

PUBLIC AUCTION

THREE BEDROOM HOME ON 3.5± ACRES
SATURDAY, JULY 30, 2022 AT 10:00 AM



307 School Street, Rumney, NH
~ sale to be held on site ~

ID#22-179 · We have been retained by the Town of Rumney, NH to sell at PUBLIC AUCTION this town-owned property that was acquired via tax collector's deed. This single story cape style home is located on a 3.5± acre lot located just off Rt. 25. 1841 built home offers 1,522± SF GLA, 3 BRS & 1 BA. Features include wood clapboard siding, detached barn, chicken coops, detached shed and FHA/Oil Heat. Existence of well & septic is unknown. Tax Map 13, Lot 5-6. Assessed Value: \$105,800. 2021 Taxes: \$2,522.



10% BUYER'S PREMIUM DUE AT CLOSING

PREVIEWS: By appointment with auctioneer and day of sale from 9:00am.

TERMS: \$5,000 deposit by cash, certified check, cashier's or treasurer's check, or other form of payment acceptable to Town of Rumney at time of sale, closing within 30 days. Conveyance by Quitclaim Deed, sale is subject to town confirmation. The Town of Rumney 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



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 Rumney, a municipal corporation organized under the laws of the State of New Hampshire, having a principal place of business at 79 Depot Street, Rumney, New Hampshire 03266 (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 Rumney, New Hampshire, known as:

Map: 13 Lot: 5006 Address: 307 School Street, Rumney, NH 03266

PRICE: The SELLING PRICE is \$_____.

The BUYER’S DEPOSIT, receipt of which is hereby acknowledged, in the sum of \$5,000_____.

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.

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 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.

AGREEMENT AND DEPOSIT RECEIPT (Cont'd)

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 Rumney Town Hall, 79 Depot Street, Rumney, NH. **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 Quitclaim Deed. 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.

ACKNOWLEDES 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 RUMNEY

By: _____

Its: _____
Duly authorized

Date: _____

Witness: _____

BUYER

By: _____

Its: _____
Duly authorized

Date: _____

Witness: _____

OWNER INFORMATION			SALES HISTORY					PICTURE	
RUMNEY, TOWN OF PO BOX 220 RUMNEY, NH 03266			Date	Book	Page	Type	Price	Grantor	
			10/13/2021	4669	333	U I 51		1 RUMNEY, TOWN OF	
			09/23/2021	4669	333	U I 23		1 PATTERSON, RAY HERBERT	
LISTING HISTORY			NOTES						
02/12/19	JJRE		SERIAL #:001026 -- MAPNO:13-05-06; COLOR - WHITE; 09 FIN LIV AREA= 1440						
10/31/12	JBRL	INT ONLY	SQ FT, FD=OUTDATED INT, LACKS INSUL, ROTTING SILLS, NO HEAT 2ND						
07/10/12	JBRM	2012 M&L	FLR, 16X30 SECT WD STOVE HEAT ONLY - ADDITION SETTTLING; PU 2013 -						
11/22/08	JBRL	09 REVAL W/ INT.	NEW SHED (OPEN PART OF FIELD) CHICKEN COOP. RV18: ADDED CHICKEN						
02/11/08	JBRM	09 REVAL	COOP						

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	RUMNEY ASSESSING OFFICE			
BARN 1STRY	720	20 x 36	82	14.00	30	2,480					
CHICKEN COOPS	48	6 x 8	393	8.00	50	755	2018				
3,200											
PARCEL TOTAL TAXABLE VALUE											
Year	Building	Features	Land								
2020	\$ 57,700	\$ 3,200	\$ 44,900					Parcel Total: \$ 105,800			
2021	\$ 57,700	\$ 3,200	\$ 44,900					Parcel Total: \$ 105,800			
2022	\$ 57,700	\$ 3,200	\$ 44,900					Parcel Total: \$ 105,800			

LAND VALUATION										LAST REVALUATION: 2019							
Zone: VILLAGE IMPRV Minimum Acreage: 2.00 Minimum Frontage: 300										Site:				Driveway:		Road:	
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes			
IF RES	2.000 ac	42,000	E	100	100	100	100		100	42,000	0	N	42,000	FLAT			
IF RES	1.500 ac	x 2,000	X	100				95 -- B AVG	100	2,900	0	N	2,900	STEEP/LOW/WET			
3.500 ac										44,900							



OWNER
RUMNEY, TOWN OF
 PO BOX 220
 RUMNEY, NH 03266

TAXABLE DISTRICTS	
District	Percentage

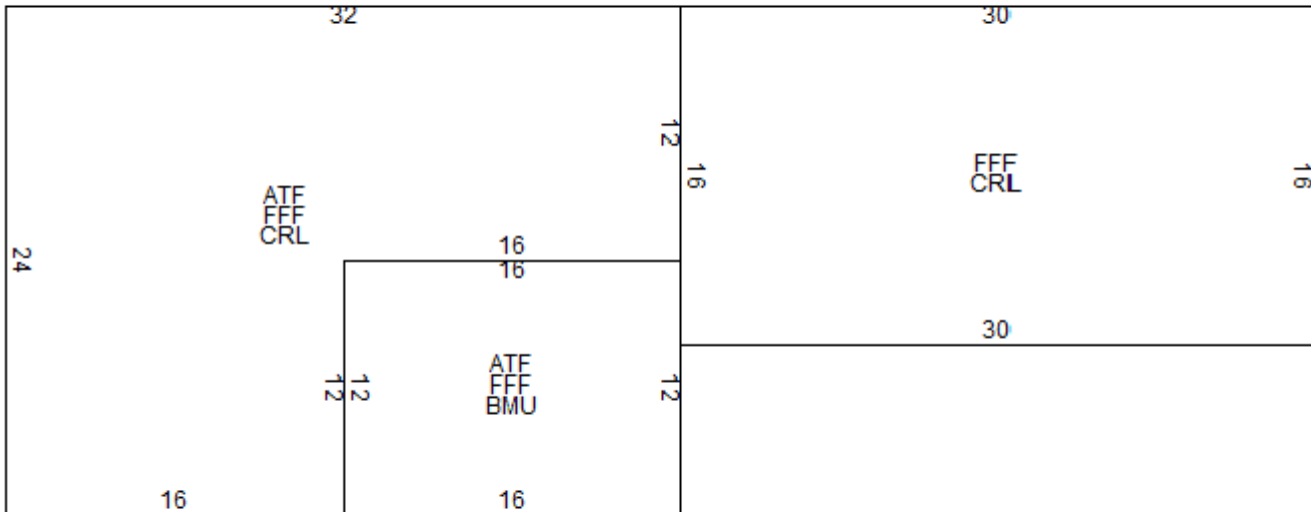
BUILDING DETAILS
 Model: **1.00 STORY FRAME CAPE**
 Roof: **GABLE HIP/ASPHALT**
 Ext: **CLAP BOARD**
 Int: **PLASTERED**
 Floor: **LINOLEUM/VINYL/PINE/SOFT WD**
 Heat: **OIL/FA DUCTED**
 Bedrooms: **3** Baths: **1.0** Fixtures: **3**
 Extra Kitchens: Fireplaces:
 A/C: **No** Generators:
 Quality: **A0 AVG**
 Com. Wall:
 Size Adj: **1.0171** Base Rate: **RSA 90.00**
 Bldg. Rate: **0.9357**
 Sq. Foot Cost: **\$ 84.22**

PERMITS

Date	Permit ID	Permit Type	Notes

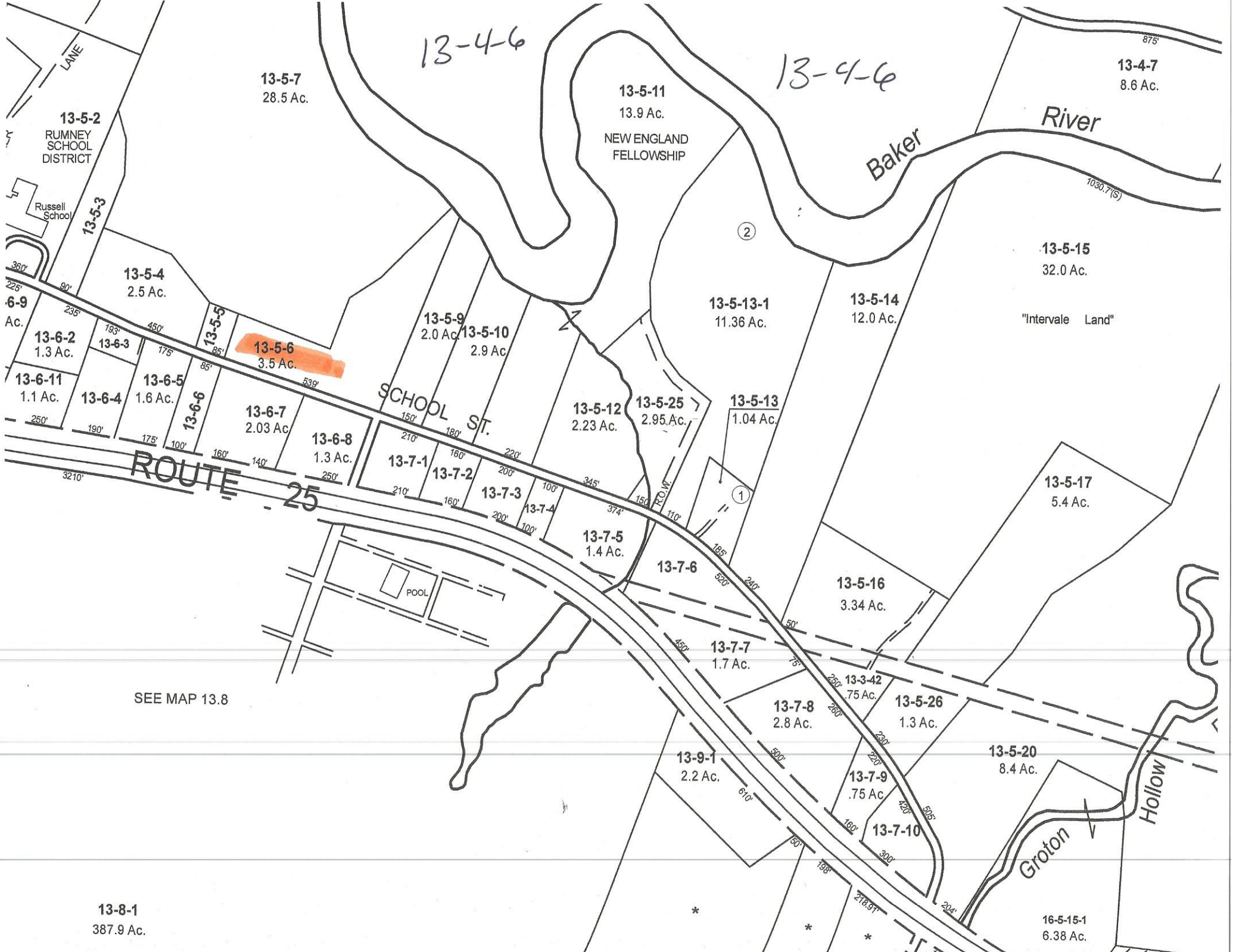
BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
ATF	ATTIC FINISHED	768	0.25	192
FFF	FST FLR FIN	1248	1.00	1248
CRL	CRAWL SPACE	1056	0.05	53
BMU	BSMNT	192	0.15	29
GLA:	1,440	3,264		1,522



2019 BASE YEAR BUILDING VALUATION

Market Cost New: **\$ 128,183**
 Year Built: **1841**
 Condition For Age: **FAIR** **40 %**
 Physical:
 Functional: **FD** **15 %**
 Economic:
 Temporary:
 Total Depreciation: **55 %**
 Building Value: **\$ 57,700**



13-4-6

13-4-6

13-5-7
28.5 Ac.

13-5-11
13.9 Ac.
NEW ENGLAND
FELLOWSHIP

13-4-7
8.6 Ac.

13-5-2
RUMNEY
SCHOOL
DISTRICT

Baker
River

Russell
School

13-5-15
32.0 Ac.

13-5-4
2.5 Ac.

13-5-13-1
11.36 Ac.

13-5-14
12.0 Ac.

"Intervale Land"

6-9
Ac.

13-6-2
1.3 Ac.

13-6-3

13-5-6
3.5 Ac.

13-5-9
2.0 Ac.

13-5-10
2.9 Ac.

SCHOOL
ST.

13-5-12
2.23 Ac.

13-5-25
2.95 Ac.

13-5-13
1.04 Ac.

13-6-11
1.1 Ac.

13-6-4

13-6-5
1.6 Ac.

13-6-6

13-6-7
2.03 Ac.

13-6-8
1.3 Ac.

13-7-1

13-7-2

13-7-3

13-7-4

13-7-5
1.4 Ac.

13-7-6

13-5-17
5.4 Ac.

ROUTE
25

POOL

13-5-16
3.34 Ac.

SEE MAP 13.8

13-7-7
1.7 Ac.

13-3-42
.75 Ac.

13-5-26
1.3 Ac.

13-7-8
2.8 Ac.

13-5-20
8.4 Ac.

13-9-1
2.2 Ac.

13-7-9
.75 Ac.

13-7-10

Groton
Hollow

13-8-1
387.9 Ac.

16-5-15-1
6.38 Ac.