

PUBLIC AUCTION

(6) TOWN OWNED PROPERTIES IN HOOKSETT, NH 5-LOT SUBDIVISION · BARN ON 0.14± LOT · VACANT LOTS

Saturday, April 8, 2023 at 10:00 AM

Registration from 9:00 AM

ID#23-117 · We have been retained by the Town of Hooksett to sell at PUBLIC AUCTION these (6) town-owned properties. Great opportunity for investors, builders, or abutters.

Sale to be held at:
**UNDERHILL SCHOOL,
2 Sherwood Drive, Hooksett, NH**

SALE #1: Off Pleasant Street (Tax Map 2, Lots 33-18-3,4,5,6,7) 5-Lot previously approved subdivision located off of Pleasant St. to be sold as an entirety. These MDR zoned lots range in size from 1.06± acres to 1.56± acres, access is via a right of way located between 49 & 51 Pleasant St. Plan Reference: MCRD Plan #12214. Total Assessed Value: \$121,400. 2022 Taxes: \$2,920. Deposit: \$10,000

SALE #2: 16 Highland Street (Tax Map 6, Lot 63) Vacant 0.36± acre partially wooded lot w/ 120' FF on Highland Street within the UR (Urban Residential District). Lot is irregularly shaped and is located between 12 & 18 Highland Street. Town water and sewer available. Assessed Value: \$71,800. 2022 Taxes: \$1,727. Deposit: \$5,000

SALE #3: 78 Merrimack Street (Tax Map 5, Lot 23)
Vacant 6.14± acre lot located along Merrimack Street across from Lambert's Park and the Hooksett boat ramp. The lot has views of the Merrimack River, is heavily wooded and slopes up significantly from the road. The lot is zoned MDR (Medium Density Residential) and has 63.37± FF along Merrimack Street as well as frontage on Dundee Street. Assessed Value: \$74,400. 2022 Taxes: \$1,789. Deposit: \$5,000

SALE #5: 5 Edgewater Drive (Tax Map 5, Lot 46)
Barn w/ loft (poor condition) on a 0.14± acre lot located just off Rt. 3A. The Industrial zoned lot is relatively flat and overlooks the Merrimack River and the Hooksett Falls. This lot abuts 7 Edgewater Road (sale #6). Assessed Value: \$22,200. 2022 Taxes: \$534. Deposit: \$2,500

SALE #4: Merrimack Street (Tax Map 5, Lot 25-1)
Vacant 0.06± acre lot with 37± FF abuts 78 Merrimack Street (sale #3) is across from Lambert's Park and the Hooksett boat ramp. Lot is heavily wooded and slopes up significantly from the road and has views of the Merrimack River. Zoning is URD (Urban Residential District). Assessed Value: \$6,200. 2022 Taxes: \$149. Deposit: \$2,500

SALE #6: 7 Edgewater Drive (Tax Map 5, Lot 47) Vacant 0.11± acre triangular shaped MDR (Medium Density Residential) zoned lot located just off Rt. 3A offering great views of the Merrimack River and the Hooksett Falls. This lot abuts 5 Edgewater Drive (sale #5) and is lightly wooded and slopes down to the rear. Assessed Value: \$6,400. 2022 Taxes: \$154. Deposit: \$2,500



10% BUYER'S PREMIUM DUE AT CLOSING

Previews: Lots are marked and a drive-by is recommended.

Terms: All deposits are non-refundable and must be presented in the form of cash or bank/certified check at registration. NO PERSONAL CHECKS. Balance of purchase price along with buyer's premium due within 30 days from sale. Sales are subject to confirmation. The Town of Hooksett 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, 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 8th day of April, 2023, by and between the Town of Hooksett, a municipal corporation organized under the laws of the State of New Hampshire, having a principal place of business at 35 Main Street, Hooksett, New Hampshire 03106, (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 Hooksett, 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 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. Further, the Town does not in any way warranty or guarantee the availability of any municipal land use permits, including building permits, zoning approvals or any other similar permits. It shall be the responsibility of the BUYER to apply for any required permits to the appropriate departments of the Town of Hooksett.

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 Hooksett Town Offices, 35 Main Street, Hooksett, NH 03106. Time is of the essence.

**TOWN OF HOOKSETT, 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.

TAXES, UTILITIES: BUYER shall be responsible for any and all taxes and utilities assessed or incurred as of _____.

RECORDING FEES AND TRANSFER TAX: BUYER shall be responsible for all recording fees and transfer taxes, which may be assessed with respect to this conveyance, and shall provide all necessary forms to the Town, and shall cause same to be filed as required by law.

RISK OF LOSS: Risk of loss from any cause shall be upon the Seller until the transfer of the property covered hereby.

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.

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.

MISCELLANEOUS: This instrument, executed in duplicate, is to be construed as a New Hampshire contract; is to take effect as a sealed instrument; sets forth the entire contract between the parties; is binding upon and enures to the benefit of the parties and their respective heirs, devisees, executors, administrators, successors, agents and assigns; and may be canceled, modified or amended only by a written instrument signed by both the SELLER and the BUYER.

ADDITIONAL PROVISIONS:

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

TOWN OF HOOKSETT

By: _____

Its: _____
Duly authorized

Date: _____

Witness: _____

BUYER

By: _____

Its: _____
Duly authorized

Date: _____

Witness: _____

TOWN OF HOOKSETT
35 MAIN ST
HOOKSETT NH 03106

MERRIMACK COUNTY RECORDS *Heidi L. Gray*, CPG, Registrar

Know all Men by these Presents

10/19
2/13

That I, Kimberly A. Blichmann Tax Collector for the Town of Hooksett. In the County of Merrimack and State of New Hampshire, for the year 2012 by the authority vested in me by the laws of the State, and in consideration of \$9,692.14

To me paid by the Town of Hooksett, a municipal corporation, located at 35 Main Street Hooksett NH. Do hereby sell and convey to the said Town of Hooksett, successors and assigns, a certain tract or parcel of land situated in the Town of Hooksett, N.H. Taxed by the Town Council/ Assessors in 2012 to Joseph L. Hebert and Patrick L. Hebert
And described in the Invoice Books as:

Land Only 16 Highland Street
Map/Lot 0006-0063
Account Number 2198
Serial number 1974

This deed is the result of the tax lien execution held at the Hooksett Municipal Building in the Town of Hooksett, New Hampshire, on the 26 day of April 2013.

To have and to hold the said Premises with the appurtenances to the said Town of Hooksett, successors and assigns forever. And I hereby covenant with the said Town of Hooksett 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 the manner aforesaid.

In Witness Whereof, I have hereunto set my hand and seal, the 29th day of May, two thousand, fifteen.

Kimberly A. Blichmann

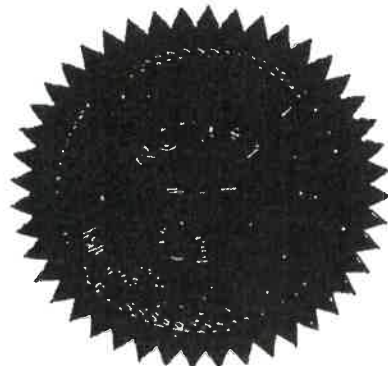
Kimberly A Blichmann CTC
Tax Collector

State of New Hampshire *Merrimack* ss. *5/30, 2015*
Personally appearing *Kim Blichmann* above named and acknowledged the foregoing instrument to be his/her voluntary act and deed, Before me:

Lee Ann Moynihan

Notary Public
Justice of the Peace

LEE ANN MOYNIHAN, Notary Public
My Commission Expires May 23, 2019



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								
TOWN OF HOOKSETT		4	Rolling	2	Public Water	1	Paved	2	Suburban	Description	Code	Appraised	Assessed	2115 HOOKSETT, NH				
				3	Public Sewer					EXM LAND	9035	71,800	71,800					
35 MAIN STREET HOOKSETT NH 03106		SUPPLEMENTAL DATA										VISION						
		Alt Prcl ID 00006 00063 00000		SUB-DIV		ACCOUNT 3238		WARD 2		PREC. VIL			INVENTO NO		GIS ID 442		Assoc Pid#	
										Total		71,800	71,800					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)				
TOWN OF HOOKSETT				3479	2368	06-02-2015		U	V	9,692		35	Year	Code	Assessed	Year	Code	Assessed
HEBERT, JOSEPH L.				2307	0695	10-29-2001		U	I	0		1F	2021	9035	71,800	2020	9035	71,800
HEBERT, LEON J.				0	0	12-09-1993		U	I	0		1F						
HEBERT, LEON J & CHRISTINE				1269	0967	03-25-1976		U	I	0								
HEBERT, LEON J.				0	0			U	I	0								
										Total		71,800	Total	71,800	Total	71,800	Total	71,800
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description		Amount		Code	Description	Number	Amount	Comm Int								
				Total		0.00												
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY								
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)					0			
0001										Appraised Xf (B) Value (Bldg)					0			
										Appraised Ob (B) Value (Bldg)					0			
										Appraised Land Value (Bldg)					71,800			
										Special Land Value					0			
										Total Appraised Parcel Value					71,800			
										Valuation Method					C			
										Total Appraised Parcel Value					71,800			
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result			
86-96	04-10-1986	RS		46		0		NEW ROOF/		06-20-2018	KL			56	Field Review			
										06-22-2012	TH			18	Data Correction			
										06-18-2012	TH			58	Land Change			
										09-02-2011	TH			43	Change Reinspection			
										03-16-2011	CA			12	Drive-by			
										09-23-2008	TH			56	Field Review			
										06-04-2007	TH			43	Change Reinspection			
LAND LINE VALUATION SECTION																		
B	Use Co	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value		
1	9035	MUNICIPAL	URD			15,757 SF	5.36	1.00000	1	1.00	40	0.850			0	4.56	71,800	
Total Card Land Units						0.36	AC	Parcel Total Land Area: 0.36						Total Land Value				71,800

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style:	99	Vacant Land									
Model:	00	Vacant									
Grade:											
Stories:											
Occupancy											
Exterior Wall 1											
Exterior Wall 2											
Roof Structure:											
Roof Cover											
Interior Wall 1											
Interior Wall 2											
Interior Flr 1											
Interior Flr 2											
Heat Fuel											
Heat Type:											
AC Type:											
Total Bedrooms											
Total Bthrms:											
Total Half Baths											
Total Xtra Fixtrs											
Total Rooms:											
Bath Style:											
Kitchen Style:											
Location Adj											
						MIXED USE					
						Code	Description			Percentage	
						9035	MUNICIPAL MDL-00			100	
										0	
										0	
						COST / MARKET VALUATION					
						RCN				0	
						Year Built				0	
						Effective Year Built					
						Depreciation Code					
						Remodel Rating					
						Year Remodeled					
						Depreciation %				0	
						Functional Obsol				0	
						External Obsol				0	
						Trend Factor				1	
						Condition					
						Condition %				100	
						Percent Good				60	
						RCNLD				0	
						Dep % Ovr					
						Dep Ovr Comment					
						Misc Imp Ovr					
						Misc Imp Ovr Comment					
						Cost to Cure Ovr					
						Cost to Cure Ovr Comment					
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area		0	0			0					

No Sketch





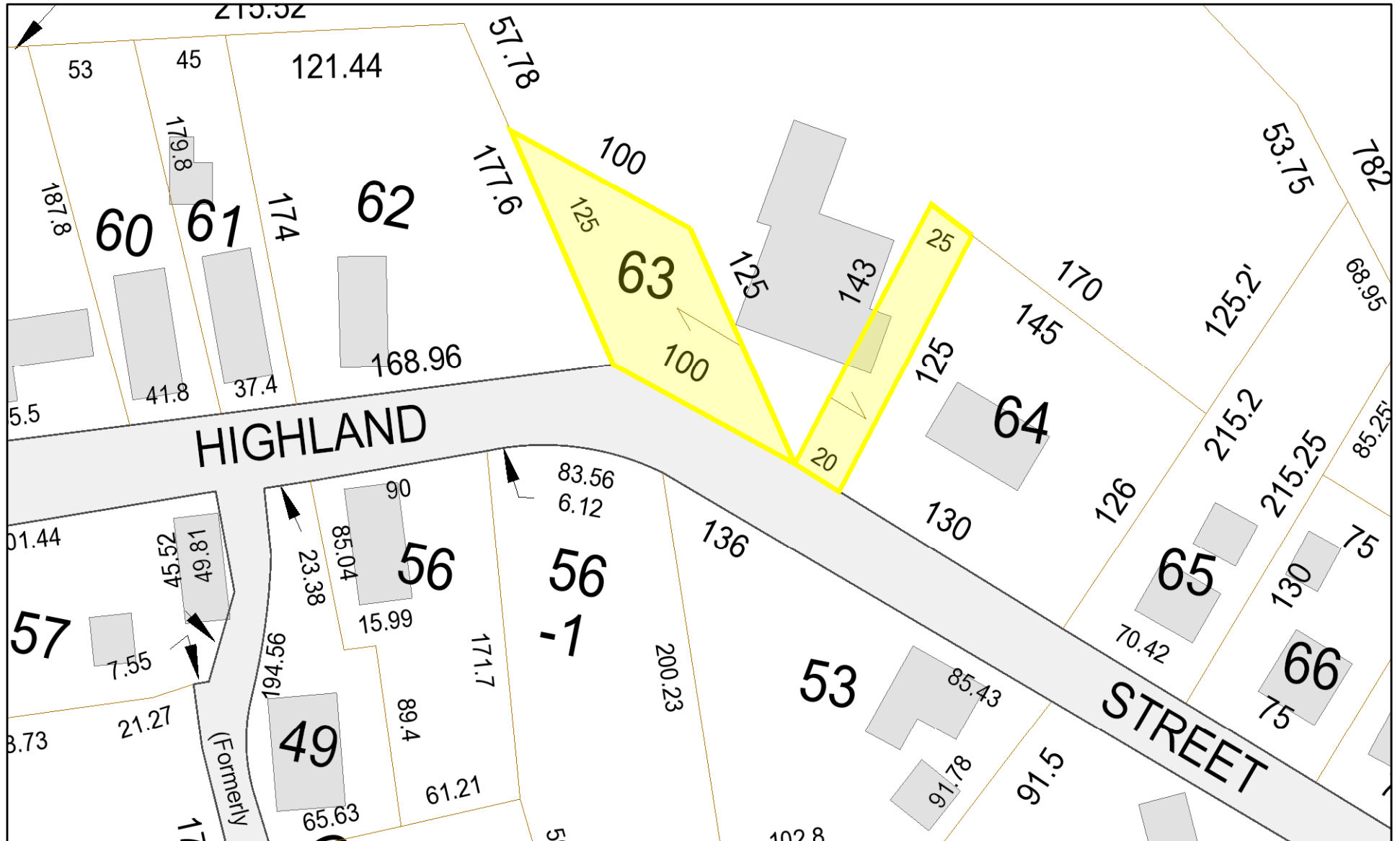
Hooksett, NH



November 28, 2022

1 inch = 68 Feet

www.cai-tech.com



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