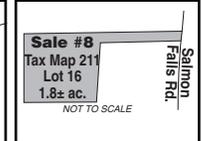
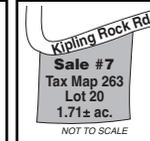
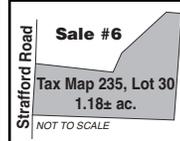
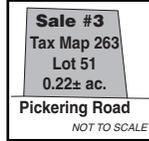


# 8 TAX DEEDED PROPERTIES IN ROCHESTER, NH AT PUBLIC AUCTION

**(3) SINGLE FAMILY HOMES, (2) MANUFACTURED HOMES  
& (3) UNDEVELOPED LOTS  
SATURDAY, MAY 12 AT 10:00 AM**

**SALE TO BE HELD AT 38 HANSON STREET, ROCHESTER, NH**  
(Directions: From the Jct of Main Street & Rte. 125 in Rochester, follow Rte. 125 north for .3 mile to a left onto Hanson Street. Building is on the right.)

**Registration begins at 9:00 AM on day of sale**



**ID 18-154.** We have been retained by the City of Rochester to sell at PUBLIC AUCTION these (8) properties which were acquired by Tax Collector's Deed. These valuable properties have a total assessed value of \$271,200.

**SALE 1: 58 Maple Street (Tax Map 121, Lot 185)** • 4-BR New Englander single family home on 0.1± acre corner lot close to Downtown • 1,128± SF GLA, 8 RMS, 1 BA, 2 enclosed porches, handicap ramp, FHA/oil heat, and detached shed • Served by city water & sewer • Assessed value: \$91,100. 2017 taxes: \$2,399 • **Deposit: \$5,000.**

**SALE 2: 93 Old Dover Road (Tax Map 139, Lot 28)** • 3-BR ranch single family home on a 0.26± acre lot just minutes to Downtown and Spaulding Turnpike • 1,104± SF GLA, 5 RMS, 1 BA, full basement, FHA/oil heat, and detached shed • Served by city water • Assessed value: \$62,200. 2017 taxes: \$1,638 • **Deposit: \$5,000.**

**SALE 3: 476 Pickering Road (Tax Map 263, Lot 51)** • 2-BR old style single family home on a 0.22± acre lot close to the Somersworth/Rochester city line • 1,404± SF GLA, 4 RMS, 1 BA, unfinished basement, enclosed front porch, and FHA/oil heat • Assessed value: \$49,700. 2017 taxes: \$1,309 • **Deposit: \$5,000.**

**SALE 4: 124 Daffodil Hill Lane (Tax Map 204, Block 80, Lot 48)** • 1984 Commodore Nova 14'x70' manufactured home on rental lot in the Windswept Acres Co-Op • 924± SF GLA, 5 RMS, 3 BR, 1½ BA, and FHA/oil heat • Nice wooded site overlooking the Salmon Falls River • Assessed value: \$19,500. 2017 taxes: \$513 • **Deposit: \$1,000.**

**SALE 5: 8 Moose Lane (Tax Map 111, Block 84, Lot 4)** • 1966 Patrician 12'x55' manufactured home on a rental lot in Pine View Mobile Home Park • 612± SF GLA, 4 RMS, 2 BR, 1 BA, detached shed, and FHA/oil heat • Served by city water & sewer • Assessed value: \$9,800. 2017 taxes: \$258 • **Deposit: \$1,000.**

**SALE 6: 82 Strafford Road (Tax Map 235, Lot 30)** • Undeveloped, wooded 1.18± acre lot along Route 202A • Property has 125± FF, slopes downward away from the road, and has a brook flowing through the rear • A-Agricultural zoning • Assessed value: \$29,800. 2017 taxes: \$785 • **Deposit: \$1,000.**

**SALE 7: 57 Kipling Rock Road (Tax Map 263, Lot 20)** • Undeveloped, wooded 1.71± acre lot in nice, quiet neighborhood • Property has 322.39± FF and is gently rolling in topography with a brook flowing through it • A-Agricultural zoning • Assessed value: \$4,600. 2017 taxes: \$121 • **Deposit: \$1,000.**

**SALE 8: 141 Salmon Falls Road (Tax Map 211, Lot 16)** • Undeveloped, wooded 1.8± acre lot in East Rochester • Gently rolling in topography with a brook flowing through the front of the lot • A-Agricultural zoning • Assessed value: \$4,500. 2017 taxes: \$118 • **Deposit: \$1,000.**

**PREVIEW FOR SALES 1, 2, 4 & 5: BY APPOINTMENT WITH AUCTIONEERS.**

**SALES 6,7 & 8: THE LOTS ARE MARKED; A DRIVE BY IS RECOMMENDED.**

**TERMS:** All deposits by cash, certified check, bank check, or other form of payment acceptable to the City of Rochester at time of sale, balance due within 30 days. *Sales are subject to City Confirmation. The City of Rochester reserves the right to reject any and all bids. Conveyance by deed without covenants. All properties sold "AS IS, WHERE IS" subject to all outstanding liens, if any.* Other terms may be announced at time of sale.

**10% BUYER'S PREMIUM PAYABLE TO AUCTIONEER DUE AT CLOSING**

*All information herein is believed but not warranted to be correct. All interested parties are advised to do their own due diligence relative to the buildability/non-buildability of any lot and all matters they deem relevant.*

**FOR PHOTOS, PLOT PLANS, DIRECTIONS & MORE INFORMATION, PLEASE VISIT OUR WEBSITE**

NH Lic.  
#2279

**James R. St. Jean**  
AUCTIONEERS  
603-734-4348 ■ [www.jsjauctions.com](http://www.jsjauctions.com)

