

PUBLIC AUCTION



(7) Town Owned Properties

(3) Single Family Homes & (4) Vacant Lots

Saturday, April 16, 2022 @ 10:00 AM

Sale to be held at: Salem High School, Performing Arts Center
44 Geremonty Drive, Salem, NH (Registration from 9:00 AM)

ID#22-137. We have been retained by the Town of Salem, NH to sell at PUBLIC AUCTION these (7) town-owned properties. These properties have a total assessed value of \$1,229,100 and appeal to first time homebuyers, investors, builders, or abutters.

SALE # 1:
4 Mulberry Road
(Tax Map 119, Lot 9157)



1 story ranch style home located on a 0.37± acre lot · 1964 built home features 1,288± SF GLA, 6 RMS, 3 BR, 2 BA, attached garage, detached shed, slider to rear deck, covered entry, partially finished basement, fireplace · FHW/Oil heat, public water & sewer · Assessed Value: \$412,700. 2021 Taxes: \$6,594. **DEPOSIT: \$10,000**

SALE # 2:
2 Sherwood Circle
(Tax Map 84, Lot 1690)



1-story ranch style home located on a 0.50± acre lot · 1960 built features 1,508 ± SF GLA, 6 RMS, 3 BR, 1BA, detached garage & shed, full unfinished basement, fireplace · FHW/oil heat, public water & private septic · Assessed Value: \$397,300. 2021 Taxes: \$6,349. **DEPOSIT: \$10,000**

SALE # 3:
20 General Pulaski Drive
(Tax Map 67, Lot 7054)



1.75 story cape style home located on a 0.34± acre lot · 1967 built home offers 1,709± SF GLA, 7 RMS, 4 BR, 1.5 BA · attached garage, slider to rear deck, full unfinished walkout basement, FHW/Oil heat, public water & private septic · Assessed Value: \$396,500. 2021 Taxes: \$6,336. **DEPOSIT: \$10,000**

SALE # 4: 136 Shadow Lake Road (Tax Map 32, Lot 4723) · Vacant 0.18± acre lot located at the corner of Shadow Lake Road & Union Street across the street from Shadow Lake · Lot is fairly level in topography and is partially wooded · Assessed Value: \$6,200. 2021 Taxes: \$99.00. **DEPOSIT: \$1,000**

SALE # 5: 10 Lake Shore Road (Tax Map 79, Lot 4524) · Vacant 0.12± acre unbuildable lot located near the intersection of Lake Shore Road & Goodridge Avenue close to Canobie Lake · Lot is fairly level in topography and is partially wooded · Assessed Value: \$6,100. 2021 Taxes: \$97.00. **DEPOSIT: \$1,000**

SALE # 6: 12 King Street (Tax Map 21, Lot 4897) · Vacant 0.11± acre lot on a private unpaved road in North Salem · Lot is level in topography, wooded and has shed on the lot · Assessed Value: \$6,000. 2021 Taxes: \$96.00. **DEPOSIT: \$1,000**

SALE # 7: 6 Betty Lane (Tax Map 28, Lot 5512) · Vacant 0.08± acre lot on a paved road within walking distance to Arlington Pond · Wooded lot slopes up from the road and is located between #'s 4 & 8 Betty Lane · Assessed Value: \$4,300. 2021 Taxes: \$69.00. **DEPOSIT: \$1,000**

10% BUYER'S PREMIUM PAYABLE TO AUCTIONEER DUE AT CLOSING

PREVIEWS: Home #1 by appt. w/ auctioneer, homes 2 & 3 are occupied and cannot be shown, Vacant lots are marked - a drive-by is recommended.

TERMS: Deposits by cash, certified check/bank check or other tender acceptable to the Town of Salem at time of sale, balance of purchase due

within 30 days from the sale date. Conveyance via Deed Without Covenants. Sales are subject to Town of Salem confirmation. The Town of Salem reserves the right to reject any and all bids. 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 & MORE DETAILS ARE AVAILABLE ON OUR WEBSITE



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 _____, 2022, by and between the Town of Salem, a municipal corporation organized under the laws of the State of New Hampshire, having a principal place of business at 33 Geremonty Drive Salem, NH 03079, (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 Salem, 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 of 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 of 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 _____. Time is of the essence.

TITLE: If the BUYER desired 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 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.

STATUTORY DISCLOSURE: In compliance with the requirements of RSA 477:4-a, the following notification is provided to the Buyer(s):

Radon Gas: Radon gas, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. This gas may pass into a structure through the ground or through the water from a deep well. Testing can establish its presence and equipment is available to remove it from the air or water.

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 women. Tests are available to determine whether lead is present.

The Seller has no information concerning the water supply system, the sewage disposal system or the type and location of insulation. (RSA 477:4-d)

The Seller has no knowledge or information concerning whether methamphetamine production has occurred on the property. Information regarding methamphetamine production is available

upon request from the Department of Environmental Services. The Seller has no knowledge whether the property may be subject to a public utility tariff pursuant to RSA 374:61.

ADDITIONAL PROVISIONS:

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

TOWN OF SALEM

By: _____

Its: _____

Duly authorized

Date: _____

Witness: _____

BUYER

By: _____

Its: _____

Duly authorized

Date: _____

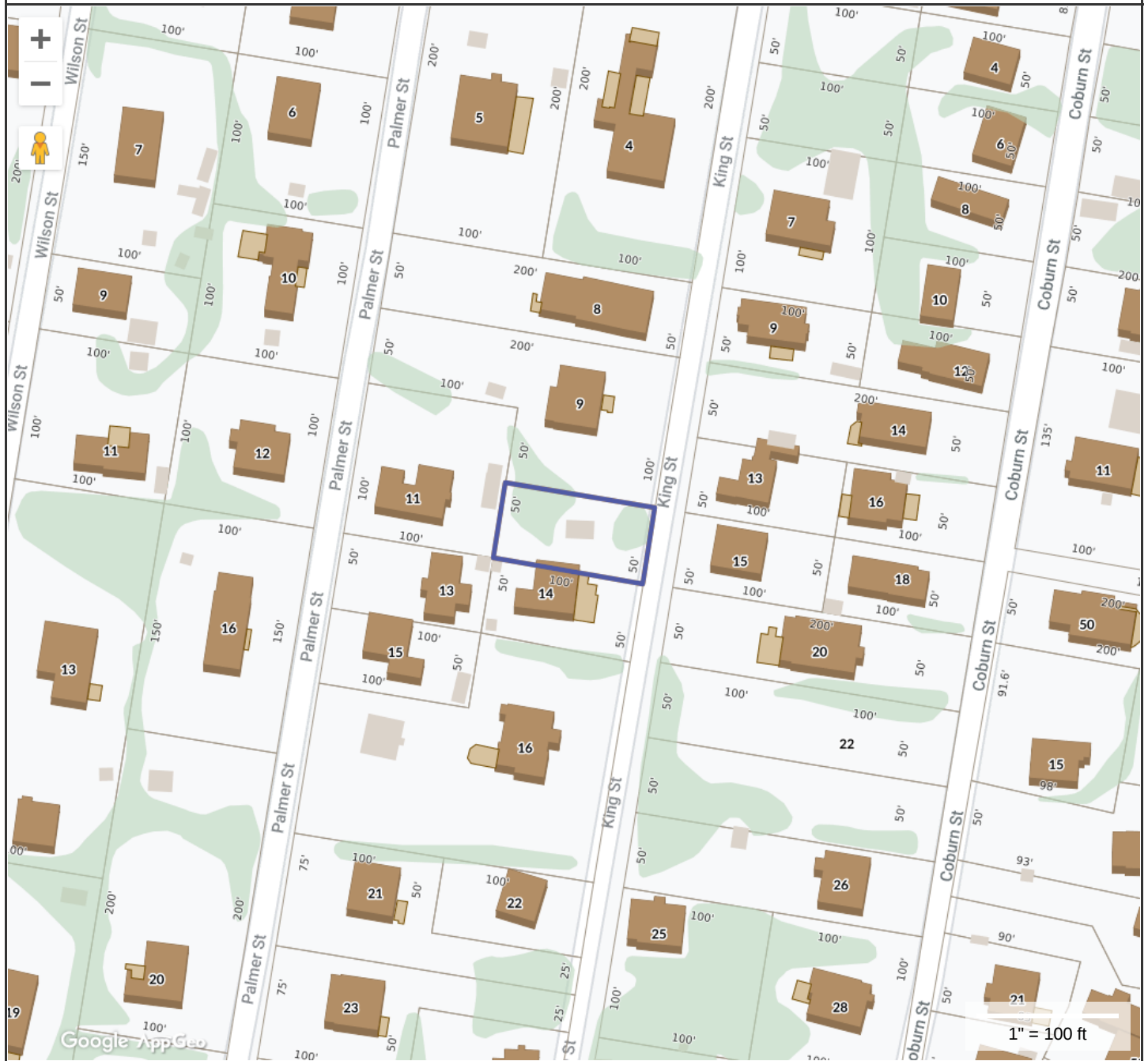
Witness: _____

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				2232 SALEM, NH					
TOWN OF SALEM				1 Level		3 Unpaved	6 Recreational	Description	Code	Assessed	Assessed						
33 GEREMONTY DR				SUPPLEMENTAL DATA				RES LAND	1060	5,800	5,800						
SALEM NH 03079				Alt Prcl ID 53-118				RESIDNTL	1060	200	200						
				ROAD ID 4165				WB LTR D SALES RE ADD LETT DISC EAS C/O					VISION				
				UNIT #				Assoc Pid#									
				GIS ID 4897				Total					6,000	6,000			
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
TOWN OF SALEM				6269 0103	04-19-2021	U	V			Year	Code	Assessed	Year	Code	Assessed		
OCCHINTO PETER F JR ESTATE OF				3509 1220	10-19-2000	U	V	0		2021	1060	5,800	2021	1060	4,100		
OCCHYINTO PETER F JR *				2288 0601	03-20-2000	U	V	0	1A		1060	200		1060	200		
OCCHINTO PETER F & MARGARET				2288 0601	07-19-1977	U		0		Total		6,000	Total		6,000		
				Total				0.00			Total		6,000	Total		6,000	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
Total								APPRAISED VALUE SUMMARY									
				ASSESSING NEIGHBORHOOD				Appraised Bldg. Value (Card) 0									
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Xf (B) Value (Bldg) 0												
40					Appraised Ob (B) Value (Bldg) 200												
NOTES													Appraised Land Value (Bldg) 5,800				
UNOCCUPIED													Special Land Value 0				
NO ADD LETTER													Total Appraised Parcel Value 6,000				
													Valuation Method C				
													Total Appraised Parcel Value 6,000				
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			
									07-07-2021	SPW			14	Field Review			
									03-09-2011	GL			00	Measur+Listed			
									06-24-1999	KB			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	1060	AC LND IMP M	REC			5,000 SF	25.61	1.00000	5	0.05	40	0.900		1.0000	1.15	5,800	
Total Card Land Units						5,000 SF	Parcel Total Land Area						0	Total Land Value			5,800

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description					
Style: 94 Model: 00 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: Loc_Adj		Accessory Bldg Vacant								
CONDO DATA										
Parcel Id			C	Owne		0.0				
Adjust Type			Code	Description		Factor%				
Condo Flr			Condo Unit							
COST / MARKET VALUATION										
Building Value New						0				
Year Built						0				
Effective Year Built						0				
Depreciation Code										
Remodel Rating										
Year Remodeled										
Depreciation %										
Functional Obsol						0				
External Obsol						0				
Trend Factor						1				
Condition										
Condition %						0				
Percent Good										
RCNLD						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
SHD1	SHED FRAME	L	80	10.00	2000		30		0.00	200
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		0				

No Sketch

12 King Street



Property Information

Property ID 21|||4897|||
Location 12 KING ST
Owner TOWN OF SALEM



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Salem, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 01/27/2022
Data updated 11/24/2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.