

PUBLIC AUCTION

(3) TAX DEEDED PROPERTIES IN WINCHESTER, NH



SATURDAY, DECEMBER 4, 2021 AT 10:00 AM

Registration from 9:00 AM

MOBILE HOME ON LAND & (2) VACANT LOTS

Sale to be held at: **Winchester Town Hall,
1 Richmond Road, Winchester, NH**

ID#21-178 · We've been retained by the Town of Winchester to sell at PUBLIC AUCTION these (3) properties which were acquired by Tax Collector's Deed. These properties have a total assessed value of \$178,900, and appeal to investors, builders, and abutters!



SALE # 1:

Tax Map 2, Lot 23, 319 Manning Hill Road
Single family mobile home located on a 1.5± acre lot · 1960 built home with 990± SF GLA, 3BR, 1 BA, detached garage, metal roof and FHA/Oil Heat. · Private water & septic · Assessed value \$ 79,400. 2020 taxes \$2,284. **DEPOSIT: \$5,000**

SALE # 2:

Tax Map 28, Lot 6, 19 Elm Street



Vacant lot located very close to downtown Winchester. 0.28± acre level lot most recently had a 3-family home that has been raised · Public water & sewer. Assessed value \$51,600. 2020 taxes \$1,485 · **DEPOSIT: \$2,500**

SALE # 3:

Tax Map 12, Lot 20, 510 Old Westport Road



Vacant lot with burned down, collapsed structure. 4.75± acre lot is heavily wooded and rolling in topography · Private water & septic · Assessed value \$47,900. 2020 taxes \$1,378 · **DEPOSIT: \$2,500**

10% BUYER'S PREMIUM DUE AT CLOSING

Preview: 319 Manning Hill Road is occupied; drive-by only, Sales 2 & 3 - Lots are marked, a drive-by is recommended.

Terms: All deposits by cash, certified check, bank check, or other form of payment acceptable to the Town of Winchester at time of sale, balance due within 45 days. Conveyance by deed without covenants. All properties sold "as is, where is" subject to all outstanding liens, if any. Other terms may be announced at time of sale.

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, BROCHURE, AND MORE DETAILS ARE AVAILABLE ON OUR WEBSITE



JSJ Auctions
SINCE 1982



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 Winchester, a municipal corporation organized under the laws of the State of New Hampshire, having a principal place of business at 1 Richmond Road, Winchester, New Hampshire 03470, (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 Winchester, New Hampshire, known as:

Map: Lot: Location: _____

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 _____ % 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 his/her own expense, a duly executed DEED, without covenants, of 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 forty five (45) 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 Winchester Town Hall, 1 Richmond Road, Winchester, NH 03470. Time is of the essence.

**TOWN OF WINCHESTER, NH
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 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 this 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 the AGREEMENT, which along fully and completely expressed the respective obligations, and the AGREEMENT is entered into by each party after opportunity for investigation, neither party relying on any statements or representation not embodied in 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 WINCHESTER

BUYER

By: _____

By: _____

Its: Town Clerk/Tax Collector
Duly authorized

Its:
Duly authorized

Date: _____

Date: _____

Witness: _____

Witness: _____

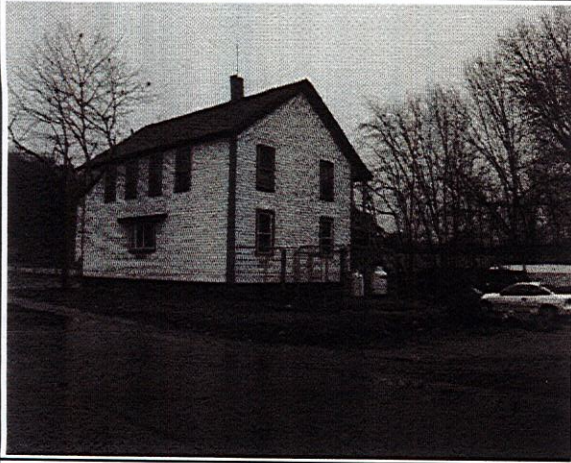
OWNER INFORMATION	SALES HISTORY	PICTURE																														
WINCHESTER, TOWN OF 1 RICHMOND RD. WINCHESTER, NH 03470	<table border="1"> <thead> <tr> <th>Date</th> <th>Book</th> <th>Page</th> <th>Type</th> <th>Price</th> <th>Grantor</th> </tr> </thead> <tbody> <tr> <td>12/11/2015</td> <td>2929</td> <td>0492</td> <td>U I 35</td> <td></td> <td>BICKFORD, HARRY JOHN</td> </tr> <tr> <td>05/07/2003</td> <td>2005</td> <td>704</td> <td>U I 38</td> <td></td> <td>BICKFORD, C. ET AL</td> </tr> <tr> <td>03/22/1984</td> <td>1057</td> <td>568</td> <td>U I 35</td> <td></td> <td>TOWN OF WINCHESTER</td> </tr> <tr> <td>04/04/1983</td> <td>1032</td> <td>539</td> <td>U I 35</td> <td></td> <td>ZYSK, JOHN</td> </tr> </tbody> </table>	Date	Book	Page	Type	Price	Grantor	12/11/2015	2929	0492	U I 35		BICKFORD, HARRY JOHN	05/07/2003	2005	704	U I 38		BICKFORD, C. ET AL	03/22/1984	1057	568	U I 35		TOWN OF WINCHESTER	04/04/1983	1032	539	U I 35		ZYSK, JOHN	
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LISTING HISTORY	NOTES
08/20/20 KEVM 07/01/20 INSP MARKED FOR INSPECTION 06/24/20 LMHC 07/05/17 ADVM 12/12/16 INSP MARKED FOR INSPECTION 06/10/11 SGVM 05/27/11 INSP MARKED FOR INSPECTION 10/30/06 JDVM	GR; 3-FAM; WAT/SEW; CONVEYED WITH 28/8; CONDEMNED 4/14; 7/17 NOH; EXT POOR COND; SOME MEAS EST DUE TO OVERGROWTH; 8/20; NOH; OVERGROWTH; EXT POOR, LRG HOLE IN RF DUE TO ROT; WINS BOARDED UP, CORR SHED COND;

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR				
Feature Type	Units	Lngh	x Width	Size Adj	Rate	Cond	Market Value	Notes				
SHED-WOOD	64	8	x 8	310	10.00	30	595		WINCHESTER ASSESSING OFFICE			
							600					
PARCEL TOTAL TAXABLE VALUE												
Year	Building	Features	Land									
2019	\$ 12,100	\$ 700	\$ 25,700									
			Parcel Total: \$ 38,500									
2020	\$ 19,600	\$ 600	\$ 31,400									
			Parcel Total: \$ 51,600									
2021	\$ 19,600	\$ 600	\$ 31,400									
			Parcel Total: \$ 51,600									

LAND VALUATION												LAST REVALUATION: 2020			
Zone: COMM-S Minimum Acreage: 0.46 Minimum Frontage: 150												Site: FAIR Driveway: DIRT/GRAVEL Road: PAVED			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes	
EXEMPT-MUNIC	0.280 ac	34,772	E	100	95	100	95	100 -- LEVEL	100	31,400	0	N	31,400		
	0.280 ac									31,400			31,400		

PICTURE



OWNER

WINCHESTER, TOWN OF
 1 RICHMOND RD.
 WINCHESTER, NH 03470

TAXABLE DISTRICTS

District	Percentage

BUILDING DETAILS

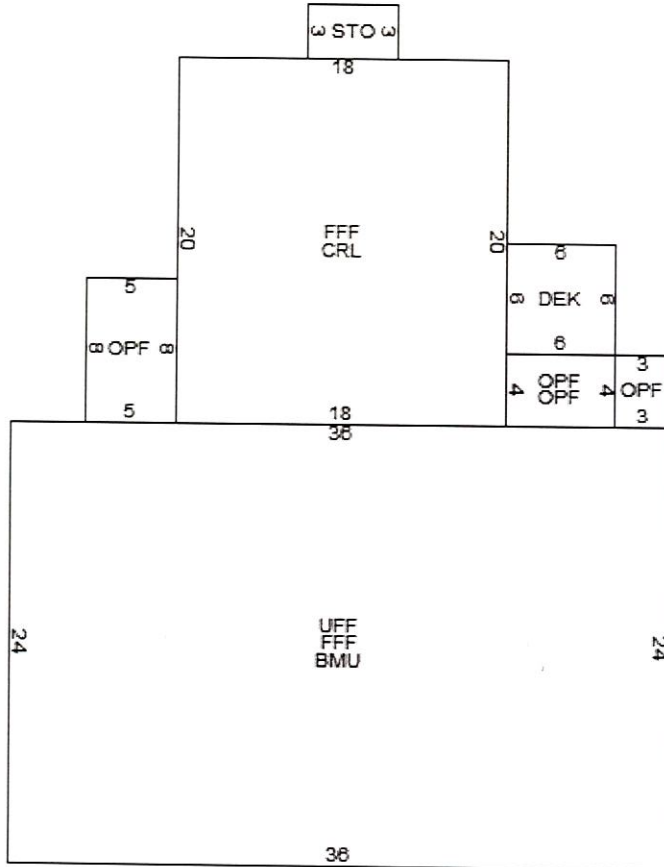
Model: **2.00 STORY FRAME 3 FAMILY**
 Roof: **GABLE OR HIP/ASPHALT**
 Ext: **CLAP BOARD**
 Int: **PLASTERED/DRYWALL**
 Floor: **PINE/SOFT WD/CARPET**
 Heat: **GAS/FA DUCTED**
 Bedrooms: **6** Baths: **3.0** Fixtures:
 Extra Kitchens: **2** Fireplaces:
 A/C: **No** Generators:
 Quality: **A0 AVG**
 Com. Wall:
 Size Adj: **0.9362** Base Rate: **EMF 66.00**
 Bldg. Rate: **0.9347**
 Sq. Foot Cost: **\$ 61.69**

PERMITS

Date	Permit ID	Permit Type	Notes

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
DEK	DECK/ENTRANCE	36	0.10	4
CRL	CRAWL SPACE	360	0.05	18
STO	STORAGE AREA	15	0.25	4
UFF	UPPER FLR FIN	864	1.00	864
FFF	FST FLR FIN	1224	1.00	1224
BMU	BSMNT	864	0.15	130
OPF	OPEN PORCH	100	0.25	25
GLA:	2,088	3,463		2,269



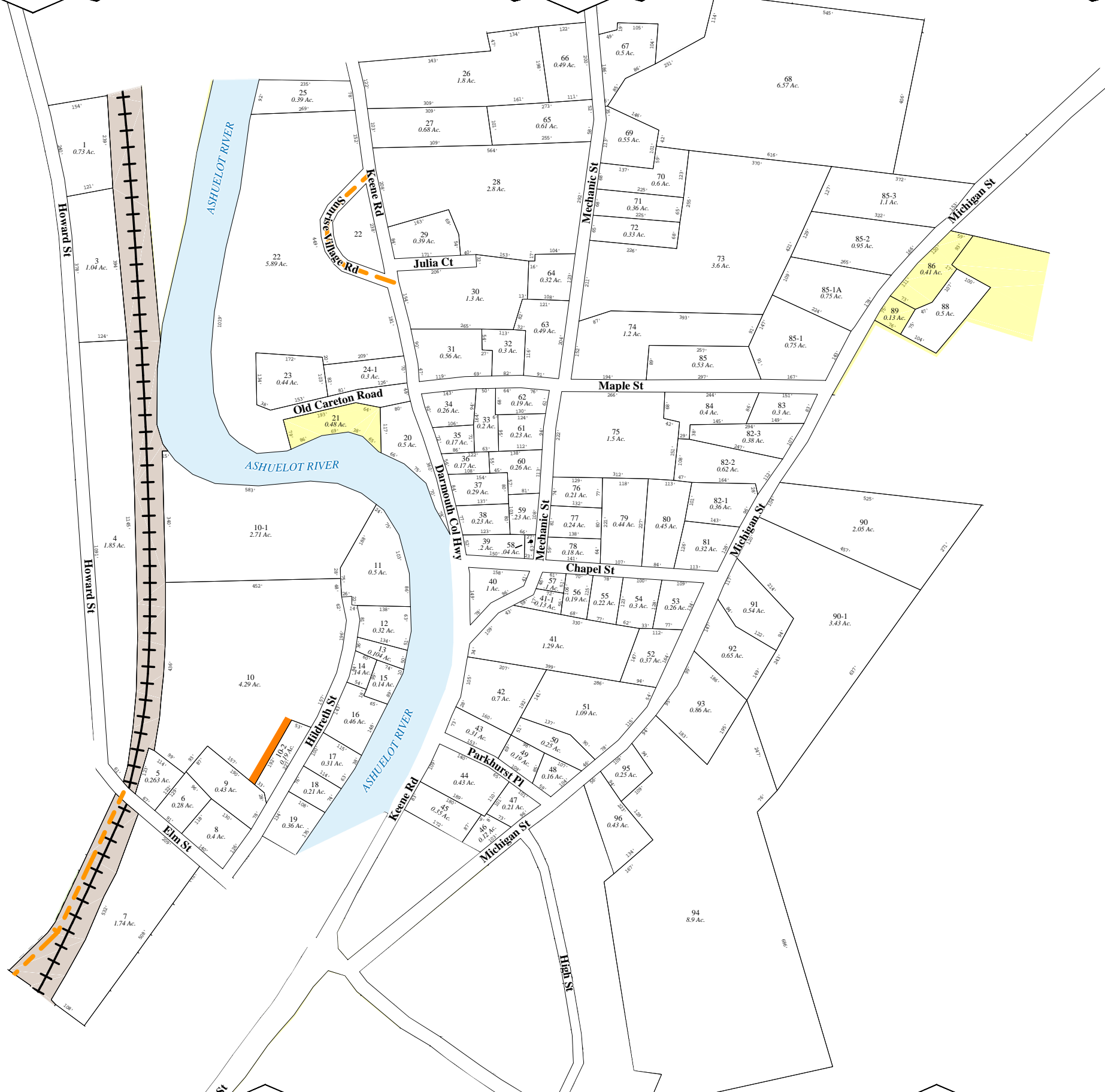
2020 BASE YEAR BUILDING VALUATION

Market Cost New: **\$ 139,975**
 Year Built: **1750**
 Condition For Age: **FAIR** **86 %**
 Physical:
 Functional:
 Economic:
 Temporary:
 Total Depreciation: **86 %**
 Building Value: **\$ 19,600**

MAP 29

MAP 30

MAP 8



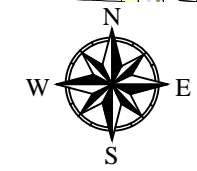
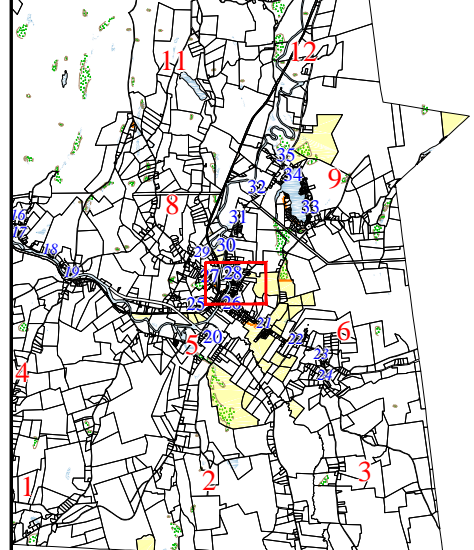
Phone 603 798-4419 Fax 603 798-4263

Town of WINCHESTER
Cheshire County
New Hampshire

LEGEND

- Parcel Number(PID) 12
- Parcel Acreage 2 Ac.
- Frontage (feet) 340'
- Lakes and Ponds
- Rivers
- Wetlands
- Power Lines
- Boston & Maine Railroad
- Town Owned
- Right of Way
- Private / Not Maintained
- Leased Lots

SCALE



MAP 28

For Assessment Purposes
Not to be used for conveyances

Revised April 1, 2010

MAP 27

MAP 5

MAP 26

MAP 5