

(9) TAX DEEDED PROPERTIES IN ROCHESTER, NH AT

# PUBLIC AUCTION

SINGLE FAMILY HOME ON 0.44± ACRE • BUILDING LOT • EAST ROCHESTER FIREHOUSE  
(3) MANUFACTURED HOMES • UNDEVELOPED WOODED LOTS

SATURDAY, OCTOBER 5 AT 10:00 AM

Sale to be held at the Rochester City Hall, 31 Wakefield Street, Rochester, NH

Registration from 9:00 AM

ID#19-248 • We have been retained by the City of Rochester to sell at PUBLIC AUCTION these (9) properties which were acquired by Tax Collector's Deed. These properties have a total assessed value of \$373,000 & appeal to investors, abutters, & builders.

**SALE # 1: Tax Map 103, Lot 123, 19 Main Street**



1902 fire station located on a 0.07± acre lot formerly the East Rochester Firehouse • Building features 5,916± SF GBA, (2) ½ BA, brick exterior, & 1-car under garage • Neighborhood Mixed Use zoned & served by city water & sewer • Assessed Value: \$202,800. 2018 Taxes: \$5,581. **DEPOSIT: \$5,000**

**SALE # 2: Tax Map 115, Lot 8, 5 Lois Street**

New Englander style home located on a 0.44± acre lot w/frontage along Lois St. & Margaret St. • Home features 1,083± SF, 5 RMS, 2 BR, & 1BA • Detached garage & R1- Residential zoning district • City water & sewer • Assessed value: \$62,500. 2018 Taxes: \$1,720. **DEPOSIT: \$5,000**



**SALE # 3: Tax Map 256, Lot 70-39, 10 Lanai Drive**



Mfd. home located in Briar Ridge Estates mobile home community • Home was built in 1988 & contains 1,296± SF, 6 RMS, 2 BR, & 1 ¾ BA

• Vinyl siding, storage shed, enclosed rear porch, FHA/propane heat • City water & septic system • Assessed value: \$49,700. 2018 Taxes: \$1,368. **DEPOSIT: \$2,500**

**SALE # 4: Tax Map 222, Lot 4-120, 12 Downfield Lane**

1971 Manufactured home in the Chestnut Hill mobile home community • Home consist of 816± SF, 4 RMS, 2 BR, & 1 BA • Open front deck, vinyl siding, metal roof, FHA/oil heat • City water & septic system • Assessed value: \$11,100. 2018 Taxes: \$306 **DEPOSIT: \$2,500**



**SALE # 5: Tax Map 259, Lot 16-37, 24 D'Amours Avenue** • Manufactured home built in 1971 located in the Paradise Park mobile home community • Home has 624± SF, 4 RMS, 2 BR, & 1 BA • Vinyl siding, enclosed side porch, & FHA/oil heat • Well & septic system • Assessed value: \$7,900. 2018 Taxes: \$218. **DEPOSIT: \$2,500**

**SALE # 6: Tax Map 125, Lot 35-1, 35 Linden Street** • Wooded 0.17± acre buildable lot located in a quiet residential neighborhood just 1 mile from Downtown Rochester • Gently rolling in topography & slopes slightly down from the road • Assessed value: \$31,700. 2018 Taxes: \$872. **DEPOSIT: \$2,500**

**SALE # 7: Tax Map 202, Lot 8, Old Wakefield Road** • Undeveloped 2.2± acre lot located in north Rochester close to the Milton Town Line • Lot is landlocked & Agricultural Zoned • Assessed value: \$5,500. 2018 Taxes: \$151. **DEPOSIT: \$1,000**

**SALE # 8: Tax Map 239, Lot 120, Dora Drive** • Undeveloped 0.37± acre lot located at the end of a dead end street • Lot is wooded & Residential 2 zoned • Assessed value: \$900. 2018 Taxes: \$25. **DEPOSIT: \$1,000**

**SALE # 9: Tax Map 108, Lot 43, Broadway Street** • Undeveloped 0.37± acre lot located at the end of a dead end street in East Rochester • Lot is wooded & Residential 1 zoned • Assessed value: \$900. 2018 Taxes: \$25. **DEPOSIT: \$1,000**

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

PREVIEW FOR SALES 1, 3, 4 & 5: By appointment w/auctioneers.

SALES 2, 6, 7, 8 & 9: 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 City of Rochester at time of sale, balance due within 30 days. **SALES ARE SUBJECT TO CITY CONFIRMATION. THE CITY OF ROCHESTER RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS.** 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**  
AUCTIONEERS

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