

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

**MULTI-FAMILY HOME • SINGLE FAMILY HOMES • VACANT LOTS
SATURDAY, JULY 17 BEGINNING AT 10:00 AM**



**Sale to be held at Hinsdale Town Hall
11 Main Street, Hinsdale, NH (Registration from 9:00 AM)**

ID#21-143. We are pleased to offer for the Town of Hinsdale at **PUBLIC AUCTION**, these (6) properties which were acquired by Tax Collector's Deed. These properties have a total assessed value of \$462,500 and appeal to investors, builders, or abutters!

**SALE # 1:
11 Jackson Drive
(Tax Map 16, Lot 8)**



5-Unit multi family home located on a 1.16± acre lot • Building features one 2-BR, 1-BA unit; three 1-BR, 1-BA units and one efficiency, partially finished basement, covered entry, shed • FHA/Oil heat, served by private well and septic • Assessed Value: \$ 157,800. 2020 Taxes: \$5,389. **DEPOSIT: \$5,000**

**SALE # 2:
12 Oak Hill Road
(Tax Map 24, Lot 66)**



Ranch style single family home located on a 1.37± acre lot • 1963 built home offering 990± SF GLA, 5 RMS, 3 BRS, 1 ½ BA, unfinished basement, hardwood floors, wood shingle siding • FHA/Oil heat, served by town water and private septic • Assessed Value: \$112,900. 2020 Taxes: \$3,856. **DEPOSIT: \$5,000**

**SALE # 3
33 Plain Road
(Tax Map 48, Lot 2)**



Mobile home located on a 0.97± acre lot • 1988 built home offers 980± SF GLA, 5 RMS, 3 BRS, 1 ½ BA, vinyl siding, wood deck, detached shed, and FHA/Oil Heat, served by town water and sewer • Assessed Value: \$43,300. 2020 Taxes: \$1,479. **DEPOSIT: \$5,000**

**SALE # 4: Brattleboro Road
(Tax Map 28, Lot 2)**

0.93± Acre Commercially zoned lot along Rte. 119 • Lot slopes slightly down off road then becomes level • Town water available to site but will require private septic • Assessed Value: \$86,400. 2020 Taxes: 2,950. **DEPOSIT: \$5,000**

**SALE # 5: Monument Road
(Tax Map 25, Lot 17)**

4± Acre vacant lot that is mostly flat and is wet • Located close to Route 119 • Town water available to site but will require private septic • Assessed Value: \$24,800. 2020 Taxes: \$847. **DEPOSIT: \$2,500**

**SALE # 6: 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. 2020 Taxes: \$1,274. **DEPOSIT: \$1,000**

Preview: All properties are marked, a drive-by is recommended. Please note, sales 1, 2 & 3 are currently uninhabitable.

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 AND ALL BIDS.** Conveyance by deed without covenants. 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 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 _____, 2021, 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.

ACKNOWLEDGES 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: _____

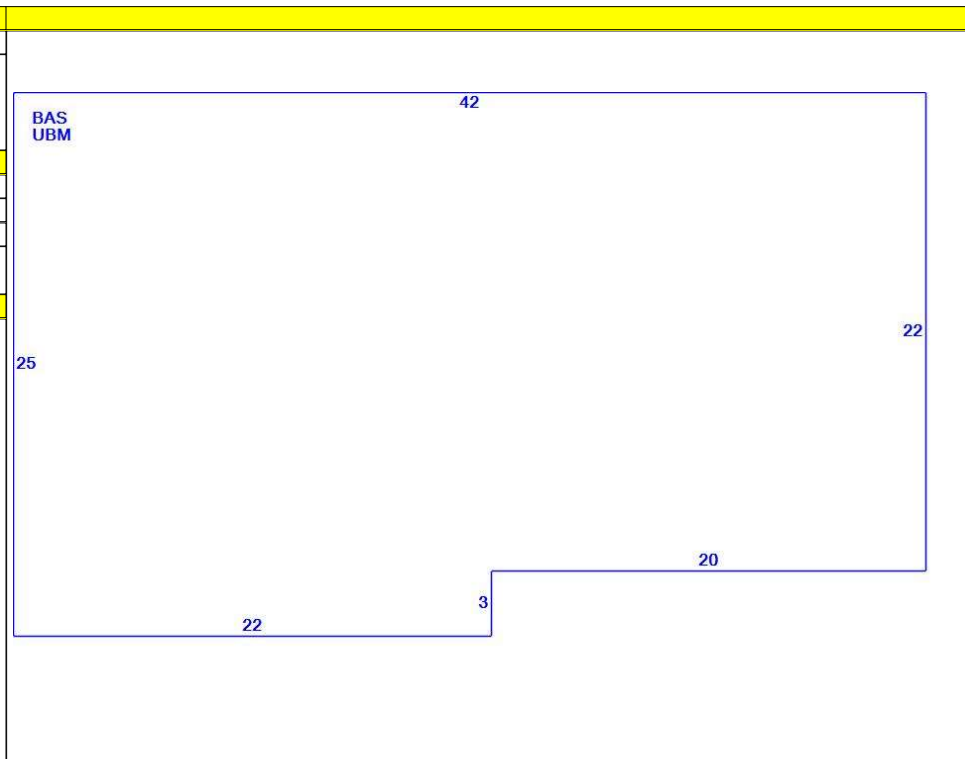
Witness: _____

Witness: _____

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				1707 HINSDALE, NH							
TOWN OF HINSDALE TAX DEED		1	Level	5	Well	1	Paved			Description	Code	Assessed	Assessed			VISION					
PO BOX 13				6	Septic					LND	1010	0	0								
HINSDALE NH 03451		SUPPLEMENTAL DATA								Total				0							
Alt Prcl ID 00024 00066 00000		SUB-DIV		House Col RED		Interior Co		Fin BSMT		QTR 2:		call back 1		Assoc Pid#							
Owner # 007963		Parcel # 000704		PREC.		empty pk I		GIS ID		Total		0		0							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
TOWN OF HINSDALE TAX DEED				3127	445	09-15-2020		U	I			35	Year	Code	Assessed	Year	Code	Assessed			
CARPENTINO 15810-049, KURT R				2859	0925	02-19-2014		U	I	0		1	2019	1010	76,500	2017	1010	76,500			
CONWAY, KAREN J TRUSTEE				2572	0588	05-14-2009		U	I	2,667		1		1010	36,400		1010	36,400			
CONWAY, JOYCE B				1163	0150	11-03-1986		U	I	0											
				Total									Total	112900	Total	112900	Total	112900			
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) 0									
												Appraised Xf (B) Value (Bldg) 0									
												Appraised Ob (B) Value (Bldg) 0									
												Appraised Land Value (Bldg) 0									
												Special Land Value 0									
												Total Appraised Parcel Value 0									
												Valuation Method 0									
												Total Appraised Parcel Value 0									
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpost/Result				
												06-17-2019	RB			01	Measur+1Visit				
												05-18-2017	SG			16	Field Review				
												08-14-2014	DK			02	Measur+2Visit				
												08-14-2014	DK			01	Measur+1Visit				
												05-24-2012	DK			16	Field Review				
												08-19-2009	DK			01	Measur+1Visit				
												08-19-2009	DK			02	Measur+2Visit				
LAND LINE VALUATION SECTION																					
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustmen		Adj Unit P	Land Value			
1	1010	SINGLE FAM M	RA			43,560	SF 0.82	1.00000	5	1.00	50	1.000			1.0000		0.82	0			
1	1010	SINGLE FAM M	RA			0.370	AC 1,900	1.00000	0	1.00	50	1.000			1.0000		1,900	0			
Total Card Land Units						1.370	SF	Parcel Total Land Area						1.3700	Total Land Value						0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch			
Model	01	Residential			
Grade:	03	Average			
Stories:	1	1 Story			
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asphalt Shngl			
Interior Wall 1	05	Sheetrock			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	02	Oil			
Heat Type:	04	Forced Air			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	1				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	5	5 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
MHP					

CONDO DATA			
Parcel Id	C	Ownr	0.0
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Building Value New		112,543	
Year Built		1963	
Effective Year Built		1985	
Depreciation Code		A	
Remodel Rating			
Year Remodeled			
Depreciation %		32	
Functional Obsol		0	
External Obsol		0	
Trend Factor		1	
Condition			
Condition %			
Percent Good		68	
RCNLD		76,500	
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	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	990	990	990	94.73	93,786	
UBM	Basement, Unfinished	0	990	198	18.95	18,757	
Ttl Gross Liv / Lease Area		990	1,980	1,188		112,543	





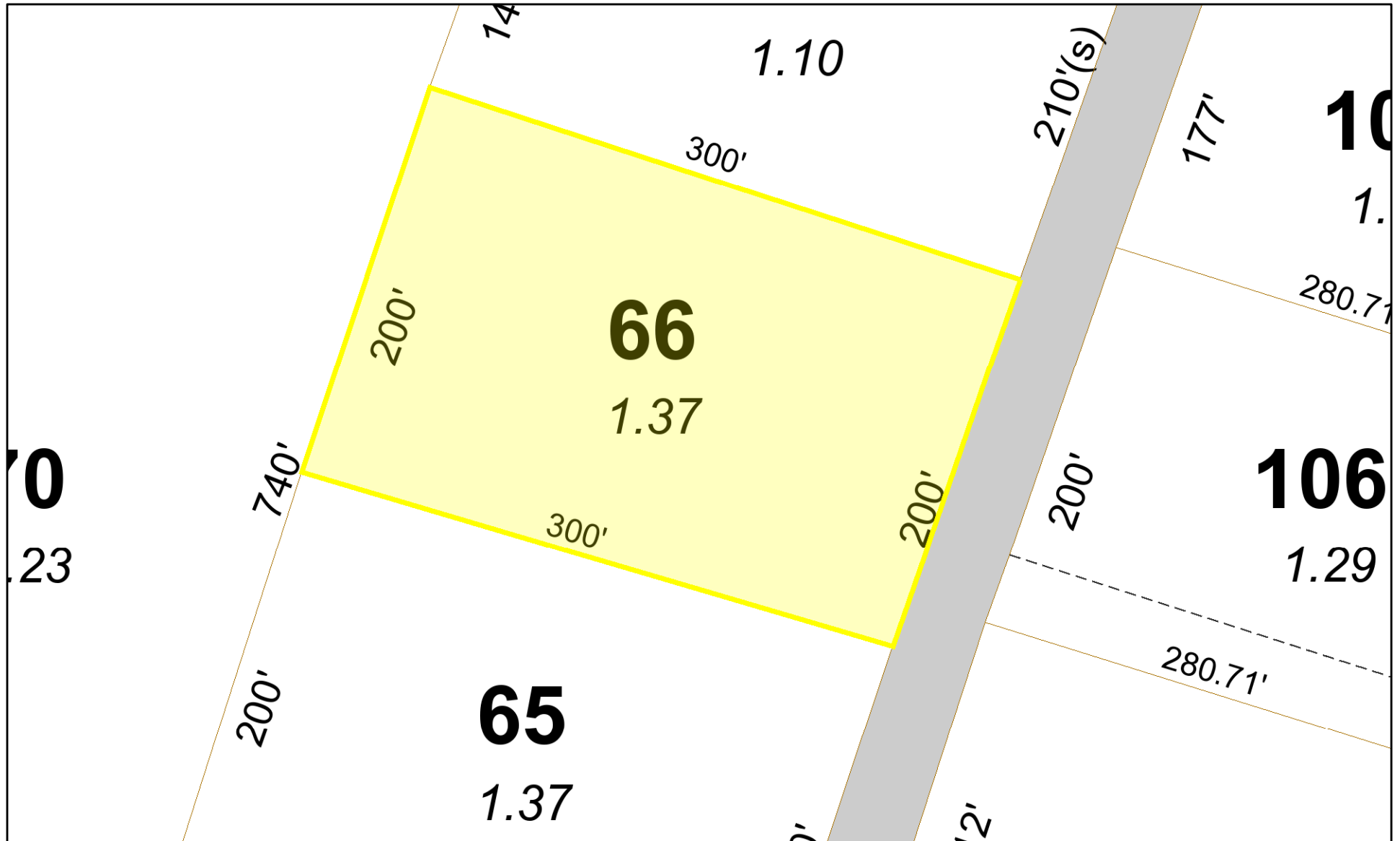
Hinsdale, NH



May 4, 2021

1 inch = 69 Feet

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.