

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



JSJ Auctions
SINCE 1982



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PURCHASE AND SALE AGREEMENT

Agreement made this 15th day of April, 2023, between the City of Manchester, New Hampshire, a body corporate and politic, with an address of One City Hall Plaza, Manchester, New Hampshire 03101 (hereinafter SELLER) and

(hereinafter BUYER)

WHEREAS, SELLER has sold at auction sale certain property described in Exhibit A, annexed hereto, to BUYER and BUYER is willing to buy upon the terms and conditions set forth at said sale, the terms and conditions contained in the notice of said sale and the terms and conditions contained in this agreement, this agreement having been available for review prior to said sale.

NOW THEREFORE, IT IS MUTUALLY AGREED AS FOLLOWS:

1. The terms and conditions as contained in the notice of sale, as supplemented or modified up to the time of auction, are incorporated herein subject to the provisions of paragraph 4.

2. BUYER agrees to buy the premises described in Exhibit A, annexed hereto. This conveyance is made subject to any existing rights or liens which take precedence over the tax deed vesting title in the SELLER.

3. This conveyance is made subject to a pro rata share, as of the date of the deed, of the 2023 real estate taxes assessed on the premises described in Exhibit A.

4. The BUYER agreed to pay a purchase price of _____
_____ DOLLARS, payable as follows:

a) Five thousand (\$5,000.00) DOLLARS by bank or certified check prior to the signing of this Agreement.

b) \$_____ DOLLARS by Bank or certified check upon delivery of the deed.

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 SELLER'S obligation to convey title. This BUYER'S PREMIUM is in addition to the SELLING PRICE and is payable directly to the Auctioneer.

5. BUYER is purchasing the property "as is, where is" and is not relying upon any warranty, statement or representation, express or implied, made by or for the SELLER or the auctioneer as to the property's title, its condition, or its suitability for any particular use.

6. BUYER shall bring the property into compliance with the zoning ordinances of the City of Manchester and specifically waives any claim the BUYER may have to a nonconforming use or nonconforming building.

7. SELLER makes no warranties as to title, the zoning and permitted uses of the property, the availability of utilities, access to the premises or the condition of the premises.

8. SELLER shall convey the property by a **DEED WITHOUT COVENANTS OR WARRANTIES.**

9. BUYER agrees to close on the premises and tender the sum due under 4(b) above and no later than NOON on _____, 2023 at the Office of the Manchester City Solicitor,

One City Hall Plaza, Manchester, New Hampshire or at such other time and place as the BUYER and SELLER may agree to in writing.

10. Time is of the essence with regards to the performance of the obligations called for by this Agreement.

11. This Agreement is subject to the Supplemental Disclosures attached hereto the BUYER as exhibit B. The BUYER acknowledges that these Supplemental Disclosures were reviewed and signed by the BUYER prior to the execution of this Agreement.

12. The BUYER is solely responsible for the removal of any tenants and the disposition of any personal property remaining on the premises.

13. If the BUYER shall default in the performance of BUYER's obligations under this Agreement, the amount set forth 4(a) above shall become the property of the SELLER as reasonable liquidated damages.

14. In the event that the BUYER should default in the performance of its obligations under this Agreement, the BUYER agrees that its rights to purchase the property set forth in Exhibit A, annexed hereto, shall, at the option of the SELLER, be assigned to the SELLER and/or its nominee. This assignment shall be in the nature of a mitigation of damages and acceptance by the SELLER shall not constitute a waiver of any other claim for damages by the SELLER against the BUYER, nor shall it prohibit retention of the amount set forth under 4(a) above as reasonable liquidated damages, to induce the SELLER and/or its nominee to accept assignment hereunder.

IN WITNESS WHEREOF, the Parties hereto have set their hands this 15th day of April, 2023.

City of Manchester

Witness

Duly Authorized

Witness

BUYER

EXHIBIT A

Map 0442, Lot 0014 as shown in the records of the Board of Assessors of Manchester, New Hampshire. Said property was formerly owned by Normand Savoie and was acquired by the City of Manchester, New Hampshire by virtue of a Tax Collector's deeds dated September 23, 2022, recorded in the Hillsborough County Registry of Deeds on September 28, 2022 at Book 9655, Page 1713 and at Book 9655, Page 1715.

EXHIBIT B

The following notifications are made pursuant to N.H. RSA 477:4-a, 477:4-c and 477:4-d.

“Radon Gas: Radon gas, the product of decay of radioactive materials in rock may be found in some areas of New Hampshire. This gas may pass into a structure through the ground or through water from a deep well. Testing can establish its presence and equipment is available to remove it from the air or water.”

“Lead Paint: Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.”

Water Supply: Because the SELLER has not actually occupied or resided in the property information relative to the type of any private water supply system, its location, malfunctions, date of installation, date of most recent water test and whether there has been a problem such as unsatisfactory water test, or a water test with notations is unknown and unavailable to the SELLER.

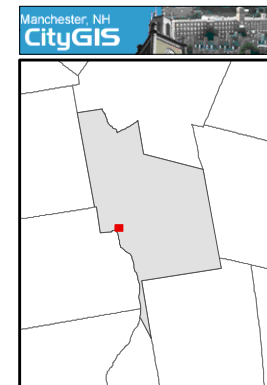
Private sewage disposal system: Because the SELLER has not actually occupied or resided in the property information as to a private sewage disposal system, if any, its location, malfunctions, the date it was most recently serviced and the name of the contractor who services the system is unknown and unavailable to the SELLER.

DATE

BUYER

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								2017 MANCHESTER, NH VISION																			
CITY OF MANCHESTER TAX COLLEC ONE CITY HALL PLAZA MANCHESTER NH 03101		1 Suitable		1 All Public		1 Paved		1 Urban		Description RES LAND		Code 1300		Appraised 95,600		Assessed 95,600																					
		5 Steep						1 Riverfront																													
		SUPPLEMENTAL DATA																																			
		Alt Prcl ID Land Adjus NO Voided NO Total SF 4096 Zone Frontage/D No GIS ID 442-14				RAD OR C CAD = 770 Callback Lt Sketch Not Land Class R Parcel Zip 03103-7377 Assoc Pid#				Total		95,600		95,600																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
CITY OF MANCHESTER TAX COLLECTOR SAVOIE, NORMAND				9655 3745		1713 326		09-26-2022 10-29-1986		U U		V I		3,117 0		50 38		Year		Code		Assessed		Year		Code		Assessed									
																		2022		1300		91,300		2021		1013		82,000									
																						1013		91,300		2020		1013		71,500							
																				1013		1,200				1013		1,100									
																		Total		91,300		Total		174,500		Total		122,800									
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																																					
Nbhd				Nbhd Name				B				Tracing				Batch																					
WF2																																					
NOTES																																					
PER ZONING ARTICLE 11.03 D.2.: A ONE-FAM DETACHED DWELLING MAY BE CONSTRUCTED ON A NON-CONFORMING LOT PROVIDED THERE IS A MINIMUM OF 20' FRONTAGE ON A PUBLIC STREET & ALL OTHER SETBACK REQUIREMENTS ARE MET.																PARCELS 442/13 & 442/14 VOLUNTARILY MERGED FEBRUARY 2023.																					
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									
2018-4073		09-07-2018		DE		Demolish		0		08-26-2022		100		09-11-2018		Demolition of house and garag		03-06-2023		RG						14		Other									
16-5371		11-03-2016		DE		Demolish		6,000		02-28-2017		100		11-10-2016		DEMOLISH 10'X20' 1-STORY		03-02-2023		AA		03				50		Map Change									
LAND LINE VALUATION SECTION																																					
B		Use Code		Description		Zone		Land Type		Land Units		Unit Price		I. Factor		Site Index		Cond.		Nbhd.		Nbhd. Adj		Notes		Location Adjustment		Adj Unit P		Land Value							
1		1300		VAC RES BL						4,096 SF		21.21		1.00000		1		1.00		WF2		1.100						1.0000		23.33		95,600					
Total Card Land Units										0		AC		Parcel Total Land Area										0		Total Land Value										95,600	

A photograph of a grassy area with a small, thin tree in the center, surrounded by dense foliage and trees in the background. The ground is covered with green grass and some fallen leaves. The background shows a dense line of trees and a body of water visible through the foliage.



Area Map Showing Extent Of Map At Left

DISCLAIMER

The information appearing on this map is for the convenience of the user and is not an official public record of the City of Manchester, NH (the "City"). This map is not survey-quality. All boundaries, easements, areas, measurements, rights-of-way, etc. appearing on this map should only be considered approximations, and as such have no official or legal value. The City makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of this information for any particular use. The City assumes no liability whatsoever associated with the use or misuse of this information. The official public records from which this information was compiled are kept in the offices of various City, County, and State government agencies and departments. The City does not warrant the relation and copying during normal business hours. By using this map, you agree to these terms and conditions.

