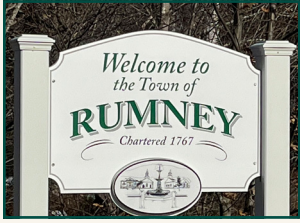


# PUBLIC AUCTION



## SINGLE FAMILY HOME & FORMER RESTAURANT BUILDING

Saturday, April 1, 2023 AT 10:00 AM



## 2 School Street, Rumney, NH

~ Sale to be held on site ~

ID#23-116 · We have been retained by the Town of Rumney, NH to sell this 1± acre corner lot w/ frontage on Rte. 25 featuring 2 buildings. Bldg. 1 is a 2¾ story New Englander built in 1850 offers 3,599± SF GLA, 7 BRS & 2 BA. Features include wood clapboard siding, open front wrap-around porch, attached storage area and FHW/Oil Heat. The adjacent detached 2-story former restaurant building features 2,623± SF GLA, 1 bath, open front porch, handicap ramp to rear deck, vinyl siding & gas heat. The property is served by well & septic (condition unknown). Tax Map 12, Lot 9-1. Assessed Value: \$206,200. 2022 Taxes: \$4,743.

**Auctioneers Note:** Please note that the deed conveyed at closing will grant the Town of Rumney the right to access the dry hydrant and pond that is adjacent to the property for maintenance and repair.



### 10% BUYERS PREMIUM PAYABLE TO AUCTIONEER DUE AT CLOSING

**TERMS:** To be sold as an entirety only. \$10,000 non-refundable deposit by cash, certified check, cashier's or treasurer's check, or other pre-approved payment by the town of Rumney at time of sale, closing within 30 days. Conveyance by Quitclaim Deed, sale is subject to town confirmation. **PREVIEW:** Friday, March 24 at 11am – 1pm and day of sale from 9:00am. The Town of Rumney reserves the right to reject any and all bids. The property will be 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.*

ADDITIONAL INFORMATION & PHOTOS ARE AVAILABLE ON OUR WEBSITE



**JSJ Auctions**  
SINCE 1982



45 Exeter Road, Epping, NH 03042, NH Lic. #2279  
603-734-4348 • [www.jsjauctions.com](http://www.jsjauctions.com)

**AGREEMENT AND DEPOSIT RECEIPT**

**THIS AGREEMENT** made this 1<sup>st</sup> day of April 2023, by and between the Town of Rumney, a municipal corporation organized under the laws of the State of New Hampshire, having a principal place of business at 79 Depot Street, Rumney, New Hampshire 03266 (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 Rumney, New Hampshire, known as:

Map: 12 Lot: 9-1 Address: 2 School Street, Rumney, NH 03266

PRICE: The SELLING PRICE is \$ \_\_\_\_\_

The BUYER'S NON-REFUNDABLE 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 Quitclaim Deed 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 of 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.

**AGREEMENT AND DEPOSIT RECEIPT  
(Cont'd)**

**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 Rumney Town Hall, 79 Depot Street, Rumney, NH. Time is of the essence.

**TITLE:** If the BUYER desired an examination of the title, BUYER shall pay the cost thereof, BUYER acknowledges that TITLE shall be transferred by Quitclaim Deed. 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 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:**

Please note that the deed conveyed at closing will grant the Town of Rumney the right to access the dry hydrant and pond that is adjacent to the property for maintenance and repair.

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

**TOWN OF RUMNEY**

By: \_\_\_\_\_

Its: \_\_\_\_\_

Duly authorized

Date: \_\_\_\_\_

Witness: \_\_\_\_\_

**BUYER**

By: \_\_\_\_\_

Its: \_\_\_\_\_

Duly authorized

Date: \_\_\_\_\_

Witness: \_\_\_\_\_



DocId:8657706  
Tx:4588153

# 22013450 09/29/2022 11:11 AM  
Book 4761 Page 84 Page 1 of 2  
Register of Deeds, Grafton County

*Lila Williams*

**TAX COLLECTOR'S DEED  
KNOWN ALL MEN BY THESE PRESENTS**

531

That I, Lila Williams, Tax Collector for the TOWN OF RUMNEY, in the County of Grafton and the State of New Hampshire, for the year 2022 by the authority in me vested by the laws of the State, and for consideration received by the TOWN OF RUMNEY, located at 79 Depot St, PO Box 275, Rumney, NH 03266, do hereby sell and convey to the TOWN OF RUMNEY, a certain tract or parcel of land situated in the TOWN OF RUMNEY, New Hampshire aforesaid, taxed by the Selectmen/Assessors in 2019 to:

**BISHOP, DANIEL  
INTERNAL REVENUE SERVICE  
ADVISORY CONSOLIDATED RECEIPTS  
NEW HAMPSHIRE REVENUE ADMINISTRATION  
COLLECTIONS DIVISION**

and described in the invoice books as:

Map: 000012 Lot: 009001 Sublot: 000000

Located At 2 SCHOOL ST

Consisting of 1.000 Acres of Land, Including Any Buildings Thereon, as Recorded at the Registry of Deeds in Book 4269, Page 0986.

The deed is the result of the tax lien execution held at the Tax Collector's Office in the above stated TOWN OF RUMNEY, in the State of New Hampshire on May 22, 2020 and recorded at the Registry of Deeds in Book 4522, Page 401, to have and to hold said Premises, with the appurtenances, to said TOWN OF RUMNEY's successors/heirs and assigns forever. And I hereby covenant with said TOWN OF RUMNEY, 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 19<sup>th</sup> day of September in the year of our Lord 2022.

Signed, Sealed and Delivered in the presence of:

*Isaac DeWever*  
Isaac DeWever

*Edward Haskell*  
Edward Haskell

*Robert Berti*  
Robert Berti

*Lila Williams*

Lila Williams  
Tax Collector, TOWN OF RUMNEY

State of New Hampshire  
County of Grafton

On this 19 day of Sept. 2022 personally appeared Lila Williams, Tax Collector who swore that the foregoing is true to the best of her knowledge and belief and acknowledged the foregoing instrument to be her free act and deed.

~~Notary Public/Justice of the Peace~~  
My Commission expires: \_\_\_\_\_

**Joseph G. Chivell II**  
Justice of the Peace - New Hampshire  
Commission Expires March 23, 2027

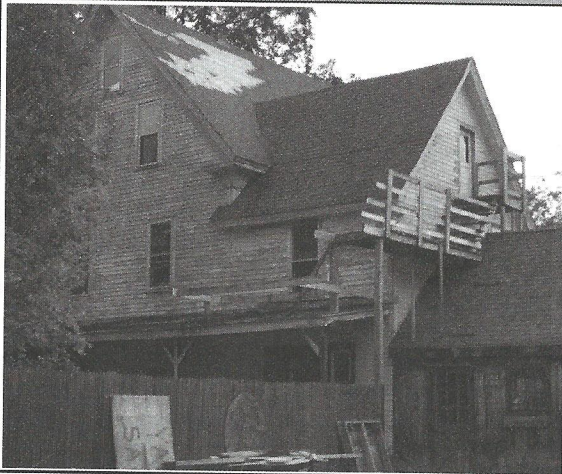


OWNER INFORMATION	SALES HISTORY	PICTURE																								
<b>RUMNEY, TOWN OF</b>  PO BOX 220  RUMNEY, NH 03266	<table border="1"> <thead> <tr> <th>Date</th> <th>Book</th> <th>Page</th> <th>Type</th> <th>Price</th> <th>Grantor</th> </tr> </thead> <tbody> <tr> <td>09/19/2022</td> <td></td> <td></td> <td>U I 50</td> <td></td> <td>1 BISHOP, DANIEL</td> </tr> <tr> <td>03/15/2017</td> <td>4269</td> <td>0986</td> <td>U I 47</td> <td>80,000</td> <td>FRANCIS, GORDON &amp;</td> </tr> <tr> <td>07/31/2007</td> <td>3433</td> <td>906</td> <td>Q I</td> <td>330,000</td> <td>EVANGELISTA, SAMUEL J</td> </tr> </tbody> </table>	Date	Book	Page	Type	Price	Grantor	09/19/2022			U I 50		1 BISHOP, DANIEL	03/15/2017	4269	0986	U I 47	80,000	FRANCIS, GORDON &	07/31/2007	3433	906	Q I	330,000	EVANGELISTA, SAMUEL J	
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08/18/21 JJRE 02/28/17 JBRM 08/23/11 JBRM 11 M&L 04/29/10 SBPU 2010 PICK-UP 06/03/09 JBPU 11/27/07 MPRL	WHITE; SERIAL #:000387 -- MAPNO:12-09-01. 09 FIN LIV AREA= 3951 SQ FT. FD=SOME OUTDATED. 10 PU: NEW ROOF ON STO SECTION, ADJ GAR TO STO. 11 M&L ADJ SKETCH.																									

EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVITAR				
Feature Type	Units	Lngh	x Width	Size Adj	Rate	Cond	Market Value	Notes			
									<b>RUMNEY ASSESSING OFFICE</b>		
									<b>PARCEL TOTAL TAXABLE VALUE</b>		
		<b>Year</b>	<b>Building</b>	<b>Features</b>	<b>Land</b>						
		2021	\$ 175,200	\$ 0	\$ 31,000						
					Parcel Total: \$ 206,200						
		2022	\$ 175,200	\$ 0	\$ 31,000						
					Parcel Total: \$ 206,200						
		2023	\$ 96,800	\$ 0	\$ 31,000(c)						
					Parcel Total: \$ 206,200						
					<b>(Card Total: \$ 127,800)</b>						

LAND VALUATION										LAST REVALUATION: 2019				
<b>Zone:</b> VILLAGE IMPRV		<b>Minimum Acreage:</b> 2.00		<b>Minimum Frontage:</b> 300				<b>Site:</b>		<b>Driveway:</b>		<b>Road:</b>		
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES	1.000 ac	31,000	E	100	100	100	100		100	31,000	0	N	31,000	LEVEL/ROLLING
	<b>1.000 ac</b>									<b>31,000</b>			<b>31,000</b>	

PICTURE



OWNER

RUMNEY, TOWN OF

PO BOX 220

RUMNEY, NH 03266

TAXABLE DISTRICTS

District	Percentage

BUILDING DETAILS

Model: 2.75 STORY FRAME NEW ENGLAN

Roof: GABLE HIP/ASPHALT

Ext: CLAP BOARD

Int: PLASTERED/PLYWOOD PANEL

Floor: HARDWOOD

Heat: OIL/HOT WATER

Bedrooms: 7 Baths: 2.0 Fixtures: 6

Extra Kitchens: Fireplaces:

A/C: No Generators:

Quality: A0 AVG

Com. Wall:

Size Adj: 0.8473

Base Rate: RSA 90.00

Bldg. Rate: 0.7801

Sq. Foot Cost: \$ 70.21

PERMITS

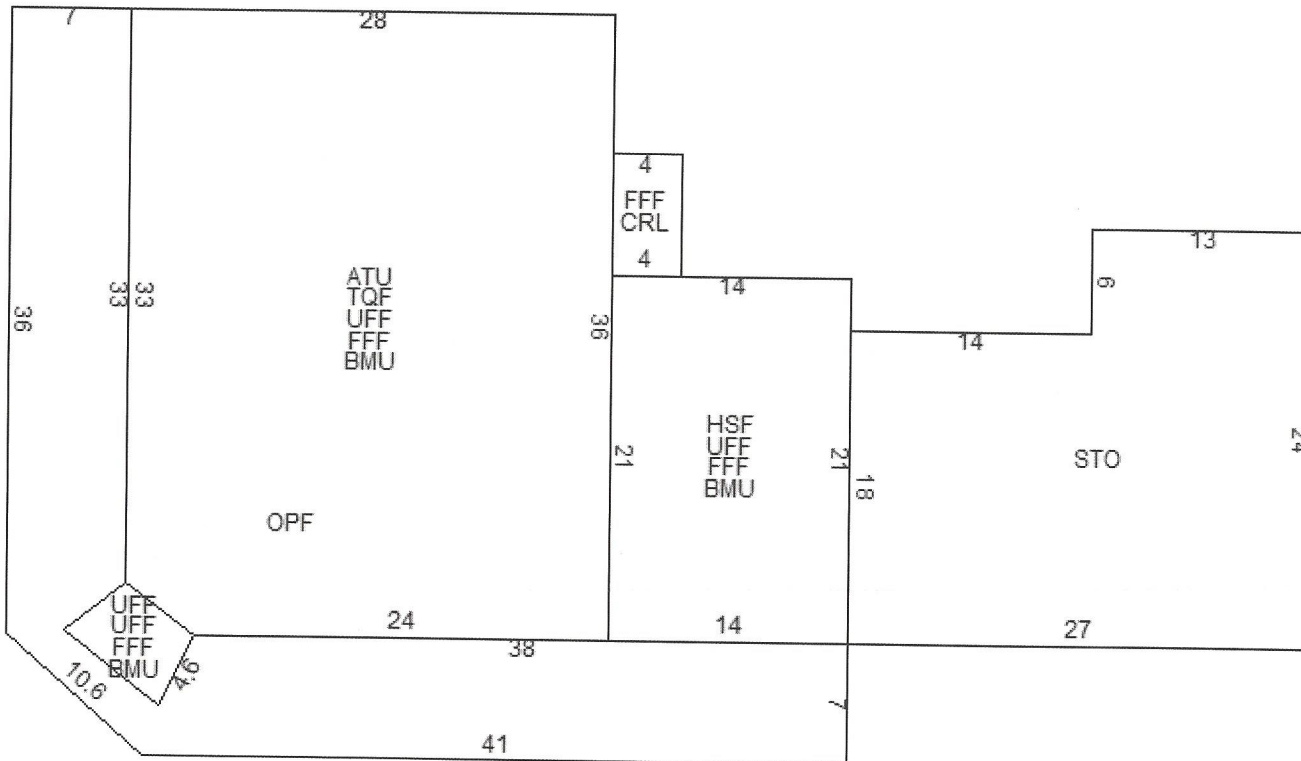
Date	Permit ID	Permit Type	Notes

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1351	1.00	1351
BMU	BSMNT	1323	0.15	198
HSF	1/2 STRY FIN	294	0.50	147
CRL	CRAWL SPACE	28	0.05	1
STO	STORAGE AREA	564	0.25	141
OPF	OPEN PORCH FIN	546	0.25	137
TQF	3/4 STRY FIN	1002	0.75	752
UFF	UPPER FLR FIN	1349	1.00	1349
ATU	ATTIC	1002	0.10	100
<b>GLA:</b>	<b>3,599</b>	<b>7,459</b>		<b>4,176</b>

2019 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 293,197
Year Built:	1850
Condition For Age:	POOR 52 %
Physical:	
Functional:	SEE NOTES 15 %
Economic:	
Temporary:	
Total Depreciation:	67 %
Building Value:	\$ 96,800



OWNER INFORMATION		SALES HISTORY				PICTURE																			
RUMNEY, TOWN OF		Date	Book	Page	Type	Price	Grantor																		
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08/18/21	JJRE	GREY; SERIAL #:000387 -- MAPNO:12-09-01. 09 FIN LIV AREA= 3623 SQ FT.																							
02/28/17	JBRM	09 PU: CORNER HOUSE PIZZA COMPLETED. 11 M&L ADJ SKETCH 2014:																							
06/03/09	JBPU 09 PICK-UP	RESTAURANT CLOSED, USED AS ANTIQUE SHOP/STORAGE																							
11/27/07	MPRL 09 REVAL W/ INT.																								
EXTRA FEATURES VALUATION						MUNICIPAL SOFTWARE BY AVITAR																			
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	<b>RUMNEY ASSESSING OFFICE</b>																	
						<table border="1"> <thead> <tr> <th colspan="4">PARCEL TOTAL TAXABLE VALUE</th> </tr> <tr> <th>Year</th> <th>Building</th> <th>Features</th> <th>Land</th> </tr> </thead> <tbody> <tr> <td>2023</td> <td>\$ 78,400</td> <td>\$ 0</td> <td>\$ 0(c)</td> </tr> <tr> <td colspan="3" style="text-align: right;">Parcel Total:</td> <td>\$ 206,200</td> </tr> </tbody> </table>				PARCEL TOTAL TAXABLE VALUE				Year	Building	Features	Land	2023	\$ 78,400	\$ 0	\$ 0(c)	Parcel Total:			\$ 206,200
PARCEL TOTAL TAXABLE VALUE																									
Year	Building	Features	Land																						
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LAND VALUATION						LAST REVALUATION: 2019																			
Zone:	Minimum Acreage:	Minimum Frontage:		Site:		Driveway:		Road:																	
Land Type 1F RES		Neighborhood:		Cond	Ad Valorem	SPI R	Tax Value	Notes																	
		0 ac																							



PICTURE



**OWNER**  
**RUMNEY, TOWN OF**  
 PO BOX 220  
 RUMNEY, NH 03266

**TAXABLE DISTRICTS**

District	Percentage

**BUILDING DETAILS**

Model: **2.00 STORY FRAME CONVENTION**  
 Roof: **GABLE HIP/ASPHALT**  
 Ext: **VINYL SIDING**  
 Int: **DRYWALL**  
 Floor: **CARPET**  
 Heat: **GAS/FA NO DUCTS**

Bedrooms:      Baths: **1.0**      Fixtures: **4**  
 Extra Kitchens:      Fireplaces:  
 A/C: **No**      Generators:  
 Quality: **B1 AVG-10**

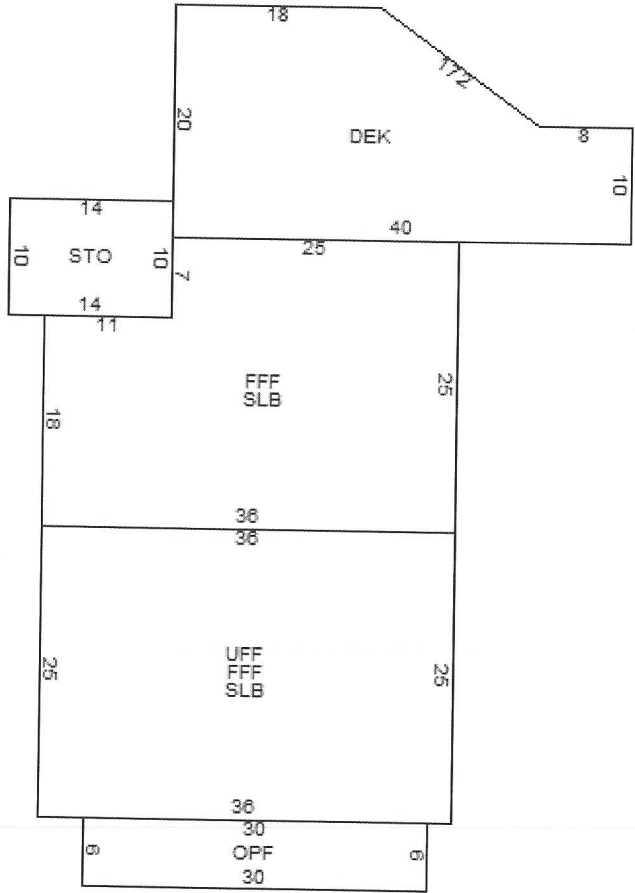
Com. Wall:  
 Size Adj: **0.8924**      Base Rate: **RSA 90.00**  
    Bldg. Rate: **0.6939**  
    Sq. Foot Cost: **\$ 62.45**

**PERMITS**

Date	Permit ID	Permit Type	Notes

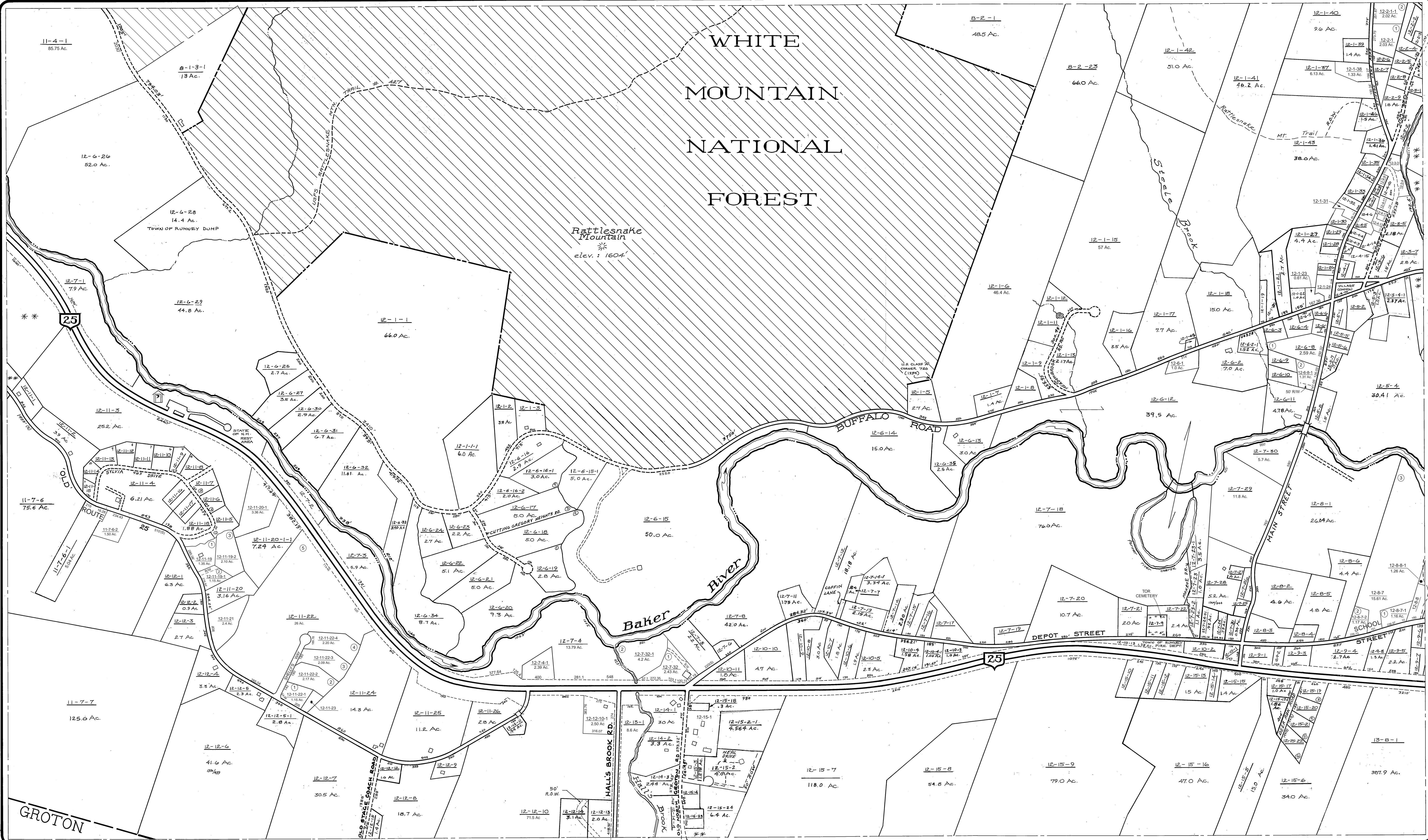
**BUILDING SUB AREA DETAILS**

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	900	1.00	900
FFF	FST FLR FIN	1723	1.00	1723
SLB	SLB	1723	0.05	86
STO	STORAGE AREA	140	0.25	35
OPF	OPEN PORCH FIN	180	0.25	45
DEK	DECK/ENTRANCE	650	0.10	65
<b>GLA:</b>	<b>2,623</b>	<b>5,316</b>		<b>2,854</b>



**2019 BASE YEAR BUILDING VALUATION**

Market Cost New:		<b>\$ 178,232</b>
Year Built:		<b>1910</b>
Condition For Age:	<b>FAIR</b>	<b>31 %</b>
Physical:		
Functional:	<b>FD</b>	<b>25 %</b>
Economic:		
Temporary:		
Total Depreciation:		<b>56 %</b>
Building Value:		<b>\$ 78,400</b>



WHITE  
MOUNTAIN  
NATIONAL  
FOREST

Rattlesnake  
Mountain  
\*  
elev. : 1604'

Baker  
River

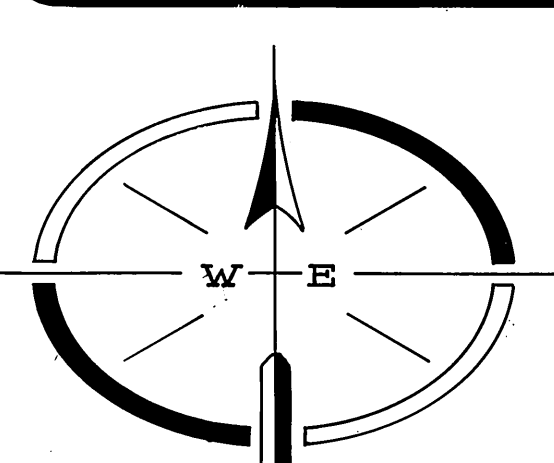
BUFFALO ROAD

DEPOT STREET

MAIN STREET

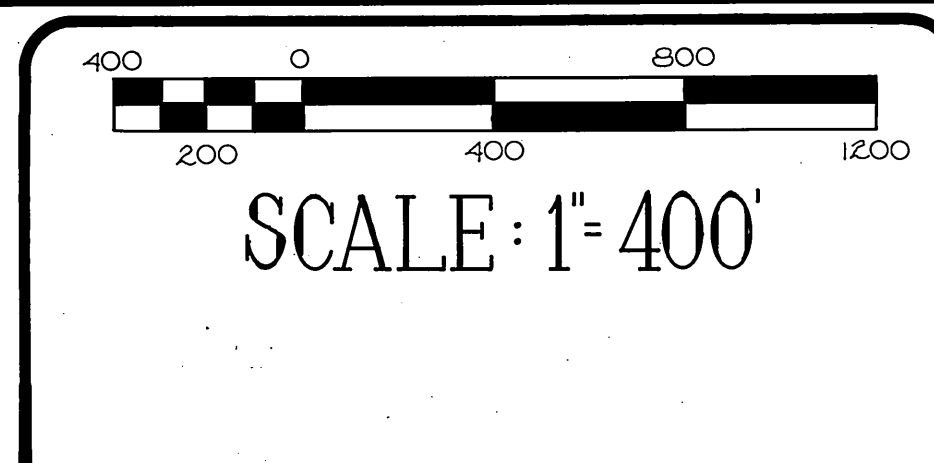
SCHOOL STREET

GROTON



**NOTES**

- Grid shown is based on New Hampshire coordinate system.
- Maps to be used for assessing purposes only. Not for legal conveyance of property or deed descriptions.
- Property data and town boundaries compiled from USGS grids, USFS maps, surveys, deed research, aerial photography, & field measurement.
- Parcel areas obtained from either legal surveys or planimetry.



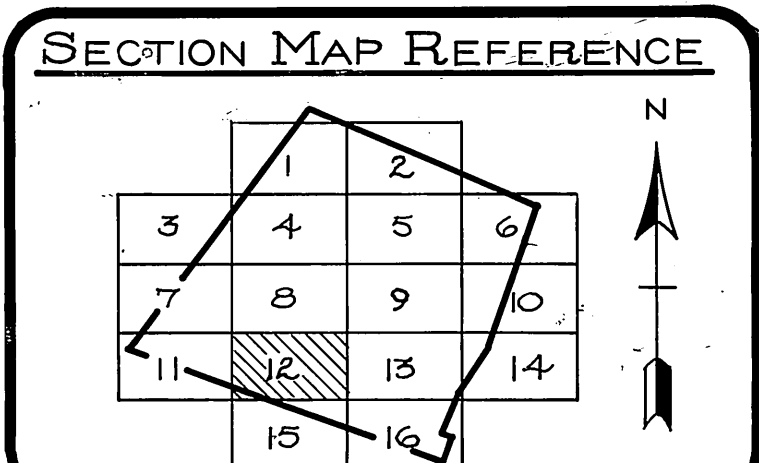
TAX MAP OF THE TOWN OF

# RUMNEY

Grafton County, N.H. CURRENT TO:  
APRIL 1, 2018

**LEGEND**

- White Mountain National Forest
- stream or brook
- refer to adjacent section map
- gravel road



PREPARED BY:

R.F.D. # 1  
Campden, N.H.  
03223