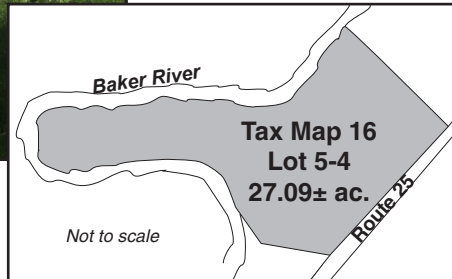


# TAX DEEDED PROPERTY IN RUMNEY, NH AT PUBLIC AUCTION

## WATERFRONT 27.09± ACRE PROPERTY ON BAKER RIVER

**SATURDAY, OCTOBER 13 AT 9:30 AM  
470 RUMNEY ROUTE 25, RUMNEY, NH**

— SALE TO BE HELD ON SITE —



**ID #18-228** • 27.09± acres of land & improvements with good visibility along well travelled Route 25 close to the Polar Caves tourist attraction and minutes to Rumney Rocks climbing recreation • Property has approximately 860± FF along Route 25 and over 3,000 FF along Baker River • Improvements include a 2,052± SF 3-BR cape style building, detached shed, and a single-wide 1,620± SF manufactured home • Tax Map 16, Lot 5-4. Assessed value: \$231,800. 2017 taxes: \$5,503.

**AUCTIONEERS NOTE:** A restriction of use will be placed on the property by the Town of Rumney after the sale. Use of acreage located in the FEMA 100 Year Flood Zone will be limited in use to agricultural and forestry only.

**DIRECTIONS:** From the traffic circle at the junction of Routes 25 & 3A in Plymouth, take Route 25 west for just under 1 mile. Property is on the right.

**TERMS:** \$5,000 deposit by cash, certified check, bank check, or other form of payment acceptable to the Town of Rumney at time of sale. An additional deposit to increase total deposit to 10% of bid price is due within 5 business days of sale (October 19, 2018). Balance of purchase price due within 30 days from sale. SALE IS SUBJECT TO TOWN CONFIRMATION. TOWN OF RUMNEY RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS. 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.

PLOT PLAN, PHOTOS & MORE DETAILS ARE AVAILABLE ON OUR WEBSITE

**James R. St. Jean**  
AUCTIONEERS

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

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



**AGREEMENT AND DEPOSIT RECEIPT**

**THIS AGREEMENT** made this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by and between the Town of Rumney, a municipal corporation organized under the laws of the State of New Hampshire, having a principal place of business at 79 Depot Street, Rumney, New Hampshire 03266 (hereinafter referred to as the “SELLER”), and the BUYER \_\_\_\_\_ having an address of \_\_\_\_\_.

**WITNESSETH:** That the SELLER agrees to sell and convey, and the BUYER agrees to buy certain land with the improvements thereon, located in Rumney, New Hampshire, known as:

Map: 16 Lot: 05-04 Address: 470 Rumney Route 25, Rumney, NH 03266

**PRICE:** The SELLING PRICE is \$ \_\_\_\_\_.

The BUYER’S DEPOSIT, receipt of which is hereby acknowledged, in the sum of \$ \_\_\_\_\_; an additional deposit in the sum of \$ \_\_\_\_\_ that when added to the initial deposit will bring total deposit to 10% of bid price will be due within five (5) business days from the date of sale.

The BALANCE OF THE SELLING PRICE is due within 30 days from the date of sale and tendered in cash or certified check in the amount of \$ \_\_\_\_\_.

**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 10 % 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 Town’s obligation to convey title. This BUYER’S PREMIUM is in addition to the SELLING PRICE and is payable directly to the Auctioneer.

**DEED:** The SELLER agrees to furnish, at its own expense, a duly executed Quitclaim Deed to the property.

**POSSESSION AND TITLE:** The property is sold in its AS IS, WHERE IS condition, without any warranty as to its use or condition whatsoever, subject to all tenants and rights of use or possession, limitations of use by virtue of prior land use approvals and/or interests secured or inuring to the benefit of abutters, third parties or members of the general public, outstanding municipal charges for sewer, water of betterment assessments/connection or capacity charges for the same, or other matters of record which may impact the use of, or title to, the property, if any, including mortgages, equity lines of credit, liens, attachments, orders to cease and desist, and any State and Federal tax liens which have survived the Town’s acquisition of the property.

**AGREEMENT AND DEPOSIT RECEIPT (Cont'd)**

**TRANSFER OF TITLE:** Shall be given on or before thirty (30) days after the date of this AGREEMENT. The place and time of TRANSFER OF TITLE shall be determined by mutual agreement. Failing such mutual agreement, the time of transfer shall be as designated by the SELLER and shall occur at Rumney Town Hall, 79 Depot Street, Rumney, NH 03266. **Time is of the essence.**

**TITLE:** If the BUYER desired an examination of the title, BUYER shall pay the cost thereof, BUYER acknowledges that TITLE shall be transferred by Quitclaim Deed. DEED and BUYER'S TITLE shall be subject to matters of record and as described in the section entitled POSSESSION AND TITLE above.

**LIQUIDATED DAMAGES:** If the BUYER shall default in the performance of his/her obligations under this AGREEMENT, the amount of the deposit and any additional deposit given by the BUYER may, at the option of the SELLER, become the property of the SELLER as reasonable liquidated damages. Further, all of the BUYER'S rights and interests in and to the AGREEMENT shall, without further notice or further consideration, be assigned to SELLER. Upon BUYER'S default or failure to close SELLER reserves this unqualified right to sell the property to the next highest qualified bidder. Alternatively, the BUYER may demand specific performance of this contract to which the SELLER will acquiesce.

**ACKNOWLEDES AND AGREES:** That the sale of the property as provided for herein is made on an "AS IS" condition and basis with faults, latent or patent.

**PRIOR STATEMENTS:** All representations, statements, and agreements heretofore made between the parties hereto are merged in the AGREEMENT, which along fully and completely expressed the respective obligations, and the AGREEMENT is entered into by each party after opportunity for investigation, neither party relying on any statements or representation not embodied in this AGREEMENT shall not be altered or modified except by written agreement signed and dated by both BUYER and SELLER.

**ADDITIONAL PROVISIONS:**  
See Page 3 of this Agreement.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

**WITNESS:** The signatures of the above-mentioned parties on the dates as noted below.

**TOWN OF RUMNEY**  
By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Duly authorized  
Date: \_\_\_\_\_  
Witness: \_\_\_\_\_

**BUYER**  
By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Duly authorized  
Date: \_\_\_\_\_  
Witness: \_\_\_\_\_

Town of Rumney  
Board of Selectmen  
Rumney, NH 03266

IMPORTANT NOTICE

By vote of the Rumney Board of Selectmen, on July 2, 2018: upon sale of the Town owned property located at 470 Rumney Route 25, parcel number 16-05-04, a restriction will be placed on the land that runs adjacent to the Baker that is noted in the FEMA Flood Map to be in the 100 Year Flood Zone. The use of the acreage located in the FEMA 100 Year Flood Zone will be limited in use to agricultural and forestry only. These restrictions will be noted in the deed used to convey the property from the Town of Rumney to the purchaser.

Date: 07/02/18

  
Robert Berti, Chairman

\_\_\_\_\_  
Edward Haskell

  
George Bonfiglio

**OWNER INFORMATION**

**SALESHISTORY**

**PICTURE**

Date	Book	Page	Type	Price	Grantor
08/08/2017	4303	0716	U135		LORD, LISA M
08/25/2010	3726	0221	U190	187,500	SHEEHAN, CHRISTOPHER P

RUMNEY, NH 03266

**LISTING HISTORY**

Date	Agent	Description
06/25/15	JBPU I@D	
09/16/14	PBRV	2014 REVIEW
08/01/13	JBRL	2013 M&L W/ INTERIOR
06/03/11	PBPU	2011 PICK-UP
04/28/10	SBPU	2010 PICK-UP
03/07/08	JBRM	09 REVAL

**NOTES**  
 SERIAL#:001199 -- MAPNO:16-05-04.COLOR:RED.13 FIN LIV AREA= 1638 SQ FT, FD=LAYOUT;OB'S=NO VALUE.10 PU: BRN DEMO'D, ADDED SHED.11 PU: CAMPGROUND NOT IN, ADDED PORCH, ATTCHD SHD, SHED & WDK.13 M&L: RMV'D FPL, FPO (BLOCKED OFF), SHED, ADJ'D SKTCH, HEAT, FLRS & BARN SIZE. 2014-LUCT-RMV ALL OF REAR ACREAGE FROM CU DUE TO COMM USES. MUD RACING, HAUNTED HAY RIDES SINCE 2013. 14 RVW: ADJ SITE & TOPO;PU15:RMD OB'S,NOT LIVEABLE/NO RUNNING WATER,FIRE DAMAGE REPL'D,USE AS GIFT SHOP;ADJ GRADE/FD;ADD C#2

**EXTRA FEATURES VALUATION**

Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
440	20 x 22	96	14.00	90	5,322	SIZE ESTIMATED
					<b>5,300</b>	

**MUNICIPAL SOFTWARE BY AVITAR**

**RUMNEY ASSESSING OFFICE**

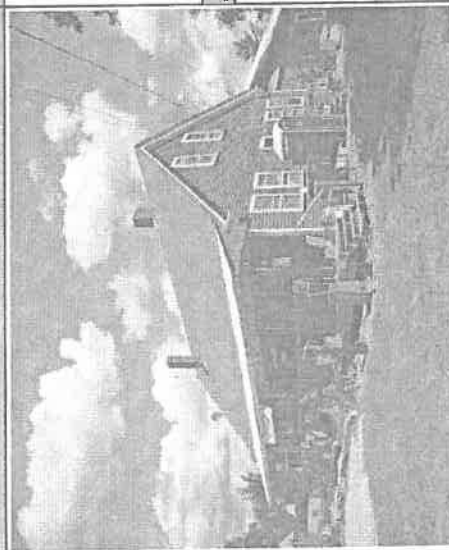
Year	Building	Features	Land
2016	\$ 141,000	\$ 5,300	\$ 85,500
	Parcel Total: \$ 231,800		
2017	\$ 141,000	\$ 5,300	\$ 85,500
	Parcel Total: \$ 231,800		
2018	\$ 61,800	\$ 5,300	\$ 85,500(c)
	Parcel Total: \$ 231,800		

(Card Total: \$ 152,600)

**LAND VALUATION**

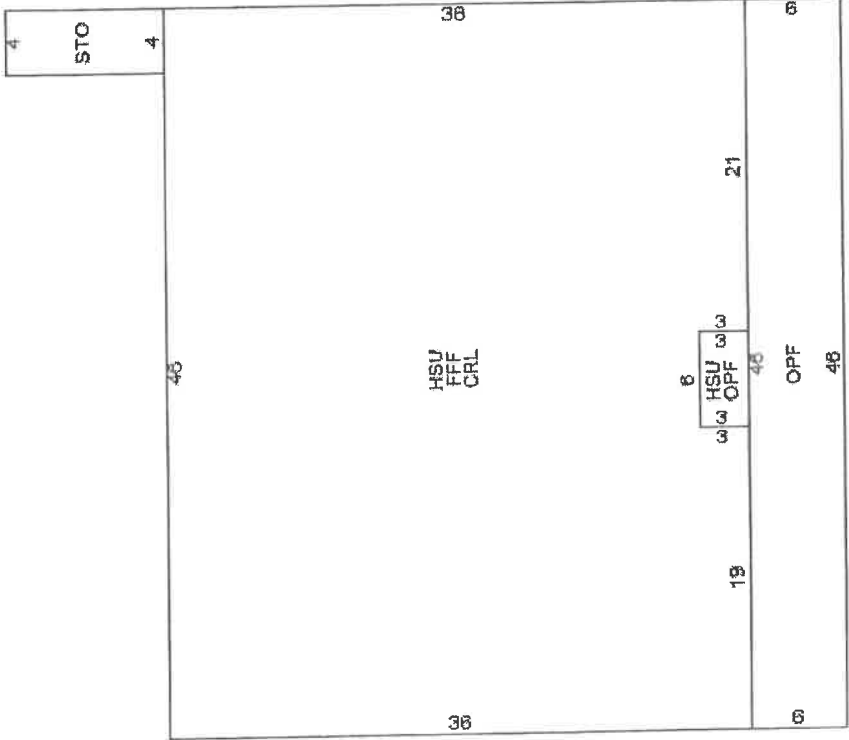
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Driveaway:	Road:
													Tax Value	Notes
IF RES	2,000 ac	40,000	G	125	100	100	100	90 -- FAIR+	100	45,000	0	N	45,000	ROLLING/RIVER
IF RES	2,800 ac	x 2,000	X	88				60 -- POOR	100	3,000	0	N	3,000	STEEP/LOW/FLOODS
IF RES	20,290 ac	x 2,000	X	88					100	35,700	0	N	35,700	
IF RES	2,000 ac	x 2,000	X	88				50 -- VERY POOR	100	1,800	0	N	1,800	STEEP/LOW/FLOODS
	<b>27,090 ac</b>									<b>85,500</b>			<b>85,500</b>	

Zone: RURAL IMPRV Minimum Acreage: 3.00 Minimum Frontage: 300

		<b>OWNER</b> RUMNEY, TOWN OF PO BOX 220 RUMNEY, NH 03266		<b>BUILDING DETAILS</b> Model: 1.50 STORY FRAME CAPE Roof: GABLE HIP/ASPHALT Ext: CLAP BOARD Int: PLASTERED/PLYWOOD PANEL Floor: PINE/SOFT WD Heat: OIL/HOT WATER Bedrooms: 3 Baths: 1.0 Fixtures: 3 Extra Kitchens: Fireplaces: A/C: No Generators: Quality: B1 AVG-10 Com. Wall: Size Adj: 0.9323 Base Rate: RSA 83.00 Bldg. Rate: 0.7803 Sq. Foot Cost: \$ 64.77	
<b>TAXABLE DISTRICTS</b>		<b>PERMITS</b>		<b>BUILDING SUB AREA DETAILS</b>	
District	Percentage	Date	Permit ID	Permit Type	Notes

ID	Description	Area	Adj.	Effect.
HSU	1/2 STRY UNFIN	1656	0.25	414
FFF	FST FLR FIN	1638	1.00	1638
CRL	CRAWL SPACE	1638	0.05	82
OPF	OPEN PORCH FIN	294	0.25	74
STO	STORAGE AREA	40	0.25	10
		<b>5,266</b>		<b>2,218</b>

2014 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 143,660
Year Built:	1800
Condition For Age:	AVERAGE
Physical:	
Functional:	FD
Economic:	
Temporary:	
Total Depreciation:	57 %
Building Value:	\$ 61,800



OWNER INFORMATION	SALES HISTORY	PICTURE			
Date	Book	Page	Type	Price	Grantor

RUMNEY, TOWN OF  
 PO BOX 220  
 RUMNEY, NH 03266

LISTING HISTORY	NOTES
	COLOR:TAN;PUI5;RMD OBS,NOT LIVEABLE/NO RUNNING WATER,FIRE DAMAGE REPLACED,USE AS GIFT SHOP;ADJ GRADE/FD;ADDED CARD #2

**EXTRA FEATURES VALUATION**

Units	Length	x	Width	Size	Adj	Rate	Cond	Market Value	Notes

MUNICIPAL SOFTWARE BY AVITAR  
**RUMNEY ASSESSING OFFICE**


PARCEL TOTAL TAXABLE VALUE		
Year	Building	Land
2018	\$ 79,200	\$ 0
	Parcel Total: \$ 231,800	

(Card Total: \$ 79,200)

LAND VALUATION		
Zone:	Minimum Acreage:	Minimum Frontage:
Land Type 1F RES	Neighborhood:	
		0 ac

Site: Driveway: Road:  
 Cond Ad Valorem SPI R Tax Value Notes



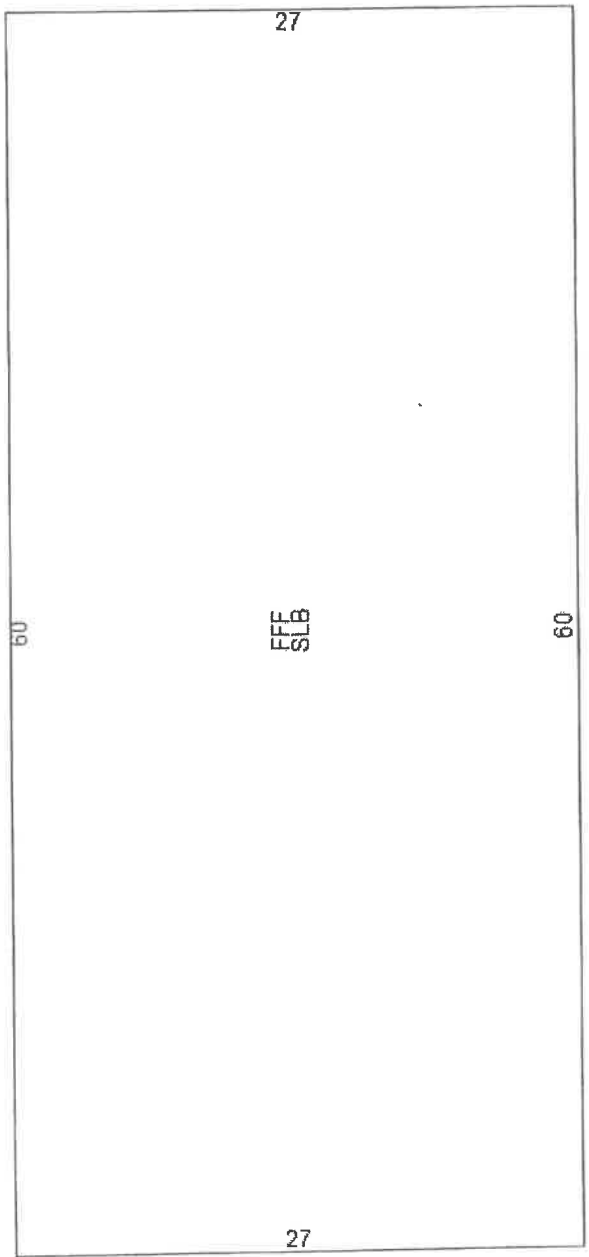
		<b>TAXABLE DISTRICTS</b> District: _____ Percentage: _____	
<b>OWNER</b> RUMNEY, TOWN OF PO BOX 220 RUMNEY, NH 03266		<b>PERMITS</b> Date Permit ID Permit Type Notes	

**BUILDING DETAILS**  
 Model: 1.00 STORY FRAME MH-SINGLE  
 Roof: GABLE HIP/ASPHALT  
 Ext: VINYL SIDING  
 Int: DRYWALL  
 Floor: CARPET/LINOLEUM/VINYL  
 Heat: GAS/FA DUCTED  
 Bedrooms: 3 Baths: 2.0 Fixtures: 7  
 Extra Kitchens: \_\_\_\_\_ Fireplaces: \_\_\_\_\_  
 Generators: \_\_\_\_\_  
 A/C: No  
 Quality: A0 AVG  
 Com. Wall: \_\_\_\_\_  
 Size Adj: 0.8729 Base Rate: MHD 55.00  
 Bldg. Rate: 0.8467  
 Sq. Foot Cost: \$ 46.57

BUILDING SUB AREA DETAILS		
ID	Description	Area Adj. Effect.
FFF	FST FLR FIN	1620 1.00 1620
SLB	SLB	1620 0.05 81
		3,240 1,701

2014 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 79,216
Year Built:	2015
Condition For Age:	EXCELLENT
Physical:	
Functional:	
Economic:	
Temporary:	
Total Depreciation:	
Building Value:	\$ 79,200







8 3 2 1 5 5 9  
Tx:4289049

4303-0716

08/10/2017 11:36 AM Pages: 1  
REGISTER OF DEEDS, GRAFTON COUNTY

*Kerry Monahan*

531

### TAX COLLECTOR'S DEED KNOWN ALL MEN BY THESE PRESENTS

That I, Paulette Bowers, Tax Collector for the Town of Rumney, in the County of Grafton and the State of New Hampshire, for the year 2014 by the authority in me vested by the laws of the State, and for consideration received by the Town of Rumney, located at 79 Depot St, PO Box 275, Rumney, NH 03266, do hereby sell and convey to the Town of Rumney, a certain tract or parcel of land situated in the Town of Rumney, New Hampshire aforesaid, taxed by the Selectmen/Assessors in 2014 to:

**LORD, LISA M**

and described in the invoice books as:

Map: 000016 Lot: 005004 Sublot: 000000

Located At 470 RUMNEY ROUTE 25

Consisting of 27.090 Acres of Land, Including Any Buildings Thereon, as Recorded at the Registry of Deeds in Book 3726, Page 0221.

The deed is the result of the tax lien execution held at the Tax Collector's Office in the above stated Town, in the State of New Hampshire on 04/14/2015 and recorded at the Registry of Deeds in Book 4121, Page 491, to have and to hold said Premises, with the appurtenances, to said Town's successors/heirs and assigns forever. And I hereby covenant with said Town, that in making this conveyance I have in all things complied with the law, and that I have good right, so far as that right may depend upon the regularity of my own proceedings, to sell and convey the same in manner aforesaid.

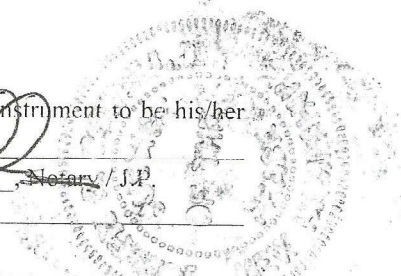
In witness whereof, I have hereunto set my hand and seal, the 8<sup>th</sup> day of August in the year of our Lord 2017.

*Paulette Bowers*

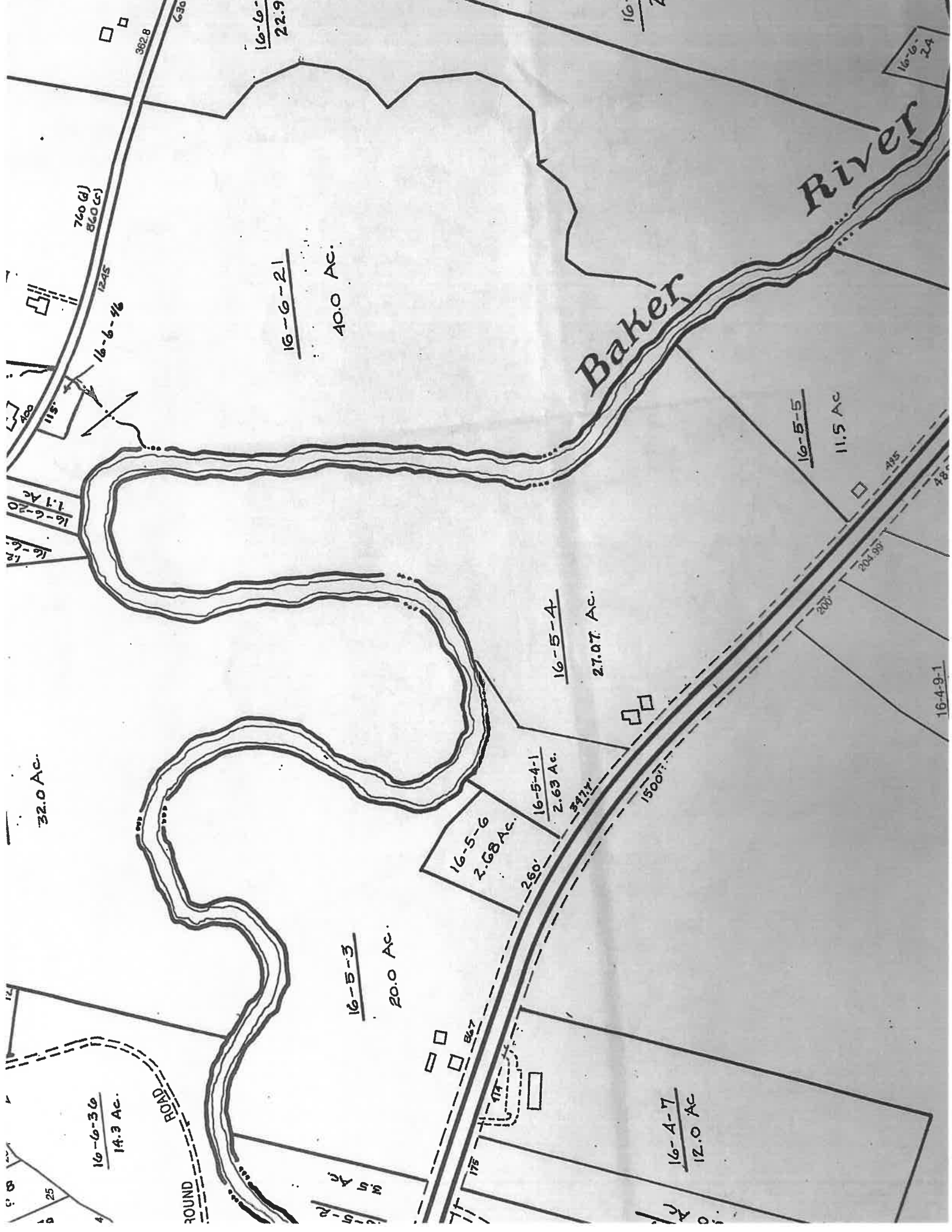
Paulette Bowers  
Tax Collector, Rumney

State of New Hampshire, County of Grafton, On Aug. 8, 2017  
Paulette Bowers, the above named, personally appearing and acknowledged the foregoing instrument to be his/her voluntary act and deed. Before me

*[Signature]*  
Notary / J.P.  
My Commission expires:



**JOSEPH G. CHIVEL, II**  
Justice of the Peace - New Hampshire  
My Commission Expires April 19, 2022



16-6-2  
22.9 f

16-  
2

16-6-  
24

760 (G)  
860 (G)

1245  
16-6-4

16-6-21  
400 AC.

Baker  
River

16-5-5  
11.5 AC

16-6-20  
1.1 AC

16-5-4  
27.07 AC.

415  
48

32.0 AC.

16-5-4-1  
2.63 AC.

16-5-6  
2.68 AC.

16-5-3  
20.0 AC.

1500'

ROUND ROAD  
16-6-36  
14.3 AC.

16-4-7  
12.0 AC

16-4-9-1

0 25 50  
feet