

Property Location: 327 SILVER ST

Assessment ID: 10044

Account #20832176

MAP ID: 0361 / 0004 /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1 Card 1 of 1

State Use: 950R

Print Date: 10/04/2017 14:58

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
CITY OF MANCHESTER TAX COLLECTOR		1 Suitable	1 All Public	1 Paved	1 Urban	Description	Code	Appraised Value	Assessed Value
TAX COLLECTOR CITY HALL PLAZA MANCHESTER, NH 03101 Additional Owners:		1 Level		5 Curb & Gutter		EXEMPT	950R	63,300	63,300
SUPPLEMENTAL DATA						EXM LAND	950R	67,000	67,000
						EXEMPT	950R	1,000	1,000
						Total		131,300	131,300

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 DIASIOS, GEORGE		8964/1374	04/27/2017	U	I	4,000	50	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
						0		2016	1040	91,300	2016	1040	91,300	2015	1040	82,400
								2016	1040	57,700	2016	1040	57,700	2015	1040	59,800
								2016	1040	1,000	2016	1040	1,000	2015	1040	300
								Total:		150,000	Total:		150,000	Total:		142,500

EXEMPTIONS				OTHER ASSESSMENTS				APPRaised VALUE SUMMARY				
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	This signature acknowledges a visit by a Data Collector or Assessor			
Total:								Appraised Bldg. Value (Card) 63,300				
								Appraised XF (B) Value (Bldg) 0				
								Appraised OB (L) Value (Bldg) 1,000				
								Appraised Land Value (Bldg) 67,000				
								Special Land Value 0				
								Total Appraised Parcel Value 131,300				
								Valuation Method: C				
								Adjustment: 0				
								Net Total Appraised Parcel Value 131,300				

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

NOTES		CORRECTED DATA PER BDG DEPT INSPECTION	
TAX DEED APRIL 2017		WEEK OF 11/27/2006. CONFIRMED AS 2-FAM	
SITE FENCED & GATED. 20+- VERY OLD		ON FULL BASEMENT.	
TRUCKS PARKED IN YARD.			
2-FAMILY DWELLING UNINHABITABLE.			

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	
06-6004	11/29/2006	FN	Fence	500		100		8' FENCE WITH SCRE	05/02/2017			RG	21	Sale Verification	
									04/11/2011			RK	99	Field Review Change	
									12/01/2006	03		RG	14	Other	
									04/15/2005			KM	01	Meas/Int Estimate	
									04/15/2005			KM	02	2nd Visit Not Home	

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			13,229	SF	6.18	1.0000	1	1.00	100	0.82	N	0.000		5.07	67,000			
Total Card Land Units:						0.30	AC	Parcel Total Land Area:						0.3 AC	Total Land Value:						67,000

Property Location: 327 SILVER ST
 Vision ID: 10044

Account #20832176

MAP ID: 0361 / / 0004 / /

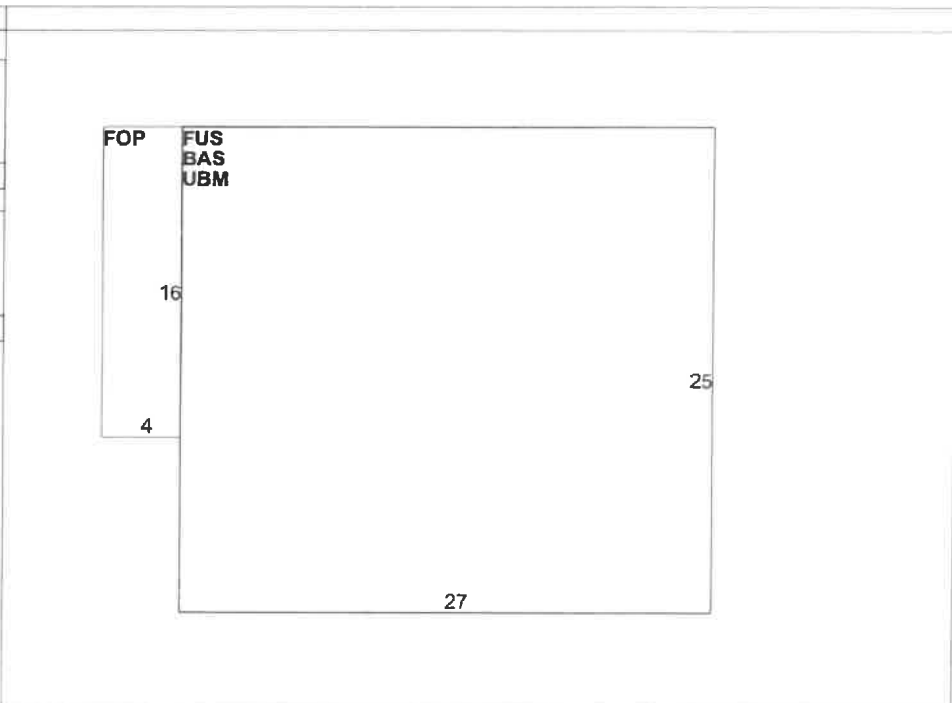
Bldg #: 1 of 1 Sec #: 1 of 1 Card 1 of 1

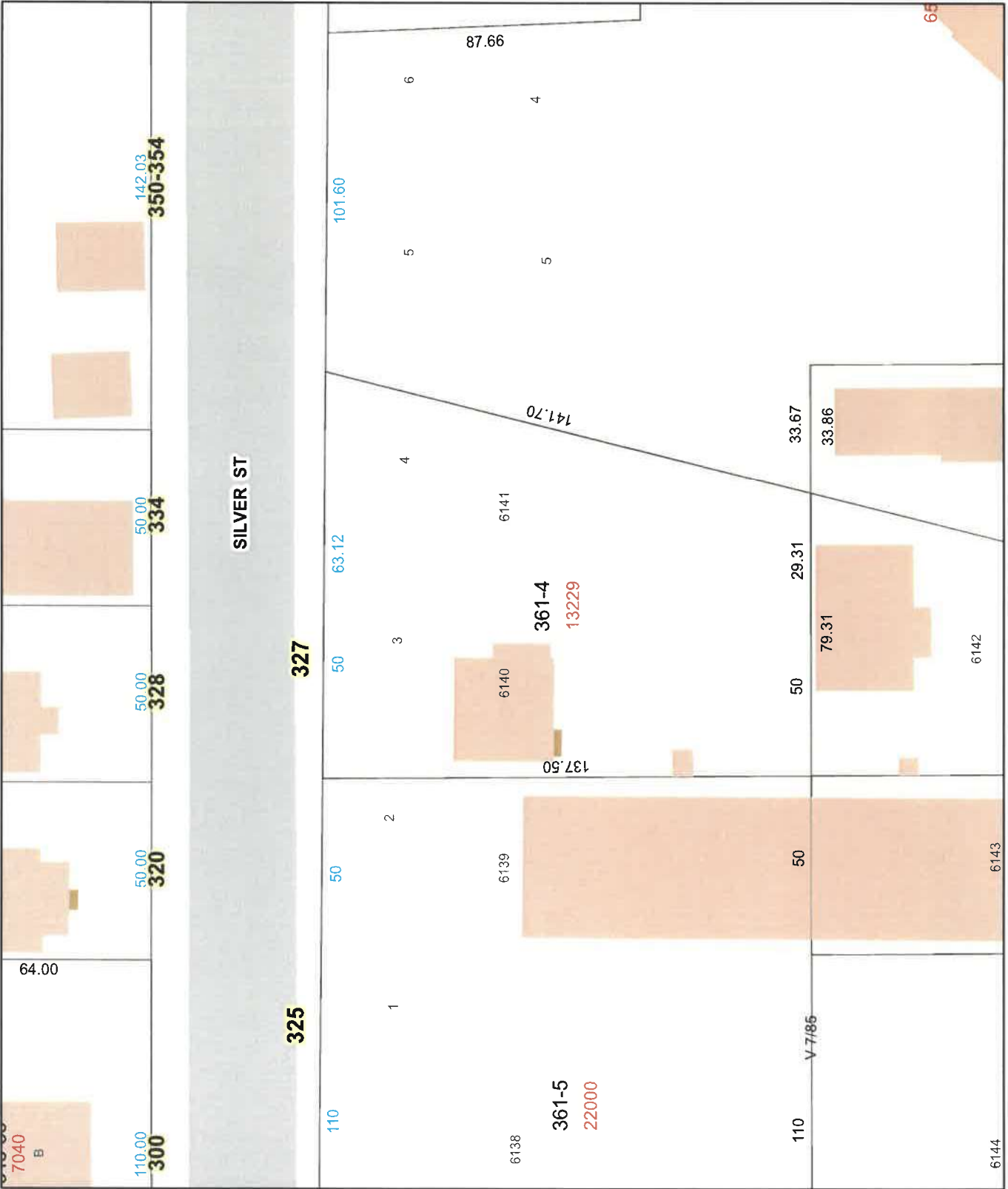
Bldg Name:
 State Use: 950R
 Print Date: 10/04/2017 14:58

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			MIXED USE			
Exterior Wall 1	26		Aluminum Sidng	Code	Description	Percentage	
Exterior Wall 2				950R	NOTAX R RS MDL-01	100	
Roof Structure	03		Gable/Hip	COST/MARKET VALUATION			
Roof Cover	03		Asphalt	Adj. Base Rate:		88.10	
Interior Wall 1	03		Plastered	Replace Cost		131,967	
Interior Wall 2				AYB		1940	
Interior Flr 1	14		Carpet	EYB		1964	
Interior Flr 2				Dep Code		VP	
Heat Fuel	02		Oil	Remodel Rating			
Heat Type	05		Hot Water	Year Remodeled			
AC Type	01		None	Dep %		52	
Total Bedrooms	04		4 Bedrooms	Functional Obslnc		0	
Total Bthrms	2			External Obslnc		0	
Total Half Baths	0			Cost Trend Factor		1	
Total Xtra Fixtrs				Status			
Total Rooms	8			% Complete			
Bath Style	02		Average	Overall % Cond		48	
Kitchen Style	02		Average	Apprais Val		63,300	
				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
PAT1	PATIO-AVG			L		216	9.00	2016		0		50	1,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	675	675	675		59,464
FOP	Porch, Open	0	64	13		1,145
FUS	Upper Story, Finished	675	675	675		59,464
UBM	Basement, Unfinished	0	675	135		11,893
Ttl. Gross Liv/Lease Area:		1,350	2,089	1,498		131,967





DISCLAIMER
The information appearing on this map is for the convenience of the user and is not intended to be used as a substitute for the official records 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, some geographic information from different data sets may not be perfectly aligned or consistent. The 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 for any particular use. The City assumes no liability for any errors or omissions in 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 0361 Lot 0004, 327 SILVER ST as shown in the records of the Board of Assessors of Manchester, New Hampshire. Said property was formerly owned by **GEORGE TSIATSIOS** 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 1374.**

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: