

# (7) TAX DEEDED PROPERTIES AT ABSOLUTE AUCTION

★ ★ ★ TOWN OF ANTRIM, NH ★ ★ ★

Undeveloped Wooded Lots • Manufactured Home • Lot With Pond



**SATURDAY, DECEMBER 1 AT 10:00 AM**

**SALE TO BE HELD AT ANTRIM TOWN HALL, 66 MAIN STREET, ANTRIM, NH**

*Registration from 9:00 AM*

**ID #18-252** • We have been retained by the Town of Antrim to sell at **ABSOLUTE AUCTION (no minimums! no reserves!)** these (7) properties which were acquired by Tax Collector's Deed. These properties have a total assessed value of \$204,190, and appeal to investors, builders, sportsmen, abutters, or someone looking for a good deal!

**SALE #1: Tax Map 233, Lot 8, Old Hancock Road**

Undeveloped 17± acre lot with 876.02± feet of combined frontage along a paved road • Front of property is cleared and the remainder is wooded & slopes upward • Rural zoned • Assessed value: \$53,400. 2017 taxes: \$1,493 • **Deposit:** \$2,500.



**SALE #4: Tax Map 202, Lot 10, Gibson Mountain Road**

Undeveloped 5.96± acre lot on a paved road near the Hillsborough town line • Lot is wooded, slopes upward, and has a small brook running through front of lot • Rural zoned • Assessed value: \$33,400. 2017 taxes: \$934 • **Deposit:** \$2,500.

**SALE #5: Tax Map 226, Lot 11, Craig Road**

Undeveloped 6± acre lot located along a dirt road close to Gregg Lake • Lot is wooded and slopes upward from the road • Rural Conservation zoned • Assessed value: \$29,200. 2017 taxes: \$817 • **Deposit:** \$2,500.



**SALE #2: Tax Map 212, Lot 21, 151 Reed Carr Road**



1979, 3-BR single-wide manufactured home in poor condition & detached garage on a nice 3.5± acre lot just off Route 9 • Serviced by private well and septic • Rural zoned • Assessed value: \$53,590. 2017 taxes: \$1,499 • **Deposit:** \$2,500.

**SALE #6: Tax Map 249, Lot 9, Private Road 90 (Bob Cat)**

Undeveloped 3.2± acre lot along a dirt road close to the Stoddard town line • Lot is heavily wooded and zoned Rural Conservation • Assessed value: \$4,800. 2017 taxes: \$134 • **Deposit:** \$1,000.

**SALE #7: Tax Map 224, Lot 4, Salmon Brook Road**



Undeveloped 2.2± acre lot located along a Class 6 road in a quiet rural neighborhood • Much of the lot is a beaver pond & the rest is wooded • Rural Conservation zoned • Assessed value: \$5,800. 2017 taxes: \$162 • **Deposit:** \$1,000.

**SALE #3: Tax Map 245, Lot 7, Bryers Lane**

Undeveloped 1.01± acre lot located along a cul-de-sac in a nice residential neighborhood close to the center of town • Lot is wooded and rolling • Rural zoned • Assessed value: \$24,000. 2017 taxes: \$671 • **Deposit:** \$2,500.

**PREVIEW: THE LOTS ARE MARKED, A DRIVE-BY IS RECOMMENDED**

**— Directions and plot plans are available on next page —**

**Terms:** All deposits by cash, certified check, bank check, or other form of payment acceptable to the Town of Antrim at time of sale; balance due within 30 days. Conveyance by deed without covenants. **All 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 & MORE DETAILS ARE AVAILABLE ON OUR WEBSITE**

**James R. St. Jean**  
AUCTIONEERS

45 Exeter Road, Epping, NH 03042

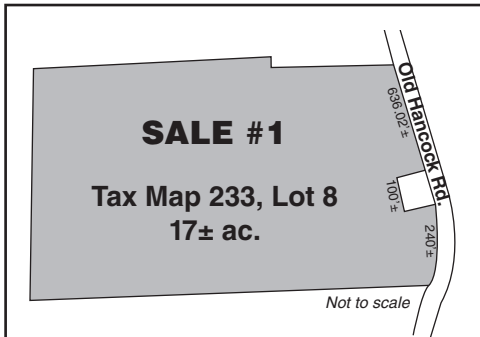
**603-734-4348 ■ www.jsjauctions.com**

NH Lic.  
#2279



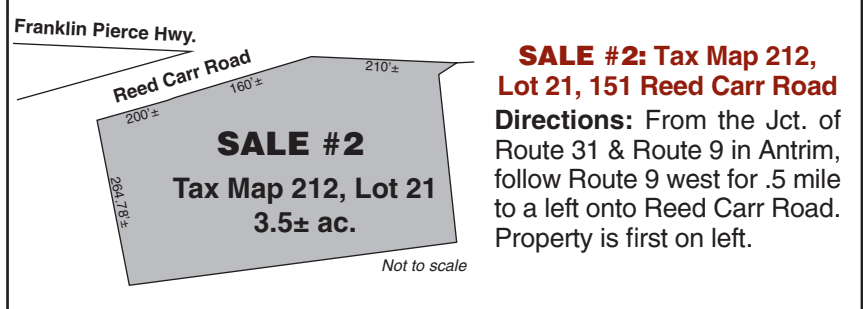
# DIRECTIONS TO THE (7) TAX DEEDED PROPERTIES IN ANTRIM, NH

**ID #18-252**



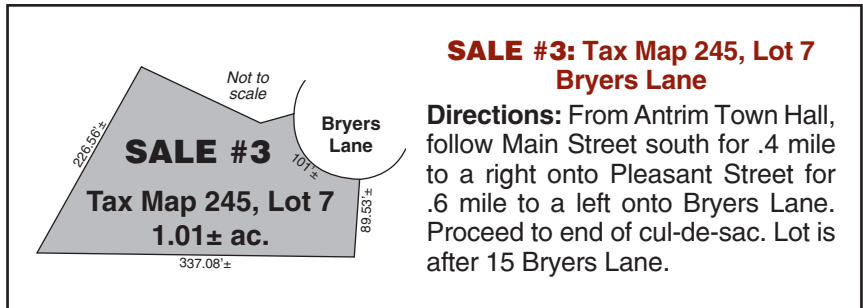
**SALE #1: Tax Map 233, Lot 8  
Old Hancock Road**

**Directions:** From the Antrim Town Hall, follow Main Street north for .3 mile. Bear left onto Clinton Street (Route 31 N) for 1.3 miles, take a sharp left onto Old Hancock Road for .2 mile. Land is on the left between 184 & 176 Old Hancock Road, and after 176.



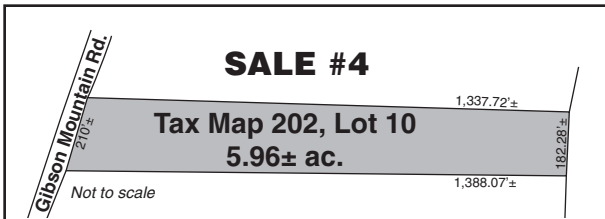
**SALE #2: Tax Map 212,  
Lot 21, 151 Reed Carr Road**

**Directions:** From the Jct. of Route 31 & Route 9 in Antrim, follow Route 9 west for .5 mile to a left onto Reed Carr Road. Property is first on left.



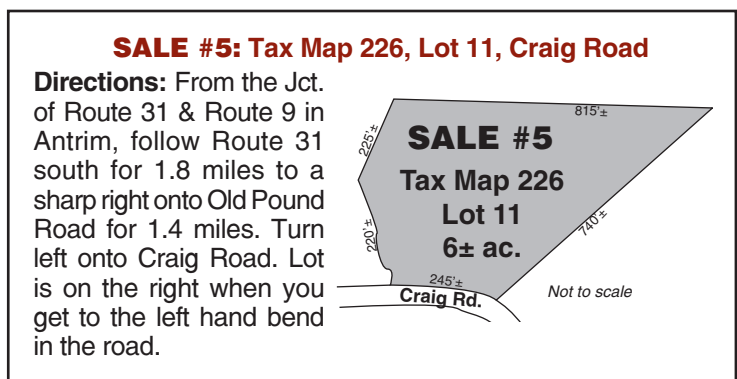
**SALE #3: Tax Map 245, Lot 7  
Bryers Lane**

**Directions:** From Antrim Town Hall, follow Main Street south for .4 mile to a right onto Pleasant Street for .6 mile to a left onto Bryers Lane. Proceed to end of cul-de-sac. Lot is after 15 Bryers Lane.



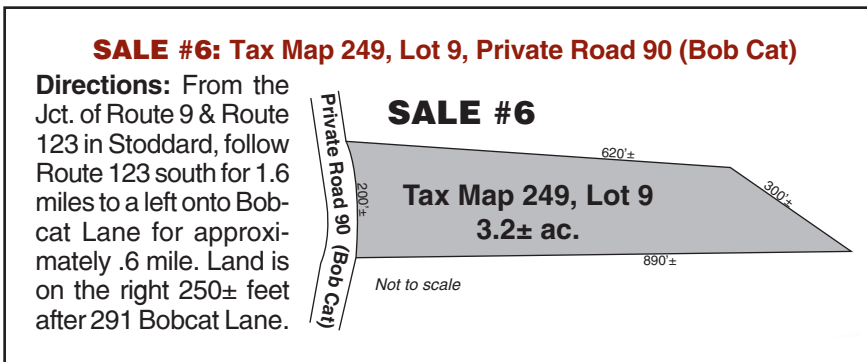
**SALE #4: Tax Map 202, Lot 10  
Gibson Mountain Road**

**Directions:** From the Jct. of Route 202 and Old Turnpike Road in Antrim, follow Old Turnpike Road for .6 mile to a left onto Gibson Mountain Road for .4 mile. Land is located on the left between 64 & 56 Gibson Mountain Road.



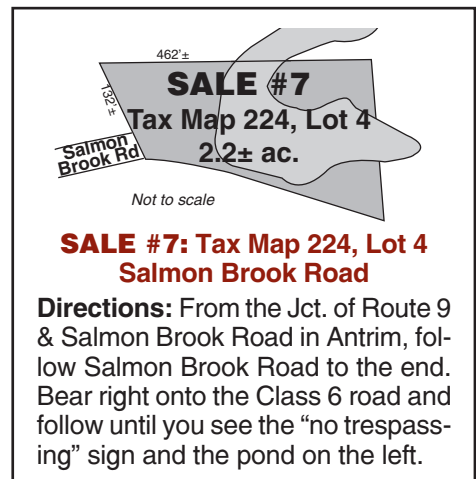
**SALE #5: Tax Map 226, Lot 11, Craig Road**

**Directions:** From the Jct. of Route 31 & Route 9 in Antrim, follow Route 31 south for 1.8 miles to a sharp right onto Old Pound Road for 1.4 miles. Turn left onto Craig Road. Lot is on the right when you get to the left hand bend in the road.



**SALE #6: Tax Map 249, Lot 9, Private Road 90 (Bob Cat)**

**Directions:** From the Jct. of Route 9 & Route 123 in Stoddard, follow Route 123 south for 1.6 miles to a left onto Bobcat Lane for approximately .6 mile. Land is on the right 250± feet after 291 Bobcat Lane.



**SALE #7: Tax Map 224, Lot 4  
Salmon Brook Road**

**Directions:** From the Jct. of Route 9 & Salmon Brook Road in Antrim, follow Salmon Brook Road to the end. Bear right onto the Class 6 road and follow until you see the "no trespassing" sign and the pond on the left.

**AGREEMENT AND DEPOSIT RECEIPT**

**THIS AGREEMENT** made this \_\_\_\_ day of \_\_\_\_\_, 2018, by and between the Town of Antrim, a municipal corporation organized under the laws of the State of New Hampshire, having a principal place of business at 66 Main Street, Antrim, New Hampshire 03440 (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 Antrim, New Hampshire, known as:

Map: \_\_\_\_\_ Lot: \_\_\_\_\_ Address: \_\_\_\_\_.

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

The BUYER’S DEPOSIT, receipt of which is hereby acknowledged, in the sum of \$ \_\_\_\_\_.

The BALANCE OF THE SELLING PRICE shall be payable at closing, 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 DEED, without covenants, to the property.

**POSSESSION AND TITLE:** The property is sold in its AS IS, WHERE IS condition, without any warranty as to its use of 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.

**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 Antrim Town Offices, 66 Main Street, Antrim, NH 03440. **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 DEED without covenants. DEED and BUYER’S TITLE

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

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.

**ACKNOWLEDGES 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:

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

**TOWN OF ANTRIM**

By: \_\_\_\_\_

Its: \_\_\_\_\_

Duly authorized

Date: \_\_\_\_\_

Witness: \_\_\_\_\_

**BUYER**

By: \_\_\_\_\_

Its: \_\_\_\_\_

Duly authorized

Date: \_\_\_\_\_

Witness: \_\_\_\_\_

# Town of Antrim

## RESIDENTIAL PROPERTY ASSESSMENT RECORD

Date Printed: 1/02/2018

Assessment Year: 2012

Parcel ID: 1073 Card: 1 of 1

Map & Lot: 202-010-000-0000

Location: GIBSON MOUNTAIN ROAD

Owner Information				Current Assessment Summary				Parcel Data							
LANTRY THOMAS A 228 WORCESTER RD HOLLIS, NH 03049								NICU Acres	5.9600	Neighborhood	NEIGHBORHOOD #1	Electric			
								CU Acres		Property Class	Residential	Water			
								Total Acres	5.9600	Prime Use	Res Vacant Lot	Waste			
								Living Area Sq. Ft.		Zone		P/U Year			
Sale History				Assessed Values											
Date	Grantor	Q/U/Class	Sale Price	Bk/Page	NICU Land	Current Use	Total Land	Improvements	Total Assessment	Total Market Value					
4/27/2007	THIBAULT TODD C SR & SHARON L	Q/ Valid Arms Length	\$25,000	7840/2241					\$33,400	\$33,400					
7/13/2001	PETER D & BARBARA A COLBATH	Q/	\$21,000	6454/2672					\$33,400	\$33,400					
12/12/2000	REX O GRAY	Q/	\$36,000	6327/1808											
<b>Notes</b>															

Assessed Land Valuation						Visit History			
Land Type	Area	#Units	Frontage	Base Value	Adjustments	Adj. Factor	Date	Reason	By
HOMESITE VACAN	2.070			29,000			10/06/16	Land Only	DJW
REAR ACRES	2.890			4,338			2/05/13	Land Only	DJW
EXCESS WASTE	1.000			100			11/15/01	Measure & Exterior	PEB
<b>Total</b>									
<b>\$33,400</b>									

Current Use				Assessment History				Building Permits					
Land Type	Acres	Location	Grade	Site	CU Rate/SPI	Rate/Acre	Rec/Adj	Ratio	CU Value	Date	Type	Number	Status
				4/01/17		33,400			33,400	10/08/02		23,890	23,890
				11/14/13		33,400			33,400	11/14/13		50,840	50,840
				11/02/09		50,840			50,840	9/10/04		50,840	50,840
				9/10/04		50,840			50,840	10/08/02		23,890	23,890

General Information		Building Computation	
Prop. Class		Base Value	\$0
Building Style		Size Adj. Factor	0.00
Year Built	0	Building Adj.	\$0
Effective Year	0	Grade Adj. Factor	0.00
Grade/Quality		Extra Features	\$0
Condition		Replacement Cost	\$0
# of Rooms	0	Influences/Obsolescence	
#of Bedrooms	0	Depreciation %	0
Color		Functional Obs %	0
Foundation		External Infl. %	0
Framing		% Unfinished	0
Insulation		Depreciated Value	0
Roof Type		Location Adj.	
Roof Material		Building Value	\$0
Exterior Siding		Plumbing Fixtures	
Flooring		# 2-Fixture Baths	0
Interior Walls		# 3-Fixture Baths	0
Heating Fuel		# 4-Fixture Baths	0
Heating Type		# 5-Fixture Baths	0
Cooling Type		# Extra Fixtures	0
		# Kitchen Sinks	0
		# Hot Water	0

Building Adjustments		Extra Features	
Description	#/sf	Amount	#/sf

Building Segments				Outbuildings			
Segment	Sketch	Area	Rate /	Description	Year	Size or	Condition/
		Living	Sq. Ft.			Units	FO
		Effective	Base Value			Adj.	Depr. %
		% Unf	% Unf			Adj.	Value
		0	0				
<b>Total Building Segments:</b>				<b>Main Building:</b>	\$0	<b>Outbuildings:</b>	\$0
				<b>Total Buildings on Card:</b>			\$0



October 2, 2018

Antrim, NH

www.cai-tech.com

