

# PUBLIC AUCTION

## (3) TOWN OWNED PROPERTIES IN WINCHESTER, NH SINGLE FAMILY HOME & (2) MANUFACTURED HOMES Saturday, August 17, 2024 at 10:00 AM

Registration from 9:00 AM

Sale to be held at: Winchester Town Hall, 1 Richmond Road, Winchester, NH

ID#24-174 · We have been retained by the Town of Winchester, NH to sell at PUBLIC AUCTION these (3) town-owned properties. These properties appeal to first time homebuyers, investors, builders, or abutters.



### SALE # 1: 20 Oak Circle (Tax Map 15, Lot 34)



1 1/2 story gambrel style home located on a 1.1+/- acre lot · 1990 built home features 1,764+/- SF GLA, 2 BR, 1 BA, detached shed, side deck, wood panel siding and wood/coal heat · Served by private well and septic · Assessed Value: \$175,500. 2023 Taxes: \$5,023. **DEPOSIT \$5,000**

### SALE # 2: 5 Connor Court (Tax Map 1, Lot 20-29)



Double-wide manufactured home located in South Parish Road Co-op · 2000 built home offers 1,707+/- SF GLA, 8 RM, 3 BR, 2 BA, vinyl siding, fenced in yard, rear deck, & FHA/gas heat · Served by private well and septic · Assessed Value: \$65,500. 2023 Taxes: \$2,075. **Auctioneer's Note:** Home is sold subject to Co-op's park application. **DEPOSIT \$2,500**



### SALE # 3: 1 Elm Court (Tax Map 27, Lot 20)

Manufactured home with addition located on a 0.23+/- acre lot close to downtown Winchester. 1968 built home offers 1,152+/- SF GLA, 3 BR, 1 BA, aluminum siding, attached 1-car garage, detached shed, & FHA/oil heat. Served by public water and sewer · Assessed Value: \$45,700. 2023 Taxes: \$1,448. **DEPOSIT \$2,500**

## 10% BUYER'S PREMIUM DUE AT CLOSING

**Previews:** All three properties are occupied, drive-byes are recommended.

**Terms:** Deposits by cash, certified check/bank check or other tender acceptable to the Town of Winchester at time of sale, balance of purchase due within 45 days from the sale date. Conveyance by Deed, without covenants. Sales are subject to Town of Winchester confirmation. The Town of Winchester reserves the right to reject any and all bids. All 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.*

MORE DETAILS & PHOTOS ARE AVAILABLE ON OUR WEBSITE



**JSJ Auctions**  
SINCE 1982



45 Exeter Road, Epping, NH 03042, NH Lic. #2279  
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# TOWN OF WINCHESTER

INCORPORATED JULY 2<sup>ND</sup> 1753

1 Richmond Road • Winchester, New Hampshire 03470

Voice: (603) 239-4951 • Fax: (603) 239-4710 • TDD Access: Relay NH 1-800-735-2964  
selectmen@winchester.nh.gov • www.winchester-nh.gov



## AGREEMENT AND DEPOSIT RECEIPT

**THIS AGREEMENT** made this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by and between the Town of Winchester, a municipal corporation organized under the laws of the State of New Hampshire, having a principal place of business at 1 Richmond Road, Winchester, New Hampshire 03470, (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 Winchester, New Hampshire, known as:

**Map: Lot:** Location: \_\_\_\_\_

**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 his/her own expense, a duly executed DEED, without covenants, of 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 forty-five (45) 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 Winchester Town Hall, 1 Richmond Road, Winchester, NH 03470. Time is of the essence.

**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 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 this 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 the AGREEMENT, which along fully and completely expressed the respective obligations, and the AGREEMENT is entered into by each party after opportunity for investigation, neither party relying on any statements or representation not embodied in 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 WINCHESTER**

**BUYER**

By: \_\_\_\_\_

By: \_\_\_\_\_

Its: Town Clerk/Tax Collector  
Duly authorized

Its:  
Duly authorized

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Witness: \_\_\_\_\_

Witness: \_\_\_\_\_

Map: 000027

Lot: 000020

Sub: 000000

Card: 1 of 1

1 ELM COURT

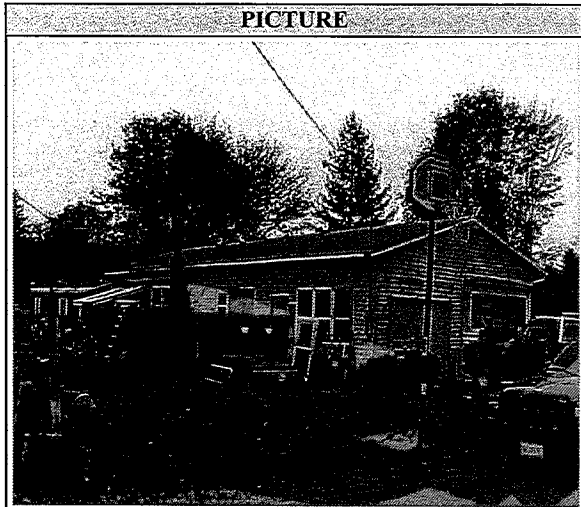
WINCHESTER

Printed: 05/28/2024

OWNER INFORMATION		SALES HISTORY					PICTURE
TOWN OF WINCHESTER		Date	Book	Page	Type	Price Grantor	
1 RICHMOND ROAD		09/21/2023	3258	687	U 135	1 FRAZIER, LINDA	
WINCHESTER, NH 03470		12/02/2014			U 138	5 FRAZIER, LINDA	
		02/04/1999	1686	489	Q1	22,200 HOOPER, MARGARET EST.	
LISTING HISTORY		NOTES					
07/10/17	ADVE	WH/BLUE SKYLINE MH; WAT;DNPU SHEET PLASTIC CARPORT=NV; 7/17					
12/12/16	INSP	NOH; MEAS EST=CLUTTER & FENCING; EST NC;1/24 CORR RATE					
06/13/11	SGVE						
05/27/11	INSP	MARKED FOR INSPECTION					
11/19/09	SGVX						
11/04/02	RW X						

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR				
Feature Type	Units	Lngh	Width	Size Adj	Rate	Cond	Market Value	Notes	<b>WINCHESTER ASSESSING OFFICE</b>			
SHED-WOOD	120	12 x 10		193	10.00	50	1,158					
							<b>1,200</b>					
PARCEL TOTAL TAXABLE VALUE												
Year	Building	Features	Land									
2022	\$ 12,400	\$ 1,200	\$ 30,000					Parcel Total: \$ 43,600				
2023	\$ 12,400	\$ 1,200	\$ 30,000					Parcel Total: \$ 43,600				
2024	\$ 14,500	\$ 1,200	\$ 30,000					Parcel Total: \$ 45,700				

LAND VALUATION													LAST REVALUATION: 2020			
Zone: RESI Minimum Acreage: 1.00 Minimum Frontage: 100													Site: AVERAGE Driveway: PAVED Road: PAVED			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes		
EXEMPT-MUNIC	0.230 ac	30,000	E	100	100	100	100	100 -- LEVEL	100	30,000	0	N	30,000			
										<b>30,000</b>	<b>30,000</b>					



**OWNER**  
**TOWN OF WINCHESTER**  
 1 RICHMOND ROAD  
 WINCHESTER, NH 03470

TAXABLE DISTRICTS	
District	Percentage

**BUILDING DETAILS**

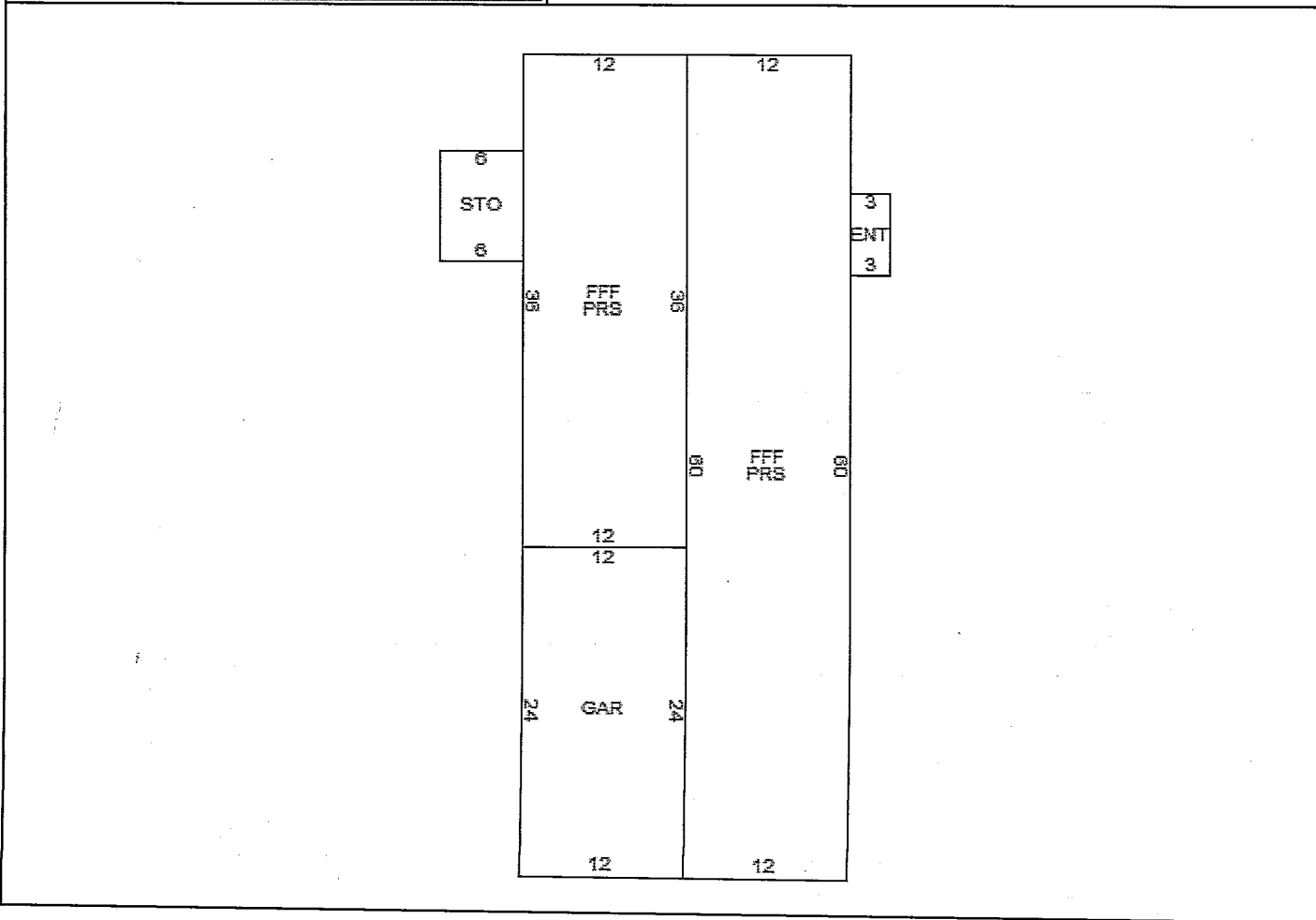
Model: 1.00 STORY FRAME MHS  
 Roof: GABLE OR HIP/ASPHALT  
 Ext: PREFIN METAL/CLAP BOARD  
 Int: DRYWALL/PLYWOOD PANEL  
 Floor: CARPET/LINOLEUM OR SIM  
 Heat: OIL/FA DUCTED

Bedrooms: 3      Baths: 1.0      Fixtures:  
 Extra Kitchens:      Fireplaces:  
 A/C: No      Generators:

Quality: A2 AVG+20  
 Com. Wall:  
 Size Adj: 1.0913      Base Rate: EMS 50.00  
    Bldg. Rate: 1.2310  
    Sq. Foot Cost: \$ 61.55

**PERMITS**

Date	Permit ID	Permit Type	Notes

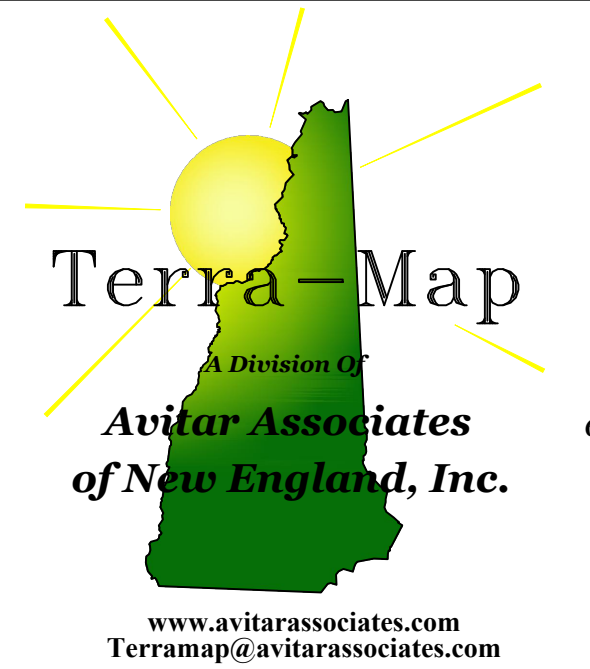


**BUILDING SUB AREA DETAILS**

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1152	1.00	1152
PRS	PIERS	1152	-0.05	-58
GAR	GARAGE	288	0.45	130
STO	STORAGE AREA	48	0.25	12
ENT	ENTRY WAY	18	0.10	2
<b>GLA:</b>	<b>1,152</b>	<b>2,658</b>		<b>1,238</b>

**2020 BASE YEAR BUILDING VALUATION**

Market Cost New:	<b>\$ 76,199</b>
Year Built:	<b>1968</b>
Condition For Age:	<b>AVERAGE 81 %</b>
Physical:	
Functional:	
Economic:	
Temporary:	
Total Depreciation:	<b>81 %</b>
Building Value:	<b>\$ 14,500</b>

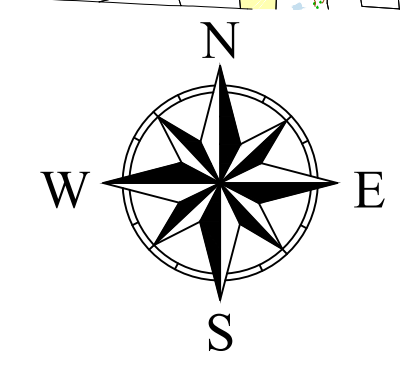
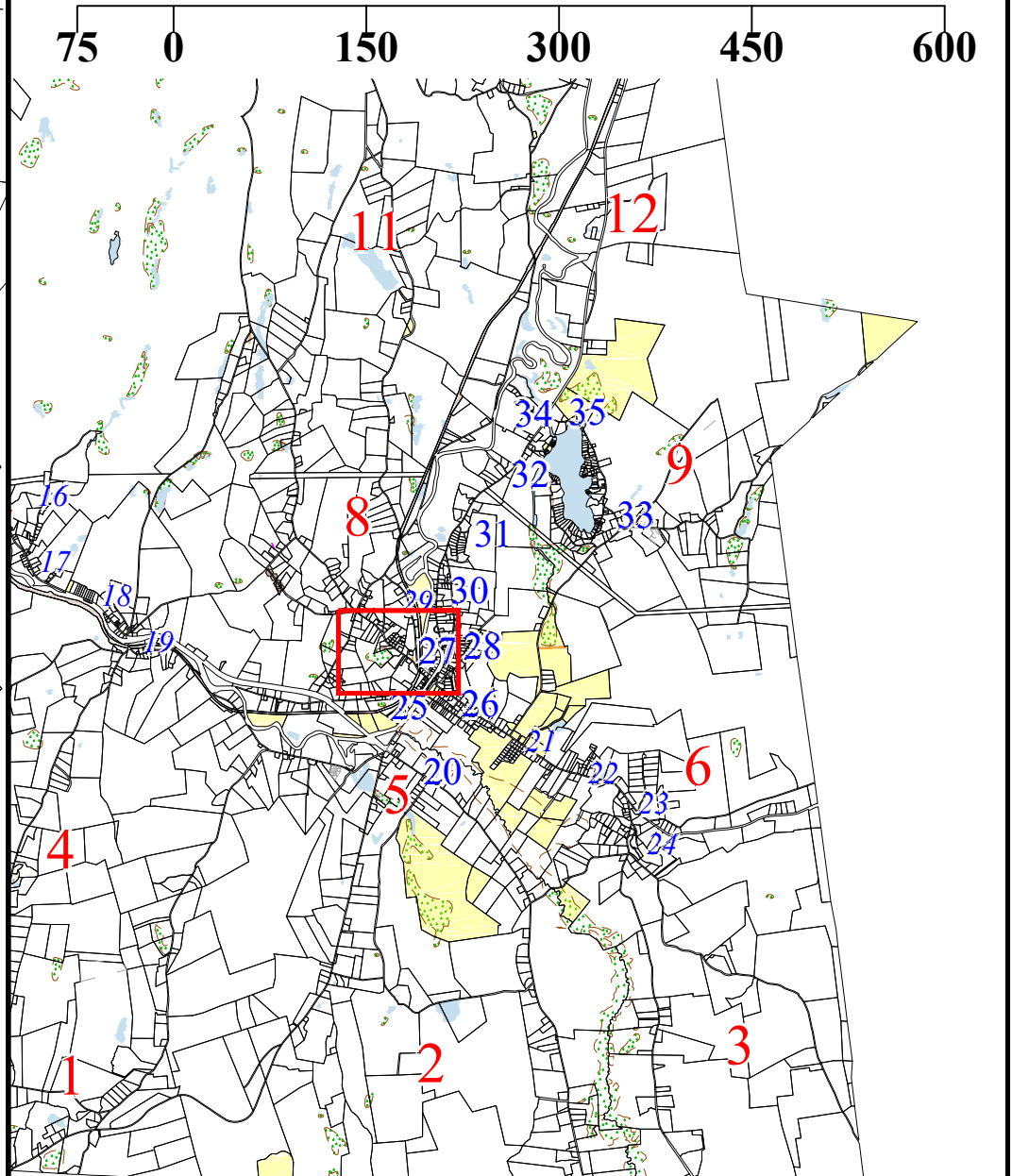


**Town of  
WINCHESTER**  
Cheshire County  
New Hampshire

**LEGEND**

- Parcel Number(PID) 12
- Parcel Acreage 2 Ac.
- Frontage (feet) 340'
- Lakes and Ponds
- Rivers
- Wetlands
- Power Lines
- Boston & Maine Railroad
- Town Owned
- Right of Way
- Private / Not Maintained
- Leased Lots

**SCALE**



**MAP  
27**

Revised April 1, 2021

For Assessment Purposes  
Not to be used for conveyances

MAP 8

MAP 29

MAP 28

MAP 25

MAP 26