

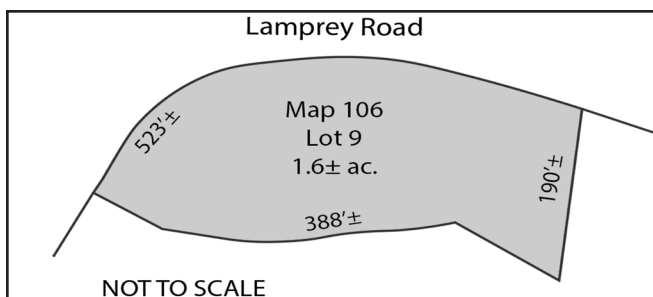
TAX DEEDED PROPERTY IN CANTERBURY, NH
AT ABSOLUTE AUCTION
TWO-BEDROOM HOME ON 1.6± ACRES

THURSDAY, DECEMBER 12 AT 4:00 PM
26 LAMPREY ROAD, CANTERBURY, NH

— SALE TO BE HELD ON SITE —



ID #19-234 • One story bungalow located on a RE-residential zoned 1.6± acre lot on a quiet dirt road close to the center of Canterbury • Circa 1900 home offers 793± SF GLA, 2 BR, 1 BA & clap board exterior • Detached 12'x 20' equipment shed, wood shed & lean-to, heat is provided by wood/coal stove and home has a partial basement • Private well and septic (Status of each – unknown). Tax Map 106, Lot 9. Assessed value: \$82,200. 2018 taxes: \$2,184.00.



Auctioneer's Note: Conveyance by Deed Without Covenants. The property will be sold **“AS IS, WHERE IS”** in all respects, including but not limited to, the physical condition of the premises and the rights, if any, of any occupants of the premises. The premises will be sold subject to all outstanding liens, if any.

Terms: \$5,000 deposit by cash, certified check, bank check, or other form of payment acceptable to the Town of Canterbury at time of sale, balance due within 45 days from the date of sale. Other terms may be announced at time of sale.

DIRECTIONS: From the intersection of Center Road & Old Tilton Road in the Center of Canterbury, follow Old Tilton Road (becomes Lamprey Road) northerly for .3 mile, home is on the right.

Preview: One hour prior to sale if permitted.

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 relative to the buildability/non-buildability of any lot and all matters they deem relevant.

PLOT PLAN, 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



AGREEMENT AND DEPOSIT RECEIPT

THIS AGREEMENT made this 12 day of December, 2019, by and between the Town of Canterbury, a municipal corporation organized under the laws of the State of New Hampshire, having a principal place of business at 10 Hackleboro Road, Canterbury, New Hampshire 03224, (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 Canterbury, New Hampshire, known as:

Map: 106 Lot: 9 Location: 26 Lamprey Road, Canterbury, NH.

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 _____ % 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 Canterbury Town Hall, 10 Hackleboro Road, Canterbury, NH 03224. Time is of the essence.

**TOWN OF CANTERBURY, NH
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 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.

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 CANTERBURY

By: _____

Its: _____

Duly authorized

Date: _____

Witness: _____

BUYER

By: _____

Its: _____

Duly authorized

Date: _____

Witness: _____

OWNER INFORMATION

CANTERBURY, TOWN OF

PO BOX 500

CANTERBURY, NH 03224-0500

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
06/26/2019	3635	1882	U 1 50		MAXFIELD, KERRI
05/04/2009	3126	820	U 1 38		LAMPREY, CHESTER
12/10/2003	2604	1893	U 1 38		33,800 STREETER, AVIS

LISTING HISTORY

12/09/14 JDRM
08/27/12 MILL
05/07/09 SMRM
07/20/04 JMRL

NOTES

RE (OLD PID:000008 000081 000000) OUTBUILDINGS = NO VALUE, INSPECTION DONE. ADJUSTED LISTING AND DEPRECIATION, HOME IN NEED OF ALOT OF WORK, NEEDS NEW ROOF, SILLS, UPDATES AND REPAIRS, FD= OUTDATED, LAYOUT, MIN ISULATION,SINK IN BATH NON FUNC. DID NOT PICK UP ATTIC AREA DUE TO PULL DOWN ACCESS AND CEILING HEIGHT. LAND COND= UNKNOWN SEPTIC, DRY WELL, LANDSCAPE AND ACCESS

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
EQUIPMENT SHED	240	12 x 20	127	4.00	0	0 NV	
SHED-WOOD	72	6 x 12	282	5.00	0	0 NV	
LEAN-TO	110	11 x 10	205	2.00	0	0 NV	

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MUNICIPAL SOFTWARE BY AVITAR

Town of Canterbury 603-783-9955
Office Hours- Mon. & Weds. 9am- 1pm
Thurs. 10am-2pm

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	\$ 29,100	\$ 0	\$ 53,100
		Parcel Total:	\$ 82,200
2018	\$ 29,100	\$ 0	\$ 53,100
		Parcel Total:	\$ 82,200
2019	\$ 29,100	\$ 0	\$ 53,100
		Parcel Total:	\$ 82,200

LAND VALUATION

LAST REVALUATION: 2016


Zone: RE - RESIDENTIAL IMP Minimum Acreage: 1.00 Minimum Frontage: 300

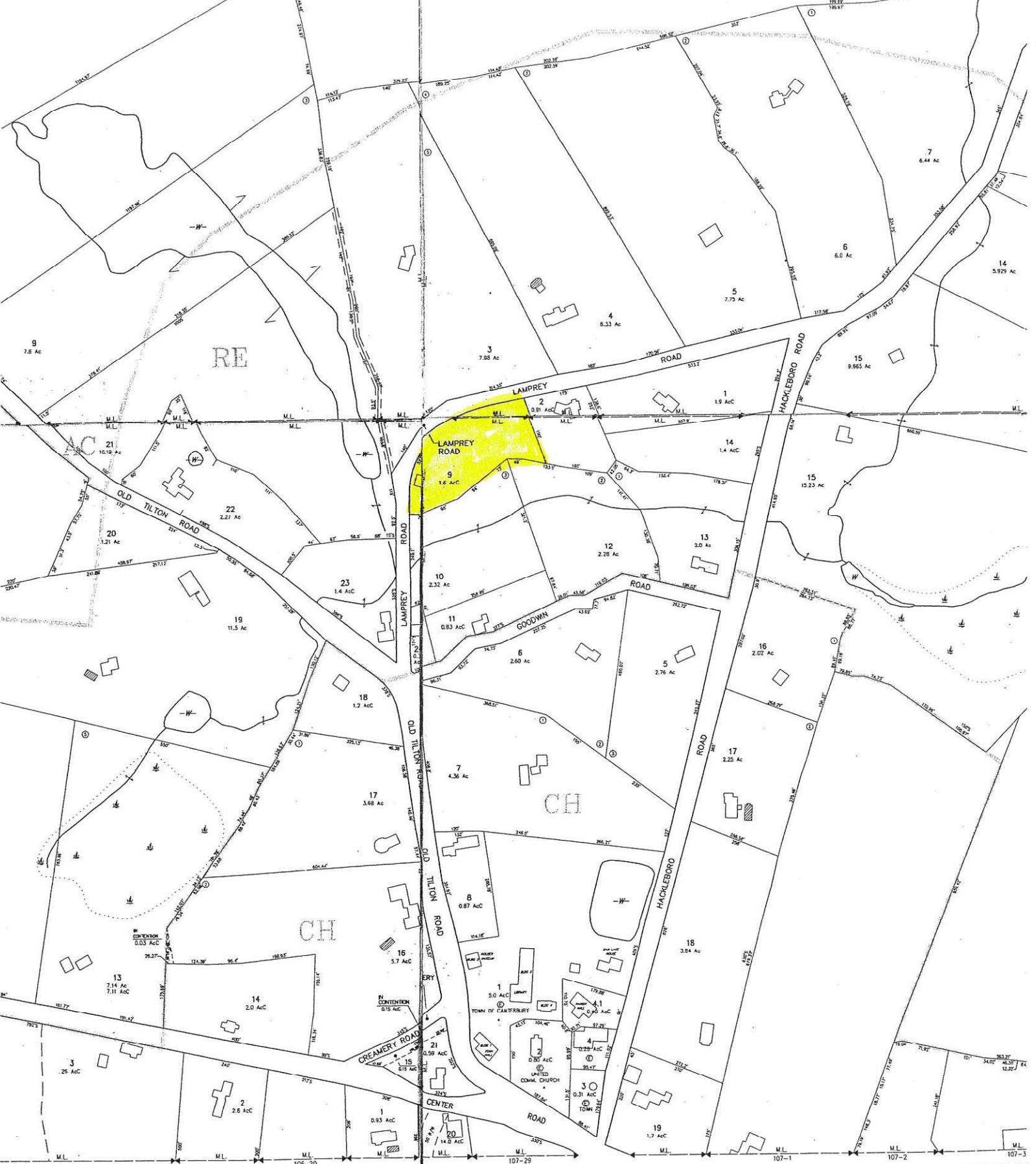
Site:

Driveway:

Road:

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWY	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES	1,000 ac	75,000	E	100	100	100	100		70	52,500	0	N	52,500	
IF RES	0.600 ac	x 2,000	X	100					50	600	0	N	600	
	1,600 ac									53,100			53,100	

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS		
		CANTERBURY, TOWN OF PO BOX 500 CANTERBURY, NH 03224-0500		District	Percentage	Model: 1.00 STORY FRAME BUNGALOW Roof: GABLE HIP/ASPHALT Ext: CLAP BOARD Int: PLASTERED Floor: PINE/SOFT WD Heat: WOOD/COAL/CONVECTION		
				PERMITS		Bedrooms: 2	Baths: 1.0	Fixtures: 2
				Date	Permit ID	Permit Type	Notes	A/C: No Quality: B1 AVG-10 Com. Wall: Size Adj: 1.3810



SCALE 1" = 100'
0 50 100
APRIL 1, 2011

PROPERTY MAPS
CANTERBURY
NEW HAMPSHIRE

INDEX	DIAGRAM	MAP
238	104	103
247	108	107

MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.
HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE DATUM SYSTEM, NAD 83.
GRAPHIC DATE: APRIL 26, 2007
SECTION DATE: NOVEMBER 30, 2007

PRODUCED IN 2007 BY
CARTOGRAPHIC ASSOC. INC.
PROFESSIONAL GIS CONSULTANTS
MEMPHIS, TENNESSEE - 381
11 PLEASANT STREET, LITTLETON, NEW HAMPSHIRE 03571
(603) 244-5744 - FAX (603) 244-5745 - WWW.CAI-NH.COM

LEGEND	
AREA SURVEYED	AC
AREA CHALLENGED	ACC
RECORD DIVISION	NOT
SCALED DIVISION	100'S
WATER LINE	M.L.
WATER	W
DEED PROPERTY	---
SECTION LOT NO.	---
BUILDING	---
POLE OR WIRE/ROAD	---
COMMON OWNERSHIP	---
WETLANDS	---