

PUBLIC AUCTION

(11) CITY-OWNED PROPERTIES IN NASHUA, NH (9) SINGLE FAMILY HOMES (1) MULTI-FAMILY & (1) COMM. PROPERTY



THURSDAY, MAY 29 AT 2:00 PM (Registration from 12:00 Noon)

Sale Location: NASHUA CENTER FOR THE ARTS, 201 Main Street, Nashua, NH

ID#25-130 · We are pleased to offer for the City of Nashua at **PUBLIC AUCTION**, these (11) City owned properties that were acquired by Tax Collector's deed. These properties appeal to investors, builders, or abutters!

SALE # 1 1 Eastbrook Drive (Tax Map A, Lot 678) 1967 built cape style home located on a 0.96± acre lot near Nashua Country Club. Home offers 1,956± SF GLA, 7 RMS, 4 BRS, & 2 BA. Features include attached garage, brick exterior, detached shed, patio, central a/c & FHA/Gas Heat · Assessed Value: \$554,700. 2024 Taxes: \$8,819.	SALE # 2 13 Beausite Drive (Tax Map A, Lot 325) 1960 built ranch style home located on a 0.25± acre lot close to Rt. 3. Home offers 1,140± SF GLA, 6 RMS, 3 BRS and 1 BA. Features include vinyl siding, attached 2-car garage, detached shed, rear patio and FHW/Gas Heat. Assessed Value: \$492,400. 2024 Taxes: \$7,829.	SALE # 3 54 Marie Ave (Tax Map 138, Lot 370) 1965 built cape style home located on a 0.22± acre lot just off Broad Street. Home offers 1,253± SF GLA, 7 RMS, 2 BRS and 1 BA. Features include vinyl siding, attached 2-car garage, central a/c, detached shed and FHW/Gas Heat · Assessed Value: \$445,400. 2024 Taxes: \$7,082.	SALE # 4 38 Bell Street (Tax Map 135, Lot 76) 1930 built bungalow style home located on a 0.21± acre lot just off Rt. 3. Home offers 1,565± SF GLA, 7 RMS, 3 BRS and 1 BA. Features include vinyl siding, fenced in yard, pool, detached shed and FHA/Gas Heat · Assessed Value: \$429,500. 2024 Taxes: \$6,829.
SALE # 5 9 Oneida Circle (Tax Map 6, Lot 63) 1972 built ranch style home located on a 0.13± acre lot on cul-de-sac. Home offers 912± SF GLA, 6 RMS, 3 BRS and 1 BA. Features include vinyl siding, central a/c, detached shed and electric heat · Auctioneers Note: 9 Oneida Circle is being sold subject to sewer easements to The City of Nashua. All Interested parties are advised to do their own due diligence on all matters they deem relevant. Assessed Value: \$363,200. 2024 Taxes: \$5,775.	SALE # 6 227 Pine Street (Tax Map 101, Lot 12) 1922 built ranch style home located on a 0.12± acre lot close to Main Street. Home offers 996± SF GLA, 6 RMS, 2 BRS and 1 BA. Features include vinyl siding, detached 1-car garage, enclosed front porch and FHA/Oil Heat · Assessed Value: \$359,400. 2024 Taxes: \$5,714.	SALE # 7 3 Twelfth Street (Tax Map 87, Lot 228) 1952 built ranch style home located on a 0.14± acre lot just off W Hollis St (Rt.111). Home offers 1,200± SF GLA, 5 RMS, 2 BRS and 1 BA. Features include vinyl siding, rear deck, and FHA/Gas Heat · Assessed Value: \$267,300. 2024 Taxes: \$4,250.	SALE # 8 19 New Searles Road (Tax Map B, Lot 620) Vacant Raised Ranch style home w/ fire damage located on a 0.28± ac. corner lot. 1962 built home offers 1,299± SF GLA, 5 RMS, 3 BRS & 1 BA. Features include vinyl siding, 1-car undergarage, deck, unfinished basement & FHA/Gas Heat · Assessed Value: \$165,500. 2024 Taxes: \$2,613.
SALE # 9: 4 Pond Street (Tax Map 18, Lot 23) 1920 built commercially zoned store/shop style building located on a 0.08± acre lot just off Main Street behind Shaw's. Building offers 444± SF, wood clapboard siding, fenced in yard and gas heat · Assessed Value: \$74,100. 2024 Taxes: \$1,178.			

SALE # 10: 3 Ayer Road (Tax Map G, Lot 12) Multi-family property located on a 1.51± acre lot just off Rt. 3 and Amherst Street. Property features 5-units within 3 buildings. Building #1 offers (2) residential apartments, 1,392± SF GLA, 3 BRS and 3 BA. Features include attached garage, wood siding and Steam/Oil Heat. Building #2 offers a 1910 built bungalow style home offering 688± SF GLA, 4 RMS, 1 BR and 1 BA. Features include enclosed porch, wood siding and FHW/Oil Heat. Building #3 offers a 1910 built bungalow style home offering 320± SF GLA, 2 RMS, 1 BR and 1 BA. Features include enclosed porch, wood siding and Electric Heat. Property is served by private well and septic · Auctioneers Note: 3 Ayer Rd does not have direct driveway access to Ayer Rd. It currently shares a driveway with 1 Ayer. All Interested parties are advised to do their own due diligence on all matters they deem relevant * Total Assessed Value: \$642,100. 2024 Taxes: \$10,209.

SALE # 11: 1 Clydesdale Circle (Tax Map B, Lot 2108) · 1978 built 2-story gambrel style home located on a 0.21± acre corner lot. Home offers 1,600± SF GLA, 6 RMS, 4 BRS and 1 ½ BA. Features include attached 1-car garage, wood deck to rear, and FHA/Gas Heat · Assessed Value: \$454,500. 2024 Taxes: \$7,227.

7.5% BUYERS PREMIUM PAYABLE TO AUCTIONEER DUE AT CLOSING

2% BROKER INCENTIVE Contact Auctioneer for Details.

All properties will be sold with reserve, subject to confirmation by the City of Nashua. The City of Nashua reserves the right to reject any and all bids. **PREVIEW:** By appointment with auctioneer (If Permitted) **TERMS:** \$10,000 DEPOSIT PER PROPERTY BY CASH OR BANK CHECK ON DAY OF SALE; CLOSING WITHIN 45 DAYS FROM SALE. CONVEYANCE BY DEED WITHOUT COVENANTS.

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

PURCHASE AGREEMENT AND DEPOSIT RECEIPT

THIS AGREEMENT made this 29th day of May, 2025 by and between **City of Nashua**, a municipal corporation organized under the laws of the State of New Hampshire, having an address of 229 Main Street, Nashua, New Hampshire 03061, ("SELLER") and

_____ having and address of

("BUYER")

SELLER agrees to sell and convey, and BUYER agrees to buy certain land with the improvements thereon, if any, located in Nashua, New Hampshire, known as:

Map: _____ Lot: _____ Location: _____

Nashua, Hillsborough County (the "Property")

BUYER was the highest qualified bidder for the Property at an auction conducted for SELLER by an auctioneer.

PRICE: The SELLING PRICE is \$ _____.

BUYER has paid a DEPOSIT for the benefit of the SELLER, receipt of which is hereby acknowledged, in the sum of \$ _____.

The balance of the SELLING PRICE shall be payable to SELLER at Closing, payable in cash or certified check in the amount of \$ _____.

BUYER'S PREMIUM DUE: The SELLING PRICE **does not include** the required BUYER'S PREMIUM of seven and one half (7.5%) of the SELLING PRICE, due from BUYER to JSJ Auctions at Closing.

SELLING PRICE \$ _____ at 7.5% equals BUYERS PREMIUM \$ _____.

BUYER'S payment of the SELLING PRICE and BUYER'S PREMIUM by cash or certified check at closing is a condition precedent to SELLER'S obligation to convey title to the Property.

DEED: At Closing, upon payment of all amounts due, SELLER shall deliver to BUYER a duly executed Deed without Covenants to the Property. BUYER acknowledges that the SELLER is conveying with no representation as to the quality of the title being conveyed.

PROPERTY CONDITION: The Property is sold in **AS IS, WHERE IS, WITH ALL FAULTS** 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, outstanding municipal charges for

sewer, water or betterment assessments, connection or capacity charges for the same, or other matters of record or which reasonable inquiry would discover which may impact the use of, or title to, the Property, if any, including mortgages, equity lines of credit, liens, attachments, and any State and Federal tax liens which have survived SELLER'S acquisition of the Property. Further, SELLER does not in any way warrant or guarantee the availability of any municipal permits or approvals for the Property; it being the responsibility of BUYER to apply for any required permits or approvals.

TRANSFER OF TITLE: The closing or transfer of title to the Property shall take place on or before the forty-fifth (45th) day from the date of the Agreement with an option to extend pending City Attorney approval. The Closing shall occur at Nashua City Hall, 229 Main Street, New Hampshire 03061.

DISCLAIMER: Except as expressly provided in this Agreement, SELLER hereby disclaims all warranties of any kind or nature whatsoever, whether express or implied and BUYER acknowledges that BUYER is not relying on any representations of any kind or nature made by SELLER, or any of its employees or agents, with respect to the Property.

TAXES, UTILITIES: BUYER shall be responsible for any and all taxes and utilities assessed or incurred with respect to the Property as of the date of this Agreement. Further, all real property taxes applicable to the Property shall be pro-rated on a per diem basis for tax year 2025 (April 1, 2025 – March 31, 2026), with BUYER being responsible for all such prorated real estate taxes attributable to the period starting the day of the Closing through the tax year ending date of March 31, 2026. The prorated real estate taxes due from BUYER will be paid at the Closing.

RECORDING FEES AND TRANSFER TAX: BUYER shall be responsible for all recording fees and transfer taxes which may be assessed with respect to this conveyance.

LIQUIDATED DAMAGES: If BUYER shall default in the performance of his/her obligations under this Agreement, the total amount of the DEPOSIT may, at the option of SELLER, become the property of SELLER as reasonable liquidated damages. Furthermore, upon BUYER'S default hereunder, SELLER reserves the unqualified right to sell the Property to the next highest qualified bidder, to re-auction the Property or to retain or dispose of it in any other lawful manner.

GOVERNING LAW, AMENDMENTS: This Agreement shall be governed by and construed in accordance with the laws of the State of New Hampshire. This Agreement may be modified only in writing executed by both BUYER and SELLER. The parties agree that any action brought by any party to enforce the terms of this agreement shall be filed in Superior Court of Hillsborough County – South, Nashua, New Hampshire.

PRIOR STATEMENTS: All representations, statements, and agreement heretofore made between the parties hereto are merged in this Agreement, which alone fully and completely expresses the parties respective obligations, and this Agreement is entered into by each party after opportunity for investigation, neither party relying on any statements or representations not embodied in this Agreement.

IN WITNESS WHERE OF, BUYER AND SELLER have executed this Agreement as of the date first above written.

Witness

CITY OF NASHUA

Name:
Title:

Witness

BUYER

Name:

FEES:	\$10.69
SURCHARGE:	\$2.00
CASH:	—

#578 Nashua Tax

Dennis C Hogan
Register of Deeds, Hillsborough County

KNOW ALL MEN BY THESE PRESENTS

That I, Dawn K. Enwright, Tax Collector of the City of Nashua, in the County of Hillsborough, and the State of New Hampshire, for the year 2025, by the authority in me vested by the laws of the State, and in consideration of \$ 7,542.61 and other valuable consideration to me paid by the City of Nashua, located at 229 Main Street, Nashua, NH 03061 do hereby sell and convey to the said City of Nashua successors/heirs and assigns a certain tract or parcel of land situated in the City of Nashua, aforesaid, to have and to hold with appurtenances forever, taxed by the Assessing Officials in 2021 and described in the Invoice Books as:

Owner: GUY VACHON, ESTATE OF
Account #: 00025836
Located at: 9 ONEIDA CIR, NASHUA, NH
Map/Lot: 0006/00063

Deeded for 100% common and undivided interest

Meaning and intending to describe and convey the same premises conveyed to Guy Vachon by deed dated March 20, 1997, and recorded in the Hillsborough County Registry of Deeds in Book 5796, Page 1762.


This deed is a result of the tax lien execution held in the City of Nashua, New Hampshire, on the 18th day of May 2022, and I hereby covenant with the said City of Nashua 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 the manner aforesaid.

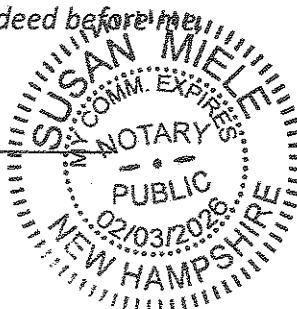
In Witness Whereof, I have hereunto set my hand and seal, the 12th day of February, in the year of our Lord Two Thousand Twenty Five.


Dawn K. Enwright, Tax Collector

State of New Hampshire, Hillsborough County, February 12, 2025

Personally appearing Dawn K. Enwright above named and acknowledged the foregoing instrument to be his voluntary act and deed before me.

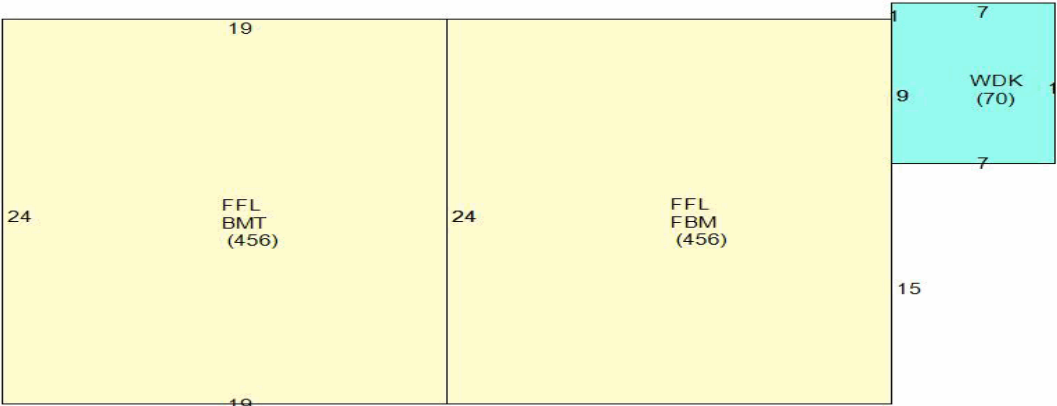

Justice of the Peace or Notary Public



Comments

Parcel ID 0006-00063

remove WDK. close BP. JM23--- ADJ SF-REF HCRD 5028 12/12 ND---ADD 2 SHD1'S-WDK & CORRECT SIZE OF
2ND WDK PER 2011 PHOTO T11---MODULAR HOME ABUTTS RIVER ECO=WWTP



Exterior Information				Bath Features			Depreciation			
Type	01 - RANCH			Full Bath	1	A - AVERAGE	Phys Con	AV - Average		35
Stry Hght	1 - 1 STORY			Add Full	0		Functional			
(Liv) Units	1		Tot 1	3/4 Bath	0		Economic			
Found	1 - CONCRETE			Add 3/4	0		Special			
Frame	1 - WOOD			1/2 Bath	0		Override			
P. Wall	4 - VINYL			Add 1/2	0		Total			35%
Sec Wall			0%	Other Fix	0		General Information			
Roof Str	1 - GABLE			Other Features			Grade	C - AVERAGE		
Roof Cvr	1 - ASPHALT						Kitchens	1	A - AVERAGE	Year Blt
Color	WHITE			Add Kit.	0		Alt LUC			

Interior Information		Condo Information		Juris		
Avg Ht / Fl		Location		Con Mod		
P. Int Wall	1 - DRYWALL	Tot Units		L. Sum		
Sec Int Wall		Floor				
Partition	T - TYPICAL	% Own				
P. Floor	4 - CARPET	Name				

Sec Floor			Calc Ladder				
Bmt Floors			Base Rate	186.00	Depr %	35%	
Electric	3 - TYPICAL		Size Adj	1.50000	Depr	119.270	
Insulation	2 - TYPICAL		Con Adj	0.95000	Depr'd Total	221.502	
Int Vs Ext			Adj Prc	\$265.05	Juris Ft.	1.0000	
Heat Fuel	3 - ELECTRIC		Grade Ft.	1.00000	Spec. Features	\$0	
Heat Type	6 - ELECTRIC		Other Feat	\$24,819	Final Total	\$221,500	
# Heat Sys	0		NBH Mod	1.0000	Assmnt Ft.	1.0000	
Heated %	100	AC %	100	NBC Infl	1.0000	Assessed Val	\$221,500
Sol HW %		Ctrl Vac %		LUC Ft.	1.0000	Total \$/SF	\$242.87
Com Wall %		Sprink %		Adj Tot (RCN)	340,772	Undepr \$/SF	265.05000

Special Features / Yard Items

Code	Desc	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Assessed
SHD3	METAL	D	Y	1	90.00	A	AV	1992	11.00	T	32%		1		1		1	700
SHD1	SHED FRAME	D	Y	2	80.00	A	AV	2001	15.00	T	23%		1		1		1	2,100
Building Totals		Yard Item Appr				2,800				Special Feature Appr				2,800				
Parcel Totals		Yard Item Appr				2,800				Special Feature Appr				2,800				

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	FIRST FLR	912	912	912	912	265.05	241,726
WDK	WOOD DECK	70	70	0	0	24.41	1,709
BMT	BASEMENT	456	456	0	0	66.26	30,215
FBM	FINISHED BMT	456	456	0	0	92.77	42,303
Building Totals		1,894	1,894	912	912		315,952
Parcel Totals		1,894	1,894	912	912		315,952

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
U	1	6	3
Bld Total	1	6	3
Prcd Total	1	6	3

Image



Disclaimer: This Information is believed to be correct but is subject to change and is not guaranteed

Bld: 11607 | Seq: 1 | Year: 2024 | Data As Of Date: 11/19/2024 | User: Apro | DB: Assess50Nashua

City of Nashua Tax Parcel Viewer

