

# PUBLIC AUCTION

## (3) TOWN OWNED PROPERTIES IN TAMWORTH, NH SINGLE FAMILY HOME & (2) VACANT LOTS

Saturday, May 13, 2023 @ 10:00 AM  
(Registration from 9:00 AM)

Sale to be held at:

**KENNETH A BRETT SCHOOL**  
881 Tamworth Road, Tamworth, NH



**ID#23-115** · We have been retained by the Town of Tamworth to sell at PUBLIC AUCTION these (3) town-owned properties. These properties appeal to investors, builders, or abutters.

### Sale #1: 725 Gardner Hill Road (Tax Map 407, Lot 26)



1966 built conventional style home on a 0.5± acre lot located just off Rt. 113 with beautiful views of Mt. Chococura · Home offers 1,662± SF GLA, 3 BR, 1 BA and Electric Heat · Features include attached 2-car garage, rear porch, and deck. Served by shared well and septic (condition unknown). Assessed Value: \$134,700. 2022 Taxes: \$3,202. **PREVIEW:** Friday May 5 from 11AM-1PM and by appointment with auctioneer. **DEPOSIT: \$5,000.**

### Sale #2: 725 Turkey Street (Tax Map 215, Lot 1)

Vacant 1.15± acre lot located at the corner of Turkey Street and Sunnyside Avenue. Great building lot as former home and barn have been torn down and lot is cleared · Property has well and septic (condition unknown). Assessed Value: \$44,200. 2022 Taxes: \$1,051. **PREVIEW:** Lot is marked and a drive-by is recommended. **DEPOSIT: \$5,000.**

### Sale #3: Gilman Valley Road (Tax Map 208, Lot 4)

Vacant 0.15± acre lot located just off Rt. 25 with Stony Brook running through lot · Lot is heavily wooded, wet and slopes down from the road · Assessed Value: \$9,400. 2022 Taxes: \$223. **PREVIEW:** Lot is marked and a drive-by is recommended. **DEPOSIT: \$1,000.**

## 10% BUYER'S PREMIUM DUE AT CLOSING

**PREVIEW SALE 1:** Friday May 5 from 11AM-1PM and by appointment with auctioneer.

**PREVIEW SALES 2 & 3:** Lots are marked and a drive-by is recommended.

**TERMS:** \$5,000.00 non-refundable deposit for Sales 1 & 2 and \$1,000.00 for Sale 3 by cash, certified/bank check or other tender acceptable to the Town of Tamworth at time of sale, balance of purchase price along with buyer's premium due within 30 days from the sale date. Conveyance by Quitclaim Deed. Sales are subject to Town confirmation. The Town of Tamworth 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



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

**AGREEMENT OF SALE AND DEPOSIT RECEIPT**

BE IT KNOWN that on this the \_\_\_ day of \_\_\_\_\_, 2023, the undersigned Buyer was the high qualified bidder at an auction conducted by the Town of Tamworth for the following described property owned by the Town of Tamworth (Seller):

WITNESSETH that Seller agrees to sell and convey by Quitclaim Deed, without covenants and subject to any rights of tenancy, use or possession, easements, prior land use restrictions and approvals existing in the chain of title, and Buyer agrees to buy the below described property and any improvements thereon located in the Town of Tamworth.

**Description of Property:** Tax Map ID: \_\_\_\_\_ Street Address: \_\_\_\_\_

**Purchase Price/High Bid:** \$ \_\_\_\_\_

**Amount of Deposit:** \$ \_\_\_\_\_

Cash  Check (No. \_\_\_\_\_)

**Buyer's Premium:** \_\_\_\_\_ (Additional 10% of the Purchase Price, due at closing)

**Balance Due at Closing:** Balance due is the total of Purchase Price + the Buyer's Premium + state transfer tax (the greater of 0.75% of Purchase Price or \$20.00) + all recording fees, + Sellers closing expenses including legal fees, minus Amount of Deposit.

**Buyer:** (Bidder No. \_\_\_\_\_) (1) \_\_\_\_\_ (2) \_\_\_\_\_

**Take Title As:**  Joint Tenants with Rights of Survivorship  Tenants in Common  Other/TBD

**SSN/Fed. I.D. #s:** (1) \_\_\_\_\_ (2) \_\_\_\_\_

**BUYER(S) FULL LEGAL NAME(S)** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**DEED and TITLE:** Buyer acknowledges that the Town of Tamworth is conveying the property AS IS, WHERE IS, WITH ALL FAULTS, without warranties and with no representations as to the quality of title being conveyed or the quality of the Property being purchased. Buyer further acknowledges that no representations have been made as to whether the Property is suitable for building or any other use or purpose that the Buyer intends for the Property.

Buyer acknowledges that Buyer shall pay real estate taxes assessed as of April 1, 2023, regardless of whether the Buyer owns the Property as of April 1, 2023, pro-rated as of the date of closing. Buyer further acknowledges that the Property is sold subject to matters of record which may have survived Seller's acquisition of the property. Additionally, any examination of the title shall be at Buyer's sole option and expense.

**POSSESSION AND TRANSFER OF TITLE:** Closing shall be on or before thirty (30) days after the date of this Agreement at a time and place agreed upon by the parties, but in no event shall Buyer take possession of the Property until after the deed is recorded. TIME IS OF THE ESSENCE.

**LIQUIDATED DAMAGES:** In the event the Buyer fails to provide the balance due as provided in this Agreement, the Seller, in its sole discretion, may keep the deposit as reasonable liquidated damages, or may

bring an action for specific performance. In the event of Buyer's default or failure to close, Seller reserves the right, without qualification, to sell the Property to the next highest qualified bidder.

**RADON GAS, ARSENIC AND LEAD NOTIFICATION:** Pursuant to RSA 477:4-a, Buyer acknowledges the following notifications:

Radon: Radon, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. Radon gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.

Arsenic: Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations ([www.des.nh.gov](http://www.des.nh.gov)) to ensure a safe water supply if the subject property is served by a private well.

Lead: Before 1978, paint containing lead may have been used in structures. Exposure to lead from the presence of flaking, chalking, chipping lead paint or lead paint dust from friction surfaces, or from the disturbance of intact surfaces containing lead paint through unsafe renovation, repair or painting practices, or from soils in close proximity to the building, can present a serious health hazard, especially to young children and pregnant women. Lead may also be present in drinking water as a result of lead in service lines, plumbing and fixtures. Tests are available to determine whether lead is present in paint or drinking water.

**REPRESENTATIONS AND ACKNOWLEDGEMENTS:** The parties agree and acknowledge that all representations, statements, and agreements heretofore made between the parties hereto are merged into this Agreement, which alone fully and completely expresses their respective obligations. This Agreement is entered into by each party after opportunity for investigation, with neither party relying on any statements or representations not embodied in this Agreement made by the other or on their behalf. Should any provision of this Agreement or any portion of any provision of this Agreement be held invalid or unenforceable according to law, the remaining portions hereof shall not be affected thereby but shall continue in full force and effect. The waiver by any party of any breach of any provision of this Agreement shall not operate as, or be construed as, a waiver of any subsequent breach thereof. Time is of the essence as to all deadlines set forth in this Agreement. The property is subject to all applicable provisions of federal, state and local laws, ordinances and regulations that may be in effect as of the date of closing. This Agreement is governed by and construed in conformance with the laws of the State of New Hampshire

**ADDITIONAL PROVISIONS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Executed this \_\_\_ day of \_\_\_\_\_ 2023.

TOWN OF TAMWORTH

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

Its: \_\_\_\_\_  
Duly Authorized

Witness: \_\_\_\_\_  
(signature)

\_\_\_\_\_  
(print name)

**Buyer certifies having read the foregoing and agrees to its terms.**

BUYER


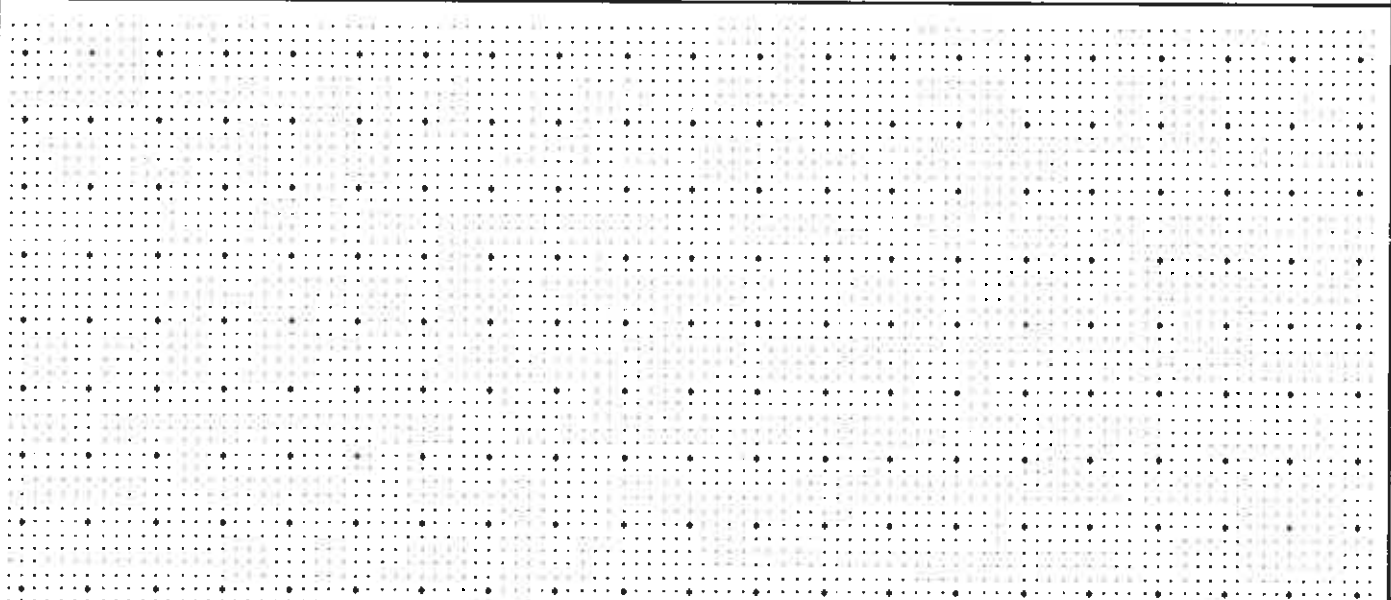
By: \_\_\_\_\_

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

Witness: \_\_\_\_\_  
(signature)

\_\_\_\_\_  
(print name)

OWNER INFORMATION		SALES HISTORY						PICTURE																											
<b>TAMWORTH, TOWN OF</b>  84 MAIN STREET  TAMWORTH, NH 03886		<b>Date</b>	<b>Book</b>	<b>Page</b>	<b>Type</b>	<b>Price</b>	<b>Grantor</b>																												
		08/05/2022	3682	1091	Q V		1 MILLER, DAVID T &																												
		05/16/2003	2151	0877	Q I	119,500																													
LISTING HISTORY		NOTES																																	
03/30/21 BJLP 04/24/20 BJLX 04/22/19 RWX 07/11/17 RW12 ABATEMENT REV 06/13/17 RW12 ABATEMENT REV 04/20/17 BL11 PICK-UP INSPEC 03/09/16 RW11 PICK-UP INSPEC 04/08/15 BL11 PICK-UP INSPEC		10 PU: IAD - N/C TO UC 11 PU:N/C 2/12 NOH EST HSE 95% CHK 13 4/13 W/O INT UNFIN CHK14 RW 4/13 GARAGE BURNED RW 04/14 NOH EST NO CHG RW 4/15 NO CHG BL ` 3/16 EST NO CHG RW 4/17 NOH EST NC BL 6/17 MOST OF HSE GUTTED ADJ DEP 35% UCRW 3/18 HSE BURNED ADJ DEP, CHK 19 RW 4/19 BARN & SHED REMAIN RW 4/20 CHK 21 CHANGES BJL 3/21 POSTED EST NVC BJL																																	
EXTRA FEATURES VALUATION												MUNICIPAL SOFTWARE BY AVITAR																							
<b>Feature Type</b>	<b>Units</b>	<b>Lngth</b>	<b>x Width</b>	<b>Size Adj</b>	<b>Rate</b>	<b>Cond</b>	<b>Market Value</b>	<b>Notes</b>				<b>TAMWORTH ASSESSING OFFICE</b>  <b>PARCEL TOTAL TAXABLE VALUE</b> <table border="1"> <thead> <tr> <th>Year</th> <th>Building</th> <th>Features</th> <th>Land</th> </tr> </thead> <tbody> <tr> <td>2020</td> <td>\$ 0</td> <td>\$ 7,400</td> <td>\$ 36,800</td> </tr> <tr> <td colspan="4" style="text-align: right;">Parcel Total: \$ 44,200</td> </tr> <tr> <td>2022</td> <td>\$ 0</td> <td>\$ 7,400</td> <td>\$ 36,800</td> </tr> <tr> <td colspan="4" style="text-align: right;">Parcel Total: \$ 44,200</td> </tr> </tbody> </table>				Year	Building	Features	Land	2020	\$ 0	\$ 7,400	\$ 36,800	Parcel Total: \$ 44,200				2022	\$ 0	\$ 7,400	\$ 36,800	Parcel Total: \$ 44,200			
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BARN 1 STORY W/LOFT	572			88	26.00	50	6,544	Year: 1950 - 22X26																											
SHED-AVG	550	25 x 22		89	7.00	25	857	Year: 1943																											
							<b>7,400</b>																												
LAND VALUATION												LAST REVALUATION: 2019																							
<b>Zone: TAMWORTH</b>		<b>Minimum Acreage: 1.00</b>		<b>Minimum Frontage: 100</b>		<b>Site: VACANT - UNDEV</b>						<b>Driveway:</b>		<b>Road: PAVED</b>																					
<b>Land Type</b>	<b>Units</b>	<b>Base Rate</b>	<b>NC</b>	<b>Adj</b>	<b>Site</b>	<b>Road</b>	<b>DWay</b>	<b>Topography</b>	<b>Cond</b>	<b>Ad Valorem</b>	<b>SPI</b>	<b>R</b>	<b>Tax Value</b>	<b>Notes</b>																					
EXEMPT-MUNIC	1.000 ac	58,000	E	100	70	100	100	90 -- ROLLING	100	36,500	0	N	36,500																						
EXEMPT-MUNIC	0.150 ac	x 2,500	X	100				90 -- ROLLING	100	300	0	N	300																						
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PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS								
	<p>TAMWORTH, TOWN OF 84 MAIN STREET TAMWORTH, NH 03886</p>	<table border="1"> <thead> <tr> <th>District</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	District	Percentage			<p>Model: Roof: Ext: Int: Floor: Heat: Bedrooms:      Baths:      Fixtures:                          Extra Kitchens:      Fireplaces: A/C:      Generators: Quality: Com. Wall: Stories:  Base Type:</p>				
District	Percentage										
<b>PERMITS</b>											
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			<b>BUILDING SUB AREA DETAILS</b>								
			<b>2019 BASE YEAR BUILDING VALUATION</b>			<p>Year Built: Condition For Age: % Physical: Functional: Economic: Temporary: %</p>					





THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD 83.

PHOTOGRAPHY DATE: MAY 1, 1992

COMPLETION DATE: APRIL 15, 1993

PRODUCED IN 1993 BY

**CAI Technologies**  
Precision Mapping. Geospatial Solutions.

11 Pleasant Street, Littleton, NH 03561  
800.322.4540 - www.cai-tech.com

**LEGEND**

AREA SURVEYED	----- Ac	EXEMPT PROPERTY	----- (E)
AREA CALCULATED	----- Ac	SUBDIVISION LOT NO.	----- (2)
RECORD DIMENSION	----- 100'	RIGHT OF WAY/ACCESS	----- (RW)
SCALED DIMENSION	----- 100'S	COMMON OWNERSHIP	----- (CO)
MATCH LINE	----- (M.L.)	WETLANDS	----- (W)
WATER	----- (W)	LOT/RANGE	----- (LR)
PRIMARY BUILDING	----- (PB)		

SCALE: 1" = 200'

FEET: 0 100 200 400 600

METERS: 0 50 100 150

REVISED TO: APRIL 1, 2021

PROPERTY MAPS

**TAMWORTH**

NEW HAMPSHIRE

INDEX DIAGRAM

410	409	411
415	215	416
	214	213

MAP NO. 215

MAP NO. 215