

# 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.

**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:

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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				1707 HINSDALE, NH <b>VISION</b>									
TOWN OF HINSDALE				4   Rolling		1   Paved		Description	Code	Assessed	Assessed										
POB 13 11 MAIN ST HINSDALE NH 03451				<b>SUPPLEMENTAL DATA</b>			EXM LAND	9035	24,000	24,000											
				Alt Prcl ID 00020 00039 00000 SUB-DIV Owner # 000100 Parcel # 000494 PREC. empty pk I GIS ID			House Col Interior Co Fin BSMT QTR call back Assoc Pid#			Total		24,000	24,000								
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)											
TOWN OF HINSDALE MITCHELL, RICHARD K & BEATRICE				00231 1133	0261 0430	12-29-2005 05-16-1986	U	V	2,386 0	1E	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				Total						2020		9035	19,600	2019		9035	19,600	2017		9035	19,600
				Total						Total		19600	Total		19600	Total		19600	Total		19600
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												<b>APPRAISED VALUE SUMMARY</b>									
Nbhd		Nbhd Name		B		Tracing		Batch				Appraised Bldg. Value (Card)						0			
0001												Appraised Xf (B) Value (Bldg)						0			
												Appraised Ob (B) Value (Bldg)						0			
												Appraised Land Value (Bldg)						24,000			
												Special Land Value						0			
												Total Appraised Parcel Value						24,000			
												Valuation Method						C			
												Total Appraised Parcel Value						24,000			
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				
												08-13-2018	TB			01	Measur+1Visit				
												05-18-2017	SG			16	Field Review				
												06-05-2014	MF			00	Measur+Listed				
												05-24-2012	DK			16	Field Review				
												05-14-2002	CH			99	Vacant				
												08-29-1989	NB			46	Change Value Change Co				
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	9035	TOWN-PROP M	RA			43,560	SF	1	1.00000	5	0.50	60	1.100	TOPO		1.0000		0.55	24,000		
1	9035	TOWN-PROP M	RA			0.010	AC	1,900	1.00000	0	1.00	50	1.000			0.0000		1,900	0		
Total Card Land Units						1.010	SF	Parcel Total Land Area				1.0100	Total Land Value				24,000				

<b>CONSTRUCTION DETAIL</b>			<b>CONSTRUCTION DETAIL (CONTINUED)</b>							
Element	Cd	Description	Element	Cd	Description					
Style:	99	Vacant Land								
Model	00	Vacant								
Grade:										
Stories:										
Occupancy										
Exterior Wall 1										
Exterior Wall 2										
Roof Structure:										
Roof Cover										
Interior Wall 1										
Interior Wall 2										
Interior Flr 1										
Interior Flr 2										
Heat Fuel										
Heat Type:										
AC Type:										
Total Bedrooms										
Total Bthrms:										
Total Half Baths										
Total Xtra Fixtrs										
Total Rooms:										
Bath Style:										
Kitchen Style:										
MHP										
<b>CONDO DATA</b>										
Parcel Id		C		Owne	0.0					
			B	S						
Adjust Type	Code	Description	Factor%							
Condo Flr										
Condo Unit										
<b>COST / MARKET VALUATION</b>										
Building Value New					0					
Year Built					0					
Effective Year Built					0					
Depreciation Code										
Remodel Rating										
Year Remodeled										
Depreciation %										
Functional Obsol					0					
External Obsol					0					
Trend Factor					1					
Condition										
Condition %					0					
Percent Good										
RCNLD					0					
Dep % Ovr										
Dep Ovr Comment										
Misc Imp Ovr										
Misc Imp Ovr Comment										
Cost to Cure Ovr										
Cost to Cure Ovr Comment										
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
<b>BUILDING SUB-AREA SUMMARY SECTION</b>										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area		0	0	0		0				

No Sketch

