

PUBLIC AUCTION

(3) TOWN OWNED PROPERTIES IN WINCHESTER, NH

SINGLE FAMILY HOME
COMMERCIAL GARAGE · VACANT LOT

Saturday, August 20, 2022 at 10:00 AM

Registration from 9:00 AM

ID#22-178 · We have been retained by the Town of Winchester, NH to sell at PUBLIC AUCTION these (3) town-owned properties. These properties have a total assessed value of \$285,700 and appeal to first time homebuyers, investors, builders, or abutters.



Sale to be held at:
Winchester Town Hall,
1 Richmond Road, Winchester, NH

SALE # 1:

168 Gunn Mountain Road (Tax Map 4, Lot 27)



1 ¾ story log style home located on a 4 ± acre lot · 2003 built home features 1,960 ± SF GLA, 7 RMS, 3 BR, 2 BA, open porch, patio, detached shed and FHW/Oil heat. Served by private well & septic · Assessed Value: \$154,800. 2021 Taxes: \$4,921. **Deposit \$5,000.**

SALE # 2:

5 Broad Brook Road (Tax Map 17, Lot 19)



Central Business zoned garage located on a 0.05 ± acre lot · 1984 built building offers 1,826 ± SF GLA, ½ BA, three overhead doors, off street parking and FHA/Oil heat. · Served by town water & sewer · Assessed Value: \$77,600. 2021 Taxes: \$2,467. **Deposit \$5,000.**

SALE # 3: 356 Bolton Road (Tax Map 4, Lot 30) Vacant 9.2 ± acre mountain top lot located close to the Vermont & Massachusetts state lines. Lot contains an abandoned mobile home and is partially wooded & rolling in topography · Assessed Value: \$53,300. 2021 Taxes: \$1,694. **Deposit \$5,000.**

10% BUYER'S PREMIUM DUE AT CLOSING

Previews: Properties are marked – a drive-by is recommended.

Terms: Deposits by cash, certified check/bank check or other tender acceptable to the Town of Winchester at time of sale, balance of purchase due within 45 days from the sale date. Conveyance by Deed, without covenants. Sales are subject to Town of Winchester confirmation. The Town of Winchester 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, BROCHURE, AND MORE DETAILS 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 Winchester, a municipal corporation organized under the laws of the State of New Hampshire, having a principal place of business at 1 Richmond Road, Winchester, New Hampshire 03470, (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 Winchester, 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 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 his/her own expense, a duly executed DEED, without covenants, of 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 forty five (45) 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 Winchester Town Hall, 1 Richmond Road, Winchester, NH 03470. Time is of the essence.

**TOWN OF WINCHESTER, 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.

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 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.

ADDITIONAL PROVISIONS:

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

TOWN OF WINCHESTER

BUYER

By: _____

By: _____

Its: Town Clerk/Tax Collector

Its:

Duly authorized

Duly authorized

Date: _____


Date: _____

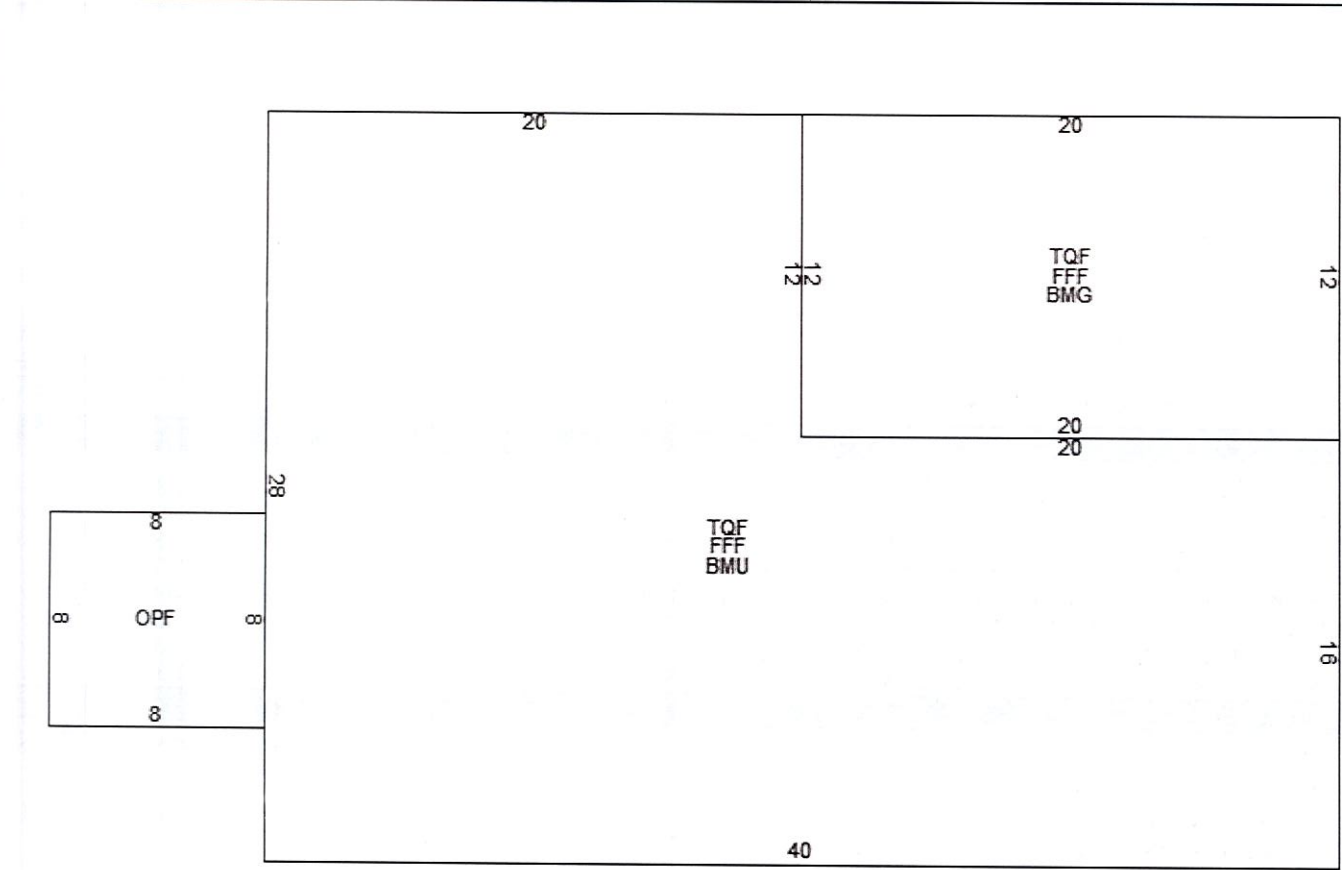
Witness: _____

Witness: _____

Printed: 06/09/2022

OWNER INFORMATION		SALES HISTORY						PICTURE						
VINCHESTER, TOWN OF		Date	Book	Page	Type	Price Grantor								
RICHMOND RD.		12/07/2021	3192	1170	U I 35	1 TATRO JR., RONALD S.								
		05/21/2007	2436	841	U I 35	WINCHESTER TOWN								
		04/25/2007	2431	254	U I 35	TATRO JR./TATRO SR.								
VINCHESTER, NH 03470		11/07/1995	1540	518	Q V	12,000 ROLLINS, JAMES/JUDITH								
LISTING HISTORY		NOTES												
04/12/22	RWPR	NATURAL;SEP#1995005067-A;CO#2007-14 FOR BP#03-0103; FULL REAR DORM NOT SIDED, FEW WINDOWS NOT INSTALLED & SOME EXT TRIM NEEDED; 11/17; TQF OPEN STUD ONLY W/PARTIAL SUBFLR (2BDRMS, 1 BTH), SUBFLR FFF ONLY W/MISSING TRIM, UNFIN STAIRS + FIN WORK NEEDED= UC; KIT FORMICA/OAK; BMG OPEN TO BMU - LEFT AS 20X12; DEK FOOTERS OUT FRONT BUT NO PLANS TO FIN; BMU FLR CRACKED; CK UC; 3/19; NOH=EST NC AS NC TO EXT SEEN; 1/20; NOH; EST NC; 1/21 NOH; NC SEEN EST NONE INT; 4/22; NOH; NC EXT; CK 23;												
01/05/21	KEPR													
01/31/20	KEPR													
03/11/19	KEPR													
11/01/17	ADCL													
09/19/17	INSP													
01/25/16	ADPR	MARKED FOR INSPECTION												
03/25/15	ADPR													
EXTRA FEATURES VALUATION										MUNICIPAL SOFTWARE BY AVITAR				
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	WINCHESTER ASSESSING OFFICE						
SHED-WOOD	110	10 x 11	205	10.00	40	902								
PATIO	1,008	14 x 72	76	7.00	10	536	LIMITED VALUE							
							1,400							
PARCEL TOTAL TAXABLE VALUE														
Year	Building	Features	Land											
2020	\$ 105,100	\$ 1,400	\$ 48,300											
				Parcel Total: \$ 154,800										
2021	\$ 105,100	\$ 1,400	\$ 48,300											
				Parcel Total: \$ 154,800										
2022	\$ 105,100	\$ 1,400	\$ 48,300											
				Parcel Total: \$ 154,800										
LAND VALUATION										LAST REVALUATION-2020				
Zone: RURAL Minimum Acreage: 1.00 Minimum Frontage: 200										Site: FAIR 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	1.000 ac	56,000	E	100	95	95	95	95 -- MILD	100	45,600	0	N	45,600	
EXEMPT-MUNIC	3.000 ac	x 1,000	X	100				90 -- ROLLING	100	2,700	0	N	2,700	
	4.000 ac									48,300			48,300	

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS
	WINCHESTER, TOWN OF	DistrictPercentage	Model: 1.75 STORY FRAME LOG HOME
	1 RICHMOND RD.		Roof: GABLE OR HIP/ASPHALT
	WINCHESTER, NH 03470		Ext: LOGS
PERMITS			
DatePermit IDPermit TypeNotes			
			Int: WOOD/LOG/DRYWALL
			Floor: HARDWOOD
			Heat: OIL/HOT WATER
			Bedrooms: 3Baths: 2.0Fixtures: 7
			Extra Kitchens:Fireplaces:
			A/C: NoGenerators:
			Quality: A1 AVG+10
			Com. Wall:
			Size Adj: 0.9460Base Rate: EXH 86.00
			Bldg. Rate: 1.0302
			Sq. Foot Cost: \$ 88.60



BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
BMU	BSMNT	880	0.15	132
TQF	3/4 STRY FIN	1120	0.75	840
FFF	FST FLR FIN	1120	1.00	1120
BMG	BSMNT GARAGE	240	0.20	48
OPF	OPEN PORCH	64	0.25	16
GLA:	1,960	3,424		2,156



Terra-Map
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Town of WINCHESTER

Cheshire County New Hampshire

LEGEND

Parcel Number(PID)	12
Parcel Acreage	2 Ac.
Frontage (feet)	340'
Lakes and Ponds	
Rivers	
Wetlands	
Power Lines	
Boston & Maine Railroad	
Town Owned	
Right of Way	
Private / Not Maintained	
Leased Lots	

SCALE

250 0 500 1000 1500 2000

MAP 4

Revised April 1, 2021

For Assessment Purposes
Not to be used for conveyances