

(6) TAX DEEDED PROPERTIES IN WASHINGTON, NH AT ABSOLUTE AUCTION

**Lot in Lake Ashuelot Estates, Single Family Homes
SATURDAY, AUGUST 17 AT 10:00 AM**

Sale to be held at:

Washington Town Meetinghouse, 7 Halfmoon Pond Road, Washington, NH

Registration from 9:00 AM

ID#19-224. We have been retained by the Town of Washington to sell at **ABSOLUTE AUCTION** these (6) properties which were acquired by Tax Collector's Deed. These properties have a total assessed value of \$295,100, and appeal to investors, builders, sportsmen, and abutters!

SALE# 1

Tax Map 15, Lot 47
889 Faxon Hill Road



Two-story conventional style home located on a 5± acre lot • Home was built in 1973 and features 1,445± SF GLA, 1 BR, 1 BA, wood shingle siding, and rear deck • Residential zoned • Assessed value: \$103,500. 2018 taxes: \$2,021. **DEPOSIT: \$5,000**

SALE# 2

Tax Map 16, Lot 53
79 Bailey Road



Ranch style home built in 1969 located on a 1.75± acre lot with easy access to Rte. 31 • Home contains 1,671± SF GLA, 3 BR, 1 BA, & wrap around deck • Vinyl siding, detached 2-car garage & FHA/gas heat • Residential zoned • Assessed value: \$117,400. 2018 taxes: \$2,293. **DEPOSIT: \$5,000**

SALE# 3

Tax Map 15, Lot 136
Adams Road



Undeveloped 0.8± acre lot located along a dirt road in the private community of Lake Ashuelot Estates • Lot is wooded and rolling in topography • Residential zoned • Assessed value: \$7,700. 2018 taxes: \$150. **DEPOSIT: \$2,500**

SALE# 4

Tax Map 20, Lot 6
49 Sweeney Road



1-story camp located on 0.9± acres accessed via shared driveway on a dead end dirt road • Home was built in 1947 and features 1 BR, 1 BA, wood decks, and wood panel siding • Residential zoned • Assessed value: \$31,300. 2018 taxes: \$611. **DEPOSIT: \$2,500**

SALE# 5: Tax Map 14, Lot 457, 34 Huntley Mountain Road • Mobile home with an addition set on a 2.26± acre lot close to Ashuelot Pond and Marlow Town Line • Home built in 1960 contains 594± SF GLA, 2 BR, 1 BA & rear porch • Two storage sheds & FHA/oil heat • Residential zoned • Assessed value: \$20,400. 2018 taxes: \$398. **DEPOSIT: \$2,500.**

SALE# 6: Tax Map 25, Lot 6, Valley Road • Undeveloped 0.44± acre lot along a dirt road just a short drive to Highland Lake • Lot is wooded & slopes up gradually from the road • Residential zoned • Assessed value: \$14,800. 2018 taxes: \$289. **DEPOSIT: \$2,500**

PREVIEW: The properties are marked, a drive-by is recommended.

TERMS: All deposits by cash, certified check, bank treasurer's check, or other form of payment acceptable to the Town of Washington at time of sale, balance due within 45 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, 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



AGREEMENT AND DEPOSIT RECEIPT

THIS AGREEMENT made this _____ day of _____, 2019, by and between the Town of Washington, a municipal corporation organized under the laws of the State of New Hampshire, having a principal place of business at 7 Halfmoon Pond Road, Washington, New Hampshire 03280, (hereinafter referred to as the "SELLER"), and the BUYER, _____ ("Buyer") having an address _____.

WITNESSETH: That the SELLER agrees to sell and convey, and the BUYER agrees to buy certain land with the improvements thereon, located in Washington, New Hampshire, known as:

Map: _____ Lot: _____ Location: _____, Washington, New Hampshire 03280.

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 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 or 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. *Further, the Town does not in any way warranty or guarantee the availability of any municipal land use permits, including building permits, zoning approvals or any other similar permits. It shall be the responsibility of the BUYER to apply for any required permits to the appropriate departments of the Town of Washington.*

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 Washington Town Hall, 7 Halfmoon Pond Road, Washington, NH 03280. Time is of the essence.

**TOWN OF WASHINGTON, NH
AGREEMENT AND DEPOSIT RECEIPT (Cont'd)**

TITLE: If the BUYER desires 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 shall be subject to matters of record and as described in the section entitled POSSESSION AND TITLE above.

TAXES, UTILITIES: BUYER shall be responsible for any and all taxes and utilities assessed or incurred as of the date of transfer.

RECORDING FEES AND TRANSFER TAX: BUYER shall be responsible for all recording fees and transfer taxes, which may be assessed with respect to this conveyance, and shall provide all necessary forms to the Town, and shall cause same to be filed as required by law.

RISK OF LOSS: Risk of loss from any cause shall be upon the Seller until the transfer of the property.

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.

WAIVER: The waiver by any party of any breach of any provision of this Agreement shall not operate as, or be construed as a waiver of any subsequent breach thereof.

SEVERABILITY: Should any provision of this Agreement or any portion of any provision of this Agreement be held invalid or unenforceable according to law, the remaining portions hereof shall not be effected thereby but shall continue in full force and effect.

MISCELLANEOUS: This instrument, executed in duplicate, is to be construed as a New Hampshire contract; is to take effect as a sealed instrument; sets forth the entire contract between the parties; is binding upon and enures to the benefit of the parties and their respective heirs, devisees, executors, administrators, successors, agents and assigns; and may be canceled, modified or amended only by a written instrument signed by both the SELLER and the BUYER.

ADDITIONAL PROVISIONS: As a condition of this purchase, the deed will provide that upon transfer the BUYER agrees to clean the property of all junk materials as defined by RSA 236:91, to the satisfaction of the Washington Board of Selectmen, within ninety (90) days of the transfer of property. Failure to comply with this condition will cause the property to revert back to the SELLER.

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

TOWN OF WASHINGTON

BUYER

By: _____

By: _____

Its: _____
Duly authorized

Its: _____
Duly authorized

Date: _____

Date: _____

Witness: _____

Witness: _____

OWNER INFORMATION		SALES HISTORY					PICTURE	
WASHINGTON, TOWN OF - TC DEED 7 HALFMOON POND RD. WASHINGTON, NH 03280		Date	Book	Page	Type	Price	Grantor	
		08/31/2015	1953	0225	U I 50		HAFFORD, BONNY	
LISTING HISTORY		NOTES						
05/04/16	NTRM	5/10 HSE EXT=VINYL; ADDED DEK; EST FROM EXT 12X12 FFF/SLB COMP; TC DEEDED TO TOWN 8/31/15. 2016 CYC MEAS ADD DECK AND PIC						
01/28/16	DMPU							
05/03/10	LCPM							
05/03/10	LCPM							
07/02/09	INSP							
01/27/05	BNRL							

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes	WASHINGTON ASSESSING OFFICE PARCEL TOTAL TAXABLE VALUE			
SHED-WOOD	96	12 x 8	227	8.00	40	697					
SHED-WOOD	48	8 x 6	393	8.00	20	302					
GARAGE-1 STY	576	24 x 24	88	28.00	50	7,096					
LEAN-TO	144	16 x 9	100	5.00	50	360					
						8,500					
								Year	Building	Features	Land
								2017	\$ 85,900	\$ 11,300	\$ 27,600
								Parcel Total: \$ 124,800			
								2018	\$ 75,600	\$ 8,500	\$ 33,300
								Parcel Total: \$ 117,400			
								2019	\$ 75,600	\$ 8,500	\$ 33,300
								Parcel Total: \$ 117,400			

LAND VALUATION																	
Zone: RESIDENTIAL				Minimum Acreage: 4.00				Minimum Frontage: 200				Site:		Driveway:		Road:	
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes			
EXEMPT-MUNIC	1.750 ac	41,625	E	100	100	100	100		80	33,300	0	N	33,300	TOPO			
		1.750 ac									33,300			33,300			

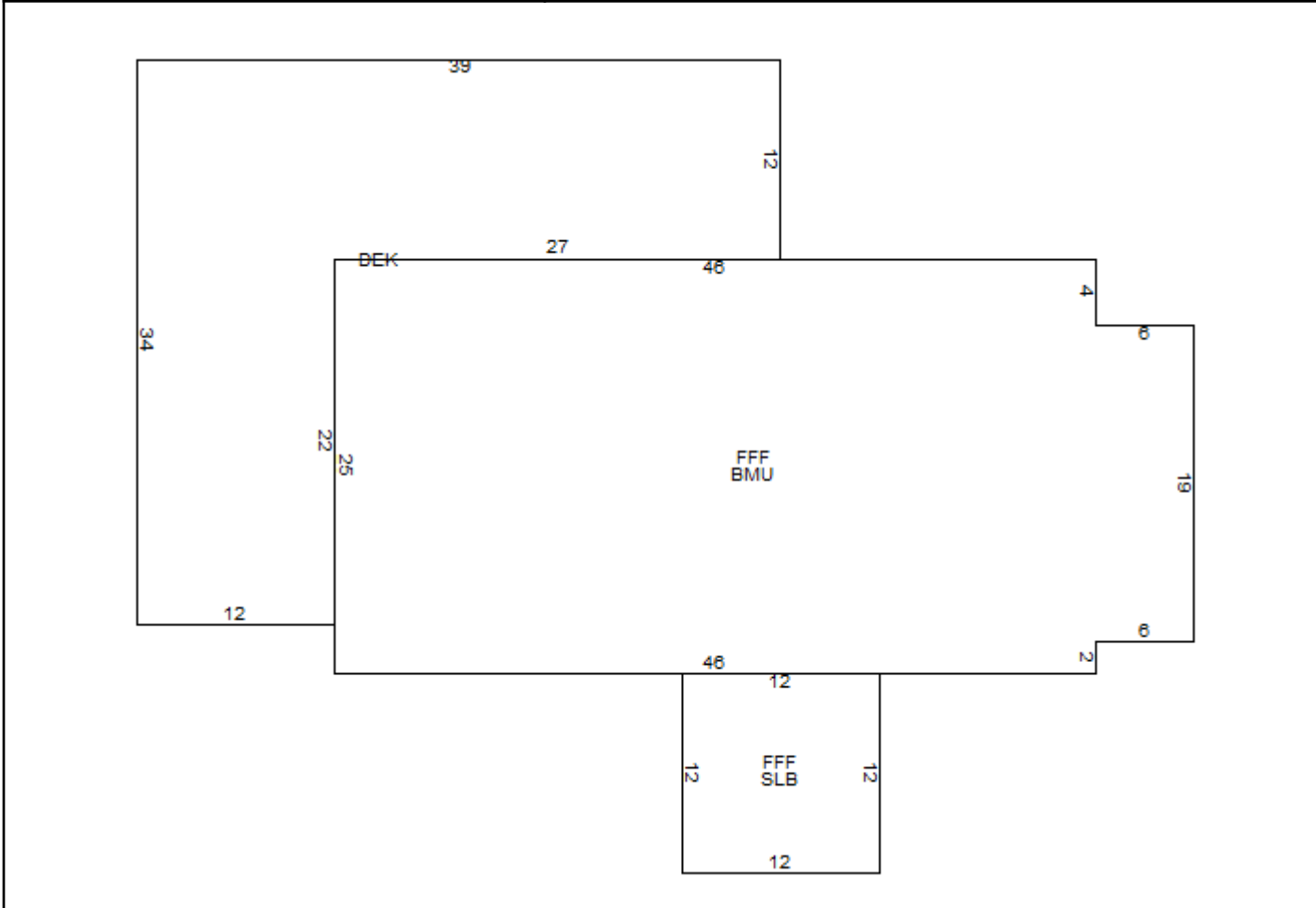


OWNER
WASHINGTON, TOWN OF - TC DEED
 7 HALFMOON POND RD.
 WASHINGTON, NH 03280

TAXABLE DISTRICTS	
District	Percentage

BUILDING DETAILS
 Model: **1.00 STORY FRAME RANCH**
 Roof: **GABLE HIP/ASPHALT**
 Ext: **VINYL SIDING**
 Int: **DRYWALL**
 Floor: **MIN PLYWD**
 Heat: **GAS/FA DUCTED**
 Bedrooms: **3** Baths: **1.0** Fixtures:
 Extra Kitchens: Fireplaces:
 A/C: **No** Generators:
 Quality: **B1 AVG-10**
 Com. Wall:
 Size Adj: **0.9445** Base Rate: **EXB 81.00**
 Bldg. Rate: **0.7650**
 Sq. Foot Cost: **\$ 61.97**

PERMITS			
Date	Permit ID	Permit Type	Notes
05/29/09	2330	EXTERIOR ONLY	DECK 12 X 24 AND 12 X 36



BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1408	1.00	1408
BMU	BSMNT	1264	0.15	190
SLB	SLB	144	0.00	0
DEK	DECK/ENTRANCE	732	0.10	73
		3,548		1,671

2018 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 103,552
Year Built:	1969
Condition For Age:	POOR 27 %
Physical:	
Functional:	
Economic:	
Temporary:	
Total Depreciation:	27 %
Building Value:	\$ 75,600



Phone: 603 798-4439

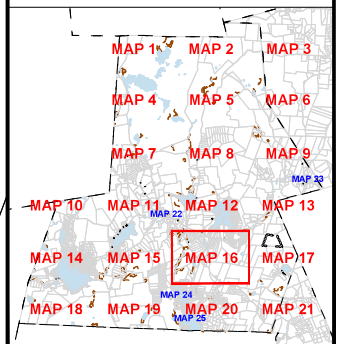
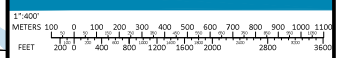
Fax: 603 798-4263

Avatar Associates
of New England, Inc.

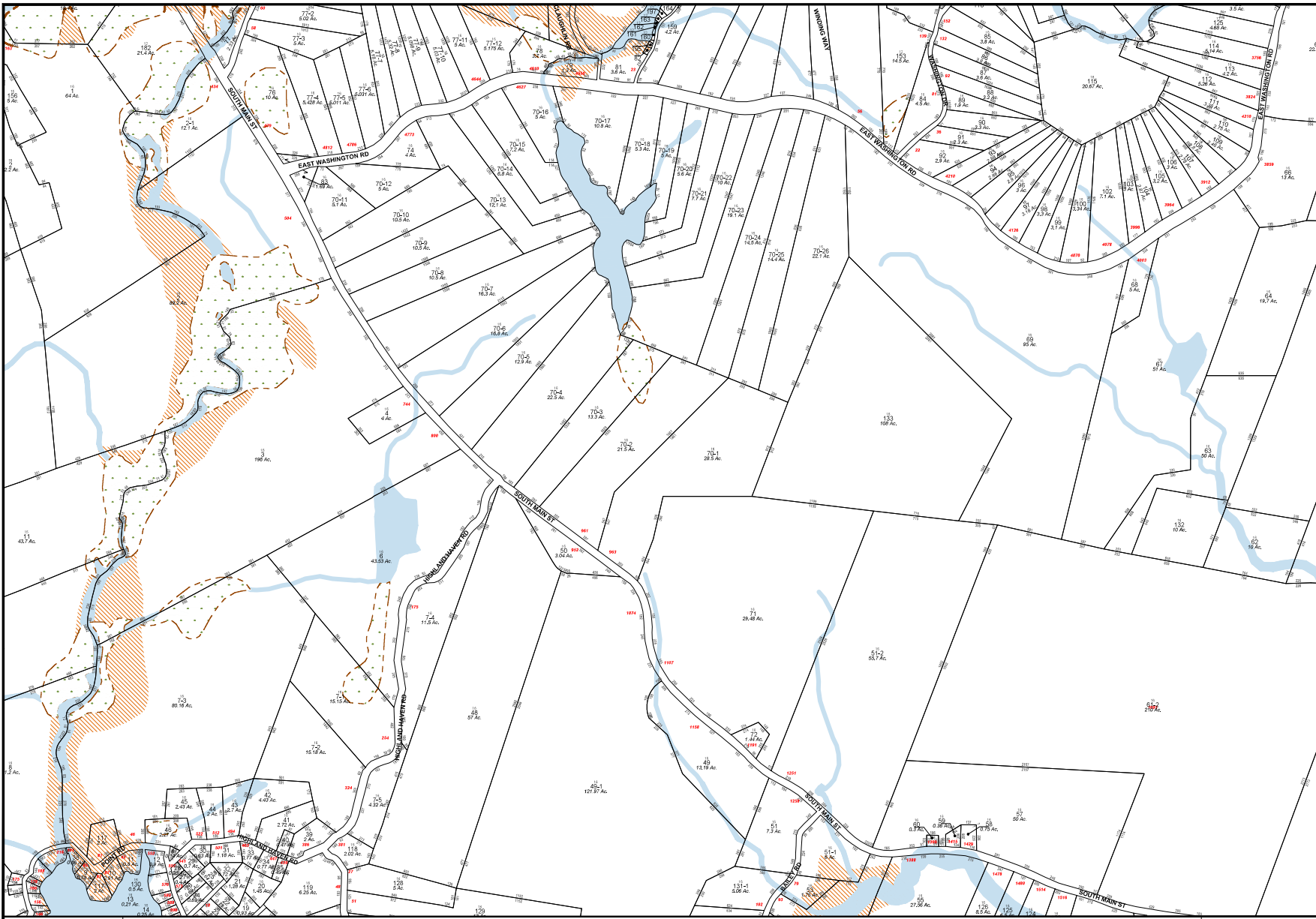
www.avatarassociates.com
TerraMap@avatarassociates.com

LEGEND

- Lot-Sub 12-1
- Acreege 200 ACs
- S-Survey C-Calculated
- Dimensions (Feet) 150.00'
- Private & ROW Access
- Rivers
- Wetland
- Lake or Pond
- Structure
- FEMA Flood Plain



MAP 16



FOR ASSESSMENT PURPOSES
NOT TO BE USED FOR CONVEYANCES

MAP NOTES:

REVISED APRIL 1, 2017