



PROPERTY INFORMATION PACKAGE #26-2234

REAL ESTATE AUCTION

**MAJOR DEVELOPMENT OPPORTUNITY
122+/- ACRE WATERFRONT TROPHY PROPERTY
*f/k/a "Lone Tree Summer Camp"***

**SELLING ABSOLUTE ABOVE
NOMINAL OPENING BID OF \$1,000,000**

12 WEST SHORE PARK RD., KINGSTON, NH

WEDNESDAY, JUNE 17 AT 11AM ON-SITE

Tour: Friday, June 12 (11am-1pm)

NH Lic. #6018



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JJ Manning
AUCTIONEERS
AUCTIONEER'S DISCLAIMER

The following information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.



May 1, 2026

Dear Prospective Bidder:

JJManning Auctioneers & Herrick Lutts Realty Partners are pleased to offer this exceptional 122+/- acre waterfront estate offering rare scale, privacy and versatility. The property includes a classic 1980's 3-bedroom, 1-bath ranch, providing comfortable single-level living surrounded by scenic natural beauty. Complementing the main residence is a separate 2-bedroom, 2-bath cottage - ideal for guests, extended family, or rental potential - along with multiple cabins, bunkhouses, and outbuildings that expand the property's functionality and charm.

A private beach area with multiple docks offers direct waterfront access and exceptional recreational appeal. Encompassing over 49+/- acres of unrestricted woodlands, this historic property was originally established as *Lone Tree Camp* in 1946 and retains a rich sense of heritage. With existing infrastructure, extensive acreage, and waterfront amenities, the estate is perfectly suited for a private compound, recreational use, or future development.

A truly one-of-a-kind opportunity conveniently located minutes from Rt. 125, 8 miles from I-495, and within easy reach of the Boston area. The property will sell Absolute above the nominal opening bid of \$1,000,000.

The owners have chosen auction, the accelerated method of marketing, for the sale of this fabulous property. Their decision allows you to set the market price for this magnificent trophy property with your bid. You will buy the property at the lowest possible price by bidding one increment higher than the competition. What an opportunity!

As you know, the property is being sold "as is, with all faults", be sure to attend the scheduled Property Preview. There is a large amount of information in this Property Information Package (PIP), please review it carefully. The auction will be held on Wednesday, June 17, 2026 at 11:00am on-site. Don't miss it! If you can't attend but wish to make an Absentee Bid, give us a call.

The sale is not contingent upon your ability to acquire mortgage financing. You are encouraged to pre-qualify yourself with a lender before the auction. This will help you to bid with confidence. Read the Sample Purchase & Sale Agreement in this package. You should consult your attorney with any questions regarding the Agreement. There can be no changes to the Agreement.

Don't forget to have the \$50,000 certified deposit check made out to yourself and bring it with you to the auction. You must show the check at registration in order to receive a Bidder Number. You must have a Bidder Number in order to bid at this open, outcry auction.

If you are interested in making a pre-auction offer for this property, it must be tendered on a signed JJManning approved Purchase & Sale Agreement and accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer. Please contact us at auctions@jjmanning.com or the phone number below for details.

Our experienced auction staff is available to answer your questions at 800-521-0111, at the open house and one hour before the auction. We welcome your calls. See you at the auction. Good luck with your bids!

Sincerely,

Justin J. Manning, CAI, AARE
President



TERMS & CONDITIONS

REAL ESTATE AUCTION

MAJOR DEVELOPMENT OPPORTUNITY

122+/- ACRE WATERFRONT TROPHY PROPERTY

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12 WEST SHORE PARK RD., KINGSTON, NH

WEDNESDAY, JUNE 17 AT 11AM ON-SITE

Tour: Friday, June 12 (11am-1pm)

NH Lic. #6018

Terms of Sale: 10% deposit of which Fifty Thousand Dollars (\$50,000.00) must be presented in certified or bank check. Remainder of the 10% deposit in wire transfer, certified or bank check by 4:00 p.m. ET on Thursday, June 18, 2026. Balance in 45 days.

A. Make the certified deposit check payable to yourself. If you are the successful bidder, you will endorse the check to JJManning Auctioneers, Escrow Agent.

B. Closing will take place on or before Friday, July 31, 2026 (45 days from the auction) unless otherwise agreed upon by Seller, in writing.

C. A Buyer's Premium of TEN PERCENT (10%) will be added to the high bid. Their sum will constitute the Total Purchase Price. See Buyer's Premium explanation elsewhere in this Bidder Information Package.

D. The property is being sold "as is, with all faults." We encourage you to attend the Property Tour and thoroughly inspect the property. You must rely on your own inspection and judgment when bidding on this property.

E. Auctioneer reserves the right to disqualify any bidders at auctioneer's sole discretion. Should a dispute arise amongst any bidders, auctioneer's decision shall be final and binding.

F. The property is being sold "Absolute" above the nominal opening bid of \$1,000,000.

G. The property is NOT being sold with a financing contingency. We recommend that you pre-qualify yourself with your lending institution before bidding at the auction sale. This will allow you to bid with confidence!

H. Other terms, if any, to be announced at the auction sale.



BUYER'S PREMIUM EXPLANATION

There will be a Buyer's Premium of 10% added to the high bid. The total of the high bid plus the 10% Buyer's Premium shall constitute the Contract Sales Price.

EXAMPLE:

	Bid Price:	\$100,000.00
	Add 10% Buyer's Premium:	\$ 10,000.00

	Contract sales price:	\$110,000.00

The contract sales price represents the total due from the buyer and will be the amount entered on the *Purchase & Sale Agreement*.

AUCTION PURCHASE AND SALE AGREEMENT
(NH Lic# 6018)

This 17th day of June 2026

1. PARTIES AND MAILING ADDRESSES

Lone Tree Summer Camp, LLC hereinafter called the SELLER, agrees to SELL and

hereinafter called the BUYER or PURCHASER, agrees to BUY, upon the terms hereinafter set forth, the following described premises:

2. DESCRIPTION

The land with the buildings thereon known as 12 West Shore Park Rd., Kingston, NH.

3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES

Included in the sale as a part of said premises are the buildings, structures, and improvements now thereon, and the fixtures belonging to the SELLER and used in connection therewith including, if any, all wall-to-wall carpeting, drapery rods, automatic garage door openers, venetian blinds, window shades, screens, screen doors, storm windows and doors, awnings, shutters, furnaces, heaters, heating equipment, stoves, ranges, oil and gas burners and fixtures appurtenant thereto, hot water heaters, plumbing and bathroom fixtures, garbage disposals, electric and other lighting fixtures, mantels, outside television antennas, fences, gates, trees, shrubs, plants, and ONLY IF BUILT IN, refrigerators, air conditioning equipment, ventilators, dishwashers, washing machines and dryers; and none. **Any non-titled personal property left at the premises as of closing is considered abandoned and shall become the responsibility of the buyer. Seller may take any personal property not associated with camp operations and independent construction business. Most personal property in the shop, bunk houses, cabins, main lodge, dining hall, etc., will remain.** The SELLER, its agents or representatives have not made any representations, warranties, promises, covenants, agreements or guarantees, implied or expressed, oral or written with respect to the conformity of the property to any zoning, land use regulations, or suitability for potential development or subdivision. **Excluded from this conveyance is the land recited in Warranty Deed dated November 3, 2023, from Lone Tree Summer Camp, LLC to Cortland Construction LLC recorded in Rockingham County Registry of Deeds in Book 6516, Page 1339, commonly known as Lot 10.1 West Shore Park Road, Kingston, New Hampshire. Excluded from this conveyance is the land recited in Warranty Deed dated November 3, 2023, from Lone Tree Summer Camp, LLC to S&H Walker Woods Holdings LLC recorded in Rockingham County Registry of Deeds in Book 6516, Page 1358, commonly known as Lot 10.2 West Shore Park Road, Kingston, New Hampshire.**

4. TITLE DEED

Said premises are to be conveyed by a good and sufficient Warranty Deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven days before the deed is to be delivered as herein provided and said deed shall convey a good and clear record, marketable or insurable title thereto, free from encumbrances, except

- (a) Existing rights and obligations in party walls which are not the subject of written agreement;
- (b) Such taxes for the then current year as are not due and payable on the date of the delivery of such deed;
- (c) Any liens for municipal betterments assessed after the date of this agreement;
- (d) Easements, restrictions and reservations of record;

5. PLANS

If said deed refers to a plan necessary to be recorded therewith the SELLER shall deliver such plan with the deed in form adequate for recording or registration.

6. PURCHASE PRICE

The agreed purchase price for said premises is _____ dollars, of which

\$ _____ have been paid as a deposit this day and

\$ _____ are to be paid in wire transfer, certified, cashier's, treasurer's or bank check(s) by 4pm Thursday, June 18, 2026 as the additional deposit

\$ _____ are to be paid at the time of delivery of the deed in cash, or by certified, cashier's, treasurer's or bank check(s)

\$ _____ TOTAL

7. TIME FOR PERFORMANCE DELIVERY DEED

Such deed is to be delivered on or before Friday, July 31, 2026 (45 days of the date of this agreement) at the office of SELLER'S attorney, unless otherwise agreed upon in writing. It is agreed that time is of the essence of this agreement.

8. POSSESSION AND CONDITION OF PREMISES

Full possession of said premises, except as herein provided, is to be delivered at the time of the delivery of the deed, said premises to be then (a) in the same condition as they now are, reasonable use and wear thereof excepted and (b) in compliance with provisions of any instrument referred to in clause 4 hereof.

9. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM

If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of the premises all as herein stipulated, or if at the time of the delivery of the deed the premises do not conform with the provisions hereof, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto, unless the SELLER elects to use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the said premises conform to the provisions hereof, as the case may be, in which event the SELLER shall give written notice thereof to the BUYER at or before the time for performance hereunder, and thereupon the time for performance hereof shall be extended for a period of up to ninety days.

10. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM, etc.

If at the expiration of the extended time the SELLER shall have failed so to remove any defects in title, deliver possession, or make the premises conform, as the case may be, all as herein agreed, or if at any time during the period of this agreement or any extension thereof, the holder of a mortgage on said premises shall refuse to permit the insurance proceeds, if any, to be used for such purposes, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto.

11. BUYER'S ELECTION TO ACCEPT TITLE

The BUYER shall have the election, at either the original or any extended time for performance, to accept such title as the SELLER can deliver to the said premises in their then condition and to pay therefore the purchase price without deduction. In which case the SELLER shall convey such title, except that in the event of such conveyance in accord with the provisions of this clause, if the said premises shall have been damaged by fire or casualty insured against, then the SELLER shall, unless the SELLER has previously restored the premises to their former condition, either (a) pay over or assign to the BUYER, on delivery of the deed, all amounts recovered or recoverable on account of such insurance, less any amounts reasonably expended by the SELLER for any partial restoration; or (b) if a holder of a mortgage on said premises shall not permit the insurance proceeds or a part thereof to be used to restore the said premises to their former condition or to be so paid over or assigned, give to the BUYER a credit against the purchase price, on delivery of the deed, equal to said amounts so recovered or recoverable and retained by the holder of the said mortgage less any amounts reasonably expended by the SELLER for any partial restoration.

12. ACCEPTANCE OF DEED

The acceptance of a deed by the BUYER, or his nominee as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed.

13. USE OF SELLER MONEY TO CLEAR TITLE

To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed.

14. INSURANCE

Until the delivery of the deed, the SELLER shall maintain the insurance on said premises as currently insured.

15. ADJUSTMENTS

Collected rents, mortgage interest, water and sewer use charges, operating expenses (if any) according to the schedule attached hereto or set forth below, condominium or home owner's association fees if applicable, and taxes for the then current fiscal year, shall be apportioned and fuel value shall be adjusted, as of the day of performance of this agreement and the net amount thereof shall be added to or deducted from, as the case may be, the purchase price payable by the BUYER at the time of delivery of the deed. Uncollected rents for the current rental period shall be apportioned if and when collected by either party.

16. ADJUSTMENT OF UNASSESSED TAXES

If the amount of said taxes is not known at the time of the delivery of the deed, they shall be apportioned on the basis of the taxes assessed for the preceding fiscal year, with a reapportionment as soon as the new tax rate and valuation can be ascertained.

17. BROKER

BUYER acknowledges that he has engaged no real estate broker, and no real estate broker has in any way been involved in this transaction except any broker previously registered with and acknowledged by AUCTIONEER in writing. BUYER agrees to indemnify and hold harmless the SELLER and AUCTIONEER, including SELLER'S and AUCTIONEER'S reasonable attorney's

fees, for any claim made by any real estate broker not registered with and acknowledged by Auctioneer in writing in connection with this transaction.

18. DEPOSIT

All deposits made hereunder shall be held in escrow by JEROME J. MANNING & Co., INC as escrow agent subject to the terms of this agreement and shall be duly accounted for at the time for performance of this agreement. In the event of any disagreement between the parties, the escrow agent may retain all deposits made under this agreement pending instructions mutually given by the SELLER and the BUYER.

19. BUYER'S DEFAULT

If the BUYER shall fail to fulfill the BUYER'S agreements herein, all deposits made or required to be made hereunder by the BUYER shall be retained by the SELLER as liquidated damages even if BUYER fails to make the deposit or additional deposit.

20. CONTINGENCIES

BUYER acknowledges that this Agreement contains no contingencies affecting the BUYER'S obligation to perform. If the sale as contemplated herein is not consummated for any reason, except SELLER'S inability to deliver marketable or insurable title (subject only to the matters set forth in paragraph 4), then the deposit(s) paid by the BUYER upon the execution of this Agreement and/or any additional deposit required to be made shall inure to and become the property of the SELLER, all as provided in Paragraph (19) hereof.

21. WARRANTIES AND REPRESENTATIONS

The BUYER acknowledges that the BUYER has not been influenced to enter into this transaction nor has he relied upon any warranties or representations not set forth or incorporated in this agreement. The BUYER further acknowledges that he is buying the Property as is, with all faults and without warranty of any kind, whatsoever. Buyer acknowledges that buyer has reviewed or been given the opportunity to review the Property Information Packages (PIPS) for this property along with any updates provided up and through the day of the auction.

22. CONSTRUCTION OF AGREEMENT

This instrument, executed in multiple counterparts, is to be construed as a New Hampshire contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisee, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the SELLER and the BUYER. If two or more persons are named herein as BUYER their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.

23. LEAD PAINT LAW

The BUYER acknowledges that whenever a child or children under six years of age resides in any residential premises in which any paint, plaster or other accessible material contains dangerous levels of lead, the owner of said premises must remove or cover said paint, plaster or other material so as to make it inaccessible to children under six years of age. BUYER further acknowledges that he has been notified of said lead paint law by SELLER and AUCTIONEER.

24. SMOKE DETECTORS/SEPTIC/WATER

The BUYER will be responsible for the installation and inspection of smoke detectors and CO2 detectors after closing and once the property is suitable for habitation. If necessary, the buyer shall be responsible for the repair, upgrade or installation of a septic system and/or a well and/or municipal water and/or sewer connections which meet the requirements of the board of health. The closing shall not be contingent upon any certificates of compliance nor contingent upon a certificate of occupancy as the property is being conveyed as is.

25. ENVIRONMENTAL

Following the sale of the building the buyer would assume responsibility for any remaining environmental remediation work, if any. Buyer acknowledges that buyer has reviewed or been given the opportunity to review this information in the Property Information Packages.

26. SOPHISTICATED BUYER

The BUYER acknowledges that by registering, participating, and competing to purchase this subject real estate via a PUBLIC AUCTION SALE wherein all contingencies, warranties, and representations have been specifically disclaimed as in paragraphs 20 and 21 of this agreement establishes that the BUYER is knowledgeable and aware of the risks of doing so and possesses a level of sophistication commensurate with the complexity of the sale terms both expressed by this Agreement and the potential of the property being acquired.

Buyer's Initials: _____

NOTICE: This is a legal document that creates binding obligations. If not understood, consult an attorney.

Lone Tree Summer Camp, LLC Seller

BUYER

By: _____

BUYER

By: _____

Buyer's Mailing Address (Street or P.O. Box)

Buyer's Attorney (Name)

Buyer's Mailing Address (City, State & Zip Code)

Buyer's Attorney (Firm)

Buyer's Daytime Phone

Buyer's Attorney's Address (Street or P.O. Box)

Buyer's Evening Phone

Buyer's Attorney's Address (City, State & Zip Code)

Buyer's Attorney's Phone

Jerome J. Manning & Co., Inc., AUCTIONEER/ESCROW AGENT

DEVELOPMENT OPPORTUNITY

122± Acre Waterfront Trophy Property
12 West Shore Park Road, Kingston, NH



AUCTION: Wednesday, June 17 at 11am On-site
SELLING ABSOLUTE ABOVE NOMINAL OPENING BID OF \$1MM

Exceptional 122± acre waterfront estate offering rare scale, privacy and versatility. The property includes a classic 1980's 3-bedroom, 1-bath ranch, providing comfortable single-level living surrounded by scenic natural beauty. Complementing the main residence is a separate 2-bedroom, 2-bath cottage—ideal for guests, extended family, or rental potential - along with multiple cabins, bunkhouses, and outbuildings that expand the property's functionality and charm.

A private beach area with multiple docks offers direct waterfront access and exceptional recreational appeal. Encompassing over 49± acres of unrestricted woodlands, this historic property was originally established as Lone Tree Camp in 1946 and retains a rich sense of heritage. With existing infrastructure, extensive acreage, and waterfront amenities, the estate

is perfectly suited for a private compound, recreational use, or future development.

A truly one-of-a-kind opportunity conveniently located minutes from Rt. 125, 8 miles from I-495, and within easy reach of the Boston area.

Lone Tree Features

- 122± acre former Boy Scout camp with 15± buildings on a pristine woodland peninsula along 300-acre Country Pond, offering unmatched privacy and natural beauty
- 72.79± acres under Federal Conservation Easement with 49.46± acres of non-conservation land, providing balance between preserved habitat and development potential
- Miles of woodland trails weaving through mature forest and serene waterfront settings

Potential Uses

- Recreational Campground (per zoning, with approved site plan)
- 3+ acre Duplex lots (Aquifer Protection Zone)
- Single-family homes, Condominiums
- Farm, Equestrian uses

JJManning
AUCTIONEERS

Selling in Cooperation with:

HERRICK ■ LUTTS
Realty Partners

Property Info., Photos, Broker Reg. & Full Terms at:

JJManning.com

800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675



NH LIC 6018

Brochure 1878 • Ref 26-2234

Property Tour: Friday, June 12 (11am-1pm)

Terms of Sale:

10% certified deposit of which \$50,000 in certified or bank check due at auction & remainder by 4pm ET on Thursday, June 18, 2026. Balance in 45 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or

any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Pre-auction Offers:

Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

Buyer's Broker Terms:

Up to 2% Broker Commission offered. Visit JJManning.com for mandatory broker pre-registration requirements.

PROPERTY INFORMATION
12 WEST SHORE PARK RD., KINGSTON, NH

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122+/- ACRE WATERFRONT TROPHY PROPERTY
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A truly one-of-a-kind opportunity conveniently located minutes from Rt. 125, 8 miles from I-495, and within easy reach of the Boston area.

COUNTY: Rockingham
BUILDING SF: 9,394+/- sf.
LAND SF: 5,325,210+/- sf
LAND ACRES: 122.25+/- acres (5,323,210+/- sf.)
YEAR BUILT: 1925
ZONING: RRAQ
NUMBER OF BUILDINGS: 15

Lone Tree Features

Former Boy Scout camp sited on 122.25 Acre pristine woodland peninsula on 300 acre Country Pond,
of which 72.79 acres is under Federal Conservation Easement
49.46 acres of non-conservation land
Miles of woodland trails

Potential Uses

Recreational campground, per zoning, with approved site plan
3 acre+ duplex lots (Acqifer Protection Zone)
Single-family homes / condominiums
Farm / Equestrian uses

Lone Tree Lodging

Bunks/beds' occupancy

Bunkhouses (bunks with mattress pads):

Fort Preble (2 story)	12	electric,water, 2 picnic tables, 1st & 2nd floor bunkhouses, mezzanine & enclosed courtyard
Sacawacas	14	woodstove, fireplace, electric,minifridge, microwave, 2 picnic tables
Pentucket	12	woodstove, fireplace, electric, minifridge, microwave, AC, 2 picnic tables
Kiwanis	12	woodstove, fireplace, electric,minifridge, micro, AC, 2 picnic tables
Rich	6	electric,minifridge, microwave, AC, 2 picnic tables
Beattie	4	electric, picnic table

Lodges (full bedding):

Herrick House	6	kitchen, 2 full baths, electric, heat, refrigerator, microwave, furniture, AC, picnic table
Laing Lodge	6	half bath electric, minifridge, microwave, AC, picnic table
Towne House (2 story)	8	half bath, woodstove, electric, refrigerator, microwave, AC, picnic table
	<hr/>	
	80	

Adirondack 3-sided platform shelter: 4 with screening (3 of those with electric)

Other:

Ranger's House +/-1980's ranch-style 3 bedroom home, FHW/oil
Main Lodge large heated rec hall with fireplace, 2 bathrooms, electric hot water, office, storage, store space, pool table, airhockey, furniture
Maintenance garages & shop 1980's steel beam construction with mezzanine, FHA/oil
Dining Hall +/-3,000 SF rustic dining hall with commercial kitchen, propane cooking, furniture
Nature Lodge finished classroom with storage, covered pavilion, electric
Field Bath House 2 showers (1 ADA), 2 half baths, 1 men's room, electric hot water
Sports Bath House men's bath with 2 showers, women's bath with shower, additional lavs/showers, propane hot water
Chapel structure with covered pavilion
Basketball Court, Archery Range, Shooting Range, large sports field
"Handicraft" work shop with office & storage (misc. stored items not included)
waterfront Amphitheater
6 septic systems
3 current self-composting latrine systems
2 old-fashioned latrines
3 drilled wells, various potable water & electric locations throughout
various picnic tables, storage sheds, fire rings, furniture, fixtures & equipment

Waterfront:

Beach with swimming, fishing & boating docks
Locking lifeguard tower storage and covered pavilion
7 Canoes / 4 kayaks / life jackets / paddles
2 storage sheds, picnic tables

Specific Exclusions:

motorized vehicles
taxidermy
manager's personal property, including but not limited to:
-musical equipment
-personal furniture & ephemery
-various tools, supplies & equipment currently used in independent construction endeavors

TOWN OF KINGSTON

Planning Board

PO Box 716, 163 MAIN STREET
KINGSTON, NEW HAMPSHIRE 03848-0716

April 6, 2022

Mr. Eric Towne
1 Maple Terrace
Newbury Ma

Dear Mr. Towne:

As determined by discussion with the Kingston Planning Board at their meeting of April 5, 2022, the Board considered your letter of March 21, 2022 and agreed that continuing use of the Lone Tree Scout Preservation as a summer camp will not require any further review by the Planning Board. You will still be subject to all required Town of Kinston inspections in coordinating the necessary approvals for a certificate of occupancy as a new owner. The Board wanted to very clearly outline that any new uses that were not undertaken on the site when it was a boy scout facility will require site plan approval by the Planning Board. Board members offered advice that you establish a baseline of uses by documenting any approvals currently existing in the property file kept in the Office of the Board of Selectmen. If you have any questions please do not hesitate to contact me.

Sincerely,


Glenn Greenwood

Kingston Town Planner

603.642.3342 extension 6

TT \$

WARRANTY DEED

LONE TREE SUMMER CAMP, LLC, a New Hampshire limited liability company, having an address of 12 W Shore Park Rd, Kingston, New Hampshire 03848, for consideration paid, grants to

with WARRANTY COVENANTS:

PARCEL 1

A CERTAIN TRACT OF LAND IN Kingston with the structures and improvements thereon, containing by estimation seventy-five (75) acres, bounded and described as follows: Beginning at a stone wall on the Easterly side of the Back Road, so-called, being the road running from the old Simmons Peaslee homestead to Newton Junction at land now or formerly of one Quimby and thence running Easterly and Northerly by said Quimby land to land now or formerly of Daniel Wadleigh, thence running Easterly, Southerly and Easterly by said Wadleigh heirs land now or formerly of Graves Chase to land formerly of Amos Currier now of one Vetter; thence Southeasterly by said Vetter land to Country Pond, so-called; thence running Southwesterly on said Country Pond to a stake and stones on the shore of said Pond at land now or formerly of one Cronk; thence running Southwesterly by said Cronk land one hundred twenty (120) feet to a marked cedar tree; thence running Southeasterly by said Cronk land one hundred forty-three (143) feet to a stake and stones; thence running Southwesterly one hundred fifty-one (151) feet by said Cronk land to a cedar stake; thence running Southwesterly a little more Westerly one hundred sixty-three (163) feet still by Cronk land to an extension of a driveway twenty (20) feet wide which lies between lots 27-28-29 and Lots 16 and 17 on a Plan of Cottage Lots at Country Pond recorded in Rockingham County Registry of Deeds, Book 581, Page 481; thence running Southeasterly by said driveway to a point directly across said driveway opposite the Southeasterly corner of land now or formerly of one Slinker, said point being one hundred

thirteen (113) feet Northerly on said driveway from the Southeasterly corner of Lot 27 on said Plan, and thence running Southwesterly across said driveway and by land of said Slinker to the Northwesterly corner of said Slinker land which is ninety-five (95) feet Northerly of the Northwesterly corner of Lot 27 on said land and in a direct line with the Westerly line of Lots 27-28-29; thence turning and running nearly South by land of said Slinker to the Northwesterly corner of Lot 27 on said Plan, and from thence running on the Westerly line of Lots 27 to 47, both inclusive, on said Plan to the Westerly corner of Lot 47 now owned by Robert Connor; and from thence running Southwesterly to a point in the line of an old stone wall (which runs in a straight line Southeasterly from the point herein begun at to Country Pond) which point is 48 1/3 rods Westerly from the shore of Country Pond; and from thence turning and running Northwesterly by said stone wall to a highway leading in from said Back Road to West Shore Park and thence continuing across said highway in the same line and by a stone wall on the Westerly side of said highway to the point of beginning.

Excepting and reserving from the operation of this deed, all highways and rights of way including within this description and excepting from the operation of this deed, *a life estate which Charles Hatch has to occupy a certain portion in the Southwesterly corner of said described tract of land.*

Also, one other tract of land in said Kingston, being an unnumbered lot on the Plan of Cottage Lots of Country Pond, recorded at Book 581, Page 481, bounded and described as follows:

Beginning at the Southerly corner of Lot 47 on said Plan; and thence running Northeasterly along the Southeasterly end of Lots 47-46-45-44 and 43; and thence turning and running Southeasterly to the Westerly corner of a lot conveyed to one Noyes end being one hundred seventy-eight and five-tenths (178.5) feet Southwesterly of the Northerly corner of Lot 9 on said Plan; thence continuing Northeasterly a little more Northerly to the Westerly line of Lot 8, and thence turning and running Southeasterly by Lot 8 to the Westerly corner of Lot 7; and from thence turning and running Southwesterly by land now or formerly of one Hook to land formerly of Bartlett and later of one Wilder, being the Southwesterly line on said Plan; thence turning and running Northwesterly by said line to the point begun at.

Excepting and reserving from the operation of this deed any highways or rights of way over and across the land described.

Being the same premises conveyed to THE SPIRIT OF ADVENTURE COUNCIL, INC., BOY SCOUTS OF AMERICA, a Massachusetts nonprofit Corporation, formally known as LONE TREE COUNCIL, INC., BOY SCOUTS OF AMERICA by Warranty Deed of Aaron Hoyt dated September 10, 1946, and recorded in the Rockingham County Registry of Deeds at Book 1059, Page 144.

PARCEL II

The land situated in Kingston, Rockingham County, New Hampshire with the structures and improvements thereon being shown as Parcel A on a plan of land entitled "Plan of Land in Kingston, New Hampshire showing conveyances between the Lone Tree Council and John Rochowiak, Scale 1" = 40' plan dated September 12, 1978 and revised August 31, 1979 and duly recorded at the Rockingham County Registry of Deeds as Plan No. D-8988 bounded and described as follows:

Southerly and Westerly by West Shore Drive, through an arc, 321.82 feet; Northerly by land of Lone Tree Council as shown on said plan, 554.96 feet; thence Easterly by Parcel B as shown on said plan, 253.77 feet.

Being the same premises conveyed to THE SPIRIT OF ADVENTURE COUNCIL, INC., BOY SCOUTS OF AMERICA f/k/a LONE TREE COUNCIL, INC., BOY SCOUTS OF AMERICA by deed of John Rochowiak dated November 19, 1979, and recorded in the Rockingham County Registry of Deeds at Book 2354, Page 1207.

PARCEL III

A certain parcel of land situated in Kingston, with the structures and improvements thereon, on the Easterly side of Route 125 so called, and bounded and described as follows: Beginning at the Southwesterly corner thereof on Route 125, by the graveyard; thence running Easterly and Southerly, by the graveyard to a stonewall and land of Stukas; thence turning and running Easterly by land of Stukas and other land of Lone Tree Council, Inc., 1546 feet more or less, to a point at said other land of Lone Tree Council, Inc.; thence turning and running Northerly, by said other land of Lone Tree Council, Inc., 35 feet to a point at the edge of the swamp; thence turning and running generally Northeasterly, by the edge of the swamp and by land of Lone Tree Council, Inc. to the shore of Country Pond, so called; thence turning and running Northerly, by the shore of Country Pond to Bartlett Hill Brook; thence turning and running generally Westerly, Southerly and Westerly, by said Bartlett Hill Brook to Route 125; thence turning and running Southerly, by Route 125 to the graveyard and point of beginning.

Conveyed with all right, title and interest to the land flowed by Country Pond lying between a projection of the North and South boundaries of the above-described parcel into said Country Pond to the low water mark of said pond as it was before said flowing.

Together with a right of way over land now or formerly of Lena I. Bennett as reserved in a deed from Elizabeth E. Wadleigh, et al, to Lena I. Bennett dated August 16, 1926, and recorded in the Rockingham County Registry of Deeds at Book 819, Page 90.

See Plan entitled "Sketch Showing Land in Kingston, N.H., Scale 1" = 100', Sept. 1962", drawn by Brasseur Associates, Haverhill, Massachusetts.

Being the same premises conveyed to THE SPIRIT OF ADVENTURE COUNCIL, INC., BOY SCOUTS OF AMERICA, a Massachusetts nonprofit Corporation, formerly known as LONE TREE COUNCIL, INC., BOY SCOUTS OF AMERICA by deed dated February 1, 1963, and recorded in the Rockingham County Registry of Deeds at Book 1660, Page 126. See also confirmatory and corrective deed of Clarence B. Wadleigh, Cornelia F. Wadleigh and Joseph B. Wadleigh, dated November 28, 1962, and recorded in said Registry at Book 1660, Page 124.

PARCEL IV

A piece of land situate in Kingston, with the structures and improvements thereon, in the County of Rockingham, and State of New Hampshire, bounded as follows: Beginning at the most Westerly corner thereof by land of the heirs of Wm. G. Chase, and land of one Peaslee; thence N. 76 ¼ deg. E. by land of said Peaslee about 40 rods, 7 links to a stake; thence N. 84 deg. E. by said Peaslee land about 25 rods to a bound at Country Pond; thence by said Pond about 49 rods and 3 links to a bound; thence Northerly by land of a party unknown about 4 rods, 14 links to a bound; Southwesterly by various owners by land of parties unknown and by meadow about 51 rods to a bound; thence Easterly by land of Wm. G. Chase's heirs about 4 rods, 18 links to a bound; thence Southwesterly by said heirs land about 42 rods to point of beginning. Containing 13 acres, 95 rods, more or less.

Being the same premises conveyed to THE SPIRIT OF ADVENTURE COUNCIL, INC., BOY SCOUTS OF AMERICA f/k/a LONE TREE COUNCIL, INC., BOY SCOUTS OF AMERICA by Warranty Deed of Maria E. Vetter dated August 20, 1946 and recorded in the Rockingham County Registry of Deeds at Book 1061 Page 244.

Included with the premises is the right to use in common with others West Shore Park Road between the premises and NH Route 125 for purposes for which public ways may be used in the Town of Kingston, New Hampshire.

Included in the premises hereby conveyed is the land shown as Lot 10 and 11 on the Town of Kingston Assessors' Map R-10 and the buildings thereon and as shown on the Plan recorded at the Rockingham Registry of Deeds at Plan D-377756 (three sheets).

Excepting and reserving the premises conveyed out in deeds recorded with said Registry of Deeds in Book 1158, Page 431; Book 2787, Page 2104; and Book 2354. Page 1208.

Property addresses herein conveyed are: 12 West Shore Park Road, Kingston, Rockingham County, New Hampshire; 1 Snow Road, Kingston, Rockingham County, New Hampshire and 3 Merrill Avenue, Kingston, Rockingham County, New Hampshire.

Excluded from this conveyance is the land recited in Warranty Deed dated November 3, 2023, from Lone Tree Summer Camp, LLC to Cortland Construction LLC recorded in Rockingham County Registry of Deeds in Book 6516, Page 1339, commonly known as Lot 10.1 West Shore Paark Road, Kingston New Hampshire.

Excluded from this conveyance is the land recited in Warranty Deed dated November 3, 2023, from Lone Tree Summer Camp, LLC to S&H Walker Woods Holdings LLC recorded in Rockingham County Registry of Deeds in Book 6516, Page 1358, commonly known as Lot 10.2 West Shore Paark Road, Kingston New Hampshire.

For grantor's title see deed of THE SPIRIT OF ADVENTURE COUNCIL, INC., BOY SCOUTS OF AMERICA, a Massachusetts nonprofit Corporation, formerly known as LONE TREE COUNCIL, INC., BOY SCOUTS OF AMERICA, dated April 6, 2022, recorded in Rockingham County Registry of Deeds in Book 6397, Page 1930.

(signature page follow)

Executed this _____ day of _____ 2026.

Lone Tree Summer Camp, LLC

by _____
_____, Manager

COMMONWEALTH OF MASSACHUSETTS


County of _____

On this ____ day of _____, 2026 before me, the undersigned notary public, personally appeared _____, Manager of Lone Tree Summer Camp, LLC, proved to me through satisfactory evidence of identification, which was Massachusetts driver's license with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and who swore and affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief, acknowledged to me that they signed it voluntarily for its stated purpose, on behalf of Lone Tree Summer Camp, LLC.

Notary Public:
My Commission Expires:

Parcel ID: 000R10 000010 000000 (CARD 1 of 17)
 Owner: LONE TREE SUMMER CAMP, LLC
 Location: 12 WEST SHORE PK RD
 Acres: 122.250

General

Valuation		Listing History	
Building Value:	\$148,600	<u>List Date</u>	<u>Lister</u>
Features:	\$26,300	08/05/2022	DR
Taxable Land:	\$1,547,600	04/27/2022	DS
<hr/>		11/30/2016	KCM
Card Value:	\$1,722,500 	04/21/2015	KCPU
Parcel Value:	\$3,013,000	03/10/2014	KCPU

Notes: D-8988. CONSERVATION EASEMENT TO US NATURAL RESOURCES CONSERVATION SERVICE 49.46 NOT IN CONSERVATION, RCRD 5438-0167, 5/13/13. PLAN D-37756, YELLOW (RANGER'S HOUSE)) 3/12KC, S 4/15KC 4/22-REMOVE EXEMPT STATUS DUE TO 2022 SALE 8/22 EST ALL DATA=TOTAL REF, 2024-SUBDIVISION PLAN D-44067 NEW LOTS R10-10-1 & R10-10-2, THIS LOT TO BECOME 122.25AC

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2024	\$1,166,900	\$298,500	\$1,547,600	Cost Valuation	\$3,013,000
2023	\$1,166,900	\$298,500	\$1,554,100	Cost Valuation	\$3,019,500
2022	\$1,049,600	\$193,800	\$1,088,100	Cost Valuation	\$2,331,500
2021	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2020	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2019	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2018	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2017	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2016	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2015	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2014	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2013	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2012	\$602,700	\$123,500	\$1,498,500	Cost Valuation	\$2,224,700
2011	\$602,700	\$120,900	\$1,498,500	Cost Valuation	\$2,222,100
2010	\$602,700	\$120,900	\$1,498,500	Cost Valuation	\$2,222,100
2009	\$653,200	\$99,800	\$1,498,500	Cost Valuation	\$2,251,500
2008	\$647,300	\$99,800	\$1,498,500	Cost Valuation	\$2,245,600
2007	\$698,900	\$99,800	\$1,189,600	Cost Valuation	\$1,988,300
2006	\$698,900	\$99,800	\$1,189,600	Cost Valuation	\$1,988,300

Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
04/07/2022	IMPROVED	NO - MPC-CAN SELL SEPRTLY	\$1,500,000	BOY SCOUTS OF AMERICA		

Land

Size: 122.250 Ac.
Zone: 02 - RRAQ RR W/AQUIFER
Neighborhood: AVERAGE
Land Use: COM/IND
Site:
Driveway:
Road:
Taxable Value: \$1,547,600

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	3.000 AC	160,000	E	100	100	100	100	100	690	1,104,000	0	N	1,104,000	
COM/IND	119.250 AC	6,000	X	62	0	0	0	100	100	443,600	0	N	443,600	

Building

1.00 STORY FRAME RANCH Built In 1985

Roof: GABLE HIP ASPHALT	Bedrooms: 3	Quality: AVG-10
Exterior: VINYL SIDING	Bathrooms: 1.0	Size Adj. 1.1463
Interior: DRYWALL	Fixtures: 0	Base Rate: 120.00
Flooring: LINOLEUM OR SIM CARPET	Extra Kitchens: 0	Building Rate: 0.9698
Heat: GAS	Fireplaces: 0	Sq. Foot Cost: 116.37
HOT WATER	Generators: 0	Effective Area: 1,577
	AC: NO	Gross Living Area: 1,341
		Cost New: \$183,515

Depreciation						
Normal AVERAGE	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
19%	0%	0%	0%	0%	19%	\$148,600

Features

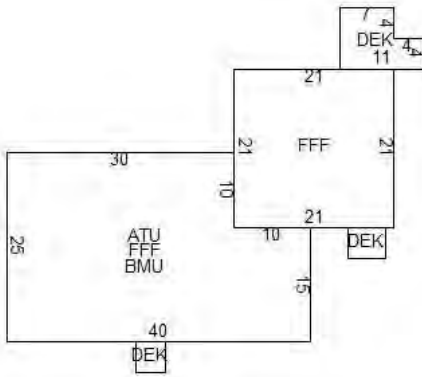
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
OPEN PORCH	168	12 x 14	155	30.00	90	\$7,031	
SHED-SOUND VALUE 3	1		100	450.00	100	\$450	
COTTAGE	108	12 x 9	208	60.00	90	\$12,131	
OPEN PORCH	144		171	30.00	90	\$6,648	
Total:						\$26,300	

Photo






Sketch



Code	Description	Area	Eff Area	GL Area
ATU	ATTIC UNFINISHED	900	90	0
FFF	FST FLR FIN	1,341	1,341	1,341
BMU	BSMNT UNFINISHED	900	135	0
DEK	DECK/ENTRANCE	108	11	0
Totals			1,577	1,341

Parcel ID: 000R10 000010 000000 (CARD 2 of 17)
 Owner: LONE TREE SUMMER CAMP, LLC
 Location: 12 WEST SHORE PK RD
 Acres:

General

Valuation		Listing History	
Building Value:	\$197,700	<u>List Date</u>	<u>Lister</u>
Features:	\$19,800	03/14/2003	KJ X
Taxable Land:	\$0		
<hr/>			
Card Value:	\$217,500 		
Parcel Value:	\$3,013,000		

Notes: BROWN CARTER DINING HALL

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2024	\$1,166,900	\$298,500	\$1,547,600	Cost Valuation	\$3,013,000
2023	\$1,166,900	\$298,500	\$1,554,100	Cost Valuation	\$3,019,500
2022	\$1,049,600	\$193,800	\$1,088,100	Cost Valuation	\$2,331,500
2021	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2020	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2019	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2018	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2017	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2016	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2015	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2014	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2013	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2012	\$602,700	\$123,500	\$1,498,500	Cost Valuation	\$2,224,700
2011	\$602,700	\$120,900	\$1,498,500	Cost Valuation	\$2,222,100
2010	\$602,700	\$120,900	\$1,498,500	Cost Valuation	\$2,222,100
2009	\$653,200	\$99,800	\$1,498,500	Cost Valuation	\$2,251,500
2008	\$647,300	\$99,800	\$1,498,500	Cost Valuation	\$2,245,600
2007	\$698,900	\$99,800	\$1,189,600	Cost Valuation	\$1,988,300
2006	\$698,900	\$99,800	\$1,189,600	Cost Valuation	\$1,988,300

Sales

There Are No Sales For This Card

Land

Size: Ac. **Site:**
Zone: **Driveway:**
Neighborhood: **Road:**
Land Use: COM/IND **Taxable Value:** \$0

Building

1.00 STORY FRAME LOG CABIN Built In 1930

Roof:	GABLE HIP ASPHALT	Bedrooms:	0	Quality:	AVG-10
Exterior:	LOGS	Bathrooms:	2.0	Size Adj.	0.9165
Interior:	MINIMUM	Fixtures:	0	Base Rate:	120.00
Flooring:	PINE/SOFT WD	Extra Kitchens:	0	Building Rate:	0.5774
Heat:	WOOD/COAL NONE	Fireplaces:	0	Sq. Foot Cost:	69.29
		Generators:	0	Effective Area:	3,754
		AC:	NO	Gross Living Area:	3,754
				Cost New:	\$260,115

Depreciation						
Normal	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
GOOD 24%	0%	0%	0%	0%	24%	\$197,700

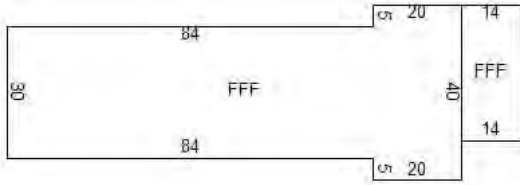
Features

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
FIREPLACE 1-1	1		100	6500.00	100	\$6,500	
CARPORT WOOD FRAME	960	40 x 24	77	20.00	90	\$13,306	
Total:						\$19,800	

Photo




Sketch



Code	Description	Area	Eff Area	GL Area
FFF	FST FLR FIN	3,754	3,754	3,754
Totals			3,754	3,754

Parcel ID: 000R10 000010 000000 (CARD 3 of 17)
 Owner: LONE TREE SUMMER CAMP, LLC
 Location: 12 WEST SHORE PK RD
 Acres:

General

Valuation		Listing History	
Building Value:	\$121,500	<u>List Date</u>	<u>Lister</u>
Features:	\$11,400	01/27/2010	EBX
Taxable Land:	\$0	03/14/2003	KJ
<hr/>			
Card Value:	\$132,900 		
Parcel Value:	\$3,013,000		

Notes: BROWN (SCOUTS HOUSE), CHNG DEK TO OPF 1/10EB

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2024	\$1,166,900	\$298,500	\$1,547,600	Cost Valuation	\$3,013,000
2023	\$1,166,900	\$298,500	\$1,554,100	Cost Valuation	\$3,019,500
2022	\$1,049,600	\$193,800	\$1,088,100	Cost Valuation	\$2,331,500
2021	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2020	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2019	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2018	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2017	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2016	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2015	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2014	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2013	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2012	\$602,700	\$123,500	\$1,498,500	Cost Valuation	\$2,224,700
2011	\$602,700	\$120,900	\$1,498,500	Cost Valuation	\$2,222,100
2010	\$602,700	\$120,900	\$1,498,500	Cost Valuation	\$2,222,100
2009	\$653,200	\$99,800	\$1,498,500	Cost Valuation	\$2,251,500
2008	\$647,300	\$99,800	\$1,498,500	Cost Valuation	\$2,245,600
2007	\$698,900	\$99,800	\$1,189,600	Cost Valuation	\$1,988,300
2006	\$698,900	\$99,800	\$1,189,600	Cost Valuation	\$1,988,300

Sales

There Are No Sales For This Card

Land

Size: Ac. **Site:**
Zone: **Driveway:**
Neighborhood: **Road:**
Land Use: COM/IND **Taxable Value:** \$0

Building

1.00 STORY FRAME LOG CABIN Built In 1950

Roof:	GABLE HIP ASPHALT	Bedrooms:	0	Quality:	AVG-10
Exterior:	LOGS	Bathrooms:	2.0	Size Adj.	1.0826
Interior:	MINIMUM	Fixtures:	0	Base Rate:	120.00
Flooring:	PINE/SOFT WD	Extra Kitchens:	0	Building Rate:	0.6820
Heat:	WOOD/COAL NONE	Fireplaces:	0	Sq. Foot Cost:	81.84
		Generators:	0	Effective Area:	1,879
		AC:	NO	Gross Living Area:	1,800
				Cost New:	\$153,777

Depreciation						
Normal	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
GOOD 21%	0%	0%	0%	0%	21%	\$121,500

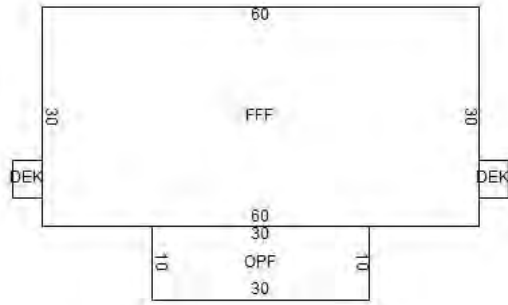
Features

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
SHED-WOOD	192	16 x 12	143	20.00	90	\$4,942	
FIREPLACE 1-1	1		100	6500.00	100	\$6,500	
Total:						\$11,400	

Photo




Sketch



Code	Description	Area	Eff Area	GL Area
OPF	OPEN PORCH FIN	300	75	0
FFF	FST FLR FIN	1,800	1,800	1,800
DEK	DECK/ENTRANCE	40	4	0
Totals			1,879	1,800

Parcel ID: 000R10 000010 000000 (CARD 4 of 17)
 Owner: LONE TREE SUMMER CAMP, LLC
 Location: 12 WEST SHORE PK RD
 Acres:

General

Valuation		Listing History	
Building Value:	\$77,000	<u>List Date</u>	<u>Lister</u>
Features:	\$27,000	01/27/2010	EBX
Taxable Land:	\$0	02/25/2009	FRR
<hr/>		03/14/2003	KJ
Card Value:	\$104,000 		
Parcel Value:	\$3,013,000		

Notes: BROWN (HEALTH LODGE). ADD OPU'S CHNG SIDING 1/10EB

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2024	\$1,166,900	\$298,500	\$1,547,600	Cost Valuation	\$3,013,000
2023	\$1,166,900	\$298,500	\$1,554,100	Cost Valuation	\$3,019,500
2022	\$1,049,600	\$193,800	\$1,088,100	Cost Valuation	\$2,331,500
2021	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2020	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
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2016	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2015	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2014	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2013	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2012	\$602,700	\$123,500	\$1,498,500	Cost Valuation	\$2,224,700
2011	\$602,700	\$120,900	\$1,498,500	Cost Valuation	\$2,222,100
2010	\$602,700	\$120,900	\$1,498,500	Cost Valuation	\$2,222,100
2009	\$653,200	\$99,800	\$1,498,500	Cost Valuation	\$2,251,500
2008	\$647,300	\$99,800	\$1,498,500	Cost Valuation	\$2,245,600
2007	\$698,900	\$99,800	\$1,189,600	Cost Valuation	\$1,988,300
2006	\$698,900	\$99,800	\$1,189,600	Cost Valuation	\$1,988,300

Sales

There Are No Sales For This Card

Land

Size: Ac. **Site:**
Zone: **Driveway:**
Neighborhood: **Road:**
Land Use: COM/IND **Taxable Value:** \$0

Building

1.00 STORY FRAME WOOD CABIN Built In 1950

Roof:	GABLE HIP ASPHALT	Bedrooms:	0	Quality:	AVG-10
Exterior:	AVERAGE	Bathrooms:	1.0	Size Adj.	1.4368
Interior:	MINIMUM	Fixtures:	0	Base Rate:	120.00
Flooring:	PINE/SOFT WD	Extra Kitchens:	0	Building Rate:	0.8923
Heat:	WOOD/COAL HOT WATER	Fireplaces:	0	Sq. Foot Cost:	107.07
		Generators:	0	Effective Area:	910
		AC:	NO	Gross Living Area:	884
				Cost New:	\$97,434

Depreciation						
Normal GOOD 21%	Physical 0%	Functional 0%	Economic 0%	Temporary 0%	Total Dpr. 21%	Assessment \$77,000

Features

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
BATH HOUSE	323	17 x 19	110	53.00	90	\$16,948	CONNECTED
OPEN PORCH	76	4 x 19	271	30.00	90	\$5,561	CONNECTED
PATIO AREA	84	4 x 21	250	12.00	90	\$2,268	CONNECTED
PATIO AREA	84	4 x 21	250	12.00	90	\$2,268	CONNECTED
Total:						\$27,000	

Photo




Sketch



Code	Description	Area	Eff Area	GL Area
FFF	FST FLR FIN	884	884	884
OPU	OPEN PORCH UNFIN	173	26	0
Totals			910	884

Parcel ID: 000R10 000010 000000 (CARD 5 of 17)
 Owner: LONE TREE SUMMER CAMP, LLC
 Location: 12 WEST SHORE PK RD
 Acres:

General

Valuation		Listing History	
Building Value:	\$83,100	<u>List Date</u>	<u>Lister</u>
Features:	\$0	01/27/2010	EBX
Taxable Land:	\$0	03/14/2003	KJ
<hr/>			
Card Value:	\$83,100 		
Parcel Value:	\$3,013,000		

Notes: BROWN (HANDI CRAFT), CHNG SIDING, ADJ DEK MEAS 1/10EB

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2024	\$1,166,900	\$298,500	\$1,547,600	Cost Valuation	\$3,013,000
2023	\$1,166,900	\$298,500	\$1,554,100	Cost Valuation	\$3,019,500
2022	\$1,049,600	\$193,800	\$1,088,100	Cost Valuation	\$2,331,500
2021	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2020	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2019	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2018	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2017	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2016	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2015	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2014	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2013	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2012	\$602,700	\$123,500	\$1,498,500	Cost Valuation	\$2,224,700
2011	\$602,700	\$120,900	\$1,498,500	Cost Valuation	\$2,222,100
2010	\$602,700	\$120,900	\$1,498,500	Cost Valuation	\$2,222,100
2009	\$653,200	\$99,800	\$1,498,500	Cost Valuation	\$2,251,500
2008	\$647,300	\$99,800	\$1,498,500	Cost Valuation	\$2,245,600
2007	\$698,900	\$99,800	\$1,189,600	Cost Valuation	\$1,988,300
2006	\$698,900	\$99,800	\$1,189,600	Cost Valuation	\$1,988,300

Sales

There Are No Sales For This Card

Land

Size: Ac. **Site:**
Zone: **Driveway:**
Neighborhood: **Road:**
Land Use: COM/IND **Taxable Value:** \$0

Building

1.00 STORY FRAME WOOD CABIN Built In 1950

Roof:	GABLE HIP ASPHALT	Bedrooms:	0	Quality:	AVG-10
Exterior:	AVERAGE	Bathrooms:	1.0	Size Adj.	1.3452
Interior:	MINIMUM	Fixtures:	0	Base Rate:	120.00
Flooring:	PINE/SOFT WD	Extra Kitchens:	0	Building Rate:	0.8354
Heat:	WOOD/COAL HOT WATER	Fireplaces:	0	Sq. Foot Cost:	100.24
		Generators:	0	Effective Area:	1,050
		AC:	NO	Gross Living Area:	1,043
				Cost New:	\$105,252

Depreciation						
Normal	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
GOOD 21%	0%	0%	0%	0%	21%	\$83,100

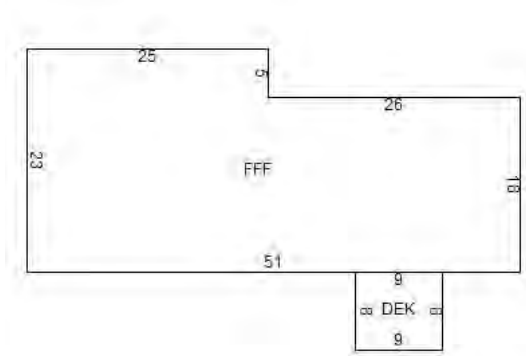
Features

There Are No Features For This Card

Photo




Sketch



Code	Description	Area	Eff Area	GL Area
FFF	FST FLR FIN	1,043	1,043	1,043
DEK	DECK/ENTRANCE	72	7	0
Totals			1,050	1,043

Parcel ID: 000R10 000010 000000 (CARD 6 of 17)
 Owner: LONE TREE SUMMER CAMP, LLC
 Location: 12 WEST SHORE PK RD
 Acres:

General

Valuation		Listing History	
Building Value:	\$35,300	<u>List Date</u>	<u>Lister</u>
Features:	\$0	03/17/2003	KJ
Taxable Land:	\$0		
<hr/>			
Card Value:	\$35,300 		
Parcel Value:	\$3,013,000		

Notes: BROWN (BEATTIE CABIN)

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2024	\$1,166,900	\$298,500	\$1,547,600	Cost Valuation	\$3,013,000
2023	\$1,166,900	\$298,500	\$1,554,100	Cost Valuation	\$3,019,500
2022	\$1,049,600	\$193,800	\$1,088,100	Cost Valuation	\$2,331,500
2021	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2020	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2019	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2018	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2017	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2016	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2015	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2014	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2013	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2012	\$602,700	\$123,500	\$1,498,500	Cost Valuation	\$2,224,700
2011	\$602,700	\$120,900	\$1,498,500	Cost Valuation	\$2,222,100
2010	\$602,700	\$120,900	\$1,498,500	Cost Valuation	\$2,222,100
2009	\$653,200	\$99,800	\$1,498,500	Cost Valuation	\$2,251,500
2008	\$647,300	\$99,800	\$1,498,500	Cost Valuation	\$2,245,600
2007	\$698,900	\$99,800	\$1,189,600	Cost Valuation	\$1,988,300
2006	\$698,900	\$99,800	\$1,189,600	Cost Valuation	\$1,988,300

Sales

There Are No Sales For This Card

Land

Size: Ac. **Site:**
Zone: **Driveway:**
Neighborhood: **Road:**
Land Use: COM/IND **Taxable Value:** \$0

Building

1.00 STORY FRAME LOG CABIN Built In 1930

Roof:	GABLE HIP ASPHALT	Bedrooms:	0	Quality:	AVG-20
Exterior:	LOGS	Bathrooms:	0.0	Size Adj.	2.8333
Interior:	MINIMUM	Fixtures:	0	Base Rate:	120.00
Flooring:	PINE/SOFT WD	Extra Kitchens:	0	Building Rate:	1.2920
Heat:	WOOD/COAL NONE	Fireplaces:	0	Sq. Foot Cost:	155.04
		Generators:	0	Effective Area:	300
		AC:	NO	Gross Living Area:	300
				Cost New:	\$46,512

Depreciation						
Normal	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
GOOD 24%	0%	0%	0%	0%	24%	\$35,300

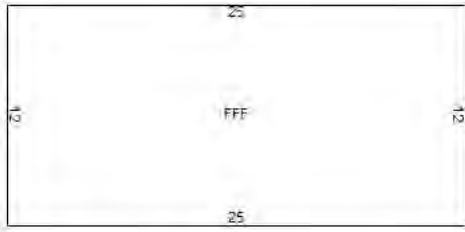
Features

There Are No Features For This Card

Photo




Sketch



Code	Description	Area	Eff Area	GL Area
FFF	FST FLR FIN	300	300	300
Totals			300	300

Parcel ID: 000R10 000010 000000 (CARD 7 of 17)
 Owner: LONE TREE SUMMER CAMP, LLC
 Location: 12 WEST SHORE PK RD
 Acres:

General

Valuation		Listing History	
Building Value:	\$66,600	<u>List Date</u>	<u>Lister</u>
Features:	\$0	01/27/2010	EBX
Taxable Land:	\$0	03/17/2003	KJ
<hr/>			
Card Value:	\$66,600 		
Parcel Value:	\$3,013,000		

Notes: BROWN (CABIN-OVER NIGHT),CHNG SIDING TO AVE 1/10EB

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2024	\$1,166,900	\$298,500	\$1,547,600	Cost Valuation	\$3,013,000
2023	\$1,166,900	\$298,500	\$1,554,100	Cost Valuation	\$3,019,500
2022	\$1,049,600	\$193,800	\$1,088,100	Cost Valuation	\$2,331,500
2021	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2020	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2019	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2018	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2017	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2016	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2015	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2014	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2013	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2012	\$602,700	\$123,500	\$1,498,500	Cost Valuation	\$2,224,700
2011	\$602,700	\$120,900	\$1,498,500	Cost Valuation	\$2,222,100
2010	\$602,700	\$120,900	\$1,498,500	Cost Valuation	\$2,222,100
2009	\$653,200	\$99,800	\$1,498,500	Cost Valuation	\$2,251,500
2008	\$647,300	\$99,800	\$1,498,500	Cost Valuation	\$2,245,600
2007	\$698,900	\$99,800	\$1,189,600	Cost Valuation	\$1,988,300
2006	\$698,900	\$99,800	\$1,189,600	Cost Valuation	\$1,988,300

Sales

There Are No Sales For This Card

Land

Size: Ac. **Site:**
Zone: **Driveway:**
Neighborhood: **Road:**
Land Use: COM/IND **Taxable Value:** \$0

Building

1.00 STORY FRAME CABIN Built In 1930

Roof:	GABLE HIP ASPHALT	Bedrooms:	1	Quality:	AVG-10
Exterior:	AVERAGE	Bathrooms:	1.0	Size Adj.	2,3861
Interior:	CUSTOM WOOD	Fixtures:	0	Base Rate:	120.00
Flooring:	PINE/SOFT WD	Extra Kitchens:	0	Building Rate:	1,9113
Heat:	WOOD/COAL NONE	Fireplaces:	0	Sq. Foot Cost:	229.35
		Generators:	0	Effective Area:	382
		AC:	NO	Gross Living Area:	378
				Cost New:	\$87,612

Depreciation						
Normal	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
GOOD 24%	0%	0%	0%	0%	24%	\$66,600

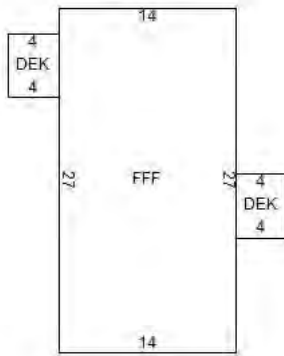
Features

There Are No Features For This Card

Photo




Sketch



Code	Description	Area	Eff Area	GL Area
FFF	FST FLR FIN	378	378	378
DEK	DECK/ENTRANCE	40	4	0
Totals			382	378

Parcel ID: 000R10 000010 000000 (CARD 8 of 17)
 Owner: LONE TREE SUMMER CAMP, LLC
 Location: 12 WEST SHORE PK RD
 Acres:

General

Valuation		Listing History	
Building Value:	\$90,500	<u>List Date</u>	<u>Lister</u>
Features:	\$6,500	01/27/2010	EBX
Taxable Land:	\$0	03/17/2003	KJ
<hr/>			
Card Value:	\$97,000 		
Parcel Value:	\$3,013,000		

Notes: BROWN (LAING CABIN), CHNG CARPORT TO EPU AND SIDING TO AVE 1/10EB

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2024	\$1,166,900	\$298,500	\$1,547,600	Cost Valuation	\$3,013,000
2023	\$1,166,900	\$298,500	\$1,554,100	Cost Valuation	\$3,019,500
2022	\$1,049,600	\$193,800	\$1,088,100	Cost Valuation	\$2,331,500
2021	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2020	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2019	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2018	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2017	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2016	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2015	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2014	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2013	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2012	\$602,700	\$123,500	\$1,498,500	Cost Valuation	\$2,224,700
2011	\$602,700	\$120,900	\$1,498,500	Cost Valuation	\$2,222,100
2010	\$602,700	\$120,900	\$1,498,500	Cost Valuation	\$2,222,100
2009	\$653,200	\$99,800	\$1,498,500	Cost Valuation	\$2,251,500
2008	\$647,300	\$99,800	\$1,498,500	Cost Valuation	\$2,245,600
2007	\$698,900	\$99,800	\$1,189,600	Cost Valuation	\$1,988,300
2006	\$698,900	\$99,800	\$1,189,600	Cost Valuation	\$1,988,300

Sales

There Are No Sales For This Card

Land

Size: Ac. **Site:**
Zone: **Driveway:**
Neighborhood: **Road:**
Land Use: COM/IND **Taxable Value:** \$0

Building

1.75 STORY FRAME CABIN Built In 1925

Roof:	GABLE HIP ASPHALT	Bedrooms:	3	Quality:	AVG-10
Exterior:	AVERAGE	Bathrooms:	1.0	Size Adj.	1.4475
Interior:	DRYWALL	Fixtures:	0	Base Rate:	120.00
Flooring:	PINE/SOFT WD	Extra Kitchens:	0	Building Rate:	1.1221
Heat:	WOOD/COAL NONE	Fireplaces:	0	Sq. Foot Cost:	134.65
		Generators:	0	Effective Area:	896
		AC:	NO	Gross Living Area:	840
				Cost New:	\$120,646

Depreciation						
Normal	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
GOOD 25%	0%	0%	0%	0%	25%	\$90,500

Features

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
FIREPLACE 1-1	1		100	6500.00	100	\$6,500	
Total:						\$6,500	

Photo




Sketch

	20	
8	EPU	8
	20	
	20	
14	UFF	14
	FFF	
	20	
	20	
14	FFF	14
	20	

Code	Description	Area	Eff Area	GL Area
EPU	ENCL PORCH UNFIN	160	56	0
UFF	UPPER FLR FIN	280	280	280
FFF	FST FLR FIN	560	560	560
Totals			896	840

Parcel ID: 000R10 000010 000000 (CARD 9 of 17)
 Owner: LONE TREE SUMMER CAMP, LLC
 Location: 12 WEST SHORE PK RD
 Acres:

General

Valuation		Listing History	
Building Value:	\$68,500	<u>List Date</u>	<u>Lister</u>
Features:	\$0	03/17/2003	KJ
Taxable Land:	\$0		
<hr/>			
Card Value:	\$68,500 		
Parcel Value:	\$3,013,000		

Notes: BROWN (RICH CABIN)

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2024	\$1,166,900	\$298,500	\$1,547,600	Cost Valuation	\$3,013,000
2023	\$1,166,900	\$298,500	\$1,554,100	Cost Valuation	\$3,019,500
2022	\$1,049,600	\$193,800	\$1,088,100	Cost Valuation	\$2,331,500
2021	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2020	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2019	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2018	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2017	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2016	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2015	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2014	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2013	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2012	\$602,700	\$123,500	\$1,498,500	Cost Valuation	\$2,224,700
2011	\$602,700	\$120,900	\$1,498,500	Cost Valuation	\$2,222,100
2010	\$602,700	\$120,900	\$1,498,500	Cost Valuation	\$2,222,100
2009	\$653,200	\$99,800	\$1,498,500	Cost Valuation	\$2,251,500
2008	\$647,300	\$99,800	\$1,498,500	Cost Valuation	\$2,245,600
2007	\$698,900	\$99,800	\$1,189,600	Cost Valuation	\$1,988,300
2006	\$698,900	\$99,800	\$1,189,600	Cost Valuation	\$1,988,300

Sales

There Are No Sales For This Card

Land

Size: Ac. **Site:**
Zone: **Driveway:**
Neighborhood: **Road:**
Land Use: COM/IND **Taxable Value:** \$0

Building

1.00 STORY FRAME CABIN Built In 1990

Roof:	GABLE HIP ASPHALT	Bedrooms:	1	Quality:	AVG-10
Exterior:	CLAP BOARD	Bathrooms:	0.5	Size Adj.	2.3283
Interior:	PLYWOOD PANEL	Fixtures:	0	Base Rate:	120.00
Flooring:	CONCRETE	Extra Kitchens:	0	Building Rate:	1.6764
Heat:	WOOD/COAL NONE	Fireplaces:	0	Sq. Foot Cost:	201.17
		Generators:	0	Effective Area:	396
		AC:	NO	Gross Living Area:	392
				Cost New:	\$79,663

Depreciation						
Normal	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
GOOD 14%	0%	0%	0%	0%	14%	\$68,500

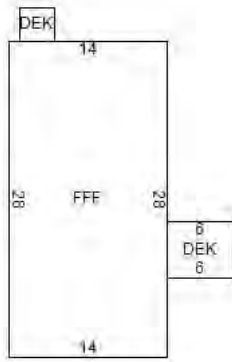
Features

There Are No Features For This Card

Photo




Sketch



Code	Description	Area	Eff Area	GL Area
FFF	FST FLR FIN	392	392	392
DEK	DECK/ENTRANCE	39	4	0
Totals			396	392

Parcel ID: 000R10 000010 000000 (CARD 1 of 17)
 Owner: LONE TREE SUMMER CAMP, LLC
 Location: 12 WEST SHORE PK RD
 Acres:

General

Valuation		Listing History	
Building Value:	\$64,700	<u>List Date</u>	<u>Lister</u>
Features:	\$16,300	01/27/2010	EBX
Taxable Land:	\$0	03/17/2003	KJ
<hr/>			
Card Value:	\$81,000 		
Parcel Value:	\$3,013,000		

Notes: BROWN (KIWANIS CABIN), ADJ SKETCH AND BTH HSE COND 1/10EB

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2024	\$1,166,900	\$298,500	\$1,547,600	Cost Valuation	\$3,013,000
2023	\$1,166,900	\$298,500	\$1,554,100	Cost Valuation	\$3,019,500
2022	\$1,049,600	\$193,800	\$1,088,100	Cost Valuation	\$2,331,500
2021	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
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2016	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2015	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2014	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2013	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2012	\$602,700	\$123,500	\$1,498,500	Cost Valuation	\$2,224,700
2011	\$602,700	\$120,900	\$1,498,500	Cost Valuation	\$2,222,100
2010	\$602,700	\$120,900	\$1,498,500	Cost Valuation	\$2,222,100
2009	\$653,200	\$99,800	\$1,498,500	Cost Valuation	\$2,251,500
2008	\$647,300	\$99,800	\$1,498,500	Cost Valuation	\$2,245,600
2007	\$698,900	\$99,800	\$1,189,600	Cost Valuation	\$1,988,300
2006	\$698,900	\$99,800	\$1,189,600	Cost Valuation	\$1,988,300

Sales

There Are No Sales For This Card

Land

Size: Ac. **Site:**
Zone: **Driveway:**
Neighborhood: **Road:**
Land Use: COM/IND **Taxable Value:** \$0

Building

1.00 STORY FRAME CABIN Built In 1950

Roof:	GABLE HIP ASPHALT	Bedrooms:	0	Quality:	AVG-10
Exterior:	WOOD SHINGLE	Bathrooms:	0.0	Size Adj.	1.8822
Interior:	PLYWOOD PANEL	Fixtures:	0	Base Rate:	120.00
Flooring:	CONCRETE	Extra Kitchens:	0	Building Rate:	1.2366
Heat:	WOOD/COAL NONE	Fireplaces:	0	Sq. Foot Cost:	148.39
		Generators:	0	Effective Area:	552
		AC:	NO	Gross Living Area:	552
				Cost New:	\$81,911

Depreciation						
Normal	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
GOOD 21%	0%	0%	0%	0%	21%	\$64,700

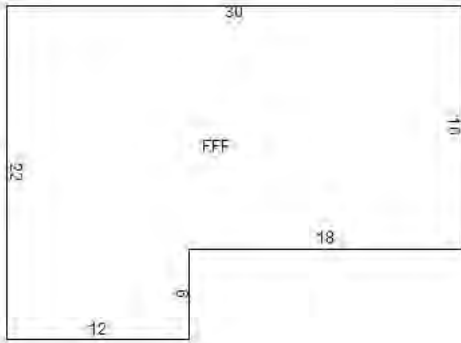
Features

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
FIREPLACE 1-1	1		100	6500.00	100	\$6,500	
BATH HOUSE	75	5 x 15	273	53.00	90	\$9,767	
Total:						\$16,300	

Photo




Sketch



Code	Description	Area	Eff Area	GL Area
FFF	FST FLR FIN	552	552	552
Totals			552	552

Parcel ID: 000R10 000010 000000 (CARD 11 of 17)
 Owner: LONE TREE SUMMER CAMP, LLC
 Location: 12 WEST SHORE PK RD
 Acres:

General

Valuation		Listing History	
Building Value:	\$68,900	<u>List Date</u>	<u>Lister</u>
Features:	\$27,600	01/27/2010	EBX
Taxable Land:	\$0		
<hr/>			
Card Value:	\$96,500 		
Parcel Value:	\$3,013,000		

Notes: BROWN (PENTUCKET STAFF), ADD BTH HSE, ADJ LEANTO MEAS, CHNG SIDING TO LOG 1/10EB

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2024	\$1,166,900	\$298,500	\$1,547,600	Cost Valuation	\$3,013,000
2023	\$1,166,900	\$298,500	\$1,554,100	Cost Valuation	\$3,019,500
2022	\$1,049,600	\$193,800	\$1,088,100	Cost Valuation	\$2,331,500
2021	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2020	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2019	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2018	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2017	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2016	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2015	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2014	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2013	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2012	\$602,700	\$123,500	\$1,498,500	Cost Valuation	\$2,224,700
2011	\$602,700	\$120,900	\$1,498,500	Cost Valuation	\$2,222,100
2010	\$602,700	\$120,900	\$1,498,500	Cost Valuation	\$2,222,100
2009	\$653,200	\$99,800	\$1,498,500	Cost Valuation	\$2,251,500
2008	\$647,300	\$99,800	\$1,498,500	Cost Valuation	\$2,245,600
2007	\$698,900	\$99,800	\$1,189,600	Cost Valuation	\$1,988,300
2006	\$698,900	\$99,800	\$1,189,600	Cost Valuation	\$1,988,300

Sales

There Are No Sales For This Card

Land

Size: Ac. **Site:**
Zone: **Driveway:**
Neighborhood: **Road:**
Land Use: COM/IND **Taxable Value:** \$0

Building

1.00 STORY FRAME CABIN Built In 1950

Roof:	GABLE HIP ASPHALT	Bedrooms:	1	Quality:	AVG-10
Exterior:	LOGS	Bathrooms:	0.0	Size Adj.	1.7882
Interior:	PLYWOOD PANEL	Fixtures:	0	Base Rate:	120.00
Flooring:	CONCRETE	Extra Kitchens:	0	Building Rate:	1.2070
Heat:	WOOD/COAL NONE	Fireplaces:	0	Sq. Foot Cost:	144.84
		Generators:	0	Effective Area:	602
		AC:	NO	Gross Living Area:	602
				Cost New:	\$87,194

Depreciation						
Normal	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
GOOD 21%	0%	0%	0%	0%	21%	\$68,900

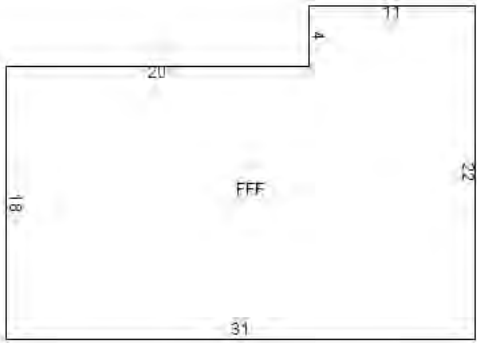
Features

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
BATH HOUSE	120	10 x 12	193	53.00	90	\$11,047	
LEAN-TO	168	14 x 12	155	9.00	90	\$2,109	
LEAN-TO	168	14 x 12	155	9.00	90	\$2,109	
LEAN-TO	168	14 x 12	155	9.00	90	\$2,109	
BATH HOUSE	90	18 x 5	238	53.00	90	\$10,217	
Total:						\$27,600	

Photo




Sketch



Code	Description	Area	Eff Area	GL Area
FFF	FST FLR FIN	602	602	602
Totals			602	602

Parcel ID: 000R10 000010 000000 (CARD 12 of 17)
 Owner: LONE TREE SUMMER CAMP, LLC
 Location: 12 WEST SHORE PK RD
 Acres:

General

Valuation		Listing History	
Building Value:	\$0	<u>List Date</u>	<u>Lister</u>
Features:	\$26,400	03/18/2003	KJ
Taxable Land:	\$0		
<hr/>			
Card Value:	\$26,400 		
Parcel Value:	\$3,013,000		

Notes: BROWN (SHOWERS)

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2024	\$1,166,900	\$298,500	\$1,547,600	Cost Valuation	\$3,013,000
2023	\$1,166,900	\$298,500	\$1,554,100	Cost Valuation	\$3,019,500
2022	\$1,049,600	\$193,800	\$1,088,100	Cost Valuation	\$2,331,500
2021	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2020	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2019	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2018	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2017	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2016	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2015	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2014	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2013	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2012	\$602,700	\$123,500	\$1,498,500	Cost Valuation	\$2,224,700
2011	\$602,700	\$120,900	\$1,498,500	Cost Valuation	\$2,222,100
2010	\$602,700	\$120,900	\$1,498,500	Cost Valuation	\$2,222,100
2009	\$653,200	\$99,800	\$1,498,500	Cost Valuation	\$2,251,500
2008	\$647,300	\$99,800	\$1,498,500	Cost Valuation	\$2,245,600
2007	\$698,900	\$99,800	\$1,189,600	Cost Valuation	\$1,988,300
2006	\$698,900	\$99,800	\$1,189,600	Cost Valuation	\$1,988,300

Sales

There Are No Sales For This Card

Land

Size: Ac. **Site:**
Zone: **Driveway:**
Neighborhood: **Road:**
Land Use: COM/IND **Taxable Value:** \$0

Building

There Is No Building For This Card

Features

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
BATH HOUSE	660	660 x 1	84	53.00	90	\$26,445	
Total:						\$26,400	


Photo



Sketch

Parcel ID: 000R10 000010 000000 (CARD 13 of 17)
 Owner: LONE TREE SUMMER CAMP, LLC
 Location: 12 WEST SHORE PK RD
 Acres:

General

Valuation		Listing History	
Building Value:	\$39,700	<u>List Date</u>	<u>Lister</u>
Features:	\$0	03/18/2003	KJ
Taxable Land:	\$0		
<hr/>			
Card Value:	\$39,700 		
Parcel Value:	\$3,013,000		

Notes: RED STAIN (PENDILL CHAPELL)

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2024	\$1,166,900	\$298,500	\$1,547,600	Cost Valuation	\$3,013,000
2023	\$1,166,900	\$298,500	\$1,554,100	Cost Valuation	\$3,019,500
2022	\$1,049,600	\$193,800	\$1,088,100	Cost Valuation	\$2,331,500
2021	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2020	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2019	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2018	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2017	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2016	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2015	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2014	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2013	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2012	\$602,700	\$123,500	\$1,498,500	Cost Valuation	\$2,224,700
2011	\$602,700	\$120,900	\$1,498,500	Cost Valuation	\$2,222,100
2010	\$602,700	\$120,900	\$1,498,500	Cost Valuation	\$2,222,100
2009	\$653,200	\$99,800	\$1,498,500	Cost Valuation	\$2,251,500
2008	\$647,300	\$99,800	\$1,498,500	Cost Valuation	\$2,245,600
2007	\$698,900	\$99,800	\$1,189,600	Cost Valuation	\$1,988,300
2006	\$698,900	\$99,800	\$1,189,600	Cost Valuation	\$1,988,300

Sales

There Are No Sales For This Card

Land

Size: Ac. **Site:**
Zone: **Driveway:**
Neighborhood: **Road:**
Land Use: COM/IND **Taxable Value:** \$0

Building

1.00 STORY FRAME CHAPEL Built In 1980

Roof:	GABLE HIP ASBEST PNL	Bedrooms:	0	Quality:	AVG-20
Exterior:	LOGS	Bathrooms:	0.0	Size Adj.	21.5833
Interior:	CUSTOM WOOD	Fixtures:	0	Base Rate:	120.00
Flooring:	CONCRETE	Extra Kitchens:	0	Building Rate:	13.1226
Heat:	WOOD/COAL NONE	Fireplaces:	0	Sq. Foot Cost:	1,574.72
		Generators:	0	Effective Area:	30
		AC:	NO	Gross Living Area:	00
				Cost New:	\$47,242

Depreciation						
Normal	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
GOOD 16%	0%	0%	0%	0%	16%	\$39,700

Features

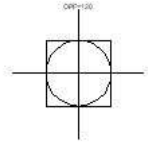
There Are No Features For This Card

Photo



Sketch


Code	Description	Area	Eff Area	GL Area
OPF	OPEN PORCH FIN	120	30	0
Totals			30	0



Printed on 09-14-25

Parcel ID: 000R10 000010 000000 (CARD 14 of 17)
 Owner: LONE TREE SUMMER CAMP, LLC
 Location: 12 WEST SHORE PK RD
 Acres:

General

Valuation		Listing History	
Building Value:	\$0	<u>List Date</u>	<u>Lister</u>
Features:	\$19,400	01/27/2010	EBX
Taxable Land:	\$0	03/18/2003	KJ
<hr/>			
Card Value:	\$19,400 		
Parcel Value:	\$3,013,000		

Notes: AQUATIC AREA (OUT-BUILDINGS ONLY), ADD 2 SHED'S, ADJ COND OF OTHER OUTBLDNGS 1/10EB

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2024	\$1,166,900	\$298,500	\$1,547,600	Cost Valuation	\$3,013,000
2023	\$1,166,900	\$298,500	\$1,554,100	Cost Valuation	\$3,019,500
2022	\$1,049,600	\$193,800	\$1,088,100	Cost Valuation	\$2,331,500
2021	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2020	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2019	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2018	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2017	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2016	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2015	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2014	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2013	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2012	\$602,700	\$123,500	\$1,498,500	Cost Valuation	\$2,224,700
2011	\$602,700	\$120,900	\$1,498,500	Cost Valuation	\$2,222,100
2010	\$602,700	\$120,900	\$1,498,500	Cost Valuation	\$2,222,100
2009	\$653,200	\$99,800	\$1,498,500	Cost Valuation	\$2,251,500
2008	\$647,300	\$99,800	\$1,498,500	Cost Valuation	\$2,245,600
2007	\$698,900	\$99,800	\$1,189,600	Cost Valuation	\$1,988,300
2006	\$698,900	\$99,800	\$1,189,600	Cost Valuation	\$1,988,300

Sales

There Are No Sales For This Card

Land

Size: Ac. **Site:**
Zone: **Driveway:**
Neighborhood: **Road:**
Land Use: COM/IND **Taxable Value:** \$0

Building

There Is No Building For This Card

Features

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
SHED-WOOD	96	8 x 12	227	20.00	90	\$3,923	
OPEN PORCH	80		260	30.00	90	\$5,616	
SHED-WOOD	80	8 x 10	260	20.00	100	\$4,160	
BATH HOUSE	30	6 x 5	400	53.00	90	\$5,724	
Total:						\$19,400	


Photo



Sketch

Parcel ID: 000R10 000010 000000 (CARD 15 of 17)
 Owner: LONE TREE SUMMER CAMP, LLC
 Location: 12 WEST SHORE PK RD
 Acres:

General

Valuation		Listing History	
Building Value:	\$67,000	<u>List Date</u>	<u>Lister</u>
Features:	\$20,400	01/27/2010	EBX
Taxable Land:	\$0	03/18/2003	KJ
<hr/>			
Card Value:	\$87,400 		
Parcel Value:	\$3,013,000		

Notes: BROWN (SACAWACAS LODGE), ADJ BTH HSE COND, CARPORT IS USED FOR WOOD STORAGE, ADJ LEANTO MEAS 1/10EB

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2024	\$1,166,900	\$298,500	\$1,547,600	Cost Valuation	\$3,013,000
2023	\$1,166,900	\$298,500	\$1,554,100	Cost Valuation	\$3,019,500
2022	\$1,049,600	\$193,800	\$1,088,100	Cost Valuation	\$2,331,500
2021	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2020	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2019	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2018	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2017	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2016	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2015	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2014	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2013	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2012	\$602,700	\$123,500	\$1,498,500	Cost Valuation	\$2,224,700
2011	\$602,700	\$120,900	\$1,498,500	Cost Valuation	\$2,222,100
2010	\$602,700	\$120,900	\$1,498,500	Cost Valuation	\$2,222,100
2009	\$653,200	\$99,800	\$1,498,500	Cost Valuation	\$2,251,500
2008	\$647,300	\$99,800	\$1,498,500	Cost Valuation	\$2,245,600
2007	\$698,900	\$99,800	\$1,189,600	Cost Valuation	\$1,988,300
2006	\$698,900	\$99,800	\$1,189,600	Cost Valuation	\$1,988,300

There Are No Sales For This Card

Land

Size: Ac. **Site:**
Zone: **Driveway:**
Neighborhood: **Road:**
Land Use: COM/IND **Taxable Value:** \$0

Building

1.00 STORY FRAME CABIN Built In 1950

Roof:	GABLE HIP ASPHALT	Bedrooms:	0	Quality:	AVG-10
Exterior:	WOOD SHINGLE	Bathrooms:	0.0	Size Adj.	1.7917
Interior:	PLYWOOD PANEL	Fixtures:	0	Base Rate:	120.00
Flooring:	CONCRETE	Extra Kitchens:	0	Building Rate:	1.1771
Heat:	WOOD/COAL NONE	Fireplaces:	0	Sq. Foot Cost:	141.26
		Generators:	0	Effective Area:	600
		AC:	NO	Gross Living Area:	600
				Cost New:	\$84,756

Depreciation						
Normal	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
GOOD 21%	0%	0%	0%	0%	21%	\$67,000

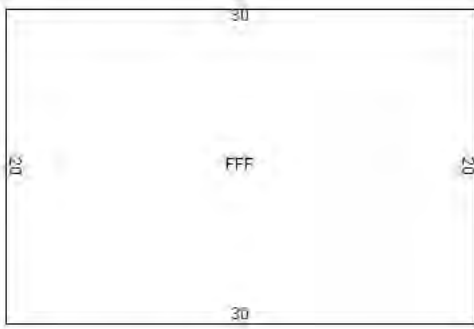
Features

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
LEAN-TO	180	15 x 12	149	9.00	90	\$2,172	
BATH HOUSE	240	24 x 10	127	53.00	90	\$14,539	
CARPORT WOOD FRAME	75	15 x 5	273	20.00	90	\$3,686	
Total:						\$20,400	

Photo




Sketch



Code	Description	Area	Eff Area	GL Area
FFF	FST FLR FIN	600	600	600
Totals			600	600

Parcel ID: 000R10 000010 000000 (CARD 16 of 17)
 Owner: LONE TREE SUMMER CAMP, LLC
 Location: 12 WEST SHORE PK RD
 Acres:

General

Valuation		Listing History	
Building Value:	\$37,800	<u>List Date</u>	<u>Lister</u>
Features:	\$73,800	01/27/2010	EBX
Taxable Land:	\$0	03/18/2003	KJ
<hr/>			
Card Value:	\$111,600 		
Parcel Value:	\$3,013,000		

Notes: NATURAL (FORT TICONDEROGA-PREBLE), ADJ DET DECK SQUARE FOOTAGE, ADD BTH HSE, CHNG SIDING TO AVE 1/10EB

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2024	\$1,166,900	\$298,500	\$1,547,600	Cost Valuation	\$3,013,000
2023	\$1,166,900	\$298,500	\$1,554,100	Cost Valuation	\$3,019,500
2022	\$1,049,600	\$193,800	\$1,088,100	Cost Valuation	\$2,331,500
2021	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2020	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2019	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2018	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2017	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2016	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2015	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2014	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2013	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2012	\$602,700	\$123,500	\$1,498,500	Cost Valuation	\$2,224,700
2011	\$602,700	\$120,900	\$1,498,500	Cost Valuation	\$2,222,100
2010	\$602,700	\$120,900	\$1,498,500	Cost Valuation	\$2,222,100
2009	\$653,200	\$99,800	\$1,498,500	Cost Valuation	\$2,251,500
2008	\$647,300	\$99,800	\$1,498,500	Cost Valuation	\$2,245,600
2007	\$698,900	\$99,800	\$1,189,600	Cost Valuation	\$1,988,300
2006	\$698,900	\$99,800	\$1,189,600	Cost Valuation	\$1,988,300

There Are No Sales For This Card

Land

Size: Ac. **Site:**
Zone: **Driveway:**
Neighborhood: **Road:**
Land Use: COM/IND **Taxable Value:** \$0

Building

1.00 STORY FRAME FORT Built In 1980

Roof:	GABLE HIP ASPHALT	Bedrooms:	0	Quality:	AVG-20
Exterior:	AVERAGE	Bathrooms:	0.0	Size Adj.	10,3654
Interior:	PLYWOOD PANEL	Fixtures:	0	Base Rate:	120,00
Flooring:	CONCRETE	Extra Kitchens:	0	Building Rate:	6,0534
Heat:	WOOD/COAL NONE	Fireplaces:	0	Sq. Foot Cost:	726,41
		Generators:	0	Effective Area:	65
		AC:	NO	Gross Living Area:	25
				Cost New:	\$47,217

Depreciation						
Normal AVERAGE	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
20%	0%	0%	0%	0%	20%	\$37,800

Features

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
BATH HOUSE	75	5 x 15	273	53.00	90	\$9,767	
BATH HOUSE	225	9 x 25	131	53.00	90	\$14,060	
COTTAGE	136	17 x 8	178	60.00	90	\$13,072	
DECK DETACHED	600	600 x 1	87	17.00	90	\$7,987	
CARPORT WOOD FRAME	216	18 x 12	134	20.00	90	\$5,210	
BATH HOUSE	75	15 x 5	273	53.00	90	\$9,767	
SHED-WOOD	120	12 x 10	193	20.00	90	\$4,169	
BATH HOUSE	75	15 x 5	273	53.00	90	\$9,767	
Total:						\$73,800	

Photo




Sketch



Code	Description	Area	Eff Area	GL Area
DEK	DECK/ENTRANCE	400	40	0
FFF	FST FLR FIN	25	25	25
Totals			65	25

Parcel ID: 000R10 000010 000000 (CARD 17 of 17)
 Owner: LONE TREE SUMMER CAMP, LLC
 Location: 12 WEST SHORE PK RD
 Acres:

General

Valuation		Listing History	
Building Value:	\$0	<u>List Date</u>	<u>Lister</u>
Features:	\$23,600	01/27/2010	EBX
Taxable Land:	\$0	03/18/2003	KJ X
<hr/>			
Card Value:	\$23,600 		
Parcel Value:	\$3,013,000		

Notes: ARCHERY (NATURAL), RIFLE (BROWN), SHED & SHOWER (BROWN), ADJ BTH HSE COND 1/10EB

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2024	\$1,166,900	\$298,500	\$1,547,600	Cost Valuation	\$3,013,000
2023	\$1,166,900	\$298,500	\$1,554,100	Cost Valuation	\$3,019,500
2022	\$1,049,600	\$193,800	\$1,088,100	Cost Valuation	\$2,331,500
2021	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2020	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2019	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2018	\$952,400	\$153,000	\$1,088,100	Cost Valuation	\$2,193,500
2017	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2016	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2015	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2014	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2013	\$720,400	\$131,200	\$764,100	Cost Valuation	\$1,615,700
2012	\$602,700	\$123,500	\$1,498,500	Cost Valuation	\$2,224,700
2011	\$602,700	\$120,900	\$1,498,500	Cost Valuation	\$2,222,100
2010	\$602,700	\$120,900	\$1,498,500	Cost Valuation	\$2,222,100
2009	\$653,200	\$99,800	\$1,498,500	Cost Valuation	\$2,251,500
2008	\$647,300	\$99,800	\$1,498,500	Cost Valuation	\$2,245,600
2007	\$698,900	\$99,800	\$1,189,600	Cost Valuation	\$1,988,300
2006	\$698,900	\$99,800	\$1,189,600	Cost Valuation	\$1,988,300

Sales

There Are No Sales For This Card

Land

Size: Ac. **Site:**
Zone: **Driveway:**
Neighborhood: **Road:**
Land Use: COM/IND **Taxable Value:** \$0

Building

There Is No Building For This Card

Features

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
POLE BARN	252		123	18.00	90	\$5,021	
POLE BARN	600		87	18.00	90	\$8,456	
SHED-SOUND VALUE 3	1		100	450.00	90	\$405	
BATH HOUSE	75	15 x 5	273	53.00	90	\$9,767	
Total:						\$23,600	

Photo



Sketch



Kingston, NH

1 inch = 1104 Feet



www.cai-tech.com

April 27, 2026



Large Scale	Property Line	Property Hook	Limit of Shoreland Protection
CAI Town Line	Public Road	Property TIC	Aquifers
Common Line	Wetland	Right of Way	WaterLines
Dashed Road	Utility	RoadNotPar	Water-poly
PWater	Cemetery	Tract Line	
Private Road	Private Road ROW	Limit of Flood Zone	

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.



12 West Shore Pk Rd , Kingston, NH

Map/Lot: R10-000010-000000



1 inch = 607 Feet

www.cai-tech.com

April 13, 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.



12 West Shore Pk Rd , Kingston, NH

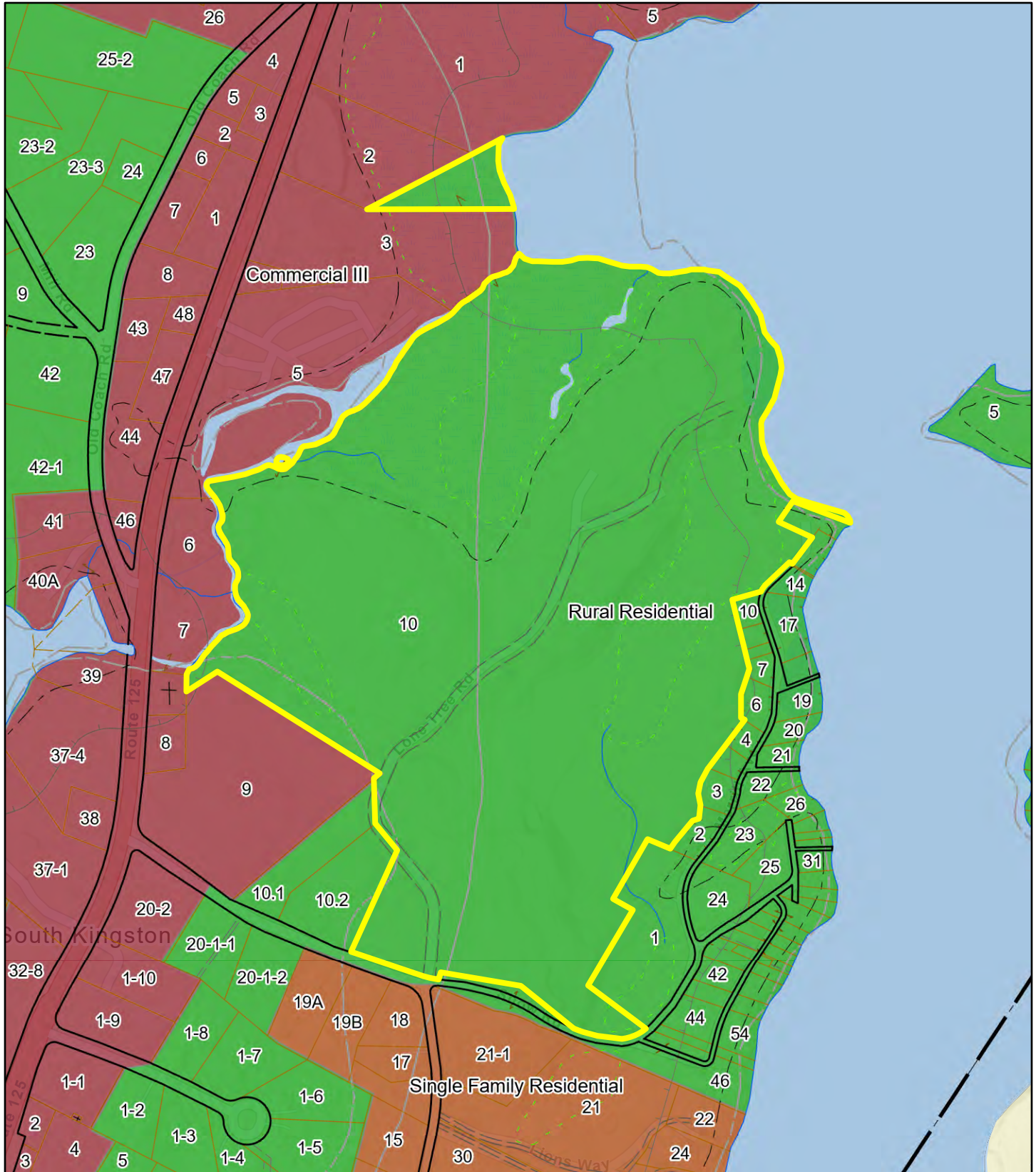
Map/Lot: R10-000010-000000



1 inch = 607 Feet

www.cai-tech.com

April 13, 2026



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National Flood Hazard Layer FIRMMette



71°4'41"W 42°53'26"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

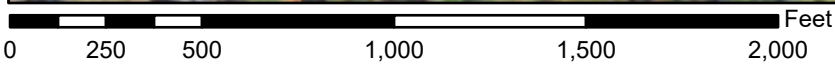
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **4/24/2026 at 2:58 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

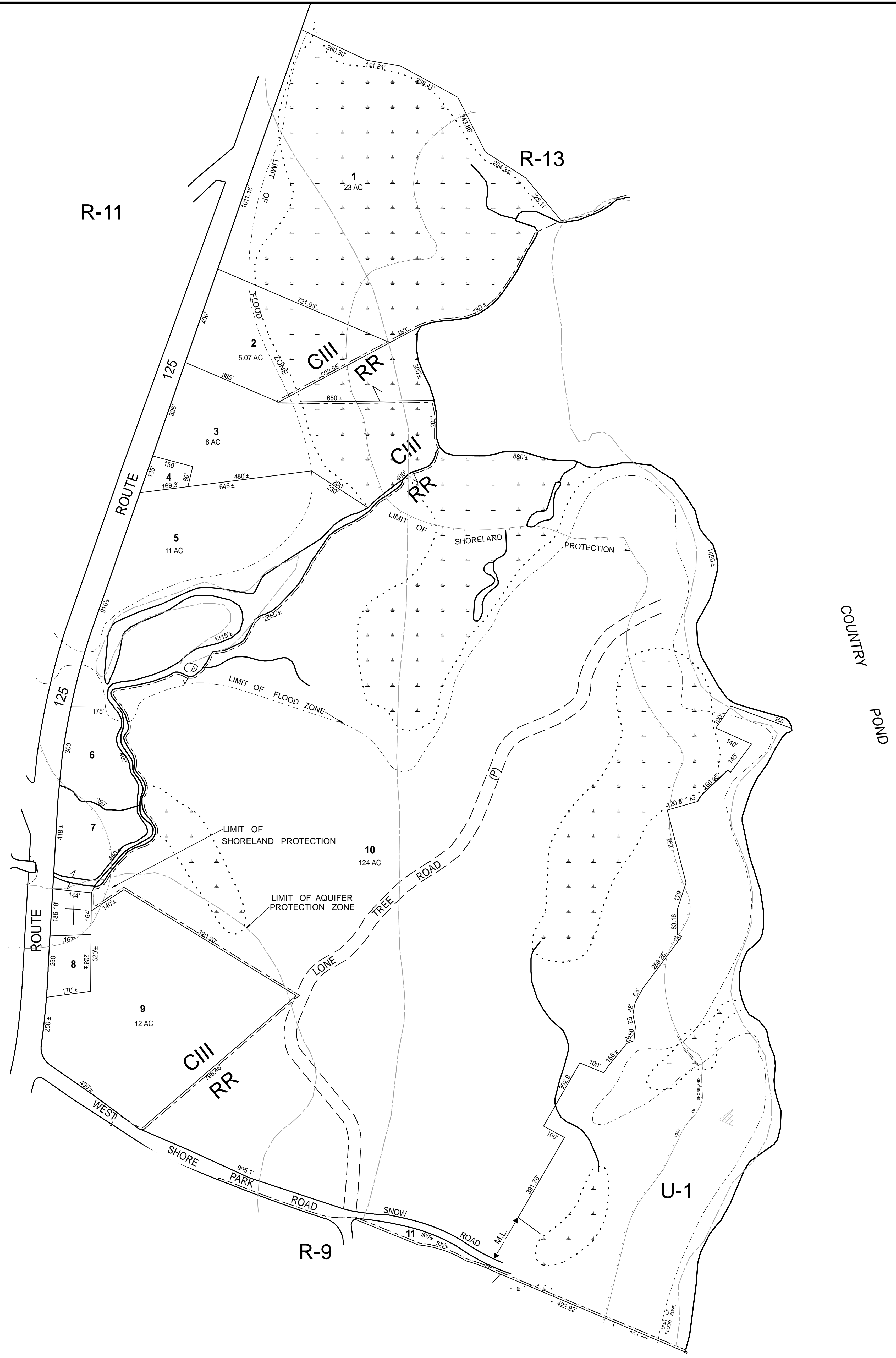
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



1:6,000

71°4'41"W 42°53'26"N

Basemap Imagery Source: USGS National Map 2023



Aquifer Boundaries Approximate
ZONING AS SHOWN

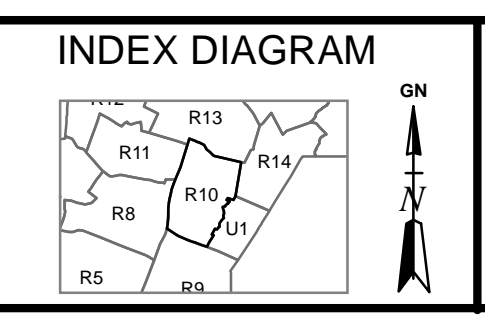
THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.
THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD 83.
ORIGINAL MAPPING BY JOHN E. O'DONNELL & ASSOCIATES AUBURN, MAINE 1975

REVISED & REPRINTED BY
CAI Technologies
Precision Mapping, Geospatial Solutions.
11 Pleasant Street, Littleton, NH 03561
800.322.4540 - www.cai-tech.com

LEGEND	
PARCEL NUMBER	44
AREA SURVEYED	AC
RECORD DIMENSION	100'
MATCH LINE	M.L.
WATER	
SUBDIVISION LOT NO.	②
RIGHT OF WAY/ACCESS	50'
COMMON OWNERSHIP	OR
WETLANDS	
AQUIFER	②
ZONING DISTRICT	
SHORELAND PROTECTION	
FLOOD ZONE	

SCALE: 1" = 200'
FEET: 0 100 200 300 400 500 600
METERS: 0 25 50 100 150
REVISED TO: APRIL 1, 2023

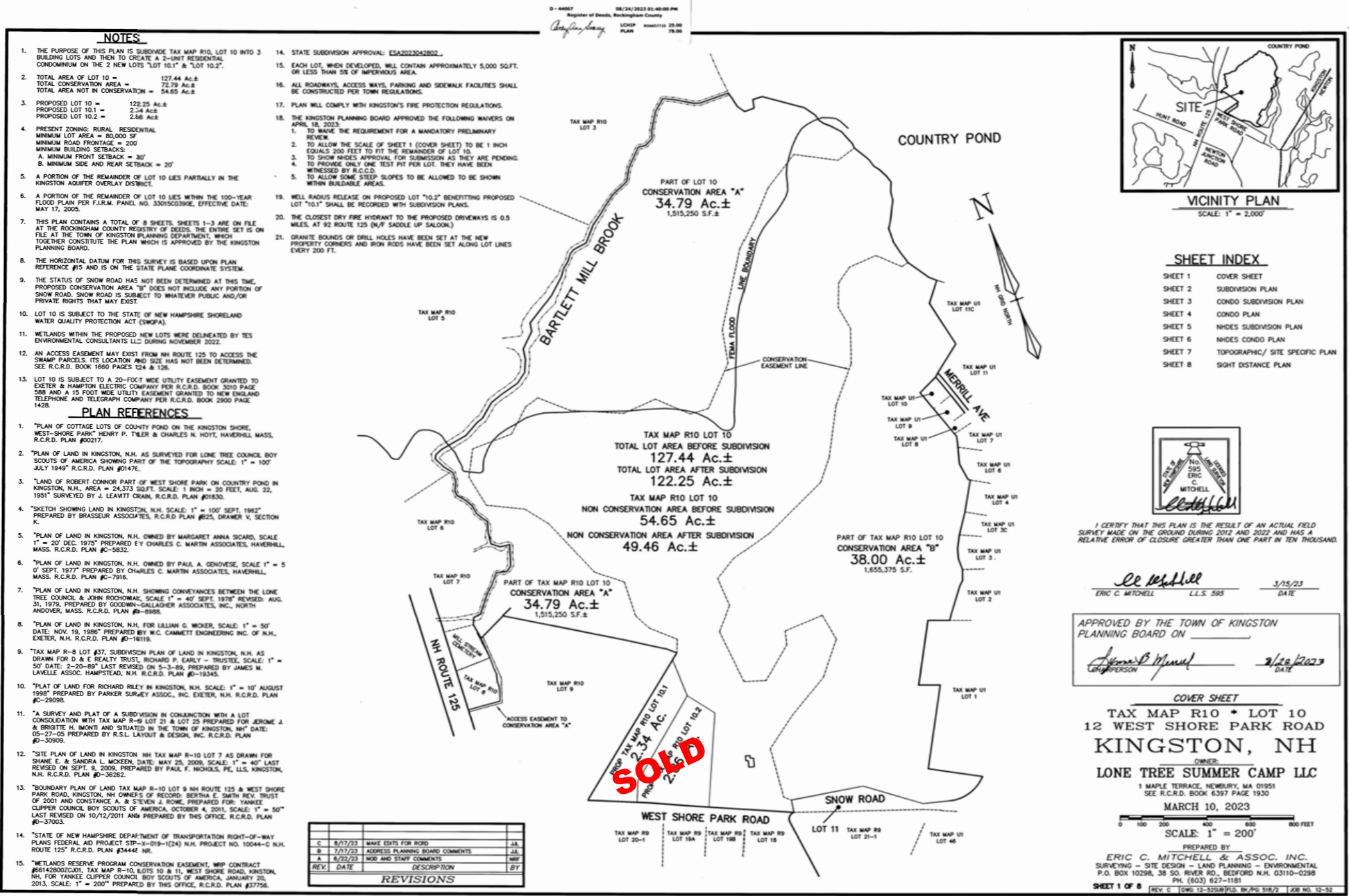
PROPERTY MAPS
KINGSTON
NEW HAMPSHIRE



MAP NO.
R10

Excluded from this conveyance is the land recited in Warranty Deed dated November 3, 2023, from Lone Tree Summer Camp, LLC to Cortland Construction LLC recorded in Rockingham County Registry of Deeds in Book 6516, Page 1339, commonly known as Lot 10.1 West Shore Park Road, Kingston New Hampshire.

Excluded from this conveyance is the land recited in Warranty Deed dated November 3, 2023, from Lone Tree Summer Camp, LLC to S&H Walker Woods Holdings LLC recorded in Rockingham County Registry of Deeds in Book 6516, Page 1358, commonly known as Lot 10.2 West Shore Park Road, Kingston New Hampshire.



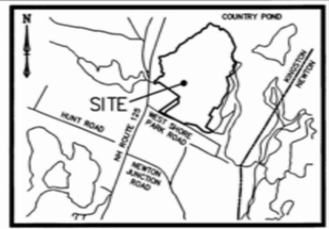
NOTES

- THE PURPOSE OF THIS PLAN IS SUBDIVIDE TAX MAP R10 LOT 10 INTO 3 BUILDING LOTS AND THEN TO CREATE A 3-SHED RESIDENTIAL CONDOMINIUM ON THE 2 NEW LOTS "LOT 10.1" & "LOT 10.2".
- TOTAL AREA OF LOT 10 = 127.44 Ac.±
TOTAL CONSERVATION AREA = 72.79 Ac.±
TOTAL AREA NOT IN CONSERVATION = 54.65 Ac.±
- PROPOSED LOT 10 = 122.25 Ac.±
PROPOSED LOT 10.1 = 2.34 Ac.±
PROPOSED LOT 10.2 = 2.66 Ac.±
- PRESENT ZONING: RURAL RESIDENTIAL
MINIMUM LOT AREA = 20,000 SF
MINIMUM ROAD FRONTAGE = 200'
MINIMUM BUILDING SETBACKS:
A. MINIMUM FRONT SETBACK = 30'
B. MINIMUM SIDE AND REAR SETBACK = 20'
- A PORTION OF THE REMAINDER OF LOT 10 LIES PARTIALLY IN THE KINGSTON AQUIFER OVERLAY DISTRICT.
- A PORTION OF THE REMAINDER OF LOT 10 LIES WITHIN THE 100-YEAR FLOOD PLAN PER F.I.R.M. PANEL NO. 33005C0399E, EFFECTIVE DATE: MAY 17, 2005.
- THIS PLAN CONTAINS A TOTAL OF 8 SHEETS. SHEETS 1-3 ARE ON FILE AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. THE ENTIRE SET IS ON FILE AT THE TOWN OF KINGSTON PLANNING DEPARTMENT, WHICH TOGETHER CONSTITUTE THE PLAN WHICH IS APPROVED BY THE KINGSTON PLANNING BOARD.
- THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED UPON PLAN REFERENCE #15 AND IS ON THE STATE PLANE COORDINATE SYSTEM.
- THE STATUS OF SNOW ROAD HAS NOT BEEN DETERMINED AT THIS TIME. PROPOSED CONSERVATION AREA "B" DOES NOT INCLUDE ANY PORTION OF SNOW ROAD. SNOW ROAD IS SUBJECT TO WHATEVER PUBLIC AND/OR PRIVATE RIGHTS THAT MAY EXIST.
- LOT 10 IS SUBJECT TO THE STATE OF NEW HAMPSHIRE SHORELAND WATER QUALITY PROTECTION ACT (SNOWPA).
- WETLANDS WITHIN THE PROPOSED NEW LOTS WERE DELINEATED BY TESS ENVIRONMENTAL CONSULTANTS LLC DURING NOVEMBER 2022.
- AN ACCESS EASEMENT MAY EXIST FROM NH ROUTE 125 TO ACCESS THE SWAMP PARCELS. ITS LOCATION AND SIZE HAS NOT BEEN DETERMINED. SEE R.C.R.D. BOOK 1660 PAGES 124 & 126.
- LOT 10 IS SUBJECT TO A 20-FOOT WIDE UTILITY EASEMENT GRANTED TO EXETER & HAMPTON ELECTRIC COMPANY PER R.C.R.D. BOOK 3010 PAGE 589 AND A 15 FOOT WIDE UTILITY EASEMENT GRANTED TO NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY PER R.C.R.D. BOOK 2900 PAGE 1428.

PLAN REFERENCES

- PLAN OF COTTAGE LOTS OF COUNTRY POND ON THE KINGSTON SHORE, WEST-SHORE PARK* HENRY P. TILER & CHARLES N. HOYT, HAVENHILL, MASS. R.C.R.D. PLAN #00217.
- PLAN OF LAND IN KINGSTON, N.H. AS SURVEYED FOR LONE TREE COUNCIL BOY SCOUTS OF AMERICA SHOWING PART OF THE TOPOGRAPHY SCALE: 1" = 100' JULY 1947 R.C.R.D. PLAN #6147E.
- "LAND OF ROBERT CONNOR PART OF WEST SHORE PARK ON COUNTRY POND IN KINGSTON, N.H., AREA = 24,373 SQ.FT. SCALE: 1 INCH = 20 FEET, AUG. 22, 1951" SURVEYED BY J. LEAVITT ORAIN, R.C.R.D. PLAN #1830.
- "SKETCH SHOWING LAND IN KINGSTON, N.H. SCALE: 1" = 100' SEPT. 1962" PREPARED BY BRASSEUR ASSOCIATES, R.C.R.D. PLAN #225, DRAWER V, SECTION K.
- "PLAN OF LAND IN KINGSTON, N.H. OWNED BY MARGARET ANNA SKAR, SCALE 1" = 20' DEC. 1975" PREPARED BY CHARLES C. MARTIN ASSOCIATES, HAVENHILL, MASS. R.C.R.D. PLAN #0-5832.
- "PLAN OF LAND IN KINGSTON, N.H. OWNED BY PAUL A. GENEVISE, SCALE 1" = 50' SEPT. 1977" PREPARED BY CHARLES C. MARTIN ASSOCIATES, HAVENHILL, MASS. R.C.R.D. PLAN #0-7916.
- "PLAN OF LAND IN KINGSTON, N.H. SHOWING CONVEYANCES BETWEEN THE LONE TREE COUNCIL & JOHN ROCHOWSKI, SCALE 1" = 40' SEPT. 1978" REVISED: AUG. 31, 1979, PREPARED BY GOODWIN-CALLAGHER ASSOCIATES, INC., NORTH ANDOVER, MASS. R.C.R.D. PLAN #0-1619B.
- "PLAN OF LAND IN KINGSTON, N.H. FOR LILLIAN G. WOODER, SCALE: 1" = 50' DATE: NOV. 19, 1986" PREPARED BY W.C. CANNETT ENGINEERING INC. OF N.H., EXETER, N.H. R.C.R.D. PLAN #0-1619B.
- "TAX MAP R-8 LOT #37, SUBDIVISION PLAN OF LAND IN KINGSTON, N.H. AS DRAWN FOR D & E REALTY TRUST, RICHARD P. EARLY - TRUSTEE, SCALE: 1" = 50' DATE: 2-20-89" LAST REVISED ON 5-3-89, PREPARED BY JAMES M. LAVELLE ASSOC. HAMPSTEAD, N.H. R.C.R.D. PLAN #0-1934S.
- "PLAT OF LAND FOR RICHARD RILEY IN KINGSTON, N.H. SCALE: 1" = 10' AUGUST 1988" PREPARED BY PARKER SURVEY ASSOC., INC. EXETER, N.H. R.C.R.D. PLAN #0-2909B.
- "A SURVEY AND PLAT OF A SUBDIVISION IN CONJUNCTION WITH A LOT CONSOLIDATION WITH TAX MAP R-9 LOT 21 & LOT 25 PREPARED FOR JEROME J. & BRODIE H. MONTI AND SITUATED IN THE TOWN OF KINGSTON, NH" DATE: 05-27-09 PREPARED BY R.C.L. LAYOUT & DESIGN, INC. R.C.R.D. PLAN #0-30909.
- "SITE PLAN OF LAND IN KINGSTON NH TAX MAP R-10 LOT 7 AS DRAWN FOR SHANE E. & SANDRA L. MCKEEN, DATE: MAY 25, 2009, SCALE: 1" = 40' LAST REVISED ON SEPT. 9, 2009, PREPARED BY PAUL F. NICHOLS, PE, U.S., KINGSTON, N.H. R.C.R.D. PLAN #0-36282.
- "BOUNDARY PLAN OF LAND TAX MAP R-10 LOT 9 IN NH ROUTE 125 & WEST SHORE PARK ROAD, KINGSTON, NH OWNERS OF RECORD: BERTHA E. SMITH REV. TRUST OF 2001 AND CONSTANCE A. & STEVEN J. ROSE, PREPARED FOR: YANKEE CLIFFER COUNCIL BOY SCOUTS OF AMERICA, OCTOBER 4, 2011, SCALE: 1" = 50' LAST REVISED ON 10/12/2011 AND PREPARED BY THIS OFFICE. R.C.R.D. PLAN #0-37003.
- "STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION RIGHTS-OF-WAY PLANS FEDERAL AID PROJECT STP-X-019-(24) N.H. PROJECT NO. 10044-C.N.H. ROUTE 125" R.C.R.D. PLAN #3444E NH.
- "WETLANDS RESERVE PROGRAM CONSERVATION EASEMENT, WSP CONTRACT #6H42002C001, TAX MAP R-10 LOTS 8 & 11, WEST SHORE ROAD, KINGSTON, NH, FOR YANKEE CLIFFER COUNCIL BOY SCOUTS OF AMERICA, JANUARY 20, 2013, SCALE: 1" = 200' PREPARED BY THIS OFFICE, R.C.R.D. PLAN #3775E.

- STATE SUBDIVISION APPROVAL: E5A20223042802.
- EACH LOT, WHEN DEVELOPED, WILL CONTAIN APPROXIMATELY 5,000 SQ.FT. OR LESS THAN 5% OF IMPERVIOUS AREA.
- ALL ROADWAYS, ACCESSWAYS, PARKING AND SIDEWALK FACILITIES SHALL BE CONSTRUCTED PER TOWN REGULATIONS.
- PLAN WILL COMPLY WITH KINGSTON'S FIRE PROTECTION REGULATIONS.
- THE KINGSTON PLANNING BOARD APPROVED THE FOLLOWING WAIVERS ON APRIL 18, 2023:
 - TO WAIVE THE REQUIREMENT FOR A MANDATORY PRELIMINARY REVIEW.
 - TO ALLOW THE SCALE OF SHEET 1 (COVER SHEET) TO BE 1 INCH EQUALS 200 FEET TO FIT THE REMAINDER OF LOT 10.
 - TO SHOW NOTES APPROVAL FOR SUBDIVISION AS THEY ARE PENDING.
 - TO PROVIDE ONLY ONE TEST PIT PER LOT. THEY HAVE BEEN WITNESSED BY R.C.D.
 - TO ALLOW SOME STEEP SLOPES TO BE ALLOWED TO BE SHOWN WITHIN BUILDABLE AREAS.
- WELL RADIUS RELEASE ON PROPOSED LOT "10.2" BENEFITTING PROPOSED LOT "10.1" SHALL BE RECORDED WITH SUBDIVISION PLANS.
- THE CLOSEST DRY FIRE HYDRANT TO THE PROPOSED DRIVEWAYS IS 0.5 MILES, AT 92 ROUTE 125 (W/F SADDLE UP SALOONS).
- GRANITE BOUNDS OR DRILL HOLES HAVE BEEN SET AT THE NEW PROPERTY CORNERS AND IRON RODS HAVE BEEN SET ALONG LOT LINES EVERY 200 FT.



VICINITY PLAN
SCALE: 1" = 2,000'

SHEET INDEX

- SHEET 1 COVER SHEET
- SHEET 2 SUBDIVISION PLAN
- SHEET 3 CONDO SUBDIVISION PLAN
- SHEET 4 CONDO PLAN
- SHEET 5 NHDES SUBDIVISION PLAN
- SHEET 6 NHDES CONDO PLAN
- SHEET 7 TOPOGRAPHIC/ SITE SPECIFIC PLAN
- SHEET 8 SIGHT DISTANCE PLAN



I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND DURING 2012 AND 2022 AND HAS A RELATIVE ERROR OF CLOSURE GREATER THAN ONE PART IN TEN THOUSAND.

Eric C. Mitchell
ERIC C. MITCHELL L.L.S. 595 3/15/23
DATE

APPROVED BY THE TOWN OF KINGSTON PLANNING BOARD ON
James B. Merrill
JAMES B. MERRILL 3/15/2023
DATE

COVER SHEET
TAX MAP R10 * LOT 10
12 WEST SHORE PARK ROAD
KINGSTON, NH
OWNED BY:
LONE TREE SUMMER CAMP LLC
1 MAPLE TERRACE, NEWBURY, MA 01951
SEE R.C.R.D. BOOK 6397 PAGE 1930
MARCH 10, 2023

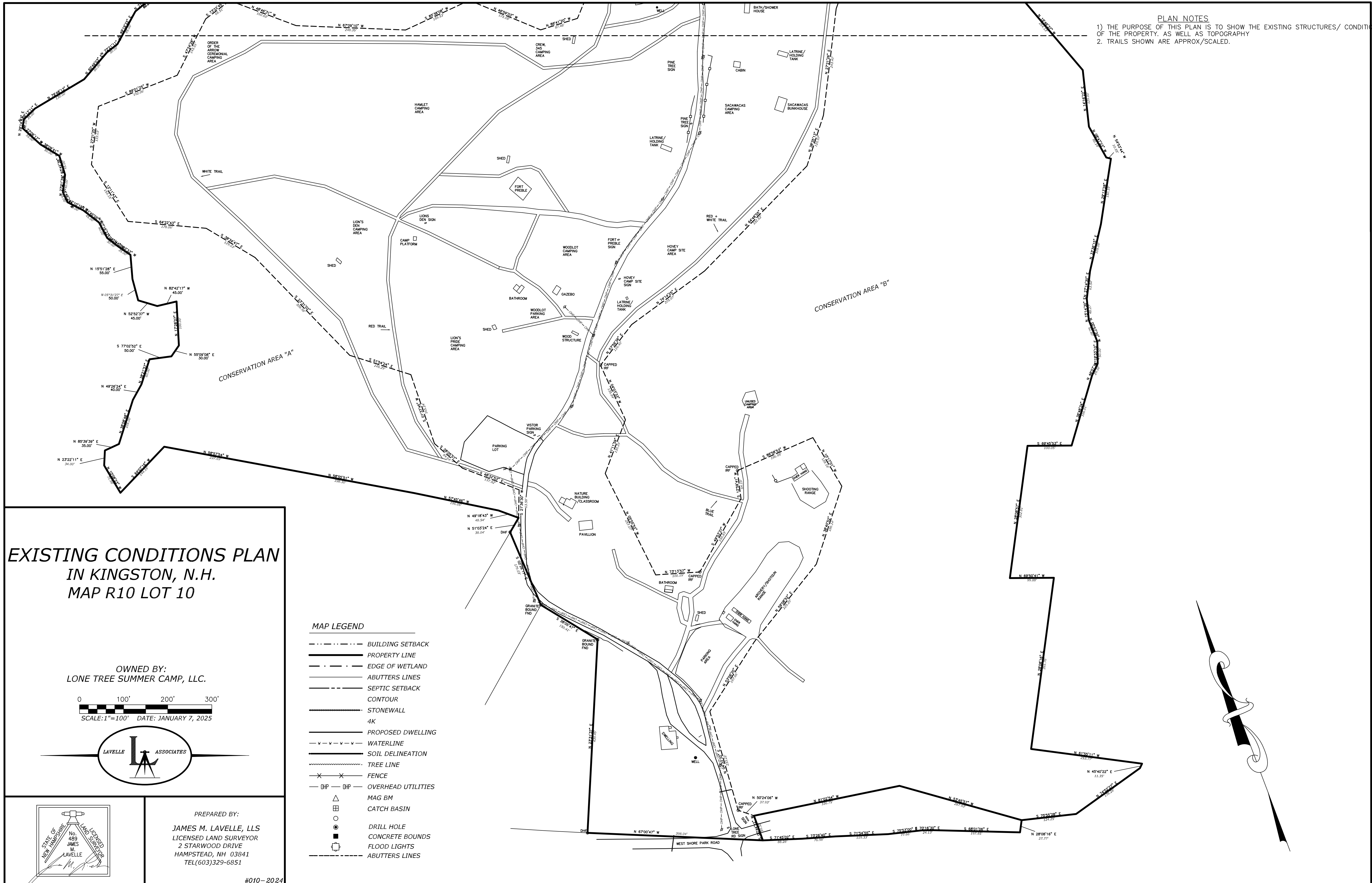
SCALE: 1" = 200'

PREPARED BY:
ERIC C. MITCHELL & ASSOC. INC.
SURVEYING - SITE DESIGN - LAND PLANNING - ENVIRONMENTAL
P.O. BOX 10298, 38 SO. RIVER RD., BEDFORD NH 03110-0298
PH: (603) 627-1181
SHEET 1 OF 8 [REV. C] [SNG 12-5256] [PLD. BN/PG 518/2] [JOB NO. 12-52]

REV.	DATE	DESCRIPTION	BY
C	8/17/23	MAKE EDITS FOR BORD	J.A.
B	7/17/23	ADDRESS PLANNING BOARD COMMENTS	J.A.
A	5/22/23	NOE AND STAFF COMMENTS	MFP

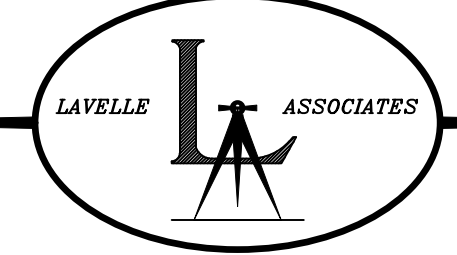
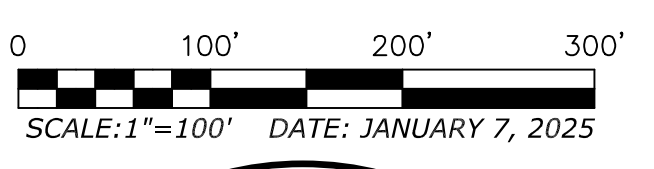
D-44067 Sheet 1 of 3

PLAN NOTES
 1) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING STRUCTURES/ CONDITIONS OF THE PROPERTY, AS WELL AS TOPOGRAPHY
 2) TRAILS SHOWN ARE APPROX/SCALED.



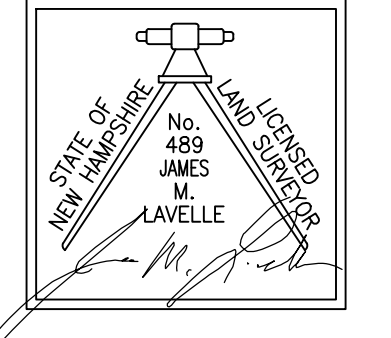
**EXISTING CONDITIONS PLAN
 IN KINGSTON, N.H.
 MAP R10 LOT 10**

OWNED BY:
 LONE TREE SUMMER CAMP, LLC.

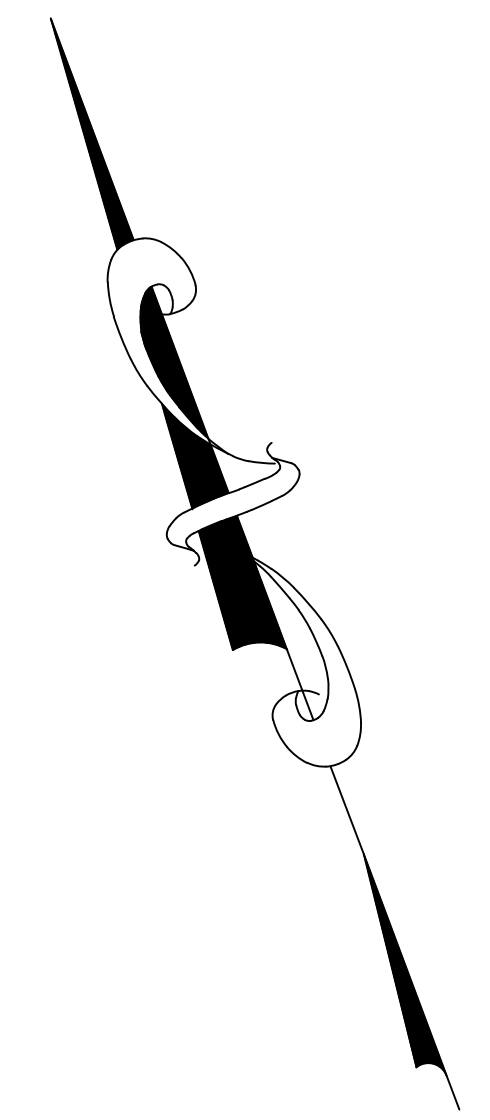


- MAP LEGEND**
- BUILDING SETBACK
 - PROPERTY LINE
 - · - · - EDGE OF WETLAND
 - ABUTTERS LINES
 - SEPTIC SETBACK
 - CONTOUR
 - STONEWALL
 - 4K
 - PROPOSED DWELLING
 - v - v - WATERLINE
 - SOIL DELINEATION
 - TREE LINE
 - X — FENCE
 - OHP — OVERHEAD UTILITIES
 - △ MAG BM
 - CATCH BASIN
 - DRILL HOLE
 - CONCRETE BOUNDS
 - FLOOD LIGHTS
 - · - · - ABUTTERS LINES

PREPARED BY:
JAMES M. LAVELLE, LLS
 LICENSED LAND SURVEYOR
 2 STARWOOD DRIVE
 HAMPSTEAD, NH 03841
 TEL(603)329-6851

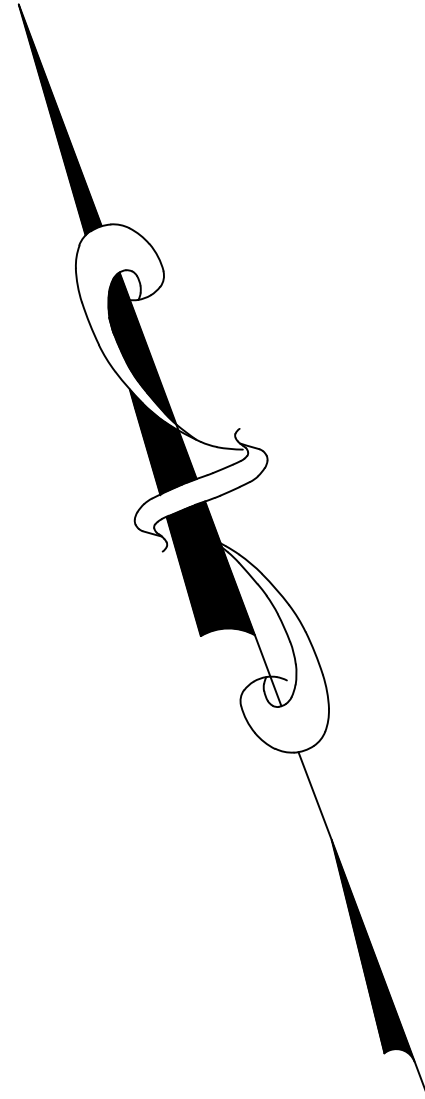


#010-2024



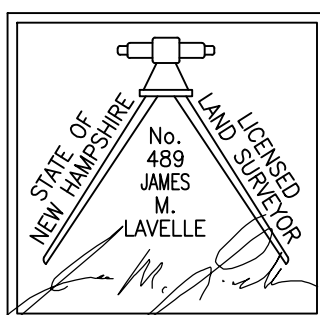
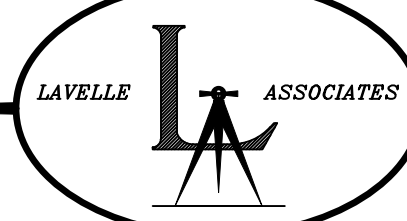
MAP LEGEND

- BUILDING SETBACK
- PROPERTY LINE
- - - EDGE OF WETLAND
- ABUTTERS LINES
- SEPTIC SETBACK
- CONTOUR
- STONEWALL
- 4K
- PROPOSED DWELLING
- - - WATERLINE
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- FENCE
- OHP — OHP — OVERHEAD UTILITIES
- △ MAG BM
- CATCH BASIN
- DRILL HOLE
- CONCRETE BOUNDS
- FLOOD LIGHTS
- ABUTTERS LINES



**EXISTING CONDITIONS PLAN
IN KINGSTON, N.H.
MAP R10 LOT 10**

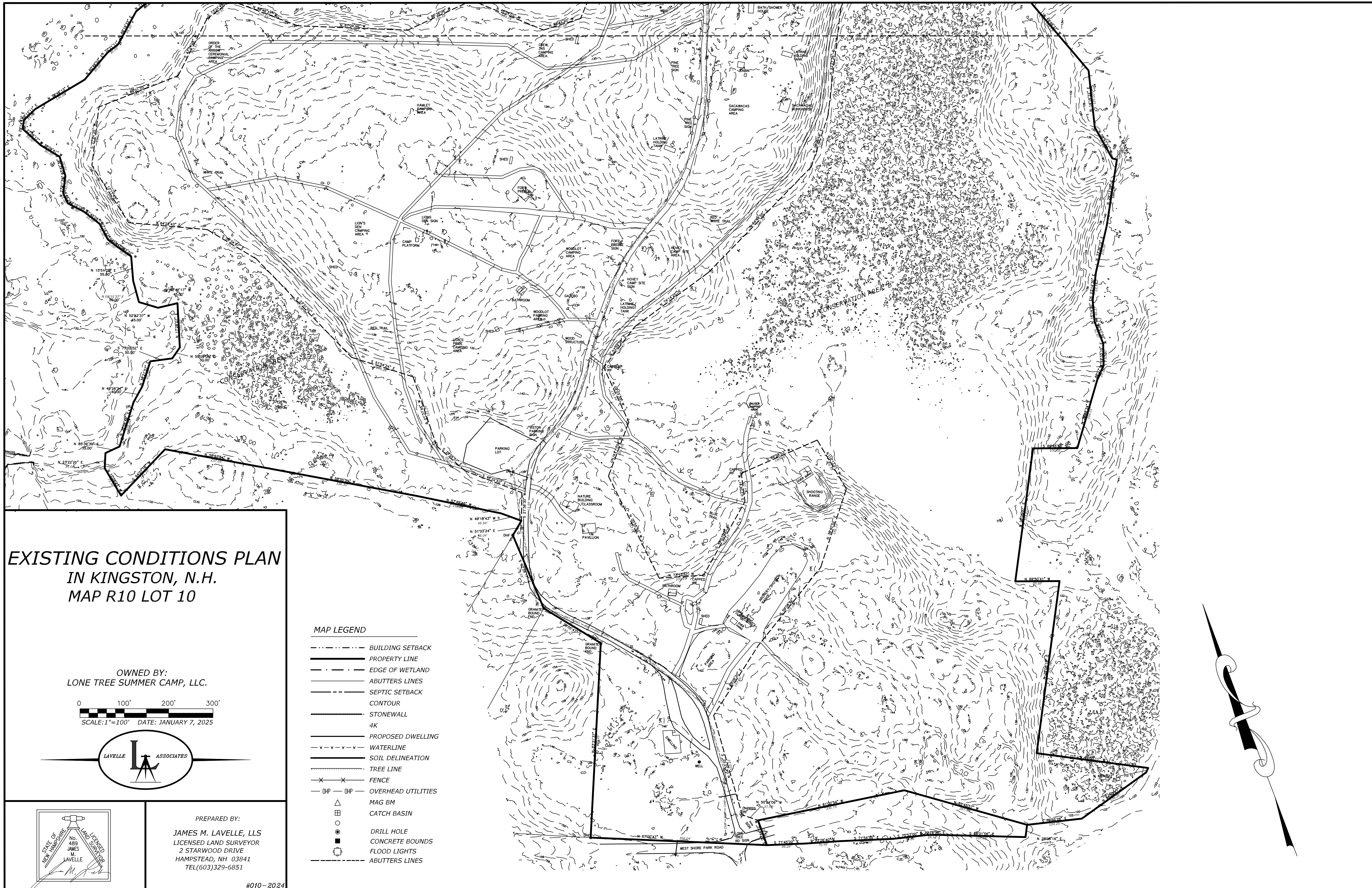
OWNED BY:
LONE TREE SUMMER CAMP, LLC.



PREPARED BY:
JAMES M. LAVELLE, LLS
LICENSED LAND SURVEYOR
2 STARWOOD DRIVE
HAMPSTEAD, NH 03841
TEL(603)329-6851

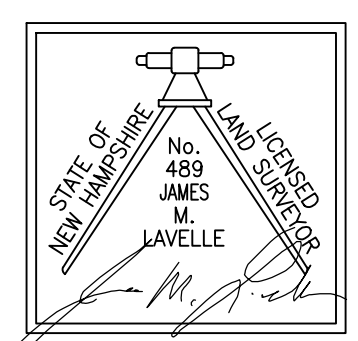
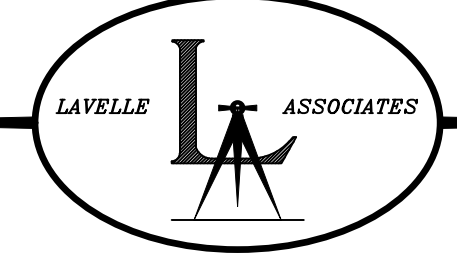
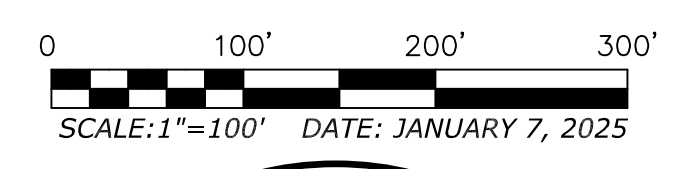
#010-2024





**EXISTING CONDITIONS PLAN
IN KINGSTON, N.H.
MAP R10 LOT 10**

OWNED BY:
LONE TREE SUMMER CAMP, LLC.



PREPARED BY:
JAMES M. LAVELLE, LLS
LICENSED LAND SURVEYOR
2 STARWOOD DRIVE
HAMPSTEAD, NH 03841
TEL(603)329-6851

#010-2024

- MAP LEGEND**
- BUILDING SETBACK
 - PROPERTY LINE
 - · - · - EDGE OF WETLAND
 - - - ABUTTERS LINES
 - - - SEPTIC SETBACK
 - CONTOUR
 - STONEWALL
 - 4K
 - PROPOSED DWELLING
 - v - v - WATERLINE
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 - x - x - FENCE
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 - △ MAG BM
 - 田 CATCH BASIN
 - DRILL HOLE
 - CONCRETE BOUNDS
 - FLOOD LIGHTS
 - - - ABUTTERS LINES

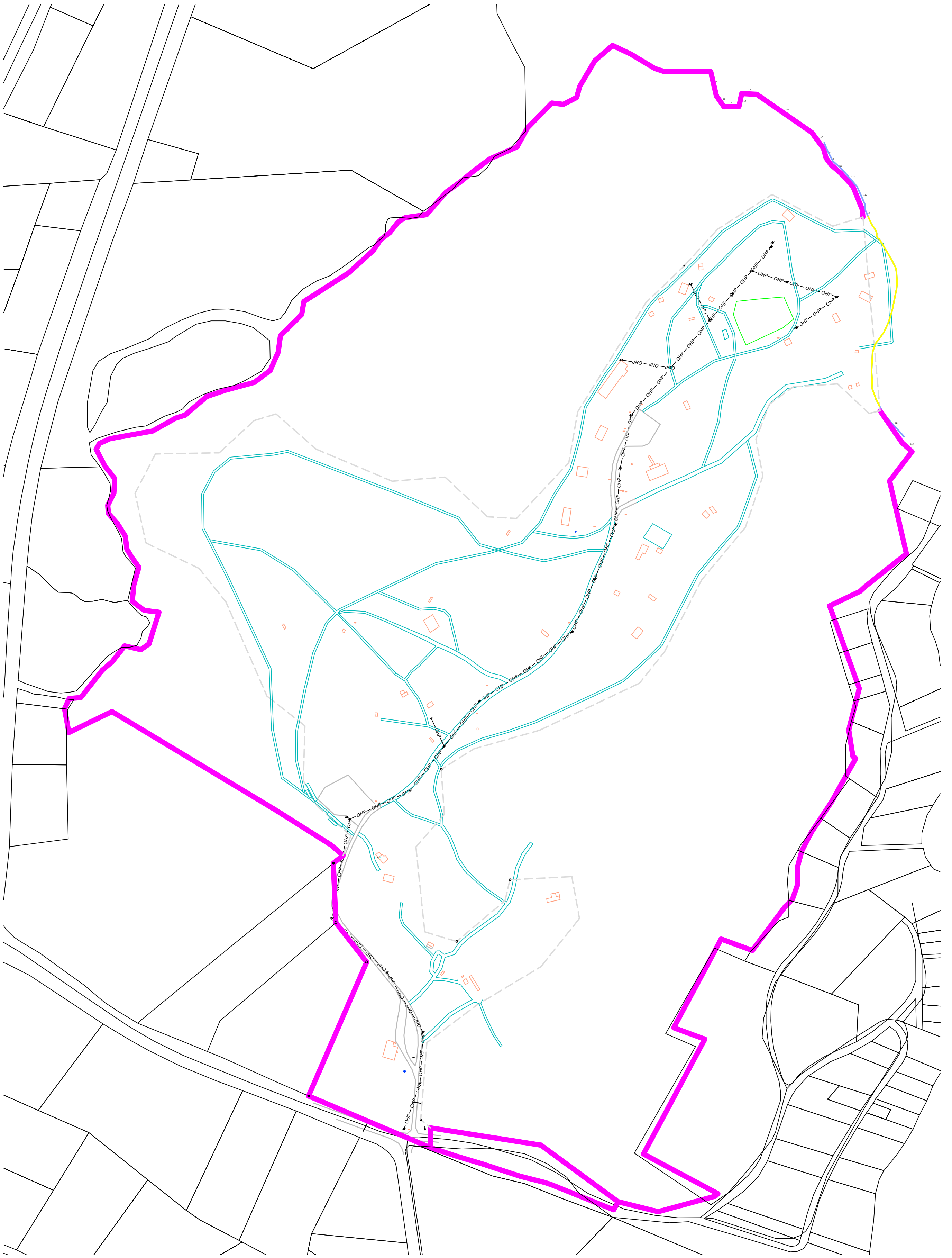


PHOTO GALLERY

12 WEST SHORE PARK RD., KINGSTON, NH

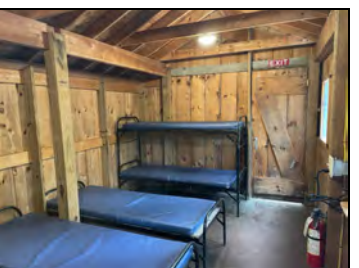
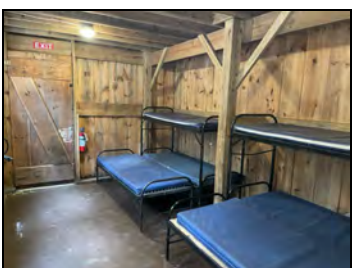
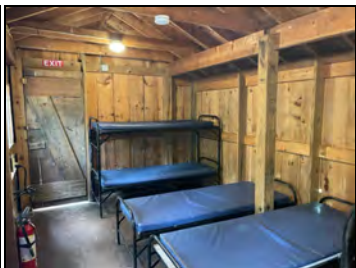






FORT PREBBLE





SACAWACAS



PENTUCKET





KIWANIS



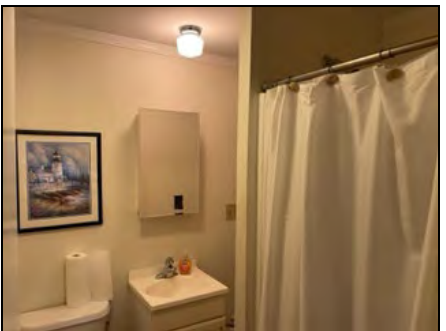
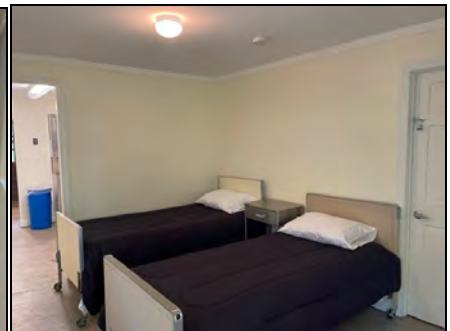
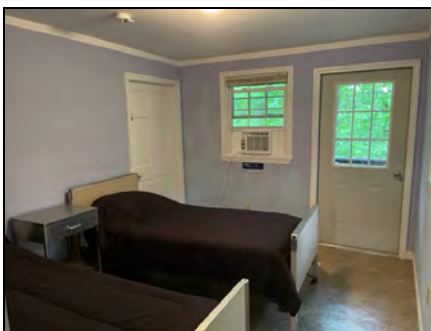
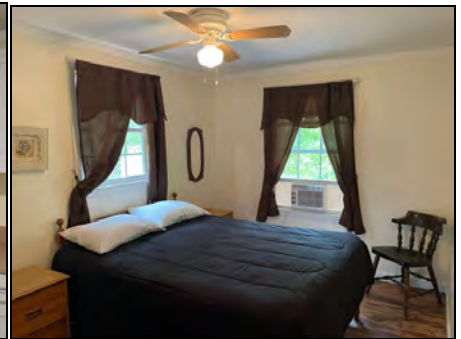
RICH LODGE



BEATTIE LODGE



HERRICK HOUSE





LAING LODGE

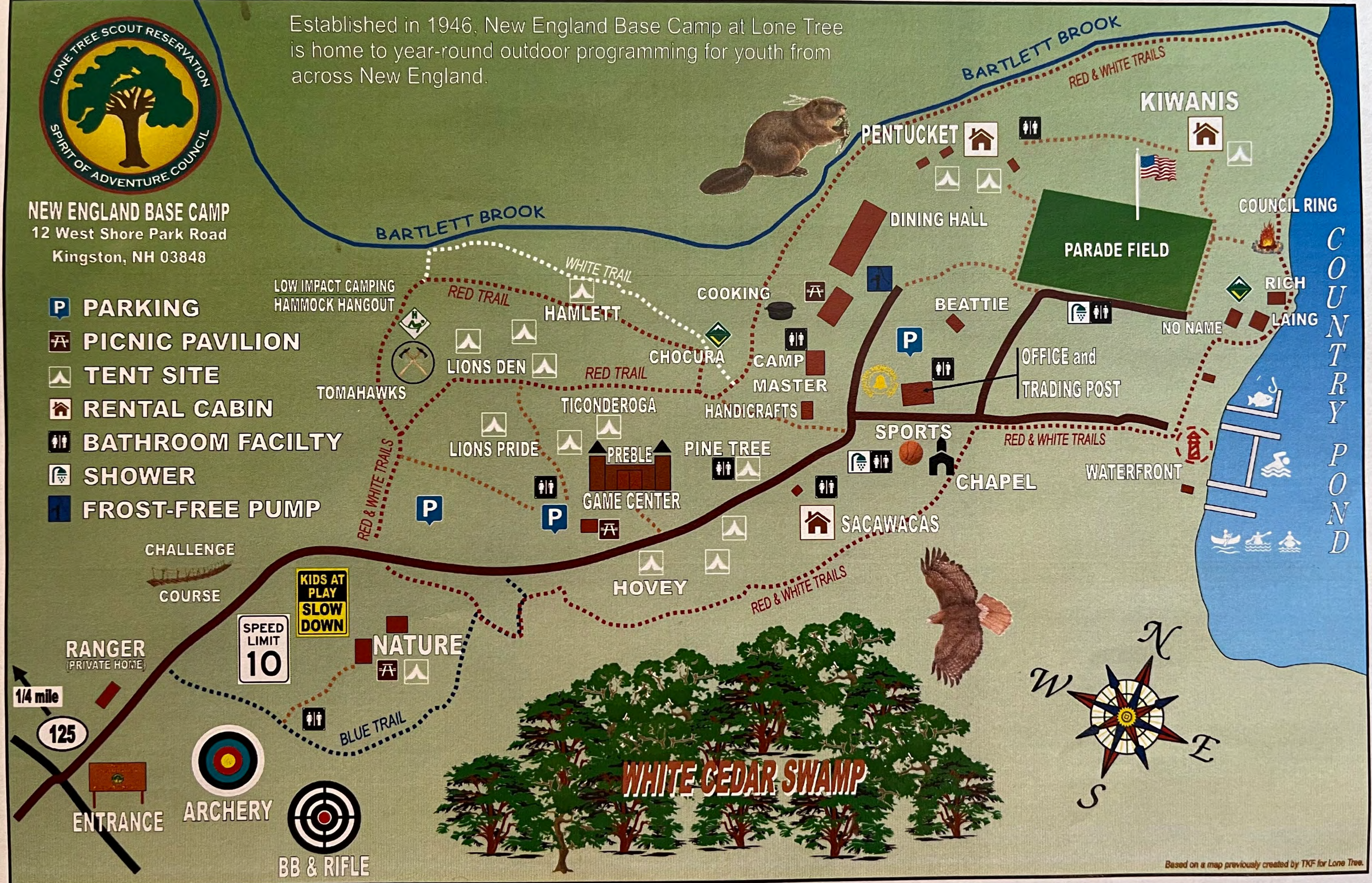




Established in 1946, New England Base Camp at Lone Tree is home to year-round outdoor programming for youth from across New England.

NEW ENGLAND BASE CAMP
12 West Shore Park Road
Kingston, NH 03848

- PARKING**
- PICNIC PAVILION**
- TENT SITE**
- RENTAL CABIN**
- BATHROOM FACILITY**
- SHOWER**
- FROST-FREE PUMP**



CHALLENGE COURSE

KIDS AT PLAY SLOW DOWN

SPEED LIMIT 10

1/4 mile
125

RANGER (PRIVATE HOME)

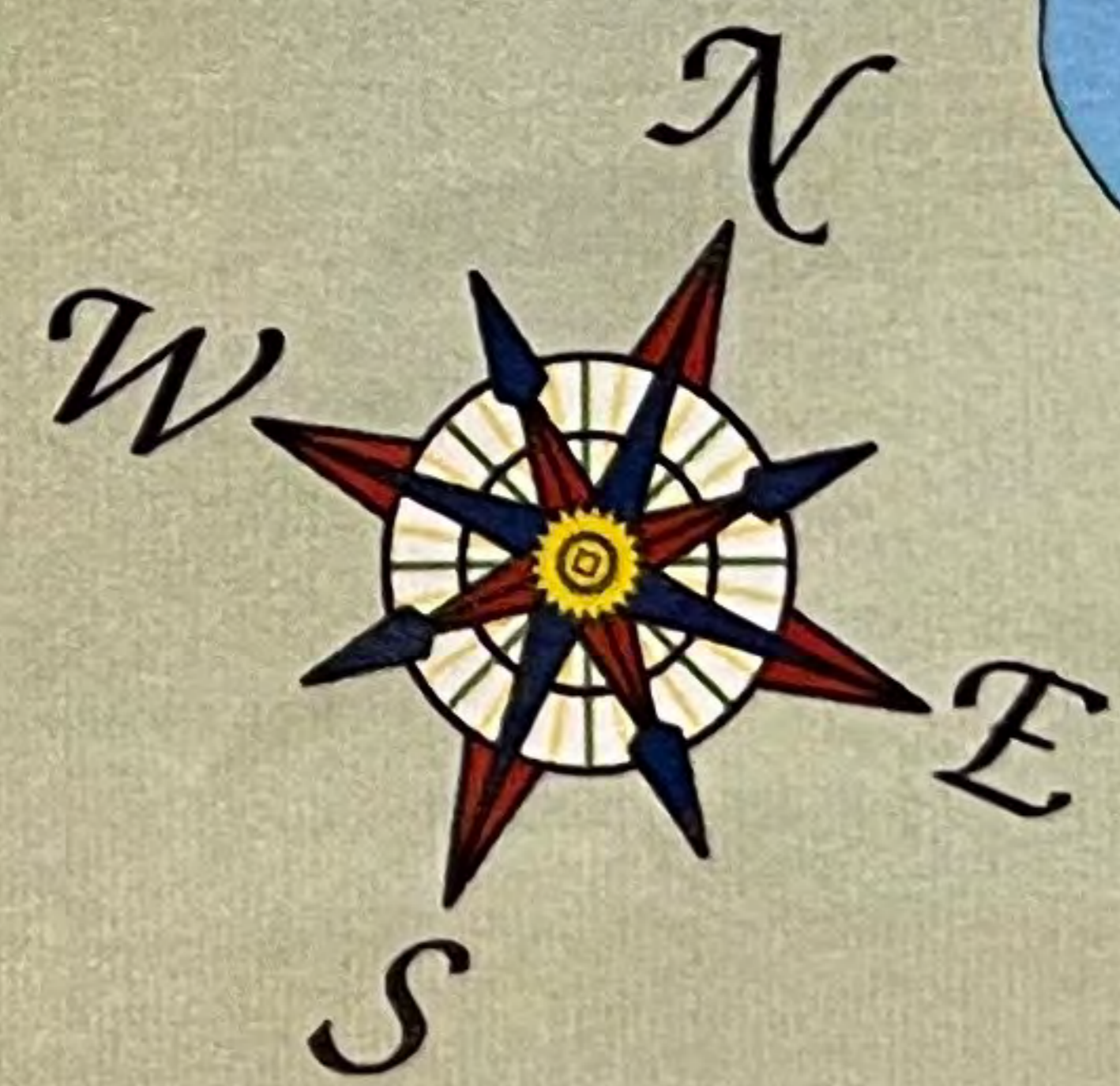
NATURE

ARCHERY

ENTRANCE

BB & RIFLE

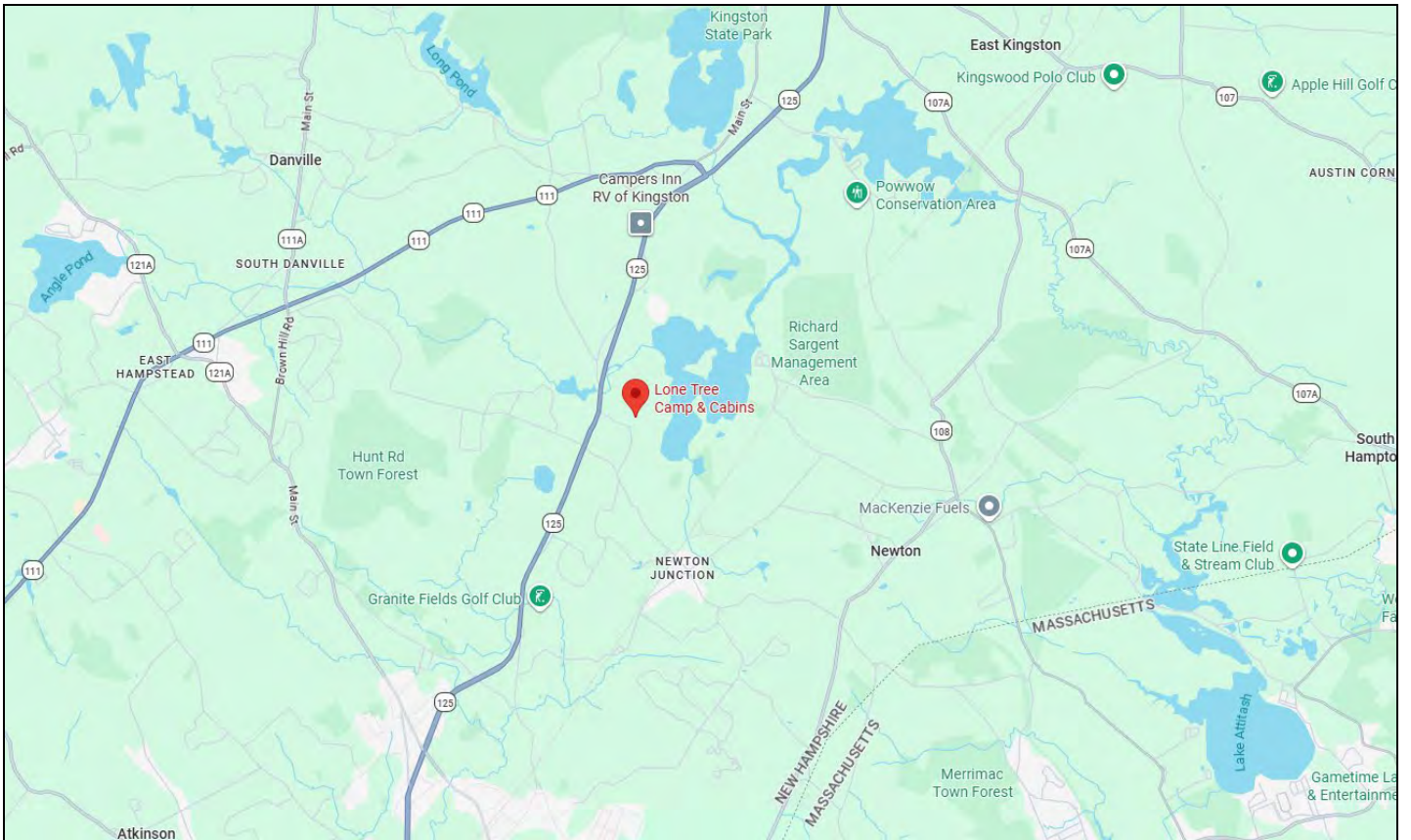
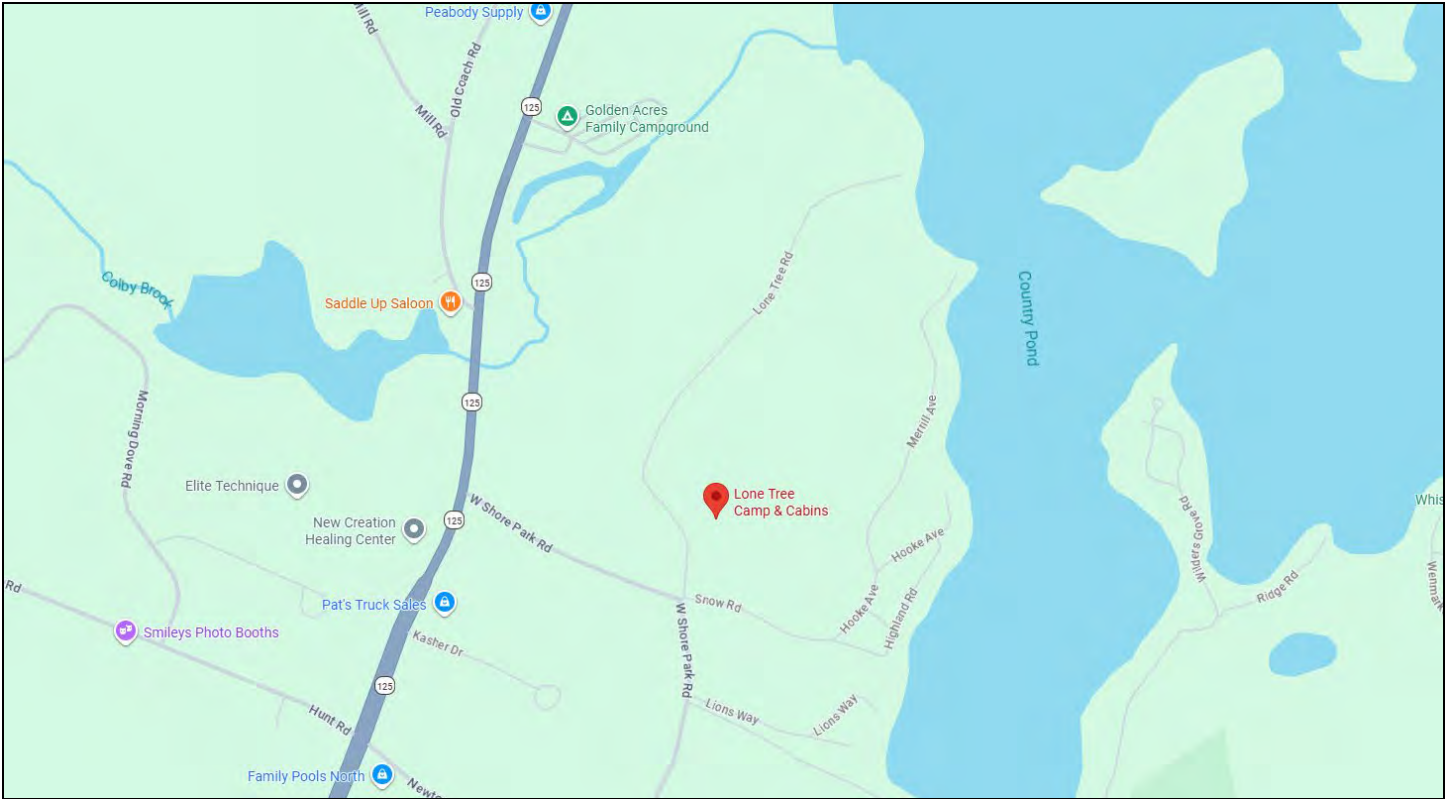
WHITE CEDAR SWAMP



Based on a map previously created by TKF for Lone Tree.

MAP

12 WEST SHORE PARK RD., KINGSTON, NH





**THANK YOU FOR REVIEWING THE ENTIRE
PROPERTY INFORMATION PACKAGE. WE
LOOK FORWARD TO SEEING YOU AT THE
AUCTION. IF YOU HAVE ANY QUESTIONS
PLEASE DON'T HESITATE TO CONTACT US.**



**Justin Manning, CAI, AARE
President**

Phone: 800-521-0111

Fax: 508-362-1073

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