

Property Location: 266 LOWELL ST  
 Vision ID: 12078

Account # 10101179

MAP ID: 0410 / 0022/A /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1 Card 1 of 1

State Use: 960R

Print Date: 10/04/2017 14:53

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
CITY OF MANCHESTER TAX COLLECTOR		1	1 All Public	1 Paved	1 Urban	Description	Code	Appraised Value	Assessed Value
/O TAX COLLECTOR CITY HALL PLAZA MANCHESTER, NH 03101 Additional Owners:		1		5		EXEMPT	960R	118,200	118,200
				6		EXM LAND	960R	70,000	70,000
		<b>SUPPLEMENTAL DATA</b>							
Other ID:		RAD OR CAICAD = 720							
Land Adjust		NO							
Voided		NO							
Total SF		4292							
Zone									
Frontage/Dep		No							
GIS ID: 410-22A		ASSOC PID#							
						<b>Total</b>		188,200	188,200

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				8964/1360	04/27/2017	U	I	4,500	50	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
HILLON, MICHAEL				6169/ 274	09/28/1999	Q	I	68,900	00	2016	1040	129,700	2016	1040	129,700	2015	1040	113,900
ACQUES, GERTRUDE A								0		2016	1040	60,300	2016	1040	60,300	2015	1040	60,300
						<b>Total:</b>		190,000		<b>Total:</b>		190,000	<b>Total:</b>		174,200			

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

This signature acknowledges a visit by a Data Collector or Assessor

APPAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	118,200
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	70,000
Special Land Value	0
<b>Total Appraised Parcel Value</b>	<b>188,200</b>
Valuation Method:	C
Adjustment:	0
<b>Net Total Appraised Parcel Value</b>	<b>188,200</b>

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

**NOTES**

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
									06/05/2017			RG	14	Other
									02/22/2005			MO	07	Meas/Info@Dr
									02/16/2001			PM	18	QC: NOAH, Insp. Prior
									06/14/2000			JR	07	Meas/Info@Dr
									08/13/1990				14	Other

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	960R	NOTAX CRE				4,292	SF	16.32	1.0000	1	1.00	395	1.00	N	0.000		16.32	70,000			
<b>Total Card Land Units:</b>						0.10	AC	<b>Parcel Total Land Area:</b>						0.1 AC	<b>Total Land Value:</b>						70,000

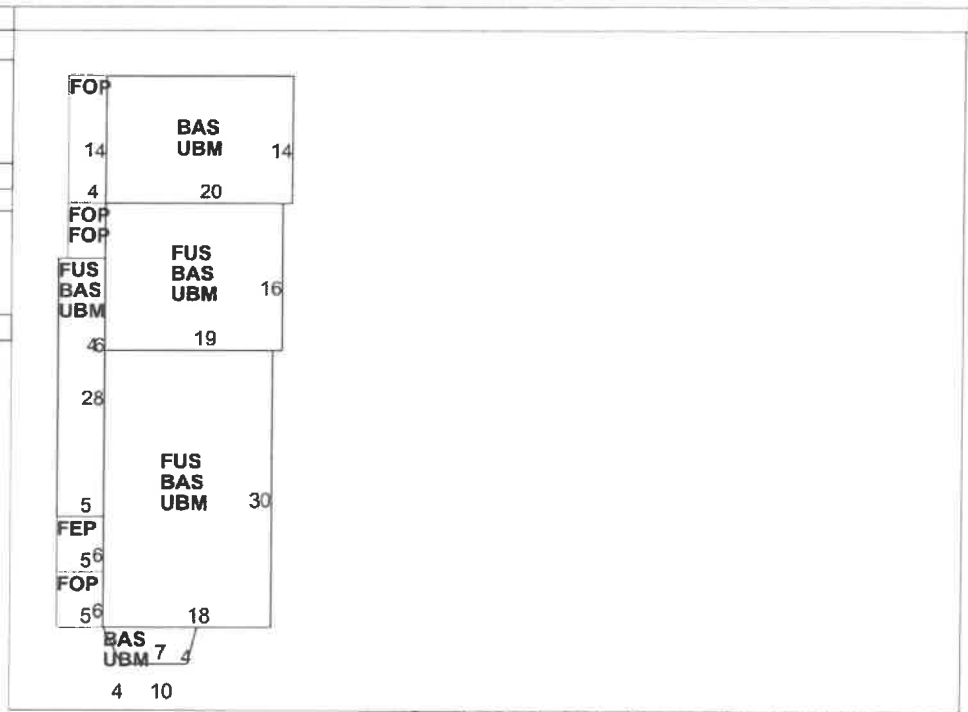
Property Location: 266 LOWELL ST  
 Vision ID: 12078

Account # 10101179  
 MAP ID: 0410 / 0022/A /  
 Bldg #: 1 of 1

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

State Use: 960R  
 Print Date: 10/04/2017 14:53

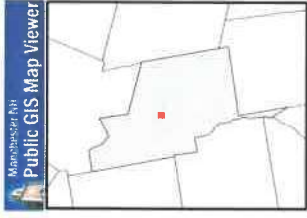
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	09		2-Fam				
Model	01		Residential				
Grade	03		Average				
Stories	2		2 Stories	MHP			
Occupancy	2			<b>MIXED USE</b>			
Exterior Wall 1	25		Vinyl Siding	Code	Description	Percentage	
Exterior Wall 2				960R	NOTAX C RE	100	
Roof Structure	03		Gable/Hip	<b>COST/MARKET VALUATION</b>			
Roof Cover	03		Asphalt	Adj. Base Rate:		73.58	
Interior Wall 1	03		Plastered	Replace Cost		190,575	
Interior Wall 2				AYB		1890	
Interior Flr 1	14		Carpet	EYB		1978	
Interior Flr 2	06		Inlaid/Linoleu	Dep Code		AV	
Heat Fuel	03		Gas	Remodel Rating			
Heat Type	05		Hot Water	Year Remodeled			
AC Type	01		None	Dep %		38	
Total Bedrooms	05		5 Bedrooms	Functional Obslnc		0	
Total Bthrms	2			External Obslnc		0	
Total Half Baths	0			Cost Trend Factor		1	
Total Xtra Fixtrs				Status			
Total Rooms	10			% Complete			
Bath Style	02		Average	Overall % Cond		62	
Kitchen Style	02		Average	Apprais Val		118,200	
				Dep % Ovr		0	
				Dep Ovr Comment			
				Misc Imp Ovr		0	
				Misc Imp Ovr Comment			
				Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			



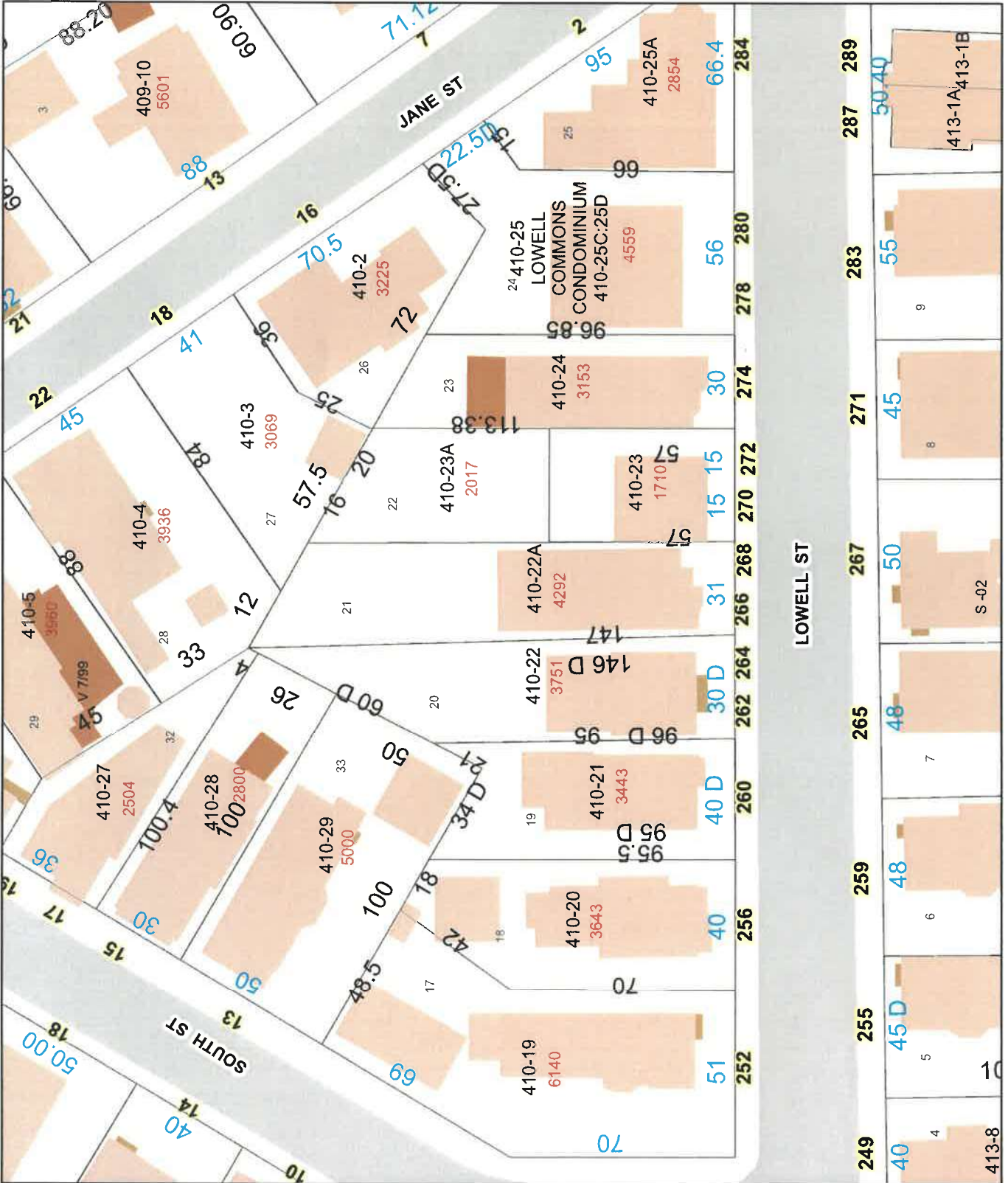
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)													
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp	Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Ej. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,298	1,298	1,298		95,508
FEP	Porch, Enclosed, Finished	0	30	21		1,545
FOP	Porch, Open	0	134	27		1,987
FUS	Upper Story, Finished	984	984	984		72,404
UBM	Basement, Unfinished	0	1,298	260		19,131
<b>Ttl. Gross Liv/Lease Area:</b>		<b>2,282</b>	<b>3,744</b>	<b>2,590</b>		<b>190,575</b>





Area Map Showing Extent Of Map At Left



## 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 0410 Lot 0022A, 266 LOWELL ST** as shown in the records of the Board of Assessors of Manchester, New Hampshire. Said property was formerly owned by **MICHAEL C. DILLON** 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 1360.**



**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: