

(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,



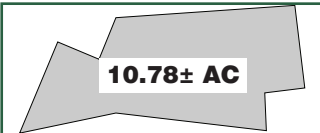
steel frame auto repair garage built in 2002 with 2 overhead doors • Assessed value \$273,900. 2018 taxes \$6,308. **DEPOSIT: \$5,000**

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**



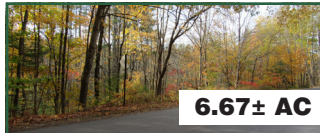
Camp with a garage and multiple storage sheds located on a 10.78± acre lot • Home sits back from the road and land is level in topography • Zoned Residential • Assessed value \$225,100. 2018 taxes \$5,184. **DEPOSIT: \$5,000**

**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
 AUCTIONEERS

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

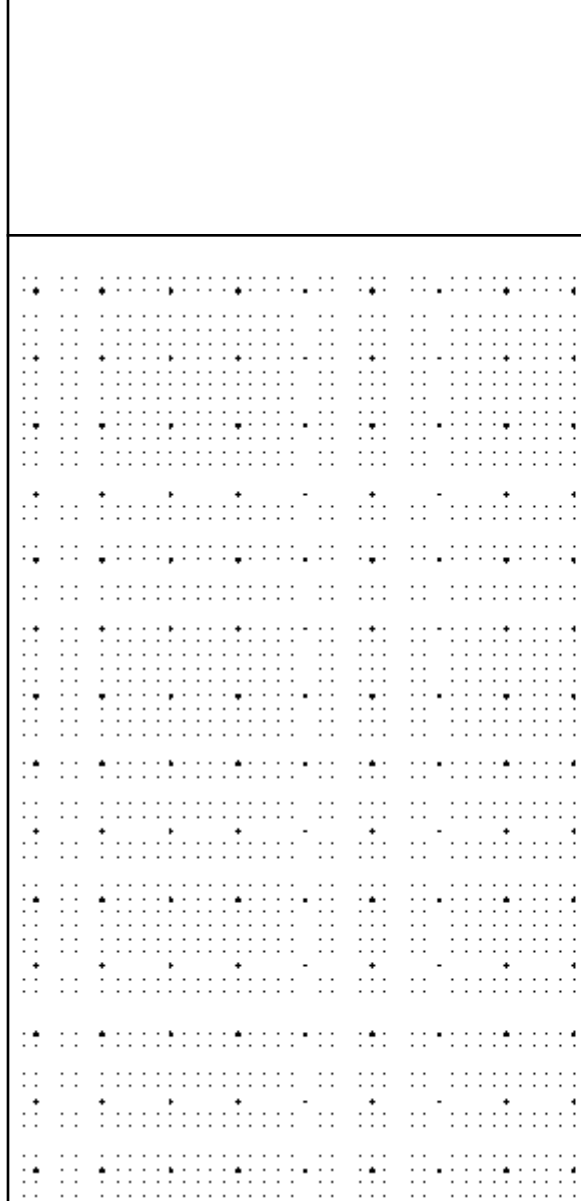
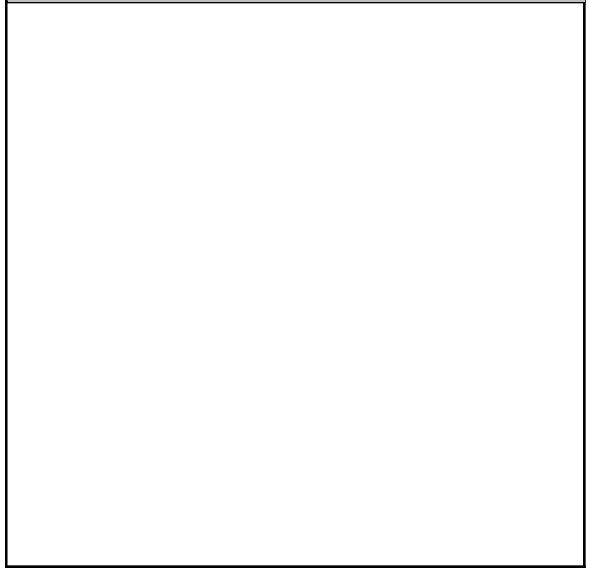
Buyer

OWNER INFORMATION	SALES HISTORY	PICTURE																		
WEARE, TOWN OF TAX DEED 15 FLANDERS MEMORIAL ROAD WEARE, NH 03281	<table border="1"> <thead> <tr> <th>Date</th> <th>Book</th> <th>Page</th> <th>Type</th> <th>Price</th> <th>Grantor</th> </tr> </thead> <tbody> <tr> <td>12/06/2012</td> <td>8501</td> <td>2570</td> <td>U I 35</td> <td></td> <td>BEDARD, GARY-ALLEN</td> </tr> <tr> <td>07/16/2002</td> <td>6668</td> <td>1680</td> <td>U V 38</td> <td></td> <td>WILSON, C TO TRUST</td> </tr> </tbody> </table>	Date	Book	Page	Type	Price	Grantor	12/06/2012	8501	2570	U I 35		BEDARD, GARY-ALLEN	07/16/2002	6668	1680	U V 38		WILSON, C TO TRUST	
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LISTING HISTORY	NOTES
12/03/15 DMVE 11/17/15 INSP MARKED FOR INSPECTION 03/23/11 DMVE 08/29/06 JDHC 06/28/06 LMPR 01/31/00 CAN	LAND MOSTLY WET/SWAMP; ONCE PART OF LLA WITH 411/41; LAND SEPARATED FROM 411/41; HO HAS LAND POSTED; PER TOWN & SIGN ON PROPERTY = STAY OFF PROPERTY, DO NOT GO TO HOUSE!!!;CU REMOVAL '06; 3/11 ALL INFO EST FROM ROAD

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR																																			
Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes	WEARE ASSESSING OFFICE																																			
CAMP	1		100	125,000.00	100	125,000		<table border="1"> <thead> <tr> <th colspan="4">PARCEL TOTAL TAXABLE VALUE</th> </tr> <tr> <th>Year</th> <th>Building</th> <th>Features</th> <th>Land</th> </tr> </thead> <tbody> <tr> <td>2017</td> <td>\$ 0</td> <td>\$ 143,500</td> <td>\$ 81,600</td> </tr> <tr> <td colspan="4" style="text-align: right;">Parcel Total: \$ 225,100</td> </tr> <tr> <td>2018</td> <td>\$ 0</td> <td>\$ 143,500</td> <td>\$ 81,600</td> </tr> <tr> <td colspan="4" style="text-align: right;">Parcel Total: \$ 225,100</td> </tr> <tr> <td>2019</td> <td>\$ 0</td> <td>\$ 143,500</td> <td>\$ 81,600</td> </tr> <tr> <td colspan="4" style="text-align: right;">Parcel Total: \$ 225,100</td> </tr> </tbody> </table>				PARCEL TOTAL TAXABLE VALUE				Year	Building	Features	Land	2017	\$ 0	\$ 143,500	\$ 81,600	Parcel Total: \$ 225,100				2018	\$ 0	\$ 143,500	\$ 81,600	Parcel Total: \$ 225,100				2019	\$ 0	\$ 143,500	\$ 81,600	Parcel Total: \$ 225,100			
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SHED-WOOD	320	20 x 16	110	7.00	100	2,464																																					
GARAGE-1 STY	720	24 x 30	82	22.00	100	12,989																																					
SHED-WOOD	64	8 x 8	310	7.00	100	1,389																																					
SHED-WOOD	120	10 x 12	193	7.00	100	1,621																																					
143,500																																											

LAND VALUATION											LAST REVALUATION: 2016			
Zone: RESIDENTIAL Minimum Acreage: 1.93 Minimum Frontage: 200											Site: AVERAGE Driveway: DIRT/GRAVEL Road: PAVED			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
EXEMPT-MUNIC	1.000 ac	80,593	E	100	100	100	95	100 -- LEVEL	100	76,600	0	N	76,600	
EXEMPT-MUNIC	9.780 ac	x 3,500	X	99					10	3,400	0	N	3,400	CU WETLANDS
EXEMPT-MUNIC	200.000 ff	x 80	E	100					10	1,600	0	N	1,600	CU WETLANDS
10.780 ac											81,600		81,600	

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS							
	WEARE, TOWN OF TAX DEED 15 FLANDERS MEMORIAL ROAD WEARE, NH 03281 Account Number: 4,744	<table border="1"> <thead> <tr> <th>District</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	District	Percentage			Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: Fixtures: Extra Kitchens: Fireplaces: A/C: Generators: Quality: Com. Wall: Stories: Base Type:			
District	Percentage									
PERMITS			BUILDING SUB AREA DETAILS							
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	2016 BASE YEAR BUILDING VALUATION Year Built: Condition For Age: Physical: Functional: Economic: Temporary:									



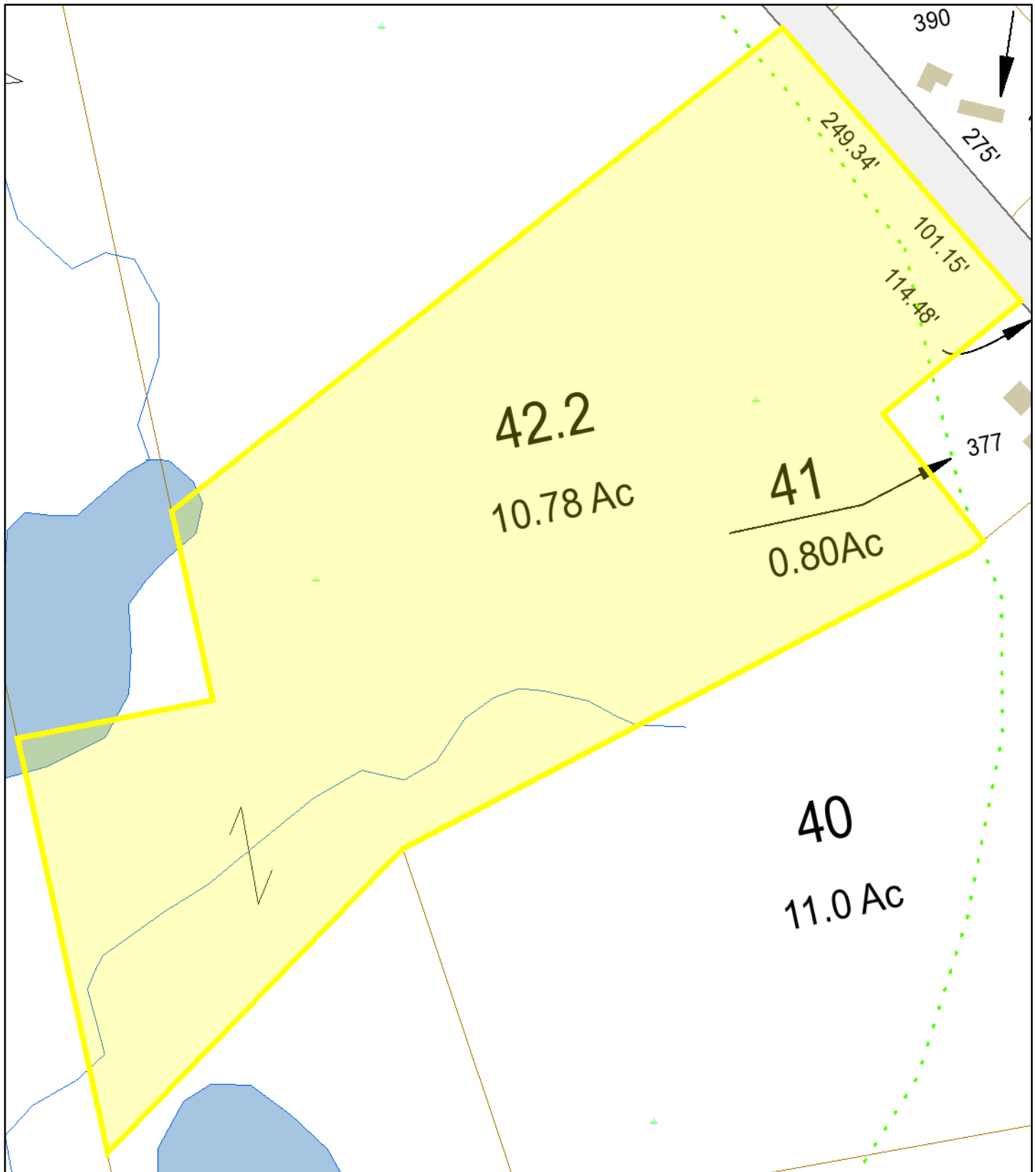
Weare, NH



October 23, 2019

1 inch = 137 Feet

www.cai-tech.com



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