

# PUBLIC AUCTION

## TOWN OWNED PROPERTY MANUFACTURED HOME ON 3± ACRES SATURDAY, JANUARY 25, 2025 AT 10:00 AM



### 35 PRESCOTT ROAD, PITTSFIELD, NH

*Sale to be at: PITTSFIELD TOWN HALL, 85 MAIN ST. PITTSFIELD, NH*

ID#25-103 · We have been retained by the Town of Pittsfield, NH to sell at PUBLIC AUCTION this town-owned property that was acquired via tax collector's deed. Single-wide manufactured home located on a 3± acre lot. Home offers 924± SF GLA, 3 RMS, 2 BRS, and 1 BA. Features include detached sheds, aluminum siding, foundation for 1-story garage and FHA/Oil Heat. Tax Map: R50, Lot: 4-1. Assessed Value: \$110,600. 2024 Taxes: \$3,304.

### 10% BUYERS PREMIUM PAYABLE TO AUCTIONEER DUE AT CLOSING

**PREVIEW:** The premises are occupied; drive-by is recommended.

**TERMS:** \$5,000 deposit by cash, certified check/bank check or other tender acceptable to the Town of Pittsfield at time of sale, balance of purchase due within 30 days from the sale date. Conveyance by Quitclaim Deed, sale is subject to town confirmation. The Town of Pittsfield reserves the right to reject any and all bids. The property will be 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.

ADDITIONAL INFORMATION & PHOTOS ARE AVAILABLE ON OUR WEBSITE



**JSJ Auctions**  
SINCE 1982



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## **AGREEMENT AND DEPOSIT RECEIPT**

**THIS AGREEMENT** made this 25 day of January, 2025, by and between the Town of Pittsfield, a municipal corporation having a mailing address of 85 Main Street, Pittsfield, County of Merrimack, State of New Hampshire (hereinafter referred to as the "SELLER"), and \_\_\_\_\_, having a mailing address of \_\_\_\_\_ (hereinafter referred to as the "BUYER").

**WITNESSETH:** The SELLER agrees to sell and convey, and the BUYER agrees to buy certain real property located in Pittsfield, New Hampshire, described as follows:

Property located at 35 Prescott Road, and also identified as Tax Map R50 Lot 4-1.

**PRICE:** The SELLING PRICE is \$ \_\_\_\_\_.

The BUYER'S DEPOSIT, receipt of which is hereby acknowledged, in the sum of \$5,000.00.

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 QUITCLAIM DEED, to the Property.

**TRANSFER OF TITLE:** Title shall be transferred on or before \_\_\_\_\_. 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 the Pittsfield Town Hall, 85 Main Street, Pittsfield, New Hampshire, 03263.

**TITLE:** If the BUYER desires an examination of the title, BUYER shall pay the cost thereof. BUYER acknowledges that TITLE shall be transferred by QUITCLAIM DEED.

**TAXES, UTILITIES:** BUYER shall be responsible for any and all taxes and utilities assessed or incurred as of the date of transfer.

**RECORDING FEES:** BUYER shall be responsible for all recording fees.

**RISK OF LOSS:** Risk of loss from any cause shall be upon the SELLER until the transfer of the property.

**AGREEMENT AND DEPOSIT RECEIPT (Cont'd)**

**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 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.

**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.

**WAIVER:** The waiver by any party of any breach of any provision of this Agreement shall not operate as, or be construed as a waiver of any subsequent breach thereof.

**SEVERABILITY:** Should any provision of this Agreement or any portion of any provision of this Agreement be held invalid or unenforceable according to law, the remaining portions hereof shall not be effected thereby but shall continue in full force and effect.

**MISCELLANEOUS:** This instrument, executed in duplicate, is to be construed as a New Hampshire contract; is to take effect as a sealed instrument; sets forth the entire contract between the parties; is binding upon and enures to the benefit of the parties and their respective heirs, devisees, executors, administrators, successors, agents and assigns; and may be canceled, modified or amended only by a written instrument signed by both the SELLER and the BUYER.

**ADDITIONAL PROVISIONS:**

WITNESS: The signatures of the above-mentioned parties on the dates as noted below.

**TOWN OF PITTSFIELD (SELLER)**

\_\_\_\_\_ **(BUYER)**

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

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

Title: \_\_\_\_\_  
Duly authorized

Title: \_\_\_\_\_  
Duly authorized

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

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

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

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

Town of Pittsfield  
85 Main Street  
Pittsfield NH 03263

## TAX COLLECTOR'S DEED KNOWN ALL MEN BY THESE PRESENTS

That I, Erica Anthony, Tax Collector for the Town of Pittsfield, in the County of Merrimack and the State of New Hampshire, for the year 2024 by the authority in me vested by the laws of the State, and for consideration received by the Town of Pittsfield, located at 85 Main Street, Pittsfield, NH 03263, do hereby sell and convey to the Town of Pittsfield, a certain tract or parcel of land situated in the Town of Pittsfield, New Hampshire aforesaid, taxed by the Selectmen/Assessors in 2020 to:

**NICKERSON, RONNIE M HEIRS OF**

and described in the invoice books as:

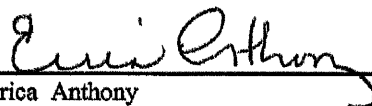
Map: 000R50 Lot: 000004 Sublot: 000001

Located At 35 PRESCOTT ROAD

Consisting of 3.000 Acres of Land, Including Any Buildings Thereon.

The deed is the result of the tax lien execution held at the Tax Collector's Office in the above stated Town of Pittsfield, in the State of New Hampshire on June 18, 2021 and recorded at the Registry of Deeds in Book 3745, Page 1193, to have and to hold said Premises, with the appurtenances, to said Town of Pittsfield's successors/heirs and assigns forever. And I hereby covenant with said Town of Pittsfield, that in making this conveyance I have in all things complied with the law, and that I have good right, so far as that right may depend upon the regularity of my own proceedings, to sell and convey the same in manner aforesaid.

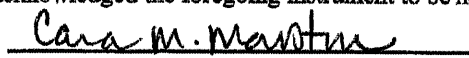
In witness whereof, I have hereunto set my hand and seal, the 25<sup>th</sup> day of September in the year of our Lord 2024.



Erica Anthony  
Tax Collector, Town of Pittsfield

State of New Hampshire  
County of Merrimack

On this 25 day of September 2024, personally appeared Erica Anthony, Tax Collector who swore that the foregoing is true to the best of her knowledge and belief and acknowledged the foregoing instrument to be her free act and deed.

  
Notary Public/Justice of the Peace  
My Commission expires: 3/27/2029



Map: 000R50

Lot: 000004

Sub: 000001

Card: 1 of 1

35 PRESCOTT ROAD

PITTSFIELD

Printed: 09/24/2024

OWNER INFORMATION		SALES HISTORY					PICTURE							
<b>NICKERSON, RONNIE M HEIRS OF</b>  35 PRESCOTT ROAD  PITTSFIELD, NH 03263		<b>Date</b>	<b>Book</b>	<b>Page</b>	<b>Type</b>	<b>Price</b>	<b>Grantor</b>							
		07/16/2008	3077	754	U I 37	63,000	SILVERADO INVESTMENTS							
		11/30/2007	3033	1339	U I 51	45,000	WENTWORTH, DIANE M							
LISTING HISTORY		NOTES												
03/10/17	ERPR	YELLOW; PROXIMITY TO SEWER WASTE LOT; OUTDATED WINDOWS INTERIOR & FIXTURES; WINDOW BUMP-OUT DNPU; 4/16 NC TO GAR; CK17;3/17 NC, REMOVED FLAG, WOULD NEED BP												
04/18/16	ERPR													
04/16/15	JDPR													
02/04/14	JBPE													
11/20/13	INSP MARKED FOR INSPECTION													
04/08/13	KCVM													
05/25/12	KCPR													
01/23/09	DJRL													
EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVITAR							
<b>Feature Type</b>	<b>Units</b>	<b>Lngh x Width</b>	<b>Size Adj</b>	<b>Rate</b>	<b>Cond</b>	<b>Market Value</b>	<b>Notes</b>	<b>PITTSFIELD ASSESSING</b>  <b>OFFICE</b>						
SHED-WOOD	420	30 x 14	98	10.00	30	1,235	RED							
SHED-WOOD	80	10 x 8	260	10.00	25	520	NAT							
LEAN-TO	54	9 x 6	356	4.00	20	154	ATT 10X8							
SHED-WOOD	144	12 x 12	171	10.00	30	739	BLACK							
GARAGE-1 STY	784	28 x 28	80	30.00	15	2,822	UC=FNDTN ONLY							
						<b>5,500</b>								
PARCEL TOTAL TAXABLE VALUE														
<b>Year</b>	<b>Building</b>	<b>Features</b>	<b>Land</b>											
2022	\$ 24,500	\$ 5,500	\$ 80,600	Parcel Total: \$ 110,600										
2023	\$ 24,500	\$ 5,500	\$ 80,600	Parcel Total: \$ 110,600										
<b>2024</b>	<b>\$ 24,500</b>	<b>\$ 5,500</b>	<b>\$ 80,600</b>	<b>Parcel Total: \$ 110,600</b>										
LAND VALUATION							LAST REVALUATION: 2020							
<b>Zone: RURAL</b>			<b>Minimum Acreage: 2.00</b>		<b>Minimum Frontage: 225</b>		<b>Site: AVERAGE Driveway: DIRT/GRAVEL Road: DIRT/GRAVEL</b>							
<b>Land Type</b>	<b>Units</b>	<b>Base Rate</b>	<b>NC</b>	<b>Adj</b>	<b>Site</b>	<b>Road</b>	<b>DWay</b>	<b>Topography</b>	<b>Cond</b>	<b>Ad Valorem</b>	<b>SPI</b>	<b>R</b>	<b>Tax Value</b>	<b>Notes</b>
IF RES	2.000 ac	83,000	F	110	100	95	95	95 -- MILD	100	78,300	0	N	78,300	
IF RES	1.000 ac	x 2,500	X	100				90 -- ROLLING	100	2,300	0	N	2,300	
<b>3.000 ac</b>										<b>80,600</b>			<b>80,600</b>	

Map: 000R50

Lot: 000004

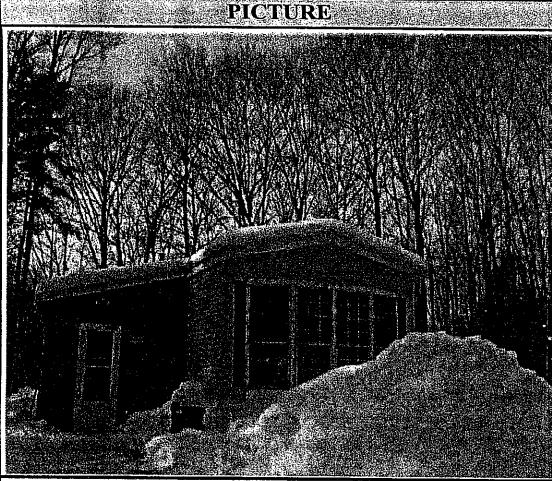
Sub: 000001

Card: 1 of 1

35 PRESCOTT ROAD

PITTSFIELD

Printed: 09/24/2024



**OWNER**  
**NICKERSON, RONNIE M HEIRS OF**  
 35 PRESCOTT ROAD  
 PITTSFIELD, NH 03263

**TAXABLE DISTRICTS**

District	Percentage

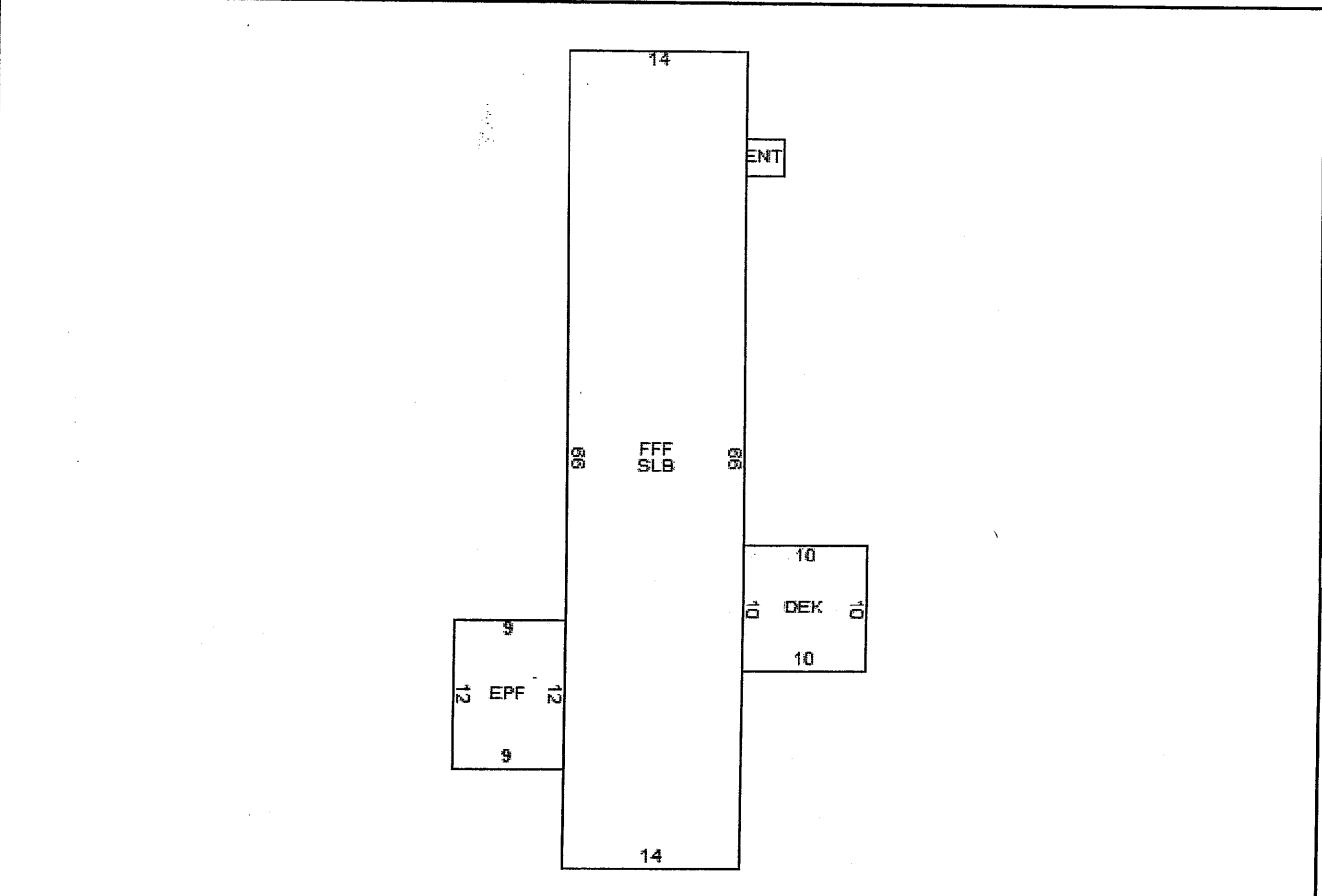
**BUILDING DETAILS**

Model: 1 STORY MH  
 Roof: GABLE OR HIP/RUBBER MEMBRANE  
 Ext: ALUM SIDING  
 Int: WALL BOARD/PLYWOOD PANEL  
 Floor: CARPET/LINOLEUM OR SIM  
 Heat: OIL/FA DUCTED

Bedrooms: 2      Baths: 1.0      Fixtures: 3  
 Extra Kitchens:      Fireplaces:  
 A/C: No      Generators:  
 Quality: A0 AVG  
 Com. Wall:  
 Size Adj: 0.9973      Base Rate: MHS 52.00  
    Bldg. Rate: 0.8976  
    Sq. Foot Cost: \$ 46.67

**PERMITS**

Date	Project Type	Notes
05/17/12	ELECTRICAL	
05/07/12	GARAGE	OWNER CELL NUMBER 6033403278



**BUILDING SUB AREA DETAILS**

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	924	1.00	924
SLB	SLAB	924	0.00	0
EPF	ENCLOSED	108	0.70	76
ENT	ENTRY WAY	9	0.10	1
DEK	DECK/ENTRANCE	100	0.10	10
<b>GLA:</b>	<b>924</b>	<b>2,065</b>		<b>1,011</b>

**2020 BASE YEAR BUILDING VALUATION**

Market Cost New:	\$ 47,183
Year Built:	1980
Condition For Age:	AVERAGE 48 %
Physical:	
Functional:	
Economic:	
Temporary:	
Total Depreciation:	48 %
Building Value:	\$ 24,500

R-41

R-42

R-49

R-51



FOR ASSESSMENT PURPOSES ONLY  
NOT FOR PROPERTY CONVEYANCES

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AUBURN, MAINE

1977

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**LEGEND**

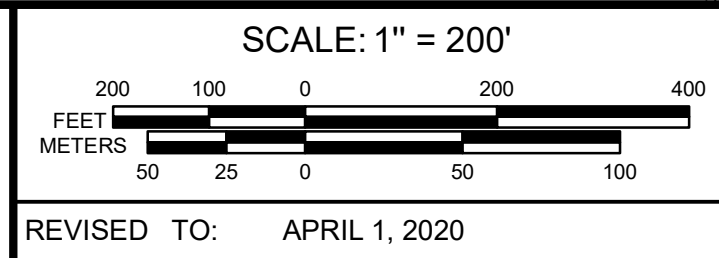
ADJACENT SHEET NO. . . . . R-12

HOUSE NUMBER . . . . . 14

COMMON OWNERSHIP . . . . . OR ②

DEVELOPMENT LOT NO. . . . . ②

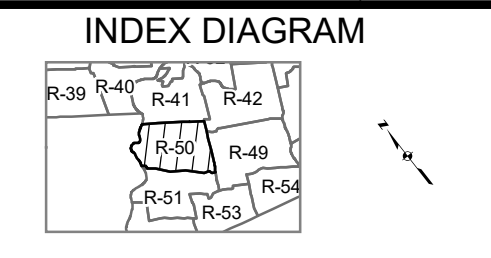
SCALED DIMENSION . . . . . ±



PROPERTY MAPS

**PITTSFIELD**

NEW HAMPSHIRE



MAP NO.

**R-50**