

# 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**

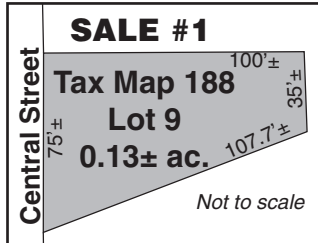
**SALE 1 @ 3:00 PM  
477 CENTRAL STREET  
(Tax Map 188, Lot 9)**



**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.

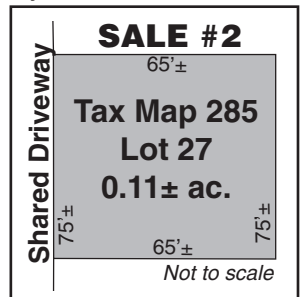


**SALE 2 @ 4:00 PM  
SEVENTH AVENUE  
(Tax Map 285, Lot 27)**



**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 0285 Lot 0027, SEVENTH AVE** as shown in the records of the Board of Assessors of Manchester, New Hampshire. Said property was formerly owned by **ESTATE OF GRACE PAGE** 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 0911.**

**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: SEVENTH AV  
 Vision ID: 8011

Account #16016215

MAP ID: 0285/ / 0027/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1 Card 1 of 1

State Use: 1320

Print Date: 06/21/2018 14:13

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
CITY OF MANCHESTER TAX COLL		1	All Public	3 Unpaved	1 Urban	Description	Code	Appraised Value	Assessed Value
1 CITY HALL PLAZA		1	Level	8 None		RES LAND	1320	10,600	10,600
MANCHESTER, NH 03101		9	Unbuildable						
Additional Owners:		<b>SUPPLEMENTAL DATA</b>							
		Other ID:			RAD OR CAICAD = 650				
		Land Adjust	NO	Callback Ltr					
		Voided	NO	Sketch Note V					
		Total SF	4875	Land Class R					
		Zone		Parcel Zip 03104-1553					
		Frontage/Dep	No						
		GIS ID:	285-27	ASSOC PID#					
						<b>Total</b>		10,600	10,600

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		9057/911	03/15/2018	U	V	100	35	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
PAGE, GRACE - ESTATE OF		0/0	06/25/2009	U	V	0	38	2017	1320	10,600	2016	1320	10,600	2016	1320	10,600
PAGE, GRACE			01/30/2002	U	V	0	1C									
PAGE, WILFRED J		3094/923	10/28/1983			0										
						<b>Total:</b>		10,600	<b>Total:</b>	10,600	<b>Total:</b>	10,600	<b>Total:</b>	10,600		

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
<i>Total:</i>							

*This signature acknowledges a visit by a Data Collector or Assessor*

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	10,600
Special Land Value	0
Total Appraised Parcel Value	10,600
Valuation Method:	C
Adjustment:	0
<b>Net Total Appraised Parcel Value</b>	<b>10,600</b>

NOTES	
VACANT	
CHANGED FROM 40 SEVENTH AV TO SEVENTH AV	

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
11/17/2005			EB	00	Meas & Int Insp.
10/13/2000			GW	14	Other
08/20/1990				20	Sale Inspection

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	1320	VAC RES UB				4,875 SF	12.56	1.0000	1	0.15	230	1.15		N	0.000		2.17	10,600		
<b>Total Card Land Units:</b>						0.11 AC	<b>Parcel Total Land Area:</b>						0.11 AC	<b>Total Land Value:</b>						10,600



<b>CONSTRUCTION DETAIL</b>				<b>CONSTRUCTION DETAIL (CONTINUED)</b>			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Model	00		Vacant				
<b>MIXED USE</b>							
	<i>Code</i>		<i>Description</i>				<i>Percentage</i>
	1320		VAC RES UB				100
<b>COST/MARKET VALUATION</b>							
Adj. Base Rate:				0.00			
Replace Cost				0			
AYB							
EYB				0			
Dep Code							
Remodel Rating							
Year Remodeled							
Dep %							
Functional Obslnc							
External Obslnc							
Cost Trend Factor				1			
Status							
% Complete							
Overall % Cond							
Apprais Val							
Dep % Ovr				0			
Dep Ovr Comment							
Misc Imp Ovr				0			
Misc Imp Ovr Comment							
Cost to Cure Ovr				0			
Cost to Cure Ovr Comment							

<b>OB-OUTBUILDING &amp; YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)</b>													
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp	Rt	Cnd	%Cnd	Apr Value

<b>BUILDING SUB-AREA SUMMARY SECTION</b>						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
<b>Ttl. Gross Liv/Lease Area:</b>		0	0	0		



