

Emile Avenue, Charlestown, NH



0.55± acre vacant building lot located in a quiet residential neighborhood • The lot features 150± feet of frontage along the north side of Emile Avenue, and is lightly wooded and slopes toward the west • Public water and sewer are available.

DIRECTIONS: From the Charlestown Town office on Main St. follow Rte. 12 North for 2.1 miles, right onto Lovers Ln. for .5 mile, left onto Old Claremont Rd. for .3 mile, right onto Michael Ave. for .2 mile, right on Thomas Ave. to first left onto Emile Ave.; lot is on the left between 35 & 65 Emile.

Tax Map 107, Lot 9

Assessed Value: \$23,000

2020 Taxes: \$889

Deposit: \$1,000

TERMS: All deposits by cash, certified check, bank treasurer's check, or other form of payment acceptable to the Town of Charlestown at time of sale, balance due within 45 days. Conveyance by Quitclaim Deed. Sales are subject to confirmation by the Town of Charlestown, the town reserves the right to reject any and all bids. All properties sold "as is, where is" subject to all outstanding liens, if any. Other terms may be announced at time of sale.

10% BUYERS 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.*

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

**PURCHASE AND SALE AGREEMENT
TO ACQUIRE TOWN-OWNED LAND**

AGREEMENT made this ____ day of _____, 21____ by and between:

TOWN OF CHARLESTOWN, a New Hampshire municipal corporation, of Charlestown, New Hampshire, having a principal place of business at 233 Main Street, Charlestown, NH 03603, (hereinafter called "SELLER")

and _____, having an address of _____,

(hereinafter called "BUYER")

1. The SELLER agrees to sell and convey to the BUYER by Quitclaim Deed, all of the SELLER's right, title and interest in and to the following described property (hereinafter referred to as "Premises").

Being a certain parcel of land [with the buildings thereon] located on _____ Road/Street in the Town of Charlestown, Sullivan County, State of New Hampshire, as shown on the Tax Map _____ as Lot _____; meaning and intending to convey all and the same premises described in the Town of Charlestown's Tax Collector's Deed to the Seller herein, dated _____ and recorded in the Sullivan Registry of Deeds at Book _____, Page _____.

Subject to all applicable provisions of the SELLER's zoning ordinance and building regulations that may be in effect as of this date and subject further to any applicable conditions of approval that may have been set forth or may be set forth in the future by SELLER's Planning Board, Zoning Board of Adjustment or any other government entity with jurisdiction related thereto.

2. Purchase Price (and Buyer's Premium): The purchase price for the above-described Premises is \$_____ (_____ Dollars). A deposit of \$_____ (_____ Dollars) shall be payable at the time of signing this Agreement and the balance of the purchase price and transfer of title to take place no later than forty five (45) days from the signing of this Agreement. Said balance of the purchase price \$_____ (_____ Dollars) shall be payable only by bank or certified check.

The purchase price does not include the **buyer's premium** of ten percent (10%) of the purchase price, due to the Auctioneer at closing.

The purchase price of \$_____ at 10% equals the buyer's premium of \$_____.

3. Transfer of Title and Time for Performance: Transfer of title, delivery of the deed, and payment of the balance of the purchase price as provided herein shall be made at the Charlestown Town Office on or before _____, 21____ at ____:00 a.m./p.m. The place and time of day may be changed by mutual agreement of the parties.

4. Adjustments: The parties acknowledge that there shall be no pro ration of real estate taxes for the tax year beginning April 1, 2018 and ending March 31, 2021. The SELLER, as a municipal corporation, is exempt from the New Hampshire Real Estate Transfer Tax (RSA 78-B:2, I). The BUYER shall be responsible for payment for his/her portion of the Real Estate Transfer Tax.

5. Defect in Title: It shall be the responsibility of the BUYER to determine the merchantability and marketability of the subject Premises. In the event of a defect in title, the sole remedy of the BUYER shall be the termination of this Agreement, without payment of any cost by the SELLER.

6. Delivery of Possession: BUYER shall obtain possession of the Premises described in paragraph 1 as of the date of delivery of the deed.

7. "As Is" Condition: The Premises shall be conveyed in "as is" condition, without any warranties or guarantees, express or implied, with regards to location, boundaries or condition of the property or its fitness for any purpose. The purchase of the property is at BUYER'S own risk.

8. Water and Sewage Disposal Systems: Information regarding the quality or condition of the water supply or sewage disposal systems, and of the insulation to the building, is unknown.

9. Radon Gas, Arsenic and Lead Paint: In compliance with the requirements of RSA 477:4-a, the following information is provided to BUYER relative to Radon Gas, Arsenic and Lead Paint:

Radon: Radon, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. Radon gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.

Arsenic: Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire Department of Environmental Services private well testing recommendations (www.des.nh.gov) to ensure a safe water supply if the subject property is served by a private well.

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.

10. Complete Agreement; Construction: All representations, statements and agreements heretofore made between the parties are merged in this Agreement which alone fully and completely expresses their rights and obligations. This Agreement is entered into by each party

after opportunity for investigation; neither party relying on any statements or representations not embodied in this Agreement by the other or on the other's behalf. This Agreement shall be construed as a New Hampshire contract.

11. Legal Fees: SELLER shall have no liability for any legal fees pertaining to the sale or conveyance of the Premises or the possession thereof by BUYER.

12. Default; Liquidated Damages: If BUYER defaults pursuant to the terms of this Agreement, SELLER may retain the deposit as liquidated damages.

13. Binding Effect: This Agreement shall be for the benefit of and shall bind each of the parties, their heirs, administrators, executors, successors and assigns.

14. Assignment: BUYER shall not assign any interest in this Agreement or in the Premises until after the deed described in Section 1 shall have been executed, accepted and recorded consistent with the provisions of this Agreement.

15. Waiver: The waiver of any breach of any provision of this Agreement by either party shall not operate as, or be construed as, a waiver of any subsequent breach thereof.

DATED the day, month and year first above written.

**TOWN OF CHARLESTOWN, SELLER
BOARD OF SELECTMEN:**

[Scott Wade]

[Jeffrey Lessels]

[William Rescsanski]

[Shelly Andrus]

[Jeremy Wood]

BUYER(S):

Print Name: _____

Print Name: _____

Property Location: EMILE AVE
Vision ID: 445

Account #507

MAP ID: 107/ 9/ 0/ 0/

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use: 1300

Print Date: 10/21/2020 08:53

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				2402 CHARLESTOWN, NH VISION
CHILD, CHARLES L. 101 WHITNEY HILL HOMESTEAD WILLISTON, VT 05495-2000 Additional Owners:						Description	Code	Appraised Value	Assessed Value	
						RES LAND	1300	23,000	23,000	
SUPPLEMENTAL DATA										
Other ID: 16032 Zone BMSI Act Num 361 Ward Prec. GIS ID:				Rec ASSOC PID#		Total 23,000 23,000				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
CHILD, CHARLES L.		827/ 783				0		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2019	1300	23,000	2018	1300	23,000	2017	1300	23,000
								Total: 23,000			Total: 23,000			Total: 23,000		

EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor				
Year	Type	Description	Amount	Code	Description	Number	Amount					Comm. Int.
Total:									APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 0 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 23,000 Special Land Value 0 Total Appraised Parcel Value 23,000 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 23,000			
ASSESSING NEIGHBORHOOD												
NBHD/ SUB		NBHD NAME		STREET INDEX NAME		TRACING		BATCH				
0001/A												
NOTES												

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	
									05/02/2016 07/29/2011 08/28/2006 03/03/2006 01/07/2006			KH JG JD AC MW	52 52 52 80 00	Review Review Review Data Entry Measur+Listed	

LAND LINE VALUATION SECTION																				
B #	Use Code	Use Description	Zone	Frontage	Depth	Units	Unit Price	I. Factor	S A	C. Factor	ST. Idx	S.I. Adj.	Notes- Adj	Rec Y/N	CU Cond	Special Pricing	Adj. Unit Price	Land Value		
1	1300	Vacant Land				23,958 SF	0.96	1.0000	5	1.00	300	1.00		N	0.000			23,000		
Total Card Land Units:						0.55 AC	Parcel Total Land Area:						0.55 AC	Total Land Value:						23,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)																				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description																	
Model	00		Vacant																					
				MIXED USE																				
				Code	Description		Percentage																	
				1300	Vacant Land		100																	
				COST/MARKET VALUATION																				
				Adj. Base Rate:			0.00																	
				Replace Cost			0																	
				AYB																				
				EYB			0																	
				Dep Code																				
				Remodel Rating																				
				Year Remodeled																				
				Dep %																				
				Functional ObsInc																				
				External ObsInc																				
				Cost Trend Factor																				
Condition																								
% Complete																								
Overall % Cond																								
Apprais Val																								
Dep % Ovr			0																					
Dep Ovr Comment																								
Misc Imp Ovr			0																					
Misc Imp Ovr Comment																								
Cost to Cure Ovr			0																					
Cost to Cure Ovr Comment																								
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													
Ttl. Gross Liv/Lease Area:				0		0																		

No Photo On Record



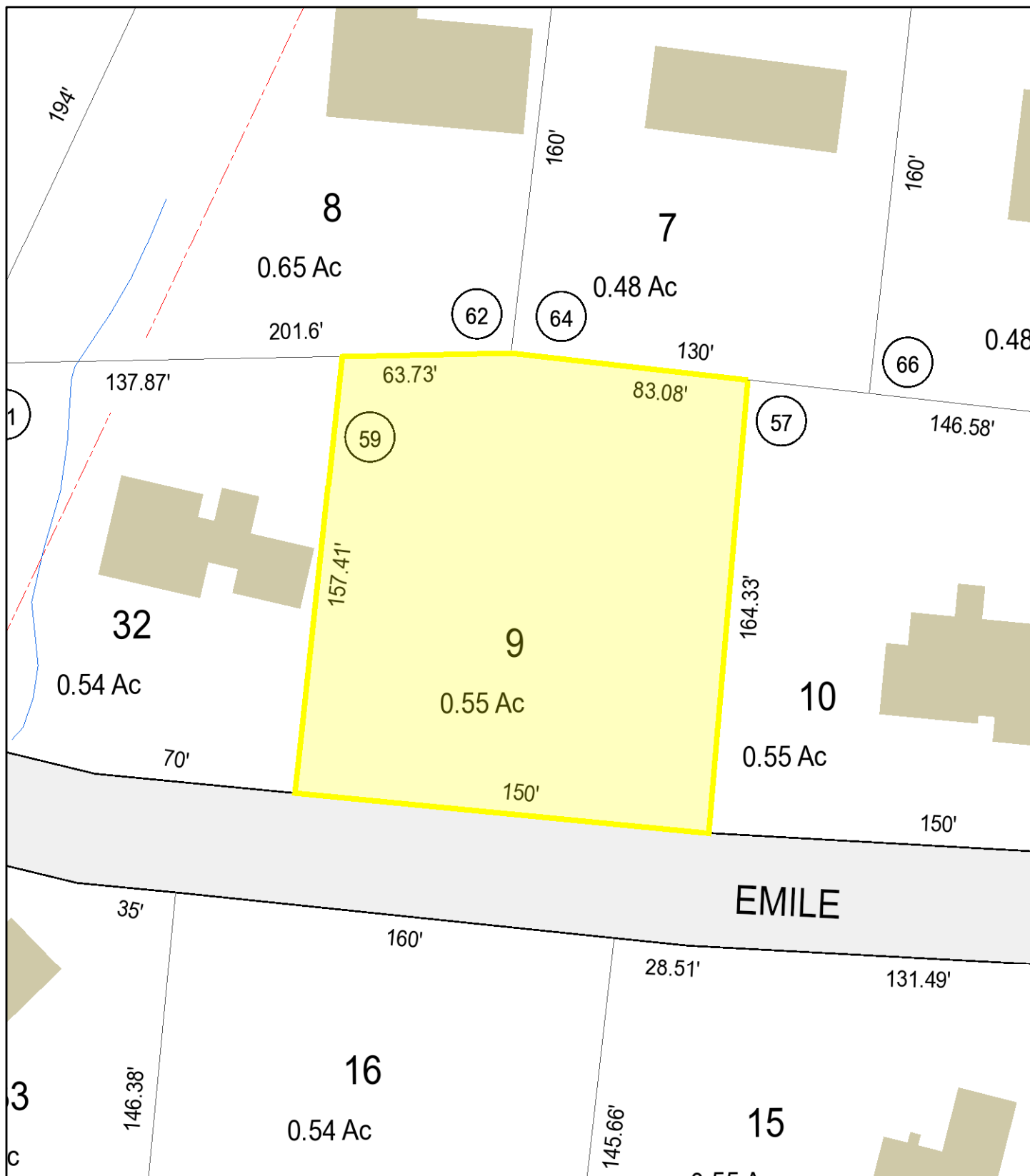
107-009 Emile Ave

Charlestown, NH

1 inch = 50 Feet



December 1, 2020



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