

(3) TAX DEEDED PROPERTIES IN DANBURY, NH AT ABSOLUTE AUCTION

THREE SINGLE FAMILY HOMES SATURDAY, OCTOBER 26 BEGINNING AT 10:00 AM



Sale to be held at Danbury Town Hall
23 High Street, Danbury, NH (Registration from 9:00 AM)
ID#19-228. We have been retained by the Town of Danbury to sell at ABSOLUTE AUCTION these (3) properties which were acquired by Tax Collector's Deed. These properties appeal to investors, builders, abutters & end users.

Sale 1: Tax Map 409, Lot 42 118 Waukeena Lake Road



Gambrel cabin located on a 3.8± acre lot less than a mile from Waukeena Lake • 1-story home built in 1998 offers 646± SF GLA, 3 RMS, 2 BRS, 1 BA, & concrete slab foundation • Metal roof, rear wood deck, 20'x20' outbuilding, & propane heat. Assessed value \$75,100. 2018 taxes \$1,765.

Sale 2: Tax Map 406, Lot 220 29 Lilac Lane



Raised ranch style home with unfinished addition on a rolling 1.34± acre lot at the end of a private road • 1-story home built in 1967 offers 576± SF GLA, 6 RMS, 3 BRS, 2 BA & finished walk-out basement • Electric heat, detached shed, front wood deck, & private well & septic system. Assessed value \$86,400. 2018 taxes \$2,030.



Sale 3: Tax Map 406, Lot 96, 22 Aspen Lane

Ranch style in the Echo Glen Community sitting on a 0.2± acre lot • 1-story home built in 1952 contains 570± SF GLA, 4 RMS, 2 BRS, & FHA/propane heat • Two sheds & served by well and septic system. Assessed value \$37,100. 2018 taxes \$872.

Preview: By appointment with Auctioneer

Terms: \$2,500 deposit for each property by cash, certified check, bank treasurer's check, or other form of payment acceptable to the Town of Danbury at time of sale. **NO PERSONAL CHECKS.** Balance due within 45 days. Conveyance by deed without covenants. 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 of 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 26th day of October, 2019, by and between the Town of Danbury, a municipal corporation organized under the laws of the State of New Hampshire, having a principal place of business at 23 High Street, Danbury, New Hampshire 03230 (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 Danbury, 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 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.

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 Danbury Town Offices, 23 High Street, Danbury, NH . **Time is of the essence.**

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.

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 the 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 this AGREEMENT, which alone fully and completely expresses the respective obligations, and this 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.

ADDITIONAL PROVISIONS:

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

TOWN OF DANBURY

BUYER

By: _____

By: _____

Its: _____

Its: _____

Duly authorized

Duly authorized

Date: _____

Date: _____

Witness: _____

Witness: _____

Town of Danbury

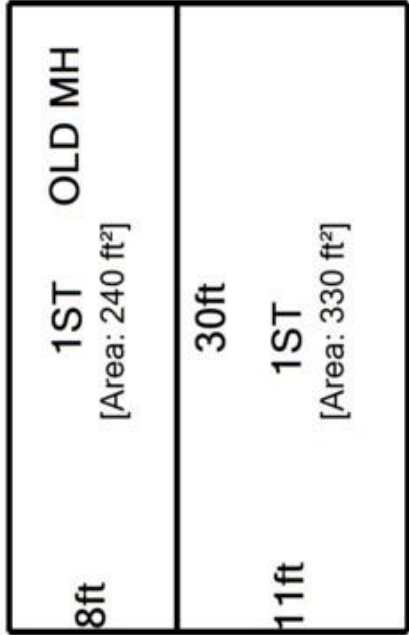
RESIDENTIAL PROPERTY ASSESSMENT RECORD

Date Printed: 7/19/2019
 Assessment Year: 2016

Map & Lot: 406-096-000 Location: 22 ASPEN LANE Parcel ID: 000823 Card: 1 of 1

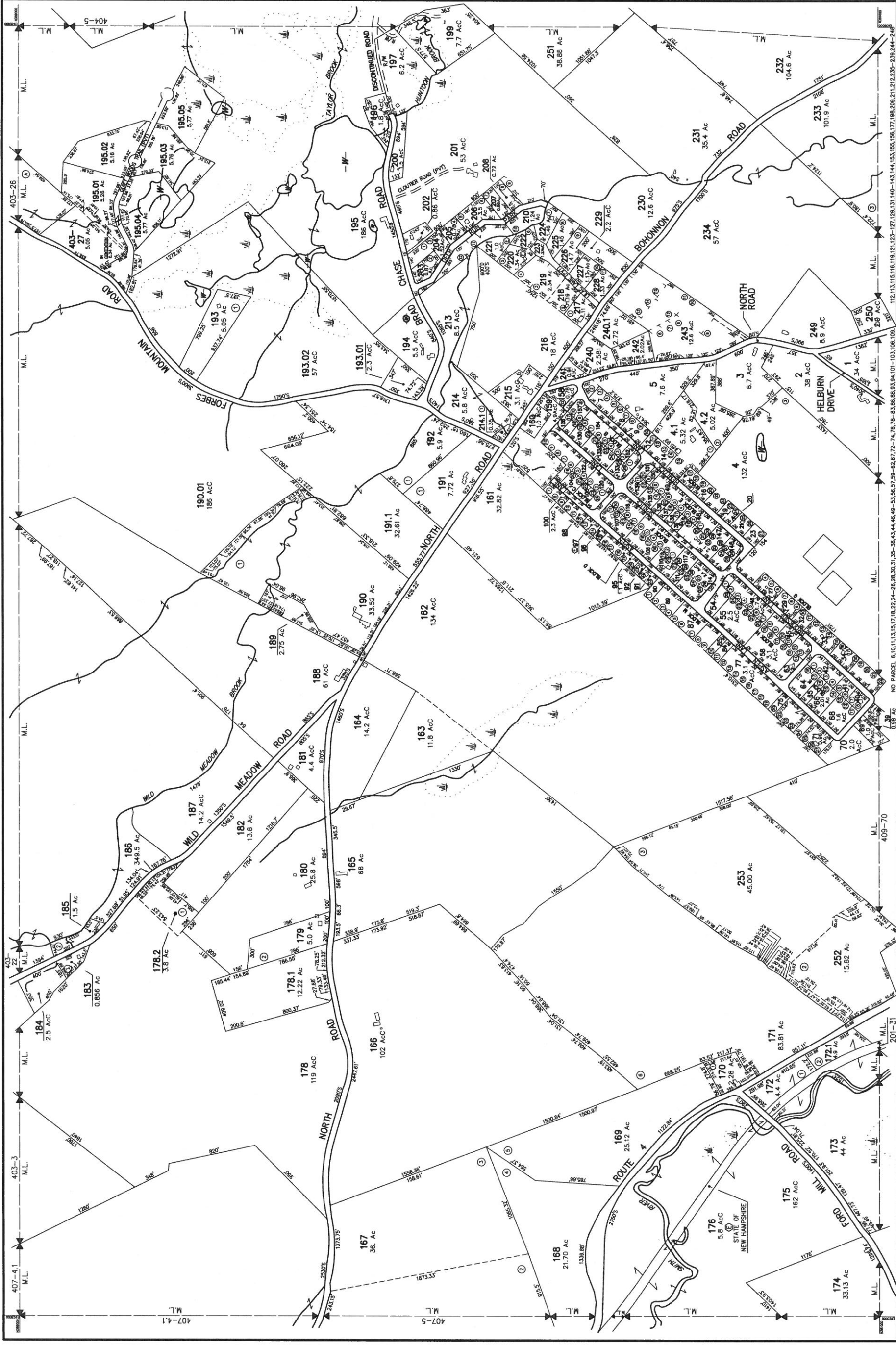
Owner Information		Current Assessment Summary		Parcel Data				
TOWN OF DANBURY		NICU Acres	0.2000	Neighborhood	ECHO GLEN			
23 HIGH STREET		CU Acres		Property Class	Residential			
DANBURY, NH 03230		Total Acres	0.2000	Prime Use	One Family			
		Living Area Sq. Ft.	570	Zone	P/U Year			
Sale History				Topography				
Date	Grantor	Q/U/Class	Sale Price	Bk/Page	Level			
8/16/2018	BRZOWOWY SUSAN	U/ Tax Deed		3605/2137	Unpaved			
				Road Surface				
				Special District				
								
Assessed Land Valuation								
Land Type	Area	#Units	Frontage	Base Value	Adjustments	Adj. Factor	Final Value	
HOMESITE IMPROV	0.200		17,668				\$17,700	
				\$17,700				
Assessment History								
Date	Land	Curr. Use	Improvements	Total				
12/31/18	17,700		19,400	37,100				
10/01/16	17,700		19,400	37,100				
4/01/11	17,668		19,694	37,362				
12/22/10	30,000		22,460	52,460				
9/08/06	30,000		24,010	54,010				
Building Permits								
Date	Type	Number		Status				
Visit History								
Date	Reason	By						
6/15/18	Measure - Exterior	JJ						
12/07/10	Measure - Exterior	JB						
9/01/01	Interior Inspection	CP						
Notes								
FUNCTIONAL - FD; SEASONAL - 8' SECTION IS OLD TRAVEL TRAILER; MIXED SIDDING; OUTDATED; CHEMICAL TOILET - NO PLUMBING IN BATH 2010 M&L - RMV'D SHED, ADJ'D SHED SIZE & SKTCH.								

General Information		Building Computation	
Prop. Class	Residential	Base Value	\$46,267
Building Style	Ranch (1)	Size Adj. Factor	1.00
Year Built	1952	Building Adj.	\$-2,700
Effective Year	1952	Grade Adj. Factor	0.65
Grade/Quality	Low	Extra Features	\$0
Condition	Fair	Replacement Cost	\$28,319
# of Rooms	4	Influences/Obsolescence	
# of Bedrooms	2	Depreciation %	33
Color	Blue	Functional Obs %	5
Foundation	None	External Infl. %	0
Framing	Wood frame	% Unfinished	0
Insulation	Partial	Depreciated Value	18,025
Roof Type	Gable	Location Adj.	
Roof Material	Asphalt shingles	Building Value	\$18,000
Exterior Siding	T- 111/Aluminum	Plumbing Fixtures	
Flooring	Linoleum	# 2-Fixture Baths	0
Interior Walls	Paneling	# 3-Fixture Baths	0
Heating Fuel	Propane	# 4-Fixture Baths	0
Heating Type	Forced hot air	# 5-Fixture Baths	0
Cooling Type	None	# Extra Fixtures	0
		# Kitchen Sinks	1
		# Hot Water	1



Building Adjustments		Extra Features	
Description	#/sf	Amount	#/sf
EXTRA FIXTURES	-3	\$-2,700	

Building Segments		Building Segments		Building Segments		Building Segments		Building Segments		Building Segments		Building Segments				
Segment	Sketch	Living Area	Effective	Sq. Ft.	Rate /	Base Value	% Unf	Description	Year	Size or Units	Base Value	Size Adj.	Grade/Adj.	Condition / Depr.	FO % Unf.	Value
1ST	570	570	570	81.17	\$46,267			Deck	1985	8 x 10	\$100	1.00	Avg 1.00	FR		\$100
								Utility Shed	1985	148	\$500	1.00	F++ 1.00	FR		\$500
								Utility Shed	1985	10 x 10	\$800	1.00	F++ 1.00	AV		\$800
Total Building Segments:																
	570	570	570			\$46,267			\$18,000		\$1,400					\$19,400



<p>INDEX DIAGRAM</p>		<p>MAP NO.</p> <h1>406</h1>
<p>PROPERTY MAPS</p> <h1>DANBURY</h1> <p>NEW HAMPSHIRE</p>		
<p>LEGEND</p> <ul style="list-style-type: none"> AREA SURVEYED AREA CALCULATED RECORD DIMENSION SCALED DIMENSION MATCH LINE WATER EXEMPT PROPERTY SUBDIVISION LOT NO. BUILDING RIGHT OF WAY/ACCESS COMMON DIMENSION WETLANDS 		<p>SCALE 1" = 400'</p>
<p>THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.</p> <p>THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.</p> <p>PHOTOGRAPHY DATE: APRIL 18, 1995</p> <p>COMPLETION DATE: JANUARY 31, 1996</p>		<p>PRODUCED IN 1998 BY</p> <p>11 PEGASUS STREET, LITTLETON, N.H. 03061 603.252.6965 • WWW.CAITECH.COM</p>