

(2) TAX DEEDED PROPERTIES IN TUFTONBORO, NH AT ABSOLUTE AUCTION



**RANCH STYLE HOME & 30± ACRE LOT
IN THE LAKE WINNIPESAUKEE REGION**

**SATURDAY, JUNE 8 AT 10:00 AM
(REGISTRATION AT 9:00 AM)**

– SALE TO BE HELD AT 107 UNION WHARF ROAD, TUFTONBORO, NH –

ID #19-140 • WE HAVE BEEN RETAINED BY THE TOWN OF TUFTONBORO TO SELL AT ABSOLUTE AUCTION (NO MINIMUMS! NO RESERVES!) THESE (2) PROPERTIES WHICH WERE ACQUIRED BY TAX COLLECTORS' DEED.

SALE 1: TAX MAP 42, LOT 2-14 107 UNION WHARF ROAD



Ranch style home located on a 1.25+/- acre lot just 1.5 miles from Lake Winnepesaukee • One-story home built in 1972 features 1,289+/- SF GLA, 2 bedrooms, 1 bath, and walkout basement • Attached 1-car garage, storage shed, screen house, & FHW/oil heat • Served by private well and septic system • Assessed Value: \$151,000. 2018 Taxes: \$1,689.

PREVIEW: By appointment with Auctioneer, or one hour prior to the sale.

DIRECTIONS FOR 107 UNION WHARF ROAD: From the Tuftonboro Town Office (240 Middle Road), follow Rte. 109A South for .1 mile to a right onto Union Wharf Road for .2 mile, home will be on the left.

TERMS: \$5,000 deposit per property by cash, certified check or bank check at time of sale. Balance of purchase price due within 30 days from sale. Conveyance by Selectmen's Deed. All properties sold "As Is, Where Is" subject to all outstanding liens, if any. Other terms will be announced at time of sale.

Auctioneers Note: Sealed Absentee Bids will be accepted.

Visit our website for complete details.

10% BUYERS PREMIUM PAYABLE TO AUCTIONEER DUE AT CLOSING.

All information herein is believed but not warranted to be correct. All interested parties are advised to make independent investigations of all matters they deem relevant.

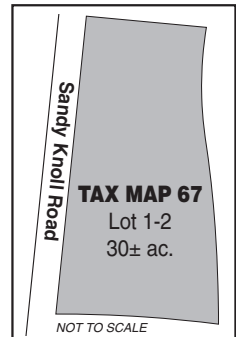
PLOT PLANS, PHOTOS, BROCHURE, AND MORE DETAILS ARE AVAILABLE ON OUR WEBSITE.

James R. St. Jean
AUCTIONEERS

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

603-734-4348 ■ www.jsjauctions.com

SALE 2: TAX MAP 67, LOT 1-2 SANDY KNOLL ROAD



Vacant Medium Density Residential (MDR) zoned 30+/- acre lot along a Class VI road, close to the Wolfeboro Town Line • Lot is wooded and is rolling in topography • Assessed value: \$78,400. 2018 Taxes: \$877.

PREVIEW: Lot is marked, please call Auctioneer for directions.



AGREEMENT AND DEPOSIT RECEIPT

THIS AGREEMENT made this _____ day of _____, 2019, by and between the Town of Tuftonboro, a municipal corporation organized under the laws of the State of New Hampshire, having a principal place of business at 240 Middle Road, Center Tuftonboro, NH 03814 (hereinafter referred to as the “SELLER”), and the BUYER(S):_____.

Having an address of _____.

WITNESSETH: That the SELLER agrees to sell and convey, and the BUYER agrees to buy certain land with any and all improvements thereon, located in Tuftonboro, 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 \$_____.

ADDITIONAL DEPOSIT to increase total deposit to 10% of bid price is due within 5 business days from the sale (June 14, 2019) 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 SELECTMEN’S 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 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.

TRANSFER OF TITLE: Shall be given on or before thirty (30) days after the date of this AGREEMENT, *time being of the essence*. 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 Tuftonboro Town Offices, 240 Middle Road, Center Tuftonboro, NH.

AGREEMENT AND DEPOSIT RECEIPT (Cont'd)

TITLE: If the BUYER desired an examination of the title, BUYER shall pay the cost thereof, BUYER acknowledges that TITLE shall be transferred by SELECTMEN'S DEED, without covenants. 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. In such event, 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 the unqualified right to sell the property to the next highest qualified bidder. Alternatively, the SELLER may demand specific performance of this contract to which the BUYER will acquiesce, and in which instance the BUYER agrees to reimburse the SELLER its reasonable attorney's fees and costs.

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 TUFTONBORO (SELLER)

BUYER

By: _____

By: _____

Its: _____

Its: _____

Duly authorized

Duly authorized

Date: _____

Date: _____

Witness: _____

Witness: _____

James R. St. Jean

A U C T I O N E E R S

SEALED ABSENTEE BID FORM

James R. St. Jean Auctioneers is requested by me to enter bids on the following parcels up to the price I have stated. Each bid is per lot and will be executed by St. Jean Auctioneers in a positive manner. **I understand that if my bid is successful the purchase price payable will be the total of the hammer price plus a 10% buyer's premium.** All bids are subject to the Terms and Conditions of the sale and must be accompanied by a \$5,000 per lot deposit. Said deposit must be in the form of a bank or certified check. The deadline to submit executed sealed absentee bid forms & deposits is Friday, June 7, 2019 at 2pm. Any absentee bids received after this deadline will be disqualified. Forms & deposits can be mailed to the auctioneer at the address below or delivered in person to the Tuftonboro Town Offices, 240 Middle Road, Center Tuftonboro, NH. Attention: Karen Koch.

In the case of a tie with a live bid from the floor, priority will be given the live bid. In the case of a tie with another absentee bid, priority is given to the first bid received by either St. Jean Auctioneers or The Town of Tuftonboro. Absentee bids must be received no later than 2pm Friday, June 7, 2019.

Successful absentee bidders must execute a copy of the Auction Agreement and Deposit Receipt with 3 business days from the sale. Deposits of unsuccessful absentee bidders will be returned via US Mail on Monday, June 10, 2019.

I understand that St. Jean Auctioneers executes absentee bids as a convenience for clients, and is not responsible for inadvertently failing to execute bids and for errors relating to execution of bids. On my behalf, St. Jean Auctioneers will try to purchase these lots for the lowest possible price, taking into account other bids.

<u>MAP/LOT#</u>	<u>BRIEF DESCRIPTION</u>	<u>BID AMOUNT</u>

Signed (Signature Required to Execute Your Bid)

Date

OWNER INFORMATION		SALES HISTORY					PICTURE	
TUFTONBORO, TOWN OF PO BOX 98 240 MIDDLE ROAD TUFTONBORO, NH 03816		Date	Book	Page	Type	Price	Grantor	
		09/12/2018	3407	439	U I 44		GARIEPY REV TRUST,	
		01/20/1994	1561	794	U I 99		GARIEPY, FRANK & CECIL	
LISTING HISTORY		NOTES						
12/27/13	BJLD	WHITE; AVG SIDING=MASONITE; BATH=4 FIX, (1)3-FIX, (1) 1-FIX TOILET IN BMU; OLD KIT IN BMU; NO UPDATES; 12/13 SPOKE WO REFUSED INT INSP BJL						
02/10/05	KCRL							
12/17/93	BODW							

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes	TUFTONBORO ASSESSING OFFICE			
SHED-WOOD	160	16 x 10	160	7.00	60	1,075					
SHED-METAL	70	10 x 7	289	0.00	25	0					
SCREENHOUSE	120	12 x 10	193	14.00	50	1,621					
						2,700					
								PARCEL TOTAL TAXABLE VALUE			
		Year	Building	Features	Land						
		2017	\$ 80,800	\$ 2,700	\$ 67,500		Parcel Total: \$ 151,000				
		2018	\$ 80,800	\$ 2,700	\$ 67,500		Parcel Total: \$ 151,000				
		2019	\$ 80,800	\$ 2,700	\$ 67,500		Parcel Total: \$ 151,000				

LAND VALUATION										LAST REVALUATION: 2014				
Zone: MDR-MED DENSITY RES		Minimum Acreage: 1.00		Minimum Frontage: 100				Site:		Driveway:		Road:		
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
EXEMPT-MUNIC	1.000 ac	67,000	E	100	100	100	100		100	67,000	0	N	67,000	
EXEMPT-MUNIC	0.250 ac	x 2,000	X	100					100	500	0	N	500	
		1.250 ac											67,500	67,500



OWNER
 TUFTONBORO, TOWN OF
 PO BOX 98
 240 MIDDLE ROAD
 TUFTONBORO, NH 03816

TAXABLE DISTRICTS	
District	Percentage

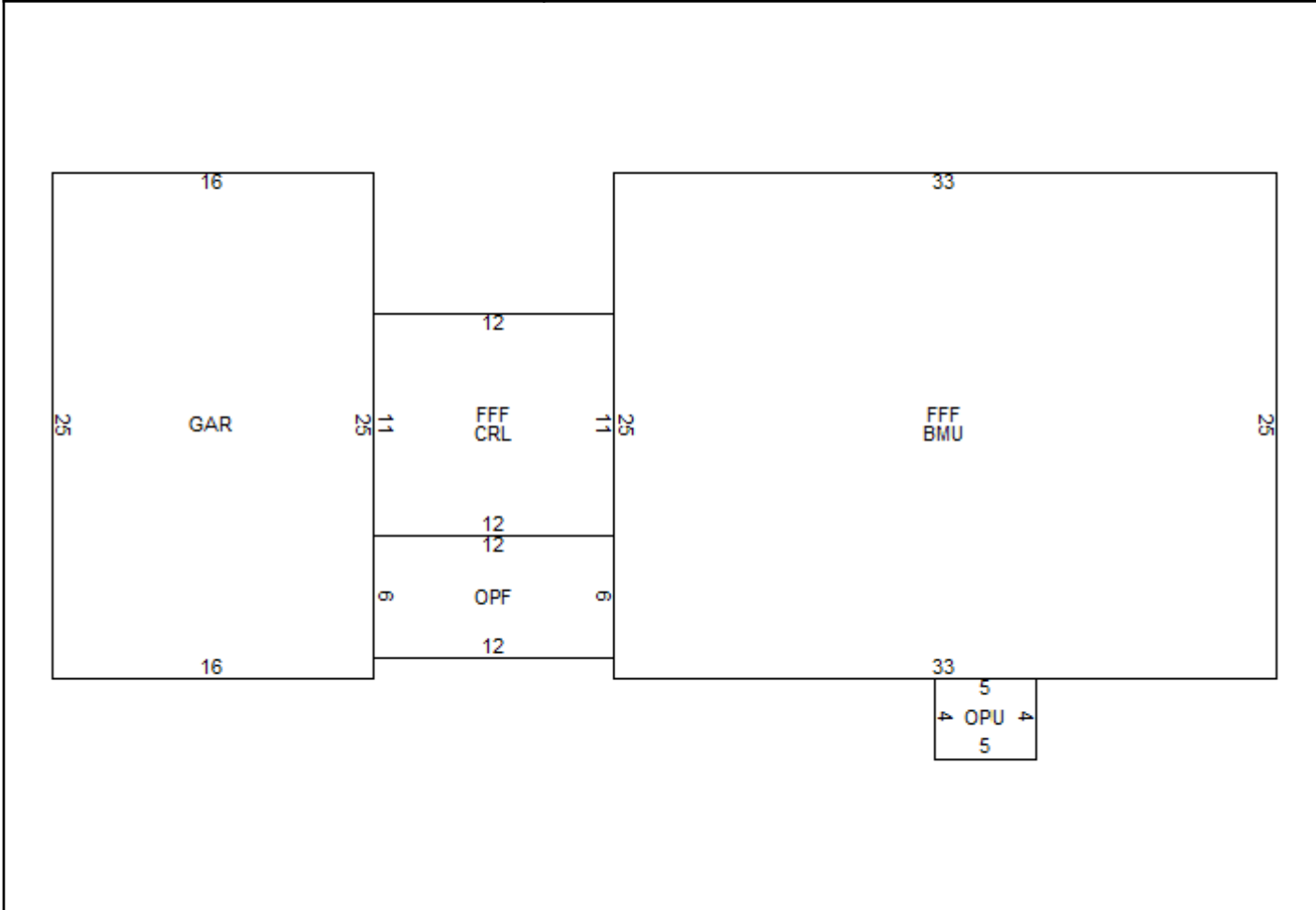
BUILDING DETAILS

Model: 1.00 STORY FRAME RANCH
 Roof: GABLE HIP/ASPHALT
 Ext: AVERAGE
 Int: PLYWOOD PANEL
 Floor: HARDWOOD/LINOLEUM OR SIM
 Heat: OIL/HOT WATER

Bedrooms: 2 Baths: 1.0 Fixtures:
 Extra Kitchens: Fireplaces:
 A/C: No Generators:
 Quality: A0 AVG
 Com. Wall:
 Size Adj: 1.0927 Base Rate: EHS 82.00
 Bldg. Rate: 1.0053
 Sq. Foot Cost: \$ 82.43

PERMITS

Date	Permit ID	Permit Type	Notes



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
BMU	BSMNT	825	0.15	124
FFF	FST FLR FIN	957	1.00	957
GAR	GARAGE	400	0.45	180
OPF	OPEN PORCH FIN	72	0.25	18
OPU	OPEN PORCH	20	0.15	3
CRL	CRAWL SPACE	132	0.05	7
GLA:	957	2,406		1,289

2014 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 106,252
Year Built:	1972
Condition For Age:	AVERAGE 24 %
Physical:	
Functional:	
Economic:	
Temporary:	
Total Depreciation:	24 %
Building Value:	\$ 80,800

TUFTONBORO, N.H.

TAX MAP

By SUSAN H RAMSBOTHAM MELVIN VILLAGE, N.H.

N. H. STATE PLANE
COORDINATE SYSTEM

