

PUBLIC AUCTION

(3) TOWN OWNED PROPERTIES IN WINCHESTER, NH (3) SINGLE FAMILY HOMES

Saturday, September 30, 2023 at 10:00 AM

Registration from 9:00 AM

Sale to be held at: Winchester Town Hall, 1 Richmond Road, Winchester, NH

ID#23-192 · We have been retained by the Town of Winchester, NH to sell at PUBLIC AUCTION these (3) town-owned properties. These properties appeal to first time homebuyers, investors, builders, or abutters.



SALE # 1:

20 Oak Circle (Tax Map 15, Lot 34)



1 1/2 story gambrel style home located on a 1.1 ± acre lot · 1990 built home features 1,764 ± SF GLA, 2 BR, 1 BA, detached shed, side deck, wood panel siding and wood/coal heat · Served by private well & septic · Assessed Value: \$175,500. 2022 Taxes: \$5,023. **DEPOSIT \$5,000**

SALE # 2:

77 Howard Street (Tax Map 30, Lot 1)



2-Story Colonial style home located on a 1 ± acre lot located close to downtown Winchester · 1860 built home offers 1,629 ± SF GLA, 3 BR, 1 BA, vinyl siding, unfinished basement, enclosed front porch, and FHW/Oil heat. · Served by public water & sewer · Assessed Value: \$141,800. 2022 Taxes: \$4,070. **DEPOSIT \$5,000**



SALE # 3: 70 Ashuelot Street (Tax Map 25, Lot 16)

Single story ranch style home located on a 0.26± acre lot close to downtown. 1946 built home offers 748± SF GLA, 2 BR, 1 BA, wood shingle siding, detached shed, unfinished basement, side deck, and FHA/Oil Heat. Served by Public water & sewer · Assessed Value: \$85,000. 2022 Taxes: \$2,440. **DEPOSIT \$5,000**

10% BUYER'S PREMIUM DUE AT CLOSING

Previews: One hour prior to the sale if permitted.

Terms: Deposits by cash, certified check/bank check or other tender acceptable to the Town of Winchester at time of sale, balance of purchase due within 45 days from the sale date. Conveyance by Deed, without covenants. Sales are subject to Town of Winchester confirmation. The Town of Winchester 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



TOWN OF WINCHESTER

INCORPORATED JULY 2ND 1753

1 Richmond Road • Winchester, New Hampshire 03470
Voice: (603) 239-4951 • Fax: (603) 239-4710 • TDD Access: Relay NH 1-800-735-2964
selectmen@winchester.nh.gov • www.winchester-nh.gov



AGREEMENT AND DEPOSIT RECEIPT

THIS AGREEMENT made this _____ day of _____, 2023, by and between the Town of Winchester, a municipal corporation organized under the laws of the State of New Hampshire, having a principal place of business at 1 Richmond Road, Winchester, New Hampshire 03470, (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 Winchester, New Hampshire, known as:

Map: _____ **Lot:** _____ Location: _____

PRICE: The SELLING PRICE is \$ _____.

The BUYER'S 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 _____% 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 his/her own expense, a duly executed DEED, without covenants, of 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 or 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.

TRANSFER OF TITLE: Shall be given on or before forty five (45) 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 Winchester Town Hall, 1 Richmond Road, Winchester, NH 03470. Time is of the essence.

TITLE: If the BUYER desires an examination of the title, BUYER shall pay the cost thereof. BUYER acknowledges that TITLE shall be transferred by DEED without covenants. 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 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:

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

TOWN OF WINCHESTER

BUYER

By: _____

By: _____

Its: Town Clerk/Tax Collector
Duly authorized

Its:
Duly authorized

Date: _____

Date: _____

Witness: _____

Witness: _____

WINCHESTER, TOWN OF

1 RICHMOND RD
PO BOX 512
WINCHESTER, NH 03470

Date	Book	Page	Type	Price	Grantor
12/23/2022	3235	357	U I 35		1 FRAZIER, LINDA
11/01/1990	1350	225	U V 99		GOMARLO, MICHAEL J.
09/27/1990	1346	680	U V 99		MORSE, GRAHAM
09/27/1990	1346	682	U V 99		CUTTER, LARRY/LINDA

07/05/18	JQVE				
06/08/18	INSP	MARKED FOR INSPECTION			
03/20/15	ADPR				
01/02/13	ADVX				
11/02/12	INSP	MARKED FOR INSPECTION			
10/29/08	CRVX				
09/18/08	INSP	MARKED FOR INSPECTION			
05/30/03	GF O				

SEP#187463; CHECK FIN 2004; 10/8; HO ASK FOR ME TO LEAVE PROPERTY WE ALREADY VERIFIED INFO; EST XFOBS; 1/13 HO REFUSED INT/EXT, FPL IS FIELD STONE; BP #14-038EP FOR ELECT&PLUMB;C/O #2014-0031; 3/15 SPOKE W/HO IN DW; MIN PLUMB WORK (TRAPS); DNPU MTL BOX TRAILERS & MULTIPLE NV ANIMAL SHELTERS; REMOVED 8X8 DEK AS IT HAS COMPLETELY ROTTED THROUGH; CK ON LIST FOR WB; 7/18; ADJ SITE & TOPO; BARN COND 75%;

Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 2-CUST	1		100	8,500.00	87	7,395	
BARN-1STRY	320	16 x 20	110	18.00	75	4,752	PIGS
						12,100	

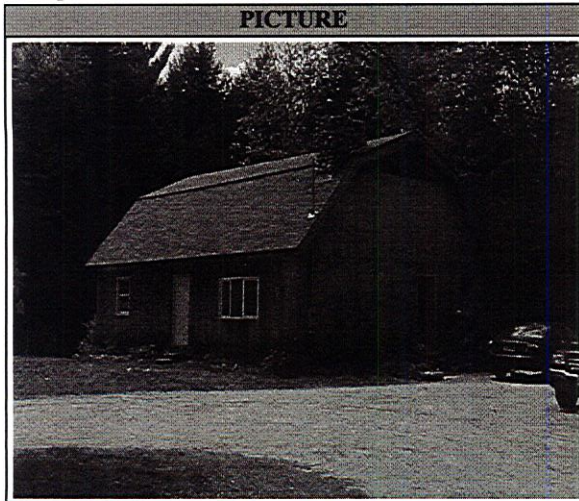
**WINCHESTER ASSESSING
OFFICE**

Year	Building	Features	Land
2021	\$ 107,700	\$ 12,100	\$ 55,700
			Parcel Total: \$ 175,500
2022	\$ 107,700	\$ 12,100	\$ 55,700
			Parcel Total: \$ 175,500
2023	\$ 107,700	\$ 12,100	\$ 55,700
			Parcel Total: \$ 175,500

Zone: AGRI Minimum Acreage: 2.00 Minimum Frontage: 200

Site: AVERAGE Driveway: DIRT/GRAVEL Road: PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
EXEMPT-MUNIC	1.080 ac	56,080	F	110	100	100	95	95 -- MILD	100	55,700	0	N	55,700	
											1.080 ac	55,700	55,700	



OWNER	
WINCHESTER, TOWN OF	
1 RICHMOND RD PO BOX 512 WINCHESTER, NH 03470	

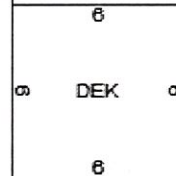
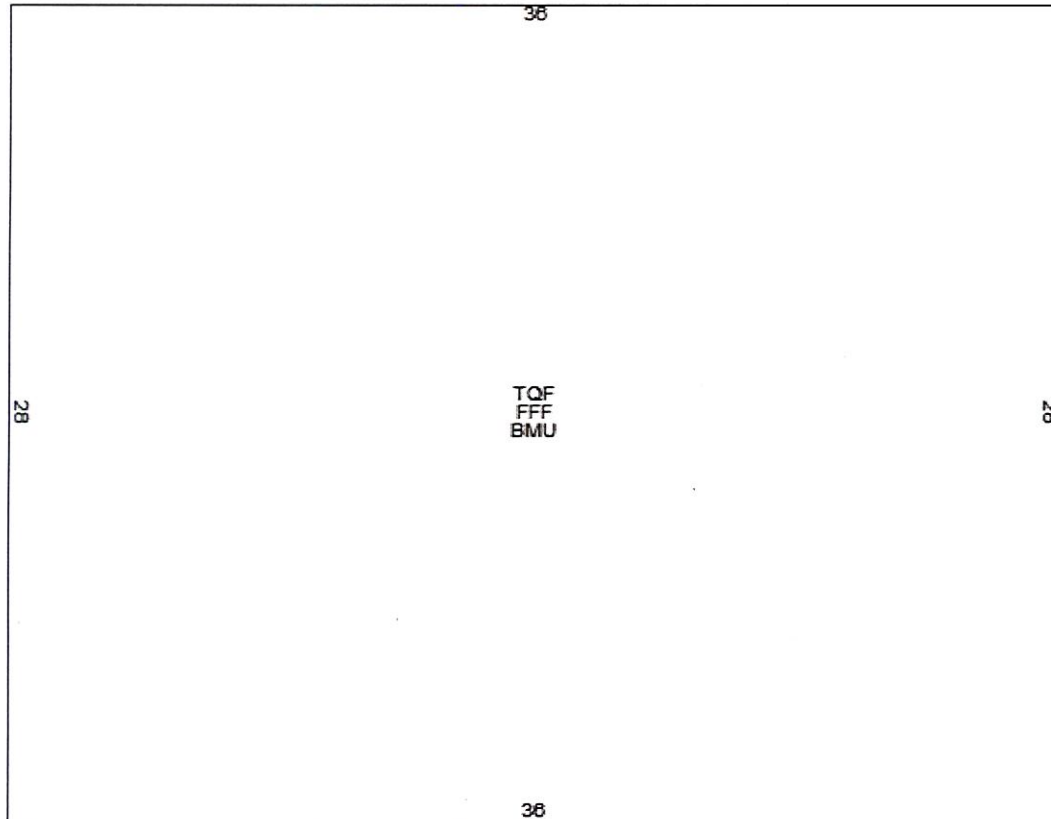
TAXABLE DISTRICTS	
District	Percentage

BUILDING DETAILS	
Model: 1.50 STORY FRAME GAMBREL	
Roof: GAMBREL/ASPHALT	
Ext: PREFAB WD PNL/T111/AVERAGE	
Int: DRYWALL	
Floor: CARPET/LINOLEUM OR SIM	
Heat: WOOD/COAL/NONE	
Bedrooms: 2	Baths: 1.0
Fixtures: Extra Kitchens: Fireplaces: Generators:	
A/C: No	
Quality: A0 AVG	
Com. Wall:	
Size Adj: 0.9702	Base Rate: EXH 86.00
	Bldg. Rate: 0.8260
	Sq. Foot Cost: \$ 71.04

PERMITS			
Date	Permit ID	Permit Type	Notes
05/27/14	14-038EP	ELECTRICAL	ELECTRIC & PLUMBING

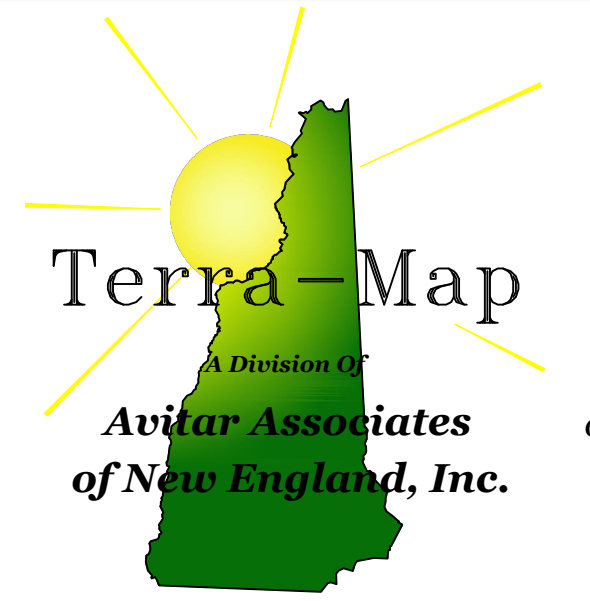
BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
BMU	BSMNT	1008	0.15	151
DEK	DECK/ENTRANCE	36	0.10	4
TQF	3/4 STRY FIN	1008	0.75	756
FFF	FST FLR FIN	1008	1.00	1008
GLA:	1,764	3,060		1,919

2020 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 136,326
Year Built:	1990
Condition For Age:	AVERAGE 21 %
Physical:	
Functional:	
Economic:	
Temporary:	
Total Depreciation:	21 %
Building Value:	\$ 107,700



Chesterfield

Swanzy



Phone
603 798-4419

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Avitar Associates
of New England, Inc.

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TerraMap@avitarassociates.com

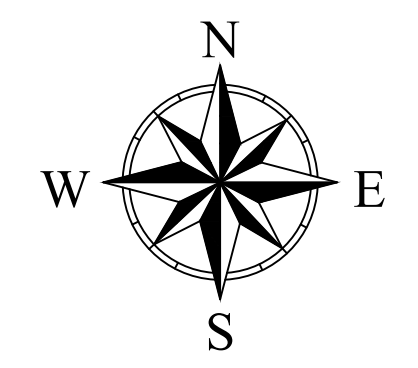
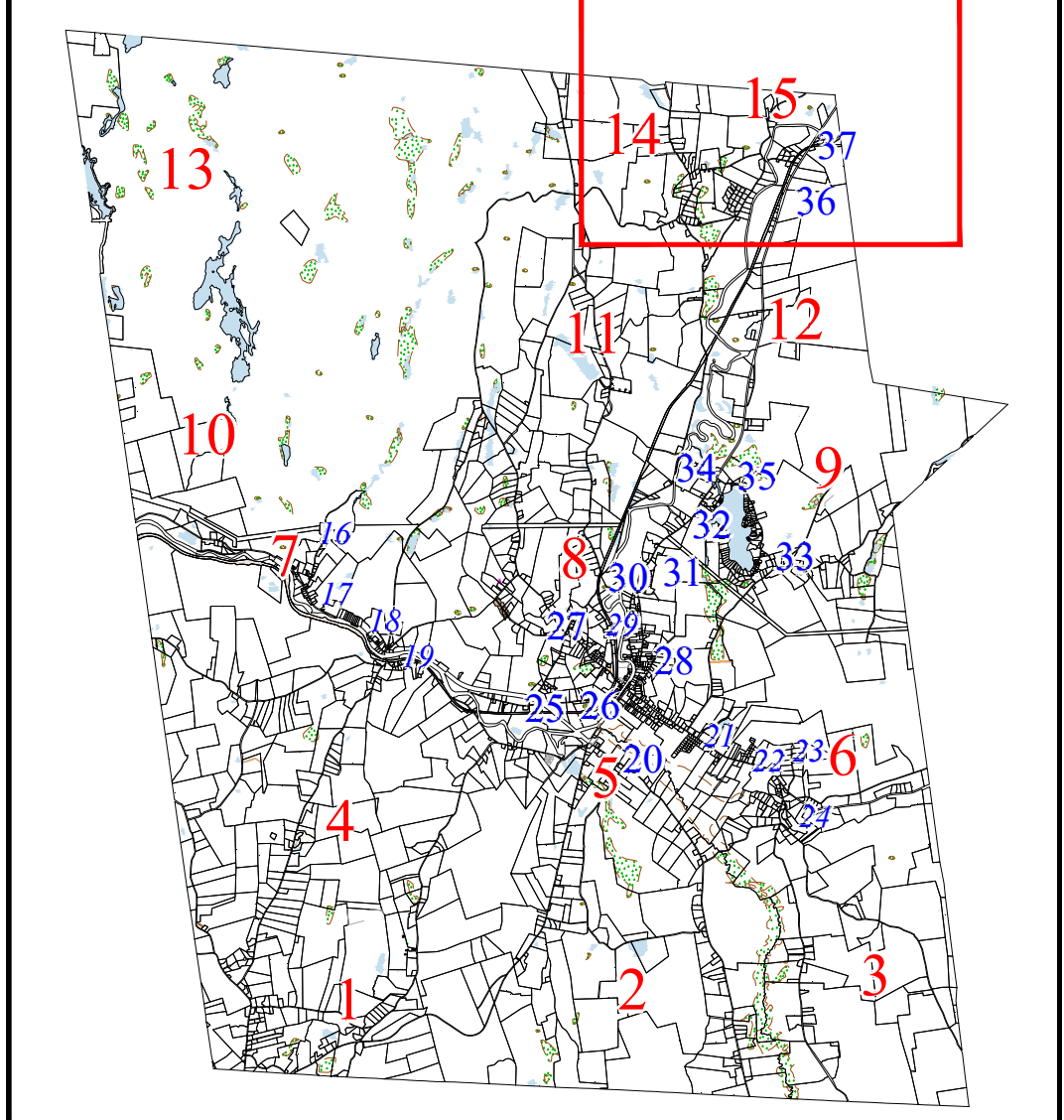
Town of **WINCHESTER** Cheshire County New Hampshire

LEGEND

- Parcel Number(PID) 12
- Parcel Acreage 2 Ac.
- Frontage (feet) 340'
- Lakes and Ponds
- Rivers
- Wetlands
- Power Lines
- Boston & Maine Railroad
- Town Owned
- Right of Way
- Private / Not Maintained
- Leased Lots

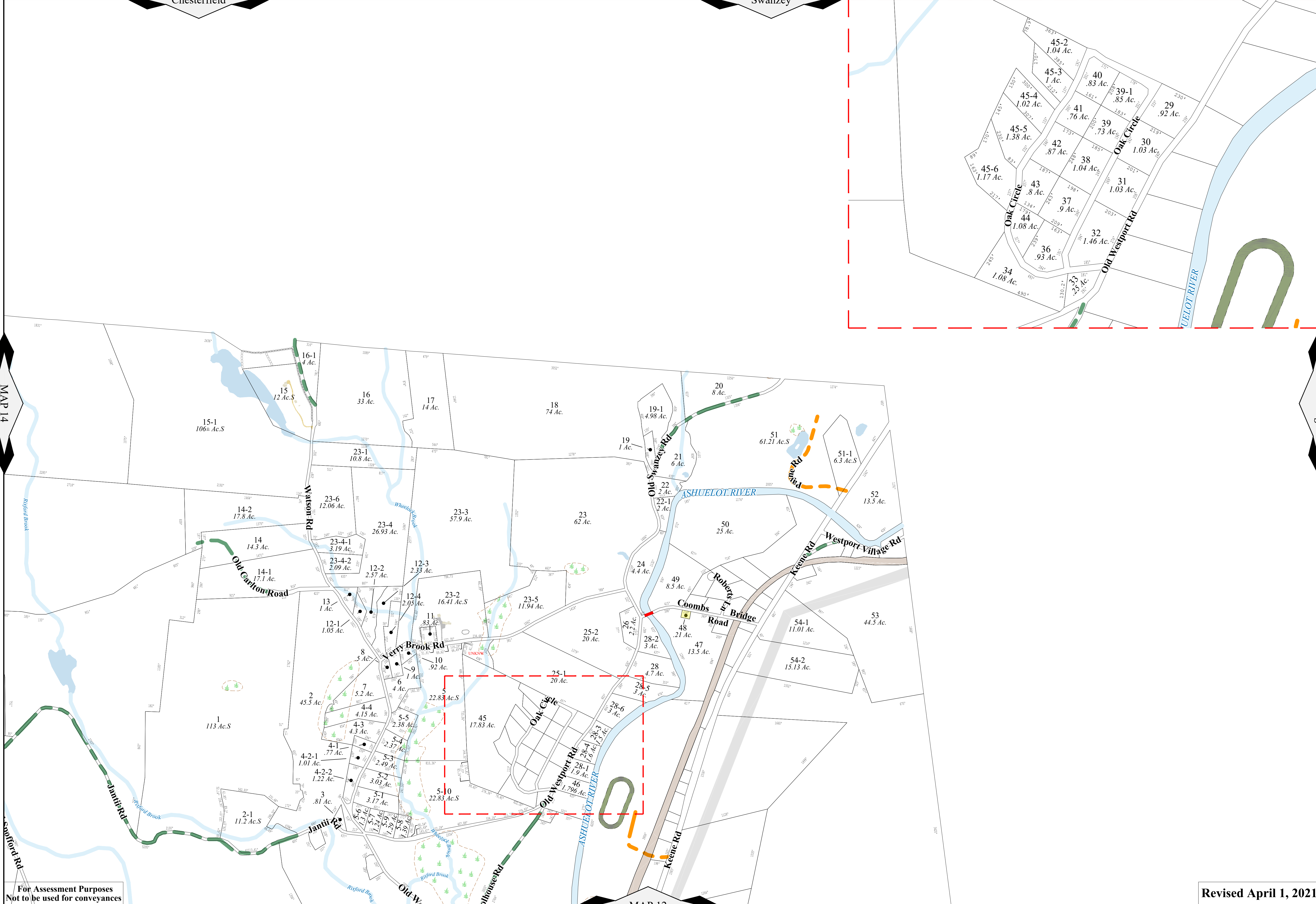
SCALE

250 0 500 1000 1500 2000



MAP 15

Revised April 1, 2021



MAP 14

Swanzy

MAP 12

For Assessment Purposes
Not to be used for conveyances