

(7) TAX DEEDED PROPERTIES IN WEARE, NH AT  
**PUBLIC AUCTION**



**MULTI FAMILY & MIXED-USE PROPERTY  
 SINGLE FAMILY • CAMP ON 10.7± ACRES  
 VACANT WOODED LOTS**

**SATURDAY, NOVEMBER 16 AT 10:00 AM**

**Sale to be held at the Weare Middle School  
 16 East Road, Weare, NH (Registration from 9:00 AM)**

**ID#19-267** • We have been retained by the Town of Weare to sell at Public Auction these (7) properties which were acquired by Tax Collector's Deed. These properties have a total assessed value of \$828,600 and appeal to investors, builders, sportsmen or abutters!

**SALE # 1: Tax Map 201, Lot 77, 325-327 North Stark Hwy**



Mixed-use property on a Village zoned 6.01± acre lot at the Junction of Routes 114 & 77 • Fire-damaged 3-family home with 2,838± SF, 5 BR & 2 BA • 2,292± SF prefinished metal,



steel frame auto repair garage built in 2002 with 2 overhead doors • Assessed value \$273,900. 2018 taxes \$6,308. **DEPOSIT: \$5,000**

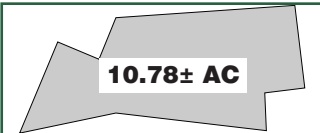
**SALE #2: Tax Map 406, Lot 60, 1131 River Road**

Ranch style home privately set at the end of a long driveway on a wooded 5.2± acre lot • 1-story home built in 1979 features 1,680± SF GLA, 3BR, 2 BA, 1-car under garage, 3-season porch, and deck • Zoned Residential • Assessed value \$222,200. 2018 taxes \$5,117. **DEPOSIT: \$5,000**



**SALE #3:**

**Tax Map 411, Lot 42-2  
 Dustin Tavern Road**



Camp with a garage and multiple storage sheds located on a 10.78± acre lot • Home sits back from the road and land is level in topography • Zoned Residential • Assessed value \$225,100. 2018 taxes \$5,184. **DEPOSIT: \$5,000**

**SALE #4:**

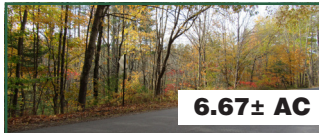
**Tax Map 109, Lot 13  
 N/S South Stark Highway**



Undeveloped 10.29± acre lot located along Route 114 • Most of the lot is wetland to the front with dry land to the rear of lot • Zoned Industrial • Assessed value \$47,600. 2018 taxes \$1,096. **DEPOSIT: \$1,000**

**SALE #5:**

**Tax Map 401, Lot 3  
 Reservoir Drive**



Undeveloped 6.67± acre lot along a paved road • Lot is wooded, slopes down from the road and rolling in topography • Zoned Rural Agricultural • Assessed value \$31,900. 2018 taxes \$735. **DEPOSIT: \$ 1,000**

**SALE #6:**

**Tax Map 410, Lot 187  
 Gettings Road**



Undeveloped 5.04± acre lot along a private dead-end dirt road in a quiet setting • Lot is wooded and rolling in topography • Zoned Residential • Assessed value \$16,400. 2018 taxes \$378. **DEPOSIT: \$1,000**

**SALE #7: Tax Map 403, Lot 242, Boyce Road** • Land locked 7.28± acre wooded lot • Part of parcel is located in Hopkinton • Zoned Residential • Assessed value \$11,500. 2018 taxes \$265. **DEPOSIT: \$1,000**

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

**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 Weare at time of sale; balance of purchase price due within 30 days after date of sale. 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**  
**A U C T I O N E E R S**

45 Exeter Road, Epping, NH 03042, NH Lic. #2279

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



**MEMORANDUM OF SALE**

BE IT KNOWN that on this 16th day of November, 2019, the undersigned Buyer was the high bidder at an auction conducted by the Town of Weare (“the Municipality”) for the following property owned by the Municipality:

**Description of Property:** Parcel Number:\_\_\_\_\_ Street:\_\_\_\_\_ Tax ID:\_\_\_\_\_

**Purchase Price:** \$\_\_\_\_\_ (Balance due at closing by certified funds is the total of purchase price + buyer’s premium (10% of purchase price) + state transfer tax (.75% of purchase price - \$20 min.) + recording fees (usually approximately \$16) minus Amount of Deposit.)

**Amount of Deposit:**\$\_\_\_\_\_ [ ]Cash [ ] Check#\_\_\_\_\_

**Buyer:** (Bidder No.\_\_\_\_) (1)\_\_\_\_\_ (2)\_\_\_\_\_

**Take Title As:** [ ]JTROS [ ]Tenants in Common [ ] Other/TBD

**S.S./Fed.I.D.#s** (1)\_\_\_\_\_ (2)\_\_\_\_\_

The closing shall occur at the Weare Town Offices no later than December 16, 2019.

Buyer acknowledges that the Municipality is conveying the property **AS IS, WHERE IS, WITH ALL FAULTS**, with no representations as to the quality of title being conveyed or the quality of the property being purchased. **TIME IS OF THE ESSENCE AS TO ALL DEADLINES SET FORTH IN THIS AGREEMENT.** The Property shall be conveyed by a quitclaim deed. Buyer shall take possession of the Property after deed is recorded. Buyer further acknowledges that no representations have been made as to whether the property is suitable for building or any other use or purchase for which the Buyer intends for the property. In the event the Buyer fails to provide the balance due as provided in this Agreement, the Municipality, in its sole discretion, may keep the deposit as liquidated damages, or may bring an action for specific performance, in which instance the Buyer agrees to reimburse the Municipality its reasonable attorney’s fees and costs. In the event Seller records the deed in accordance with the above information provided by Buyer, and Buyer later requests a change in the deed, Buyer shall (in advance) pay Seller all legal fees and costs associated with preparation and recording of the corrective deed. All representations, statements, and agreements heretofore made between the parties hereto are merged in this Agreement, which alone fully and completely expresses their respective obligations. This Agreement is entered into by each party after opportunity for investigation, with neither party relying on any statements or representations not embodied in this Agreement made by the other on his

behalf. 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. 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. The Property is subject to all applicable provisions of Municipal codes that may be in effect as of the date of sale.

Executed this 16th day of November 2019

**TOWN OF WEARE**

By: \_\_\_\_\_  
Duly Authorized

**BUYER**

Buyer certifies having read the foregoing and agrees to its terms.


\_\_\_\_\_  
Buyer

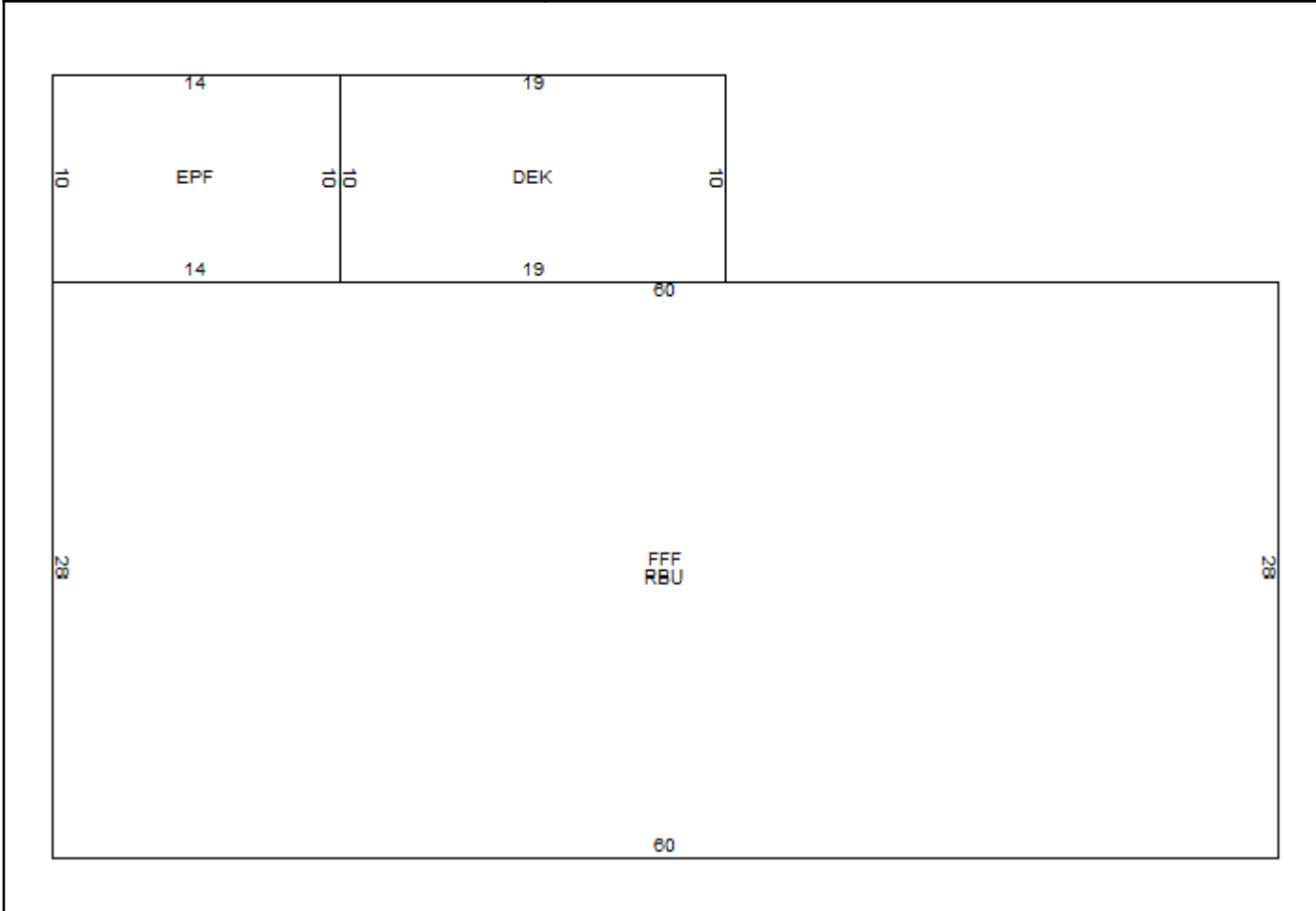
\_\_\_\_\_  
Buyer

OWNER INFORMATION			SALES HISTORY					PICTURE	
<b>WEARE, TOWN OF</b> TAX DEED 15 FLANDERS MEMORIAL ROAD WEARE, NH 03281			<b>Date</b>	<b>Book</b>	<b>Page</b>	<b>Type</b>	<b>Price</b>	<b>Grantor</b>	
			07/21/2016	8877	2688	U I 50		1 GONTHIER, LEO	
			06/08/2012	8435	1183	U I 33	105,000	MARCU, NICOLAE	
			11/28/2011	8372	0964	U I 37	70,000	ONE WEST BANK	
			11/28/2011	8372	0979	U I 37	77,000	IREALTY INVESTMENTS, L	
			03/16/2011	8302	0754	U I 51	150,000	STEWART,	
LISTING HISTORY			NOTES						
07/16/13	DMVM		TAN, YB=EST; RBU HAS GAR DOOR DNPU; ADD DEK; 7/13 NOH; COND DOWN SHED & CHANGED SITE; DNPU TREEHSE;						
01/09/13	INSP	MARKED FOR INSPECTION							
11/20/09	KCVM								
11/17/09	INSP	MARKED FOR INSPECTION							
08/21/06	DSHC								
03/10/04	BHPM								
01/10/90	EST								

EXTRA FEATURES VALUATION										MUNICIPAL SOFTWARE BY AVITAR			
<b>Feature Type</b>	<b>Units</b>	<b>Lngh x Width</b>	<b>Size Adj</b>	<b>Rate</b>	<b>Cond</b>	<b>Market Value</b>	<b>Notes</b>	<b>WEARE ASSESSING OFFICE</b>					
SHED-WOOD	80	10 x 8	260	7.00	50	728							
<b>700</b>													
PARCEL TOTAL TAXABLE VALUE										<b>Year</b>	<b>Building</b>	<b>Features</b>	<b>Land</b>
										2017	\$ 143,200	\$ 700	\$ 78,300
										Parcel Total: \$ 222,200			
										2018	\$ 143,200	\$ 700	\$ 78,300
										Parcel Total: \$ 222,200			
										<b>2019</b>	<b>\$ 143,200</b>	<b>\$ 700</b>	<b>\$ 78,300</b>
										<b>Parcel Total: \$ 222,200</b>			

LAND VALUATION													LAST REVALUATION: 2016			
<b>Zone:</b> RESIDENTIAL <b>Minimum Acreage:</b> 1.93 <b>Minimum Frontage:</b> 200													<b>Site:</b> FAIR <b>Driveway:</b> DIRT/GRAVEL <b>Road:</b> PAVED			
<b>Land Type</b>	<b>Units</b>	<b>Base Rate</b>	<b>NC</b>	<b>Adj</b>	<b>Site</b>	<b>Road</b>	<b>DWay</b>	<b>Topography</b>	<b>Cond</b>	<b>Ad Valorem</b>	<b>SPI</b>	<b>R</b>	<b>Tax Value</b>	<b>Notes</b>		
EXEMPT-MUNIC	1.930 ac	82,800	F	110	95	100	95	90 -- ROLLING	100	74,000	0	N	74,000			
EXEMPT-MUNIC	3.270 ac	x 3,500	X	100				75 -- STEEP	50	4,300	0	N	4,300			
<b>5.200 ac</b>										<b>78,300</b>		<b>78,300</b>				

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS								
	<p><b>WEARE, TOWN OF</b>                      TAX DEED                      15 FLANDERS MEMORIAL ROAD                      WEARE, NH 03281                      Account Number: 2,034</p>	<table border="1"> <thead> <tr> <th>District</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	District	Percentage			<p>Model: <b>1.00 STORY R RANCH</b>                      Roof: <b>GABLE OR HIP/ASPHALT</b>                      Ext: <b>VINYL SIDING</b>                      Int: <b>DRYWALL</b>                      Floor: <b>CARPET</b>                      Heat: <b>OIL/HOT WATER</b></p> <p>Bedrooms: <b>3</b>      Baths: <b>2.0</b>      Fixtures:                      Extra Kitchens:      Fireplaces:                      A/C: <b>No</b>      Generators:</p> <p>Quality: <b>A1 AVG+10</b></p> <p>Com. Wall:                      Size Adj: <b>0.9706</b>      Base Rate: <b>EHS 77.00</b>                      Bldg. Rate: <b>1.0356</b>                      Sq. Foot Cost: <b>\$ 79.74</b></p>				
District	Percentage										
<b>PERMITS</b>											
<table border="1"> <thead> <tr> <th>Date</th> <th>Permit ID</th> <th>Permit Type</th> <th>Notes</th> </tr> </thead> <tbody> <tr> <td>11/14/03</td> <td>BP-11-719-0</td> <td>MISCELLANEOUS</td> <td>BP-11-719-03;14X10 3-SEASON</td> </tr> </tbody> </table>				Date	Permit ID	Permit Type	Notes	11/14/03	BP-11-719-0	MISCELLANEOUS	BP-11-719-03;14X10 3-SEASON
Date	Permit ID	Permit Type	Notes								
11/14/03	BP-11-719-0	MISCELLANEOUS	BP-11-719-03;14X10 3-SEASON								



BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1680	1.00	1680
RBU	RAISED BSMNT	1680	0.25	420
EPF	ENCLOSED	140	0.70	98
DEK	DECK/ENTRANCE	190	0.10	19
<b>GLA:</b>	<b>1,680</b>	<b>3,690</b>		<b>2,217</b>

2016 BASE YEAR BUILDING VALUATION	
Market Cost New:	<b>\$ 176,784</b>
Year Built:	<b>1979</b>
Condition For Age:	<b>AVERAGE 19 %</b>
Physical:	
Functional:	
Economic:	
Temporary:	
Total Depreciation:	<b>19 %</b>
Building Value:	<b>\$ 143,200</b>



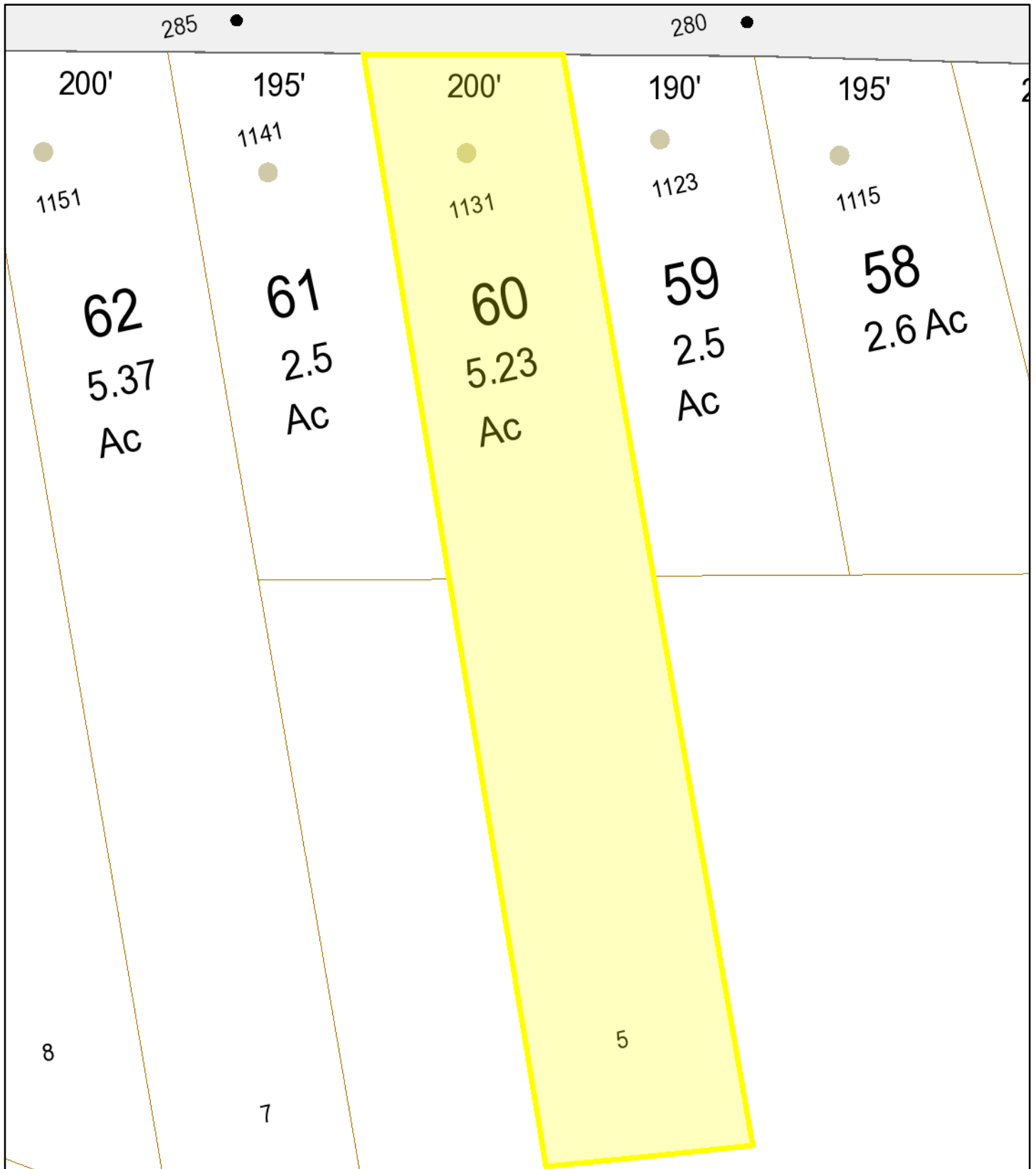
Weare, NH



October 23, 2019

1 inch = 137 Feet

www.cai-tech.com



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