

# 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](http://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.

**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 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:

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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				
TOWN OF HINSDALE TAX DEED				2 Above Street		1 Paved		Description	Code	Assessed	Assessed	1707  HINSDALE, NH
				4 Rolling				RESIDNTL	1030	8,400	8,400	
PO BOX 13				<b>SUPPLEMENTAL DATA</b>				RES LAND	1030	15,300	15,300	
				Alt Prcl ID 00016 00019 00000				House Col WHITE				
HINSDALE NH 03451				SUB-DIV				Interior Co				<b>VISION</b>
Owner # 007963				Fin BSMT				QTR 2:				
Parcel # 000241				PREC.				call back 2				
empty pk I				GIS ID				Assoc Pid#				
									Total	129,000	25,206	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
TOWN OF HINSDALE TAX DEED				2999	1038	09-13-2017	U	I	0	49	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				COLE, DONNA M	1425	0666	10-15-1992	U	V	38,000		2022	1030	8,400	2020	1030	6,600	2019	1030
											1030	15,300		1030	12,700		1030	12,700	
											6116	1,506		6116	1,476		6116	1,144	
									Total	25206	Total	20776	Total	20444					

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				APPRAISED VALUE SUMMARY															
Nbhd	Nbhd Name			B	Tracing			Batch			Appraised Bldg. Value (Card)						8,400		
0001											Appraised Xf (B) Value (Bldg)						0		
													Appraised Ob (B) Value (Bldg)						0
													Appraised Land Value (Bldg)						120,600
													Special Land Value						1,506
													Total Appraised Parcel Value						129,000
													Valuation Method						C
													Total Appraised Parcel Value						129,000

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	
											10-23-2020	RB			99	Vacant	
											05-16-2017	SG			16	Field Review	
											09-20-2016	DK			09	Measu Estmt Owner non	
											05-31-2012	DK			16	Field Review	
											08-17-2009	DK			04	Measur/Vac/Boarded up	
											07-16-2002	KM			99	Vacant	

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	1030	MAN HOME MD	RA			871 SF	17.51	1.00000	5	1.00	50	1.000			1.0000	17.51	15,300	
1	6116	REC OWU	RA			1.000 AC	35,700	1.00000	0	1.00	50	1.000			1.0000	35,700	35,700	
1	6116	REC OWU				36.650 AC	1,900	1.00000	0	1.00		1.000			1.0000	1,900	69,600	
						Total Card Land Units	37.670 SF	Parcel Total Land Area						37.6700			Total Land Value	120,600

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style:	101	Manuf Home Old Style									
Model	02	Mobile Home SW									
Grade:	03	Average									
Stories:	1	1 Story									
Occupancy	1										
Exterior Wall 1	26	Aluminum									
Exterior Wall 2											
Roof Structure:	03	Gable/Hip									
Roof Cover	03	Asphalt Shngl									
Interior Wall 1	04	Plywood Panel									
Interior Wall 2											
Interior Flr 1	14	Carpet									
Interior Flr 2	05	Vinyl									
Heat Fuel	02	Oil									
Heat Type:	04	Forced Air									
AC Type:	01	None									
Total Bedrooms	02	2 Bedrooms									
Total Bthrms:	1										
Total Half Baths	0										
Total Xtra Fixtrs											
Total Rooms:	4	4 Rooms									
Bath Style:	01	Old Style									
Kitchen Style:	01	Old Style									
MHP	OWN	Own Land									
CONDO DATA						COST / MARKET VALUATION					
Parcel Id		C				Parcel Id		C			
						Ownr	0.0				
Adjust Type		Code				Adjust Type		Code			
Condo Flr		Description				Condo Flr		Description			
Condo Unit		Factor%				Condo Unit		Factor%			
Building Value New		42,185				Year Built		1968			
Effective Year Built		1942				Effective Year Built		1942			
Depreciation Code		P				Depreciation Code		P			
Remodel Rating						Remodel Rating					
Year Remodeled						Year Remodeled					
Depreciation %		80				Depreciation %		80			
Functional Obsol		0				Functional Obsol		0			
External Obsol		0				External Obsol		0			
Trend Factor		1				Trend Factor		1			
Condition						Condition					
Condition %						Condition %					
Percent Good		20				Percent Good		20			
RCNLD		8,400				RCNLD		8,400			
Dep % Ovr						Dep % Ovr					
Dep Ovr Comment						Dep Ovr Comment					
Misc Imp Ovr						Misc Imp Ovr					
Misc Imp Ovr Comment						Misc Imp Ovr Comment					
Cost to Cure Ovr						Cost to Cure Ovr					
Cost to Cure Ovr Comment						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	
TRL1	Trailer Storage	L	2	100.00	2009		10.0		0	0	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
BAS	First Floor	744	744	744	56.70	42,185					
Ttl Gross Liv / Lease Area		744	744	744	42,185						

BAS 12

62 62

12





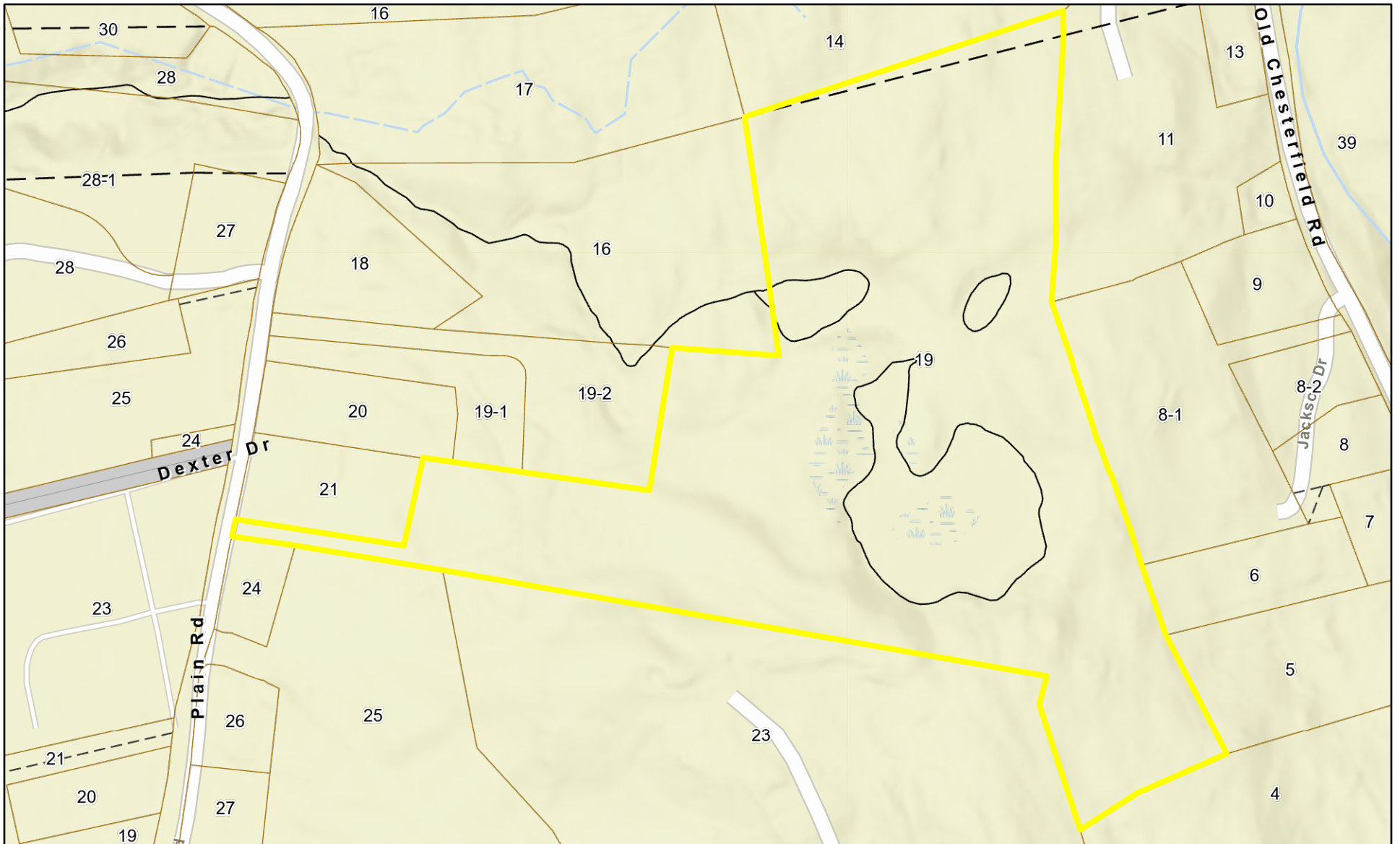
Town of Hinsdale, NH

1 inch = 329 Feet



April 10, 2024

www.cai-tech.com



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