

CITY OWNED PROPERTY AT

PUBLIC AUCTION

Single Family Home in Desirable North End Location
Saturday, February 15, 2025 at 10:00 AM



49 Ledgewood Road, Manchester, NH

~ Sale to be held on site ~

ID#25-112 · We have been retained by the City of Manchester to sell at **PUBLIC AUCTION** this property which was acquired by Tax Collector's Deed. Single family ranch style home located on a 0.9± acre lot on a dead-end street in Manchester's North End · Home offers 2,008± SF GLA, 7 RMS, 4 BR, 3 BA, and FHW/Oil heat · Features include attached two car garage, vinyl siding, wrap-around deck, finished Basement & is served by public water & sewer · Assessed value: \$490,700. Tax Map 564, Lot 15. 2024 Taxes: \$9,608.



10% BUYERS PREMIUM PAYABLE TO AUCTIONEER DUE AT CLOSING

PREVIEW: By appointment with auctioneer and day of sale from 9:00am. **TERMS:** \$15,000.00 non-refundable deposit by cash, certified check, bank check, or other form of payment acceptable to the City of Manchester at time of sale, balance due within 45 days. Conveyance by deed without covenants or warranties. Sale is subject to confirmation by the City of Manchester. The property is 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 on all matters they deem relevant.

FOR MORE INFORMATION, PLEASE VISIT WWW.JSJAUCTIONS.COM



JSJ Auctions
SINCE 1982



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PURCHASE AND SALE AGREEMENT

Agreement made this 15th day of February, 2025, between the City of Manchester, New Hampshire, a body corporate and politic, with an address of One City Hall Plaza, Manchester, New Hampshire 03101 (hereinafter SELLER) and

(hereinafter BUYER)

WHEREAS, SELLER has sold at auction sale certain property described in Schedule A, annexed hereto, to BUYER and BUYER is willing to buy upon the terms and conditions set forth at said sale, the terms and conditions contained in the notice of said sale and the terms and conditions contained in this agreement, this agreement having been available for review prior to said sale.

NOW THEREFORE, IT IS MUTUALLY AGREED AS FOLLOWS:

1. The terms and conditions as contained in the notice of sale, as supplemented or modified up to the time of auction, are incorporated herein subject to the provisions of paragraph 4.

2. BUYER agrees to buy the premises described in Exhibit A, annexed hereto. This conveyance is made subject to any existing rights or liens which take precedence over the tax deed vesting title in the SELLER.

3. This conveyance is made subject to a pro rata share, as of the date of the deed, of the 2024 real estate taxes assessed on the premises described in Exhibit A.

4. The BUYER agreed to pay a purchase price of _____
_____ (\$_____) DOLLARS,

payable as follows:

a) Fifteen Thousand _____ (\$15,000)

DOLLARS by bank or certified check prior to the signing of this Agreement.

b) \$_____ (\$_____) DOLLARS

by bank or certified check upon delivery of the deed.

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 SELLER'S obligation to convey title. This BUYER'S PREMIUM is in addition to the SELLING PRICE and is payable directly to the Auctioneer.

5. BUYER is purchasing the property "as is, where is" and is not relying upon any warranty, statement or representation, express or implied, made by or for the SELLER or the auctioneer as to the property's title, its condition, or its suitability for any particular use.

6. BUYER shall bring the property into compliance with the zoning ordinances of the City of Manchester and specifically waives any claim the BUYER may have to a nonconforming use or nonconforming building.

7. SELLER makes no warranties as to title, the zoning and permitted uses of the property, the availability of utilities, access to the premises or the condition of the premises.

8. SELLER shall convey the property by a **DEED WITHOUT COVENANTS OR WARRANTIES.**

9. **BUYER agrees to close on the premises and tender the sum due under 4(b) above and no later than NOON on April 1, 2025 at the Office of the Manchester City Solicitor, One City Hall Plaza, Manchester, New Hampshire or at such other time and place as the BUYER and SELLER may agree to in writing, subject to the approval of the City of Manchester Board of Mayor and Aldermen.**

10. Time is of the essence with regards to the performance of the obligations called for by this Agreement.

11. This Agreement is subject to the Supplemental Disclosures attached hereto the BUYER as exhibit B. The BUYER acknowledges that these Supplemental Disclosures were reviewed and signed by the BUYER prior to the execution of this Agreement.

12. The BUYER is solely responsible for the removal of any tenants and the disposition of any personal property remaining on the premises.

13. If the BUYER shall default in the performance of BUYER's obligations under this Agreement, the amount set further 4(a) above shall, at the option of the SELLER, become the property of the SELLER as reasonable liquidated damages.

14. In the event that the BUYER should default in the performance of its obligations under this Agreement, the BUYER agrees that its rights to purchase the property set forth in Schedule A, annexed hereto, shall, at the option of the SELLER, be assigned to the SELLER and/or its nominee. This assignment shall be in the nature of a mitigation of damages and acceptance by the SELLER shall not constitute a waiver of any other claim for damages by the SELLER against the BUYER, nor shall it prohibit retention of the amount set forth under 4(a) above as reasonable liquidated damages, to induce the SELLER and/or its nominee to accept assignment hereunder.

IN WITNESS WHEREOF, the Parties hereto have set their hands this 15th day of February, 2025.

City of Manchester

Witness

Duly Authorized

Witness

BUYER

EXHIBIT A

Map 564 Lot 0015, 49 Ledgewood Road as shown in the records of the Board of Assessors of Manchester, New Hampshire. Said property was formerly owned by **BENJAMIN MOSES INDUSTRIES LTD** and was acquired by the City of Manchester, New Hampshire by virtue of a Tax Collector's deed dated September 9, 2024, recorded in the Hillsborough County Registry of Deeds on September 11, 2024 **at Book 9801, Page 2015.**

EXHIBIT B

The following notifications are made pursuant to N.H. RSA 477:4-a, 477:4-c and 477:4-d.

“Radon Gas: Radon gas, the product of decay of radioactive materials in rock may be found in some areas of New Hampshire. This gas may pass into a structure through the ground or through water from a deep well. Testing can establish its presence and equipment is available to remove it from the air or water.”

“Lead Paint: Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.”

Water Supply: Because the SELLER has not actually occupied or resided in the property information relative to the type of any private water supply system, its location, malfunctions, date of installation, date of most recent water test and whether there has been a problem such as unsatisfactory water test, or a water test with notations is unknown and unavailable to the SELLER.

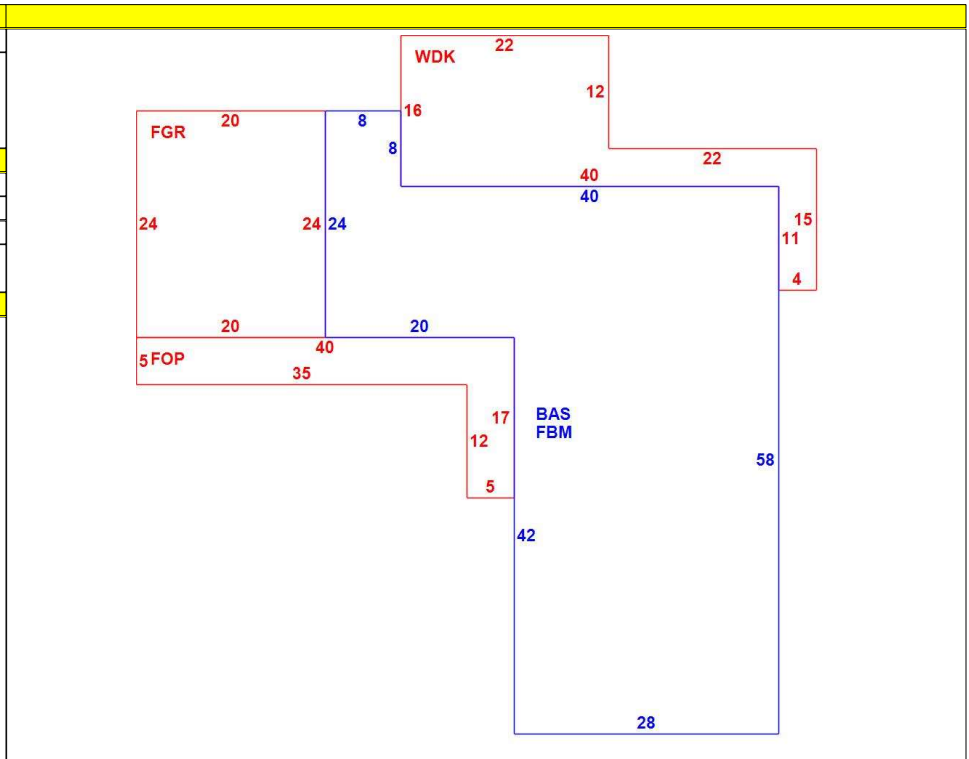
Private sewage disposal system: Because the SELLER has not actually occupied or resided in the property information as to a private sewage disposal system, if any, its location, malfunctions, the date it was most recently serviced and the name of the contractor who services the system is unknown and unavailable to the SELLER.

DATE

BUYER

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				2017 MANCHESTER, NH					
BENJAMIN MOSES INDUSTRIES LTD		1 Suitable 1 Level	1 All Public	1 Paved	1 Urban	Description	Code	Appraised	Assessed						
437 CARLLS PATH		SUPPLEMENTAL DATA				RESIDNTL	1010	333,800	333,800	VISION					
DEER PARK NY 11729		Alt Prcl ID Land Adjus NO Voided NO Total SF 39086 Zone Frontage/D No GIS ID 564-15				RES LAND	1010	155,400	155,400						
		RAD OR C CAD = 650 Callback Lt Sketch Not Land Class R Parcel Zip 03104-2129 Assoc Pid#				RESIDNTL	1010	1,500	1,500						
						Total		490,700	490,700						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
BENJAMIN MOSES INDUSTRIES LTD		9244 2543	12-09-2019	U	I	0	35	Year	Code	Assessed	Year	Code	Assessed		
CITY OF MANCHESTER TAX COLL		9165 0066	05-01-2019	U	I	0	35	2023	1010	333,800	2022	1010	333,800		
BENJAMIN MOSES INDUSTRIES LTD		0000 0000	07-05-2017	U	I	0	38		1010	155,400		1010	155,400		
STATEWIDE INDUSTRIES INC		7312 2594	09-02-2004	Q	I	395,000	00		1010	1,500		1010	1,500		
JANARDHANA, MODUR L		0 0				0		Total		490,700	Total		490,700		
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)				331,900						
250					Appraised Xf (B) Value (Bldg)				1,900						
					Appraised Ob (B) Value (Bldg)				1,500						
					Appraised Land Value (Bldg)				155,400						
					Special Land Value				0						
					Total Appraised Parcel Value				490,700						
					Valuation Method				C						
					Total Appraised Parcel Value				490,700						
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	
17-2869	06-29-2017	AD	Addition	2,000	10-12-2018	100		3. IF WORK IS BEING DONE Strip and re-roof and reside usi	10-12-2018	LT			05	Measur/ BP Or UC	
16-2620	12-19-2016	RF	ROOF OR SIDI	8,000	10-12-2018	100			08-25-2005	JM			00	Meas & Int Insp.	
									09-24-2003	DC			01	Meas/Int Estimate	
									01-20-2001	DD			02	2nd Visit Not Home	
									10-24-2000	MP			01	Meas/Int Estimate	
									08-08-1990				20	Sale Inspection	
LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1010	SINGLE FAM			39,086 SF	2.94	1.00000	1	1.00	250	1.350		1.0000	3.97	155,400
Total Card Land Units					1	AC	Parcel Total Land Area					1	Total Land Value		155,400

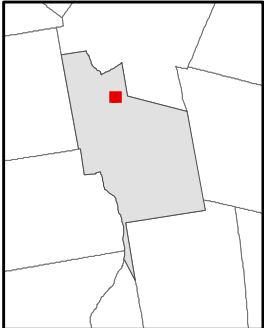
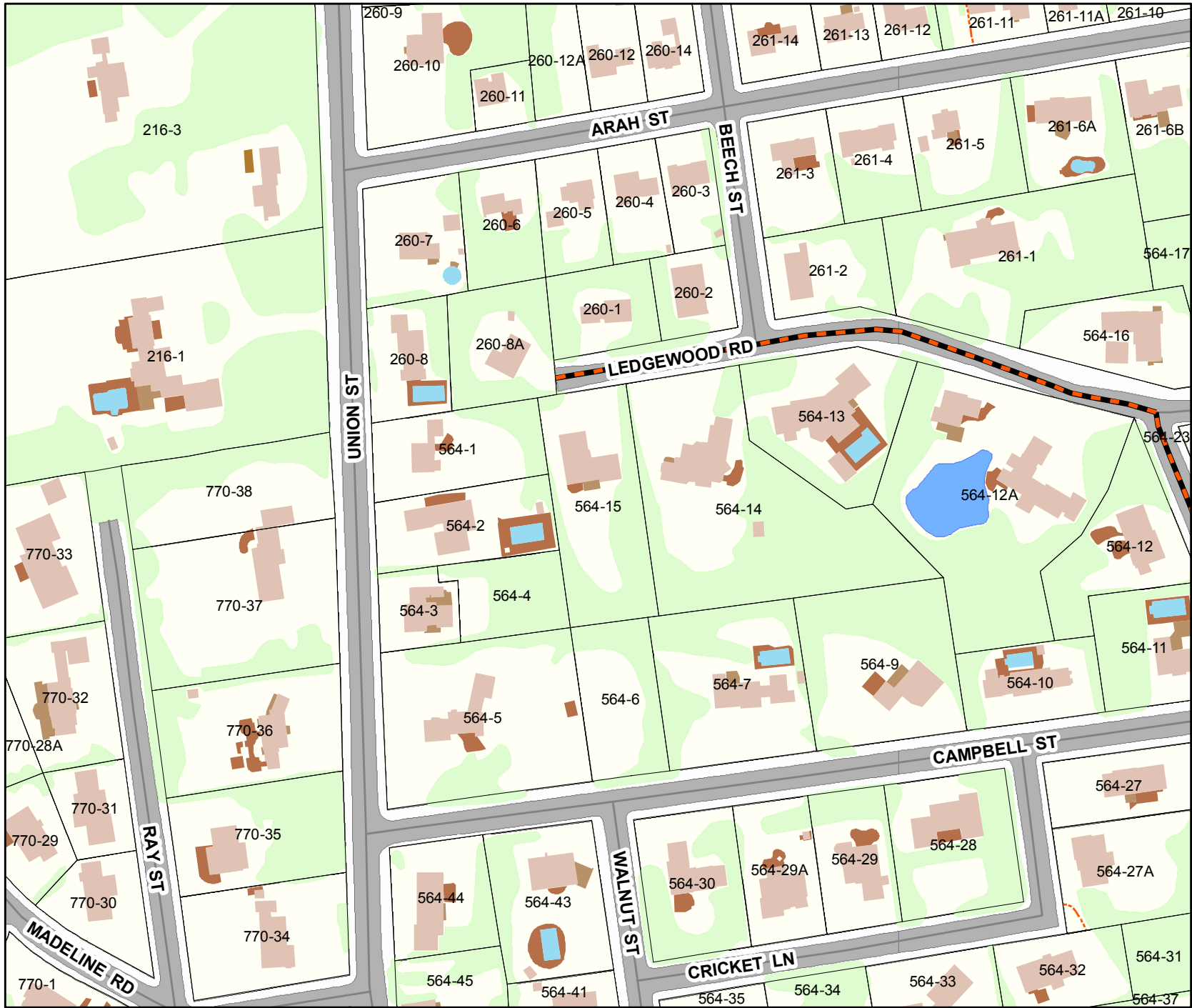
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch			
Model	01	Residential			
Grade:	05	Average +10			
Stories:	1	1 Story			
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2	19	Brick Veneer			
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	3				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	7				
Bath Style:	02	Average			
Kitchen Style:	02	Average			
MHP					
CONDO DATA					
Parcel Id		C		Owne	
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New		474,140			
Year Built		1955			
Effective Year Built		1991			
Depreciation Code		GD			
Remodel Rating					
Year Remodeled					
Depreciation %		30			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		70			
RCNLD		331,900			
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
FPL1	FIREPLACE 1	B	1	2700.00	1988		70		0.00	1,900
PAT1	PATIO-AVG	L	300	10.00	2016		50		0.00	1,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,008	2,008	2,008	159.16	319,595
FBM	Basement, Finished	0	2,008	703	55.72	111,890
FGR	Garage	0	480	168	55.71	26,739
FOP	Porch, Open	0	260	52	31.83	8,276
WDK	Deck, Wood	0	484	48	15.78	7,640
Ttl Gross Liv / Lease Area		2,008	5,240	2,979		474,140





Area Map Showing Extent Of Map At Left



DISCLAIMER

The information appearing on this map is for the convenience of the user and is not an official public record of the City of Manchester, NH (the "City"). This map is not survey-quality. All boundaries, easements, areas, measurements, rights-of-way, etc. appearing on this map should only be considered approximations, and as such have no official or legal value. The City makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this information for any particular use. The City assumes no liability whatsoever associated with the use or misuse of this information. The official public records from which this information was compiled are kept in the offices of various City, County, and State government agencies and departments, and are available for inspection and copying during normal business hours. By using this map, you agree to these terms and conditions.

