

MARGOT
— SKELLEY —

COMPASS REAL ESTATE

68 CENTER STREET

• VICTORIAN GRACE, MODERN OPPORTUNITY •

3 

3,726 sq ft 

2.5 

MARGOTSKELLEY.COM

WOLFEBORO | TUFTONBORO | BROOKFIELD | OSSIPEE | WAKEFIELD | ALTON | NEW DURHAM



Own a piece of Wolfeboro's history with
endless future opportunities

For Sale

Queen Anne charm, George Barber design, and 3+ acres in the heart of Wolfeboro. Ready for your dream? Live here. Work here. Grow here. A historic Victorian with limited business zoning + endless opportunities.





68 CENTER STREET, WOLFEBORO NH



Set on over three acres in the heart of Wolfeboro, this stately 1897 Queen Anne Victorian, attributed to renowned architect George Barber, is a rare offering where history, character, and opportunity come together. Inside, the main house welcomes you with a gracious formal entry, double parlors, a large kitchen with formal dining room, three bedrooms, and 2.5 baths, plus an unfinished attic with potential for additional living space. Original architectural details shine throughout, from three working fireplaces to the grand turret with curved glass windows and beautifully preserved period millwork. Recent upgrades, including the addition of a full bathroom, refinished floors on the second level and stairs, mini-split systems, a new boiler, updated electrical, and fresh exterior paint, add comfort and ease while honoring the home's enduring charm. Outside, a detached carriage house currently used for retail, a separate office, dual street frontage on Center and Willow, and Limited Business District zoning open the door to a range of future possibilities. Just steps from the Cotton Valley Rail Trail, downtown Wolfeboro, and Winnepesaukee's Back Bay, this is more than a historic property. It is a setting for the next chapter.

PROPERTY FEATURES



3+ Bedrooms



2.5 Bathrooms



1+ Kitchens



2,382 sq. ft
(Main House)

MLS#5081887

\$1,399,000

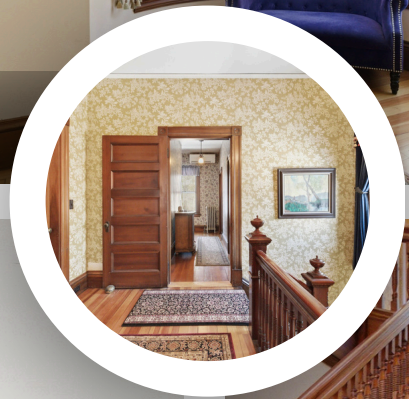
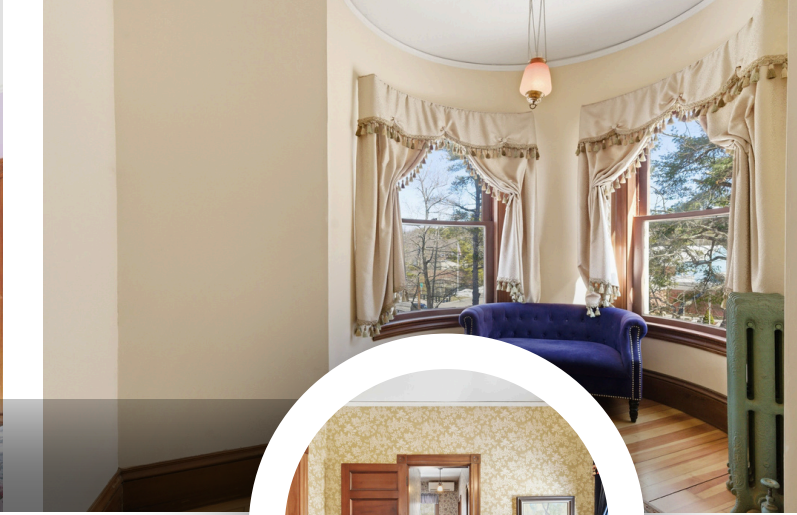


603.828.4669



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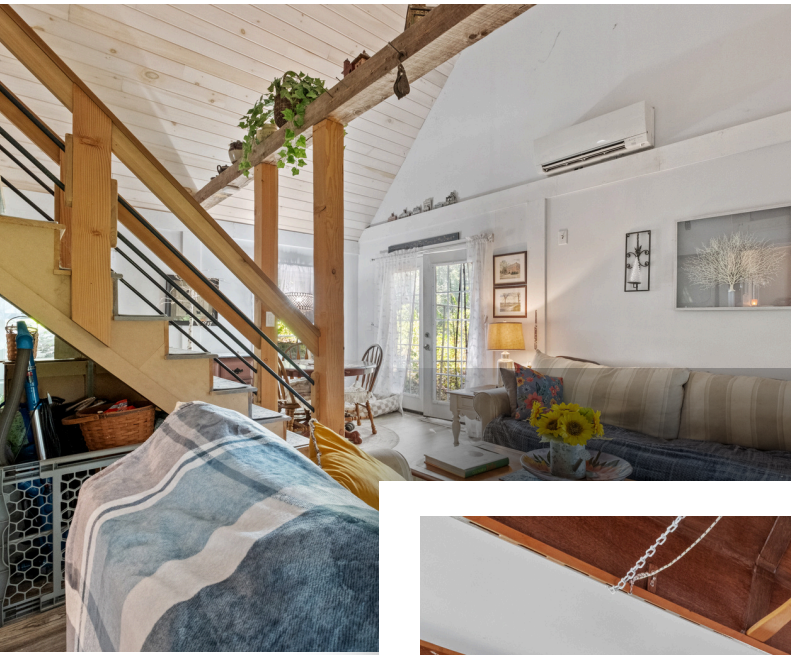


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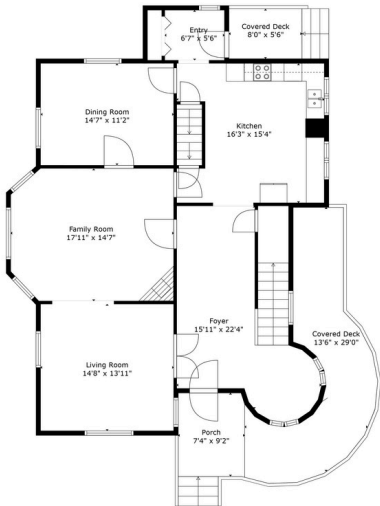


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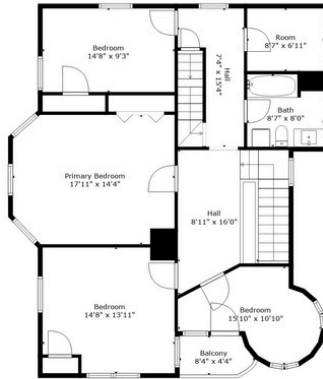
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FLOOR PLANS

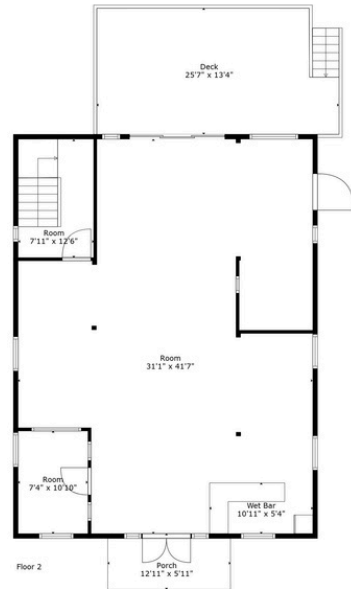
68 CENTER STREET



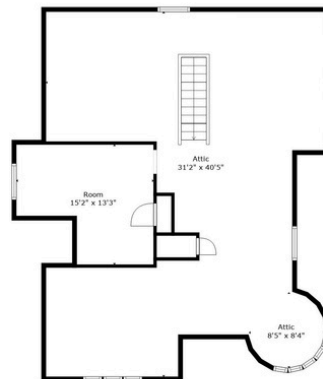
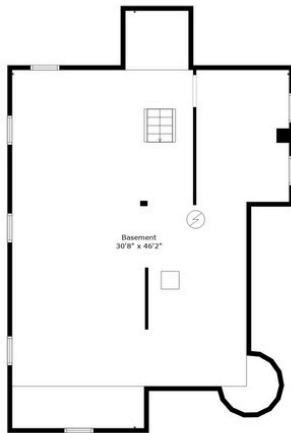
Floor 1



Floor 3



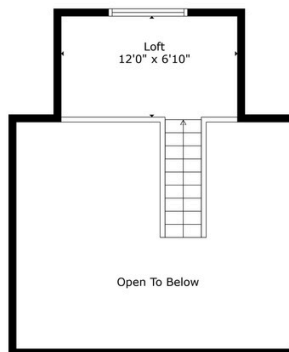
Floor 2



Floor 4



Floor 3



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FLOOR PLANS

68 CENTER STREET



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Own Your **Dream Home**

This Queen Anne is more than a home—it's a landmark with history, character, and endless potential. Whether as a residence, business, or both, it's ready for its next chapter with you.



ORIGINAL
CHARM INTACT

MODERN UPDATES

MIXED-USE ZONING

FRESH CURB APPEAL

PRIME LOCATION



603.828.4669



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I LOOK FORWARD TO WORKING WITH YOU

COMPASS
REAL ESTATE



Buying a home in New Hampshire is a significant decision that benefits from preparation, perspective, and local insight. I work closely with my clients to provide a structured, well-managed process, helping them evaluate opportunities thoughtfully and understand how each choice fits into the broader picture.

My goal is to support informed decision making at every stage, so you can move forward with clarity and confidence.

REALTOR® M: 603.828.4669
MARGOT.SKELLEY@COMPASS.COM

MY DIGITAL PRESENCE



@SKELLEYMARGOT



Compass is a licensed real estate broker in Massachusetts and Compass Real Estate is a licensed real estate brokerage firm in New Hampshire, Maine, and Vermont and each abides by Equal Housing Opportunity laws.

All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.



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COMPASS REAL ESTATE

WOLFEBORO | TUFTONBORO | BROOKFIELD | OSSIPEE | WAKEFIELD | ALTON | NEW DURHAM

PrimeMLS 

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PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

1. **SELLER:** Luke Freudenberg and Nicole Freudenberg

2. **PROPERTY LOCATION:** 68 Center Street, Wolfeboro, NH 03894

3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** Yes No

4. **SELLER:** has has not occupied the property for 5 _____ years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. **TYPE OF SYSTEM:** Public Private Seasonal Unknown
 Drilled Dug Other _____

b. **INSTALLATION:** Location: _____
Installed By: _____ Date of Installation: _____
What is the source of your information? _____

c. **USE:** Number of persons currently using the system: _____
Does system supply water for more than one household? Yes No

d. **MALFUNCTIONS:** Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: Yes No N/A Quantity: Yes No
Quality: Yes No Unknown
If YES to any question, please explain in Comments below or with attachment.

e. **WATER TEST:** Have you had the water tested? Yes No Date of most recent test _____
If YES to any question, please explain in Comments below or with attachment.
Are you aware of any test results reported as unsatisfactory or satisfactory with notations? Yes No
If YES, are test results available? Yes No
What steps were taken to remedy the problem? _____
COMMENTS: _____

6. SEWAGE DISPOSAL SYSTEM

a. **TYPE OF SYSTEM:** Public: Yes No Community/Shared: Yes No
Private: Yes No Unknown
Septic Design Available: Yes No

b. **IF PUBLIC OR COMMUNITY/SHARED**
Have you experienced any problems such as line or other malfunctions? Yes No
What steps were taken to remedy the problem? _____

c. **IF PRIVATE:**
TANK: Septic Tank Holding Tank Cesspool Unknown
Tank Size _____ Gal. Unknown Other _____
Tank Type Concrete Metal Unknown Other _____
Location: _____ Location Unknown Date of Installation: _____
Date of Last Servicing: _____ Name of Company Servicing Tank: _____
Have you experienced any malfunctions? Yes No
Comments: _____

SELLER(S) INITIALS

BUYER(S) INITIALS

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d. LEACH FIELD: Yes No Other _____
IF YES, Location: _____ Size: _____ Unknown
Date of installation of leach field: _____ Installed By: _____
Have you experienced any malfunctions? Yes No
Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? Yes No Unknown
IF YES, has a septic system evaluation been done within 180 days? Yes No Unknown
Date of Evaluation: _____
Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

7. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	blown in	_____	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	blown i	_____	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>

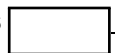
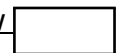
8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:
Are you aware of any past or present underground storage tanks on your property? Yes No Unknown
IF YES: Are tanks currently in use? Yes No
IF NO: How long have tank(s) been out of service? _____
What materials are, or were, stored in the tank(s)? _____
Age of tank(s): _____ Size of tank(s): _____
Location: _____
Are you aware of any past or present problems such as leakage, etc? Yes No
Comments: _____
If tanks are no longer in use, have the tanks been removed? Yes No Unknown
Comments: _____

b. ASBESTOS - Current or previously existing:
As insulation on the heating system pipes or ducts? Yes No Unknown
In the siding? Yes No Unknown In the roofing shingles? Yes No Unknown
In flooring tiles? Yes No Unknown Other _____ Yes No Unknown
If YES, Source of information: _____
Comments: _____

c. RADON/AIR - Current or previously existing:
Has the property been tested? Yes No Unknown
If YES: Date: _____ By: _____
Results: _____ If app _____
Has the property been tested since remedial steps? Yes No
Are test results available? Yes No
Comments: _____

SELLER(S) INITIALS  / 

BUYER(S) INITIALS  / 

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PROPERTY LOCATION: 68 Center Street, Wolfeboro, NH 03894

- d. RADON/WATER - Current or previously existing:**
 Has the property been tested? Yes No Unknown
 If YES: Date: _____ By: _____
 Results: _____ If applicable, what remedial steps were taken? _____
 Has the property been tested since remedial steps? Yes No
 Are test results available? Yes No Comments: _____
- e. LEAD-BASED PAINT - Current or previously existing:**
 Are you aware of lead-based paint on this property? Yes No
 If YES: Source of information: _____
 Are you aware of any cracking, peeling, or flaking lead-based paint? Yes No
 Comments: _____
- f. Are you aware of any other hazardous materials?** Yes No
 If YES: Source of information: _____
 Comments: _____

9. GENERAL INFORMATION

- a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?**
 Yes No Unknown If YES, Explain: _____
 What is your source of information? _____
- b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?**
 Yes No Unknown If YES, Explain: _____
 What is your source of information? _____
- c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?**
 Yes No If YES, Explain: _____
- d. Are you aware of any problems with other buildings on the property?** Yes No
 If YES, Explain: _____
- e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.?** YES NO UNKNOWN If YES, Explain: _____
- f. Is this property located in a Federally Designated Flood Hazard Zone?** Yes No Unknown
 Comments: _____
- g. Has the property been surveyed?** Yes No Unknown If YES, By: _____
 If YES, is survey available? Yes No Unknown
- h. How is the property zoned?** Yes
- i. Heating System** Age: .1 year Type: steam boiler Fuel: oil Tank Location: _____
 Owner of Tank: _____
 Annual Fuel Consumption: 1000 gals Price: _____ Gallons: _____
 Date system was last serviced and by whom? _____
 Secondary Heat Systems: Mini Splits, Wood Stove
 Comments: _____
- j. Roof Age:** 15 Type of Roof Covering: asphalt
 Moisture or leakage: None
 Comments: _____

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k. Foundation/Basement: Full Partial Other: _____ Type: _____
Moisture or leakage _____
Comments: _____

l. Chimney(s) How Many? 3 _____ Lined? yes _____ Last Cleaned: 1/15/2023 _____ Problems? _____
Comments: _____

m. Plumbing Type: _____ Age: _____
Comments: _____

n. Domestic Hot Water: Age: _____ Type: _____ Gallons: _____

o. Electrical System: # of Amps 200 _____ Circuit Breakers Fuses
Comments: _____
Solar Panels: Leased Owned If leased, explain terms of agreement: _____
Comments: _____

p. Modifications: Are you aware of any modifications or repairs made without the necessary permits? Yes No
If Yes, please explain: _____

q. Pest Infestation: Are you aware of any past or present pest infestations? Yes No Type: _____
Comments: _____

r. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property?
(Per RSA 477:4-g) Yes No If YES, please explain: _____

s. Air Conditioning: Type: Mini Split _____ Age: 2 _____ Date Last Serviced and by whom: _____
Comments: _____

t. Pool: Age: _____ Heated: Yes No Type: _____ Last Date of Service: _____
By Whom: _____

u. Generator: Portable: Yes No Whole House: Yes No Kw/Size: _____ Last Date of Service: _____
If Portable: Included Negotiable
Comments: _____

v. Internet: Type Currently Used at Property: Starlink

w. Other (e.g. Alarm System, Irrigation System, etc.) _____
Comments: _____

NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS LF / LF

BUYER(S) INITIALS /

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PROPERTY LOCATION: 68 Center Street, Wolfeboro, NH 03894

10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

Yes No

b. ADDITIONAL COMMENTS:

ACKNOWLEDGEMENTS:

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

Luke Freudenberg
SELLER _____ DATE _____
dotloop verified
08/16/25 11:21 AM EDT
IFC2-RV32-RWW6-SFZO

Nicole Freudenberg
SELLER _____ DATE _____
dotloop verified
08/16/25 6:55 PM EDT
2EDO-XXOL-EKUF-A3OK

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER _____ DATE _____

BUYER _____ DATE _____

SELLER(S) INITIALS *LF* *NF*

BUYER(S) INITIALS

Return to:
Luke M. Freudenberg and Nicole C. Freudenberg
~~68 Center Street~~ **PO BOX 1085**
Wolfeboro, NH 03894

Doc # 2000259 01/08/2020 01:31:25 PM
Book 3485 Page 96 Page 1 of 3
Register of Deeds, Carroll County
LCHIP CAA114050 25.00
Lisa Scott TRANS TAX CA920598 9,225.00

T/S: \$ 9,225.00

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That **Dean S. Sedler** and **Cathy M. Sedler**, a married couple, of PO Box 637, Wolfeboro Falls, NH 03896, for consideration paid, grant to **Luke M. Freudenberg** and **Nicole C. Freudenberg**, a married couple, of 183 South Main Street, PO Box 1085, Wolfeboro, NH 03894, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain tract or parcel of land with the buildings and improvements thereon on the northwesterly side of Center Street in the Town of Wolfeboro, County of Carroll and State of New Hampshire, bounded and described as follows:

Beginning at the corner of a stone wall at the intersection of Willow Street with Center Street, also known as Route 28;

thence partly by a stone wall and along the northwesterly side of the said Route 28, South 43° 34' West 229.2 feet to an iron pin;

thence North 59° 10' West 135.00 feet to an iron pin;

thence South 39° 04' West 100.2 feet to an iron pin at land now or formerly of Parshley and others:

thence along land of said Parshley and others; North 70° 19' West 41.6 feet to an iron pin;

thence along land of said Parshley and others, North 70° 19' West 73.2 feet to an iron pin:

thence along land of said Parshley and others, South 41° 36' West 71.0 feet to an iron pin;

thence along land now or formerly of Davis, North 55° 17' West 100 feet to an iron pin;

thence along land of said Davis, South 34° 43' West 100 feet to an iron pin;

thence along land now or formerly of Taylor and others, North 38° 38' West 192.1 feet to a point;

thence along land shown as the Clifford Lot on the plan referred to below, North 64° 08' East 409.2 feet to an iron pin at land now or formerly of Berry;

thence along land of said Berry, South 19° 33' East 17.0 feet to an iron pin;

thence along land of said Berry, North 83° 08' East 163.1 feet to an iron pin near the end of a stone wall on the southwesterly side of the aforementioned Willow Street;

thence along the southwesterly side of said Willow Street 236 feet, more or less, to a point;

thence by a stone wall in a generally southerly direction 15 feet, more or less, to the point of beginning.

Excepting and reserving therefrom the parcel shown as Area A on "Plan of Boundary Line Adjustment Involving Lands of Dean S. & Cathy M. Sedler and Jerome Holden, Grove street, Wolfboro, New Hampshire" by White Mountain Survey & Engineering, Inc., dated January 7, 2019 and recorded as Plan Book 241-59, to which plan reference may be made for a more particular description.

This conveyance is subject to:

Boundary Line Adjustment Plan 241-59, approved 2/19/19.

Notice of Decision recorded at Book 3439, Page 442.

Meaning and intending to describe and convey the same premises conveyed to Dean S. Sedler and Cathy M. Sedler by virtue of a deed of Dean S. Sedler and Cathy M. Sedler dated September 19, 2019 and recorded in the Carroll County Registry of Deeds at Book 3464, Page 133.

We, the grantors, hereby release all rights of homestead in the above described premises.

Executed this 6 day of January, 2020.

[Handwritten signature of Dean S. Sedler]

Dean S. Sedler

[Handwritten signature of Cathy M. Sedler]

Cathy M. Sedler

State of New Hampshire

County of Carroll

January 6, 2020

Then personally appeared before me on this 1/6/2020 the said Dean S. Sedler and Cathy M. Sedler and acknowledged the foregoing to be their voluntary act and deed.

[Handwritten signature of Notary Public]

Notary Public/Justice of the Peace

Commission expiration:



Town of Wolfeboro
 Tax Collector
 PO Box 629
 Wolfeboro, NH 03894
 Temp - Return Service Requested



FREUDENBERG LUKE M
FREUDENBERG NICOLE C
PO BOX 1085
WOLFEBORO, NH 03894-1085

2025 WOLFEBORO PROPERTY TAX -- BILL 2 OF 2

Invoice: 2025P02026904
Billing Date: 12/09/2025
Payment Due Date: 01/09/2026
Amount Due: \$ 3,824.00

8% APR Charged After 01/09/2026

IF YOU ARE A WOLFEBORO RESIDENT AND ARE ELDERLY, DISABLED, BLIND, A VETERAN OR VETERAN'S SPOUSE OR ARE UNABLE TO PAY TAXES DUE TO POVERTY OR OTHER GOOD CAUSE, YOU MAY BE ELIGIBLE FOR A TAX EXEMPTION, CREDIT, ABATEMENT OR DEFERRAL. FOR DETAILS AND APPLICATION INFORMATION CONTACT THE SELECTMEN OR ASSESSOR.

Property Owner		Assessments	
Owner: FREUDENBERG LUKE M FREUDENBERG NICOLE C		Taxable Land:	297,900
Tax Rates		Buildings:	754,600
County:	\$ 0.71	Total:	1,052,500
School:	\$ 3.37		
Town:	\$ 3.21		
State Education:	\$ 1.07		
Total Tax Rate:	\$ 8.36	Net Value:	1,052,500

Property Description		
Map: 000204	Lot: 000023	Sub: 000000
Location: 68 CENTER STREET Acres: 3.100		
Summary Of Taxes		
Total Tax:		\$ 8,799.00
- First Bill:		\$ 4,975.00
- Abated/Paid:		\$ 0.00
- Veteran Credits:		\$ 0.00

Amount Due By 01/09/2026: \$ 3,824.00

Mailed To:
 FREUDENBERG LUKE M
 FREUDENBERG NICOLE C
 PO BOX 1085
 WOLFEBORO, NH 03894-1085

Remit To:
 Town of Wolfeboro
 Tax Collector
 PO Box 629
 Wolfeboro, NH 03894
 Temp - Return Service Requested

RETURN THIS PORTION WITH PAYMENT

2025 WOLFEBORO PROPERTY TAX -- BILL 2 OF 2

Town of Wolfeboro
 Monday - Friday 8am to 4pm
 taxcollector@wolfeboronh.us
 603-569-3902
 Tax Collector: Brenda LaPointe

Owner: FREUDENBERG LUKE M
 FREUDENBERG NICOLE C
Location: 68 CENTER STREET
Map: 000204 **Lot:** 000023 **Sub:** 000000
Invoice: 2025P02026904

Amount Due By 01/09/2026: \$ 3,824.00

PAY ONLINE AT: wolfeboro.nhtaxkiosk.com

REMITTED AMOUNT: _____

OWNER INFORMATION		SALES HISTORY					PICTURE	
FREUDENBERG LUKE M FREUDENBERG NICOLE C PO BOX 1085 WOLFEBORO, NH 03894-1085		Date	Book	Page	Type	Price	Grantor	
LISTING HISTORY		NOTES						
07/21/25	BMFR	"NORTHEAST DOCK & BARGE" BARN- (ATU, UFF, FFF, BMU) & (OPF)=						
08/21/24	JMRM	ANGLED BUT SQUARED ON SKETCH, ;2020 BLA W/ 204-31 CHANGING						
02/07/22	JMPU	ACREAGE FROM 4.56 TO 3.10; 2022 NO BATH, POOR HEAT;2024 CYCLICAL						
		CORRECTION TO SKETCH						

EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVITAR				
Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes	WOLFEBORO ASSESSING OFFICE			
							PARCEL TOTAL TAXABLE VALUE				
		Year	Building	Features	Land						
		2025	\$ 114,900	\$ 0	\$ 0(c)		Parcel Total: \$ 1,052,500				
							(Card Total: \$ 114,900)				

LAND VALUATION					LAST REVALUATION: 2025					
Zone:	Minimum Acreage:	Minimum Frontage:			Site:	Driveway:	Road:			
Land Type	MIXED USE	Neighborhood:			Cond	Ad Valorem	SPI	R	Tax Value	Notes
		0 ac								

OWNER INFORMATION	
FREUDENBERG LUKE M	
FREUDENBERG NICOLE C	
PO BOX 1085	
WOLFEBORO, NH 03894-1085	

SALES HISTORY					
Date	Book	Page	Type	Price	Grantor
01/08/2020	3485	96	Q I	615,000	SEDLER DEAN S
09/23/2019	3464	133	U I 38		SEDLER DEAN S
06/06/2007	2634	0382	Q I	640,000	FENNELL, RONALD J
11/07/2003	2231	0723	Q I	850,000	HUTCHINS, RICHARD L. 2
10/20/2000	1887	340	U I 38		HUTCHINS, RICHARD L



LISTING HISTORY		
09/17/25	BMHC	
07/21/25	BMFR	
08/21/24	JMRM	
04/10/23	JMPU	
02/07/22	JMPU	
08/27/20	SG	MLS REVIEW
07/02/20	SMSR	EXT
06/03/20	ETSR	SALES REVIEW-SUPERVISOR

NOTES
"NORTHEAST DOCK & BARGE;2020 BLA W/ 204-31 CHANGING ACREAGE FROM 4.56 TO 3.10; 2021 CONVERT CARPORT TO OFFICE; CABIN IS OFFICE W/FULL BATH,2.5 BATH OVERALL;2024 CYCLICAL W/MANAGER;2025 AGP NOT STRARTED YET,RECK IN 2026

EXTRA FEATURES VALUATION							
Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
RES PAV LARGE	1		100	6,000.00	50	3,000	
CABIN W/IMPROVEMENTS	720	24 x 30	82	52.00	100	30,701	OFFICE W/BATH
FIREPLACE 2 STORY	1		100	7,000.00	80	5,600	
EXTRA FPL OPEN	2		100	1,500.00	80	2,400	
SIGN DOUBLE SIDED	1		400	54.00	100	216	
DETACHED DECK	84	7 x 12	100	15.00	75	945	2024
SHED AVG	240	12 x 20	100	19.00	75	3,420	2024
PATIO-AVE	844	1 x 844	100	8.00	100	6,752	2024 17X20,28X18
						53,000	

MUNICIPAL SOFTWARE BY AVITAR			
WOLFEBORO ASSESSING OFFICE			
PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land
2023	\$ 439,600	\$ 29,100	\$ 149,300
			Parcel Total: \$ 618,000
2024	\$ 439,800	\$ 36,700	\$ 149,300
			Parcel Total: \$ 625,800
2025	\$ 586,700	\$ 53,000	\$ 297,900 (c)
			Parcel Total: \$ 1,052,500
(Card Total: \$ 937,600)			

LAND VALUATION														
Zone: COMMERCIAL - C1 & C2		Minimum Acreage: 2.00		Minimum Frontage: 50		Site: AVERAGE Driveway: AVERAGE Road: PAVED								
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
MIXED USE	2.000 ac	192,000	E	100	100	100	100		150	288,000	0	N	288,000	LOC/USE
MIXED USE	1.100 ac	x 9,000	X	100					100	9,900	0	N	9,900	
										297,900		297,900		



OWNER
FREUDENBERG LUKE M
 FREUDENBERG NICOLE C
 PO BOX 1085
 WOLFEBORO, NH 03894-1085

TAXABLE DISTRICTS	
District	Percentage

BUILDING DETAILS

Model: **2.00 STORY VICTORIAN**
 Roof: **GABLE OR HIP/ASPHALT**
 Ext: **CLAP BOARD**
 Int: **PLASTERED**
 Floor: **PINE/SOFT WD/HARD TILE/SLATE**
 Heat: **OIL/STEAM**

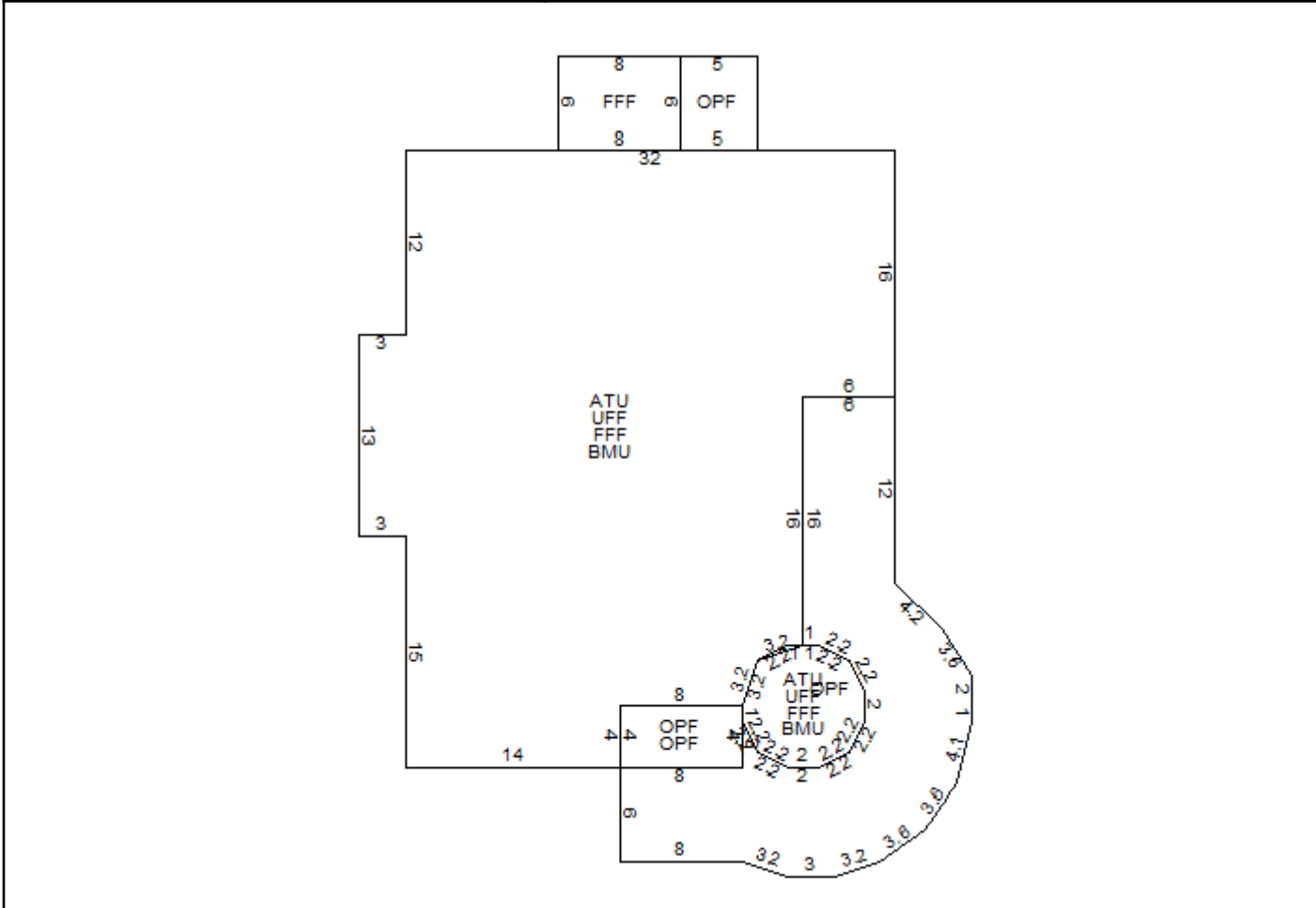
Bedrooms: **3** Baths: **2.5** Fixtures: **7**
 Extra Kitchens: Fireplaces: **1**
 A/C: **No** Generators:

Quality: **A5 EXC+25**

Com. Wall:
 Size Adj: **0.9397** Base Rate: **RNT 165.00**
 Bldg. Rate: **1.4587**
 Sq. Foot Cost: **\$ 240.68**

PERMITS

Date	Project Type	Notes
04/30/24	RESIDENTIAL ACCESS	POOL, GAZABO & PATIO
04/30/24	SIGN	SIGN FOR WOLFEBORO DOCK CO
10/25/22	GAS PIPING	INSTALL TANK & HW HEATER
06/23/22	GAS PIPING	GAS PIPING FOR HW HEATER & RAN
08/27/20	RESIDENTIAL ADDITI	CONVERT CARPORT TO OFFICE
04/14/20	COMMERCIAL DECK	12' X 12' DECK ON STORE
01/14/20	CHANGE OF OCCUPAN	CHANGE OF OCCUPANCY


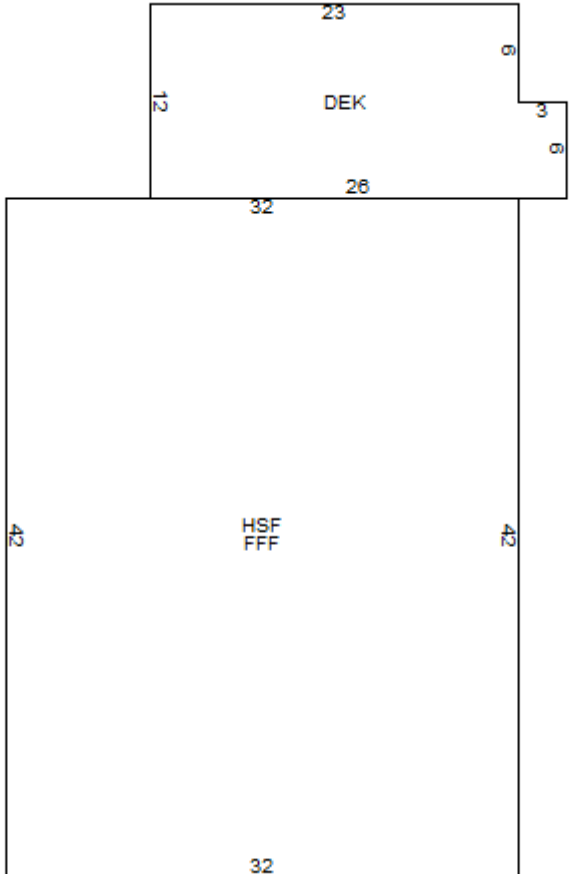


BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1215	1.00	1215
OPF	OPEN PORCH FIN	389	0.35	136
ATU	ATTIC	1167	0.10	117
UFF	UPPER FLR FIN	1167	1.00	1167
BMU	BSMNT	1167	0.20	233
GLA:	2,382	5,105		2,868

2025 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 690,270
Year Built:	1897
Condition For Age:	VERY GOOD 15 %
Physical:	
Functional:	
Economic:	
Temporary:	
Total Depreciation:	15 %
Building Value:	\$ 586,700

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS																														
	<p>FREUDENBERG LUKE M FREUDENBERG NICOLE C PO BOX 1085 WOLFEBORO, NH 03894-1085</p>	<table border="1"> <thead> <tr> <th>District</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	District	Percentage			<p>Model: 1 STORY STORE Roof: GABLE OR HIP/ASPHALT Ext: CLAP BOARD Int: CUSTOM WOOD Floor: HARDWOOD Heat: GAS/FA NO DUCTS</p> <p>Bedrooms: Baths: Fixtures: Extra Kitchens: Fireplaces: A/C: No Generators:</p> <p>Quality: A2 AVG+20</p> <p>Com. Wall: Size Adj: 1.1608 Base Rate: CRT 90.00 Bldg. Rate: 1.1562 Sq. Foot Cost: \$ 104.05</p>																										
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Town of Wolfeboro, NH
Friday, August 29, 2025

Chapter 175. Zoning

Part 1. Planning and Zoning

Article XIX. Wolfeboro Falls Limited Business District

[Added 3-13-2012 ATM by Art. 7]

[1] *Editor's Note: Art. XIX was formerly identified as "Art. XIX, Commercial District C3 (Reserved)."*

§ 175-113. Purpose.

The purpose of this district is to provide for a transition from the existing village core to a district providing professional, institutional, cultural, limited retail activity, mixed commercial, and residential uses.

§ 175-114. Dimensional controls.

Dimensional controls shall be as follows:

- A. Minimum lot area: 43,560 square feet.
- B. Minimum lot frontage: 150 feet.
- C. Minimum shore frontage: 150 feet.

§ 175-115. Setback requirements; height requirements; coverage.

- A. Setback requirements.
 - (1) Front yard: 10 feet minimum; 20 feet maximum.
 - (2) Side yard: 15 feet.
 - (3) Rear yard: 20 feet.
- B. Maximum height permitted: 30 feet for structures with roofs with a pitch of less than 10/12, and 35 feet if 10/12 or greater. However, the height restrictions shall not apply to appurtenant structures, such as church spires, belfries, cupolas, domes, chimneys, flagpoles, antennas or similar structures; provided, however, that no such structure shall exceed a maximum footprint of 144 square feet.
- C. Percent lot coverage: 60%.

§ 175-116. Permitted uses.

Permitted uses shall be as follows:

- A. Single detached dwelling.
- B. Duplex dwelling.
- C. Accessory home occupations.
- D. Accessory structures.
- E. Conversion of a permitted use to another permitted use where no changes to the exterior of the building or parking are required.
- F. Accessory uses.
- G. One boathouse. Boathouses are exempt from structural setbacks of the shoreline. Boathouses shall be limited to the lesser of 75 feet in width or 50% of the shore frontage.
- H. Residential apartments, not permitted on the first floor (restrictions established by the multifamily provisions of this Part 1).¹
- I. Artisan studios.^{1,2}
- J. Business services.^{1,2}
- K. Professional offices.^{1,2}
- L. Personal services.^{1,2}
- M. Banks.^{1,2}
- N. Restaurants.^{1,2}
- O. Restaurants, carryout.^{1,2}
- P. Retail, footprint of 3,000 square feet or less.^{1,2}
- Q. Day care, any number of people.^{1,2}
- R. Recreational uses.
- S. Bed-and-breakfasts.
- T. Inns.
[Added 3-13-2018 ATM by Art. 4]

NOTES:

1.	Requires Planning Board approval under the provisions of RSA 676:4.
2.	Lot coverage may be increased by 15% (a maximum lot coverage of 69%) if the applicant complies with the Architectural Design Standards. [Amended 3-9-2021 ATM by Art. 4]
3.	All parking areas shall be located at the rear of buildings. Where the Planning Board determines that such placement is not practicable, parking may be located at the side of buildings, provided that no part of the parking area is located forward of the front elevation of the building. Any parking area located on the side of a building shall be screened from the road. No parking shall be permitted in the shorefront setback.
4.	Garages shall be located to the side or rear of the principal dwelling unit. The garage shall be integrated into and masked by the residence or set back at least 15 feet behind the front building line and not be the dominant architectural feature of the streetscape.

§ 175-117. Special exception uses.

[Amended 3-13-2018 ATM by Art. 4]

Uses which may be permitted by special exception shall be as follows:

- A. Cultural arts facilities.^{1,2}
- B. Marinas.^{1,2}
- C. Educational institutions.^{1,2}
- D. Museums.^{1,2}
- E. Retail, footprint of over 3,000 square feet up to 6,000 square feet.^{1,2}
- F. Elderly housing.^{1,2}

NOTES:

- | | |
|----|---|
| 1. | Requires Planning Board approval under the provisions of RSA 676:4. |
| 2. | Lot coverage may be increased by 15% (a maximum lot coverage of 69%) if the applicant complies with the Architectural Design Standards.
[Amended 3-9-2021 ATM by Art. 4] |

BACK BAY

