

TAX DEEDED PROPERTY IN CONCORD, NH
AT PUBLIC AUCTION

SINGLE FAMILY HOME

THURSDAY, JULY 15 AT 2:00 PM
68 WASHINGTON STREET, CONCORD, NH

GREAT OPPORTUNITY FOR END USER OR INVESTOR!



ID #21-142 • 1890 built home on a 0.08± acre lot located close to White Park and Downtown Concord • Two Story home offers 1,326± SF GLA, 7 RMS, 3 BRS, 2 BA, wood clapboard siding, hardwood floors, unfinished basement and open side porch • Served by Steam/Oil heat and public utilities. Tax Map 54, Lot 2-2. Assessed Value: \$144,800. 2020 Taxes: \$3,875.

Preview: One hour prior to sale only; drive-by is recommended.

— SALE TO BE HELD ON SITE —

Terms: \$10,000 deposit by cash, certified check, bank check, or other form of payment acceptable to the City of Concord at the time of sale, balance due within 30

days. Conveyance by Quitclaim Deed. **Sold “AS IS, WHERE IS” subject to all outstanding liens, if any.** Other terms may be announced at time of sale.

7.5% 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 make independent investigation of all matters they deem relevant.

ADDITIONAL INFORMATION & PHOTOS 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 July, 2021 by and between the City of Concord, a municipal corporation organized under the laws of the State of New Hampshire, having a principal place of business at 41 Green Street, Concord, New Hampshire, 03301 (hereinafter referred to as the SELLER) AND the BUYER,

having an address of _____

If mailing address is different please state: _____

WITNESSETH: The SELLER agrees to sell and convey, and the BUYER agrees to buy:

PROPERTY DESCRIPTION:

SELLER’S right, title and interest in certain land with the buildings and improvements thereon, if any, located in Concord, Merrimack County, New Hampshire, known as:

68 Washington Street

Being Map: **54** Lot: **2/2**

SELLING PRICE, DEPOSIT AND PAYMENT:

The selling price is _____ (\$ _____)
payable as follows:

A. The BUYER’s deposit, the receipt of which is hereby acknowledged, in the sum of Ten Thousand Dollars (\$10,000.00) for the home; lot to be held in escrow by Seller.

B. The balance of the selling price in the amount of
_____ (\$ _____)

Shall be paid on the date of transfer of title, by cash or certified bank check

In the event there is any dispute relative to the deposit monies held in Escrow, the SELLER may, in its sole discretion, pay said monies into the Clerk of the Court of proper jurisdiction in an Action of Interpleader and provide each party with notice thereof at the address stated herein. Should for any

reason the funds for the deposit be returned as insufficient, then at the option of the Seller, this contract shall be null and void and the parties shall have no further recourse with regards to this Agreement.

BUYER'S PREMIUM DUE AUCTIONEER: The selling price does not include the BUYER's premium of seven and one half (7.5%) percent of the purchase price, due to the Auctioneer at closing. BUYER'S premium is calculated as follows:

Selling Price \$ _____ @ 7.5% = _____.

Payment of such an amount by the BUYER in accordance with the previous sentence, by cash or certified bank check, at closing is a prior condition of the SELLER'S obligation to convey title. This BUYER'S premium is in addition to the purchase price and is payable directly to the Auctioneer.

DEED: The SELLER agrees to furnish, at its own expense, a duly executed Quitclaim Deed of the property.

POSSESSION AND TITLE: The property is sold in its "AS IS, WHERE IS" condition without any warranty as to its condition whatsoever, subject to all tenants and rights of use or possession, outstanding municipal charges for sewer, water or betterment assessments/connection charges for the same and other matters of record, if any, including State and Federal tax liens having priority over the Town's tax lien or title.

TRANSFER OF TITLE: The transfer of title shall occur within thirty (30) days from the date of this Agreement, TIME BEING OF THE ESSENCE, at the Concord City Hall, Collections Office located at 41 Green Street, Concord, New Hampshire or at any other place to be mutually agreed upon by the parties.

TITLE: If the BUYER desires an examination of title, BUYER shall pay the cost thereof. BUYER acknowledges that title be transferred by Quitclaim Deed and BUYER'S title shall be subject to matters of record and as described in the section entitles 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 BUYER may, at the option of the SELLER, become the property of the SELLER as reasonable liquidated damages. Further, all of the BUYER'S right and interest in and to the Agreement shall, without 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 bidder.

RADON GAS AND LEAD PAINT NOTIFICATION: Pursuant to the requirements of New Hampshire RSA 477:4-a, BUYER acknowledges that it has received the following notification.

- (a) "Radon Gas. Radon gas, the product of decay of radioactive material 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."

(b) "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 woman. Tests are available to determine whether lead is present." BUYER'S acknowledgements contained in this paragraph shall survive the transfer of title and possession.

PRIOR STATEMENTS: All representations, statements, and agreements heretofore made between the parties hereto are merged in this Agreement, which alone fully and completely expresses their respective obligations. 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 made by the other or on his behalf. This Agreement shall not be altered or modified except by written agreement signed and dated by both the SELLER and the BUYER.

ADDITIONAL PROVISIONS:

WITNESS: the signatures of the above parties on the dates as noted below.

THE City of Concord

BUYER

By: _____
Dawn K Enwright, CTC
Its: City Treasurer/Tax Collector

By: _____
Its: _____
(Title if other than individual)

Duly Authorized

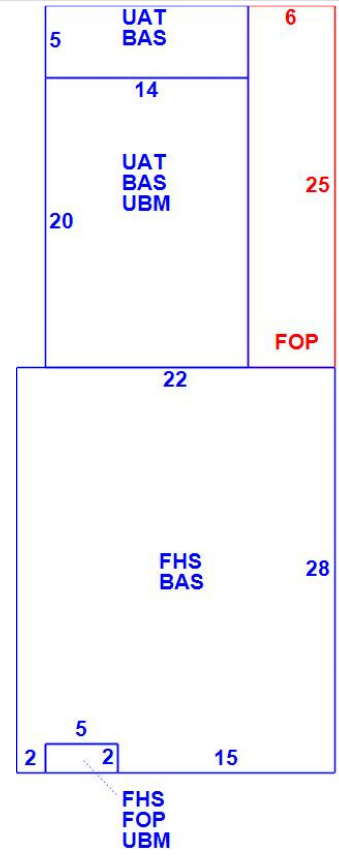
Duly Authorized

Witness

Witness

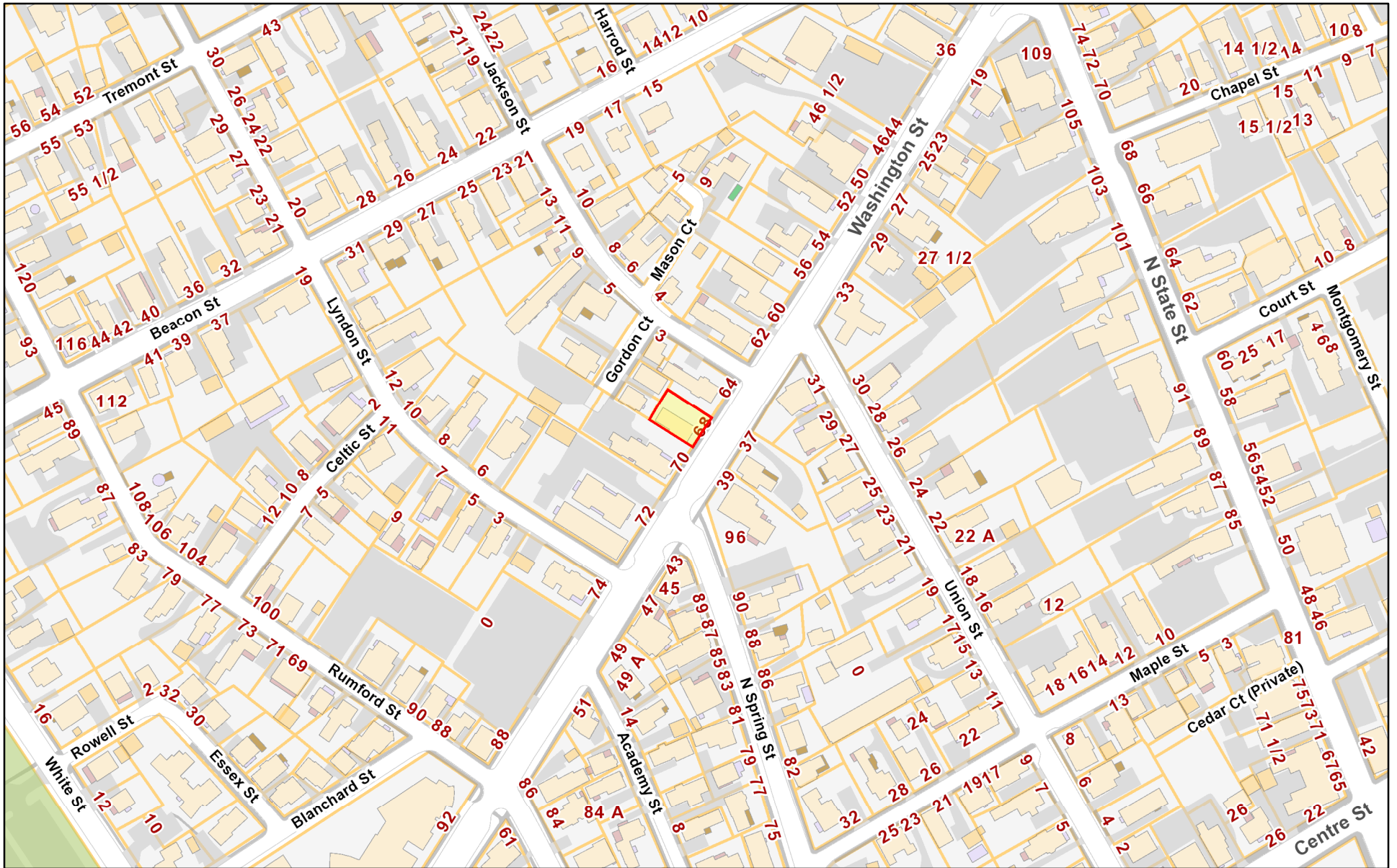
CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				CONCORD, NH							
CITY OF CONCORD 41 GREEN ST CONCORD NH 03301-4255		1 Level	1 All Public	1 Paved	1 Urban	Description	Code	Appraised	Assessed								
		2 Above Street		6 Sidewalk		RESIDENTL	1010	57,600	57,600								
						RES LAND	1010	87,200	87,200								
SUPPLEMENTAL DATA						Total				144,800	144,800						
Alt Prcl ID 54 2 2		Sub-Div		Title						VISION							
Photo 1		Ward		Title													
Prec. 1		Title 1483		Title													
GIS ID 9016		Assoc Pid#															
RECORD OF OWNERSHIP		BOOK/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CITY OF CONCORD		3719 0658	01-21-2021	U	I	0	1E	Year	Code	Assessed	Year	Code	Assessed				
NOONAN LAWRENCE E		0 0	09-28-2016	U	I	0	1WP	2021	1010	57,600	2020	1010	57,600				
NOONAN KATHERINE A ESTATE		0 0	11-05-2015	U	I	0	1WP		1010	87,200	2020	1010	87,200				
NOONAN KATHERINE A ESTATE		0 0	04-05-2015	U	I	0	1Y										
NOONAN KATHERINE A		0 0	11-30-2014	U	I	0	1Y										
		Total						144,800		Total		144,800					
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
									APPRAISED VALUE SUMMARY								
Total		0.00							Appraised Bldg. Value (Card) 57,600								
									Appraised Xf (B) Value (Bldg) 0								
									Appraised Ob (B) Value (Bldg) 0								
									Appraised Land Value (Bldg) 87,200								
									Special Land Value 0								
									Total Appraised Parcel Value 144,800								
									Valuation Method C								
									Total Appraised Parcel Value 144,800								
ASSESSING NEIGHBORHOOD							VISIT / CHANGE HISTORY										
Nbhd		Nbhd Name		B		Tracing		Batch									
B105		WHITE PARK															
NOTES																	
NO GARAGE			DINING, LIVING, OFFICE, LAUNDRY														
2006 GRANT AGRMNT=SMOKE ALARMS BOTH FLRS			FL2 3 BEDRMS=PINE, BATH=CI TUB/WALL SINK														
BLOWN IN INSUL IN ATTIC, UPDATED ELECTRC			FL1=HARDWD FLRS, FL2=PINE FLRS														
NEW ROOF,VINYL WINDOWS, REPAIRD SIDE FOP			DRMRS=3,3,3';ORIG BOILER 20+ YRS														
1960 KIT=WOOD/WOOD/LINO			WHITE AP=PLASTER, INTER/EXT, BOILER														
1960 FL1 BATH=METAL SHWR/LINO																	
BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY										
Permit Id	Issue Date	Type	Amount	Insp Date	% Com	Date Comp	Comments					Date	Id	Type	Is	Cd	Purpost/Result
												06-05-2020	JZ			01	Exterior List
												06-03-2020	JZ			10	Door Card Letter Sent no r
												06-06-2019	DB			00	Measur+Listed
												04-27-2006	MH			02	Interior List Only
												04-26-2006	MH			03	Measured, Door Card
												07-14-1990	JY	X		40	
												03-23-1990	JY	X			
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Land Units	Unit Pric	Infl Fctr	S I	Cond	Nbhd	Nbhd Adj	Notes	CU Cond	Special Pricing	Adj Unit P	Land Value		
1	1010	SINGLE FAM MDL-01	RD	3,600 SF	16.59	1.2700	5	1.00	0105	1.150			0	24.23	87,200		
Total Card Land Units				0.08 AC	Parcel Total Land Area				0.08	Total Land Value				87,200			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Conventional			
Model	01	Residential			
Grade:	03	Average			
Stories:	2	2 Stories			
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2	09	Pine/Soft Wood			
Heat Fuel	02	Oil			
Heat Type:	06	Steam			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	2				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	7				
Bath Style:	01	Old Style			
Kitchen Style:	01	Old Style			
Trend					
			Parcel Id		C
			Ownr	0.0	
			Adjust Type	Code	Description
			Condo Flr		
			Condo Unit		
COST / MARKET VALUATION					
			Adj Base Rate		103.07
			Undeprec. Value		149,554
			Net Other Adj		0
			RCN		149,555
			Year Built		1890
			Effective Year Built		1975
			Depreciation Code		F
			Remodel Rating		
			Year Remodeled		
			Depreciation %		45
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1.100
			Condition		AP
			Condition %		20
			Percent Good		35
			RCNLD		57,600
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	956	956	956	103.07	98,535	
FHS	Half Story, Finished	370	616	370	61.91	38,136	
FOP	Porch, Open	0	160	32	20.61	3,298	
UAT	Attic, Unfinished	0	350	35	10.31	3,607	
UBM	Basement, Unfinished	0	290	58	20.61	5,978	
Ttl Gross Liv / Lease Area		1,326	2,372	1,451		149,554	



April 12, 2021

