

# PUBLIC AUCTION



**6 BEDROOM HOME ON 1.79± ACRES**  
**Saturday, August 6, 2022 AT 10:00 AM**



*20 High Street, Boscawen, NH, NH*

*~ Sale to be held on site ~*

ID#22-169 · We have been retained by the Town of Boscawen, NH to sell at PUBLIC AUCTION this town-owned property that was acquired via tax collector's deed. · 2.5 story gambrel style home located on a 1.79± acre lot located along Rt. 4 · Home offers 3,831± SF GLA, 9 RMS, 6 BRS, and 3 BA. Features include detached garage, open front porch, skylight, fireplace, unfinished basement, and FHW/Oil Heat. Served by Penacook-Boscawen Water Precinct & onsite septic. Tax Map 81D, Lot 20. Assessed Value: \$151,200. 2021 Taxes: \$4,291.



**10% BUYERS PREMIUM PAYABLE TO AUCTIONEER DUE AT CLOSING**

**TERMS:** \$5,000 deposit by cash, certified check, cashier's or treasurer's check, or other form of payment acceptable to Town of Boscawen at time of sale, closing within 30 days. Conveyance by Deed, without covenants, sale is subject to town confirmation. The Town of Boscawen 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. **PREVIEW:** Contact Auctioneer for details.

*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](http://www.jsjauctions.com)

## AGREEMENT AND DEPOSIT RECEIPT

**THIS AGREEMENT** made this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by and between the Town of Boscawen, a municipal corporation organized under the laws of the State of New Hampshire, having a principal place of business at 116 North Main Street, Boscawen, New Hampshire 03303 (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 Boscawen, 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 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 or 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 Boscawen Municipal Building, 116 North Main Street, Boscawen, NH 03303. **Time is of the essence.**

**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.

**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 the 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 this AGREEMENT, which alone fully and completely expresses the respective obligations, and 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. This Agreement shall not be altered or modified except by written agreement signed and dated by both BUYER and SELLER.

ADDITIONAL PROVISIONS:

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

**TOWN OF BOSCAWEN**

**BUYER**

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

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

Its: \_\_\_\_\_

Its: \_\_\_\_\_

Duly authorized

Duly authorized

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

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

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

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

OWNER INFORMATION		SALES HISTORY					PICTURE
TOWN OF BOSCAWEN		<b>Date</b>	<b>Book</b>	<b>Page</b>	<b>Type</b>	<b>Price</b>	<b>Grantor</b>
116 NORTH MAIN STREET		03/25/2022	3786	512	U I 35		1 BENHAM,BRYAN, SR
BOSCAWEN, NH 03303		11/01/2021	3766	1792	U I 39		1 BENHAM,BRYAN, SR
		01/29/2019	3620	2983	U I 99	70,000	EXR LLC
		12/17/2018	3617	2828	U I 37	41,000	DEUTSCHE BANK
		08/30/2017	3568	976	U I 51		1 DEUTSCHE BANK
LISTING HISTORY		NOTES					
02/03/22	KCPE	BLUE;BRK FNDDT; 5/09 DNPU 2 BDRMS NO CLOSETS; 2X14 UFF HAS UNIQUE SIZE LEFT AS IS; FLRS UNEVEN & SAG; 1/16 NO NEW GAR; WILL NEED PERMIT; MORE BEDROOMS THAN SHOWN, ROOM 1 & 4 CLOSED PER HEALTHOFFICER; 09.19 SEE HEALTH OFFICER FILES & LIFE SAFETY VIOLATION NO OCCUPANCY UNTIL OWNERSHIP CLEARED UP: 03.19 PIPES FROZE LEAKING THRU HOME SEE BI FILES FOR INFO; 2/22; EST NC TO RENO, CK 23; 02.20 OWNERS NOT RESIDENTS; 06.20 DOGS IN CELLAR;					
03/16/21	KCPE						
01/31/20	KCPE						
04/08/19	KCPR						
01/18/19	KCPR						
03/15/17	KCPR						
04/13/16	INSP						
01/04/16	KCVM						

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR			
<b>Feature Type</b>	<b>Units</b>	<b>Lngth x Width</b>	<b>Size Adj</b>	<b>Rate</b>	<b>Cond</b>	<b>Market Value</b>	<b>Notes</b>	<b>BOSCAWEN ASSESSING OFFICE</b>			
FIREPLACE 1-STAND	2		100	3,000.00	100	6,000					
GARAGE-2 STY	720	24 x 30	82	36.00	30	6,376					
DECK	24	6 x 4	400	7.00	10	67	ATTACH TO GARAGE				
<b>12,400</b>											
PARCEL TOTAL TAXABLE VALUE								<b>Year</b>	<b>Building</b>	<b>Features</b>	<b>Land</b>
								2020	\$ 51,500	\$ 12,400	\$ 87,300
								Parcel Total: \$ 151,200			
								2021	\$ 51,500	\$ 12,400	\$ 87,300
								Parcel Total: \$ 151,200			
								<b>2022</b>	<b>\$ 51,500</b>	<b>\$ 12,400</b>	<b>\$ 87,300</b>
								<b>Parcel Total: \$ 151,200</b>			

LAND VALUATION												LAST REVALUATION: 2018		
Zone: R1 W Minimum Acreage: 0.92 Minimum Frontage: 125												Site: AVERAGE Driveway: PAVED Road: PAVED		
<b>Land Type</b>	<b>Units</b>	<b>Base Rate</b>	<b>NC</b>	<b>Adj</b>	<b>Site</b>	<b>Road</b>	<b>DWay</b>	<b>Topography</b>	<b>Cond</b>	<b>Ad Valorem</b>	<b>SPI</b>	<b>R</b>	<b>Tax Value</b>	<b>Notes</b>
EXEMPT-MUNIC	0.920 ac	95,000	E	100	100	100	100	95 -- MILD	95	85,700	0	N	85,700	LOC
EXEMPT-MUNIC	0.870 ac	x 2,500	X	100				75 -- STEEP	100	1,600	0	N	1,600	
<b>1.790 ac</b>										<b>87,300</b>		<b>87,300</b>		

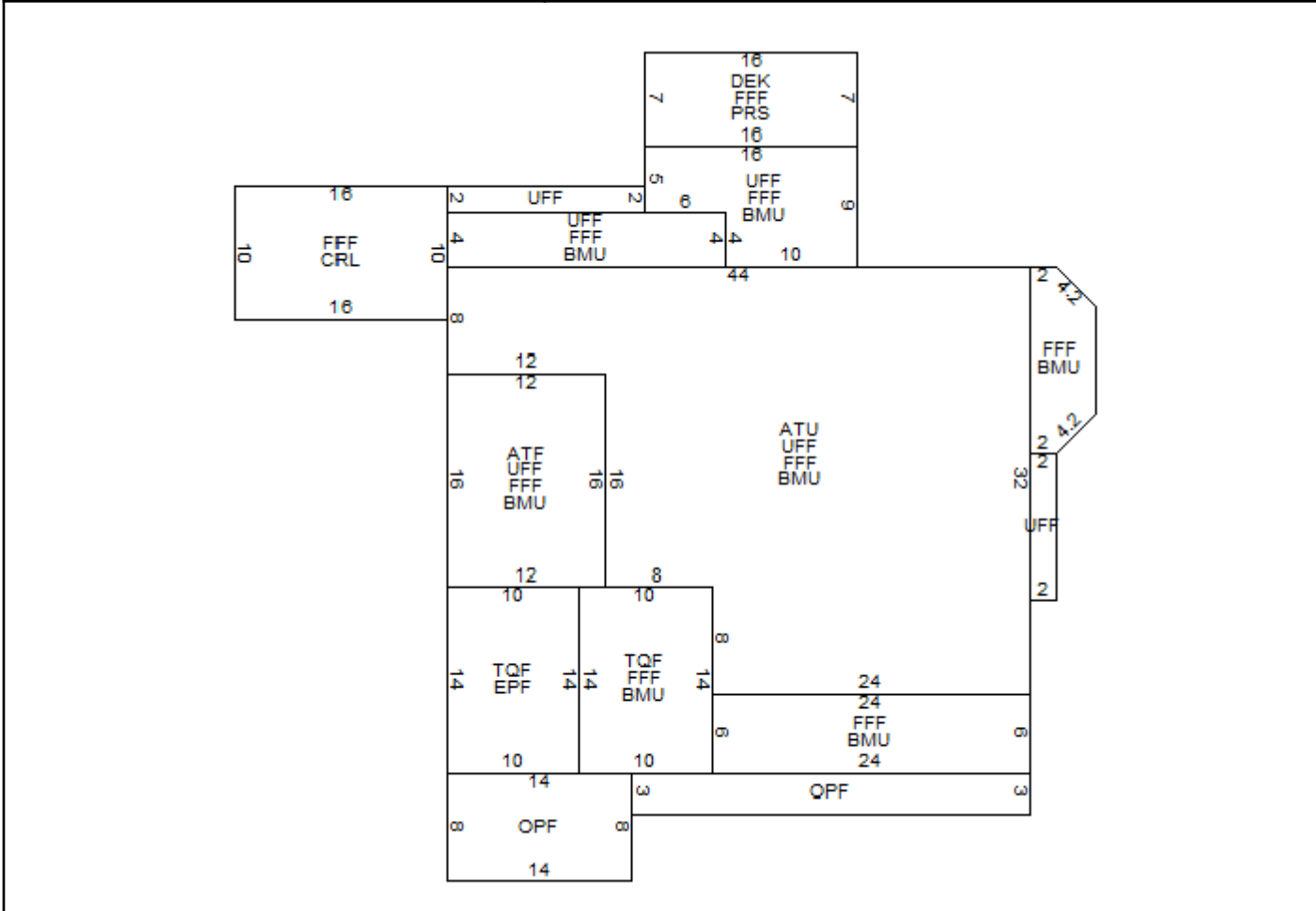


OWNER
TOWN OF BOSCAWEN
116 NORTH MAIN STREET
BOSCAWEN, NH 03303

TAXABLE DISTRICTS	
District	Percentage
Water Dist	% 100

BUILDING DETAILS		
Model:	2.5 STORY FRAME GAMBREL	
Roof:	GAMBREL/HIGH QUALITY COMP	
Ext:	VINYL SIDING	
Int:	PLASTER/DRYWALL	
Floor:	CARPET/HARDWOOD	
Heat:	OIL/HOT WATER	
Bedrooms:	6	Baths: 3.0
Fixtures:	9	
Extra Kitchens:	Fireplaces:	
A/C:	No	
Generators:	Quality: A2 AVG+20	
Com. Wall:	Size Adj: 0.8530	
Base Rate:	EHS 88.00	
Bldg. Rate:	1.0295	
Sq. Foot Cost:	\$ 90.60	

PERMITS		
Date	Project Type	Notes
02/01/19	RENOVATIONS	UPGRADE BATH,DNGRM,KIT
01/31/19	MECHANICAL	NEW OIL HEATER/ PLUMBING
05/25/18	SITE REVIEW INSPECT	CHUCK BODIEN MET AT SITE WITH
07/30/10	EXTERIOR ONLY	BUILD 24X32' TWO STORY GARAGE
05/21/08	ALTERATION	REPAIR & RENOV DECKS TO LIVING
08/15/05	ALTERATION	4' PORCH OVER STEPS, COVER REA



BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	2069	1.00	2069
CRL	CRAWL SPACE	160	0.05	8
DEK	DECK	112	0.10	11
PRS	PIERS	112	-0.05	-6
UFF	UPPER FLR FIN	1504	1.00	1504
BMU	BSMNT	1797	0.15	270
ATU	ATTIC	1056	0.10	106
ATF	ATTIC FINISHED	192	0.25	48
TQF	3/4 STRY FIN	280	0.75	210
EPF	ENCLSD PORCH	140	0.70	98
OPF	OPEN PORCH FIN	202	0.25	51
<b>GLA:</b>	<b>3,831</b>	<b>7,624</b>		<b>4,369</b>

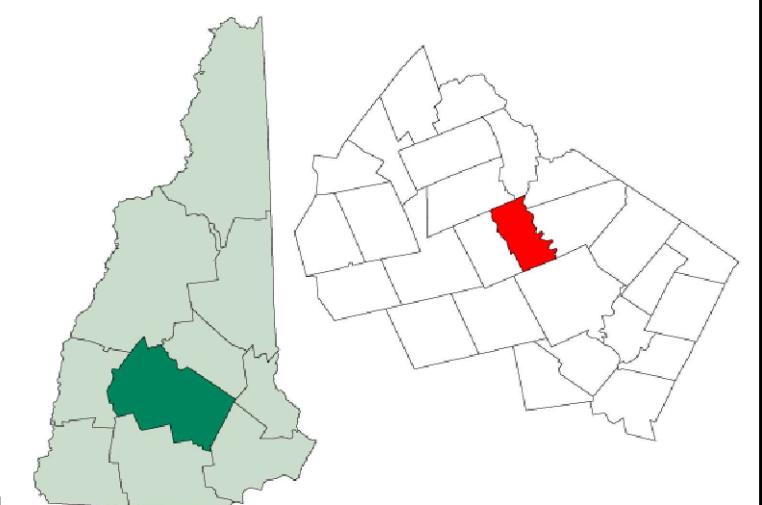
2018 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 395,831
Year Built:	1910
Condition For Age:	GOOD 32 %
Physical:	CNOTES 50 %
Functional:	
Economic:	LOC 5 %
Temporary:	
Total Depreciation:	87 %
Building Value:	\$ 51,500



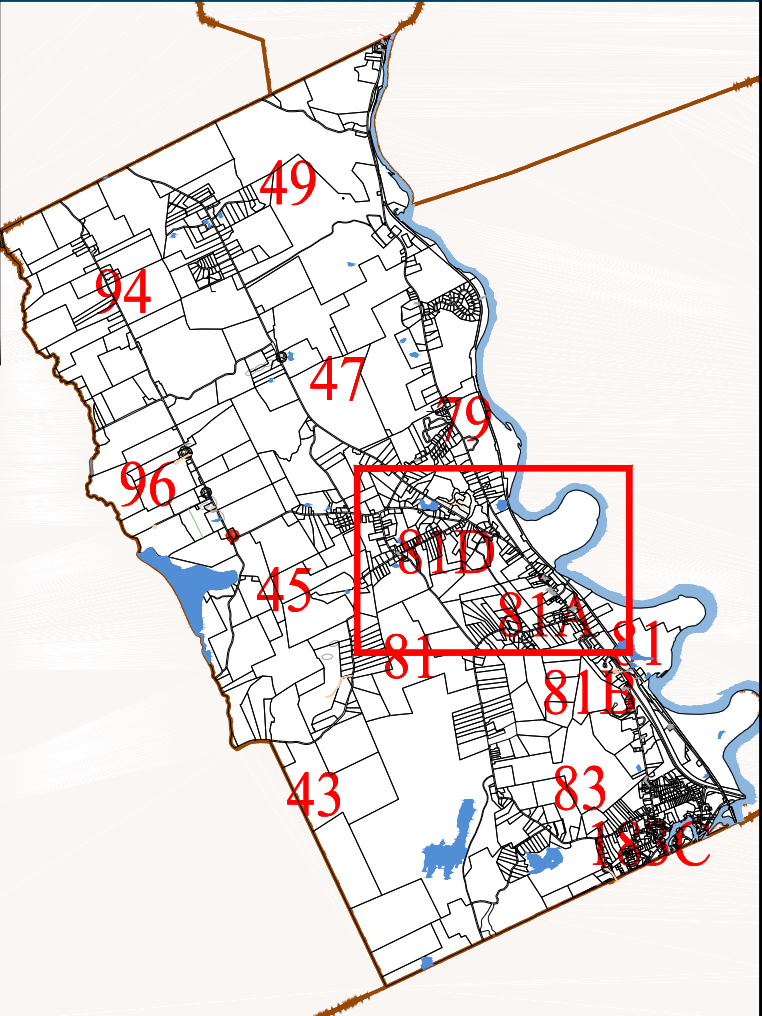
Town of
   
**BOSCAWEN**
  
 Merrimack County
   
 New Hampshire

**LEGEND**

Lot-Sub	12-1
Acreage	200 AcS
S-Survey C-Calculated	Dimensions (Feet)
Private & ROW Access	150.00'
River	
Wetland	
Lake or Pond	
Transmission Line	
Conservation Easement	
Exempt Property	
Town Owned Land	
Structure	
Mill Redevelopment District	
Agricultural - Residential	
Residential Low Density	
Residential Medium Density	
Commercial	
Industrial	
Village District	

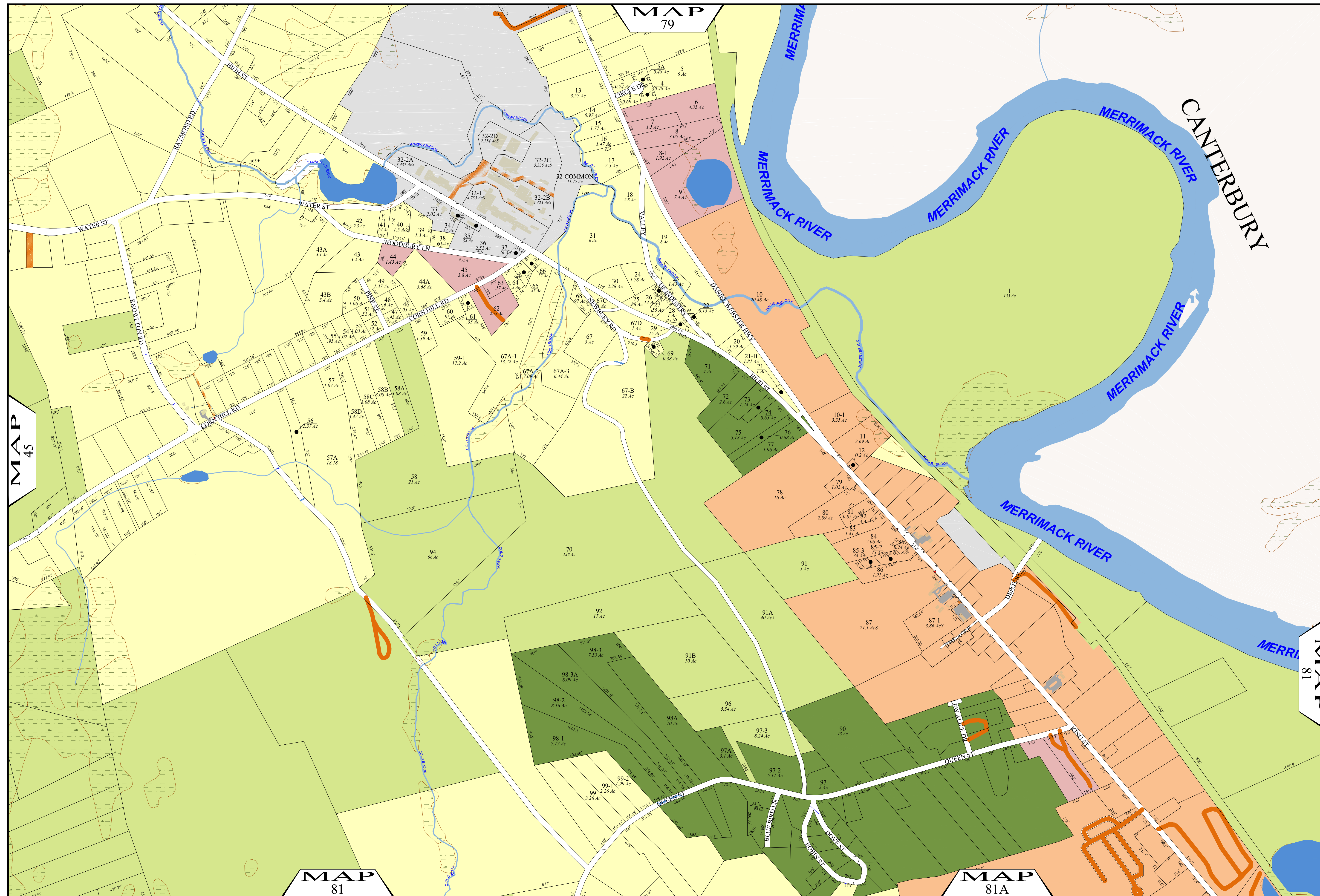


**MAP INDEX**



**MAP NUMBER**

**81D**



THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE  
 PLANE COORDINATE SYSTEM, NAD 83.  
 FOR ASSESSMENT PURPOSES  
 NOT TO BE USED FOR CONVEYANCES  
  
**REVISED APRIL 1, 2020**

**SCALE**

1"=400'

METERS 100 0 100 200 300 400 500 600 700 800 900 1000 1100

FEET 200 0 400 800 1200 1600 2000 2400 2800 3200 3600

**MAP NOTES**