A notice of receipt of the protest petition shall be posted at the polling place, and the moderator shall announce at the opening of the town meeting that a protest petition has been received.

Source. 1983, 447:1. 1985, 103:24. 1989, 44:1-3, eff. June 11, 1989.

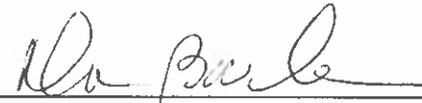
PROTEST PETITION

675:5 Zoning Ordinance Protest Petition.

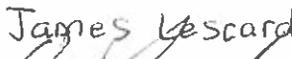
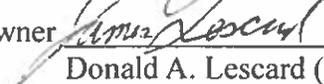
Pursuant to RSA 675:5, we submit this petition to the
Board of Selectmen in protest against passage of
Petitioned Zoning Amendment Article #33 appearing
On the Official Ballot on March 11, 2025

We, the undersigned owners of the lots included in the proposed change as per petitioned zoning amendment #33 equal to at least 20% of the acreage of said owners, object and protest against the passage of the amendment rezoning from residential (Residential R-2) to business (B). The article includes 10 lots as noted in the petitioned article. As per RSA 675:5 with this petition a favorable vote will now require 2/3 of all voting on the official ballot on March 11, 2025.

As per RSA 675:5, a copy of this protest petition shall be posted at the polling place.

Owner , Map/Lot # 168-125
Donna Boucher (Duly authorized Trustee)
Boucher Revocable Trust

Street Address 8 Windham Road

Owner 
 Trustee, Map/Lot # 168-118
Donald A. Lescard (Duly authorized Trustee)

Second Trustee _____ Anne Lescard

Street Address 7 Greeley Street

Owner , Map/Lot # 168-122

Emilie Leclerc, President, (Duly authorized)
Hudson Grange #11, P. of H.
a/k/a New Hampshire State Grange of the Order of Patrons of Husbandry 11 Hudson

Street Address 4 Windham Road

Owner , Map/Lot # 168-126

Christy L. Silva

Street Address 10 Windham Road

February 25, 2025

Bob Guessferd, Chair
Selectboard
12 School Street
Hudson, NH 03051

Hand Delivered

Dear Chair Guessferd and members of the Selectboard:

Enclosed please find a protest petition against passage of Article 33—the petitioned warrant article to change the zoning of 10 lots of record. I believe you will find the petition to be valid pursuant to RSA 675:5. Therefore, passage on March 11th will require a 2/3 majority and the fact of this must be posted at the poles.

To assist in calculating the validity of the petition, we attach a listing of the 10 lots and the acreage for each. According to our calculations based on the Town's Visions Assessing Cards, the 10 lots have a total of 7.08 acres. We attach the 10 cards with the acreage highlighted. The protest petition statute requires at least 20% of those lot owners to sign the petition. By our calculations 20% of the 7.08 is 1.416. Our petition is signed by 1.56 % of the owners.

Please note that for Lot #168-118 (7 Greeley), the successor trustees of the Lescard trust have signed. If you require proof of this, please let us know.

Please understand that we are not waiving the issue of failure to individually notify the 10 lot owners pursuant to RSA 675:7, I-a. Should you have any questions, please call either Donna Boucher at 603-892-6467 or Nancy Sudsbury at 603-566-4740.

Sincerely,

Donna Boucher
8 Windham Road
Hudson, NH 03051

Copy: Michelle Brewster,
Town Clerk

PROTEST PETITION

675:5 Zoning Ordinance Protest Petition.

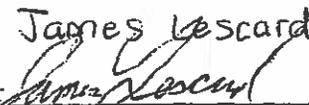
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On the Official Ballot on March 11, 2025

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As per RSA 675:5, a copy of this protest petition shall be posted at the polling place.

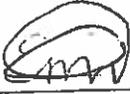
Owner , Map/Lot # 168-125
Donna Boucher (Duly authorized Trustee)
Boucher Revocable Trust

Street Address 8 Windham Road

Owner  James Lescard Trustee, Map/Lot # 168-118
Donald A. Lescard (Duly authorized Trustee)

Second Trustee _____ Anne Lescard

Street Address 7 Greeley Street

Owner  _____, Map/Lot # 168-122

Emilie Leclerc, President, (Duly authorized)
Hudson Grange #11, P. of H.
a/k/a New Hampshire State Grange of the Order of Patrons of Husbandry 11 Hudson

Street Address 4 Windham Road

Owner  _____, Map/Lot # 168-126
Christy L. Silva

Street Address 10 Windham Road

4 WINDHAM RD

Location 4 WINDHAM RD

Mblu 168/ 122/ 000/ 1

Acct# 1887

Owner HUDSON GRANGE #11, P. OF H.

Assessment \$444,100

PID 3301

Building Count 1

Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2025	\$152,000	\$2,400	\$2,400	\$287,300	\$444,100

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner HUDSON GRANGE #11, P. OF H.
Co-Owner C/O RICHARD BAILEY
Address 117 BELKNAP RD.
 HUDSON, NH 03051

Sale Price \$0
Book & Page 8335/2618
Sale Date 07/11/2011
Validity Code 36

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Validity Code	Sale Date
WATTANNICK GRANGE 327	\$0	3006/0101	38	04/01/1983

Building Information

Building 1 : Section 1

Year Built: 1857
Living Area: 2,480
Building Percent Good: 35
Replacement Cost
Less Depreciation: \$152,000

Building Attributes	
Field	Description
Style:	Clubs/Lodges
Grade	Avg/Good
Stories:	1

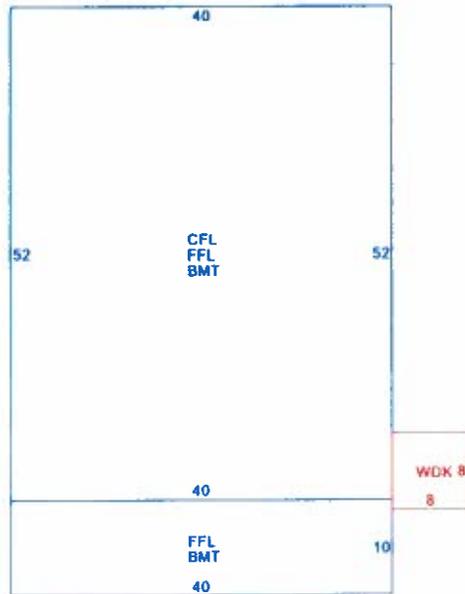
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt Shingle
Interior Wall 1	Plaster
Interior Floor 1	Softwood
Heat Fuel	Oil
Heat Type	Forced Air
AC Percent	0
Full Baths	0
Half Baths	2
Heat/AC	
Baths/Plumbing	LIGHT
Ceiling/Wall	CEIL & WALLS
Rooms/Partitions	Light
Wall Height	18.00
% Sprinkler	

Building Photo



<https://images.vgsi.com/photos/hudsonnhPhotos/A3000\301001.JPG>

Building Layout



[\(ParcelSketch.ashx?pid=3301&bid=3301\)](#)

Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
FFL	First Floor, Finished	2,480	2,480
BMT	Basement, Unfinished	2,480	0
CFL	Cathedral Ceiling Area, not Sq. Ft	2,080	0
WDK	Wood Deck, or Composite Dk	64	0
		7,104	2,480

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 905C

Land Line Valuation

Size (Acres) 0.29

Description CHARITABLE-EXEMPT MDL-94

Assessed Value \$287,300

Outbuildings

Outbuildings						
Code	Description	Size	Value	Assessed Value	Bldg #	Comment
SHEDWD	Shed-Wood	96.00 UNITS	\$2,400	\$2,400	1	

Valuation History

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2024	\$152,000	\$2,400	\$2,400	\$287,300	\$444,100
2023	\$152,000	\$2,400	\$2,400	\$287,300	\$444,100

6 A & B WINDHAM RD

Location 6 A & B WINDHAM RD

Mblu 168/ 120/ 000/ 1

Acct# 6269

Owner BOYER, NORMAN C., TR

Assessment \$511,300

PID 3299

Building Count 1

Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2025	\$313,200	\$39,200	\$0	\$158,900	\$511,300

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner BOYER, NORMAN C., TR
Co-Owner BOYER, NORMAN C. REV TRUST
Address 65 PLATEAU RIDGE ROAD
 LOUDON, NH 03307

Sale Price \$0
Book & Page 6270/0193
Sale Date 07/21/2000
Validity Code 99

Ownership History

Ownership History
No Data for Ownership History

Building Information

Building 1 : Section 1

Year Built: 1983
Living Area: 1,848
Building Percent Good: 90
Replacement Cost
Less Depreciation: \$313,200

Building Attributes	
Field	Description
Style:	Family Duplex
Grade:	Average
Stories:	1

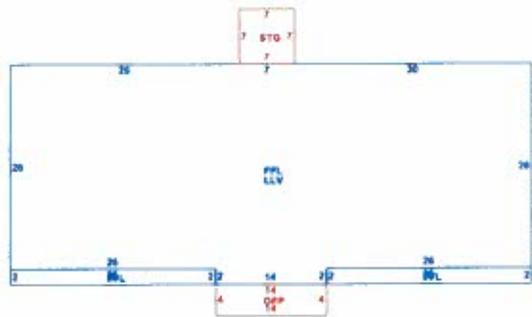
Foundation	Concrete
Exterior Wall 1	Vinyl
Roof Structure	Gable
Roof Cover	Asphalt Shingle
Interior Wall 1	Drywall
Interior Floor 1	Lino/Vinyl
Interior Floor 2	Carpet
Heat Fuel	Gas
Heat Type	Forced Air
AC Percent	0
Bedrooms	10
Full Baths	2
Half Baths	0
Extra Fixtures	0
Total Rooms	16
Bath Rating	Average
Kitchen Rating	Average
Kitchens	2
Fireplace(s)	0
3/4 Baths	0
Bsmt Garage	0
WS Flues	0

Building Photo



(<https://images.vgsi.com/photos/hudsonnhPhotos/A30001299001.JPG>)

Building Layout



([ParcelSketch.ashx?pid=3299&bid=3299](#))

Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
FFL	First Floor, Finished	1,848	1,848
LLV	Lower Level, Unfinished	1,744	0
OFP	Open Frame Porch	56	0
STG	Storage, Unfinished	49	0
		3,697	1,848

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1040
Description TWO-FAMILY DWELLING

Land Line Valuation

Size (Acres) 0.95
Assessed Value \$158,900

Outbuildings

Outbuildings						
Code	Description	Size	Value	Assessed Value	Bldg #	Comment
SHEDNV	Shed No Value - Less Than 100 Sf	72.00 UNITS	\$0	\$0	1	

Valuation History

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2024	\$313,200	\$39,200	\$0	\$158,900	\$511,300
2023	\$313,200	\$39,200	\$0	\$158,900	\$511,300

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6 C & D WINDHAM RD

Location 6 C & D WINDHAM RD

Mblu 168/ 123/ 000/ /

Acct# 6270

Owner BOYER, NORMAN C., TR

Assessment \$443,800

PID 3298

Building Count 1

Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2025	\$235,900	\$45,100	\$0	\$162,800	\$443,800

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner	BOYER, NORMAN C., TR	Sale Price	\$0
Co-Owner	BOYER, NORMAN C. REV TRUST	Book & Page	6270/0193
Address	65 PLATEAU RIDGE ROAD LOUDON, NH 03307	Sale Date	07/21/2000
		Validity Code	99

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Validity Code	Sale Date
BOYER, NORMAN C.	\$0	2937/0074	38	07/26/1974

Building Information

Building 1 : Section 1

Year Built: 1983
Living Area: 1,088
Building Percent Good: 90
Replacement Cost
Less Depreciation: \$235,900

Building Attributes	
Field	Description
Style:	Family Duplex
Grade:	Average
Stories:	1

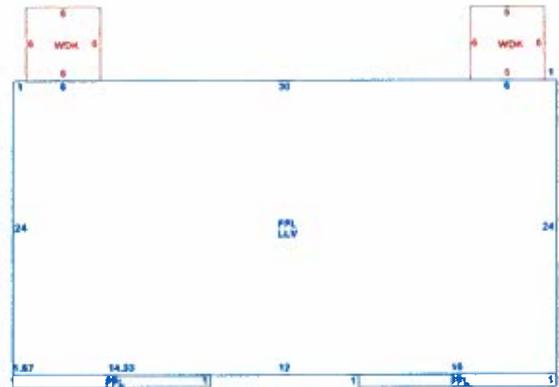
Foundation	Concrete
Exterior Wall 1	Vinyl
Roof Structure	Gable
Roof Cover	Asphalt Shingle
Interior Wall 1	Drywall
Interior Floor 1	Carpet
Interior Floor 2	Lino/Vinyl
Heat Fuel	Gas
Heat Type	Forced Air
AC Percent	0
Bedrooms	4
Full Baths	2
Half Baths	2
Extra Fixtures	0
Total Rooms	8
Bath Rating	Average
Kitchen Rating	Average
Kitchens	2
Fireplace(s)	0
3/4 Baths	0
Bsmt Garage	0
WS Flues	0

Building Photo



<https://images.vgsi.com/photos/hudsonnhPhotos/130001298001.JPG>

Building Layout



[\(ParcelSketch.aspx?pid=3298&bid=3298\)](#)

Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
FFL	First Floor, Finished	1,088	1,088
LLV	Lower Level, Unfinished	1,056	0
WDK	Wood Deck, or Composite Dk	72	0
		2,216	1,088

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1040
Description TWO-FAMILY DWELLING

Land Line Valuation

Size (Acres) 1.22
Assessed Value \$162,800

Outbuildings

Outbuildings						
Code	Description	Size	Value	Assessed Value	Bldg #	Comment

SHEDNV	Shed No Value - Less Than 100 Sf	96.00 UNITS	\$0	\$0	1	Manual: XSHED-M;
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Valuation History

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2024	\$235,900	\$45,100	\$0	\$162,800	\$443,800
2023	\$235,900	\$45,100	\$0	\$162,800	\$443,800

6 E & F WINDHAM RD

Location 6 E & F WINDHAM RD

Mblu 168/ 124/ 000/ 1

Acct# 2999

Owner BOYER, NORMAN C., TR

Assessment \$448,600

PID 3297

Building Count 1

Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2025	\$275,800	\$0	\$2,100	\$170,700	\$448,600

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner BOYER, NORMAN C., TR
Co-Owner BOYER, NORMAN C. REV TRUST
Address 65 PLATEAU RIDGE ROAD
 LOUDON, NH 03307

Sale Price \$0
Book & Page 8911/2850
Sale Date 08/25/2016
Validity Code 31

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Validity Code	Sale Date
BOYER, NORMAN C., TR	\$0	6270/0195	99	07/21/2000
BOYER, NORMAN C.	\$0	2936/0137	38	02/24/1982

Building Information

Building 1 : Section 1

Year Built: 1983
Living Area: 2,120
Building Percent Good: 90
Replacement Cost
Less Depreciation: \$275,800

Building Attributes	
Field	Description
Style:	Family Duplex
Grade:	Average

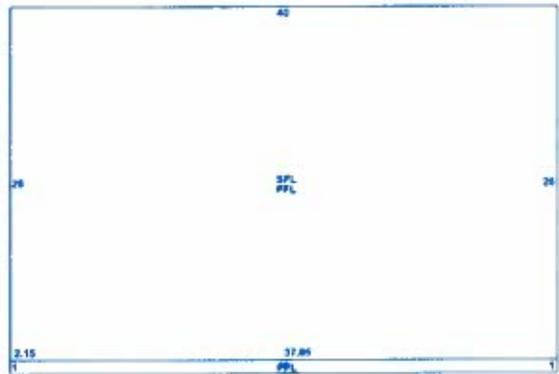
Stories:	2
Foundation	Slab
Exterior Wall 1	Vinyl
Roof Structure	Gable
Roof Cover	Asphalt Shingle
Interior Wall 1	Drywall
Interior Floor 1	Carpet
Interior Floor 2	Lino/Vinyl
Heat Fuel	Gas
Heat Type	Forced Air
AC Percent	0
Bedrooms	4
Full Baths	2
Half Baths	2
Extra Fixtures	0
Total Rooms	8
Bath Rating	Average
Kitchen Rating	Average
Kitchens	2
Fireplace(s)	0
3/4 Baths	0
Bsmt Garage	0
WS Flues	0

Building Photo



<https://images.vgs.com/photos/hudsonnhPhotos/A3000297001.JPG>

Building Layout



[\(ParcelSketch.aspx?pid=3297&bid=3297\)](#)

Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
FFL	First Floor, Finished	1,080	1,080
SFL	Second Floor, Finished	1,040	1,040
		2,120	2,120

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1040
Description TWO-FAMILY DWELLING

Land Line Valuation

Size (Acres) 1.23
Assessed Value \$170,700

Outbuildings

Outbuildings						
Code	Description	Size	Value	Assessed Value	Bldg #	Comment
SHEDNV	Shed No Value - Less Than 100 Sf	64.00 UNITS	\$0	\$0	1	
SHEDWD	Shed-Wood	112.00 UNITS	\$2,100	\$2,100	1	Manual: XSHED;

Valuation History

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2024	\$275,800	\$0	\$2,100	\$170,700	\$448,600
2023	\$275,800	\$0	\$2,100	\$170,700	\$448,600

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8 WINDHAM RD

Location 8 WINDHAM RD

Mblu 168/ 125/ 000/ 1

Acct# 5905

Owner BOUCHER, DONNA E., TR.
BOUCHER REV TRUST

Assessment \$259,000

PID 3302

Building Count 1

Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2025	\$126,100	\$0	\$2,000	\$130,900	\$259,000

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner	BOUCHER, DONNA E., TR. BOUCHER REV TRUST	Sale Price	\$0
Co-Owner	BOUCHER, STEPHEN R.	Book & Page	9821/1828
Address	8 WINDHAM RD	Sale Date	11/29/2024
	HUDSON, NH 03051	Validity Code	44

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Validity Code	Sale Date
BOUCHER, STEPHEN R.	\$0	9081/2385	38	05/15/2018
BOUCHER, STEPHEN R.	\$0	8425/2577	46	08/25/2011
BOUCHER, STEPHEN R.	\$40,000	8266/1229	38	11/23/2010

Building Information

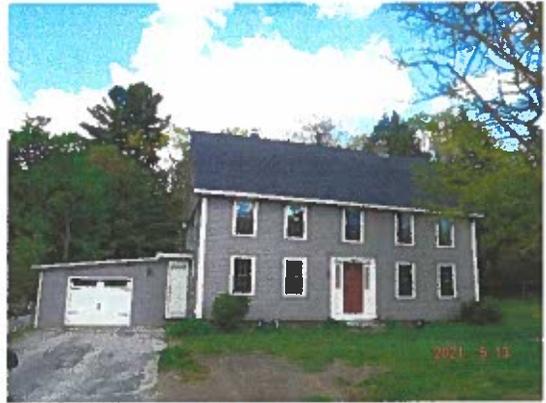
Building 1 : Section 1

Year Built: 1747
Living Area: 2,400
Building Percent Good: 35
Replacement Cost
Less Depreciation: \$126,100

Building Attributes	
Field	Description

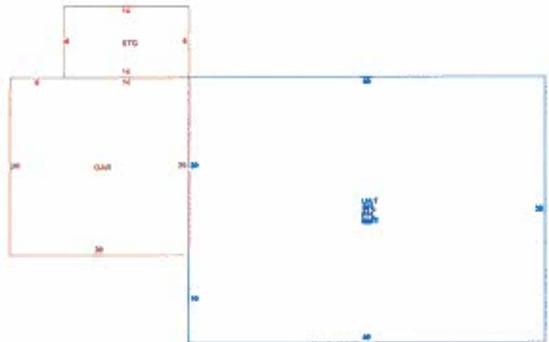
Style:	Colonial
Grade:	Avg/Good
Stories:	2.25
Foundation	Conc Block
Exterior Wall 1	Clapboard
Roof Structure	Gable
Roof Cover	Asphalt Shingle
Interior Wall 1	Plaster
Interior Floor 1	Softwood
Interior Floor 2	
Heat Fuel	Gas
Heat Type	Steam
AC Percent	0
Bedrooms	4
Full Baths	1
Half Baths	1
Extra Fixtures	0
Total Rooms	8
Bath Rating	Average
Kitchen Rating	Poor
Kitchens	1
Fireplace(s)	2
3/4 Baths	0
Bsmt Garage	0
WS Flues	0

Building Photo



<https://images.vgsi.com/photos/hudsonnhPhotos/A30001302001.JPG>

Building Layout



[\(ParcelSketch.aspx?od=3302&bid=3302\)](#)

Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
FFL	First Floor, Finished	1,200	1,200
SFL	Second Floor, Finished	1,200	1,200
BMT	Basement, Unfinished	1,200	0
GAR	Garage	400	0
STG	Storage, Unfinished	112	0
UAT	Attic, Unfinished	1,200	0
		5,312	2,400

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1010
Description SINGLE FAMILY RES

Land Line Valuation

Size (Acres) 0.46
Assessed Value \$130,900

Outbuildings

Outbuildings

Code	Description	Size	Value	Assessed Value	Bldg #	Comment
SHEDWD	Shed-Wood	128.00 UNITS	\$2,000	\$2,000	1	Manual: XSHED;

Valuation History

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2024	\$126,100	\$0	\$2,000	\$130,900	\$259,000
2023	\$126,100	\$0	\$2,000	\$130,900	\$259,000

9 A & B BENSON LN

Location 9 A & B BENSON LN

Mblu 168/ 125/ 001/ /

Acct# 11828

Owner BOYER, ROSEMARIE, TR.

Assessment \$617,500

PID 10515

Building Count 1

Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2025	\$465,200	\$0	\$0	\$152,300	\$617,500

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner BOYER, ROSEMARIE, TR.
Co-Owner
Address 65 PLATEAU RIDGE RD.
 LOUDON, NH 03307

Sale Price \$100,000
Book & Page 9597/488
Sale Date 03/08/2022
Validity Code 25

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Validity Code	Sale Date
BOUCHER, STEPHEN R.	\$0	9081/2385	38	05/15/2018

Building Information

Building 1 : Section 1

Year Built: 2022
Living Area: 2,688
Building Percent Good: 100
Replacement Cost
Less Depreciation: \$465,200

Building Attributes	
Field	Description
Style:	Family Duplex
Grade:	Avg/Good
Stories:	2

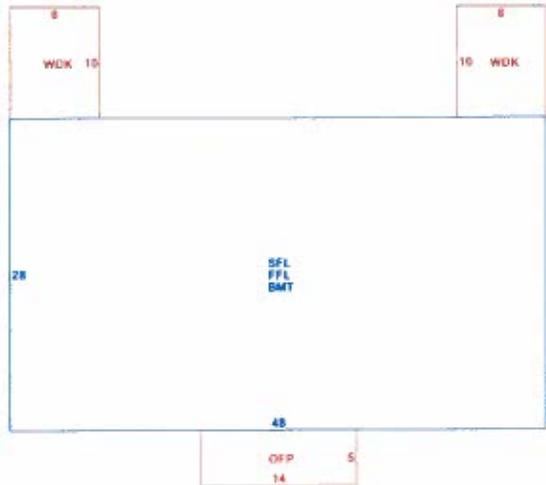
Foundation	Concrete
Exterior Wall 1	Vinyl
Roof Structure	Gable
Roof Cover	Asphalt Shingle
Interior Wall 1	Drywall
Interior Floor 1	Carpet
Interior Floor 2	Ceramic Tile
Heat Fuel	Propane
Heat Type	Forced Air
AC Percent	100
Bedrooms	6
Full Baths	2
Half Baths	2
Extra Fixtures	2
Total Rooms	10
Bath Rating	Good
Kitchen Rating	Good
Kitchens	2
Fireplace(s)	2
3/4 Baths	0
Bsmt Garage	2
WS Flues	

Building Photo



https://images.vgsi.com/photos/hudsonnhPhotos/A0023VQSCF0811_2313

Building Layout



[\(ParcelSketch.ashx?pid=10515&bid=10515\)](#)

Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
FFL	First Floor, Finished	1,344	1,344
SFL	Second Floor, Finished	1,344	1,344
BMT	Basement, Unfinished	1,344	0
OFF	Open Frame Porch	70	0
WDK	Wood Deck, or Composite Dk	160	0
		4,262	2,688

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1040
Description TWO-FAMILY DWELLING

Land Line Valuation

Size (Acres) 0.84
Assessed Value \$152,300

Outbuildings

Outbuildings
No Data for Outbuildings

Valuation History

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2024	\$465,200	\$0	\$0	\$152,300	\$617,500
2023	\$465,200	\$0	\$0	\$152,300	\$617,500

10 WINDHAM RD

Location 10 WINDHAM RD

Mblu 168/ 126/ 000/ 1

Acct# 5906

Owner SILVA, CHRISTY L.

Assessment \$493,100

PID 3303

Building Count 1

Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2025	\$369,200	\$0	\$0	\$123,900	\$493,100

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner SILVA, CHRISTY L.
Co-Owner
Address 10 WINDHAM RD.
 HUDSON, NH 03051

Sale Price \$257,500
Book & Page 8785/1209
Sale Date 08/28/2015
Validity Code 89

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Validity Code	Sale Date
RJG UNIVERSAL BUILDERS CORP.	\$99,900	8723/1590	89	01/21/2015
CASTELMAR PROPERTIES, LLC	\$68,000	8723/1588	25	01/20/2015
SION, DANA MARC	\$0	2426/0236	38	10/15/1975

Building Information

Building 1 : Section 1

Year Built: 1850
Living Area: 3,097
Building Percent Good: 74
Replacement Cost
Less Depreciation: \$369,200

Building Attributes	
Field	Description
Style:	Colonial

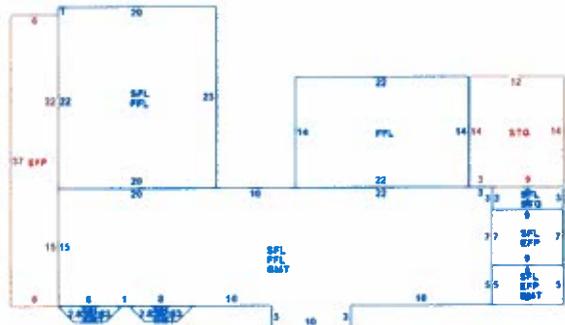
Grade:	Good
Stories:	2
Foundation	Brick/Stone
Exterior Wall 1	Clapboard
Roof Structure	Hip
Roof Cover	Asphalt Shingle
Interior Wall 1	Drywall
Interior Floor 1	Carpet
Interior Floor 2	Hardwood
Heat Fuel	Oil
Heat Type	Forced Hw
AC Percent	0
Bedrooms	5
Full Baths	2
Half Baths	1
Extra Fixtures	1
Total Rooms	11
Bath Rating	Good
Kitchen Rating	Very Good
Kitchens	1
Fireplace(s)	1
3/4 Baths	0
Bsmt Garage	0
WS Flues	1

Building Photo



<https://images.vgsi.com/photos/hudsonnhPhotos/A3000/303001.JPG>

Building Layout



[\(ParcelSketch.aspx?pid=3303&bid=3303\)](#)

Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
FFL	First Floor, Finished	1,647	1,647
SFL	Second Floor, Finished	1,450	1,450
BMT	Basement, Unfinished	924	0
EFP	Encl. Porch, Finished	330	0
STG	Storage, Unfinished	195	0
		4,546	3,097

Extra Features

Extra Features		Legend
No Data for Extra Features		

Land

Land Use

Use Code 1010
Description SINGLE FAMILY RES

Land Line Valuation

Size (Acres) 0.34
Assessed Value \$123,900

Outbuildings

Outbuildings						
Code	Description	Size	Value	Assessed Value	Bldg #	Comment

POOLAC	Round Above Ground Pool	18.00 UNITS	\$0	\$0	1
SHEDNV	Shed No Value - Less Than 100 Sf	49.00 UNITS	\$0	\$0	1

Valuation History

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2024	\$369,200	\$0	\$0	\$123,900	\$493,100
2023	\$369,200	\$0	\$0	\$123,900	\$493,100

5 GREELEY ST

Location 5 GREELEY ST

Mblu 168/ 119/ 000/ 1

Acct# 2998

Owner PACELLA, MICHAEL

Assessment \$472,300

PID 3296

Building Count 1

Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2025	\$311,800	\$0	\$7,100	\$153,400	\$472,300

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner PACELLA, MICHAEL
Co-Owner
Address 5 GREELEY ST.
 HUDSON, NH 03051

Sale Price \$337,500
Book & Page 9166/1953
Sale Date 05/06/2019
Validity Code 00

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Validity Code	Sale Date
CALLAHAN, JOHN, TR.	\$0	8636/2034	44	01/22/2014
CALLAHAN, JOHN	\$73,809	5457/0915	00	07/30/1993
WYKA, PAULA M.	\$0	5202/1234	00	07/30/1990

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 2,728
Building Percent Good: 65
Replacement Cost
Less Depreciation: \$311,800

Building Attributes	
Field	Description
Style:	NEW ENGLANDR

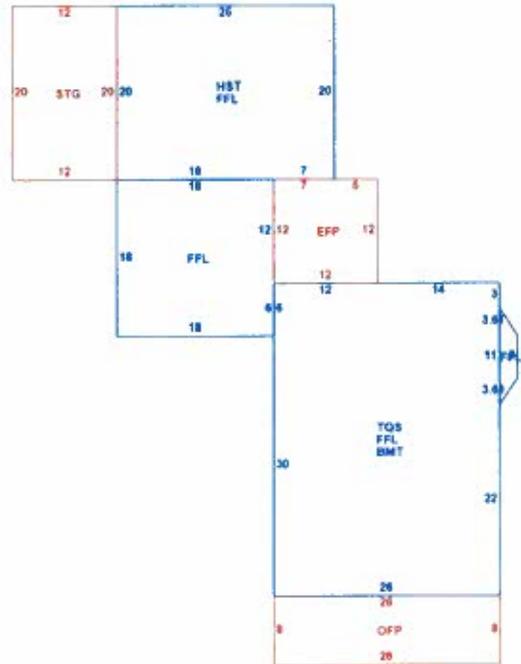
Grade:	Avg/Good
Stories:	1.75
Foundation	Brick/Stone
Exterior Wall 1	Vinyl
Roof Structure	Gambrel
Roof Cover	Asphalt Shingle
Interior Wall 1	Drywall
Interior Floor 1	Hardwood
Interior Floor 2	Ceramic Tile
Heat Fuel	Gas
Heat Type	Steam
AC Percent	0
Bedrooms	4
Full Baths	1
Half Baths	1
Extra Fixtures	0
Total Rooms	11
Bath Rating	Average
Kitchen Rating	Average
Kitchens	1
Fireplace(s)	0
3/4 Baths	1
Bsmt Garage	0
WS Flues	1

Building Photo



<https://images.vgsi.com/photos/hudsonnhPhotos/A3000296001.JPG>

Building Layout



[\(ParcelSketch.ashx?pid=3296&hid=3296\)](#)

Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
FFL	First Floor, Finished	1,776	1,776
TQS	3/4 Story, Finished	936	702
HST	Half Story, Finished	500	250
BMT	Basement, Unfinished	936	0
EFF	Encl. Porch, Finished	144	0
OFF	Open Frame Porch	208	0
STG	Storage, Unfinished	240	0
		4,740	2,728

Extra Features

	Extra Features	Legend
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No Data for Extra Features

Land

Land Use

Use Code 1071
Description ADU 3-16-17 FORWARD

Land Line Valuation

Size (Acres) 1
Assessed Value \$153,400

Outbuildings

Outbuildings						
Code	Description	Size	Value	Assessed Value	Bldg #	Comment
SHEDWD	Shed-Wood	192.00 UNITS	\$7,100	\$7,100	1	Manual: XSHED;
SOLARL	Solar Leased	3.00 kW	\$0	\$0	1	

Valuation History

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2024	\$311,800	\$0	\$7,100	\$153,400	\$472,300
2023	\$311,800	\$0	\$7,100	\$153,400	\$472,300

7 GREELEY ST

Location 7 GREELEY ST

Mblu 168/ 118/ 000/ 1

Acct# 3003

Owner LESCARD, DONALD A., TR.

Assessment \$334,800

PID 3295

Building Count 1

Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2025	\$210,300	\$0	\$0	\$124,500	\$334,800

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner LESCARD, DONALD A., TR.
Co-Owner LESCARD, ANNE M., TR.
Address 214 SHERBURNE AVE.
TYNGSBORO, MA 01879

Sale Price \$0
Book & Page 9788/27
Sale Date 07/15/2024
Validity Code 44

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Validity Code	Sale Date
LESCARD, DONALD A.	\$61,000	5471/1530	38	09/15/1993

Building Information

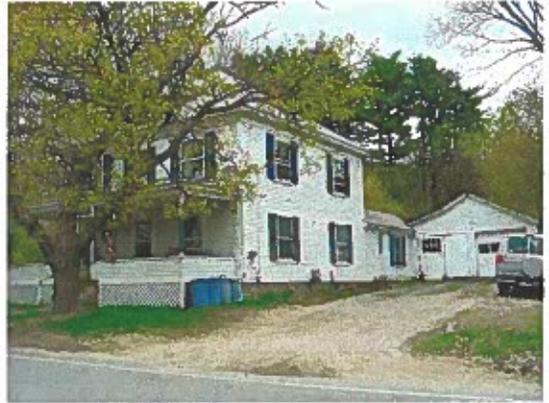
Building 1 : Section 1

Year Built: 1900
Living Area: 1,784
Building Percent Good: 60
Replacement Cost
Less Depreciation: \$210,300

Building Attributes	
Field	Description
Style:	NEW ENGLANDR
Grade:	Average
Stories:	2.25

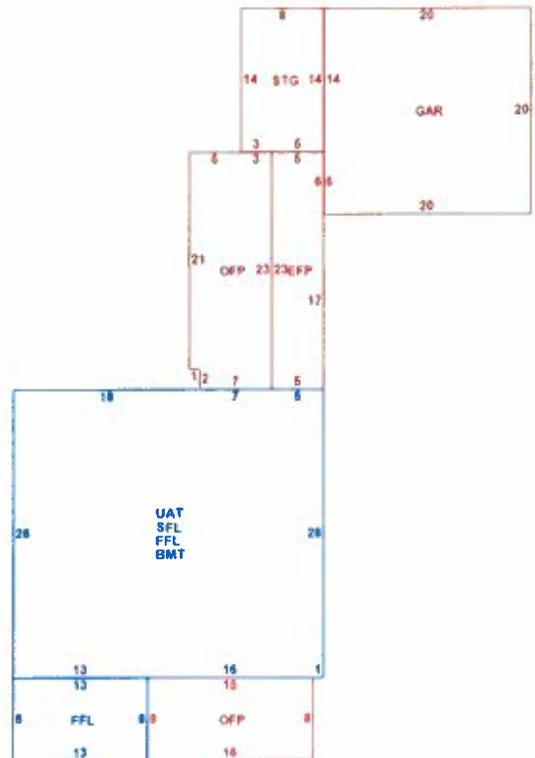
Foundation	Brick/Stone
Exterior Wall 1	Clapboard
Roof Structure	Hip
Roof Cover	Asphalt Shingle
Interior Wall 1	Plaster
Interior Floor 1	Hardwood
Interior Floor 2	
Heat Fuel	Oil
Heat Type	Forced Air
AC Percent	0
Bedrooms	4
Full Baths	1
Half Baths	1
Extra Fixtures	0
Total Rooms	7
Bath Rating	Average
Kitchen Rating	Average
Kitchens	1
Fireplace(s)	0
3/4 Baths	0
Bsmt Garage	0
WS Flues	0

Building Photo



<https://images.vgsi.com/photos/hudsonnhPhotos/130001295001.JPG>

Building Layout



[ParcelSketch.ashx?pid=3295&bid=3295](#)

Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
FFL	First Floor, Finished	944	944
SFL	Second Floor, Finished	840	840
BMT	Basement, Unfinished	840	0
EFP	Encl. Porch, Finished	115	0
GAR	Garage	400	0
OFF	Open Frame Porch	310	0
STG	Storage, Unfinished	112	0
UAT	Attic, Unfinished	840	0
		4,401	1,784

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1010
Description SINGLE FAMILY RES

Land Line Valuation

Size (Acres) 0.47
Assessed Value \$124,500

Outbuildings

Outbuildings
No Data for Outbuildings

Valuation History

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2024	\$210,300	\$0	\$0	\$124,500	\$334,800
2023	\$210,300	\$0	\$0	\$124,500	\$334,800

