

Property Location: 459 GRANITE ST  
 Vision ID: 19208

Account # 19784035

MAP ID: 0631 / 0006 /

Bldg Name: Sec #: 1 of 1 Card 1 of 1

State Use: 950R  
 Print Date: 10/04/2017 14:52

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
CITY OF MANCHESTER TAX COLLECTOR		1 Level	1 All Public	1 Paved	1 Urban	Description	Code	Appraised Value	Assessed Value
C/O TAX COLLECTOR ONE CITY HALL PLAZA MANCHESTER, NH 03101 Additional Owners:		11 Suitable		5 Curb & Gutter		EXEMPT	950R	147,400	147,400
				6 Sidewalk		EXM LAND	950R	69,300	69,300
						EXEMPT	950R	800	800
<b>SUPPLEMENTAL DATA</b>						<b>Total</b>			
Other ID:		RAD OR CAICAD = 642							
Land Adjust		NO							
Voided		NO							
Total SF		5907							
Zone		C							
Frontage/Dep		No							
GIS ID: 631-6		ASSOC PID#							
						<b>217,500</b>			

2017  
 MANCHESTER, NH  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
CITY OF MANCHESTER TAX COLLECTOR		8964/1390	04/27/2017	U	1	3,000	50	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value			
CGL PROPERTIES, LLC		8032/994	11/06/2008	U	1	339,500	21	2016	1112	173,400	2016	1112	173,400	2015	1112	153,500			
SANTUCCI, FREDERICK A		6320/1742	11/22/2000	Q	1	120,400	04	2016	1112	69,300	2016	1112	69,300	2015	1112	69,300			
STEFANOWICZ, LOUIS						0		2016	1112	800	2016	1112	800	2015	1112	500			
<b>Total:</b>										<b>243,500</b>		<b>Total:</b>		<b>243,500</b>		<b>Total:</b>		<b>223,300</b>	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
<b>Total:</b>							

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD NAME	STREET INDEX NAME	TRACING	BATCH
570/A			A	

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	147,400
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	800
Appraised Land Value (Bldg)	69,300
Special Land Value	0
<b>Total Appraised Parcel Value</b>	<b>217,500</b>
Valuation Method:	C
Adjustment:	0
<b>Net Total Appraised Parcel Value</b>	<b>217,500</b>

**NOTES**  
 TAX DEEDED APRIL 2017  
 4 APTS  
 2-2 BD RM  
 2-3 BD RM  
 ATTIC IS FINISHED BUT  
 USED FOR STORAGE

BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments		Date	Type	IS	ID	Cd.	Purpose/Result
										05/02/2017			RG	21	Sale Verification
										05/19/2016			PM	98	Field Review
										11/10/2005			KM	01	Meas/Int Estimate
										11/10/2005			KM	02	2nd Visit Not Home
										06/01/2001			ET	20	Sale Inspection

LAND LINE VALUATION SECTION																		
B #	Use Code	Use Description	Zone	Frontage	Depth	Units	Unit Price	I. Factor	S. A	C. Factor	ST. Idx	S.I. Adj.	Notes- Adj	Rec Y/N	CU Cond	Special Pricing	Adj. Unit Price	Land Value
1	950R	NOTAX R RS MDL-01				5,907 SF	12.35	1.0000	1	1.00	570	0.95		N	0.000		11.74	69,300
<b>Total Card Land Units:</b>						<b>0.14 AC</b>	<b>Parcel Total Land Area: 0.14 AC</b>						<b>Total Land Value: 69,300</b>					

Property Location: 459 GRANITE ST  
 Vision ID: 19208

Account # 19784035  
 MAP ID: 0631 / 0006 /

Bldg Name:  
 Bldg #: 1 of 1 Sec #: 1 of 1 Card 1 of 1

State Use: 950R  
 Print Date: 10/04/2017 14:52

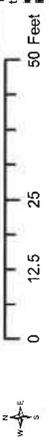
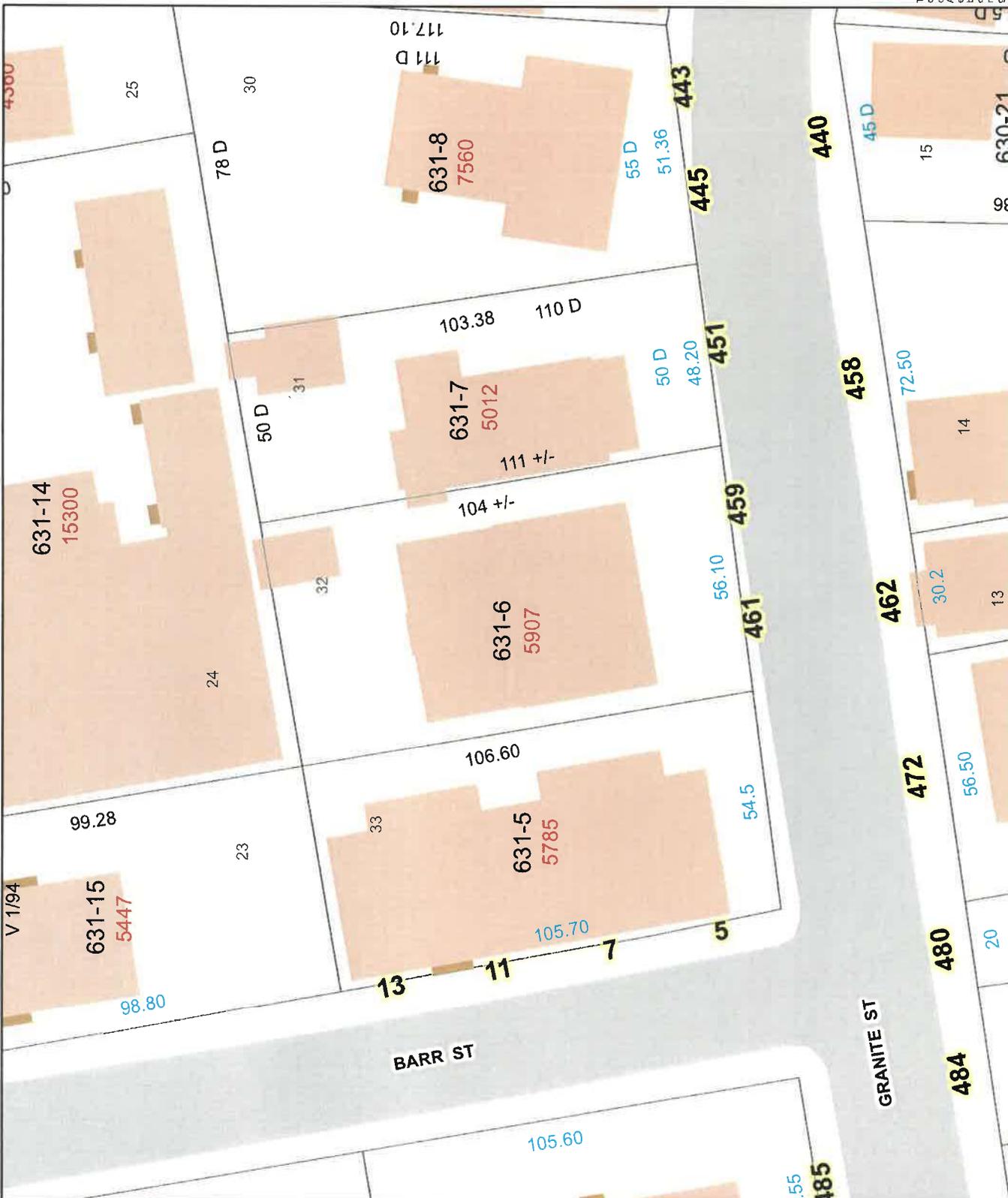
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd.	Ch. Description	Element	Cd.	Ch. Description
Style	00	Res Style 4-8 Units			
Model	03	Multi-Family			
Grade	03	Average			
Stories	2.5		MHP		
Occupancy	4		<b>MIXED USE</b>		
Exterior Wall 1	18	Asphalt	Code	Description	Percentage
Exterior Wall 2			950R	NOTAX R RS MDL-01	100
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2	04	Plywood Panel			
Interior Flr 1	14	Carpet	<b>COST/MARKET VALUATION</b>		
Interior Flr 2	06	Inlaid/Linoleu	Adj. Base Rate:	51.15	
Heat Fuel	03	Gas	Replace Cost	237,686	
Heat Type	03	Hot Air-No Duc	AYB	1900	
AC Type	01	None	EYB	1978	
Total Bedrooms	09	9+ Bedrooms	Dep Code	AV	
Total Bthrms	4		Remodel Rating		
Total Half Baths	0		Year Remodeled		
Total Xtra Fixtrs			Dep %	38	
Total Rooms	18	18 Rooms	Functional Obslnc		
Bath Style	02	Average	External Obslnc		
Kitchen Style	02	Average	Cost Trend Factor	1	
			Status		
			% Complete		
			Overall % Cond	62	
			Apprais Val	147,400	
			Dep % Ovr	0	
			Dep Ovr Comment		
			Misc Imp Ovr	0	
			Misc Imp Ovr Comment		
			Cost to Cure Ovr	0	
			Cost to Cure Ovr Comment		

FUS BAS UBM	FOP CAN	FUS BAS UBM
		14
	24	12
14		14
FHS FUS BAS UBM		40
29		29
14	FAT FUS FOP	12
		22
		14

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SHD1	SHED FRAME			L	228	12.00	2016		0		30	800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Elf. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,808	1,808	1,808		92,476
CAN	Canopy	0	168	34		1,739
FAT	Attic, Finished	0	24	5		256
FHS	Half Story, Finished	568	1,136	568		29,052
FOP	Porch, Open	0	192	38		1,944
FUS	Upper Story, Finished	1,832	1,832	1,832		93,704
UBM	Basement, Unfinished	0	1,808	362		18,516
<b>Ttl. Gross Liv/Lease Area:</b>		<b>4,208</b>	<b>6,968</b>	<b>4,647</b>		<b>237,686</b>





**DISCLAIMER**  
The information appearing on this map is for the convenience of the user and is not an official public record of the City of Manchester, NH (the "City"). This map is not survey-quality. All boundaries, easements, areas, measurements, rights-of-way, etc., that appear are derived from varied data sets which may be individually compiled at different map scales. In such cases, the information shown on this map may not be accurate. Geographic features shown on this map should only be considered approximations, and as such have no official or legal value. The City makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this information. The official public records from which this data was compiled are kept in the offices of various City, County, and State government agencies and departments, and are available for inspection and copying during normal business hours. By using this map, you agree to these terms and conditions.

## PURCHASE AND SALE AGREEMENT

Agreement made this \_\_\_\_\_ day of January, 2018, between the City of Manchester, New Hampshire, a body corporate and politic, with an address of One City Hall Plaza, Manchester, New Hampshire 03101 (hereinafter SELLER) and

(hereinafter BUYER)

WHEREAS, SELLER has sold at auction sale certain property described in Schedule A, annexed hereto, to BUYER and BUYER is willing to buy upon the terms and conditions set forth at said sale, the terms and conditions contained in the notice of said sale and the terms and conditions contained in this agreement, this agreement having been available for review prior to said sale.

NOW THEREFORE, IT IS MUTUALLY AGREED AS FOLLOWS:

1. The terms and conditions as contained in the notice of sale, as supplemented or modified up to the time of auction, are incorporated herein subject to the provisions of paragraph .
2. BUYER agrees to buy the premises described in Exhibit A, annexed hereto. This conveyance is made subject to any existing rights or liens which take precedence over the tax deed vesting title in the SELLER.
3. This conveyance is made subject to a pro rata share, as of the date of the deed, of the 2017 real estate taxes assessed on the premises described in Exhibit A.

4. The BUYER agreed to pay a purchase price of \_\_\_\_\_  
\_\_\_\_\_ (\$\_\_\_\_\_) DOLLARS,

payable as follows:

a) \_\_\_\_\_ (\$\_\_\_\_\_) DOLLARS  
by bank or certified check prior to the signing of this Agreement.

b) \$\_\_\_\_\_ (\$\_\_\_\_\_) DOLLARS  
by Bank or certified check upon delivery of the deed.

**BUYER'S PREMIUM DUE: The SELLING PRICE does not include the BUYER'S PREMIUM of ten percent (10%) of the SELLING PRICE, due to the Auctioneer at closing.**

SELLING PRICE \$\_\_\_\_\_ at \_\_\_\_\_% equals BUYERS  
PREMIUM \$\_\_\_\_\_. Payment of such an amount by the BUYER in accordance  
with the previous clause, by cash or certified check at closing, is a prior condition of the  
SELLER'S obligation to convey title. This BUYER'S PREMIUM is in addition to the  
SELLING PRICE and is payable directly to the Auctioneer.

5. BUYER is purchasing the property "as is, where is" and is not relying upon any  
warranty, statement or representation, express or implied, made by or for the SELLER or the  
auctioneer as to the property's title, its condition, or its suitability for any particular use.

6. BUYER shall bring the property into compliance with the zoning ordinances of the  
City of Manchester and specifically waives any claim the BUYER may have to a nonconforming  
use or nonconforming building.

7. SELLER makes no warranties as to title, the zoning and permitted uses of the  
property, the availability of utilities, access to the premises or the condition of the premises.

8. SELLER shall convey the property by a **DEED WITHOUT COVENANTS OR  
WARRANTIES.**

9. **BUYER agrees to close on the premises and tender the sum due under 4(b) above and no later than NOON on Thursday March 1, 2018 at the Office of the Manchester City Solicitor, One City Hall Plaza, Manchester, New Hampshire or at such other time and place as the BUYER and SELLER may agree to in writing.**

10. Time is of the essence with regards to the performance of the obligations called for by this Agreement.

11. This Agreement is subject to the Supplemental Disclosures attached hereto the BUYER as exhibit B. The BUYER acknowledges that these Supplemental Disclosures were reviewed and signed by the BUYER prior to the execution of this Agreement.

12. The BUYER is solely responsible for the removal of any tenants and the disposition of any personal property remaining on the premises.

13. If the BUYER shall default in the performance of BUYER's obligations under this Agreement, the amount set further 4(a) above shall, at the option of the SELLER, become the property of the SELLER as reasonable liquidated damages.

14. In the event that the BUYER should default in the performance of its obligations under this Agreement, the BUYER agrees that its rights to purchase the property set forth in Schedule A, annexed hereto, shall, at the option of the SELLER, be assigned to the SELLER and/or its nominee. This assignment shall be in the nature of a mitigation of damages and acceptance by the SELLER shall not constitute a waiver of any other claim for damages by the SELLER against the BUYER, nor shall it prohibit retention of the amount set forth under 4(a) above as reasonable liquidated damages, to induce the SELLER and/or its nominee to accept assignment hereunder.

IN WITNESS WHEREOF, the Parties hereto have set their hands this \_\_\_\_\_th day of  
January, 2018.

City of Manchester

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Duly Authorized

\_\_\_\_\_  
Witness

\_\_\_\_\_  
BUYER

## **EXHIBIT A**

**Map 0631 Lot 0006, 459 GRANITE ST** as shown in the records of the Board of Assessors of Manchester, New Hampshire. Said property was formerly owned by **CGL PROPERTIES LLC** and was acquired by the City of Manchester, New Hampshire by virtue of a Tax Collector's deed dated April 27, 2017, recorded in the Hillsborough County Registry of Deeds on **May 1, 2017 at Book 8964, Page 1390.**

**EXHIBIT B**

The following notifications are made pursuant to N.H. RSA 477:4-a, 477:4-c and 477:4-d.

“Radon Gas: Radon gas, the product of decay of radioactive materials in rock may be found in some areas of New Hampshire. This gas may pass into a structure through the ground or through water from a deep well. Testing can establish its presence and equipment is available to remove it from the air or water.”

“Lead Paint: Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.”

Water Supply: Because the SELLER has not actually occupied or resided in the property information relative to the type of any private water supply system, its location, malfunctions, date of installation, date of most recent water test and whether there has been a problem such as unsatisfactory water test, or a water test with notations is unknown and unavailable to the SELLER.

Private sewage disposal system: Because the SELLER has not actually occupied or resided in the property information as to a private sewage disposal system, if any, its location, malfunctions, the date it was most recently serviced and the name of the contractor who services the system is unknown and unavailable to the SELLER.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
BUYER

**DEED WITHOUT COVENANTS**

KNOW ALL BY THESE PRESENTS that the City of Manchester, New Hampshire, a body corporate and politic, with a principal address of One City Hall Plaza, Manchester, New Hampshire 03101 Grantor, for consideration paid, does hereby convey to \_\_\_\_\_ of \_\_\_\_\_, Manchester, New Hampshire, Grantee, WITHOUT COVENANTS OR WARRANTIES, all Grantor’s right, title and interest in and to a certain parcel of land situated in the City of Manchester, County of Hillsborough, New Hampshire, described as follows:

Land off \_\_\_\_\_ Street  
Map # \_\_\_\_\_ L # \_\_\_\_\_

Formerly taxed under the name of \_\_\_\_\_.

Meaning and intending to convey the premises conveyed to the City of Manchester by Tax Collector’s Deed dated April 27, 2017 and recorded in the Hillsborough County Registry of Deeds at Book \_\_\_\_\_, Page \_\_\_\_\_.

IN WITNESS WHEREOF, the City of Manchester has caused this deed to be executed in its name and on its behalf by Joyce Craig, Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Signed in presence of:

City of Manchester

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Joyce Craig  
Mayor

STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH, SS

Before me, the undersigned officer, personally appeared Joyce Craig, Mayor of the City of Manchester, known to me to be the person whose name is subscribed to the foregoing deed, and who acknowledged that he executed the same for the purposes contained therein.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Justice of the Peace/Notary Public  
My Commission expires: