



(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 21th 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)**

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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:

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	UTILITIES 3 Unpaved	STRT/ROAD 3 Rural	LOCATION
TOPO. 4 Rolling			
CURRENT ASSESSMENT Code 9030	Appraised Value 9,400	Assessed Value 9,400	Assessed Value 9,400
1 MONUMENT SQUARE PO BOX 659 ALTON, NH 03809 Additional Owners:	1501 ALTON, NH		
SUPPLEMENTAL DATA			
Other ID: 836	Color		
BMSI# 000836	ASSOC PID#		
Photo	S+H-BKBLTS		
Ward			
Prec.			
Full NBHD GIS ID:			

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	g/u	v/i	SALE PRICE	V.C.
ALTON TOWN OF	2829/0803	02/07/2013	U	V	0	1E
HOLBROOK, MICHELLE JO	1607/310	09/21/2000	U	V	0	1A
CORMIER, JOSEPH F	424/353	09/21/1962	U	V	0	1N

EXEMPTIONS				OTHER ASSESSMENTS
Year	Type	Description	Amount	Number
Total:			9,400	

ASSESSING NEIGHBORHOOD		APPRaised VALUE SUMMARY	
NBHD/SUB	Street Index Name	Tracing	Batch
SHL/A			
Appraised Bldg. Value (Card)		0	
Appraised XF (B) Value (Bldg)		0	
Appraised OB (L) Value (Bldg)		0	
Appraised Land Value (Bldg)		9,400	
Special Land Value		0	
Total Appraised Parcel Value		9,400	
Valuation Method:		C	
Adjustment:		0	
Net Total Appraised Parcel Value		9,400	

BUILDING PERMIT RECORD				VISIT/CHANGE HISTORY			
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.
					07/16/2007		09/25/1995
					RC	99	Vacant
					MIAM	00	Measur-Listed

LAND LINE VALUATION SECTION										
B #	Use Code	Use Description	Zone D	Front Depth	Units	Unit Price	I. Factor	Acre Disc	C. Factor	ST. Idx
1	9030	Municipal	RU		12,197	SF	0.86	1.0000	5	0.90
										SHL
										1.00
										Building Site
										Notes-Adj
										1.00
										Special Pricing
										Spec Use
										Spec Cate
										S Adj Fact
										1.00
										Adj. Unit Price
										0.77
										Land Value
										9,400
Total Card Land Units: 0.28 AC										
Parcel Total Land Area: 0.28 AC										
Total Land Value: 9,400										

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
00	Vacant		
		MIXED USE	
Code	Description	Code	Percentage
9030	Municipal		100
		COST/MARKET VALUATION	
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			
Condition			
% Complete			
Overall % Cond			
Apprais Val			
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
Cost to Cure Ovr			
Cost to Cure Ovr Comment			
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)			
Code	Description	Sub	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
		0	0
Ttl. Gross Liv/Lease Area:		0	0

No Photo On Record



NO PARCEL 6, 20, 63, 54, 75, 97, 119, 196, 215

PROPERTY MAP
TOWN OF ALTON
 BELKNAP COUNTY, NEW HAMPSHIRE
 PREPARED BY
 JAMES W. SEWALL COMPANY OLD TOWN, MAINE
 SCALE 1 INCH = 100 ± FEET

REVISED & REPRINTED BY
 CAI TECHNOLOGIES
 LITTLETON NH 03561

For Assessment Purposes
 Not to be used for Conveyances

LEGEND
 PARCEL NUMBERS 1
 ADJACENT MAPS
 MATCH LINE