

PUBLIC AUCTION

(3) TAX-DEEDED PROPERTIES IN MANCHESTER, NH



Single Family Home, 1-BR condo & Vacant Lot

Saturday, July 15, 2023 @ 10:00 AM (Registration from 9:00 AM)

ID#23-153 · We have been retained by the City of Manchester at PUBLIC AUCTION these (3) town-owned properties. Great opportunity for first time buyers or investors.

Sale to be held at: CITY HALL ANNEX 1 City Hall Plaza, Manchester, NH

SALE #1: 1080 MONTGOMERY STREET(Tax Map 603, Lot 8)



Two story Colonial style home located on a .19± acre lot 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: \$15,000.** Auctioneers Note: **BUYER Is Solely Responsible For The Removal Of Any Tenants And The Disposition Of Any Personal Property On The Premises.**

SALE #2: 65 LOG STREET, UNIT #3C (Tax Map 321, Lot 137)



Third floor garden style condo 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:** Friday, July 7 11am-1pm and by appt. with auctioneer. **DEPOSIT: \$10,000**

SALE #3: 250 DUNBAR STREET (Tax Map 442, Lot 14)

Sale features two recently merged vacant riverfront lots (Map 442, Lots 13 & 14) now totaling 0.12± acres · Lot has 69± feet 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**

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



45 Exeter Road, Epping, NH 03042, NH Lic. #2279
603-734-4348 • www.jsjauctions.com

PURCHASE AND SALE AGREEMENT

Agreement made this 15th day of July, 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) Ten thousand (\$10,000.00) 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 Schedule 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 July, 2023.

City of Manchester

Witness

Duly Authorized

Witness

BUYER

EXHIBIT A

Map 0321, Lot 0137 as shown in the records of the Board of Assessors of Manchester, New Hampshire. Said property was formerly owned by Cheng Cheng and was acquired by the City of Manchester, New Hampshire by virtue of a Tax Collector's deed dated September 23, 2022, recorded in the Hillsborough County Registry of Deeds on September 28, 2022 at Book 9655, Page 1697.

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

Property Location 65 LOG ST #3C
Vision ID 299045

Account #

Map ID 0321//0137//

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 1020
Print Date 03-08-2023 8:24:55 A

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						Description	Code	Appraised	Assessed										
						RESIDNTL	1020	108,500	108,500										
		SUPPLEMENTAL DATA																	
		Alt Prcl ID Land Adjus NO Voided NO Total SF 951 Zone - Frontage/D - GIS ID 321-111:146		RAD OR C 631 Callback Lt Sketch Not - Land Class - Parcel Zip 03102 Assoc Pid#		Total		108,500	108,500										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)											
CITY OF MANCHESTER TAX COLLECTOR CHENG, CHENG FEDERAL NATIONAL MORT ASSOC ROSENBAUM, ROBERT E ONE DARTMOUTH ST REALTY CORP		9655	1697	09-26-2022	U	I	2,159	50	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed		
		8282	0711	12-20-2010	U	I	48,000	37	2022	1020	108,500	2021	1020	108,500	2020	1020	57,500		
		8238	0819	08-27-2010	U	I	49,460	51											
		7189	1969	03-22-2004	U	I	70,000	00											
		0	0	06-26-2003			0		Total		108,500	Total		108,500	Total		57,500		
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									APPROAISED VALUE SUMMARY										
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				108,500					
590										Appraised Xf (B) Value (Bldg)				0					
										Appraised Ob (B) Value (Bldg)				0					
										Appraised Land Value (Bldg)				0					
										Special Land Value				0					
										Total Appraised Parcel Value				108,500					
										Valuation Method				C					
										Total Appraised Parcel Value				108,500					
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					
									03-26-2018	RG			05	Measur/ BP Or UC					
									05-04-2017	LP			05	Measur/ BP Or UC					
									04-01-2015	RG			14	Other					
									04-01-2015	LP			14	Other					
									05-24-2005	PP			02	2nd Visit Not Home					
									05-02-2000	RD			00	Meas & Int Insp.					
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	1020	CONDO MDL-0			0 SF	0	1.00000	1	1.00	590	0.980			0.0000	0	0			
Total Card Land Units					0	AC	Parcel Total Land Area					0	Total Land Value					0	

Vision ID 299045

Account #

Map ID 0321/ / 0137/ /

Bldg # 1

Bldg Name

Sec # 1 of 1

Card # 1 of 1

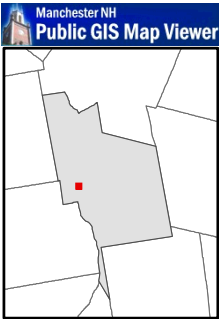
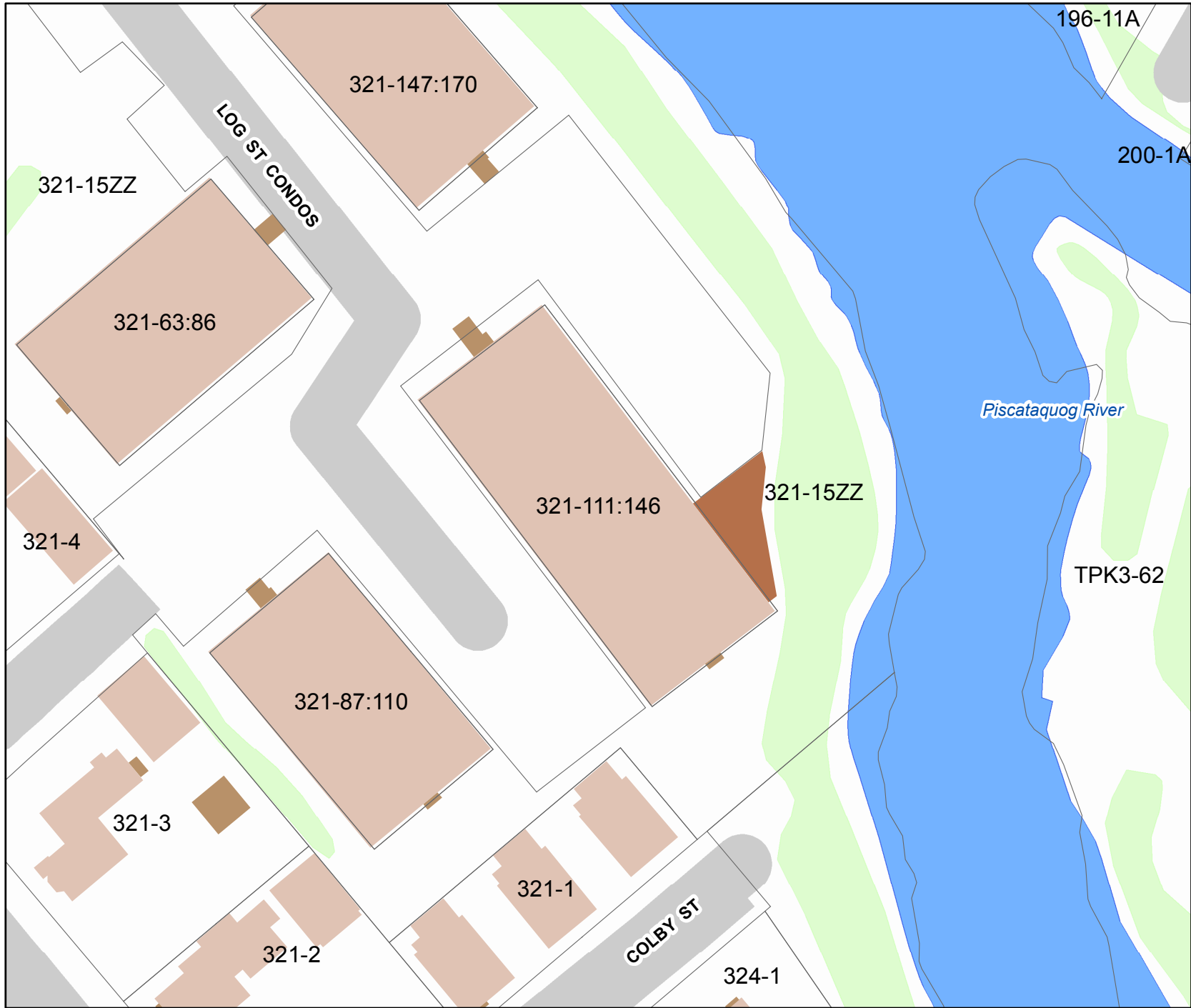
State Use 1020

Print Date 03-08-2023 8:24:55 A

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style:	55	Condominium									
Model	05	Res Condo									
Grade	03	Average									
Stories:	1	1 Story									
Occupancy	1					CONDO DATA					
Interior Wall 1:	05	Drywall				Parcel Id	435855	C	BAS	Owne	0.6
Interior Wall 2:							Bass Island			B	1
Interior Floor 1	14	Carpet				Adjust Type	Code	Description			Factor%
Interior Floor 2						Condo Flr	3	Third			102
Heat Fuel:	03	Gas				Condo Unit	4	4			90
Heat Type:	05	Hot Water				COST / MARKET VALUATION					
AC Type:	04	Unit/AC				Building Value New					113,042
Ttl Bedrms:	01	1 Bedroom				Year Built					2017
Ttl Bathrms:	1					Effective Year Built					2017
Ttl Half Bths:	0					Depreciation Code					AV
Xtra Fixtres						Remodel Rating					
Total Rooms:	3	4 Rooms				Year Remodeled					
Bath Style:	02	Average				Depreciation %					4
Kitchen Style:	02	Average				Functional Obsol					0
						External Obsol					0
						Trend Factor					1
						Condition					
						Condition %					
						Percent Good					96
						Cns Sect Rcndld					108,500
						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	% Gd	Grade	Grade Adj.	Appr. Value	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description			Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value			
BAS	First Floor			624	624	624	181.16	113,042			
Ttl Gross Liv / Lease Area				624	624	624		113,042			

BAS
(624 sf)





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., that appear are derived from varied data sets which may be individually compiled at different map scales. In such cases, some geographic information from different data sets may appear in inaccurate relationship to each other. Therefore, geographic features shown 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 data was compiled are kept in the offices of various City, County, and State government agencies and departments, and are available for inspection and copying during normal business hours. By using this map, you agree to these terms and conditions.

