

(4) TAX DEEDED PROPERTIES IN HINSDALE, NH AT PUBLIC AUCTION

**UNDEVELOPED WOODED LOTS • COMM/OFFICE BUILDING • LOT W/FOUNDATION
SATURDAY, JANUARY 25 BEGINNING AT 10:00 AM**



Sale to be held at Hinsdale Town Hall
11 Main Street, Hinsdale, NH (Registration from 9:00 AM)
ID#20-121. We are pleased to offer for the Town of Hinsdale at **PUBLIC AUCTION**, these (4) properties which were acquired by Tax Collector's Deed. These properties have a total assessed value of \$229,600 and appeal to investors, builders, or abutters!



SALE # 1:
29 Hancock Street
(Tax Map 46, Lot 117)
2-story Comm/Office Building, former church with many original features located on a 0.21± acre lot • Building features 5,180 SF GLA, finished first and second story, hardwood floors, clapboard siding • FHA/gas heat, served by town water and sewer
• Assessed value: \$88,100. 2019 taxes: \$3,002. **DEPOSIT: \$5,000**



SALE # 2:
401 Chesterfield Road
(Tax Map 26, Lot 8/3)



Overgrown 5.23± acre building lot with remains from structure fire still on lot • Lot is set back from road, sits up high and is dry • Well & septic required • Assessed value: \$36,100. 2019 taxes: \$1,230.
DEPOSIT: \$2,500

SALE # 3:
Brattleboro Road
(Tax Map 15, Lot 5)



Wooded 0.15± acre lot located just before #406 Brattleboro Rd. • Lot slopes upward from road w/ a hill at the back of the property line & has an old wooden bait shop on corner of lot • Well & septic required • Assessed value: \$68,100. 2019 taxes: \$2,320. **DEPOSIT: \$1,000**

SALE # 4:
45 Canal Street
(Tax Map 50, Lot 33)



Vacant 0.2± acre building lot with partial foundation left from fire • Lot is centrally located within walking distance to town center • Town water & sewer available • Assessed value: \$37,300. 2019 taxes: \$1,271.
DEPOSIT: \$1,000

Preview: The properties are marked, a drive-by is recommended.

TERMS: All deposits by cash, certified check, bank treasurer's check or other payment acceptable to the Town of Hinsdale at time of sale, balance due within 30 days. **Sales are subject to Town confirmation. The Town of Hinsdale reserves the right to reject any & all bids.** Conveyance by deed without covenants. Property 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 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



AGREEMENT AND DEPOSIT RECEIPT

THIS AGREEMENT made this _____ day of _____, 2020, by and between the Town of Hinsdale, a municipal corporation organized under the laws of the State of New Hampshire, having a principal place of business at 11 Main Street, Hinsdale, New Hampshire 03451 (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 Hinsdale, 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 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 Hinsdale Town Offices, 11 Main Street, Hinsdale, 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.

ACKNOWLEDES 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 HINSDALE

BUYER

By: _____

By: _____

Its: _____

Its: _____

Duly authorized

Duly authorized

Date: _____

Date: _____

Witness: _____

Witness: _____

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
JERUSALEM LODGE #104		1 Level	2 Public Water	1 Paved	4 Bus. District	Description	Code	Appraised Value	Assessed Value
525 WASHINGTON ST			3 Public Sewer			COMMERC.	0340	64,000	64,000
KEENE, NH 03431-2045						COM LAND	0340	24,100	24,100
Additional Owners:		SUPPLEMENTAL DATA							
Other ID: 00046 00117 00000		House Color WHITE							
SUB-DIV		Interior Con							
Owner # 011427		Fin BSMT							
Parcel # 001605		QTR 1							
PREC.		call back							
empty pk lot		ASSOC PID#							
GIS ID:					Total 88,100 88,100				

1707
HINSDALE, NH

VISION

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
JERUSALEM LODGE #104	2565/0211	04/08/2009	U	I	52,800	1N	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
DEWOLFE, CHARLES A	2454/ 946	08/02/2007	U	I	70,000	1K	2017	0340	64,000	2017	0340	64,000	2016	0340	77,600
MASONIC ASSOCIATION	2393/0092	11/01/2006	U	V	0	1K	2017	0340	24,100	2017	0340	24,100	2016	0340	28,300
MASONIC ASSOCIATION					0		Total: 88,100 Total: 88,100 Total: 105,900								

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
Total:								

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD NAME	STREET INDEX NAME	TRACING	BATCH
0001/A				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	64,000
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	24,100
Special Land Value	0
Total Appraised Parcel Value	88,100
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	88,100

NOTES							
FORMER MASONS LODGE BUILT 1800 AS CHURCH							
4 OFFICES							
UNOCCUPIED/NEEDS REHAB							

BUILDING PERMIT RECORD								VISIT/ CHANGE HISTORY							
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result	
19/16/112	09/27/2016	RP	Repair	1,800	05/15/2017	100	11/08/2016	REPAIR HOLE IN ROO	05/19/2017			RK	16	Field Review	
									05/15/2017			DK	52	Building Permit	
									08/16/2016			DK	04	Measur/Vac/Boarded up	
									05/20/2012			DK	16	Field Review	
									08/14/2008			DK	01	Measur+1Visit	

LAND LINE VALUATION SECTION																			
B #	Use Code	Use Description	Zone	Frontage	Depth	Units	Unit Price	I. Factor	S A	Acre Disc	C. Factor	ST. Idx	S.I. Adj.	Notes- Adj	Rec Y/N	CU Cond	Special Pricing	Adj. Unit Price	Land Value
1	0340	OFFICE BLD	RES			9,148 SF	3.29	1.0000	5	1.0000	1.00	40	0.80		N	0.000		2.63	24,100

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	77		Clubs/Lodges				
Model	94		Commercial				
Grade	03		Average				
Stories	2						
Occupancy	1						
				MIXED USE			
Exterior Wall 1	11		Clapboard	<i>Code</i>	<i>Description</i>		<i>Percentage</i>
Exterior Wall 2				0340	OFFICE BLD		100
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asphalt Shngl				
Interior Wall 1	05		Sheetrock				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	09		Pine/Soft Wood	Adj. Base Rate:			96.47
Interior Floor 2				Replace Cost			533,165
Heating Fuel	02		Oil	AYB			1800
Heating Type	04		Forced Air	EYB			1949
AC Type	01		None	Dep Code			P
Bldg Use	0340		OFFICE BLD	Remodel Rating			
Total Rooms				Year Remodeled			
Total Bedrms	00			Dep %			68
Total Baths	0			Functional Obslnc			20
				External Obslnc			0
				Cost Trend Factor			1
Heat/AC	00		None	Condition			
Frame Type	02		Wood Frame	% Complete			
Baths/Plumbing	02		Average	Overall % Cond			12
Ceiling/Wall	06		Ceil & Walls	Apprais Val			64,000
Rooms/Prtns	01		Light	Dep % Ovr			0
Wall Height	14			Dep Ovr Comment			
% Comn Wall	0			Misc Imp Ovr			0
				Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

BAS	40
FUS	
7	
UAT	
FUS	
BAS	
CRL	
	55
	42

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,590	2,590	2,590	96.47	249,846
CRL	Crawl Space	0	2,310	116	4.84	11,190
FUS	Upper Story, Finished	2,590	2,590	2,590	96.47	249,846
UAT	Attic, Unfinished	0	2,310	231	9.65	22,284





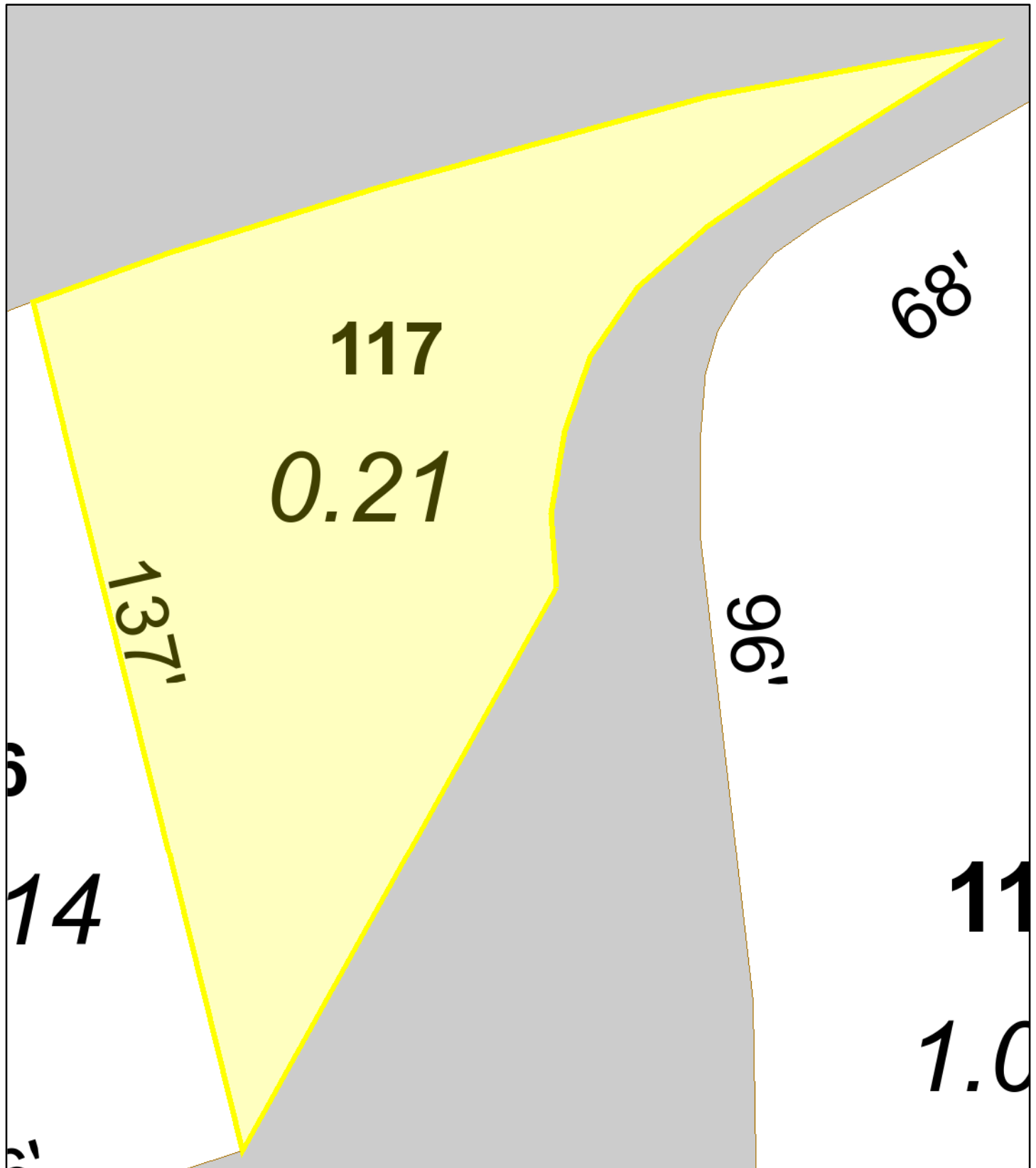
Hinsdale, NH

1 inch = 17 Feet



August 7, 2019

www.cai-tech.com



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