

# 2 TAX DEEDED PROPERTIES IN MANCHESTER, NH AT PUBLIC AUCTION

**2-FAMILY HOME & VACANT LOT IN NORTH END  
THURSDAY, NOVEMBER 8 BEGINNING AT 3:00 PM**

*Each property to be sold from it's respective address*

**WE HAVE BEEN RETAINED BY THE CITY OF MANCHESTER, NH TO SELL AT PUBLIC AUCTION  
THESE (2) PROPERTIES WHICH WERE ACQUIRED BY TAX COLLECTOR'S DEED**

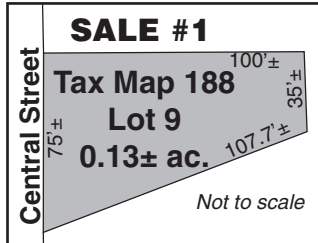
**SALE 1 @ 3:00 PM  
477 CENTRAL STREET  
(Tax Map 188, Lot 9)**



**ID #18-246** • C.1900, 2-family home on an R2, Residential Two Family zoned 0.13± acre lot in East Manchester only minutes to Downtown • 1¼ story home contains 2,203± SF GLA, 9 rooms, 4 bedrooms, 1½ baths, and full basement • Fenced-in back yard, open porch, vinyl siding, and FHW/oil heat • All public utilities • Assessed value: \$178,500. 2017 taxes: \$4,163 • **Deposit:** \$5,000 • **Preview:**

Thursday, November 1 from 2:00 PM - 4:00 PM and day of sale from 2:00 PM.

**Directions:** From Manchester City Hall, follow Elm Street south for .2 mile to a left onto Central Street for .9 mile. Property is on the right.

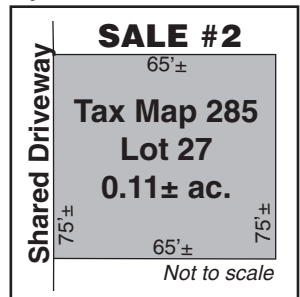


**SALE 2 @ 4:00 PM  
SEVENTH AVENUE  
(Tax Map 285, Lot 27)**



**ID #18-247** • Vacant 0.11± acre lot located in a quiet North Manchester neighborhood near the Merrimack River • Lot is level and cleared • Zoning is R1A, Residential One Family Medium Density • Assessed value: \$10,600. 2017 taxes: \$247 • **Deposit:** \$2,500 • **Preview:** Lot is marked, a drive-by is recommended.

**Directions:** From Manchester City Hall, follow Elm Street north for .2 mile to a left onto Spring Street for .1 mile. Turn right onto Canal Street for .7 mile, stay left to continue on River Road for 1.6 miles. Turn left onto Ward Street for .3 mile to a right onto Seventh Avenue. Land is on the right behind #40. Access to lot via shared driveway with #50 Seventh Avenue.



**Terms:** Deposits for each property by cash, certified check, or bank check at time of sale; additional deposit to increase total deposit to 10% of bid price due within 5 business days, balance of purchase due within 45 days from the sale date. *Sales are subject to City confirmation. The City of Manchester reserves the right to reject any and all bids.* **Both 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.*

**PLOT PLANS, PHOTOS, AND 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**



## **PURCHASE AND SALE AGREEMENT**

Agreement made this \_\_\_\_\_ day of November, 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 2018 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 due within 5 business days from committee approval.

c) \$\_\_\_\_\_ (\$\_\_\_\_\_) 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 Monday December 24, 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  
November, 2018.

City of Manchester

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Duly Authorized

\_\_\_\_\_  
Witness

\_\_\_\_\_  
BUYER

**EXHIBIT A**

**Map 0188 Lot 0009, 477 CENTRAL ST** as shown in the records of the Board of Assessors of Manchester, New Hampshire. Said property was formerly owned by **ESTATE OF GEORGETTE MACARTHUR** and was acquired by the City of Manchester, New Hampshire by virtue of a Tax Collector's deed dated March 15, 2018, recorded in the Hillsborough County Registry of Deeds on **March 19, 2018 at Book 9057, Page 0909.**

**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

Property Location: 477 CENTRAL ST  
 Vision ID: 5415

Account #13004218

MAP ID: 0188//0009//

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1 Card 1 of 1

State Use: 1040

Print Date: 06/21/2018 14:14

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
CITY OF MANCHESTER TAX COLL		11 Suitable	1 All Public	1 Paved	1 Urban	Description	Code	Appraised Value	Assessed Value
1 CITY HALL PLAZA		1 Level		5 Curb & Gutter		RESIDNTL	1040	118,500	118,500
MANCHESTER, NH 03101						RES LAND	1040	59,100	59,100
Additional Owners:						RESIDNTL	1040	900	900
<b>SUPPLEMENTAL DATA</b>									
Other ID:				RAD OR CAICAD = 720					
Land Adjust NO				Callback Ltr					
Voided NO				Sketch Note					
Total SF 5500				Land Class R					
Zone				Parcel Zip 03103-4157					
Frontage/Dep No				ASSOC PID#					
GIS ID: 188-9				Total 178,500 178,500					

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 COLL		9057/ 909	03/15/2018	U	I	3,900	35	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
MACARTHUR, GEORGETTE ESTATE OF			05/16/2006	U	I	0	1C	2017	1040	118,500	2016	1040	118,500	2016	1040	118,500
MACARTHUR, GEORGETTE						0		2017	1040	59,100	2016	1040	59,100	2016	1040	59,100
						0		2017	1040	900	2016	1040	900	2016	1040	900
Total:										178,500	Total:		178,500	Total:		178,500

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
Total:								

This signature acknowledges a visit by a Data Collector or Assessor

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	118,500
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	900
Appraised Land Value (Bldg)	59,100
Special Land Value	0
Total Appraised Parcel Value	178,500
Valuation Method:	C
Adjustment:	0
<b>Net Total Appraised Parcel Value</b>	<b>178,500</b>

NOTES	
IP BATH IN #477 HAS 2 FIXTURES (SHOWER STALL+TOILET) 2006	

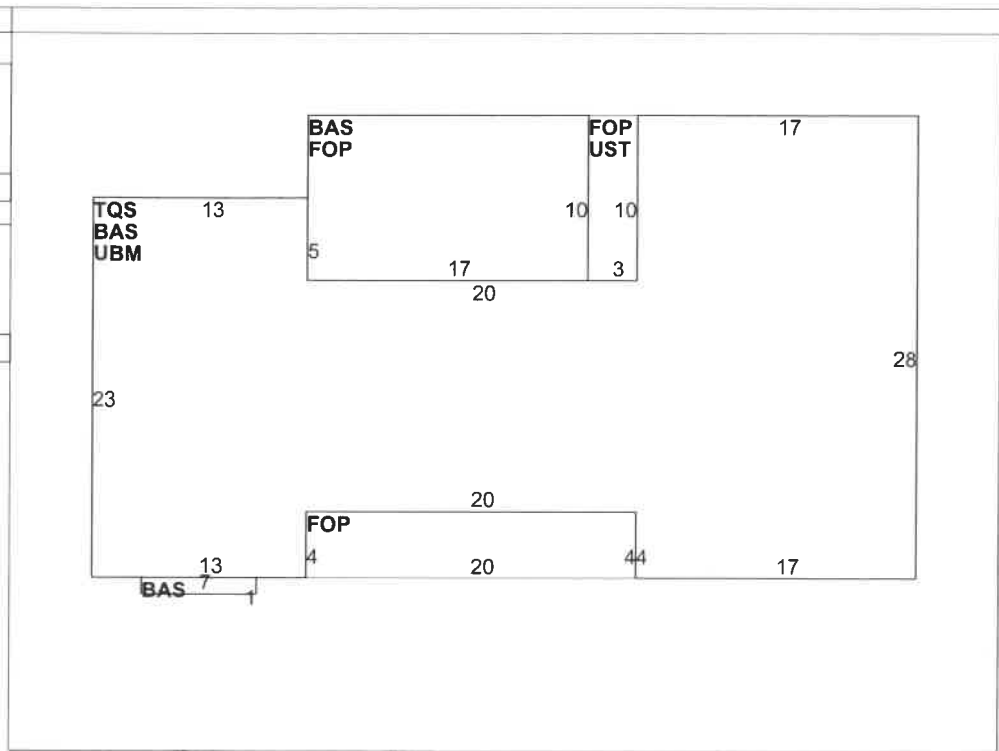
BUILDING PERMIT RECORD									
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	

VISIT/ CHANGE HISTORY					
Date	Type	IS	ID	Cd.	Purpose/Result
05/16/2011			PP	98	Field Review
01/11/2006			LC	00	Meas & Int Insp.
04/14/2005			JL	01	Meas/Int Estimate
04/14/2005			JL	02	2nd Visit Not Home
05/09/2000			JB	00	Meas & Int Insp.

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	1040	TWO FAMILY				5,500 SF	11.31	1.0000	1	1.00	390	0.95		N	0.000		10.74	59,100		
Total Card Land Units:						0.13	AC	Parcel Total Land Area:						0.13	AC	Total Land Value:				59,100



CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	09		2-Fam				
Model	01		Residential				
Grade	03		Average				
Stories	1.75		1 3/4 Stories				
Occupancy	2						
Exterior Wall 1	25		Vinyl Siding				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asphalt				
Interior Wall 1	03		Plastered				
Interior Wall 2	07		Pine Paneling				
Interior Flr 1	06		Inlaid/Linoleu				
Interior Flr 2	14		Carpet				
Heat Fuel	02		Oil				
Heat Type	05		Hot Water				
AC Type	01		None				
Total Bedrooms	04		4 Bedrooms				
Total Bthrms	1						
Total Half Baths	1						
Total Xtra Fixtrs							
Total Rooms	9						
Bath Style	02		Average				
Kitchen Style	02		Average				
				<b>MIXED USE</b>			
				<i>Code</i>	<i>Description</i>	<i>Percentage</i>	
				1040	TWO FAMILY	100	
				<b>COST/MARKET VALUATION</b>			
				Adj. Base Rate:	83.26		
				Replace Cost	191,072		
				AYB	1900		
				EYB	1978		
				Dep Code	AV		
				Remodel Rating			
				Year Remodeled			
				Dep %	38		
				Functional Obslnc	0		
				External Obslnc	0		
				Cost Trend Factor	1		
				Status			
				% Complete			
				Overall % Cond	62		
				Apprais Val	118,500		
				Dep % Ovr	0		
				Dep Ovr Comment			
				Misc Imp Ovr	0		
				Misc Imp Ovr Comment			
				Cost to Cure Ovr	0		
				Cost to Cure Ovr Comment			



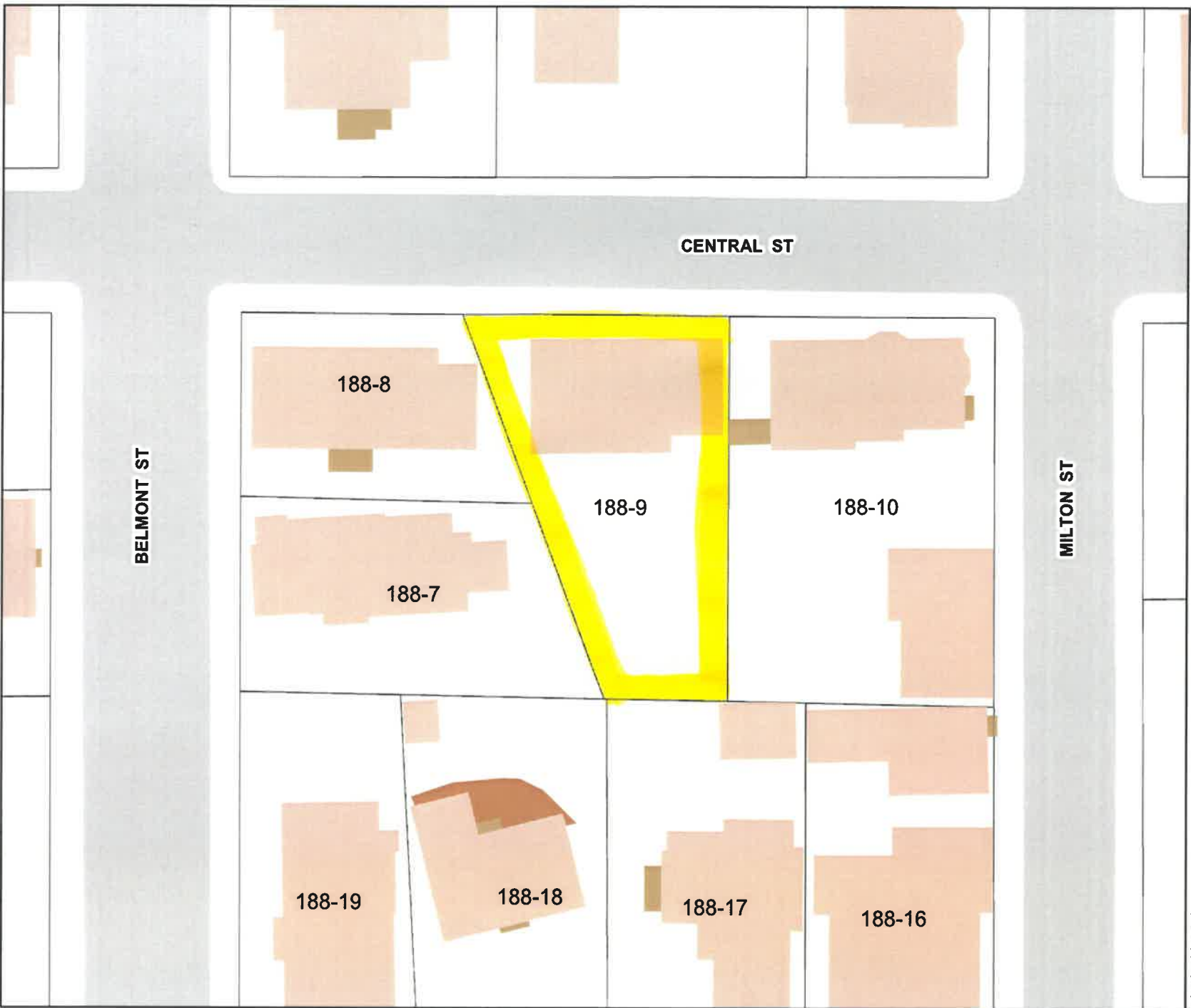
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
WDK	WOOD DECK			L	120	15.00	2016		0		50	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,232	1,232	1,232		102,571
FOP	Porch, Open	0	280	56		4,662
TQS	Three Quarter Story	791	1,055	791		65,855
UBM	Basement, Unfinished	0	1,055	211		17,567
UST	Utility, Storage, Unfinished	0	30	5		416
<b>Ttl. Gross Liv/Lease Area:</b>		<b>2,023</b>	<b>3,652</b>	<b>2,295</b>		<b>191,072</b>





Area Map Showing Extent Of Map At Left



**DISCLAIMER**

The information appearing on this map is for the convenience of the user and is not an official public record 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 appear in inaccurate relationship to each other. Therefore, 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 the information for any particular use. The City assumes no liability whatsoever associated with the use or misuse of 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

