



# (10) TAX DEEDED PROPERTIES IN ALTON, NH AT PUBLIC AUCTION

★ CHALET & MOBILE HOME ON 5.5± ACRES ★ ALTON SHORES HOME & LOTS ★  
★ UNDEVELOPED WOODED LOTS ★ RIVERFRONT LOT ★

**SATURDAY, SEPTEMBER 21 AT 10:00 AM**

**Sale to be held at Alton Town Hall, 1 Monument Square, 2nd Floor Meeting Room, Alton, NH  
REGISTRATION FROM 9:00 AM**

**ID#19-227** • We have been retained by the Town of Alton to sell at PUBLIC AUCTION these (10) properties which were acquired by Tax Collector's Deed. These properties have a total assessed value of \$453,800, and appeal to investors, builders, sportsmen, or abutters!



**SALE # 1: Tax Map 15, Lots 21-1 & 21-1-1, 7 & 15 Bender Ln.**  
Chalet style home and mobile home located on a 5.56± acre lot on a private lane just a short drive to Alton Bay • Chalet features 1,219± SF GLA, 2 BR, 1 BA, & FHA/oil heat • Mobile home includes 1,044± SF GLA, 2 BR, 1 BA, & FHA/oil heat • Total assessed value: \$144,200. 2018 total taxes: \$2,017.  
**DEPOSIT: \$5,000**

**SALE # 2: Tax Map 72, Lot 76, 36 Scott Drive**  
Single family cottage located on a 0.23± acre lot in the private Alton Shores Community with deeded beach rights to Hills Pond • Home contains 576± SF GLA, 2 BR, 1 BA, & screen porch • Private well & septic system • Assessed value: \$50,300. 2018 taxes: \$704. **DEPOSIT: \$5,000**

**SALE # 3: Tax Map 39, Lot 45, Leigh Drive**  
1± acre wooded lot located on a private road just minutes to Alton Bay • Lot contains an existing foundation & slopes up from the road • Assessed value: \$64,900. 2018 taxes: \$908.  
**DEPOSIT: \$2,500**

**SALE # 4: Tax Map 2, Lot 20, Arianna Drive**  
Undeveloped 3.19± acre lot located in a quiet subdivision cul-de-sac close to Halfmoon Lake & Barnstead Town Line • Lot is wooded & slopes down from the road • RU-Rural zoning district • Assessed value: \$60,100. 2018 taxes: \$841.  
**DEPOSIT: \$2,500**

**SALE # 5: Tax Map 2, Lot 20-5, Arianna Drive**  
Undeveloped 3.23± acre lot located in a quiet subdivision cul-de-sac close to Halfmoon Lake & Barnstead Town Line • Lot is wooded & slopes down from the road • RU-Rural zoning district • Assessed value: \$60,200. 2018 taxes: \$842.  
**DEPOSIT: \$2,500**

**SALE # 6: Tax Map 25, Lot 13, Baxter Place**  
Undeveloped 0.46± acre lot located along a private class VI road just minutes from the Alton traffic circle • Lot is wooded & level in topography • Water frontage along Merrymeeting River • Assessed value: \$20,600. 2018 taxes: \$288. **DEPOSIT: \$2,500**

**SALE # 7: Tax Map 25, Lot 35, Baxter Place**  
Undeveloped 0.2± acre lot located on a private class VI road just minutes from the Alton traffic circle • Lot is wooded and level in topography • Close to the Merrymeeting River & Rte. 28 • Assessed value: \$16,600. 2018 taxes: \$232. **DEPOSIT: \$2,500**

**SALE # 8: Tax Map 12, Lot 76, Bear Pond Road**  
Undeveloped 0.7± acre lot along a quiet dead end class VI road • Lot is wooded & gently rolling in topography • According to the plan created in 1969 was outlined as Common Land picnic area with r.o.w. between #81 & #82 to the beach • Assessed value: \$17,700. 2018 taxes: \$248. **DEPOSIT: \$2,500**

**SALE # 9: Tax Map 71, Lot 229, Parandes Drive**  
Undeveloped 0.27± acre lot located in the private Alton Shores Community with beach rights to Hills Pond • Lot sits low from the road then levels in topography • Assessed value: \$9,800. 2018 taxes: \$137. **DEPOSIT: \$1,000**

**SALE # 10: Tax Map 71, Lot 73, Stephanie Drive**  
Undeveloped 0.28± acre lot located on a dead end class VI road in the private Alton Shores Community • Beach rights to Hills Pond • Lot is heavily wooded & rolling in topography • Assessed value: \$9,400. 2018 taxes: \$132. **DEPOSIT: \$1,000**

**PREVIEW: Sales 1 & 2** by appointment with auctioneer. **Sales 3 through 10** 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 Alton at time of sale, balance due within 30 days. Conveyance by Quit Claim Deed. 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, NH Lic. #2279

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



**AGREEMENT AND DEPOSIT RECEIPT**

**THIS AGREEMENT** made this 21<sup>th</sup> day of September, 2019, by and between the Town of Alton, a municipal corporation organized under the laws of the State of New Hampshire, having a principal place of business at One Monument Square, Alton, New Hampshire 03809, (hereinafter referred to as the "SELLER"),

and

\_\_\_\_\_, having an address of

\_\_\_\_\_  
(hereinafter referred to as the "BUYER"),

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

Map: \_\_\_\_ Block: \_\_ Lot: \_\_\_\_ Location: \_\_\_\_\_, Alton, NH 03809

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 \_\_\_\_\_ % 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 SELLER'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 Quitclaim Deed, 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, 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 SELLER does not in any way warranty or guarantee the availability of any municipal land 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 Alton.

**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 Alton Town Hall, One Monument Square, Alton, New Hampshire 03809. Time is of the essence.

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

**Page 2.**

**TITLE:** If the BUYER desires an examination of the title, BUYER shall pay the cost thereof. BUYER acknowledges that TITLE shall be transferred by QUITCLAIM DEED. 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 2019 tax year, from the date of sale.

**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 SELLER, and shall cause same to be filed as required by law. All fees and filings shall be completed within 15 days of closing

**RISK OF LOSS:** Risk of loss from any cause shall be upon the SELLER until the transfer of the property covered hereby.

**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.

**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.

**RSA 477:4-A NOTICE:**

Radon Gas: Radon gas, the product of decay of radioactive materials in rock may be found in some areas of New Hampshire. This gas may pass into a structure through the ground or through water from a deep well. Testing can establish its presence and equipment is available to remove it from the air or water.

Lead Paint: Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

**PRIOR STATEMENTS:** Only this AGREEMENT fully and completely expresses the respective obligations of the parties, 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. This AGREEMENT shall not be altered or modified except by written agreement signed and dated by both BUYER and SELLER.

**MISCELLANEOUS:** This instrument, which may be executed in duplicate, is to be construed as a New Hampshire contract. Any dispute under this AGREEMENT shall be resolved within the venue of the Strafford County Superior Court in the State of New Hampshire. This AGREEMENT shall be cancelled, modified or amended only by a written instrument signed by both the SELLER and the

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

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BUYER. This AGREEMENT shall be binding upon and inures to the benefit of the parties and their respective heirs, devisees, executors, administrators, successors, agents and assigns.

ADDITIONAL PROVISIONS:

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

**TOWN OF ALTON**

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

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

Duly authorized

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

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

**BUYER**

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

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

Duly authorized

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

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

**CURRENT OWNER**  
 ALTON TOWN OF

**TOPO:** 4 Rolling  
**UTILITIES:** 1 Paved  
**STRT/ROAD:** 3 Rural  
**LOCATION:** 3 Rural

**ASSOCIATION:** 14787  
**Other ID:** 100L  
**BMSI#:**  
**Photo:**  
**Ward:**  
**Prec.:**  
**Full NBHD:** 100L  
**GIS ID:**

**EXEMPTIONS:**  
 Code: 9030  
 Description: EXM LAND  
 Assessed Value: 60,200  
 Appraised Value: 60,200

**RECORD OF OWNERSHIP**

BK	VOL	DATE	QTY	SALE PRICE	V.C.
2879	0934	10/03/2013	U	0	50
2109	0614	11/08/2004	U	174,900	1W

**PREVIOUS ASSESSMENTS (HISTORY)**

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2018	9030	60,200	2017	9030	60,200
2016	9030	60,200	2016	9030	60,200

**OTHER ASSESSMENTS**

Year	Type	Description	Code	Amount	Number	Amount	Comm. Int.
<b>TOTAL:</b> 60,200							

**ASSESSING NEIGHBORHOOD**  
 Street Index Name: Tracing  
 Batch: [Blank]

**NOTES**  
 NEW LOT 6/25/07 L60 PLAN 76/77  
 TOWN MAINTAINED ROAD 2011

**EXEMPTIONS**

Year	Type	Description	Code	Amount	Number	Amount	Comm. Int.
<b>TOTAL:</b> 60,200							

**APPRaised VALUE SUMMARY**

Appraised Bldg. Value (Card)	0
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	60,200
Special Land Value	0
<b>Total Appraised Parcel Value</b>	<b>60,200</b>

**Valuation Method:** C  
**Adjustment:** 0  
**Net Total Appraised Parcel Value:** 60,200

**NET TOTAL APPRAISED PARCEL VALUE** 60,200

**VISIT/CHANGE HISTORY**

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
<b>TOTAL:</b> 60,200								

**LAND LINE VALUATION SECTION**

B #	Use Code	Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	A. Disc	C. ST. Factor	Adj.	Notes-Adj	Spec Use	Spec Calc	S Adj Fact	Unit Price	Land Value
1	903V	Municipal	RU				43,560	2,000.00	1.10	1.0000	5	1.0000	1.00	GN	1.17	1.17	1.29	56,200
1	903V	Municipal	RU				2.23 AC		0.90	1.0000	5	1.0000	1.00			1.00	1,800.00	4,000
<b>TOTAL CARD LAND UNITS:</b> 3.23 AC Parcel Total Land Area: 3.23 AC																		

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd.	Ch.	Description
Model	00		Vacant
<b>MIXED USE</b>			
Code	903V	Municipal	Percentage 100
<b>COST/MARKET VALUATION</b>			
Adj. Base Rate:			0.00
Net Other Adj:			0
Replace Cost			0.00
AYB			0
EYB			0
Dep Code			
Remodel Rating			
Year Remodeled			
Dep %			
Functional ObsInc			
External ObsInc			
Cost Trend Factor			1
Condition			
% Complete			
Overall % Cond			
Apprais Val			
Dep % Ovr			0
Dep Ovr Comment			
Misc Imp Ovr			0
Misc Imp Ovr Comment			
Cost to Cure Ovr			0
Cost to Cure Ovr Comment			

**OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)**

Code	Description	Sub	Sub Description	L/B	Units	Unit Price	Yr	Gde	Dp	Rt	Cnd	%Cnd	Apr	Value

**BUILDING SUB-AREA SUMMARY SECTION**

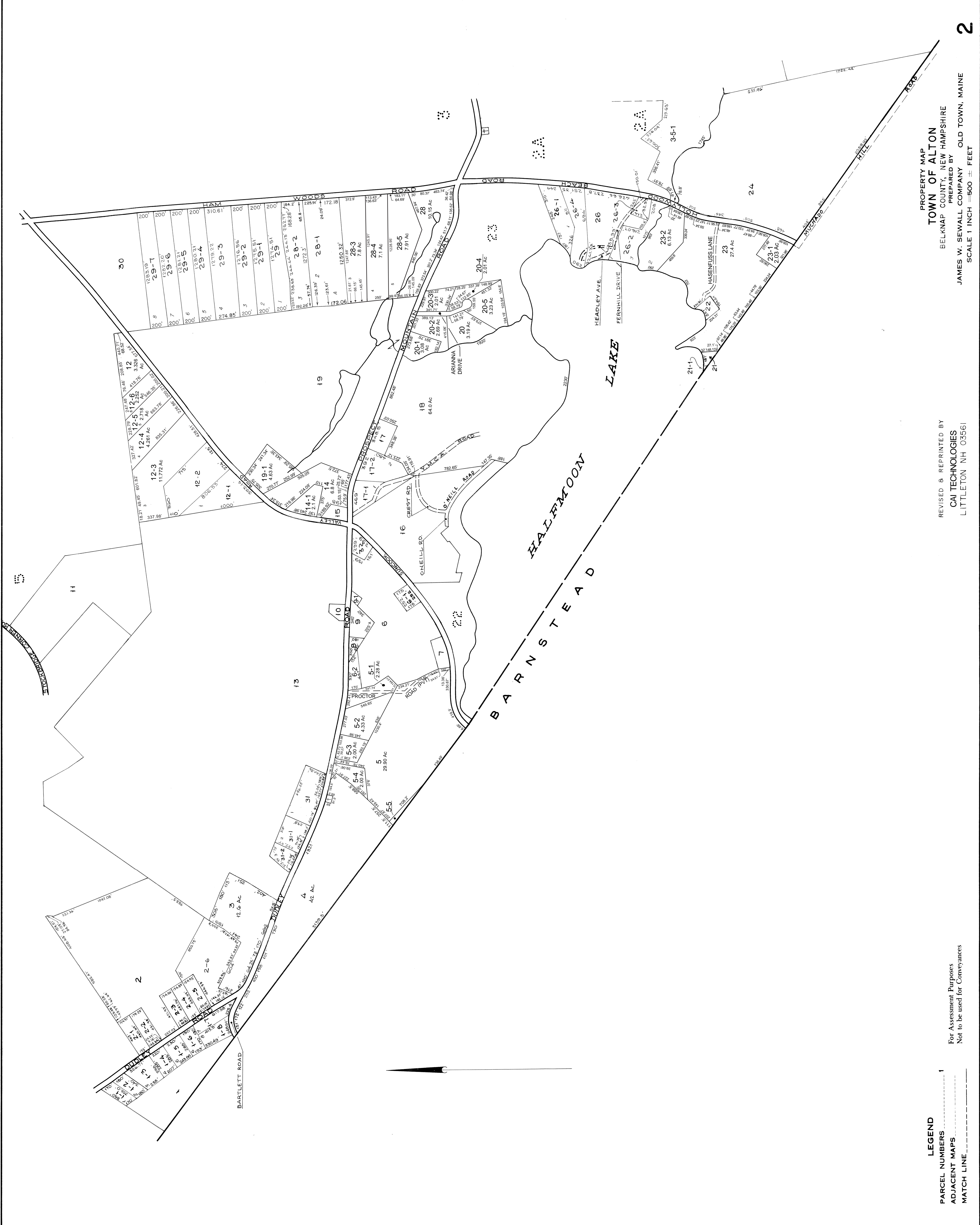
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprac. Value

**Ttl. Gross Liv/Lease Area:**

0 0 0 0

No Photo On Record





**LEGEND**  
 PARCEL NUMBERS ..... 1  
 ADJACENT MAPS ..... 2  
 MATCH LINE ..... 3

For Assessment Purposes  
 Not to be used for Conveyances

REVISED & REPRINTED BY  
**CAI TECHNOLOGIES**  
 LITTLETON, NH 03561

PROPERTY MAP  
**TOWN OF ALTON**  
 BELKNAP COUNTY, NEW HAMPSHIRE  
 PREPARED BY  
**JAMES W. SEWALL COMPANY** OLD TOWN, MAINE  
 SCALE 1 INCH = 800 ± FEET