

Utility & Property Information

Address: 620 Dole School House Road, Washington, NH 03244. *For GPS purposes only. 911 address to be assigned.

Taxes: Towns of Washington & Windsor — \$940, combined (2019 Non-Residential Value). Property IS enrolled in New Hampshire’s tax reduction program, Current Use.

Zoning: Washington — Residential District.
Access the [Washington Zoning Regulations](#) for further information. The Washington Planning Board may also be contacted at 603-495-3125 with any additional questions.

Minimal Dimensional Requirements (per district zoning):

Lot Area: 4 Acre **Road Frontage:** 200’ **Front Setback:** 50’+

Windsor — Rural/Residential District.

Access the [Windsor Zoning Ordinances](#) for further information. The Windsor Planning and Zoning Boards may also be contacted at 603-478-3292.

Minimal Dimensional Requirements (per district zoning):

Lot Area: 5 Acre **Road Frontage:** 200’ **Front Setback:** 35’

Power: Eversource — utility pole #116/21 is located along Dole School House Road near the southwestern corner of the boundary. Per Eversource, a buyer would have the right to connect to this pole. No formal estimate can be provided until a service application is submitted and a site visit has been conducted. For more information, please contact the Eversource customer service team at 800-662-7764.

Septic/Water: Per state regulations, purchasers will need to provide their own state approved Wastewater and Potable Water permit. Drilled artesian wells are typical for the area.

Right-of-Ways: Per the Windsor deed, there is a 50’ ROW, known as Moose Walk Lane, that conveys with the land. The ROW is accessible from the Windsor side of the property. Per deed, “said use to be conditioned upon paying a proportionate share of the cost of maintenance of the same.”

Per the Windsor deed, “there is reserved to others such rights as may lawfully exist in the Old Washington Road and the Haul Road.”

Road: Dole School House Road — Gravel, town maintained and plowed road.

Services: Consolidated Communications offers high-speed internet, TV, and telephone services to homes located along Dole School House Road.

Disclaimer: *The information on this page is provided as a courtesy and is for general reference only. This information may not be relied on and was created from many sources that may or may not contain errors or otherwise be reliable. Some information, especially measurements and costs are only approximate. Taxes, utilities, zoning, state/local permits, construction costs, roads, associations, property condition, forestry plans, timber volumes/\$, boundaries, surveys and all other data found here may and does change. All buyers are encouraged to perform their own due diligence and not rely only on this information. No responsibility will be assumed for decisions and offers made from this information.*