

# PUBLIC AUCTION

## (6) TAX-DEEDED PROPERTIES IN MANCHESTER, NH



(2) Single Family Homes, 1-BR condo & Vacant Lots  
Saturday, April 15, 2023 @ 10:00 AM (Registration from 9:00 AM)

Sale to be held at: JFK COLISEUM, 303 Beech Street, Manchester, NH  
(Use Maple St. Entrance)

ID#23-121 · We have been retained by the City of Manchester to sell at PUBLIC AUCTION these (6) town-owned properties. These properties appeal to first time home buyers, investors, builders, or abutters.

### 1080 MONTGOMERY STREET (Tax Map 603, Lot 8)

Single family home w/ second floor in law apartment located on a .19± acre lot on Manchester's West Side · Two story Colonial style home built in 1970 features 3,093± SF GLA, 10 RMS, 4 BR, 3 BA, finished basement, fireplace, 3-car attached garage, vinyl siding, in-ground pool, detached shed, FHW/oil heat · Served by city water and sewer · Assessed value \$487,700. 2022 taxes \$8,896. **PREVIEW:** Property is occupied, drive-by only. **DEPOSIT: \$10,000**



### 103 GREENWOOD COURT (Tax Map 818, Lot 6/K)



Single family home located on a 0.34± acre lot in Southeast Manchester · One story ranch style 1972 built home features 1,484± SF GLA, 7 RMS, 3 BR, 1 BA and an unfinished basement · One car attached garage, enclosed rear porch, vinyl siding & FHW/oil heat · Served by city water & sewer · Assessed value \$325,100. 2022 taxes \$5,930. **PREVIEW:** Property is occupied, drive-by only. **DEPOSIT: \$10,000**

### 65 LOG STREET, UNIT #3C (Tax Map 321, Lot 137)

One-bedroom garden style condo located at Bass Island Estates on Manchester's West Side · Third floor interior unit features 624± SF GLA with 4 RMS, 1 BR, 1 BA, fully appliance kitchen, on-site parking, FHW/gas heat, served by city water & sewer · Amenities include outdoor pool, picnic area, children's play area and more · Monthly HOA dues: \$382. Assessed value \$108,500. 2022 Taxes \$1,979. **PREVIEW:** By appointment with auctioneer. **DEPOSIT: \$5,000**



416 CENTRAL STREET (Tax Map 52, Lot 22) · Vacant 0.12± acre lot located on the north side of Central Street between Wilson & Hall Streets close to Downtown Manchester · Former two-story building has been demolished and removed, lot is flat has a driveway to the right side · City water and sewer available · Assessed value \$85,000. 2022 taxes \$1,550. **PREVIEW:** Lot marked, drive-by recommended. **DEPOSIT: \$5,000**

250 DUNBAR STREET (Tax Map 442, Lot 14) · Sale features two recently merged vacant riverfront lots (Map 442, Lots 13 & 14) now totaling 0.09± acres · Former home and garage have been demolished and removed, lot has 69± of road frontage and 55± FF along the Merrimack River · City water and sewer available · Assessed value \$95,600. 2022 taxes \$1,744. **PREVIEW:** Lot marked, drive-by recommended. **DEPOSIT: \$5,000**

HOBART STREET (Tax Map 446, Lot 42) · Vacant 0.14 ± acre lot located off Hanover Street close to I-93 & Rte. 101 · Lot is wooded and is located between #'s 33 & 63 Hobart · Assessed value \$105,000. 2022 taxes \$1,915. **PREVIEW:** Lot marked, drive-by recommended. **DEPOSIT: \$5,000**

## 10% BUYER'S PREMIUM DUE AT CLOSING

All properties will be sold with reserve, subject to confirmation by the City of Manchester. The city reserves the right to reject any and all bids.

**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 45 days from sale. Conveyance by deed without covenants or warranties. Sales are subject to City confirmation. The City of Manchester 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



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