

PUBLIC AUCTION

(3) TOWN OWNED PROPERTIES IN DANBURY, NH SINGLE FAMILY HOME & VACANT LOTS

Saturday, October 29, 2022 @ 10:00 AM
(Registration from 9:00 AM)

Sale to be held at: **DANBURY TOWN HALL, 23 High Street, Danbury, NH**

ID#22-206 • We have been retained by the Town of Danbury, NH to sell at PUBLIC AUCTION these (3) town-owned properties. These properties have a total assessed value of \$194,360 and appeal to first time homebuyers, investors, builders, or abutters.

Sale #1: 714 Waukeena Lake Road (Tax Map 408, Lot 77)



1 story camp style home located on a 0.88 ± acre lot just over a mile from Waukeena Lake • 1964 built home features 480± SF GLA, 3 RMS, 1 BR, enclosed porch, carport, fireplace, detached shed and propane heat. Served by private well, septic will be required. • Assessed Value: \$102,900. 2021 Taxes: \$1,852.

Sale #2: 88 High Street (Tax Map 201, Lot 26)

0.31± acre lot with foundation from fire located just off Rt.4 • Lot has multiple sheds and onsite well and septic • Assessed Value: \$49,640. 2021 Taxes: \$894.

Sale #3: Taylor Hill Road (Tax Map 410, Lot 37)

5.7± acre lot located just off Rt.104. Lot contains a garage in need of repair and is heavily wooded & relatively flat in topography • Assessed Value: \$42,000. 2021 Taxes: \$756.

10% BUYER'S PREMIUM DUE AT CLOSING

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

TERMS: \$5,000 non-refundable deposit per property by cash, certified check/bank check or other tender acceptable to the Town of Danbury 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 Danbury confirmation. The Town of Danbury 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 29th day of October, 2022, by and between the Town of Danbury, a municipal corporation organized under the laws of the State of New Hampshire, having a principal place of business at 23 High Street, Danbury, New Hampshire 03230 (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 Danbury, 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 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 Danbury Town Offices, 23 High Street, Danbury, NH. **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:

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

TOWN OF DANBURY

BUYER

By: _____

By: _____

Its: _____

Its: _____

Duly authorized

Duly authorized

Date: _____

Date: _____

Witness: _____

Witness: _____

Town of Danbury

Docket Number: 202100008417
Recorded in Merrimack County, NH
Susan Cragin, Register
BK: 3731 PG: 1755, 3/31/2021 1:56 PM
RECORDING \$10.00
SURCHARGE \$2.00

TAX COLLECTOR'S DEED
KNOW ALL MEN BY THESE PRESENTS

B
10-55
2-21

That I, TRICIA J. TAYLOR, Tax Collector for the Town of DANBURY, in the County of MERRIMACK and State of New Hampshire for the year 2020, by the authority vested in me by the laws of the State, and in consideration of **\$1899.68** paid by the Town of Danbury, located at 23 High St in Danbury, NH 03230 do hereby sell and convey to the said Town of DANBURY a certain tract or parcel of land situated in the Town of DANBURY, NH aforesaid, taxed by the Selectmen/Assessors in 2017 to:

Alice Sysak

And described in the invoice books as:

Map/Lot 408-077-000 located at 714 Waukeena Lake Rd

Consisting of 0.88 acres of land, including any buildings thereon.

This deed is the result of the tax lien execution held at the Tax Collector's Office at 23 High St, Danbury, NH on **07/02/2018**, to have and to hold said Premises, with the appurtenances, to said Town's successors/heirs and assigns forever. And I hereby covenant with said Town 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 **5th day of November** in the year of our Lord 2020.

Tricia J. Taylor
Town of Danbury
Tax Collector

State of New Hampshire, County of Merrimack

On November 5th, 2020, Tricia J. Taylor, the above named, personally appearing and acknowledged the foregoing instrument to be her voluntary act and deed. Before me,

Notary / J.P.

My commission expires:

December 21, 2021



Town of Danbury
EXEMPT PROPERTY ASSESSMENT RECORD


Date Printed: 9/08/2022
Assessment Year: 2021

Map & Lot: 408-077-000

Location: 714 WAUKEENA LAKE RD

Parcel ID: 000555

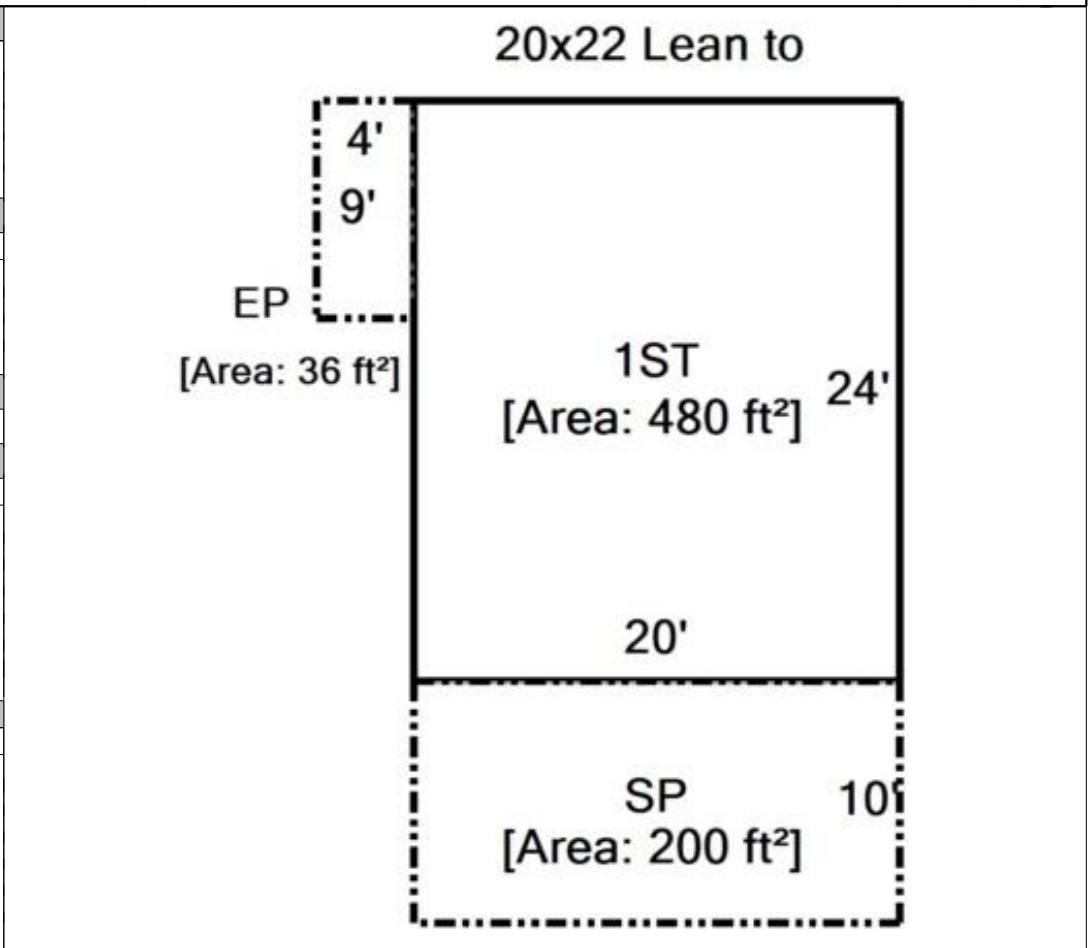
Card: 1 of 1

Owner Information					Current Assessment Summary			Parcel Data							
TOWN OF DANBURY 23 HIGH STREET DANBURY, NH 03230					NICU Acres	0.8800		Neighborhood	DANBURY WOODS	Electric	Electric				
					CU Acres				Property Class	Exempt	Water	Well			
					Total Acres	0.8800		Prime Use		Exempt: Town	Waste				
					Living Area Sq. Ft.	480		Zone		P/U Year					
Sale History					Assessed Values										
Date	Grantor	Q/U/Class	Sale Price	Bk/Page	NICU Land	\$81,800						Topography	Rolling		
3/31/2021	SYSAK ALICE M	U/ Tax Deed		3731/1755	Current Use							Road Surface	Unpaved		
10/04/2010	PARKINSON LEON A & DOROTHY A	U/ Changes After Sale	\$27,000	3217/727	Total Land	\$81,800						Special District			
4/10/2009	PARKINSON JEFFREY S	U/ Family Sale		3121/1461	Improvements	\$21,100									
					Total Assessment	\$102,900									
					Total Market Value	\$102,900									
Notes															
FUNCTIONAL - 2018: CRUMBLING FPL 2017 M&L FOR 2021 REVAL - ADJUSTED FLOORS 2010 M&L - ADJ'D SKTCH, FLRS, WALLS, HEAT, COND, RMV'D SHED, KITCH SINK & WATER HEATER.															
Assessed Land Valuation								Visit History							
Land Type	Area	#Units	Frontage	Base Value	Adjustments	Adj. Factor	Final Value	Date	Reason	By					
HOMESITE IMPROV	0.880			86,120	Lacks Septic	0.95	\$81,800	6/19/18	Measure - Exterior	JJ					
								8/12/11	Sales Review - Ext	CLP					
								10/11/10	Measure & Interior	SB					
Assessment History															
	Date	Land	Curr. Use	Improvements	Total										
	12/03/21	81,800		21,100	102,900										
	12/31/20	27,700		23,900	51,600										
	12/24/19	27,700		23,900	51,600										
	12/31/18	27,700		23,900	51,600										
	10/01/16	27,700		23,900	51,600										
Current Use															
Land Type	Acres	Location	Grade	Site	CU Rate/SPI	Rate/Acre	Rec/Adj	Ratio	CU Value						
Building Permits															
	Date	Type	Number	Status											

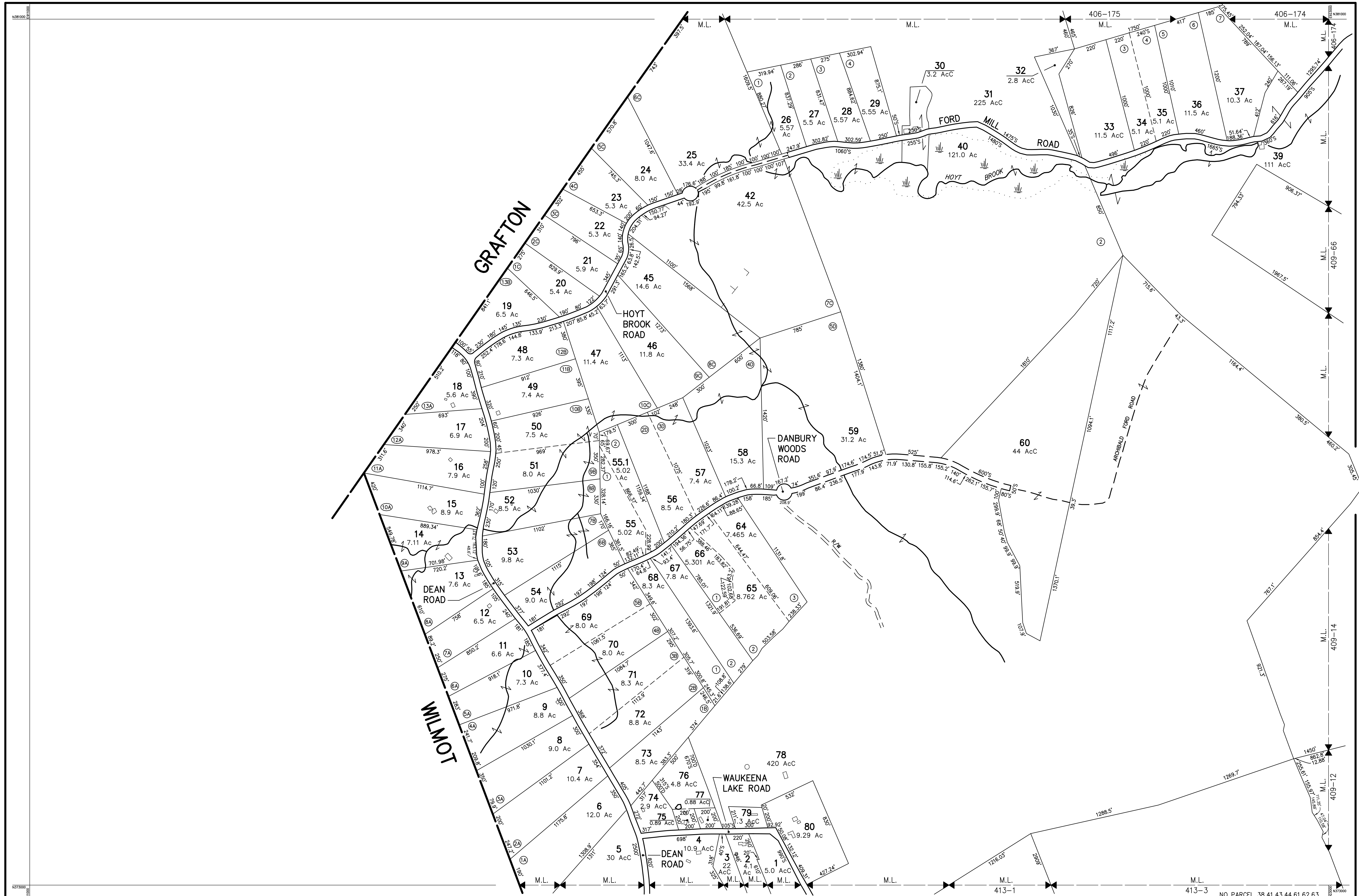
General Information		Building Computation	
Prop. Class	Exempt	Base Value	\$65,459
Building Style	Cabin/Camp Year Rnd (1)	Size Adj. Factor	1.00
Year Built	1964	Building Adj.	-\$3,240
Effective Year	1964	Grade Adj. Factor	0.65
Grade/Quality	Low	Extra Features	\$3,000
Condition	Poor	Replacement Cost	\$43,442
# of Rooms	3	Influences/Obsolescence	
#of Bedrooms	1	Depreciation %	51
Color	Tan	Functional Obs %	5
Foundation	None	External Infl. %	0
Framing	Wood frame	% Unfinished	0
Insulation	Partial	Depreciated Value	20,223
Roof Type	Gable	Location Adj.	
Roof Material	Asphalt shingles	Building Value	\$20,200
Exterior Siding	Plywood Sheathing	Plumbing Fixtures	
Flooring	Linoleum	# 2-Fixture Baths	0
Interior Walls	Paneling	# 3-Fixture Baths	1
Heating Fuel	Propane	# 4-Fixture Baths	0
Heating Type	Wall/Floor Furnace	# 5-Fixture Baths	0
Cooling Type	None	# Extra Fixtures	0
		# Kitchen Sinks	0
		# Hot Water	0

Building Adjustments			Extra Features		
Description	#/sf	Amount	Description	#/sf	Amount
EXTRA FIXTURES	-2	-\$1,800	Fireplace- Masonry	1	\$3,000
EXTERIOR SIDING	480	\$-480			
FLOORING MATERIAL	480	\$-240			
INTERIOR WALLS	480	\$-240			
HEATING SYSTEM	480	\$-480			

Building Segments						
Segment	Area			Rate / Sq. Ft.	Base Value	% Unf
	Sketch	Living	Effective			
1ST	480	480	480	120.61	\$57,893	
EP	36		36	48.89	\$1,760	
SP	200		200	29.03	\$5,806	



Outbuildings													
Description	Year	Size or Units	Base Value	Size Adj.	Grade/Adj.	Condition / Depr.	FO %	% Unf.	Value				
Lean-to	1970	20 x 22	\$700	1.00	Low 1.00	FR			\$700				
PRIVY		9 x 12	\$200	1.00	Avg 1.00	AV			\$200				



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.

PHOTOGRAPHY DATE: APRIL 18, 1995

COMPLETION DATE: JANUARY 31, 1996

PRODUCED IN 1996 BY

CAI Technologies
Precision Mapping. Geospatial Solutions.

11 PLEASANT STREET, LITTLETON, NH 03561
800.322.4540 - WWW.CAI-TECH.COM

LEGEND

AREA SURVEYED	Ac
AREA CALCULATED	AcC
RECORD DIMENSION	100'
SCALED DIMENSION	100'S
MATCH LINE	← M.L. →	
WATER	~~~~~	

EXEMPT PROPERTY	Ⓢ
SUBDIVISION LOT NO.	Ⓣ
BUILDING	▭
RIGHT OF WAY/ACCESS	—
COMMON OWNERSHIP	—
WETLANDS	Ⓜ

SCALE 1" = 400'

REVISOR TO :

FEET 0 100 200 300 400 500 600 700 800 900 1000 1100 1200

METERS 0 100 200 300

PROPERTY MAPS

DANBURY

NEW HAMPSHIRE

INDEX DIAGRAM

406	407
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MAP NO. **408**

NO PARCEL 38,41,43,44,61,62,63