

PUBLIC AUCTION

Tax Deeded Property in Derry, NH

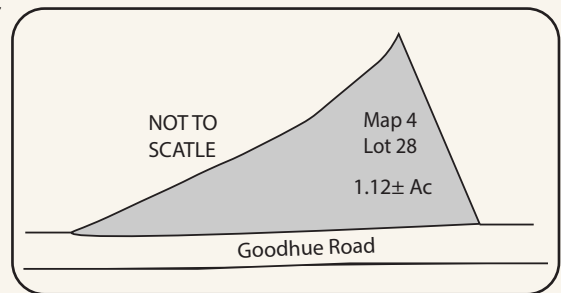
1.12± Acre Vacant Lot

FRIDAY, DECEMBER 17 AT 4:00 PM



148 Goodhue Road, Derry, NH

ID#21-188 • We have been retained by the town of Derry to sell at public auction this property which was acquired by Tax Collector's Deed. This vacant 1.12± acre lot is located just off Rt.111 in a nice neighborhood • Lot previously had a single family home that was razed in 2017 • Lot rises from the road then levels off • Private well & septic required. Tax Map 4, Lot 28. Assessed Value: \$130,800. 2021 Taxes: \$3,239.



10% BUYER'S PREMIUM DUE AT CLOSING

Terms: \$10,000 deposit by cash, certified check, bank check, or other form of payment acceptable to the Town of Derry at the time of sale, balance due within 30 days. Sale is subject to town confirmation. The Town of Derry reserves the right to reject any and all bids. Conveyance by Quitclaim Deed. Sold **"AS IS, WHERE IS"** subject to all outstanding liens, if any. Other terms may be announced at the 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.

ADDITIONAL INFORMATION & PHOTOS 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 17th day of December, 2021 by and between the Town of Derry, a municipal corporation organized under the laws of the State of New Hampshire, having a principal place of business at 14 Manning Street, Derry, New Hampshire, 03038 (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 Derry, Rockingham County, New Hampshire, known as:

Being GIS ID: _____

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 vacant lot to be held in escrow by Seller.

B. The balance of the selling price in the amount of

_____ (\$ _____)

Shall be paid by January 17, 2021 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 ten (10%) percent of the purchase price, due to the Auctioneer at closing. BUYER'S premium is calculated as follows:

Selling Price \$ _____ @ 10% = _____.

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 Derry Municipal Center located at 14 Manning Street, Derry, 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.

REAL ESTATE DISCLOSURES

Please see attachment A Disclosures which are incorporated as part of this agreement.

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 TOWN OF DERRY

By: _____
David Caron
Its: Town Administrator

Duly Authorized

BUYER

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

Duly Authorized

Witness

Witness

Property Location 148 GOODHUE RD
 Vision ID 1743 Account #

Map ID 04/028/11
 Bldg # 1

Bldg Name
 Sec # 1 of 1 Card # 1 of 1

State Use 1300
 Print Date 10/28/2021 1:11:45 P

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				2208 DERRY, NH Effective Date of Value April 1, 2021							
TOWN OF DERRY		4 Rolling	5 Well 6 Septic	1 Paved	3 Rural	Description	Code	Assessed	Assessed								
14 MANNING ST						RES LAND	1300	130,800	130,800	VISION							
DERRY NH 03038																	
Additional Owners:		SUPPLEMENTAL DATA Alt Prcl ID 04028 Value Flag 5 - Cost Class R - Residential Solar Pane Fire Dist 1 Wtr Ac or GIS ID 04028															
		TIF District Tracking For Sale APT Data Assoc Pid#															
						Total				130,800	130,800						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
TOWN OF DERRY		6165	1138	09-16-2020	U	V	0	35	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
DLUGOSZ FERDINARD P III		2799	0048	06-30-1989	U	I	0	81	2020	1300	130,800	2020	1300	130,800	2019	1300	101,200
FOX LENA E (HEIRS)		0011	0023	04-13-1949	U	I	0										
						Total				130,800	Total	130,800	Total	130,800	Total	101,200	
OTHER ASSESSMENTS																	
Code	Description	Number	Amount	Comm Int	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) 130,800												
					Special Land Value 0												
					Total Appraised Parcel Value 130,800												
					Valuation Method C												
					Total Appraised Parcel Value 130,800												
BUILDING PERMIT RECORD																	
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			
D-18-0472	10-26-2017	DE	Demolish	8,900	03-21-2018	100	03-21-2018	REMOVAL OF EXISTING STR	03-21-2018	RRD			00	Measure + Listed			
									11-01-2017	JF			14	Residential Field Review			
									09-29-2016	JH			01	Measure + 1st Visit			
									12-14-2011	RRD			01	Measure + 1st Visit			
									07-24-2009	RS			14	Residential Field Review			
									03-27-2006	PP			14	Residential Field Review			
									07-23-2001	MW			02	Measure + 2nd Visit			
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value		
1	1300	RES VAC BD	LDR		43,560	SF	2.98	1.00000	1	1.00	103	1.000		1.0000	2.98	129,800	
1	1300	RES VAC BD	LDR		0.120	AC	8,500	1.00000	0	1.00		1.000		1.0000	8,500	1,000	
Total Card Land Units					1.12	AC	Parcel Total Land Area					1.12	Total Land Value			130,800	

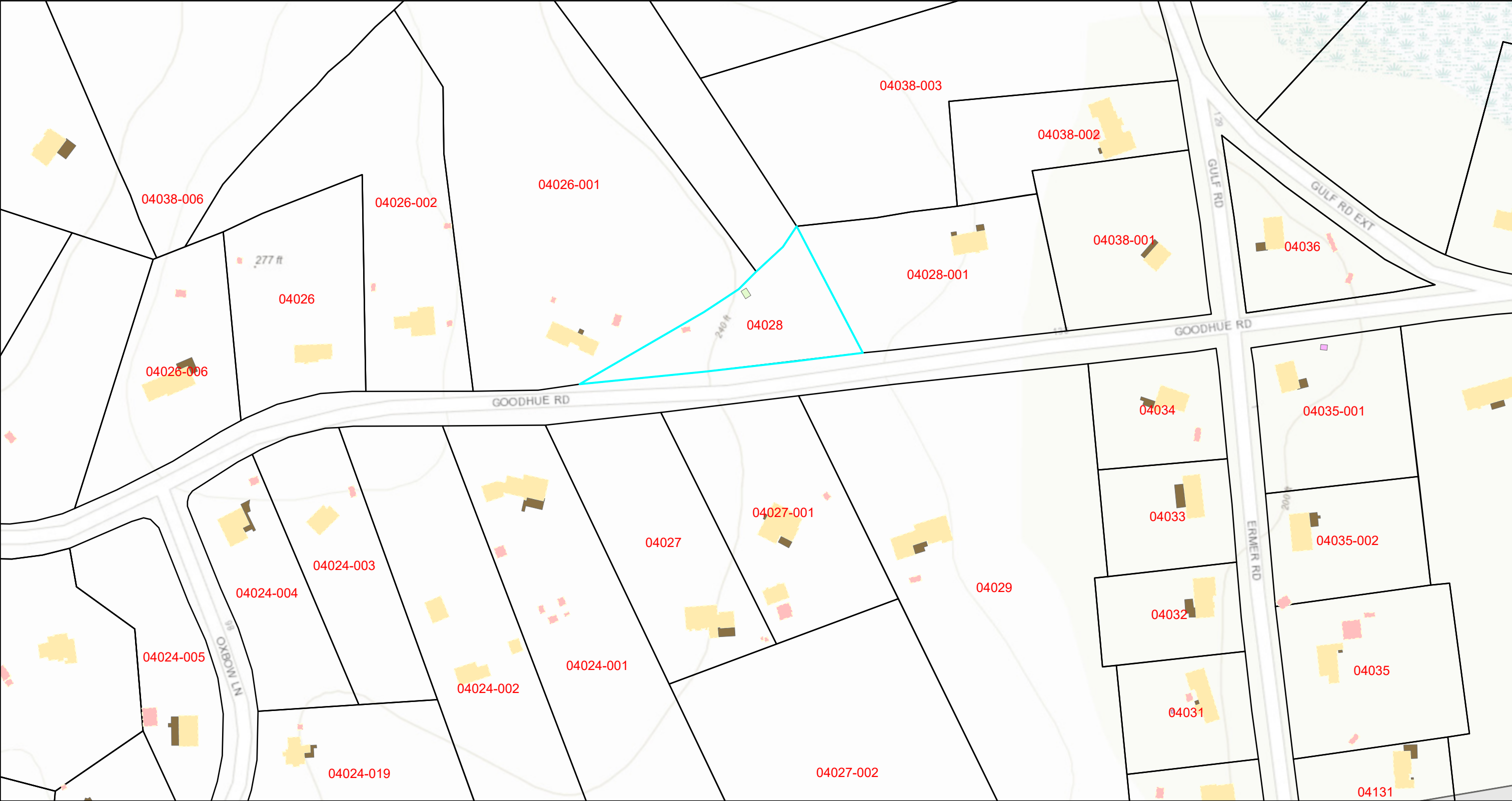
CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style:	99	Vacant Land									
Model:	00	Vacant									
Grade:											
Stories:											
Occupancy											
Exterior Wall 1											
Exterior Wall 2											
Roof Structure:											
Roof Cover											
Interior Wall 1											
Interior Wall 2											
Interior Flr 1											
Interior Flr 2											
Heat Fuel											
Heat Type:											
AC Type:											
Total Bedrooms											
Total Bthrms:											
Total Half Baths											
Total Xtra Fixtrs											
Total Rooms:											
Bath Style:											
Kitchen Style:											
Total Fixtures											
Attic											
Bsmt											
MHP											
MIXED USE											
Code	Description		Percentage								
1300	RES VAC BD		100								
			0								
			0								
COST / MARKET VALUATION											
Building Value New		0									
Year Built		0									
Effective Year Built		0									
Depreciation Code											
Remodel Rating											
Year Remodeled											
Depreciation %		0									
Functional Obsol		0									
External Obsol		0									
Trend Factor		1									
Condition											
Condition %		100									
Percent Good		53									
Cns Sect Rcld		0									
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					
Ttl Gross Liv / Lease Area		0	0			0					

No Sketch



10/31/2017 13:19

Town of Derry



11/15/2021, 10:34:45 AM

Building Features

Deck

Out Building

Building

Misc

Out Building

<all other values>

Parcels

MassGIS, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Town of Derry
Town of Derry, New Hampshire