

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 *Kate L. Gray* CPC, Registrar

Know all Men by these Presents

B
10/19
2015

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 \$782.65

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 Gregory L. Smith and Gail L. Smith
And described in the Invoice Books as:

Land Only 5 Edgewater Drive
Map/Lot 0005-0046
Account Number 636
Serial number 2298

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.

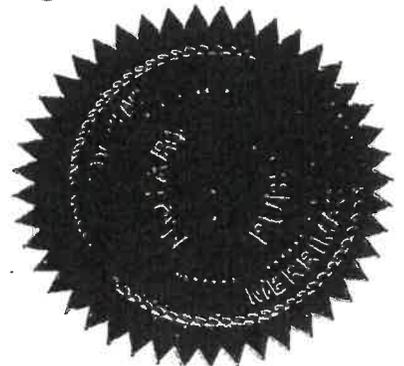
In Witness Whereof, I have hereunto set my hand and seal, the 29th day of May, two thousand, fifteen.

Kimberly A Blichmann CTC
Tax Collector

State of New Hampshire Merrimack ss. 5/29, 2015
Personally appearing Kim Blichmann above named and acknowledged the foregoing instrument to be his/her voluntary act and deed, Before me:

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		1 Paved	3 Rural	Description	Code	Appraised	Assessed	2115 HOOKSETT, NH	
								EXEMPT	9035	5,900	5,900		
35 MAIN STREET								EXM LAND	9035	16,300	16,300	VISION	
HOOKSETT NH 03106				SUPPLEMENTAL DATA									
				Alt Prcl ID 00005 00046 00000									
				SUB-DIV ACCOUNT 3238 WARD 2 PREC. VIL INVENTO YES 05/07/07 GIS ID 282				Assoc Pid#					
								Total				22,200	22,200

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
TOWN OF HOOKSETT							3479	2367	06-02-2015	U	V	783	1S	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SMITH, GREGORY L.							2056	1903	05-27-1997	Q	I	84,500	00	2021	9035	5,900	2020	9035	5,400	2019	9035	16,300
JENNISON, EDITH H.							0	0	11-01-1984	U	I	0	1F		9035	16,300		9035	16,300		9035	5,400
JENNISON, ROGER & EDITH H							0636	0345	01-01-1947	U	I	0										
BERRY, RUTH F. & LINCOLN H.							0000	0	04-04-1932	U	I	0										
							Total						22,200	Total	21,700	Total	21,700					

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																

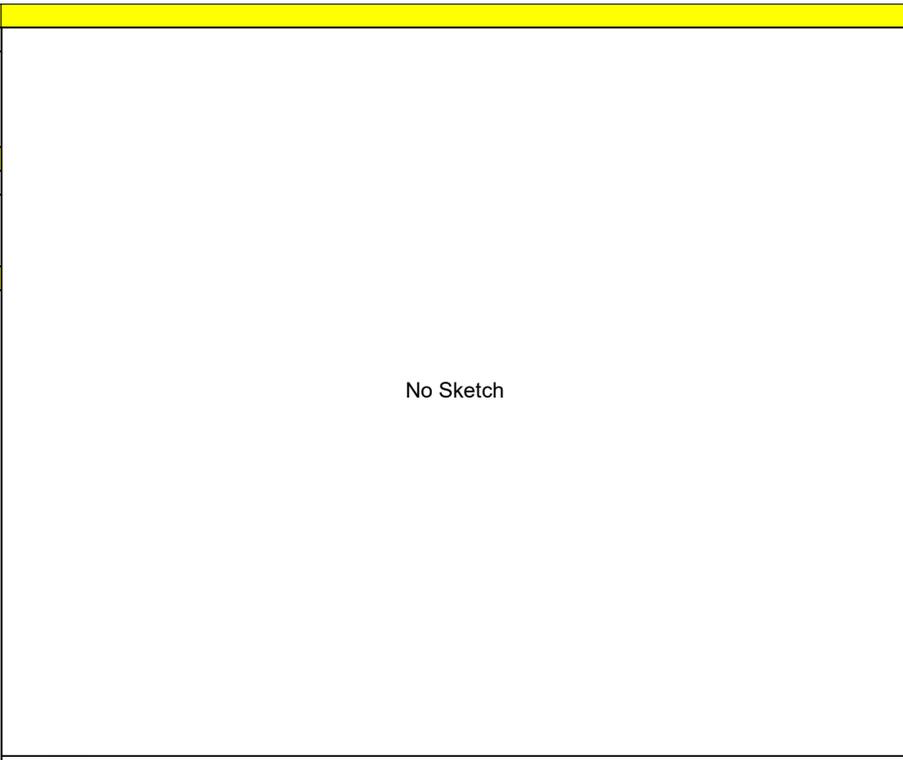
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method
0001					0	0	5,900	16,300	0	22,200	C
Total Appraised Parcel Value					22,200						

NOTES												VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			
OB+OB2=ATT												12-02-2020	BM			99	Vacant Land
3A NADS												06-07-2018	RT			56	Field Review
85X25												07-23-2013	SC			56	Field Review
2015-CORR LAND LINE TO EXEMPT												03-29-2011	JM			00	Measur+Listed
												09-09-2008	TH			56	Field Review
												11-21-2002	CN			00	Measur+Listed
												11-05-2002	CN			00	Measur+Listed

BUILDING PERMIT RECORD												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	IND			5,891 SF	13.05	1.00000	1	0.25	40	0.850			0	2.77	16,300

Total Card Land Units						0.14	AC	Parcel Total Land Area: 0.14						Total Land Value				16,300
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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	94	Accessory Bldg			
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		
			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
BRN3	1 STORY W/LO	L	720	30.00	1950		25		0.00	5,400
SHD1	SHED FRAME	L		13.00	2013		0		0.00	0
		L					100			
PAV3	ASPHLT PARKI	L	1	500.00			100		0.00	500

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



