# 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 $\pm$  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 dámage 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 sid-

ing, 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)



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







#### PURCHASE AGREEMENT AND DEPOSIT RECEIPT

<b>THIS AGREEMENT</b> made this 7 <sup>th</sup> day of October, 2023 by and between the <b>City of Nashua</b> , 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 \$
<b>BUYER'S PREMIUM DUE:</b> The SELLING PRICE <u>does not include</u> 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 to Problems:	est:	
Sewage Disposal System: If Privat	e sewer system, con	mplete the following:
This information is unknown to SE	ELLER.	
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:	LOCATION	<u>TYPE</u>
GOVERNING LAW, AMENDMENTS construed in accordance with the laws of t may be modified only in writing executed that any action brought by any party to enfo Superior Court of Hillsborough County - So PRIOR STATEMENTS: All representate between the parties hereto are merged in texpresses the parties respective obligation after opportunity for investigation, neither not embodied in this Agreement.	the State of New Hall by both BUYER a bree the terms of this buth, Nashua, New Hall tions, statements, archis Agreement, while, and this Agreement	ampshire. Any This Agreement and SELLER. The parties agree Agreement shall be filed in the Hampshire.  Indicate the agreements heretofore made ich alone fully and completely ent is entered into by each party
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:

00139 14 MEADOW LN. Unit JENSEN'S 0000D 0000D-00139-1974-14 Card: 1 of 1 **Total Card** Total Parcel Nashua Sheet Unit# Bldg# **Building Location** Lot Parcel ID Acct: 4744 ASSESSED 74,400 / 74,400 IN PROCESS APPRAISAL SUMMARY PROPERTY LOCATION LEGAL DESCRIPTION Total Val Use Code **Building Val** Yard Items Land Size Land Val 14 MEADOW LN. Unit JENSEN'S 1031 72,700 1.700 0.00 74,400 NASHUA, NH **OWNERSHIP** THIBODEAU, DANIEL R 14 MEADOW LN **Building Total** 72,700 1,700 0.00 74,400 NASHUA, NH 03062-0000 72,700 1,700 0.00 74,400 Parcel Total Lot Size Source 0 - Mkt Adj Cost Tot Val SF/Bld 87.74 Tot Val SF/Prcl 87.74 Total Land **PREVIOUS ASSESSMENTS** Land Unit Type Tx Yr Cat Use Bld Value Yard Items Land Size Land Val Total Appr Assessed Notes Date 2021 F۷ 1031 45.800 1.700 0 0 47.500 47,500 System Roll for 2021 11/15/2021 User Account Type Осс 48,800 48,800 Year End Roll 2020 FV 1031 47,100 1,700 0 0 11/12/2020 GIS Coord 1 PREVIOUS OWNER 2019 F۷ 1031 47,100 1,700 0 48,800 48,800 Year End Roll 03/04/2020 0 1020518.37423177 THIBODEAU, DANIEL B SR & 2018 PATR 1031 47.100 1.700 0 48,800 48,800 Corrects for Assessor 01/09/2019 GIS Coord 2 S MAXWELL THIBODEAU 2017 FV 1031 41.900 1.000 42.900 42,900 Year End Roll 11/06/2017 83117.24845433 14 MEADOW LN 2016 FV 1031 41,900 1,000 0 42.900 42,900 Year End Roll 11/16/2016 Insp Date NASHUA, NH 03062-0000 1,000 2015 FV 1031 41,900 42,900 42,900 11/06/2015 07/05/2022 1,000 2014 FV 1031 41.900 42.900 42.900 Roll 10/06/2015 0 **PRINT** 1,000 2013 F۷ 1031 41,900 0 42,900 42,900 Year End 10/28/2013 Date Time 2012 FV 1031 49,300 600 0 49,900 49,900 Year End Roll 11/9/2012 11/11/2022 4:38 pm TAX YEAR SALES INFORMATION NARRATIVE DESCRIPTION 2022 Grantor Legal Ref Type Date Sale Price TSF Verif. NAL Notes This parcel contains 0.00000 SF of land mainly classified as 7877-0354 Q 07/19/2007 No Α ERROR IN DEED SPELLING DANIEL R SR SHO MANU HOUSING It has 1 building(s) first built in 1969 with a total THIBODEAU, DANIEL B SR & 0 **USER DEFINED** of 848 square feet. There are 1 living unit(s), 1 Bath, 5 Rooms JENNINGS, DAVID J & NANCY JENNING7293-2631 W 08/06/2004 55,000 No PriorID1a and 2 Bdrms. JENNINGS, NANCY J & DAVID J 6506-475 Q 10/18/2001 No 1/2 TO TRUST 1/2 TO D JENNINGS NANCY DEC Nashua PID W O'BRIEN, GREGORY SCOTT 5796-896 03/18/1997 30,000 No D-139 OTHER ASSESSMENTS 4497-134 50,000 No 11/13/1987 Plan # Code Desc Comm Int Amt Amt **BUILDING PERMITS ACTIVITIES** PriorID1b Status Notes Date Number Desc Amount Closed Last Visit Date Result 05/23/2013 201300875 ELECTRICAL O 06/04/2013 С 07/05/2022 Field Review Sandra Schmucki PriorID2b PROPERTY FACTORS 06/10/2005 200501136 **DECK - RES** 2,500 04/07/2006 С 10/09/2020 Rob Tolland (VG\$ Meas+1Visit Code Item Code Item % С Doug R-KRT 08/04/2004 200401524 Mech/Plumb/E 12/29/2004 08/07/2018 Field Review PriorID3b Dis 1 NASH .00000 Util 1 C - ALL С 14 08/17/2001 200101312 Miscellaneou 1.000 03/13/2002 04/07/2006 Meas+1Visit Greg Turgiss Util 2 Dis 2 Code Date 12/29/2004 Gary Turgiss Extr In only Util 3 Dis 3 03/13/2002 Extr In only Wynta Whitcher Zone 1 R9 Census Code Status F. Haz 07/29/1999 Data Verfd Greg Turgiss Zone 2 04/23/1998 SI mea&LC lΑΗ Торо - LEVEL Zone 3 Nashua Ward Street 1 - PAVED Traffic 2 - LIGHT Assessor Map Exempt LAND SECTION LUC LUC Desc Ft. # Units Ft. Base V. Unit Pro Adj Prc NBC Mod. Inf 1 Inf 2 % Inf 3 % Appr Alt LUC Spec L.V. Juris L. Ft. Assessed Notes Depth U. Type L. Type Ft. 1031 MANU HOUSING 1 SF SITE 1 .06 JEN1 0.7 0 3 1 0

0.0000

Total SF/SM

0.00

Parcel LUC 1031 - MANU HOUSING

P. NBC Desc JENSENS

Tot

Total AC/HA

Tot

#### Comments

#### Parcel ID 0000D-00139-1974-14

CHNG SHD1 TO 140 SF PER 2011 PHOTO 2/13 ND---REMOVED FOP-ADD WDK GR06---NASHUA REMOVED ECO GR00 WHITE/BEIGE ADD 5 X 5 FOP GR99 REMOVE FLU GR99 WHEELCHAIR RAMP 2002 CHANGED OIL TO GAS GT04 CHNG NBHD CODE 2/05 ND

<b>Exterior In</b>	formation	1		<b>Bath Feat</b>	ures		Depreciat	ion		
Туре	20 - MOBILE HOME			Full Bath	1	A - AVERAGE	Phys Con	AV - Average	е	56.2
Stry Hght	1 - 1 STORY	1 - 1 STORY			0		Functional			
(Liv) Units	1	Tot 1		3/4 Bath	0		Economic			
Found	6 - SLAB_EA	RTH		Add 3/4	0		Special			
Frame	1 - WOOD			1/2 Bath	0		Override			
P. Wall	4 - VINYL			Add 1/2	0				Total	56.2%
Sec Wall			0%	Other Fix	0		General Ir	nformatio		
Roof Str	1 - GABLE			Other Fea	tures		Grade	C AVG. (-)		
Roof Cvr	1 - ASPHALT	Γ		Kitchens	1	A - AVERAGE	Year Blt	1969	Eff Yr	
Color	WHITE			Add Kit.	0		Alt LUC			
Interior Inf	ormation			Condo Inf	ormati	on	Juris			
Avg Ht / FI				Location			Con Mod			
P. Int Wall	P. Int Wall 8 - PLYWD PANL			Tot Units			L. Sum			
Sec Int Wall			Floor							
Partition T - TYPICAL			% Own					Sı	ıb Area	
P. Floor	4 - CARPET	Т.		Name						Code D

197.00

1.00000

0.90250

\$177.79

0.90000

\$15,567

1.0000

1.0600

1.0000

165,907

Depr %

Depr

Depr'd Total

Juris Ft.

Spec. Features

Final Total

Assmnt Ft.

Assessed Val

Total \$/SF

Undepr \$/SF

Calc Ladder

Base Rate

Size Adj

Con Adj

Adj Prc

Grade Ft.

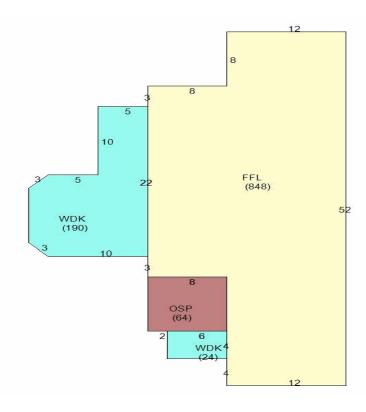
Other Feat

NBH Mod

NBC Infl

LUC Ft.

Adj Tot (RCN)



#### as

	Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val				
_ [	FFL	FIRST FLR	848	848	848	848	177.79	150,766				
∐ [	OSP	OPN SCN PRCH	64	64	0	0	35.94	2,300				
╽	WDK	WOOD DECK	214	214	0	0	16.57	3,544	Res Brea	kdown		
] [									Floor	No. Unit	Rooms	Bdrms
									U	1	5	2
1 [												
] [												
╛												
] [									Bld Total	1	5	2
] [		Building Totals	1,126	1,126	848	848		156,610		1	5	2
IJ		Parcel Totals	1,126	1,126	848	848		156,610	Image			

#### Special Features / Yard Items

3 - TYPICAL

2 - TYPICAL

1 - FORCED H/A

AC %

Ctrl Vac %

Sprink %

100

Disclaimer: This Information is believed to be correct but is subject to change and is not guaranteed

2 - GAS

Sec Floor

Bmt Floors

Electric

Insulation

Int Vs Ext

Heat Fuel

Heat Type

# Heat Sys

Sol HW %

Com Wall %

Heated % 100

Special readures / fard items																		
Code	Desc	Α	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Assessed
SHD1	SHED FRAME	D	Υ	1	140.00	Α	AV	2004	15.00	T	18%		1		1		1	1,700
					,				,	$\Box$	,							
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									<u> </u>									
					<u>'</u>				'									
					'				<u> </u>			·						
					'				<u>'</u>									
Building Totals Yard Item Appr							•	1,700			Special Feat	ure Appr					1,700	
Parcel Totals Yard Item Appr						1,700			Special Feat	ture Appr					1,700			

56.2%

93,240

72,667

1.0000

\$0

\$72,700

1.0000

\$72,700

\$85.73

160.01100



## Letter ANSI A Landscape

