

(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
AUCTIONEERS

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 VISION
TOWN OF HINSDALE POB 13 11 MAIN ST HINSDALE NH 03451				4 Rolling		1 Paved		Description	Code	Assessed	Assessed	
				7 Swampy				EXM LAND	9030	24,800	24,800	
SUPPLEMENTAL DATA								Total				
Alt Prcl ID 00025 00017 00000 SUB-DIV Owner # 000100 Parcel # 000828 PREC. empty pk I GIS ID				House Col Interior Co Fin BSMT QTR call back Assoc Pid#				24,800 24,800				

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	QU	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
TOWN OF HINSDALE BARNARD GARY L				1735 0169	01-18-2000	U	I	0	1E	Year	Code	Assessed	Year	Code	Assessed	V	Year	Code	Assessed
				1047 0908	10-20-1983			0		2019	9030	24,800	2017	9030	24,800	2017	9030	24,800	
Total										24800		Total		24800		Total		24800	

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	24,800
Special Land Value	0
Total Appraised Parcel Value	24,800
Valuation Method	C
Total Appraised Parcel Value	24,800

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES									
2019 NC									

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
										09-03-2019	RB			00	Measur+Listed
										05-16-2017	SG			16	Field Review
										09-03-2013	JJ			04	Measur/Vac/Boarded up
										05-23-2012	DK			16	Field Review
										05-22-2002	CH			99	Vacant
										06-26-1989	NB			00	Measur+Listed

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	9030	MUNICIPAL MDL	RA			43,560 SF	0.82	1.00000	5	0.60	50	1.000	TOPO/WET/VAC		1.0000	0.49	21,400	
1	9030	MUNICIPAL MDL	RA			3.000 AC	1,900	1.00000	0	0.60	50	1.000	WET		1.0000	1,140	3,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description					
Style: 99		Vacant Land								
Model: 00		Vacant								
Grade:										
Stories:										
Occupancy:										
Exterior Wall 1										
Exterior Wall 2										
Roof Structure:										
Roof Cover:										
Interior Wall 1										
Interior Wall 2										
Interior Fir 1										
Interior Fir 2										
Heat Fuel:										
Heat Type:										
AC Type:										
Total Bedrooms:										
Total Bthrms:										
Total Half Baths:										
Total Xtra Fixtrs:										
Total Rooms:										
Bath Style:										
Kitchen Style:										
MHP:										
			CONDO DATA							
Parcel Id	C	Owne	0.0							
		B	S							
Adjust Type	Code	Description	Factor%							
Condo Flr										
Condo Unit										
			COST / MARKET VALUATION							
Bulding Value New		0								
Year Built		0								
Efective Year Built		0								
Doreciation Code										
Remodel Rating										
Year Remodeled										
Doreciation %										
Functional Obsol		0								
External Obsol		0								
Trnd Factor		1								
Condition										
Condition %		0								
Percent Good										
R(NLD		0								
Dp % Ovr										
Dp Ovr Comment										
Mic Imp Ovr										
Mic Imp Ovr Comment										
Cst to Cure Ovr										
Cst to Cure Ovr Comment										
OB - OUTBUILDING & YARD ITEMS(L) / XF BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Conl. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floc Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area		0	0	0						0

No Sketch

