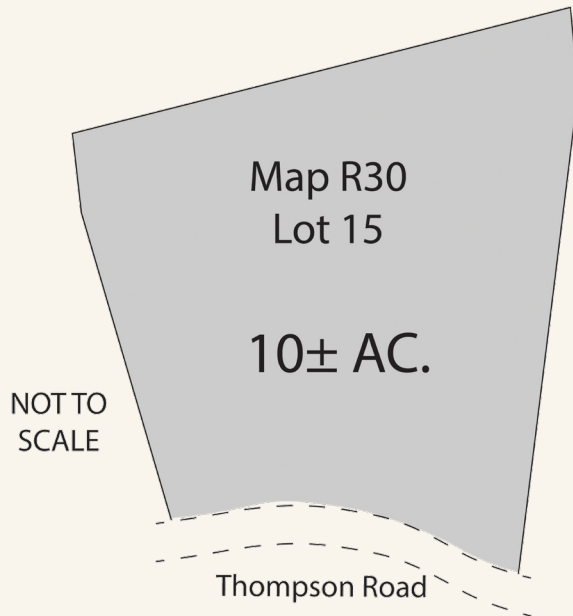


# PUBLIC AUCTION

## Town-Owned Property in Pittsfield, NH *10± Acre Lot*

**SATURDAY, JUNE 4, 2022 AT 10:00 AM**



## *80 Thompson Road, Pittsfield, NH*

Sale to be at: Pittsfield Town Hall, 85 Main Street, Pittsfield, NH

ID#22-152 • We have been retained by the Town of Pittsfield, NH to sell at PUBLIC AUCTION this town-owned property that was acquired via tax collector's deed • Partially wooded 10± acre landlocked lot is located just off Rt. 107 • Property is rolling in topography, has an older manufactured home on lot and is located on a discontinued road with NO road frontage. Tax Map: R30, Lot 15. Assessed Value: \$91,000. 2021 Taxes: \$2,183.

### **10% BUYER'S PREMIUM DUE AT CLOSING**

**Terms:** \$2,500 deposit by cash, certified check/bank check or other tender acceptable to the Town of Pittsfield at time of sale, balance of purchase due within 30 days from the sale date. Conveyance by Quitclaim Deed, sale is subject to town confirmation. The Town of Pittsfield reserves the right to reject any and all bids. The property will be 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.*

**ADDITIONAL INFORMATION & PHOTOS ARE AVAILABLE ON OUR WEBSITE**



**JSJ Auctions**  
SINCE 1982



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## AGREEMENT AND DEPOSIT RECEIPT

**THIS AGREEMENT** made this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by and between the Town of Pittsfield, a municipal corporation having a mailing address of 85 Main Street, Pittsfield, County of Merrimack, State of New Hampshire (hereinafter referred to as the "SELLER"), and \_\_\_\_\_, having a mailing address of \_\_\_\_\_ (hereinafter referred to as the "BUYER").

**WITNESSETH:** The SELLER agrees to sell and convey, and the BUYER agrees to buy certain real property located in Pittsfield, New Hampshire, described as follows:

Vacant land located at 80 Thompson Road, and also identified as Tax Map R30 Lot 15.  
SAID PARCEL IS LANDLOCKED AND HAS NO LEGAL ROAD FRONTAGE.

**PRICE:** The SELLING PRICE is \$\_\_\_\_\_.

The BUYER'S DEPOSIT, receipt of which is hereby acknowledged, in the sum of \$2,500.00.

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 QUITCLAIM DEED, to the Property.

**TRANSFER OF TITLE:** Title shall be transferred on or before \_\_\_\_\_. 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 the Pittsfield Town Hall, 85 Main Street, Pittsfield, New Hampshire, 03263.

**TITLE:** If the BUYER desires an examination of the title, BUYER shall pay the cost thereof. BUYER acknowledges that TITLE shall be transferred by QUITCLAIM DEED.

**TAXES, UTILITIES:** BUYER shall be responsible for any and all taxes and utilities assessed or incurred as of the date of transfer.

**RECORDING FEES:** BUYER shall be responsible for all recording fees.

**RISK OF LOSS:** Risk of loss from any cause shall be upon the SELLER until the transfer of the property.

## AGREEMENT AND DEPOSIT RECEIPT (Cont'd)

**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.

**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.

**WAIVER:** The waiver by any party of any breach of any provision of this Agreement shall not operate as, or be construed as a waiver of any subsequent breach thereof.

**SEVERABILITY:** Should any provision of this Agreement or any portion of any provision of this Agreement be held invalid or unenforceable according to law, the remaining portions hereof shall not be effected thereby but shall continue in full force and effect.

**MISCELLANEOUS:** This instrument, executed in duplicate, is to be construed as a New Hampshire contract; is to take effect as a sealed instrument; sets forth the entire contract between the parties; is binding upon and enures to the benefit of the parties and their respective heirs, devisees, executors, administrators, successors, agents and assigns; and may be canceled, modified or amended only by a written instrument signed by both the SELLER and the BUYER.

### ADDITIONAL PROVISIONS:

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

**TOWN OF PITTSFIELD (SELLER)**

\_\_\_\_\_ **(BUYER)**

By: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_  
Duly authorized

Title: \_\_\_\_\_  
Duly authorized

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Witness: \_\_\_\_\_

Witness: \_\_\_\_\_

Town of Pittsfield  
85 Main Street  
Pittsfield, NH 03263

## TAX COLLECTOR'S DEED KNOWN ALL MEN BY THESE PRESENTS

That I, Erica Anthony, Tax Collector for the Town of Pittsfield, in the County of Merrimack and the State of New Hampshire, for the year 2021 by the authority in me vested by the laws of the State, and for consideration received by the Town of Pittsfield, located at, 85 Main Street, Pittsfield, NH 03263, do hereby sell and convey to the Town of Pittsfield, a certain tract or parcel of land situated in the Town of Pittsfield, New Hampshire aforesaid, taxed by the Selectmen/Assessors in 2018 to:

**KALLENBERG, MADELINE I**  
and described in the invoice books as:

Map: 000R30

Lot: 000015

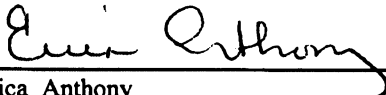
Sublot: 000000

Located At 80 THOMPSON ROAD

Consisting of 10.000 Acres of Land, Including Any Buildings Thereon, as Recorded at the Registry of  
Deeds in Book 1532, Page 458.

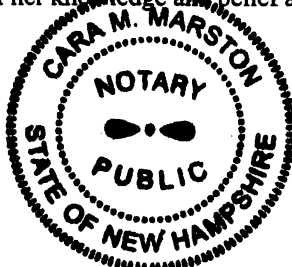
The deed is the result of the tax lien execution held at the Tax Collector's Office in the above stated Town of Pittsfield, in the State of New Hampshire on June 21, 2019 and recorded at the Registry of Deeds in Book 3635, Page 1423, to have and to hold said Premises, with the appurtenances, to said Town of Pittsfield's successors/heirs and assigns forever. And I hereby covenant with said Town of Pittsfield, that in making this conveyance I have in all things complied with the law, and that I have good right, so far as that right may depend upon the regularity of my own proceedings, to sell and convey the same in manner aforesaid.

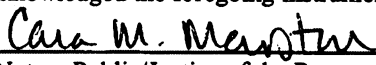
In witness whereof, I have hereunto set my hand and seal, the 29<sup>th</sup> day of September in the year of our Lord 2021.

  
Erica Anthony  
Tax Collector, Town of Pittsfield

State of New Hampshire  
County of Merrimack

On this 29 day of September 2021, personally appeared Erica Anthony, Tax Collector who swore that the foregoing is true to the best of her knowledge and belief and acknowledged the foregoing instrument to be her free act and deed.



  
Notary Public/Justice of the Peace  
My Commission expires: 5/15/2024

**CARA M. MARSTON**  
Notary Public - State of New Hampshire  
My Commission Expires  
May 15, 2024

Map: 000R30

Lot: 000015

Sub: 000000

Card: 1 of 1

80 THOMPSON ROAD

PITTSFIELD

Printed: 02/18/2022

OWNER INFORMATION				SALES HISTORY				PICTURE								
PITTSFIELD, TOWN OF  85 MAIN STREET  PITTSFIELD, NH 03263				Date	Book	Page	Type	Price	Grantor							
				09/29/2021	3761	411	U 1 50		1 KALLENBERG, MADELINE I							
LISTING HISTORY				NOTES												
02/15/15    ERVL 01/09/15    INSP    MARKED FOR INSPECTION 12/10/07    JWRL				ROUGH HOMESITE; 2/15 K&B ORIG; NEEDS FIN/TLC. 10X24 HAS WOODSTOVE BUT NOT WELL INS,UNFIN=EPF; 1BDRM CONV. TO STO/UTIL ROOM; NOT WELL MAINT, ANIMAL ODOR; WORN FLOORS, H2O DMG/STAINS; 18X29 PLYWD FLOORS, OPEN-STUD W/ INS; COND VARIES POOR-FAIR; 18X29 MON HEATER												
EXTRA FEATURES VALUATION												MUNICIPAL SOFTWARE BY AVITAR				
Feature Type		Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes					PITTSFIELD ASSESSING OFFICE			
SHED-WOOD		64	8 x 8	310	10.00	25	496	RIGHT SIDE								
SHED-WOOD		80	10 x 8	260	10.00	5	104	LEFT SIDE								
DECK		24	4 x 6	400	7.00	100	672	EST=SNOW								
							1,300						PARCEL TOTAL TAXABLE VALUE  Year                      Building                      Features                      Land 2020                      \$ 11,300                      \$ 1,300                      \$ 78,400 Parcel Total: \$ 91,000 2021                      \$ 11,300                      \$ 1,300                      \$ 78,400 Parcel Total: \$ 91,000 2022                      \$ 11,300                      \$ 1,300                      \$ 78,400 Parcel Total: \$ 91,000			
LAND VALUATION												LAST REVALUATION: 2020				
Zone: RURAL    Minimum Acreage: 2.00    Minimum Frontage: 225												Site: AVERAGE    Driveway: DIRT/GRAVEL    Road: DIRT/GRAVEL				
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes		
EXEMPT-MUNIC	2.000 ac	83,000	C	80	100	95	95	90 -- ROLLING	100	53,900	0	N	53,900			
EXEMPT-MUNIC	8.000 ac	x 2,500	X	100				90 -- ROLLING	100	18,000	0	N	18,000			
EXEMPT-MUNIC	225.000 ff	x 40	C	80				90 -- ROLLING	100	6,500	0	N	6,500			
10.000 ac										78,400			78,400			

Map: 000R30

Lot: 000015


Sub: 000000

Card: 1 of 1

80 THOMPSON ROAD

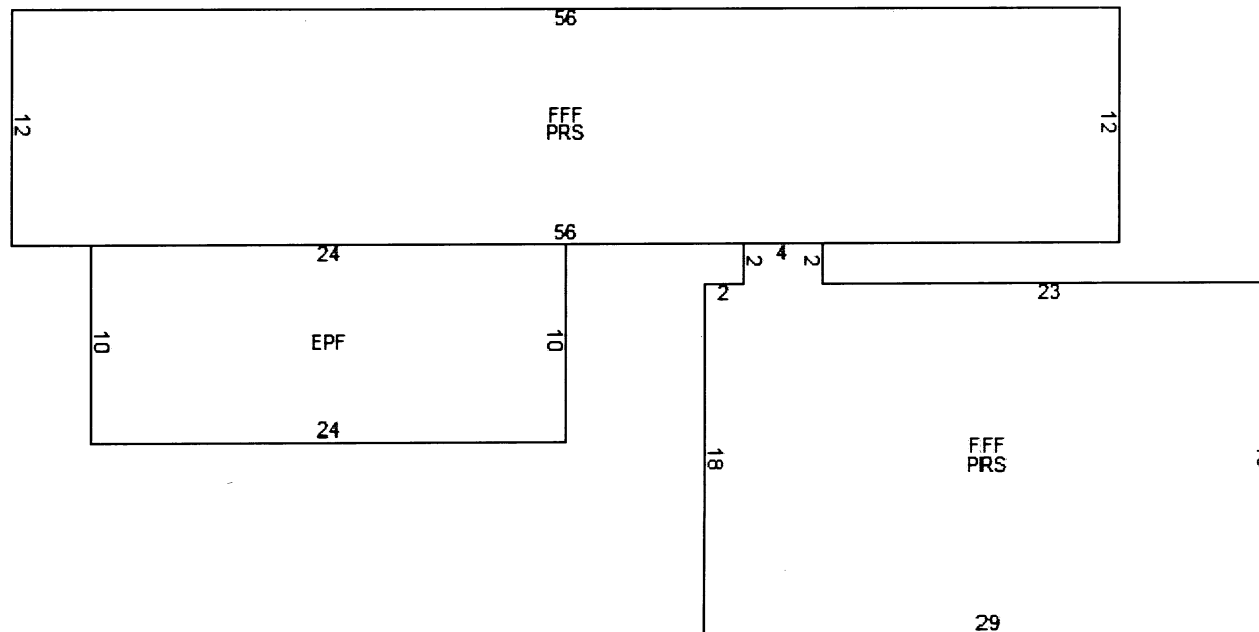
PITTSFIELD

Printed: 02/18/2022

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS
	PITTSFIELD, TOWN OF	<b>District</b> <b>Percentage</b>	Model: 1 STORY MH W/ ADDS
	85 MAIN STREET		Roof: GABLE OR HIP/ASPHALT
	PITTSFIELD, NH 03263		Ext: PREFIN METAL/CLAP BOARD
<b>PERMITS</b>			
	<b>Date</b> <b>Project Type</b> <b>Notes</b>		Int: PLYWOOD PANEL
			Floor: CARPET/LINOLEUM OR SIM
			Heat: OIL/FA DUCTED
			Bedrooms: 2      Baths: 1.0      Fixtures: 3
			Extra Kitchens:      Fireplaces:
			A/C: No      Generators:
			Quality: A0 AVG
			Com. Wall:
			Size Adj: 0.9408      Base Rate: EMS 52.00
			Bldg. Rate: 0.8749
			Sq. Foot Cost: \$ 45.50

BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1202	1.00	1202
PRS	PIERS	1202	-0.05	-60
EPF	ENCLOSED	240	0.70	168
<b>GLA:</b>	<b>1,202</b>	<b>2,644</b>		<b>1,310</b>

2020 BASE YEAR BUILDING VALUATION		
Market Cost New:		\$ 59,605
Year Built:		1973
Condition For Age:	POOR	81 %
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		81 %
Building Value:		\$ 11,300



R-23

R-24

R-31

R-29

R-44



FOR ASSESSMENT PURPOSES ONLY  
NOT FOR PROPERTY CONVEYANCES  
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AUBURN, MAINE

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LEGEND  
ADJACENT SHEET NO. . . . . R-12  
HOUSE NUMBER . . . . . 14  
COMMON OWNERSHIP . . . . .  
DEVELOPMENT LOT NO. . . . . 1  
SCALED DIMENSION . . . . . S

SCALE: 1" = 200'  
FEET  
METERS  
REVISED TO: APRIL 1, 2020

PROPERTY MAPS  
**PITTSFIELD**  
NEW HAMPSHIRE

INDEX DIAGRAM  
2 R-23 R-24 R-25  
32 R-31 R-32 R-33  
R-42 R-43 R-44 R-45

MAP NO.  
**R-30**