

PUBLIC AUCTION

(7) TAX DEEDED PROPERTIES IN HINSDALE, NH Single Family Home · 37.67 ± Acre Lot Mobile Homes · Vacant Lots



Saturday, June 15 at 10:00 AM (Registration from 9:00 AM)

Sale Location: HINSDALE TOWN HALL, 11 MAIN STREET, HINSDALE, NH

ID#24-157 · We are pleased to offer for the Town of Hinsdale at PUBLIC AUCTION, these (7) properties which were acquired by Tax Collector's Deed. These properties appeal to investors, builders, or abutters!

SALE # 1: 22 River Road (Tax Map 46, Lot 21)



Former multi-family home that was last used as single family located on a 0.26± acre lot · Building offers 4 BRS, 2 BA and 2,378± SF GLA · Features include shingle siding, open front porch, front deck, unfinished basement and FHA/Oil heat, served by public water & sewer · Assessed Value:

\$135,000. 2023 Taxes: \$3,788. **DEPOSIT: \$5,000**

SALE # 2: 128 Plain Road (Tax Map 16, Lot 19)



37.67± acre lot with old mobile home on lot · Lot slopes up from the road and is wooded with mountain views. Assessed Value: \$129,000. 2023 Taxes: \$3,620. **DEPOSIT: \$5,000**

SALE # 4: 40 Robbins Street (Tax Map 20, Lot 4-29-E)



Manufactured home located in Thicket Hill M.H.C. · Home offers 4 RMS, 3 BRS and 1 BA. Features include screened porch, detached shed, central ac, and FHA/Kerosene Heat · Served by private well and septic. NOTE: Buyer of the mobile home must obtain a move permit or apply with the park as a landlord or owner. Park Rent - \$560.00/ month. Assessed Value: \$29,900. 2023 Taxes: \$839.

DEPOSIT: \$2,500

SALE # 3: 713 Plain Road (Tax Map 34, Lot 1)

Mobile home located on a 1.47± acre lot · 1982 built home offers 784± SF GLA, 4 RMS, 2 BRS, 1 BA, aluminum siding, side porch, detached shed, and FHA/Oil Heat, served by town water and private septic · Assessed Value: \$71,100. 2023 Taxes: \$1,995. **DEPOSIT: \$2,500**



SALE # 5: Old Chesterfield Road (Tax Map 21, Lot 3-2)

2.22± acre vacant lot · Located just off Rt. 63 · Assessed Value: \$45,100. 2023 Taxes: \$1,265. **DEPOSIT: \$2,500**

SALE # 6: Off Pond Road (Tax Map 20, Lot 26)

Vacant landlocked 9.4± acre lot · Located close to Rt. 119 · Assessed Value: \$19,600. 2023 Taxes: \$550. **DEPOSIT: \$1,000**

SALE # 7: 101 Fox Run Road (Tax Map 20, Lot 39)

Vacant 1.01± acre corner lot · Located close to Rt. 119 · Assessed Value: \$24,000. 2023 Taxes: \$673. **DEPOSIT: \$1,000**

10% BUYERS PREMIUM PAYABLE TO AUCTIONEER DUE AT CLOSING

PREVIEW: The properties are marked, a drive-by is recommended.

TERMS: All deposits by cash, certified check, bank treasurer's check or other payment acceptable to the Town of Hinsdale at time of sale, balance due within 30 days. SALES ARE SUBJECT TO TOWN CONFIRMATION. THE TOWN OF HINSDALE RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS. Conveyance by deed without covenants. 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



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

AGREEMENT AND DEPOSIT RECEIPT

THIS AGREEMENT made this 15th day of June, 2024, by and between the Town of Hinsdale, a municipal corporation organized under the laws of the State of New Hampshire, having a principal place of business at 11 Main Street, Hinsdale, New Hampshire 03451 (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 Hinsdale, New Hampshire, known as:

Map: _____ Lot: _____ Address _____

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 10 % 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 its own expense, a duly executed DEED, without covenants, to 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 thirty (30) 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 Hinsdale Town Offices, 11 Main Street, Hinsdale, NH. **Time is of the essence.**

AGREEMENT AND DEPOSIT RECEIPT (Cont'd)

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 the 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 the 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.

ACKNOWLEDES 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 this AGREEMENT, which alone fully and completely expresses the respective obligations, and this AGREEMENT is entered into by each party after opportunity for investigation, neither party relying on any statements or representation not embodied in this AGREEMENT. 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 HINSDALE

BUYER

By: _____

By: _____

Its: _____

Its: _____

Duly authorized

Duly authorized

Date: _____

Date: _____

Witness: _____

Witness: _____

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1707 HINSDALE, NH VISION
TOWN OF HINSDALE PO BOX 13 HINSDALE NH 03451				1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	
					3 Public Sewer			RESIDNTL	1040	85,100	85,100	
								RES LAND	1040	41,100	41,100	
SUPPLEMENTAL DATA								RESIDNTL	1040	8,800	8,800	
Alt Prcl ID 00046 00021 00000				SUB-DIV		House Col	WHITE					
Owner # 007963						Interior Co	F:					
Parcel # 001507						Fin BSMT						
PREC.						QTR	4					
empty pk I						call back	2					
GIS ID						Assoc Pid#						
									Total	135,000	135,000	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
TOWN OF HINSDALE				3261 827	10-27-2023	Q	I	0	1	Year	Code	Assessed	Year	Code	Assessed
LEVASSEUR TRUSTEE, DONALD E				1669 0526	10-16-1998	U	I	0	1	2022	1040	85,100	2020	1040	63,100
LEVASSEUR DONALD				1008 0814	10-30-1981	U	V	0			1040	41,100		1040	34,300
											1040	8,800		1040	7,400
									Total	135000	Total	104800	Total	104800	

EXEMPTIONS				OTHER ASSESSMENTS				APPROAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 84,900			
Total			0.00					Appraised Xf (B) Value (Bldg) 200				

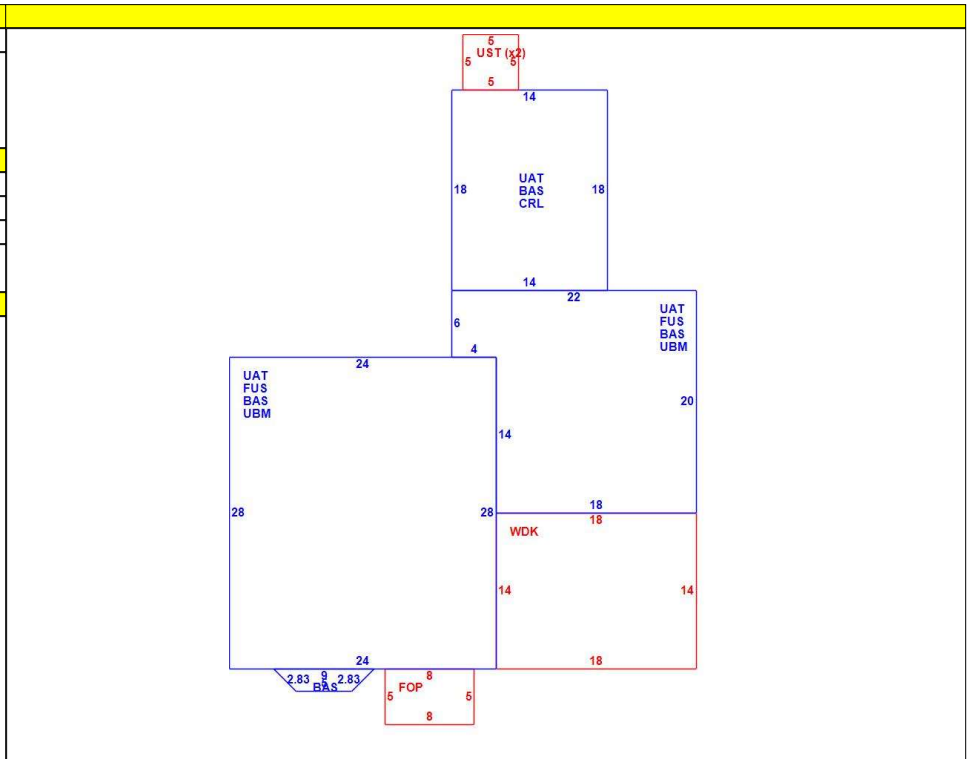
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			Batch

NOTES										VISIT / CHANGE HISTORY					
SHD1, 48SF=NV, FGR3 HAS ATTCH FLU1, COND=50%, RIVERVIEW, REPAIRS IN PROGRESS USED AS 1 FAMILY/WILL NEED BLDG PERMIT 2021: NC										Date	Id	Type	Is	Cd	Purpost/Result
										06-29-2021	RB			16	Field Review
										05-17-2017	RK			16	Field Review
										06-27-2016	DK			02	Measur+2Visit
										06-27-2016	DK			01	Measur+1Visit
										05-16-2012	DK			16	Field Review
										05-09-2011	DK			01	Measur+1Visit
										05-09-2011	DK			02	Measur+2Visit
										Total Appraised Parcel Value 135,000					

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
2024/102	01-29-2024	ME	Mechanicals 12X14 DECK	12,000	01-29-2024 04-13-2004	0 100	01-29-2024 04-01-2004	INSTALL LP FURNACE		06-29-2021	RB			16	Field Review

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	1040	TWO FAMILY	RES			11,326 SF	3.3	1.10000	6	1.00	50	1.000		1.0000	3.63	41,100	
Total Card Land Units						0.260	SF	Parcel Total Land Area						0.2600	Total Land Value		41,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	11	Family Conver.			
Model	03	Multi-Family			
Grade:	03	Average			
Stories:	2	2 Stories			
Occupancy	2				
Exterior Wall 1	07	Asbest Shingle			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	11	Slate			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	02	Oil			
Heat Type:	02	Floor Furnace			
AC Type:	01	None			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	2				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	10	10 Rooms			
Bath Style:	01	Old Style			
Kitchen Style:	01	Old Style			
MHP					
CONDO DATA					
Parcel Id		C	Owne	0.0	
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New			265,462		
Year Built			1889		
Effective Year Built			1954		
Depreciation Code			P		
Remodel Rating					
Year Remodeled					
Depreciation %			68		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			32		
RCNLD			84,900		
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
FGR4	Gar w Loft	L	588	30.00	2003		50		0.00	8,800
FLU1	Flue Block	B	1	500.00	1949		32		0.00	200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,322	1,322	1,322	95.80	126,648
CRL	Crawl Space	0	252	13	4.94	1,245
FOP	Open Porch	0	40	8	19.16	766
FUS	Upper Story, Finished	1,056	1,056	1,056	95.80	101,165
UAT	Attic, Unfinished	0	1,308	131	9.59	12,550
UBM	Basement, Unfinished	0	1,056	211	19.14	20,214
UST	Utility, Storage, Unfinished	0	50	5	9.58	479
WDK	Wood Deck	0	252	25	9.50	2,395
Ttl Gross Liv / Lease Area		2,378	5,336	2,771		265,462





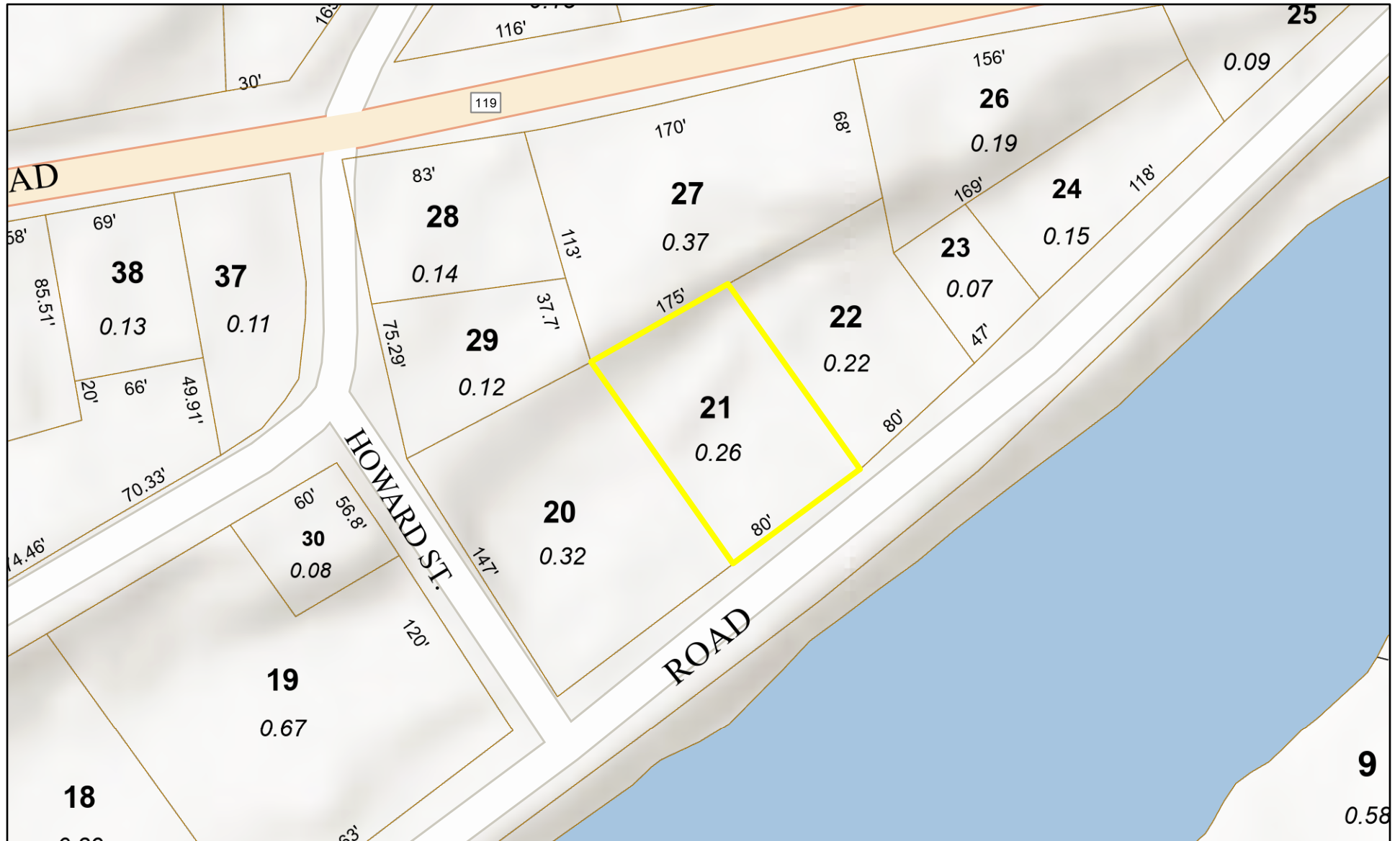
Town of Hinsdale, NH

1 inch = 70 Feet



April 10, 2024

www.cai-tech.com



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