

## 11 Blueberry Hill Park (Primrose Lane), Charlestown, NH



Older single-wide mobile home located on a leased lot in Blueberry Hill MHP  
• 1985 built home features 924± SF GLA with 4 RMS, 2 BR, 2 BA • Additional features include metal siding, vinyl skirting, detached shed, FHA/Oil heat • Private water & septic • Monthly park rent is \$345.

**DIRECTIONS:** From the Charlestown Town office on Main St. follow Rte. 12 North for .2 mile, right on Sullivan St. (becomes Old Claremont Rd.) for 1.4 miles, slight right onto N. Hemlock Rd. for 1.2 miles to a left into Blueberry Hill MHP proceed to a left onto Primrose Lane; unit on the left.

**Tax Map 229, Lot 5-OMH-11**

**Assessed Value: \$12,100**

**2020 Taxes: \$468**

**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](http://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](http://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):**

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Print Name: \_\_\_\_\_

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Print Name: \_\_\_\_\_

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				
PILLSBURY, MANDY						Description	Code	Appraised Value	Assessed Value	
91 HANOVER ST A						RESIDNTL	1031	12,100	12,100	
SUNAPEE, NH 03782		<b>SUPPLEMENTAL DATA</b>								
Additional Owners:		Other ID: 26010-11 Zone BMSI Act Num 6357 Ward Prec.			Rec					
GIS ID:		ASSOC PID#			Total				12,100	12,100

2402 CHARLESTOWN, NH

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)									
PILLSBURY, MANDY		1911/0578	04/15/2014	U	1	9,000		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
HAYES, JANE M		1693/ 523	06/23/2008	Q	1	17,000		2019	1031	12,100	2018	1031	12,100	2017	1031	12,100	
KENNETT, JOSEPH S		1537/0427	08/31/2005	Q	1	25,000	00	Total:									
									12,100			12,100			12,100		

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
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)	12,100
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	12,100
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	12,100

NOTES

GRAY  
6/16EXT=FAIR;SHED=NV(PLASTIC 64 SF);REMO  
VE WDK;OFF NORTH HEMLOCK

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
									06/08/2016			KH	53	Sale Reviewed
									05/04/2016			KH	52	Review
									08/04/2011			DK	52	Review
									08/23/2006			MG	52	Review
									05/03/2006			JS	00	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	1031	Mobile Home No Land				0.00	AC	0.00	1.0000	5		0.00		N	0.000			0	
Total Card Land Units:						0.00	AC	Parcel Total Land Area:				0 AC	Total Land Value:						0

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	20		Mobile Home				
Model	02		Mobile Home				
Grade	03		Average				
Stories	1						
Occupancy	1						
Exterior Wall 1	27		Pre-finish Metl				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	01		Metal				
Interior Wall 1	04		Plywood Panel				
Interior Wall 2							
Interior Flr 1	14		Carpet				
Interior Flr 2	06		Inlaid Sht Gds				
Heat Fuel	02		Oil				
Heat Type	04		Forced Hot Air				
AC Type	01		None				
Total Bedrooms	02		2 Bedrooms				
Total Bthrms	2						
Total Half Baths	0						
Total Xtra Fixtrs	0						
Total Rooms	4						
Bath Style	02		Typical				
Kitchen Style	02		Typical				
MHP	03		Blueberry Hill				

**MIXED USE**

Code	Description	Percentage
1031	Mobile Home No Land	100

**COST/MARKET VALUATION**

Adj. Base Rate:	27.37
Replace Cost	25,289
AYB	1985
EYB	1964
Dep Code	F
Remodel Rating	
Year Remodeled	
Dep %	52
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	
Condition	
% Complete	
Overall % Cond	48
Apprais Val	12,100
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

BAS

14

66

**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	924	924		27.37	25,289
<b>Ttl. Gross Liv/Lease Area:</b>		924	924			25,289



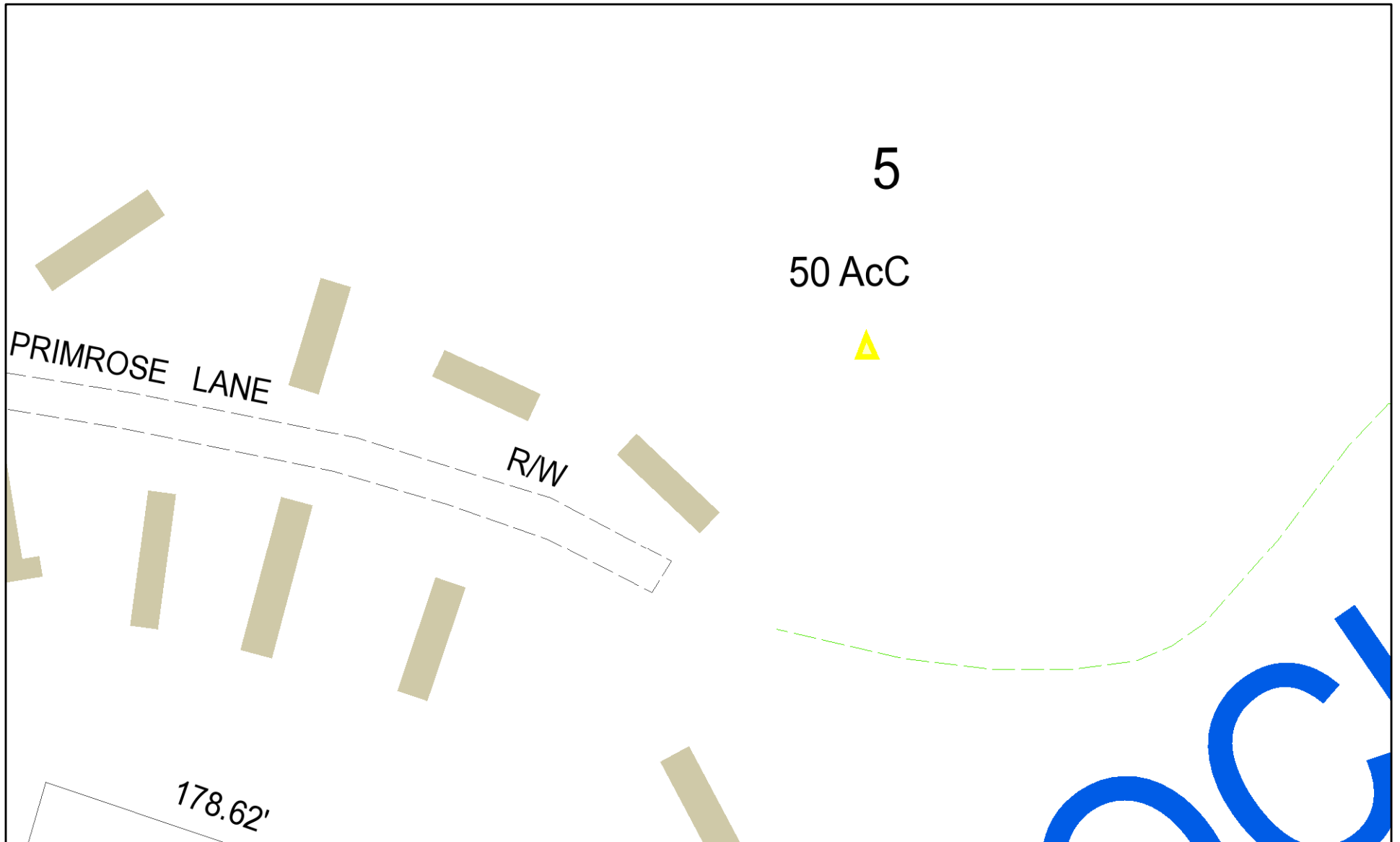


Charlestown, NH

1 inch = 68 Feet



December 16, 2020



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