

(11) TAX DEEDED PROPERTIES IN ANTRIM, NH AT **PUBLIC AUCTION**

UNDEVELOPED WOODED LOTS • MANUFACTURED HOMES • SINGLE FAMILY HOME
SATURDAY, JUNE 15 AT 10:00 AM



Sale to be held at the Antrim Town Hall, 66 Main Street, Antrim, NH
Registration from 9:00 AM

ID#19-188 • We have been retained by the Town of Antrim to sell at PUBLIC AUCTION these (11) properties which were acquired by Tax Collector's Deed. These properties have a total assessed value of \$311,255, and appeal to investors, builders, sportsmen, and abutters!

SALE # 1: Tax Map 104, Lot 56, 23 High Street



Manufactured home located on a 1.6± acre lot in a quiet neighborhood close to the center of town • 1,248± SF GLA, 7

RMS, 4 BR, 2 BA, FHA/oil heat • Detached two car garage & served by town water & sewer • Assessed value: \$70,460. 2018 taxes: \$1,971. **DEPOSIT: \$2,500.**

SALE # 2: Tax Map 205, Lot 1, 27 Whitney Road



1,135± SF GLA cottage located on a 2.1± acre lot on a quiet dirt road • Built in 1969 and features 5 RMS, 2 BR, 1 BA, and a detached barn • Served by private well • Assessed

value: \$51,560. 2018 taxes: \$1,143. **DEPOSIT: \$2,500.**

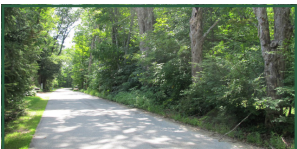
SALE #3: Tax Map 205, Lot 1-MH, 27 Whitney Road



1989 manufactured home featuring 840± SF GLA, 5 RMS, 3 BR, & 2 BA • FHA/oil heat, served by private well & septic system • Assessed

value: \$18,550. 2018 taxes: \$519. **DEPOSIT: \$1,000.**

SALE # 4: 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: \$48,400. 2018 taxes: \$1,354. **DEPOSIT: \$2,500.**

SALE # 5: Tax Map 213, Lot 10, 59 Stacy Hill Road



5.2± acre lot on a quiet dirt road with easy access to Rte. 9/202 • Lot is partially cleared with an existing foundation & gently rolling in topography • Served by private well & septic system • Assessed

value: \$34,700. 2018 taxes: \$971. **DEPOSIT: \$2,500.**

SALE # 6: Tax Map 212, Lot 41, Keene Road



Undeveloped 6.7± acre lot with frontage along the North Branch River • Lot is wooded and gently rolling in topography • Highway Business & Rural Conservation zoned • Assessed

value: \$29,700. 2018 taxes: \$831. **DEPOSIT: \$2,500.**

SALE # 7: Tax Map 212, Lot 47, Keene Road



Undeveloped 9.6± acre lot along heavily travelled Rte. 9/202 • Lot is partially wooded and abuts the North Branch River • Highway Business zoned • Assessed value: \$23,900. 2018 Taxes: \$669. **DEPOSIT: \$2,500.**

SALE # 8: Tax Map 211, Lot 1, Keene Road



Undeveloped 0.5± acre lot located along Rte. 9/202 • Lot is wooded and slopes up from the road • Highway Business zoned • Assessed value: \$13,500. 2018 taxes \$ 378. **DEPOSIT: \$1,000.**

SALE # 9: Tax Map 244, Lot 18, High Street



Undeveloped 0.93± acre lot on a quiet paved street close to the center of town • Lot is wooded and gently rolling in topography • Residential W+S zoned • Assessed value: \$16,400. 2018 taxes: \$459. **DEPOSIT: \$1,000.**

SALE # 10: Tax Map 202, Lot 49, Gibsbor Mountain Road



Undeveloped 0.14± acre lot located on a dirt road close to the Hillsborough Line • Lot is partially wooded and Lakefront Residential zoned • Assessed value: \$2,900. 2018 taxes: \$81. **DEPOSIT: \$1,000.**

SALE #11: Tax Map 209, Lot 8

Landlocked 0.79± acre lot located on the Windsor Town Line • Rural Conservation zoned • Assessed value: \$1,185. 2018 taxes: \$33. **DEPOSIT: \$1,000.**

Preview: The properties are marked, a drive-by is recommended. Please contact auctioneer for details.

10% BUYER'S PREMIUM PAYABLE TO AUCTIONEER DUE AT CLOSING

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.

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 **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 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:

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: 1/16/2019
Assessment Year: 2018

Map & Lot: 205-001-000-000-0000

Location: 27 WHITNEY ROAD

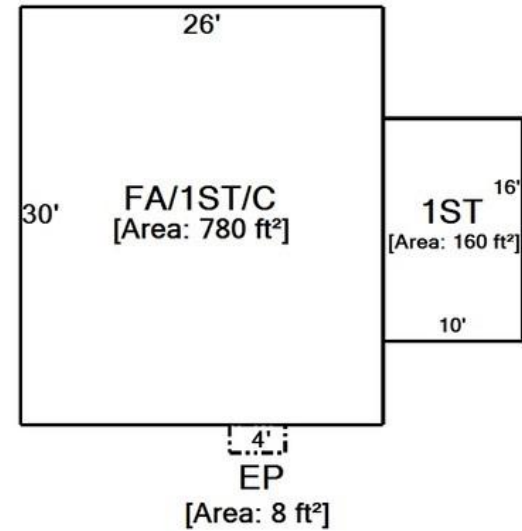
Parcel ID: 953

Card: 1 of 1

Owner Information					Current Assessment Summary			Parcel Data				
TOWN OF ANTRIM PO BOX 517 ANTRIM, NH 03440					NICU Acres	2.1000		Neighborhood	NEIGHBORHOOD #1	Electric	Electric	
					CU Acres				Property Class	Residential	Water	Well
					Total Acres	2.1000		Prime Use		One Family	Waste	
					Living Area Sq. Ft.	1,135		Zone		P/U Year		
Sale History					Assessed Values			Topography	Rolling			
Date	Grantor	Q/U/Class	Sale Price	Bk/Page	NICU Land	\$37,000			Road Surface	Unpaved		
11/27/2018	CHAISSON LYNNE A ET AL	U/ Tax Sale		9128/2715	Current Use			Special District				
12/21/2011	HOUGHTON LUCILLE	U/ Invalid			Total Land	\$37,000						
					Improvements	\$14,560						
					Total Assessment	\$51,560						
					Total Market Value	\$51,560						
Notes												
2018 INF REVIEW - NO SHOW, ADDED ECON LAND ADJ 2015 M&L FOR 2018 REVAL - ADJD SIDING & SKETCH DIM LAND - 4/2007: ACREAGE CHANGE PER MAPPING COMPANY OBSOLESCENCE - FLOORS CAVING IN / WALLS SEPERATING FROM CEILING / NON-LIVEABLE - SILLS ROTTING - SEPTIC REMOVED 2009 REVAL - 2007: ADJ'D SQ FOOTAGE 2012 M&L FOR 2013 REVAL - ADJ SKTCH-DELETED CARD 2 - MOVED MH TO ITS OWN LOT 2011 SALE - ESTATE OF LUCILLE HOUGHTON #316-2011-ET-01716												
Assessed Land Valuation								Visit History				
Land Type	Area	#Units	Frontage	Base Value	Adjustments	Adj. Factor	Final Value	Date	Reason	By		
HOMESITE IMPROV	2.070			48,000	Neighborhood	0.90	\$37,000	7/21/15	Measure & Exterior	DJW		
					Powerline Easement	0.90		8/24/12	Measure & Exterior	SM		
					Econ	0.95		1/18/07	Measure & Exterior	BF		
REAR ACRES	0.030			45				9/11/01	Interior Inspection	JMH		
								Assessment History				
								Date	Land	Curr. Use	Improvements	Total
								10/01/18	37,000		14,560	51,560
								12/31/17	32,400		15,910	48,310
								11/14/13	32,400		15,910	48,310
								10/15/12	44,600		28,620	73,220
								11/02/09			29,180	29,180
								\$37,000				
Current Use												
Land Type	Acres	Location	Grade	Site	CU Rate/SPI	Rate/Acre	Rec/Adj	Ratio	CU Value			
Building Permits												
		Date	Type				Number	Status				



General Information		Building Computation	
Prop. Class	Residential	Base Value	\$68,625
Building Style	Cabin / Cottage (0.75)	Size Adj. Factor	1.00
Year Built	1969	Building Adj.	\$-1,703
Effective Year	1969	Grade Adj. Factor	0.80
Grade/Quality	Fair	Extra Features	\$0
Condition	Very Poor	Replacement Cost	\$53,538
# of Rooms	5	Influences/Obsolescence	
#of Bedrooms	2	Depreciation %	74
Color	BEIGE	Functional Obs %	20
Foundation	Crawl	External Infl. %	0
Framing	Wood frame	% Unfinished	0
Insulation	Yes	Depreciated Value	11,136
Roof Type	Gable	Location Adj.	
Roof Material	Asphalt shingles	Building Value	\$11,100
Exterior Siding	Concrete Block/Wood	Plumbing Fixtures	
Flooring	Carpet	# 2-Fixture Baths	0
Interior Walls	Paneling/Drywall	# 3-Fixture Baths	1
Heating Fuel	Oil	# 4-Fixture Baths	0
Heating Type	Wall/Floor Furnace	# 5-Fixture Baths	0
Cooling Type	None	# Extra Fixtures	0
		# Kitchen Sinks	1
		# Hot Water	1



Building Adjustments			Extra Features		
Description	#/sf	Amount	Description	#/sf	Amount
HEATING SYSTEM	1,135	\$-1,703			

Building Segments						
Segment	Area			Rate / Sq. Ft.	Base Value	% Unf
	Sketch	Living	Effective			
1ST	160	160	160	64.26	\$10,282	
EP	8		8	45.63	\$365	
FA/1ST/C	780	975	1,755	33.04	\$57,978	

Outbuildings												
Description	Year	Size or Units	Base Value	Size Adj.	Grade/Adj.	Condition /	FO Depr.	% Unf.	Value			
Barn - GP with Loft	1980	20 x 16	\$4,480	1.06	Fr+ 0.90	AV 19			\$3,460			



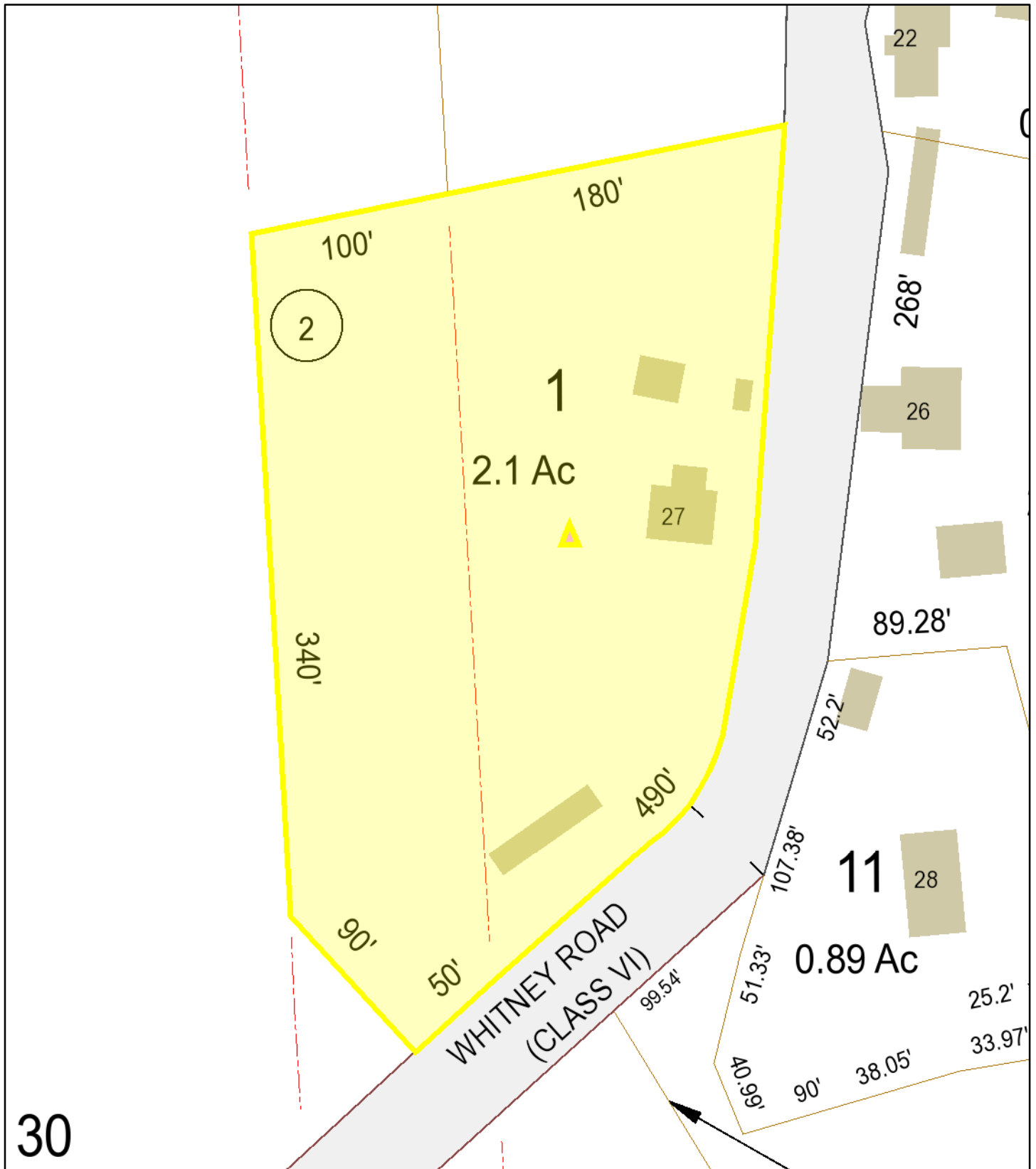
Antrim, NH



May 16, 2019

1 inch = 67 Feet

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