

PUBLIC AUCTION



(5) TAX-DEEDED PROPERTIES IN NASHUA, NH

TWO-FAMILY HOME · INDUSTRIAL WAREHOUSE & SINGLE FAMILY HOMES

Saturday, October 7, 2023 @ 10:00 AM

(Registration from 9:00 AM)

Sale to be held at: **NASHUA CITY HALL, 229 Main Street, Nashua, NH**

ID#23-191 • We have been retained by the City of Nashua to sell at PUBLIC AUCTION these (5) town-owned properties. Great opportunity for investors, builders, or abutters.

Sale #1:

115-117 West Hollis Street (Tax Map 85, Lot 15)

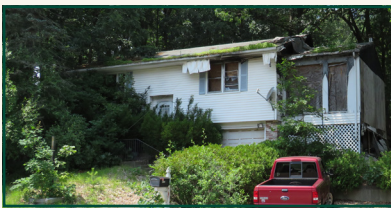


Two-Family duplex style home located on a 0.28± acre lot close to downtown. 1900 built home offers 2,736± SF GLA, 8 RMS, 4 BR, 2 ½ BA. Features include screened porch, aluminum siding, unfinished basement, detached 4-stall garage,

ample off street parking, and FHW/Gas Heat. Served by public water & sewer. Assessed Value: \$443,600. 2022 Taxes: \$8,016. **DEPOSIT: \$10,000**

Sale #3:

19 New Searles Road (Tax Map B, Lot 620)



Vacant Raised Ranch style home with fire damage located on a 0.28± acre corner lot. 1962 built home offers 1,299± SF GLA, 5 RMS, 3 BRS, and 1 BA. Features include vinyl siding, 1-car under garage, rear deck unfinished basement, and FHA/Gas Heat. Served by public water & sewer. Assessed Value: \$132,600. 2022 Taxes: \$2,396. **DEPOSIT: \$10,000**

Sale #2:

TWO ABUTTING PROPERTIES
17 Jackson Street (Tax Map 39, Lot 27)
L Bridge Street (Tax Map 39, Lot 34)

Lots will be sold together



17 Jackson St – 1900 built warehouse w/ 23,015± of finished area are located on an Industrial Warehouse zoned 0.8± acre gated lot close to downtown along the Nashua River & rail bed. Building is in poor condition. Features include brick masonry exterior, two dock height overhead doors, loading dock, and gas heat. Served by public water and sewer.
L Bridge St – Vacant 0.24± acre lot that abuts 17 Jackson Street. Lot is zoned as Industrial Land and is located on the rail bed close to downtown Nashua. Total Assessed Value: \$477,400. 2022 Taxes: \$8,627. **DEPOSIT: \$10,000**

Sale #4: 14 Meadow Lane (Tax Map D, Lot 139-1974-14)



Manufactured home located in the River Pines Community close to Rt. 3. 1969 built home offers 848± SF GLA, 5 RMS, 2 BRS, and 1 BA. Features include vinyl siding, side deck, screened porch, large backyard, detached shed and FHA/gas heat. Auctioneers Note: Prospective purchasers and members of their household must meet all criteria established by the Community Management in order to qualify as Residents. Assessed Value: \$74,400. 2022 Taxes: \$1,344. **DEPOSIT: \$5,000**

10% BUYER'S PREMIUM DUE AT CLOSING

PREVIEWS: Lots are marked and drive-by assessments are recommended. **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 30 days from sale. Sales are subject to City of Nashua confirmation. The City of Nashua reserves the right to reject any and all bids. All properties sold **"AS IS, WHERE IS"** subject to all matters of record and all outstanding liens, if any. Conveyance by Deed without Covenants. 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 AGREEMENT AND DEPOSIT RECEIPT

THIS AGREEMENT made this 7th day of October, 2023 by and between the **City of Nashua**, a municipal corporation organized under the laws of the State of New Hampshire, having an address of 229 Main Street, Nashua, New Hampshire 03061, (“SELLER”) and

_____, having an address of

 (“BUYER”).

SELLER agrees to sell and convey, and BUYER agrees to buy certain land with the improvements thereon, located in Nashua, New Hampshire, known as:

Map: _____ Lot _____ Location: _____,
Nashua, Hillsborough County (the “Property”).

BUYER was the highest qualified bidder for the Property at an auction conducted for SELLER by an auctioneer.

PRICE: The SELLING PRICE is \$_____.

BUYER has paid a DEPOSIT, receipt of which is hereby acknowledged, in the sum of \$_____.

The balance of the SELLING PRICE shall be payable to SELLER at Closing, payable in cash or certified check in the amount of \$_____.

BUYER'S PREMIUM DUE: The SELLING PRICE **does not include** the required BUYER'S PREMIUM of ten percent (10%) of the SELLING PRICE, due from BUYER to JSJ Auctions at Closing.

SELLING PRICE \$_____ at 10 % equals BUYERS PREMIUM \$_____.

BUYER'S payment of the SELLING PRICE and BUYER'S PREMIUM by cash or certified check at Closing is a condition precedent to SELLER'S obligation to convey title to the Property.

DEED: At Closing, upon payment of all amounts due, SELLER shall deliver to BUYER a duly executed Deed without Covenants to the Property.

PROPERTY CONDITION: The Property is sold in **AS IS, WHERE IS, WITH ALL FAULTS** 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, 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, and any State and Federal tax liens which have survived SELLER's acquisition of the Property. Further, SELLER does not in any way warrant or guarantee the availability of any municipal permits or approvals for the Property; it being the responsibility of BUYER to apply for any required permits or approvals.

TRANSFER OF TITLE: The Closing or transfer of title to the Property shall take place on or before the thirtieth (30th) day from the date of this Agreement. The Closing shall occur at Nashua City Hall, 229 Main Street, Nashua, New Hampshire 03061.

DISCLAIMER: Except as expressly provided in this Agreement, SELLER hereby disclaims all warranties of any kind or nature whatsoever, whether express or implied and BUYER acknowledges that BUYER is not relying on any representations of any kind or nature made by SELLER, or any of its employees or agents, with respect to the Property.

TAXES, UTILITIES: BUYER shall be responsible for any and all taxes and utilities assessed or incurred with respect to the Property as of the date of this Agreement.

RECORDING FEES AND TRANSFER TAX: BUYER shall be responsible for all recording fees and transfer taxes which may be assessed with respect to this conveyance.

LIQUIDATED DAMAGES: If BUYER shall default in the performance of his/her obligations under this Agreement, the total amount of the DEPOSIT may, at the option of SELLER, become the property of SELLER as reasonable liquidated damages. Furthermore, upon BUYER'S default hereunder, SELLER reserves the unqualified right to sell the Property to the next highest qualified bidder or to re-auction the Property.

STATUTORY DISCLOSURE:

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: If Private Water Supply, complete the following:

This information is unknown to SELLER.

Location:

Malfunctions:

Date of installation:

Date of most recent water test:
Problems:

Sewage Disposal System: If Private sewer system, complete the following:

This information is unknown to SELLER.

Location:
Malfunctions:
Date of most recent service:
Name of Contractor:

Insulation: If Property will be used as a 1-4 family dwelling, complete the following:

This information is unknown to SELLER.

The insulation in the Premises is:	<u>LOCATION</u>	<u>TYPE</u>
	_____	_____
	_____	_____

GOVERNING LAW, AMENDMENTS: This Agreement shall be governed by and construed in accordance with the laws of the State of New Hampshire. Any This Agreement may be modified only in writing executed by both BUYER and SELLER. The parties agree that any action brought by any party to enforce the terms of this Agreement shall be filed in the Superior Court of Hillsborough County - South, Nashua, New Hampshire.

PRIOR STATEMENTS: All representations, statements, and agreements heretofore made between the parties hereto are merged in this Agreement, which alone fully and completely expresses the parties respective obligations, and this Agreement is entered into by each party after opportunity for investigation, neither party relying on any statements or representations not embodied in this Agreement.

ADDITIONAL PROVISIONS:

IN WITNESS WHEREOF, BUYER AND SELLER have executed this Agreement as of the date first above written.

CITY OF NASHUA

Witness

Name:

Title:

BUYER

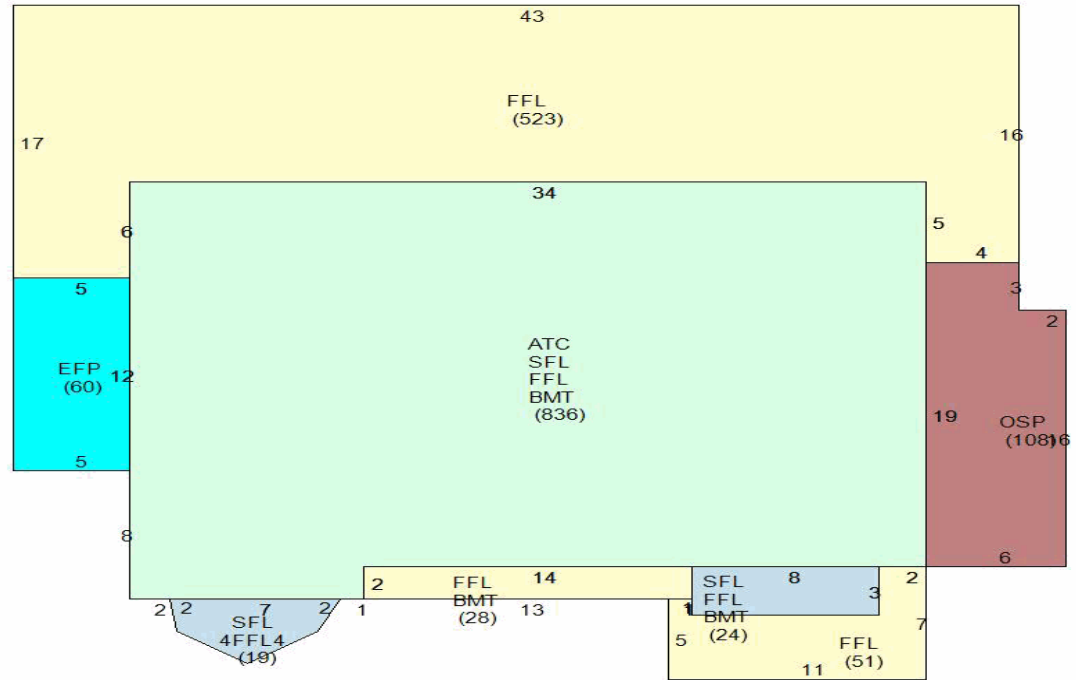
Witness

Name:

Comments

Parcel ID 0085-00015

9/17/10: DELETED UNDOCUMENTED FUNC ADJ. RG-- UBM=1/3 DIRT FLR CHNLINK FNC=FRNT STCKADE
FNC=REAR HI TRAFFIC AREA RENT APT#1=400 MO NO UTL RENTAL UNIT HAS GAS HEAT
ECO=TRAFFIC/MH INTERIOR ROOMS POOR COND 3X6X18 LT-GRN 4:00 IF ASSET ESTIMATED DUE TO NO
INTERIOR INSPECTION GT
9/2020 FGR1 = EST (OVERGROWTH); CAN IN YARD = NV



Exterior Information			Bath Features			Depreciation			
Type	11 - FAMILY CONVE		Full Bath	2	A - AVERAGE	Phys Con	AV - Average		40
Stry Hght	2A - 2 STORIES AT		Add Full	0		Functional			
(Liv) Units	2	Tot 2	3/4 Bath	0		Economic			
Found	3 - BRK/STONE		Add 3/4	0		Special			
Frame	1 - WOOD		1/2 Bath	1	A - AVERAGE	Override			
P. Wall	3 - ALUMINUM		Add 1/2	0					Total 40%
Sec Wall		0%	Other Fix	0		General Information			
Roof Str	1 - GABLE		Other Features			Grade	C - AVERAGE		
Roof Cvr	1 - ASPHALT		Kitchens	2	A - AVERAGE	Year Blt	1900	Eff Yr	
Color	LT GREEN		Add Kit.	0		Alt LUC			
Interior Information			Condo Information						
Avg Ht / Ft			Location			Juris			
P. Int Wall	2 - PLASTER		Tot Units			Con Mod			
						L. Sum			

Interior Information		Condo Information	
Avg Ht / Fl		Location	
P. Int Wall	2 - PLASTER	Tot Units	
Sec Int Wall	8 - PLYWD PANL	Floor	
Partition	T - TYPICAL	% Own	
P. Floor	3 - HARDWOOD	Name	

Sec Floor	5 - LINO/VINYL		Calc Ladder			
Bmt Floors			Base Rate	160.00	Depr %	40%
Electric	3 - TYPICAL		Size Adj	0.93856	Depr	200.787
Insulation	2 - TYPICAL		Con Adj	1.04000	Depr'd Total	301.181
Int Vs Ext			Adj Prc	\$156.18	Juris Ft.	1.0000
Heat Fuel	2 - GAS		Grade Ft.	1.00000	Spec. Features	\$1,600
Heat Type	3 - FORCED H/W		Other Feat	\$32,500	Final Total	\$302,800
# Heat Sys	0		NBH Mod	1.0000	Assmnt Ft.	1.0000
Heated %	100	AC %	NBC Infl	1.0000	Assessed Val	\$302,800
Sol HW %		Ctrl Vac %	LUC Ft.	1.0000	Total \$/SF	\$110.66
Corn Wall %		Sprink %	Adj Tot (RCN)	501.968	Undepr \$/SF	156.18000

Special Features / Yard Items

Code	Desc	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Assessed
FGR1	GARAGE-AVE	D	Y	1	1000.00	A	AV	1992	36.00	T	30%		1		1		1	22,100
FLU1	FLUE-CONCRET	A	S	2	1.00	A	AV	2020	800.00	T	2%		1		1		1	1,600
Building Totals		Yard Item Appr				22,100				Special Feature Appr				1,600				23,700
Parcel Totals		Yard Item Appr				22,100				Special Feature Appr				1,600				23,700

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	FIRST FLR	1,481	1,481	1,481	1,481	156.18	231,302
SFL	SECOND FLR	879	879	879	879	156.17	137,282
ATC	ATTIC FIN	376	836	376	376	156.18	58,755
BMT	BASEMENT	888	888	0	0	39.04	34,688
EPF	ENCL PORCH	60	60	0	0	68.75	4,125
OSP	OPN SCN PRCH	108	108	0	0	30.92	3,339
Building Totals		3,792	4,252	2,736	2,736		469,470
Parcel Totals		3,792	4,252	2,736	2,736		469,470

5 Res Breakdown

	Floor	No. Unit	Rooms	Bdrms
5	U	1	6	2
9	U	1	4	2
	Bld Total	2	10	4
0	Prcl Total	2	10	4

Image



Letter ANSI A Landscape



7/10/2023

- | | | |
|----------------|--------------------|--|
| Address Points | Common Lines | CEMETERY |
| Road Names | City-Owned Parcels | CONSERVATION LAND |
| Parcels | AIRPORT | DEDICATED OPEN SPACE; PARK RECREATION LAND |

