

# (11) TAX DEEDED PROPERTIES IN MANCHESTER, NH AT PUBLIC AUCTION

**(2) SINGLE FAMILY HOMES • (3) MULTI-FAMILY HOMES • (1) CONDO • (5) VACANT LOTS**  
**SATURDAY, JANUARY 20 AT 10:00 AM**  
*(Severe storm date: Saturday, January 27 At 10:00 AM)*

**SALE TO BE HELD IN THE ALDERMANIC CHAMBERS, 3rd FLOOR, ONE CITY HALL PLAZA, MANCHESTER, NH**  
**REGISTRATION BEGINS AT 9:00 AM ON DAY OF SALE**

**ID 18-110.** We have been retained by the City of Manchester to sell at PUBLIC AUCTION these 11 properties which were acquired by Tax Collector's Deed. The 11 properties have a total assessed value of \$1,236,400. *All properties will be sold with reserve, subject to confirmation by the City of Manchester. The city reserves the right to reject any and all bids.*



**Sale #1**

**SALE #1: 71 Maurice St. (Tax Map 386, Lot 71)**  
 • 4-BR cape on 0.17± acre lot • 1,212± SF GLA, 7 RMS, 4 BR & 1 BA • Detached garage, enclosed porch, and FHW/oil heat

• Assessed value: \$195,100. 2017 taxes: \$4,550.



**Sale #2**

**SALE #2: 24 Hiler St. (Tax Map 489, Lot 22)**  
 • 3-BR cape on 0.23± acre lot • 1,336± SF GLA, 6 RMS, 3 BR, 2½ BA, and full basement

Aluminum siding, hardwood floor, and FHW/oil heat • Assessed value: \$212,500. 2017 taxes: \$4,956.



**Sale #3**

**SALE #3: 459 Granite Street (Tax Map 631, Lot 6)**  
 • Four-family home on 0.14± acre lot • 4,208± SF home has (2) 2-BR units and (2) 3-BR units, FHA/gas heat, and detached shed • Assessed value: \$217,500. 2017 taxes: \$5,072.



**Sale #4**

**SALE #4: 327 Silver Street (Tax Map 361, Lot 4)**  
 • 2-family home in very poor condition on 0.3± acre lot in the RDV, Re-development Mixed-use Zoning District • Assessed value: \$131,300. 2017 taxes: 3,062.

**TERMS:** \$5,000 deposit each for Sales #1 through #6 & Sales #8 through #10 and \$500 deposit each for Sales #7 & #11 by cash, certified check, or bank check at time of sale, balance due at closing on or before March 1, 2018. Conveyance by deed without covenants. **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.*

**James R. St. Jean**  
**A U C T I O N E E R S**

45 Exeter Road, Epping, NH 03042, NH Lic. #2279

**603-734-4348 ■ www.jsjauctions.com**

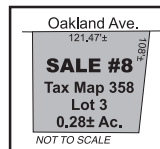


**Sale #5**

**SALE #5: 80 English Village Road, Unit 101 (Tax Map 789A, Lot 73)**  
 • Garden style ground floor condo located at King Richard Condominium • 705± SF GLA, 4 RMS, 1 BR, 1 BA, FHW/gas heat & ample parking • Assessed value: \$47,100. 2017 taxes: \$1,098.

**SALE #6: 266 Lowell Street (Tax Map 410, Lot 22A)**  
 • 2-family home on 0.1± acre lot • 2,282± SF GLA, 10 rooms, 5 bedrooms and 2 baths • Assessed value: \$188,200. 2017 taxes: \$4,389.

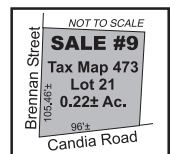
**SALE #7: Lowell Street (Tax Map 410, Lot 23A)**  
 • Vacant, landlocked 0.05± acre back lot (directly behind 270 Lowell St.) in the R-3, Multi-Family Zoning District • Assessed value: \$9,100. 2017 taxes: \$212.



**SALE #8**  
 Tax Map 358  
 Lot 3  
 0.28± Ac.  
 NOT TO SCALE

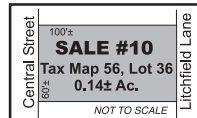
**SALE #8: 77 Oakland Ave. (Tax Map 358, Lot 3)**  
 • Vacant 0.28± acre lot zoned R1 • Assessed value: \$81,100. 2017 taxes: \$1,891.

**SALE #9: 504 Candia Road (Tax Map 473, Lot 21)**  
 • Vacant 0.22± acre corner lot zoned R1 • Assessed value: \$78,200. 2017 taxes: \$1,824.



**SALE #9**  
 Tax Map 473  
 Lot 21  
 0.22± Ac.  
 NOT TO SCALE

**SALE #10: 333 Central St. (Tax Map 56, Lot 36)**  
 • Vacant 0.14± acre lot zoned R3 • Property formerly improved by multi-family home destroyed by fire in 2012 • Assessed value: \$69,500. 2017 taxes: \$1,621.



**SALE #10**  
 Tax Map 56, Lot 36  
 0.14± Ac.  
 NOT TO SCALE

**SALE #11: Groveland Avenue (Tax Map 493, Lot 12B)**  
 • Vacant 0.03± acre lot zoned R1A • Assessed value: \$6,800. 2017 taxes: \$159.

**Preview for Sales #1, #2, #5 & #6:** Friday, January 12 from 1:00 - 3:00 PM. **Preview for Sale #3:** By appointment with Auctioneer. **All parcels of land:** Properties are marked with a sign; a drive-by is recommended.

**PLEASE VISIT OUR WEBSITE FOR COMPLETE DETAILS, DIRECTIONS, PLOT PLANS & PHOTOS**