

PUBLIC AUCTION

TAX DEEDED PROPERTIES IN NORTHFIELD, NH

Saturday, June 11, 2022 at 10:00 AM

Sale to be held at **Northfield Town Hall**, 21 Summer Street, Northfield, NH

ID# 22-160: We have been retained by the Town of Northfield, NH to sell at PUBLIC AUCTION these two town-owned properties that were acquired via tax collector's deed.

Sale #1:219 Shaker Road (Tax Map R15, Lot 38)



1 3/4 Story cape style home located on a 5.6± acre lot. Features include farmer's porch, detached 1-car garage, open porch, and FHW/Oil Heat · Assessed Value: \$176,300. 2021 Taxes: \$3,916. Preview: Day of sale if permitted.

Sale #2:231 Shaker Road (Tax Map R15, Lot 39)



Single story cape style home located on a 1± acre lot. Home will require extensive renovations or will need to be razed. Features include 1-car garage, detached shed, fireplace, and FHW/Wood Heat · Assessed Value: \$120,200. 2021 Taxes: \$2,669. Preview: The property is marked, a drive-by is recommended.

10% BUYER'S PREMIUM DUE AT CLOSING

Terms: \$5,000 per property, deposit by cash, certified check/bank check or other tender acceptable to the Town of Northfield at time of sale, balance of purchase due within 30 days from the sale date. Conveyance by Release Deed, sales are subject to town confirmation. The Town of Northfield reserves the right to reject any and all bids. The properties will be sold "AS IS, WHERE IS" subject to all existing tenancies and outstanding liens, if any. Other terms may be announced at time of sale.

PHOTOS, BROCHURE, AND MORE DETAILS ARE AVAILABLE ON OUR WEBSITE

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.



45 Exeter Road, Epping, NH 03042, NH Lic. #2279
603-734-4348 • www.jsjauctions.com

AGREEMENT AND DEPOSIT RECEIPT

THIS AGREEMENT made this 11th day of June, 2022, by and between the Town of Northfield, a municipal corporation organized under the laws of the State of New Hampshire, having a principal place of business at 21 Summer Street, Northfield New Hampshire 03276, (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 New Ipswich, 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 SELLER'S obligation to convey title. This BUYER'S PREMIUM is in addition to the SELLING PRICE and is payable directly to the Auctioneer.

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, 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. Further, the SELLER does not in any way warranty or guarantee the availability of any municipal land permits, including building permits, zoning approvals or any other similar permits. It shall be the responsibility of the BUYER to apply for any required permits to the appropriate departments of the Town of Northfield.

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 Northfield Town Office, 21 Summer Street, Northfield New Hampshire 03276. Time is of the essence.

**TOWN OF NORTHFIELD, 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.

TAXES, UTILITIES: BUYER shall be responsible for any and all taxes and utilities assessed or incurred as of the date of closing, including but not limited to a prorated portion of the taxes for the 2022 tax year which would have been assessed but for the town's ownership.

RECORDING FEES AND TRANSFER TAX: BUYER shall be responsible for all recording fees and transfer taxes, which may be assessed with respect to this conveyance, and shall provide all necessary forms to the SELLER, and shall cause same to be filed as required by law. All fees and filings shall be completed within fifteen (15) days of closing.

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

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.

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.

STATUTORY DISCLOSURES

RSA 477:4-A NOTICE:

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 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.

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

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.

Seller has no knowledge whether the property may be subject to a public utility tariff pursuant to RSA 374:61.

PRIOR STATEMENTS: Only this AGREEMENT fully and completely expresses the respective obligations of the parties, 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. This AGREEMENT shall not be altered or modified except by written agreement signed and dated by both BUYER and SELLER.

MISCELLANEOUS: This instrument, which may be executed in duplicate, is to be construed as a New Hampshire contract. Any dispute under this AGREEMENT shall be resolved within the venue of the Merrimack County Superior Court in the State of New Hampshire. This AGREEMENT shall be cancelled, modified or amended only by a written instrument signed by both the SELLER and the BUYER. This AGREEMENT shall be binding upon and inures to the benefit of the parties and their respective heirs, devisees, executors, administrators, successors, agents and assigns.

ADDITIONAL PROVISIONS:

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

TOWN OF NORTHFIELD

BUYER

By: _____

By: _____

Its: _____

Its: _____

Duly authorized

Duly authorized

Date: _____

Date: _____

Witness: _____

Witness: _____

OWNER INFORMATION		SALES HISTORY						PICTURE						
TALAMANTEZ, BONNIE M. 352 NORTH DENNIS ROAD YARMOUTH PORT, MA 02675		Date	Book	Page	Type	Price	Grantor							
		10/14/2005	2831	1348	U I 23		MOSHER, ROBERT & JANIC							
		08/28/1997	2068	0056	U I 38		MOSHER, ROBERT C & JAN							
LISTING HISTORY		NOTES												
11/26/18 EORM 03/22/16 EOPM 01/12/16 EORL 02/24/15 REPM 05/22/14 EORM 01/21/10 KSRM 06/12/05 DMRL 05/01/92 SR		BRWN; 10' REM SHEDS, EPF=EPU, '14 ADDED 10X16 OPF, ADJ ROOF TYPE, ADDED 24X12 SHED=70% COMPL, ROOF=AVG, SIDING=GD; '16 SHED=100%; '16 CB: VACANT/LOOKING TO RENT: ALL ORIG: KITCH=AVG: SM HEARTH: BTH=AVG: NC TO PROP: ADJ COND TO AVG; 19 CYC: NOH, NC TO MEAS												
EXTRA FEATURES VALUATION											MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes	NORTHFIELD ASSESSING OFFICE						
SHED-WOOD	288	24 x 12	116	12.00	100	4,009								
						4,000								
											PARCEL TOTAL TAXABLE VALUE			
		Year	Building	Features	Land									
		2019	\$ 103,700	\$ 4,000	\$ 68,600	Parcel Total: \$ 176,300								
		2020	\$ 103,700	\$ 4,000	\$ 68,600	Parcel Total: \$ 176,300								
		2021	\$ 103,700	\$ 4,000	\$ 68,600	Parcel Total: \$ 176,300								
LAND VALUATION											LAST REVALUATION: 2017			
Zone: CONSVCONSERVATION		Minimum Acreage: 5.00		Minimum Frontage: 250			Site:		Driveway:		Road:			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	5.000 ac	65,000	F	110	100	100	100		95	67,900	0	N	67,900	ACCESS
1F RES	0.660 ac	x 2,000	X	100					50	700	0	N	700	WET
		5.660 ac								68,600			68,600	



OWNER
TALAMANTEZ, BONNIE M.
 352 NORTH DENNIS ROAD
 YARMOUTH PORT, MA 02675

TAXABLE DISTRICTS	
District	Percentage
FIRE	% 100

BUILDING DETAILS

Model: **1.75 STORY CAPE**
 Roof: **SALT BOX/ASPHALT**
 Ext: **CEDAR/REDWD**
 Int: **DRYWALL**
 Floor: **LINOLEUM OR SIM/CARPET**
 Heat: **OIL/HOT WATER**

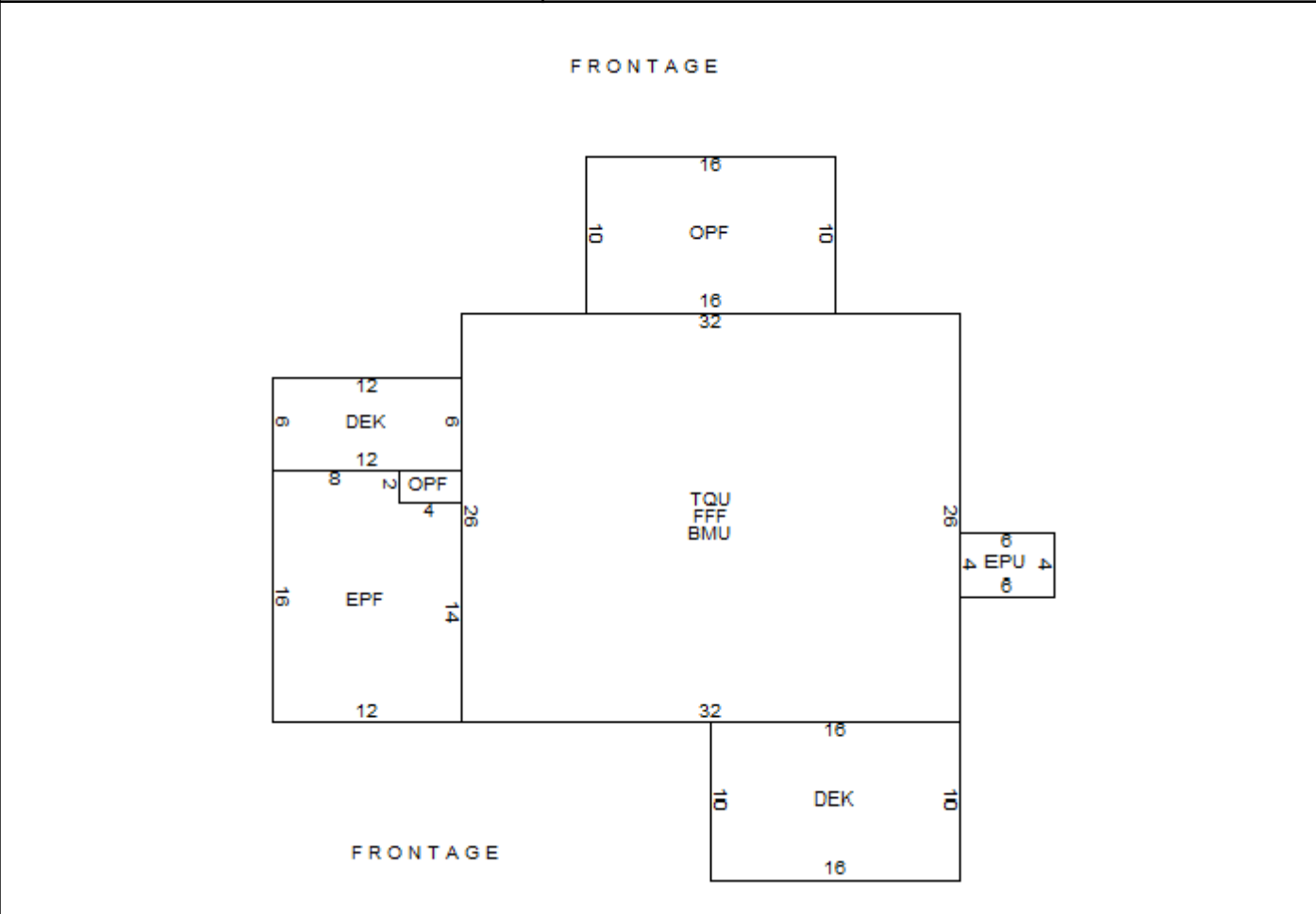
Bedrooms: **1** Baths: **1.0** Fixtures:
 Extra Kitchens: Fireplaces:
 A/C: **No** Generators:

Quality: **A0 AVG**

Com. Wall:
 Size Adj: **1.0724** Base Rate: **RSA 85.00**
 Bldg. Rate: **1.0089**
 Sq. Foot Cost: **\$ 85.76**

PERMITS

Date	Project Type	Notes



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
EPF	ENCLSD PORCH	184	0.70	129
OPF	OPEN PORCH FIN	168	0.40	67
TQU	3/4 STRY UNFIN	832	0.35	291
FFF	FST FLR FIN	832	1.00	832
BMU	BSMNT	832	0.15	125
EPU	ENCL PORCH	24	0.35	8
DEK	DECK/ENTRANCE	232	0.10	23
		3,104		1,475

2017 BASE YEAR BUILDING VALUATION

Market Cost New:		\$ 126,496
Year Built:		1995
Condition For Age:	AVERAGE	18 %
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		18 %
Building Value:		\$ 103,700



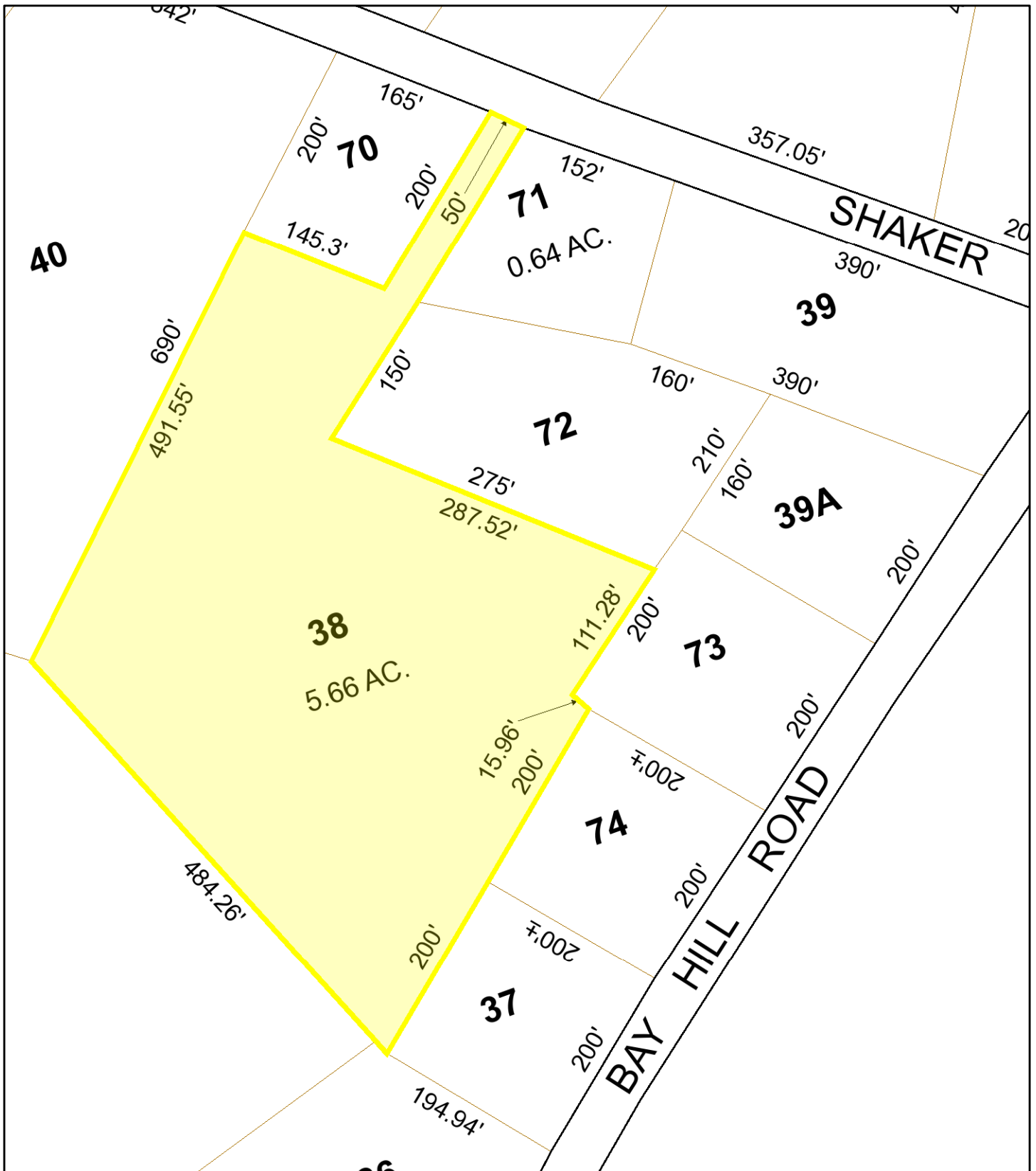
Northfield, NH



April 5, 2022

1 inch = 136 Feet

www.cai-tech.com



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