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

NAA Auctioneer

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: _____ Duly authorized	Its: _____ Duly authorized
Date: _____	Date: _____
Witness: _____	Witness: _____

TOWN OF DANBURY
23 HIGH STREET
DANBURY, NH 03230

Docket Number: 202100023557
Recorded in Merrimack County,NH
Susan Cragin, Register
BK: 3758 PG: 1065, 9/13/2021 11:27 AM
RECORDING $10.00
SURCHARGE $2.00

B
10 58
2 00

TAX COLLECTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS

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 2018, by the authority vested in me by the laws of the State, and in consideration of **$452.79** 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 2018 to:

Armando Decarolis Jr

And described in the invoice books as:

Map/Lot 410-037-000 located at Taylor Hill Rd

Consisting of 5.70 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 06/03/2019, 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 **1st day of September** in the year of our Lord 2021.

Tricia J. Taylor
Town of Danbury
Tax Collector

State of New Hampshire, County of Merrimack
On September 1st, 2021, Tricia J. Taylor, the above named, personally appearing and acknowledged the foregoing instrument to be her voluntary act and deed. Before me,

Notary / ~~JP~~

My commission expires:

KAREN M. PADGETT
STATE OF
MY
COMMISSION
EXPIRES
DECEMBER 21,
2021
NEW HAMPSHIRE
NOTARY PUBLIC

Town of Danbury

EXEMPT PROPERTY ASSESSMENT RECORD

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

Map & Lot: 410-037-000 **Location: TAYLOR HILL RD** **Parcel ID: 002279** **Card:** 1 **of** 1

Owner Information

TOWN OF DANBURY

23 HIGH STREET

DANBURY, NH 03230

Current Assessment Summary

NICU Acres	5.7000
CU Acres	
Total Acres	5.7000
Living Area Sq. Ft.	

Parcel Data

Neighborhood	RESIDENTIAL - 1	Electric	Electric
Property Class	Exempt	Water	
Prime Use	Exempt: Town	Waste	
Zone		P/U Year	
Topography	Rolling		
Road Surface	Unpaved		
Special District			

Sale History

Date	Grantor	Q/U/Class	Sale Price	Bk/Page
9/13/2021	DECAROLIS ARMANDO JR	U/ Tax Deed		3758/1065
6/06/2011	RANSOM JAMES A	U/ In Lieu of Forclosur		3257/1899
1/19/2004	MAIBAUM STEPHEN J	Q/	$29,900	2681/1740
2/14/2003	BROWNELL, WILMER & MARY	Q/	$24,000	2462/1650

Assessed Values

NICU Land	$41,500
Current Use	
Total Land	$41,500
Improvements	$500
Total Assessment	$42,000
Total Market Value	$42,000

Notes

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2018 PICKUP - SEPTIC CONSTRUCTION APPROVAL IN 2016 - CHECK FOR NEW CONSTRUCTION - NO BUILDING PERMITS ISSUED -
N/C - FLAG REMOVED
2012 Pick-up - CHECK FOR NEW CONSTRUCTION
2011 Sale - Deed In Lieu of Forclosure
FOR SALE: - 8/2011: $39,900 - INCLUDES PARK MODEL TRAILER;  LOT HAS 3 BEDROOM SEPTIC DESIGN
2010 M&L - FOR 2011 REVAL
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Assessed Land Valuation

Land Type	Area	#Units	Frontage	Base Value	Adjustments	Adj. Factor	Final Value
HOMESITE VACAN	1.000			32,000			$32,000
FRONTAGE	2.000		941	5,000			$5,000
REAR ACRES	2.700			4,452			$4,500
							$41,500

Current Use

Land Type	Acres	Location	Grade	Site	CU Rate/SPI	Rate/Acre	Rec/Adj	Ratio	CU Value

Visit History

Date	Reason	By
2/06/19	Outbuilding Only	JJ
4/13/18	Pick-up Exterior	JJ
11/29/10	Measure - Exterior	JB

Assessment History

Date	Land	Curr. Use	Improvements	Total
12/03/21	41,500		500	42,000
12/31/20	31,500		1,000	32,500
12/24/19	31,500		1,000	32,500
12/31/18	31,500		1,000	32,500
12/31/17	31,500		1,000	32,500

Building Permits

Date	Type	Number	Status
9/14/2016	Septic Construction	eCA2016091414	Appvl
7/19/2011	Septic Construction	CA2011105338	Appvl

Map/Lot #: 410-037-000 **Location:** TAYLOR HILL RD **Owner:** TOWN OF DANBURY **Card:** 1 **Of** 1

General Information	
Prop. Class	Exempt
Building Style	Outbuilding Only (1)
Year Built	0
Effective Year	0
Grade/Quality	
Condition	
# of Rooms	0
#of Bedrooms	0
Color	
Foundation	
Framing	
Insulation	
Roof Type	
Roof Material	
Exterior Siding	
Flooring	
Interior Walls	
Heating Fuel	
Heating Type	
Cooling Type	

Building Computation	
Base Value	$0
Size Adj. Factor	1.00
Building Adj.	$0
Grade Adj. Factor	0.00
Extra Features	$0
Replacement Cost	$0
Influences/Obsolescence	
Depreciation %	0
Functional Obs %	0
External Influ. %	0
% Unfinished	0
Depreciated Value	0
Location Adj.	
Building Value	$0
Plumbing Fixtures	
# 2-Fixture Baths	0
# 3-Fixture Baths	0
# 4-Fixture Baths	0
# 5-Fixture Baths	0
# Extra Fixtures	0
# Kitchen Sinks	0
# Hot Water	0

Building Adjustments

Description	#/sf	Amount

Extra Features

Description	#/sf	Amount

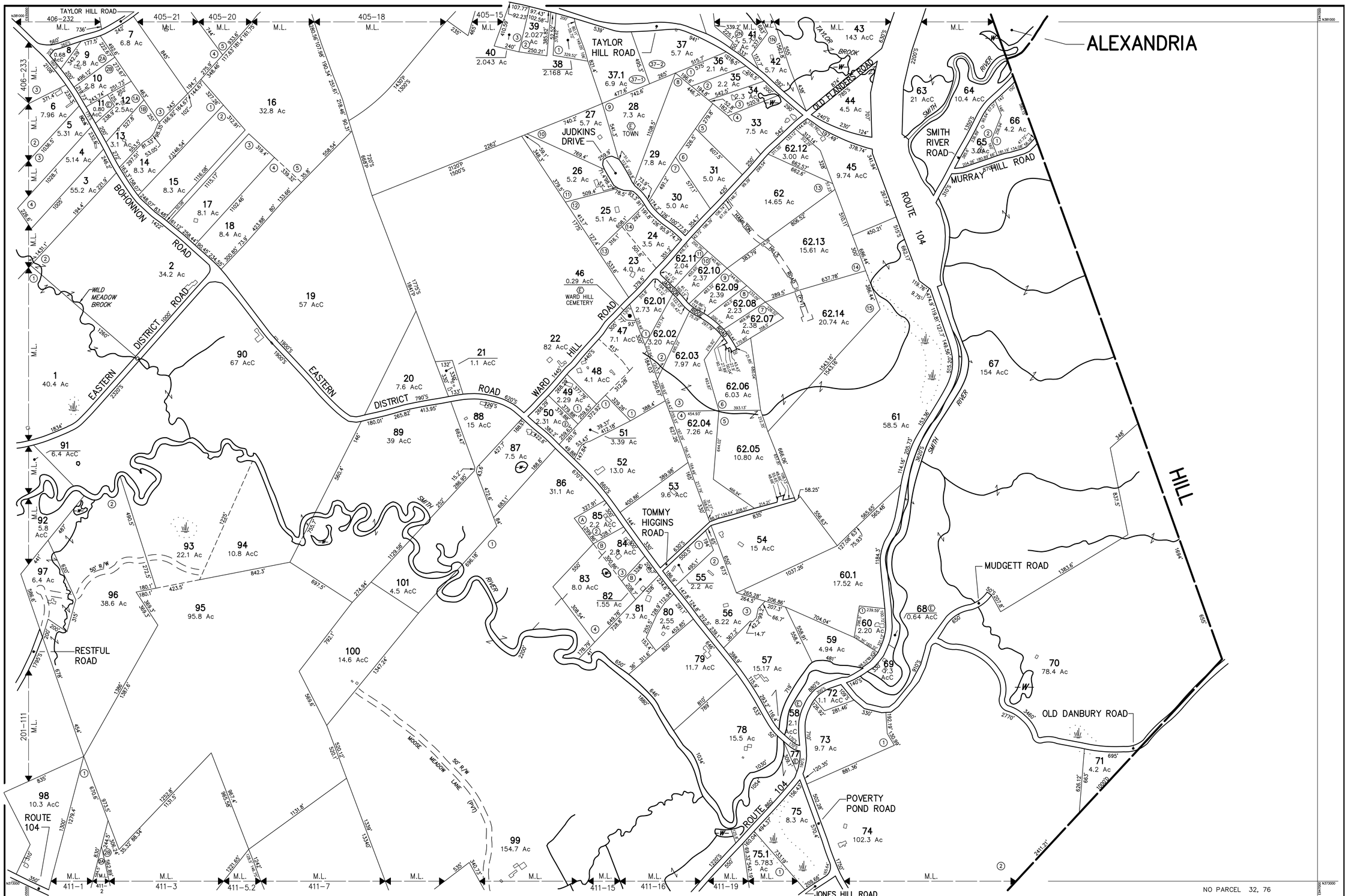
Building Segments

Segment	Area Sketch	Area Living	Area Effective	Rate / Sq. Ft.	Base Value	% Unf
Total Building Segments:	**0**	**0**	**0**			

Outbuildings

Description	Year	Size or Units	Base Value	Size Adj.	Grade/Adj.	Condition / Depr.	FO %	% Unf.	Value
Garage - 1 st	1960	12 x 18	$500	1.00	Low+ 1.00	PR			$500

Main Building: **$0** **Outbuildings:** **$500** **Total Buildings on Card:** **$500**



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	W
EXEMPT PROPERTY	E
SUBDIVISION LOT NO.	2
BUILDING	
RIGHT OF WAY/ACCESS	R/W
COMMON OWNERSHIP	OR
WETLANDS	

SCALE 1" = 400'

FEET: 200 0 400 800 1200

METERS: 100 0 100 200 300

REVISED TO :

PROPERTY MAPS

DANBURY

NEW HAMPSHIRE

INDEX DIAGRAM

406	405
409	
412	411

GN N

MAP NO. 410