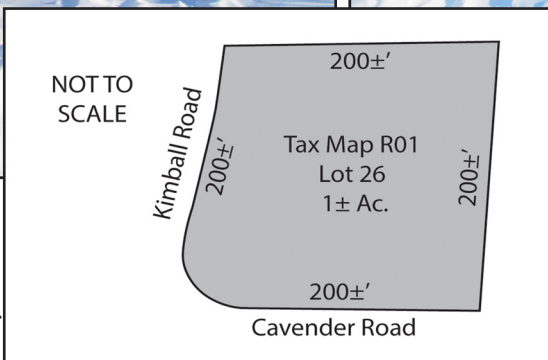


TAX DEEDED PROPERTY IN HANCOCK, NH
AT ABSOLUTE AUCTION

TWO-BEDROOM MOBILE HOME ON 1± ACRE

SATURDAY, APRIL 13 AT 10:00 AM
68 CAVENDER ROAD, HANCOCK, NH

— SALE TO BE HELD ON SITE —



ID#19-147 • We have been retained by the Town of Hancock to sell at **ABSOLUTE AUCTION** (no minimum! no reserve!) this residential property which was acquired by Tax Collector's Deed • Mobile home located in a quiet setting on a 1± acre corner lot with easy access to Rte. 202 • One-story home built in 1978 includes 1,128± SF GLA, 2 bedrooms, 1 bath • 2 decks, 2 sheds, metal roof, aluminum siding & FHA/oil heat • Private well & septic system • Tax Map R01, Lot 26. Assessed Value: \$79,200. 2018 Taxes: \$1,867.

Directions: From the Hancock Town Office, follow Rte. 123 south for 2.8 miles. Turn left onto Rte. 202 east for .2 mile, to a right onto Cavender Rd. for .6 mile. The property will be on the left.

Terms: \$ 5,000 deposit by cash, certified check, bank treasurer's check or other payment acceptable to the Town of Hancock at time of sale, balance due within 45 days. Conveyance by deed without covenants. Property sold "as is, where is" subject to all outstanding liens, if any. Other terms may be announced at time of sale.

Preview: Day of sale from 9:00 AM.

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
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



AGREEMENT AND DEPOSIT RECEIPT

THIS AGREEMENT made this _____ day of _____, 2019, by and between the Town of Hancock, a municipal corporation organized under the laws of the State of New Hampshire, having a principal place of business at 50 Main Street, Hancock, NH 03449 (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 Hancock, New Hampshire, known as:

Map: R01 Lot: 26 Address: 68 Cavender Road

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 forty five (45) 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 Hancock Town Office, 50 Main Street, Hancock, NH 03449. **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:

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

TOWN OF HANCOCK

By: _____

Its: _____

Duly authorized

Date: _____

Witness: _____

BUYER

By: _____

Its: _____

Duly authorized

Date: _____

Witness: _____

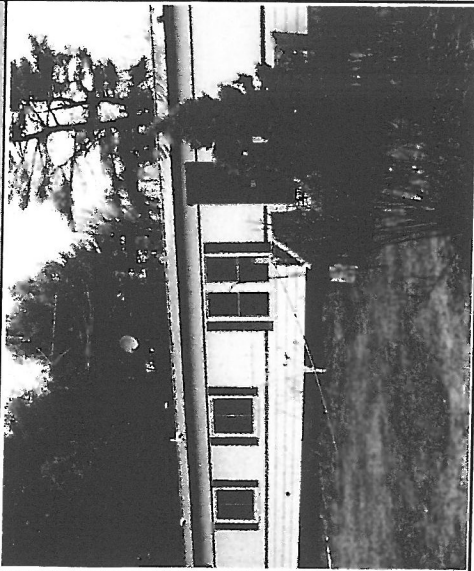
OWNER INFORMATION		SALES HISTORY		PICTURE
TOWN OF HANCOCK				
Date	Book	Page	Type	Price
01/04/2019	9136	1514	U151	CHAMBERLAIN, EDWARD
08/02/2010	8225	2399	U138	CHAMBERLAIN, NORMAN P.
PO BOX 6				
HANCOCK, NH 03449				

LISTING HISTORY		NOTES
04/18/13	NLCL	COLOR: WHITE. DEF MAINT ON INT./13 CYC; REMOVE SHEDS/LEAN TO SV SHEDS \$300
04/04/06	TNRM	

EXTRA FEATURES VALUATION							
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
EQUIPMENT SHED	144	12 x 12	171	10.50	60	1,551	
SHED SV	3		100	100.00	100	300	
						1,900	

MUNICIPAL SOFTWARE BY AVITAR				
HANCOCK ASSESSING OFFICE				
PARCEL TOTAL TAXABLE VALUE				
Year	Building	Features	Land	
2017	\$ 22,300	\$ 1,900	\$ 55,000	
			Parcel Total:	\$ 79,200
2018	\$ 22,300	\$ 1,900	\$ 55,000	
			Parcel Total:	\$ 79,200
2019	\$ 22,300	\$ 1,900	\$ 55,000	
			Parcel Total:	\$ 79,200

LAND VALUATION														
Zone: RURAL/RURAL IMPROVED Minimum Acreage: 1.00 Minimum Frontage: 350														
Land Type	Units	Base Rate	NC	Adj	Site	Road	DW	Way	Topography	Cond	Ad Valorem	SPI	R	Notes
IF RES	1.000 ac	55,000	E	100	100	100	100	100	100	100	55,000	0	N	55,000
											1.000 ac			55,000



OWNER
 TOWN OF HANCOCK
 PO BOX 6
 HANCOCK, NH 03449

TAXABLE DISTRICTS	
District	Percentage

PERMITS		
Date	Permit ID	Permit Type

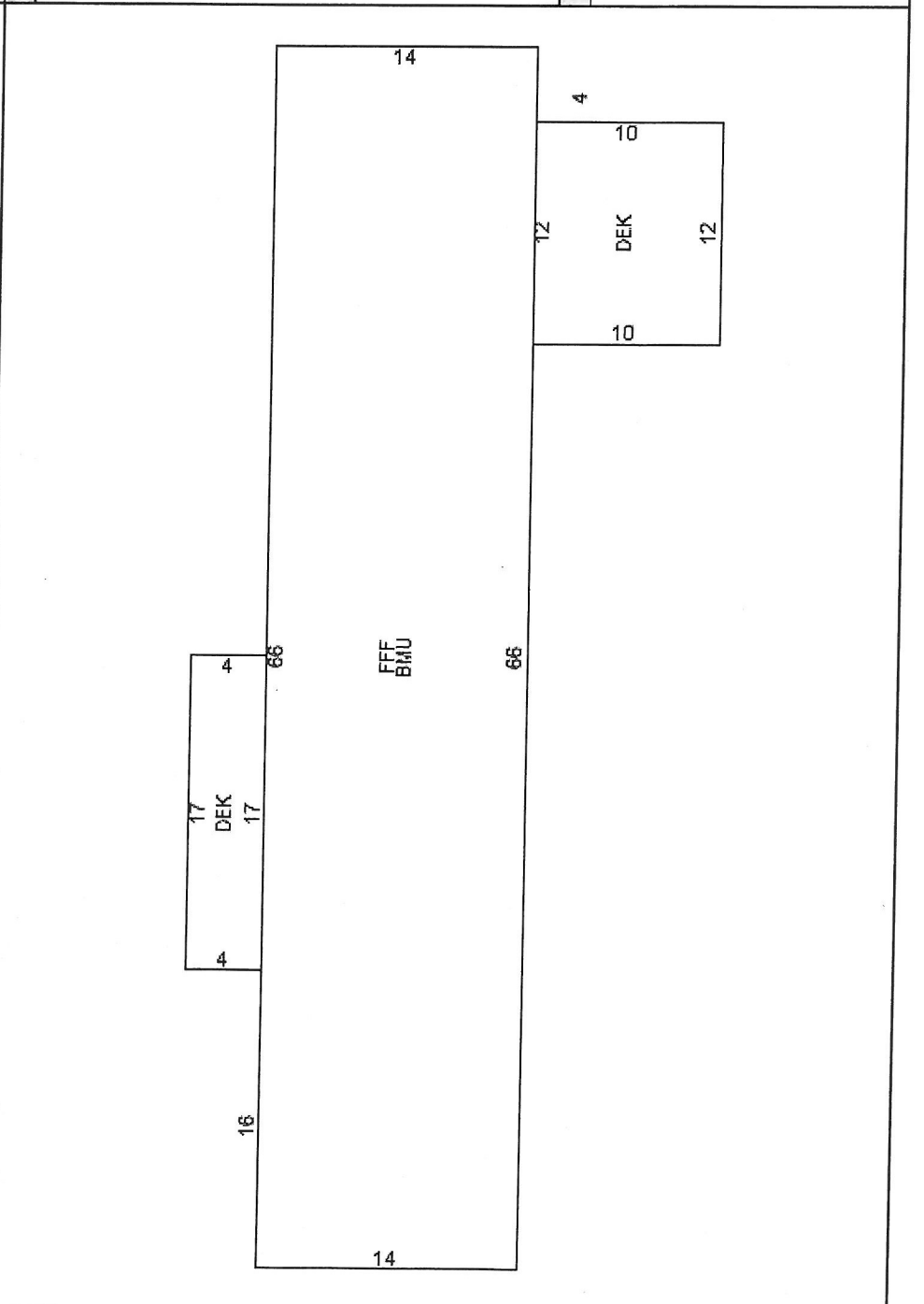
BUILDING DETAILS
 Model: 1.00 STORY FRAME MH
 Roof: GABLE HIP/METAL/TIN
 Ext: ALUM SIDING
 Int: PLYWOOD PANEL
 Floor: CARPET
 Heat: OIL/FA DUCTED
 Bedrooms: 2 Baths: 1.0 Fixtures: 3
 Extra Kitchens: Fireplaces:
 A/C: No Generators:
 Quality: B1 AVG-10
 Com. Wall:
 Size Adj: 0.9962 Base Rate: MHS 50.00
 Bldg. Rate: 0.8069
 Sq. Foot Cost: \$ 40.35

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	924	1.00	924
BMU	BSMNT	924	0.20	185
DEK	DECK/ENTRANCE	188	0.10	19
		2,036		1,128

2016 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 45,515
Year Built:	1978
Condition For Age:	FAIR
Physical:	WIDTH
Functional:	
Economic:	
Temporary:	
Total Depreciation:	51 %
Building Value:	\$ 22,300



Camela O Caughlin

536

HANCOCK

TAX

FEES:	14.47
SURCHARGE:	2.00
CASH:	—

TAX COLLECTOR'S DEED
KNOWN ALL MEN BY THESE PRESENTS

That I, Ann M. Charbonneau, Tax Collector for the TOWN OF HANCOCK, in the County of Hillsborough and the State of New Hampshire, for the year 2015 by the authority in me vested by the laws of the State, and for consideration received by the TOWN OF HANCOCK, located at 50 Main Street, P.O. Box 6, Hancock, NH 03449, do hereby sell and convey to the TOWN OF HANCOCK, a certain tract or parcel of land situated in the TOWN OF HANCOCK, New Hampshire aforesaid, taxed by the Selectmen/Assessors in 2015 to:

CHAMBERLAIN, EDWARD JR., ESTATE
C/O ASHLEY CHAMBERLAIN
CHAMBERLAIN, ALAN
CHAMBERLAIN, DARLENE
CHAMBERLAIN, PETER
DUMONT, WENDY

and described in the invoice books as:
Map: 000R01 Lot: 000026 Sublot: 000000

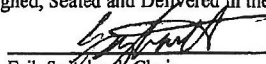
Located At 68 CAVENDER ROAD


Consisting of 1.000 Acres of Land, Including Any Buildings Thereon, as Recorded at the Registry of Deeds in Book 8225, Page 2399.

The deed is the result of the tax lien execution held at the Tax Collector's Office in the above stated TOWN OF HANCOCK, in the State of New Hampshire on 04/18/2016 and recorded at the Registry of Deeds in Book 8848, Page 0245, to have and to hold said Premises, with the appurtenances, to said TOWN OF HANCOCK's successors/heirs and assigns forever. And I hereby covenant with said TOWN OF HANCOCK, 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 13th day of December in the year of our Lord 2018.

Signed, Sealed and Delivered in the presence of:

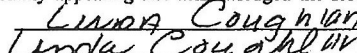

Erik Spitzbart, Chair

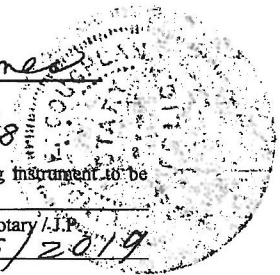

John Jordan


Laurie Bryan

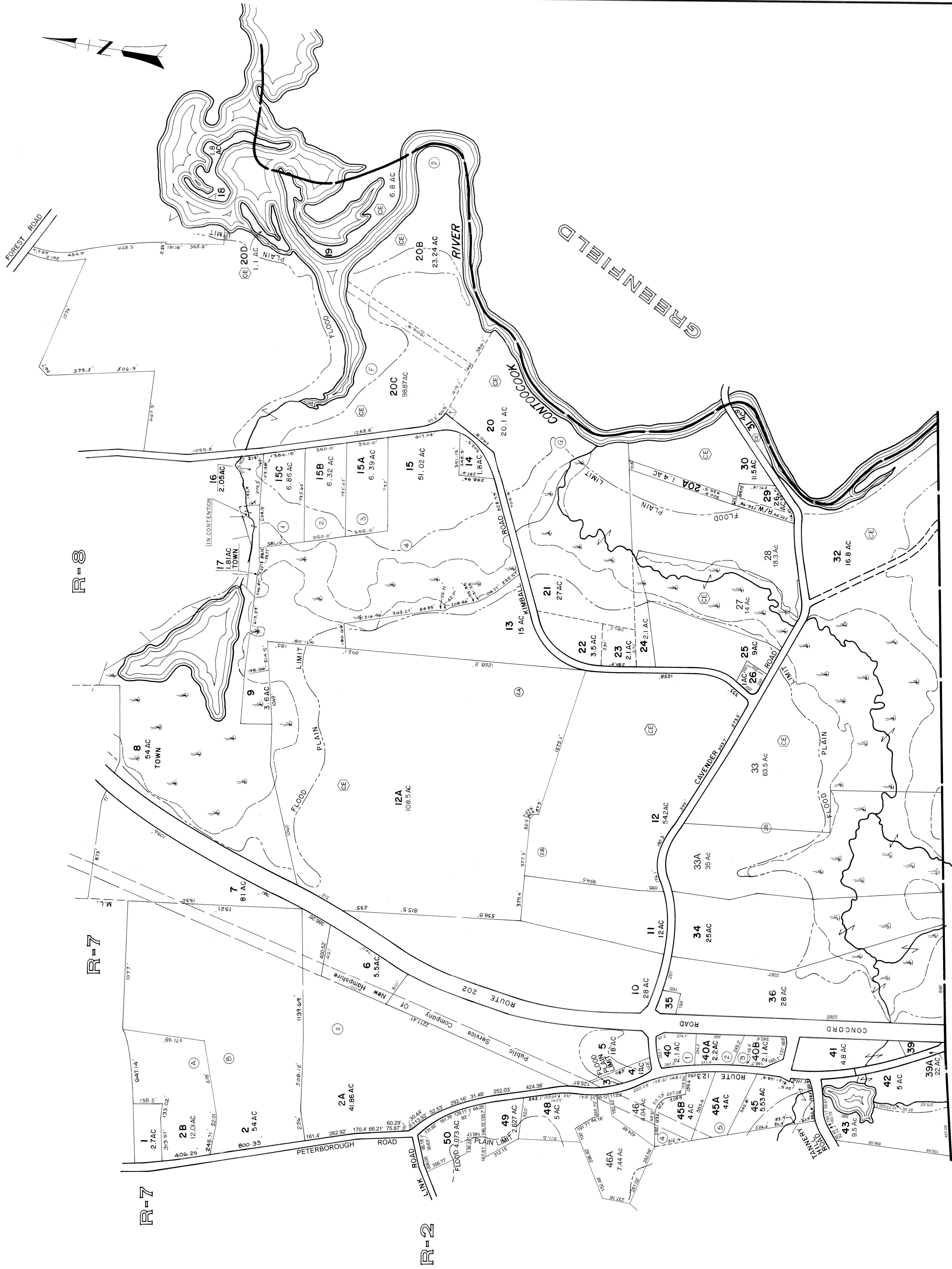

Ann M. Charbonneau
Tax Collector, TOWN OF HANCOCK

State of New Hampshire, County of Hillsborough, On December 13th, 2018
Ann M. Charbonneau, the above named, personally appearing and acknowledged the foregoing instrument to be his/her voluntary act and deed. Before me


Linda E. Coughlan, Notary, L.P.
My Commission expires 1/15/2019



LINDA E. COUGHLAN, Notary Public
My Commission Expires January 15, 2019



PETERBOROUGH

NO PARCEL 47,44,37,38

PREPARED BY PHOTOGRAMMETRIC METHODS BY

JOHN E. O'DONNELL & ASSOCIATES
AUBURN, MAINE
1975

LEGEND

- ADJACENT SHEET NO. 12
- COMMON OWNERSHIP
- DEVELOPMENT LOT NO. ②
- SCALED DIMENSION ±

CONSERVATION EASEMENT

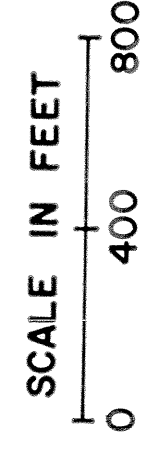


PROPERTY MAP

HANCOCK
NEW HAMPSHIRE

REVISED & REPRINTED BY:

CAI Technologies
LITTLETON, N.H. 03561



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