

TAX DEEDED PROPERTY IN PLAISTOW, NH AT PUBLIC AUCTION

TWO-BEDROOM CONDOMINIUM

THURSDAY, DECEMBER 5 AT 4:00 PM
33 GARDEN ROAD, BUILDING 1, UNIT 8, PLAISTOW, NH



— SALE TO BE HELD ON SITE —

ID #19-280 • We have been retained by the Town of Plaistow to sell at PUBLIC AUCTION, this residential condominium which was acquired by Tax Collector's Deed • Condominium located in the Southview Terrace condominiums just minutes from the MA border and convenient access to Rte. 125 • Property built in 1987 includes 800± SF GLA, 4 rooms, 2 bedrooms, & 1 bath • Building has brick exterior, assigned parking spot, & FHW/gas heat • Served by community well & septic.



Real Estate & Tax Data: Tax Map 26, Lot 46-1-8.
Assessed Value: \$137,400. 2018 Taxes: \$3,379.

Preview: Day of sale from 3:00 PM or by appointment with auctioneer.

Terms: \$5,000 deposit by cash, certified check, bank treasurer's check or other payment acceptable to the Town of Plaistow at time of sale, balance due within 30 days. SALE IS SUBJECT TO TOWN CONFIRMATION. THE TOWN OF PLAISTOW RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS. Conveyance by deed without covenants. Property sold "as is, where is" subject to all outstanding liens, if any. The Town of Plaistow makes no representation regarding occupancy which will be the Buyers responsibility. 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 make independent investigations of all matters they deem relevant.

ADDITIONAL INFORMATION & PHOTOS 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



AGREEMENT AND DEPOSIT RECEIPT

THIS AGREEMENT made this _____ day of _____, 2019, by and between the Town of Plaistow, a municipal corporation organized under the laws of the State of New Hampshire, having a principal place of business at 27 Elm Street, Plaistow, NH 03865 (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 a certain condominium unit, located in Plaistow, New Hampshire, known as:

Map: 26 Lot: 46-1-8 Address: 33 Garden Road, Bldg. 1, Unit 8

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 of 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 of 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 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 Plaistow Town Hall, 27 Elm Street, Plaistow, NH 03865. **Time is of the essence.**

AGREEMENT AND DEPOSIT RECEIPT (Cont'd)

TITLE: The Town of Plaistow is conveying all right, title and interest, IF ANY, it has in the property. If the BUYER desired 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 this 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. The Town of Plaistow makes no representation regarding occupancy which will be the Buyers responsibility.

PRIOR STATEMENTS: All representations, statements, and agreements heretofore made between the parties hereto are merged in the AGREEMENT, which along fully and completely expressed the respective obligations, 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 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 PLAISTOW

By: _____

Its: _____

Duly authorized

Date: _____

Witness: _____

BUYER

By: _____

Its: _____

Duly authorized

Date: _____

Witness: _____

33 GARDEN RD B1 U08			MAP/LOT: 26-046-001-008			ZONING: C-1			LIVING UNITS: 1			CLASS: E - 902			CARD # 1 OF 1			
CURRENT OWNER/ADDRESS													NBHD ID: 208.00					
TOWN OF PLAISTOW NH			LAND DATA:		TYPE		SIZE		INFLUENCE FACTORS		%		LAND VALUE		- ASSESSMENT INFORMATION -			
															PRIOR		CURRENT	
145 MAIN STREET															LAND		22,000	55,000
PLAISTOW			NH		03865										BUILDING		52,500	82,400
															TOTAL		74,500	137,400
DEED BOOK: 5926																	- PROPERTY VISIT HISTORY -	
DEED PAGE: 2577																	20160610 MW REVIEW	
DEED DATE: 20180702							TOT. ACRE				TOTAL LAND VALUE:		55,000				20100215 TC NOT AT HOME	
																	20070212 TC NOT AT HOME	
																	UPDATE	

Sale info not verified by assessor's office

SALES DATA:				PERMIT DATA:				ADDITION DATA:					
Date	Type	Price	Valid	Date	#	Amount	Purpose	Lower Level	First Floor	Second Floor	Third Floor	Area	Value
20180702	LAND + BLDG		35					A					00
20070119	LAND + BLDG	110,000	81					B					00
								C					00
								D					00
DWELLING DATA:								E					00
Style: CONDOMINIUM								F					00
Story Ht. 1.00								G					00
Attic: NONE								H					00
Walls: ALUM/VINYL													
Bedrooms: 2								COST APPROACH COMPUTATIONS					
Total Rooms: 4								Base Price 129,140					
Full Baths: 1								Plumbing					
Half Baths:								Additions					
Add'l Fixtures:								Unfin. Area					
Total Fixtures: 5								Basement -21,450					
Basement: PIER/SLAB								Attic					
Fin Bsmt. Living Area: 0								Heat/AC Adj.					
Basement Rec Room Area: 0								FBLA					
Heating System: GAS HOT WATER								Rec Rm					
Heating Type: BASIC								Fireplace					
FIREPLACE WB: / Mtl: /								Bsmt. Gar.					
Basement Garage (# cars)								SUBTOTAL 107,690					
Ground Flr Area: 800								Grade Factor 0.90					
Total Living Area: 800								C & D Factor					
Quality Grade: C-								TOTAL RCN 96,920					
Condition: AVERAGE								% Good 0.85					
Marketability: AV								Market Adj.					
Year Built: 1987								Ecnom Obslcn					
Eff. Year Built:								Functn Obslcn					
Unfinished Area:								Nbhd/Style Adj. 1.00					
Unheated Area:								Under Constcn %					
OUTBUILDING DATA								TOTAL RCNLD 82,400					
Type	Qty	Yr	Size1	Size2	Grd	Cond	Ma	Value					

VALUE FLAG:5

NOTES:
SOUTHVIEW TERR
END UNIT RIGHT REAR,MIDDLE FLR

OUTBUILDING TOTAL:



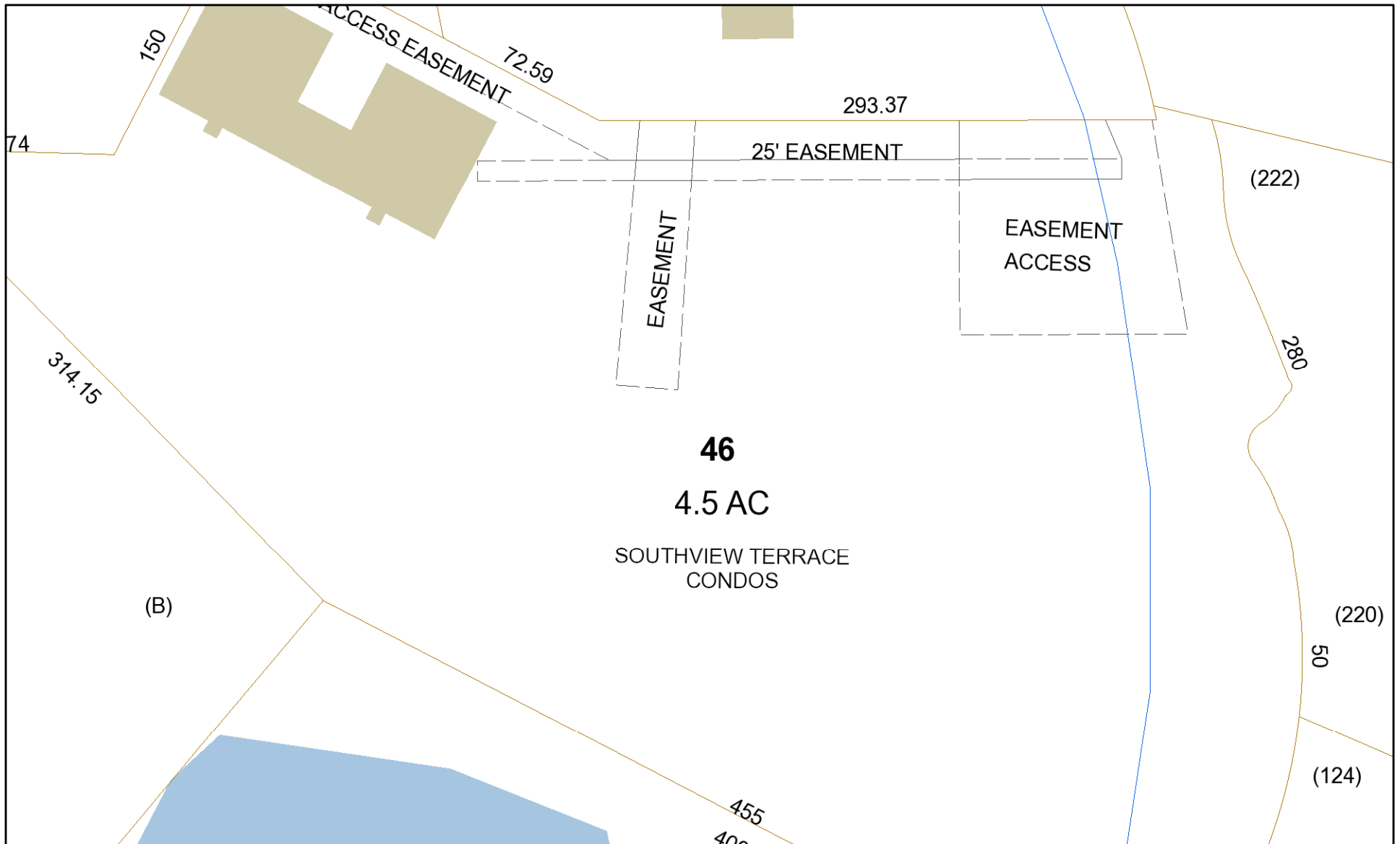
Plaistow, NH



November 6, 2019

1 inch = 69 Feet

www.cai-tech.com



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