(2) TAX DEEDED PROPERTIES IN MANCHESTER, NH AT -PUBLIC AUCTION



DETACHED CONDO & SINGLE FAMILY HOME WEDNESDAY, MARCH 3 BEGINNING AT 3:00 PM

We have been retained by the City of Manchester, NH to sell at **PUBLIC AUCTION** these (2) properties which were acquired by Tax Collector's Deed.

Each property to be sold from its respective address



SALE 1 @ 3:00 PM 93 WESTCHESTER WAY, UNIT #4

ID# 21-108 • Detached condo located in the Talons at Radburn private community, 2003 built unit is positioned close to Interstate 93 and only minutes to downtown • Single story home contains 1,440± SF GLA, 5 rooms, 2 bedrooms, 1 ½ baths, and full unfinished basement • Back deck, attached 2-car garage, vinyl siding, central A/C and FHA/gas heat • Condo fee of \$300/ mo • All public utilities • Tax Map 645B Lot 183; Assessed value \$192,800. 2020 taxes \$4,754. **DEPOSIT \$10,000**

Directions: I-93 to exit 8, turn left off the exit onto Wellington Road to a left onto Edward J Roy Drive for 0.5 mi then left onto Wellington Hill Road for 0.2 mi, right onto Radburn Street for 0.1 mi to a left onto Westchester Way to stop sign, right to stay on Westchester Way, unit is on right.



SALE 2 @ 4:00 PM • 72 CLAIRE STREET ID# 21-109 • 1956 ranch style home located near the Mall of New Hampshire on a 0.16± acre lot • Single story home with 904± SF GLA, 5 rooms, 3 bedrooms, 1 bath, and unfinished basement • Vinyl siding, side patio, detached shed, central A/C, and FHA/Oil Heat • All public utilities • Tax Map 921, Lot 14; Assessed value \$155,700. 2020 Taxes \$3,840. DEPOSIT \$5,000

Directions: I-293 to Exit 1, follow South Willow Street southerly for appr. ½ mile to a left onto Huse Road for 0.4 mi, turn right onto Claire Street, home is on the left.

PREVIEWS: By appointment with auctioneers and one hour prior to sale.

Terms: Deposits for each property by cash, certified check, or bank check at time of sale, balance of purchase price due no later than **Friday, April 16, 2021 at 12:00 PM**. Sales are subject to City confirmation. The City of Manchester reserves the right to reject any and all bids. Both properties 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 on all matters they deem relevant.

FOR MORE INFORMATION PLEASE VISIT OUR WEBSITE JSJAUCTIONS.COM

mes 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

PURCHASE AND SALE AGREEMENT

Agreement made this 3rd day of March, 2021, between the City of Manchester, New Hampshire, a body corporate and politic, with an address of One City Hall Plaza, Manchester, New Hampshire 03101 (hereinafter SELLER) and

(hereinafter BUYER)

WHEREAS, SELLER has sold at auction sale certain property described in Schedule A, annexed hereto, to BUYER and BUYER is willing to buy upon the terms and conditions set forth at said sale, the terms and conditions contained in the notice of said sale and the terms and conditions contained in this agreement, this agreement having been available for review prior to said sale.

NOW THEREFORE, IT IS MUTUALLY AGREED AS FOLLOWS:

1. The terms and conditions as contained in the notice of sale, as supplemented or modified up to the time of auction, are incorporated herein subject to the provisions of paragraph.

2. BUYER agrees to buy the premises described in Exhibit A, annexed hereto. This conveyance is made subject to any existing rights or liens which take precedence over the tax deed vesting title in the SELLER.

3. This conveyance is made subject to a pro rata share, as of the date of the deed, of the 2020 real estate taxes assessed on the premises described in Exhibit A.

1

b) \$_____(\$____) DOLLARS

by bank or certified check upon delivery of the deed.

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 SELLER'S obligation to convey title. This BUYER'S PREMIUM is in addition to the SELLING PRICE and is payable directly to the Auctioneer.

5. BUYER is purchasing the property "as is, where is" and is not relying upon any warranty, statement or representation, express or implied, made by or for the SELLER or the auctioneer as to the property's title, its condition, or its suitability for any particular use.

6. BUYER shall bring the property into compliance with the zoning ordinances of the City of Manchester and specifically waives any claim the BUYER may have to a nonconforming use or nonconforming building.

7. SELLER makes no warranties as to title, the zoning and permitted uses of the property, the availability of utilities, access to the premises or the condition of the premises.

8. SELLER shall convey the property by a **DEED WITHOUT COVENANTS OR** WARRANTIES.

2

9. BUYER agrees to close on the premises and tender the sum due under 4(b) above and no later than <u>NOON</u> on April 16, 2021 at the Office of the Manchester City Solicitor, One City Hall Plaza, Manchester, New Hampshire or at such other time and place as the BUYER and SELLER may agree to in writing, subject to the approval of the City of Manchester Board of Mayor and Aldermen.

10. Time is of the essence with regards to the performance of the obligations called for by this Agreement.

11. This Agreement is subject to the Supplemental Disclosures attached hereto the BUYER as exhibit B. The BUYER acknowledges that these Supplemental Disclosures were reviewed and signed by the BUYER prior to the execution of this Agreement.

12. The BUYER is solely responsible for the removal of any tenants and the disposition of any personal property remaining on the premises.

13. If the BUYER shall default in the performance of BUYER's obligations under this Agreement, the amount set further 4(a) above shall, at the option of the SELLER, become the property of the SELLER as reasonable liquidated damages.

14. In the event that the BUYER should default in the performance of its obligations under this Agreement, the BUYER agrees that its rights to purchase the property set forth in Schedule A, annexed hereto, shall, at the option of the SELLER, be assigned to the SELLER and/or its nominee. This assignment shall be in the nature of a mitigation of damages and acceptance by the SELLER shall not constitute a waiver of any other claim for damages by the SELLER against the BUYER, nor shall it prohibit retention of the amount set forth under 4(a) above as reasonable liquidated damages, to induce the SELLER and/or its nominee to accept assignment hereunder.

3

IN WITNESS WHEREOF, the Parties hereto have set their hands this 3rd day of March, 2021.

City of Manchester

Witness

Duly Authorized

Witness

BUYER

EXHIBIT A

Map 921 Lot 0014, 72 Claire Street as shown in the records of the Board of Assessors of Manchester, New Hampshire. Said property was formerly owned by JAMES A. SACK and was acquired by the City of Manchester, New Hampshire by virtue of a Tax Collector's deed dated December 5, 2019, recorded in the Hillsborough County Registry of Deeds on December 9, 2019 at Book 9240, Page 2975.

EXHIBIT B

The following notifications are made pursuant to N.H. RSA 477:4-a, 477:4-c and 477:4-d.

"Radon Gas: Radon gas, the product of decay of radioactive materials in rock may be found in some areas of New Hampshire. This gas may pass into a structure through the ground or through water from a deep well. Testing can establish its presence and equipment is available to remove it from the air or water."

"Lead Paint: Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present."

Water Supply: Because the SELLER has not actually occupied or resided in the property

information relative to the type of any private water supply system, its location, malfunctions, date

of installation, date of most recent water test and whether there has been a problem such as

unsatisfactory water test, or a water test with notations is unknown and unavailable to the

SELLER.

Private sewage disposal system: Because the SELLER has not actually occupied or resided in the property information as to a private sewage disposal system, if any, its location, malfunctions, the date it was most recently serviced and the name of the contractor who services the system is unknown and unavailable to the SELLER.

DATE

BUYER

Proper Vision		on 72 CL/ 419	AIRE S		Account #	168298	02	Map II	D 0921	/ / 001	4/ / Bldg #	1			Bldg Name		Card #	1 of	1		ate Use nt Date		1:28:47 PM
	CUR	RENT OW	VER		TO	PO	U	TILITIES	STRT	ROA	D	LOCA	TION			CURRENT	ASSE	SSMEN	Т				
					1 Suitable			blic Water	1 Paved			Urban		Des	scription	Code		raised		Assess	ed		
		CHESTER T		LL	1 Level			blic Sewer	5 Curb			0.000.		RESIDI		1010		90,20			0.200	2	017
							7 Ele			u Oull						1010							
										ΛΤΛ					RES LAND			64,60		t	64,600		OTED NU
1 CITY	/ HALL P	LAZA						SUPPLEME		RAD OR C CAD = 752			RESIDNTL		1010		90	900		900	MANCHE	ESTER, NH	
					Alt Prcl ID							D = 752	-								ŀ		
					Land Adju					llback l													
MANC	HESTER	R NH	031	01	Voided	NO				etch No													
			001	01	Total SF	7056	6			nd Clas												\//0	
					Zone				Pa	rcel Zip	o 031	03-233	8										
					Frontage/I	D No																	
						004				D: -	14												
					GIS ID	921-	14		AS	soc Pic	#					Total		155,70	0	15	5,700		
	REC	ORD OF O	WNER.	SHIP	B	K-VOL	/PAGE	SALE DAT		V/I	SAL	E PRIC	E VC				/IOUS A			TS (HIS	TORY)		
														Year	Code	Assessed	Year	Code		essed V		Code	Assessed
		CHESTER T	AX CO	LL			2975	12-06-20					700 35	î			1	î	17.000		1	1 i	
	, JAMES						1564	05-22-20					000 38	2020	1010	90,200	2019	1010		90,200	2018	1010	90,200
PRINC	CE, LOUI	SE A				5471	1484	09-15-19	93 U	V		68,5	500 04		1010	64,600		1010		64,600		1010	64,600
VIVIE	RS, NOR	RIS				5471	1483	08-30-19	93 U				000 04		1010	900		1010		900		1010	900
	RS, NOR					-	0727	06-21-19				25,0											
••••=•	,					0.10	•• =•					_0,0											
															Total	155700		Tota	d	155700		Total	155700
			EXEM	PTION	IS				0	OTHE		ER ASSESSMENT		Ŝ		This sign	This signature acknowl		s a visit	by a Data	Collecto	r or Assessor	r
Year	Code		Desc	ription		Amount		Code	Descri		Numbe		1	nount Comm		Int		Ū		•			
		1							200011	puon			7										
																		APPR	AISEL	D VALU	E SUM	MARY	
																A		Val	Den al V				00.000
		_			Total		0	.00								Appraise	ed Bldg.	value (C	Jard)				90,200
								NEIGHBOR	HOOD						1	Appraise	ed Xf (B)) Value (Blda)				0
	Nbhd			Nbhd	Name	1		В		Tra	acing			Bat	ch	· ·							-
				TUDIU	Name			D		l lidoling				Dai	CIT	Appraise	Appraised Ob (B) Value (Bldg)						900
	400															Annroia) d		64,6		
		, î						NOTES								Appraise	ed Land	value (E	siag)				04,000
																Special	Land Va	lue					C
																· · ·							
																I otal Ap	praised	Parcel V	alue				155,700
																Not of							0
																Valuatio	on Metho	ba					С
																Tatal A	anroiaad	Dereel					155 700
																I otal A	ppraised						155,700
						BUIL	DING	PERMIT RE										VIS	SIT / C	HANGE			
Perm	nit Id 🛛 🛛 🛛	ssue Date	Туре	e	Description	A	mount	Insp Date	e % C	omp	Date C	Comp		Comme	ents	Da	ate	ld	Туре)d	Purpost/	/Result
	İ			ì				1	Ì							06-08	-2005	KM			7 Mea	s/Info@Dr	
																03-01		DD				Visit Not He	ome
																02-08						s/Int Estima	
										1		I				02-28				2	U Sale	Inspection	
																02-14						as/Int Estima	
																02-08	-1991			()1 Mea	as/Int Estima	ate
									L	AND L	INE V	ALUAT	TON SE	CTION									
B Us	e Code	Descripti	on T	Zona	Land Type	Land	l Inite	Unit Price	I. Facto	r Sito	Index	Cond	Nhhd	Nbhd. Ad	41	Notes			ocatio	n Adjust	ment T	Adj Unit P	Land Value
5 05			Lanu Type	Land Units			1.1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.		IIIUEX	Conu.		NULLA	۳ ۱	NOLES				n Aujust					
1	1010	SINGLE FAI	VI I			7,0	56 SF	9.16	1.00000		1	1.00	400	1.000				ĺ			1.0000	9.16	64,600
						.,.																	
1																							
								1															
				I																			
					Land Units		62 AC		Parcel To													Land Value	64,600

left 01 Residential Average test: Parcel Id CONDO DATA test: 1 <t< th=""><th>ision ID</th><th></th><th></th><th></th><th></th><th></th><th># 168</th><th></th><th></th><th>-</th><th></th><th>Bldg # 1</th><th></th><th>Sec #</th><th>¥ 1 of</th><th>1</th><th>Card #</th><th>1 0</th><th>DT 1</th><th>Print</th><th>Date 12/</th><th>2/2020 1:2</th><th>28:48</th></t<>	ision ID						# 168			-		Bldg # 1		Sec #	¥ 1 of	1	Card #	1 0	DT 1	Print	Date 12/	2/2020 1:2	28:48
ever of a Read-mining of Read- tic will a constrained Read-Mining of Second Read- tric Wall 2 So Way Sisting Partial Condo Pária Partial D Condo Pária Source Wall 2 So Way Sisting Partial Condo Pária Partial D Condo Pária Condo Pária Description Issicivity Condo Pária Descri				ICTION						TION D	ETAIL (
and bit bit bit bit bit bit bit bit bit bit					Des	scription	1	Elen	nent	Cd		Description								a - 100 M - 10 M - 10	1	2	
eld 01 Residential Average CONCO DATA Sincer Walt 25 Vinyl Silling CONCO DATA Micro Walt 25 Vinyl Silling Concord B Sincer CCOVER Caste Hp Adjust Tyte Code Description B Sincer CCOVER CCA Caste Hp Adjust Tyte Code Description Sincer CCOVER CCA Code Total Vinit Code Total Vinit </td <td>tyle:</td> <td></td> <td>01</td> <td>Rancl</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>BAS</td> <td></td> <td></td> <td></td>	tyle:		01	Rancl									1							BAS			
description 03 Average Parcel Id Octo Output inter Val 2 24 Vny Sking Parcel Id C Oren Id Parcel Id Id	lodel												1										
ist 1 1 Sory CONSOLDATA Units Wait 1 25 Viny Sking Parcel II CONSOLDATA Construction Construction Construction Construction Construction Construction Construction Description Parcel II Construction Parcel II Construction Construction Construction Description Parcel II Description Parcel II Description Construction Construction Description Parcel II Description Parcel II Description Construction Description Parcel II Parcel III Parcel III Parcel IIII Parcel IIIIII Parcel IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	rade:		03																				
upency 1 cc000 DATA inter Wall 2 3 Asphai Adual 1 pp Code To max inter Wall 2 3 Asphai Adual 1 pp Code To max inter Wall 2 3 Asphai Codo Fir Codo Fir Codo Fir Codo Fir Codo Fir Codo Fir Codo Fir Codo Fir Codo Fir Codo Fir Codo Fir Codo Fir Codo Fir Codo Fir Codo Fir Codo Fir Codo Fir Codo Fir Codo Fir Codo Fir Codo Fir Codo Fir Codo Fir Codo Fir Codo Fir Codo Fir Codo Fir Codo Fir Codo Fir Codo Fir Codo Fir Codo Fir Codo Fir Control Ar Parate Baiding Value New 1322.005 Fire Fire 0 Control Ar Parate Parate Parate Bedronon Dagrocatan Code 0 Parate Parate Parate I Marce Fire 02 Avenage Texternal Oxad <t< td=""><td></td><td></td><td>1</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>8</td><td></td><td></td><td>8</td></t<>			1																	8			8
Prior Wall 2 Status Proce II C. Owner Cover 03 GabeHip Applait Cover Status Factorial Factorial <td></td> <td></td> <td></td> <td>1 5101</td> <td>у</td> <td></td> <td></td> <td></td> <td></td> <td>COND</td> <td></td> <td></td> <td>-</td> <td></td>				1 5101	у					COND			-										
Unit Unit <th< td=""><td></td><td>у </td><td>1</td><td></td><td></td><td></td><td></td><td></td><td></td><td>COND</td><td></td><td></td><td>_</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th<>		у	1							COND			_										
na Wail 2 (cover cover			25	Vinyl	Siding			Parcel Id					_								1	2	
4 Structure 03 GaleHip Aghet Type Code Description Feature 104 Dywell COST / MARKET VALUATION Building Value New 132.005	cterior Wa	all 2																			1	2	_
Cover 03 Apphalt Cover int Interval 1 0 Drywall 0	oof Struct	ture:	03	Gable	/Hip					ode	Descri	otion Factor?	,	BAS									
Operation Operating Condum C		r	03					Condo F	lr 🛛					OBW						4			
Unit Wild II COST / MARKET VALUATION Into File 1 4 Carpit If year 02 Out Formal Ratin Tipes 04 Formal Ratin Effective Vare Built 1956 It was file Depreciation Code AV Remodel Ratin Percention Code AV Remodel Ratin Percention Code AV Name Style: 02 Average Depreciation %, B 32 Percent Code Remodel Rating Not and Code Average Percent Code If Net Style: 02 Average Tenend Patter 1 Condition Condition Condition Condition Average Percent Code Style: 02 Average Style: 02 Average 1 Condition Condition Condition Condition Condition Condition Condition		511.4	05					Condo U	nit					1									
Def Pio 1 4 Carpet Building Value New 132,655 FUE 02 Oil Force Hold in 1956 1984 198			05	Diywa	111				COST	MARK	FT VΔI		-			26							
Joint Fig 2 OIL Building Value New 132,605 # Type: 04 Forces Hot Air The Hot War Built 1968 # Type: 04 Forces Hot Air The Hot War Built 1968 Badrooms 01 3 bothrooms Depreciation Code AV With First Nemodel Rating 1964 Name Style: 02 Average There Factor 1 Condition % Percent Good 88 0 0 Process 02 Average There Factor 1 Condition % Percent Good 88 0 0 Port Contition % Percent Good 88 0 0 Port Contition % Percent Good 80 0 0 Port Contition % Percent Good 90 0 0 Partice Factor 1 Condition % Percent Good 90 0 1 Strip Or Comment Mise Imp Our Comment Mise Imp Our Comment Mise Imp Our Comment Mise Imp Our Comment									00017				_			20							
EF bill 02 Oil Oil Orgeneration Oil Orgeneration Oil Orgeneration Oil Orgeneration Oil Orgeneration Oil Orgeneration Oil Oil< Oil<	erior Flr	1	14	Carpe	et							00.005											
Ef Fuel 02 01 The streps: 04 Force that Air The streps: 03 Contral Air The streps: 03 Description 1956 1957 1956<	erior Flr	2						Building	Value Ne	W	ľ	32,605											
eType: 04 Forcel Hot Air Var Built 1954 Bedrooms 03 Bedrooms 03 Bedrooms 04 Higher Betrooms 05 Bedrooms 05 Bedroo			02	Oil									1										
Type: 03 Central Air Hear Mail 1950 Bedrooms 3 Bedrooms Depresation Code AV AV Betrooms 1 Depresation Code AV AV AV I Mara First 1 Depresation Code AV AV AV I Mara First 1 Depresation Code AV AV AV I Kara First Depresation Code AV Betrooms Signation Code AV I Kara First Depresation % 32 O O Code Code Betrooms Signation Code O O I Kara First I Condition % Percent Cood BB Betroome Code Code Code Or Signation Code Or Code Code Or Code Or Comment Code Or Code Or Code Or Code Or Code Or Co					d Uct ^	i							1										
Image: Product of the product of		·	04			11		Year Buil	t			956	1										
bithunc, Uo 3 BoduCuits Depreciation Code AV bithue, Uo Find Bathue, Uo Find Find Bathue, Uo <td></td> <td></td> <td>103</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1+</td> <td></td> <td>084</td> <td>1</td> <td></td>			103							1+		084	1										
HB Hmms: 1 Depresition Lobe AV HAff Bahs 0 Remode Range 2 HAff Bahs 0 Remode Range 2 Name First 0 Remode Range 0 Name First 0 Remode Range 0 Styte: 02 Average External Obsol 0 Condition % Percent Good 68 RCNLD Dap Ov Comment 9/200 Dep Ov Comment Mission Core Over Cost in Cure Over Cost in Cure Over Cost in Cure Over Stot 1 Patro-AVG L 72 Stot Cure Stot Cure Stot Cure 1 Patro-AVG L 72 1 Patro-AVG L 72 Stod Patro Stot Cure Stot Cure Stot Cure Stot Cure Stot Cure YF Stot Cure Stot Cure Stot Cure Stot Cure Stot Cure Stot Cure Stot Cure Stot Cure Stot Cure<	al Bedro	ooms	03	3 Bed	rooms								1										24
H Haff Batas 0 H Ra Futs H Roms: 5 S Style: 02 P - V - Bull DING & YARD ITEMS(U) P - V - Bull DING & YARD ITEMS(U) Condition % P - Forent Good 68 R CNLD 90,200 Dep % Or Dep 0 Or Comment Cost to Cure Ovr Cost to Cure			1							Э	/	٩V	1										24
i Mra Fiars h Style: 2 Average BStyle: 2 Average C C Average C C Average C C C C C C C C C C C C C C C C C C C			0										1										
I Roomsi 6 biological de la			ľ					Year Rer	nodeled				1	20									
Induits 5 Style: 02 Average Functional Obsol 0 Ibin Style: 02 Average Functional Obsol 0 Condition % 9 0 Percent Good 98 RCNLD 90,200 Dep 0vr Comment Misc Imp Ovr Misc Imp Ovr Misc Imp Ovr Misc Imp Ovr Condition % 90,200 Dep 0vr Comment Misc Imp Ovr Misc Imp Ovr Condition % 90,200 Dep 0vr Comment Misc Imp Ovr Misc Imp Ovr Condition % 90,200 Dep 0vr Comment Misc Imp Ovr Misc Imp Ovr Condition % 90,200 Description UP Ivini Print Cond. Cd %, 6d Grade Grade Ad, Appr. Value Pr SHED FRAME 1 Di Description Ling Area Flor Area Elf Area Elf Area Unit Cost Description Ling Area Flor Area 0 Elf Area Unit Cost Undeprec Value 20,152 d First Floor Ling Area Flor Area Elf Area 1162 24,94 20,152			l_									32	1										
15 Mer: 02 Average External Obsol 0 P 0 Trend Factor 1 Condition % Percent Good 68 RCNLD S0.200 Dep % Or S0 comment Cost to Cure Or S0.200 Dep Or Cornment Cost to Cure Or Cost to Cure Or Cost to Cure Or Cost to Cure Or Cost of Carde Grade Ad, Appr. Value D1 SHED FRAME L 120 12.00 2016 50 0.00 200 D1 SHED FRAME L 120 21.00 2016 50 0.00 200 D1 SHED FRAME L 120 21.06 50 0.00 200 M First Floor 904 904 104.124.39 20.152 20.152 A First Floor 0 808 162 24.94 20.152		ns:	5										1										
hen Style: 02 Average Trend Brow 1 Condition 6 P CNLD B09 % Or Dep OV Comment Misc Imp Or Comment Cost to Our BOU Cost D Cure Ov Cost D Cost D Co	h Style:	:	02	Avera	qe																		
p i i i i Condition % Precent Good 99.200 Dep % Or Dep % Or Dep % Or Dep % Or Dep VC Comment Misc Imp Or Misc Imp Or Misc Imp Or Description L1 1 Second Cond. Col 1 Second Cond. Col 1 Second Cond. Col 1 Second Cond. Col 0 Sol 0 Sol 0 Sol 0 Sol 0 Sol 1 Second Cond. Col 0 Sol 0 Sol 0 Sol 0 Sol 1 Second Cond. Col 1 Sol			02)											
Addition % Performed Good 68 Performed Fight Dep % Or Dep % Or		yi0.	02	/	ge						1												
Bull DING SUB-AREA SUMMARY SECTION 0 68 1124.39 1124.39 Description Ling Area Floor Area	18							Condition	ו														
Bull DING SUB-AREA SUMMARY SECTION 0 68 1124.39 1124.39 Description Ling Area Floor Area								Condition	ו %														
RCNLD Dep % Or Dep % Or Dep Or Comment Miss imp Or Miss imp Or Miss imp Or Comment Miss imp Or So in Oracle Add Appr. Value Description LB Units Unit Price I SHED FRAME L 1 SHED FRAME L Buil DING SUB-AREA SUMMARY SECTION Ode Bosement, Unfinished 0 808 162 24.94 20.152											6	28											
Dep % Our Dep OW Comment Misc Imp Our Comment Cost to Cure Our Cost to Cur									3000			0 200											
bep Ovr Comment Misc Imp Ovr Cost to Cure Ovr Cost to Cost to Cure Ovr Cost to Cure Ovr Cost to Cure Ovr Cos											1	90,200						38					
Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr Set to Cure Ovr Comment Description L4 Units Unit Price Yr Bit Cond. Ca % Ga Grade Grade Adj Appr. Value 1 SHED FRAME L 72 9.00 2016 30 0.00 2000 1 SHED FRAME L 72 9.00 2016 30 0.00 2000 1 PATIO-AVG L 72 9.00 2016 10 0.00 2000 BUILDING SUB-AREA SUMMARY SECTION Description Living Area Floor Area Elf Area Unit Cost Undeprec Value A Basement, Unfinished 0 808 162 24.94 20,152														<u></u>									2
Built Ding Sub-AREA SUMMARY SECTION 0de Description Ling Area 0 808 162 24.94 20.152								Dep Ovr	Commer	nt								1000	2011 1000 PRITOL 10				
Built Ding Sub-AREA SUMMARY SECTION 0de Description Ling Area 0 808 162 24.94 20.152								Misc Imp	Ovr				1	and the				112月前;	一点风 水管和	(44)	BEAN B	Send 3	
Cost to Cure Ovr Comment Description L/B Unit Price YTB1t Cond. Cd %, Gd Grade Grade Ad, Appr. Value 1 SHED FRAME L 72 9.00 2016 30 0.00 200 1 PATIO-AVG L 72 9.00 2016 30 0.00 200 BUILDING SUB-AREA SUMMARY SECTION Doescription Living Area FIG Area Unit Cost Undeprec Value 3 First Floor 904 904 124.39 112.453 4 Basement, Unfinished 0 808 162 24.94 20,152										nment			S 7-	Contraction				一行动物		241	17 -	1 Same	DN/A
Controlling & YARD ITEMS(1)/YAF - BUILDING EXTRA FEATURES(B) de Description L/B Unit Price Yr Bit Cond. Cd % 6d Grade Grade Appr. Value 1 SHED FRAME L 120 12.00 2016 50 0.00 700 1 SHED FRAME L 120 12.00 2016 50 0.00 700 1 PATIO-AVG L 72 9.00 2016 30 0.00 2000 BUILDING SUB-AREA SUMMARY SECTION Ode Description Living Area SUMMARY SECTION Ode Description Living Area Fint Prov 0de Description Living Area Elf Area Undeprec Value 20,152 M Basement, Unfinished 0 808 152 24.94 20,152														Let				Mr pe	N A HO	* 4	1	Carrier 1	N
OB - OUTBUILDING & VARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) de Description L/B Unit Nits Unit Pite YT Bit Cond. Cd % Gd Grade Grade Adj. Appr. Value 1 SHED FRAME L 120 12.00 2016 30 0.00 200 1 PATIO-AVG L 72 9.00 2016 30 0.00 200 BUILDING SUB-AREA SUMMARY SECTION Ode Description Living Area FIF Area Undeprec Value 0 Basement, Unfinished 0 808 162 24.94 20,152 20 21 24.94 20,152										Commer	I		100	the work					RIG	white the	NA X 2	1.	1
de Description L/B Unit Unit Price Yr Bit Cond. Cd % Gd Grade Adj. Appr. Value D1 SHED FRAME L 12.00 2016 50 0.00 700 1 PATIO-AVG L 72 9.00 2016 30 0.00 2000 1 PATIO-AVG L 72 9.00 2016 30 0.00 2000 PATIO-AVG L 72 9.00 2016 30 0.00 2000 ode Description BuiltDING SUB-AREA SUMMARY SECTION Unit Cost Undeprec Value ode Description Living Area Floor Area Eff Area Unit Cost Undeprec Value M Basement, Unfinished 0 808 162 24.94 20,152													22	2					- Ari	CAL MUSER			Ale.
D1 SHED FRAME I L 120 12.00 2016 50 0.00 700 1 PATIO-AVG L 72 9.00 2016 50 0.00 700 1 PATIO-AVG L 72 9.00 2016 50 0.00 200 BUILDING SUB-AREA SUMMARY SECTION Ode Description Living Area Floor Area Eff Area Undeprec Value N First Floor 904 904 904 124.39 112.453 20,152 A Basement, Unfinished 0 808 162 24.94 20,152									DING E			E3(B)		and the second						Aler 1 (2 12	1 (to 1
D1 SHED FRAME I L 120 12.00 2016 50 0.00 700 1 PATIO-AVG L 72 9.00 2016 50 0.00 700 1 PATIO-AVG L 72 9.00 2016 50 0.00 200 BUILDING SUB-AREA SUMMARY SECTION Ode Description Living Area Floor Area Eff Area Undeprec Value N First Floor 904 904 904 124.39 112.453 20,152 A Basement, Unfinished 0 808 162 24.94 20,152			tion L					Cond. Cd		Grade		Adj. Appr. Valu		under	~				2 2	and self			A grant
Indext PATIO-AVG L 72 9.00 2016 30 0.00 200 Indext Built Discretion Built Discretion Built Discretion Built Discretion Built Discretion Eff Area Unit Cost Undeprec Value Strist Floor 904 904 904 124.39 1124.39 20,152 M Basement, Unfinished 0 808 162 24.94 20,152	D1 SH	IED FR	AME		20	12.00	2016		50		0.0) 70		-								X	3.
Building Sub-AREA SUMMARY SECTION ode Description Living Area Floor Area Eff Area Undeprec Value A First Floor 904 904 124.39 20,152						9 00	2016			1				and all					n Call		1 3		1
ode Description Living Area Flor Area Eff Area Unit Cost Undeprec Value S First Floor 904 904 124.39 112,453 20,152 M Basement, Unfinished 0 808 162 24.94 20,152	^ ין יי		· · ·	-	· ~	0.00	2010		50	1	0.0	20		and the	1.				Serie		7 14	· The	1 34
ode Description Living Area Flor Area Eff Area Unit Cost Undeprec Value S First Floor 904 904 124.39 112,453 20,152 M Basement, Unfinished 0 808 162 24.94 20,152										1			F	The second						a to get	1	3 1 m	NK
ode Description Living Area Flor Area Eff Area Unit Cost Undeprec Value S First Floor 904 904 124.39 112,453 20,152 M Basement, Unfinished 0 808 162 24.94 20,152										1			and the second	No Port							The second se		CAN BE ST
ode Description Living Area Flor Area Eff Area Unit Cost Undeprec Value S First Floor 904 904 124.39 112,453 20,152 M Basement, Unfinished 0 808 162 24.94 20,152										1				N/	127							1	1 1 1 2 -
ode Description Living Area Flor Area Eff Area Unit Cost Undeprec Value S First Floor 904 904 124.39 112,453 20,152 M Basement, Unfinished 0 808 162 24.94 20,152										1			1									1	
ode Description Living Area Flor Area Eff Area Unit Cost Undeprec Value S First Floor 904 904 124.39 112,453 20,152 M Basement, Unfinished 0 808 162 24.94 20,152										1			E. E.M.	N. A.		and the					din /	C ANK	
ode Description Living Area Flor Area Eff Area Unit Cost Undeprec Value S First Floor 904 904 124.39 112,453 20,152 M Basement, Unfinished 0 808 162 24.94 20,152										1			10	Not the second	the I	The second second						E U V	
ode Description Living Area Flor Area Eff Area Unit Cost Undeprec Value S First Floor 904 904 124.39 112,453 20,152 M Basement, Unfinished 0 808 162 24.94 20,152										1						The second							
ode Description Living Area Flor Area Eff Area Unit Cost Undeprec Value S First Floor 904 904 124.39 112,453 20,152 M Basement, Unfinished 0 808 162 24.94 20,152										1				the state			Re-	-		A States			
ode Description Living Area Flor Area Eff Area Unit Cost Undeprec Value S First Floor 904 904 124.39 112,453 20,152 M Basement, Unfinished 0 808 162 24.94 20,152										1			1100							- and the		MANAR GAL	1
ode Description Living Area Flor Area Eff Area Unit Cost Undeprec Value S First Floor 904 904 124.39 112,453 20,152 M Basement, Unfinished 0 808 162 24.94 20,152										1			1.5	DEFEN		at he we						180 18	-
ode Description Living Area Flor Area Eff Area Unit Cost Undeprec Value S First Floor 904 904 124.39 112,453 20,152 M Basement, Unfinished 0 808 162 24.94 20,152				B	UILDIN	IG SUB	-AREA	SUMMAR	Y SECT	IÓN	·			NAV		Chinese -	CT .		and the second second	No to-		15A SALE	V. ditte
B First Floor 904 904 124.39 112,453 M Basement, Unfinished 0 808 162 24.94 20,152	ode		Desc								Init Cost	Undeprec Valu		AL			and and			4 46	atter and		
M Basement, Unfinished 0 808 162 24.94 20,152		Firet El												- 10	1 - C	De Har	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1			an iteration	and the second	and a lite	
							904			304				Personal and a costant				Mar an			East		
	VI E	Baseme	ent, Unfir	lished			0	808	3	162	24.9	4 20,15		Calman And Mar			ALC: NO						
													Street and	ALC: MARKED BA		Station of the	R. S. C.						
													000000	Contraction of the second							18 Later		-
													and the second										
													1						Carlos Lindana	and the second	Charles and		and the second
													19 C	a start of the second	Service .			de la			An-	The second	
															- Part More	a de Maria	agen d'Atalan		e and a	A STREET		The states	
												1	1000	Contraction of the second	ALC: NOT THE OWNER OF THE OWNER OWNE	and the second second	STORE WATER	The statement of the	A STORES		The state of the		
							I						1000	and the second second	Cases and the	the second	ALC: NO.	and a marken	COMPANY OF THE REAL PROPERTY OF	and the state of the second			
														1. 2010		and the second							





1

DISCLAIMER The information appearing on this map is for the convenience of the user and is not an official public record of the City of Manchester, NH (the'City'). This map is not survey-quality. All boundaries, easements, areas, measurements, rights-of-way, etc. that answer are derived from varied (data sets which may etc., that appear are derived from varied data sets which may be individually compiled at different map scales. In such cases, some geographic information from different data sets may appear in inaccurate relationship to each other. Therefore, may appear in inaccurate relationship to each other. Therefore, geographic features shown on this map should only be considered approximations, and as such have no official or legal value. The City makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this information for any particular use. The City assumes no liability whatsoever associated with the use or misuse of this information. The official public records from which this data there experisely data leads the officer of formation. County intorniautic the onical public fectors from which this data was completed are kept in the offices of various City. County, and State government agencies and departments, and are available for inspection and copying during normal business hours. By using this map, you agree to these terms and conditions.