

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



JSJ Auctions
SINCE 1982



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			
TOWN OF HINSDALE PO BOX 13 HINSDALE NH 03451				4	Rolling	2	Public Water	1	Paved			Description	Code	Assessed	Assessed
						6	Septic					RESIDENTL	1030	25,800	25,800
										RES LAND	1030	44,300	44,300		
SUPPLEMENTAL DATA												RESIDENTL	1030	1,000	1,000
Alt Prcl ID 00034 00001 00000 SUB-DIV Owner # 007963 Parcel # 001198 PREC. empty pk I GIS ID				House Col WHITE Interior Co Fin BSMT QTR 1: call back Assoc Pid#				Total		71,100	71,100				

VISION

RECORD OF OWNERSHIP							BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
TOWN OF HINSDALE							3261	824	10-27-2023		Q	I			0	04	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CREAN, JOHN W							1578	0001	10-09-1996		U	V			0		2022	1030	25,800	2020	1030	16,200	2019	1030	16,200
ZALUZYNY STEVEN							1129	0130	04-18-1986		U	V			0			1030	44,300		1030	36,400		1030	36,400
																		1030	1,000		1030	1,000		1030	1,000
Total																	71100		Total		53600	Total		53600	

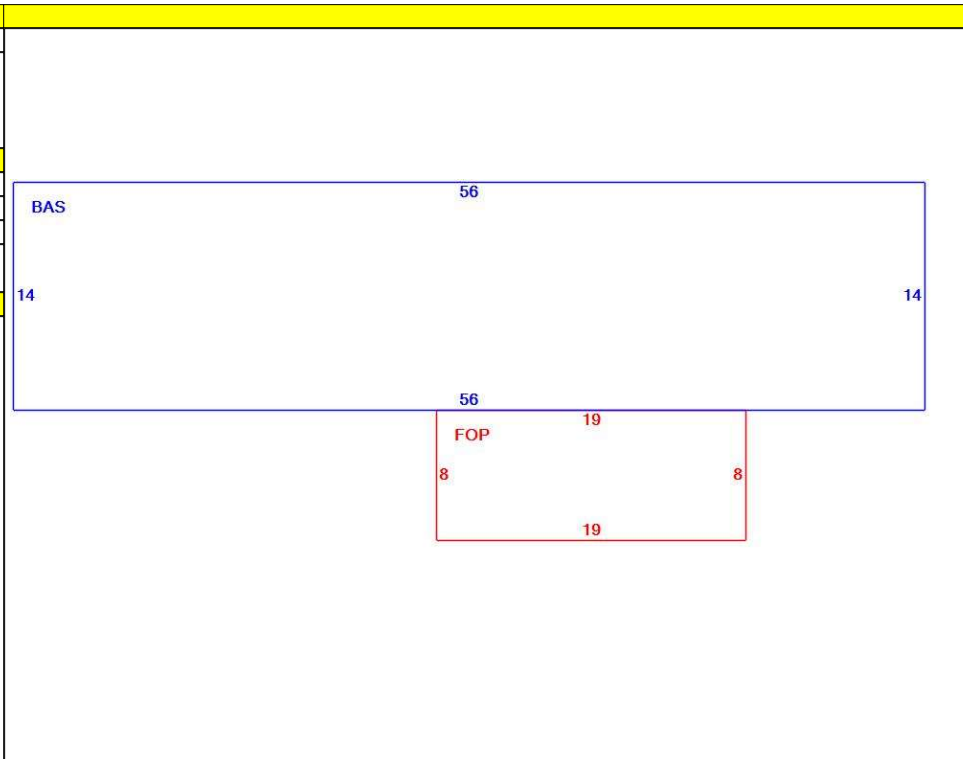
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount												
Total			0.00																

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY											
Nbhd	Nbhd Name		B			Tracing			Batch			Appraised Bldg. Value (Card) 25,800					
0001												Appraised Xf (B) Value (Bldg) 0					
NOTES												Appraised Ob (B) Value (Bldg) 1,000					
CRAFTSMAN												Appraised Land Value (Bldg) 44,300					
ULI #173769												Special Land Value 0					
SMALL SHEDS N/V												Total Appraised Parcel Value 71,100					
2020: NC												Valuation Method C					
												Total Appraised Parcel Value 71,100					

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
											06-17-2020	RB			00	Measur+Listed
											05-17-2017	SG			16	Field Review
											07-02-2013	SG			00	Measur+Listed
											06-04-2012	DK			16	Field Review
											05-20-2010	DK			07	Measur/Info taken at door.
											07-13-2002	CH			03	Interior Insp
											07-03-2002	CH			01	Measur+1/visit

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			43,560	SF	1	1.00000	5	1.00	50	1.000		1.0000	1	43,600	
1	1030	MAN HOME MD	RA			0.470	AC	1,900	1.00000	0	0.80	50	1.000	WET	1.0000	1,520	700	
Total Card Land Units						1.470	SF	Parcel Total Land Area						1.4700	Total Land Value			44,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	20	Manuf Home SW			
Model	02	Mobile Home SW			
Grade:	03	Average			
Stories:	1				
Occupancy	1				
Exterior Wall 1	27	Pre-finish Metl			
Exterior Wall 2					
Roof Structure:	02	Shed			
Roof Cover	02	Rolled Compos			
Interior Wall 1	04	Plywood Panel			
Interior Wall 2					
Interior Flr 1	14	Carpet			
Interior Flr 2	06	Linoleum			
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				
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
MHP	OWN	Own Land			
CONDO DATA					
Parcel Id		C	Ownr	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New			60,089		
Year Built			1982		
Effective Year Built			1965		
Depreciation Code			A		
Remodel Rating					
Year Remodeled					
Depreciation %			57		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			43		
RCNLD			25,800		
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
SHD1	Shed	L	120	16.00	2003		50		0.00	1,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	784	784	784	73.82	57,874
FOP	Open Porch	0	152	30	14.57	2,215
Ttl Gross Liv / Lease Area		784	936	814		60,089





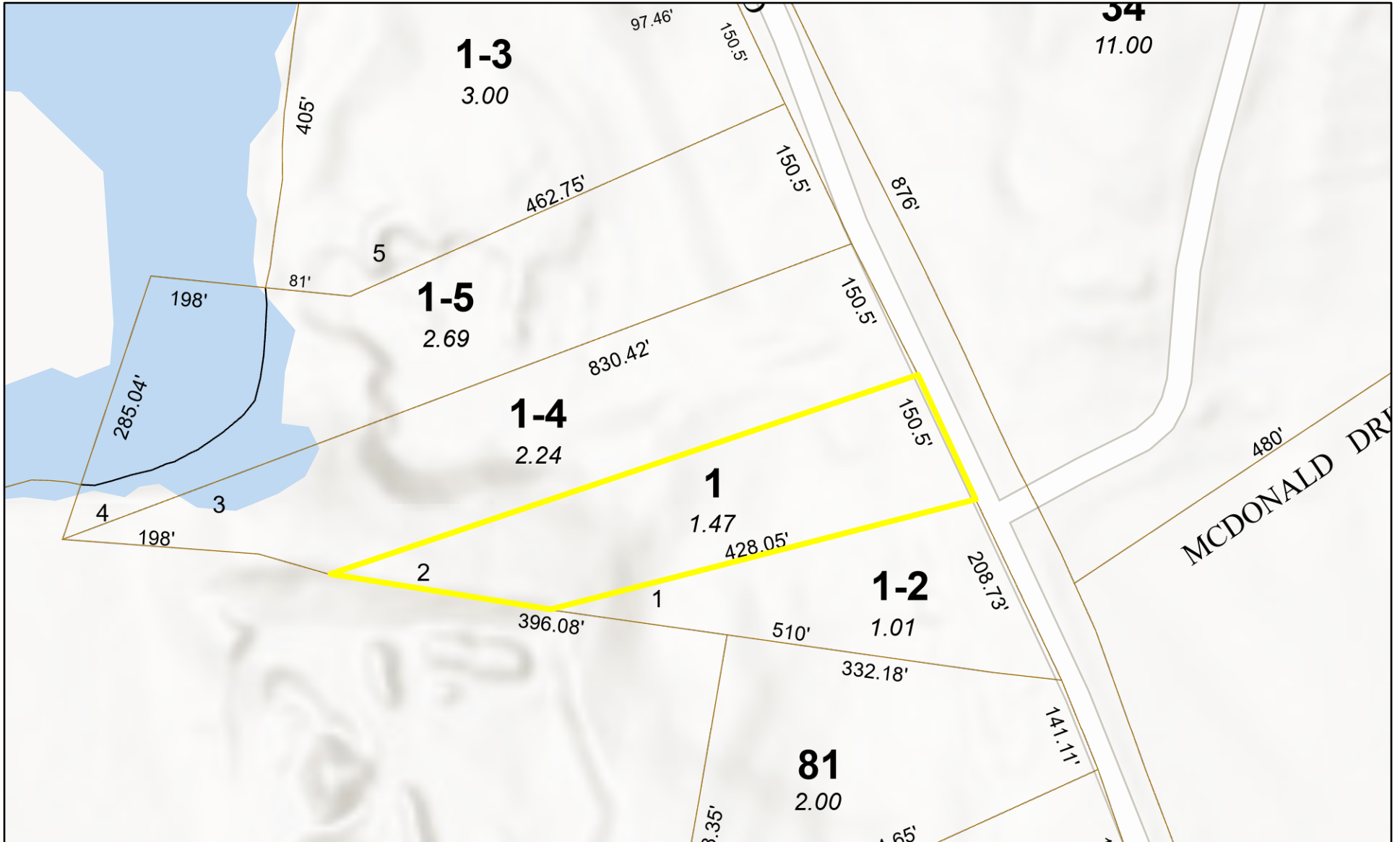
Town of Hinsdale, NH

1 inch = 139 Feet



April 10, 2024

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.