

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

Witness

CITY OF NASHUA

Name:
Title:

BUYER

Name:

Nashua Tax Collector
PO Box 2019
Nashua, NH 03061-2019
#578

FEES:	\$10.69
SURCHARGE:	2.00
CASH:	

Doc # 250004516 02/12/2025 03:49:30 PM
Book 9835 Page 1802 Page 1 of 1
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 \$ 6,911.16 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: BRIAN E MCDOWELL
Account #: 00022830
Located at: 227 PINE ST, NASHUA, NH
Map/Lot: 0101/00012

Deeded for 100% common and undivided interest

Meaning and intending to describe and convey the same premises conveyed to James & Beatrice L. McDowell by deed dated February 15, 1961, and recorded in the Hillsborough County Registry of Deeds in Book 1634, Page 231.

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.

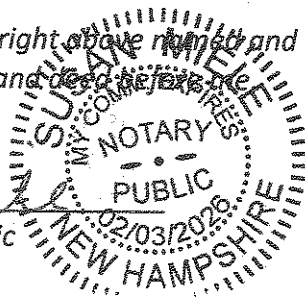
In Witness Whereof, I have hereunto set my hand and seal, the 12th day of February, in the year of our Lord Two Thousand Twenty Five.


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



PROPERTY LOCATION

227 PINE ST
NASHUA, NH

OWNERSHIP

MCDOWELL, BRIAN E 227 PINE ST NASHUA, NH 03060-4923			
Occ		Type	

PREVIOUS OWNER

MCDOWELL, ESTATE OF JAMES
227 PINE ST
NASHUA, NH 03060-4923

NARRATIVE DESCRIPTION

This parcel contains 5027.00000 SF of land mainly classified as 1 UNIT It has 1 building(s) first built in 1922 with a total of 996 square feet. There are 1 living unit(s), 1 Bath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

PROPERTY FACTORS

Item	Code	Item	Code	%
Util 1	C - ALL	Dis 1	NASH	.00000
Util 2		Dis 2		
Util 3		Dis 3		
Census		Zone 1	RB	
F. Haz		Zone 2		
Topo	1 - LEVEL	Zone 3		
Street	1 - PAVED			
Traffic	3 - TYPICL			
Exempt				

LAND SECTION

LUC	LUC Desc	Ft.	# Units	Depth	U. Type	L. Type	Ft.	Base V.	Unit Prc	Adj Prc	NBC	Ft.	Mod.	Inf 1	%	Inf 2	%	Inf 3	%	Appr	Alt LUC	%	Spec L.V.	Juris	L. Ft.	Assessed	Notes
1401	1 UNIT	1	5,027		SF	SITE	1		0.45	23.95	MF	0.9								120,400			0	9	1	120,400	
Total AC/HA			0.1154	Total SF/SM			5,027.00	Parcel LUC1401 - 1 UNIT					P. NBC Desc\MULTI FAIR					Tot	120,400	Tot		0	Tot		120,400		

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
1401	231,500	7,500	5,027.00	120,400	359,400
Building Total	231,500	7,500	5,027.00	120,400	359,400
Parcel Total	231,500	7,500	5,027.00	120,400	359,400
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	360.84	Tot Val SF/Prcf	360.84

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2023	FV	1401	195,900	7,700	5,027	96,300	299,900	299,900	Year End Roll 2023	12/05/2023
2022	FV	1401	195,900	7,700	5,027	96,300	299,900	299,900	Year End Roll 2022	11/15/2022
2021	FV	1401	130,500	8,100	5,027	64,200	202,800	202,800	System Roll for 2021	11/15/2021
2020	FV	1401	130,500	8,100	5,027	64,200	202,800	202,800	Year End Roll	11/12/2020
2019	FV	1401	130,500	8,100	5,027	64,200	202,800	202,800	Year End Roll	03/04/2020
2018	PATR	1401	130,500	8,100	5,027	64,200	202,800	202,800	Corrects for Assessor	01/09/2019
2017	FV	1401	75,600	5,500	5,027	67,300	148,400	148,400	Year End Roll	11/06/2017
2016	FV	1401	75,600	5,500	5,027	67,300	148,400	148,400	Year End Roll	11/16/2016
2015	FV	1401	75,600	5,500	5,027	67,300	148,400	148,400		11/06/2015
2014	FV	1401	75,600	5,500	5,027	67,300	148,400	148,400	Roll	10/6/2015

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITIES

[illegible]

LEGAL DESCRIPTION

Desc:	
Lot Size	
Total Land	
Land Unit Type	



Patriot
PROPERTIES INC.

User Account
GIS Coord 1
1037481.66523177
GIS Coord 2
90127.33745433
Insp Date
07/06/2022

PRINT

Date	Time
11/20/2024	3:48 am

TAX YEAR

2024

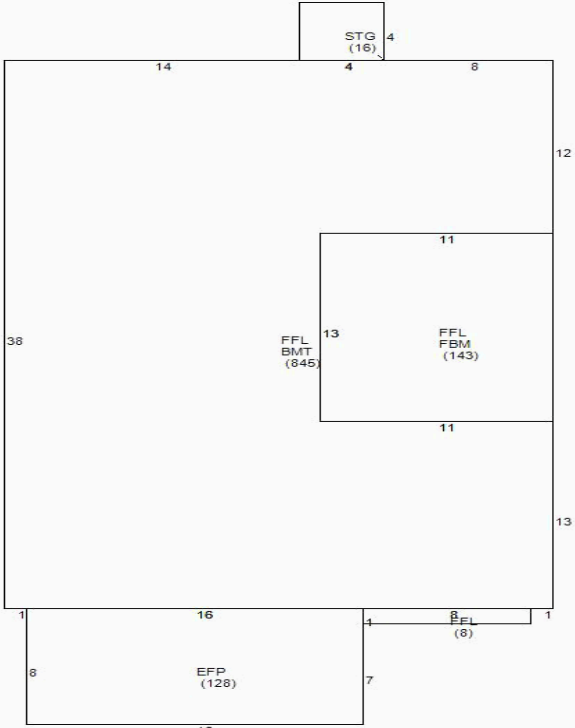
USER DEFINED

PriorID1a
Nashua PID
101-12
Plan #
PriorID1b
PriorID2b
PriorID3b
227
Code Date
Code Status
Nashua Ward
6
Assessor Map

Comments

Parcel ID 0101-00012

RMVE SHD1 PER PICTOMETRY LC18---PDA*FBM=ELEC HT*FGR=1/2* OB 1&2 ATT* 1/2 FGR W/LOT 13 MH
4291 10:20 IF



Exterior Information

Bath Features

Depreciation

Type	01 - RANCH			Full Bath	1	F - FAIR	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	F - FAIR	Year Blt	1922	Eff Yr	
Color	WHITE			Add Kit.	0		Alt LUC			

Interior Information

Condo Information

Avg Ht / Fl		Location		Con Mod	
P. Int Wall	2 - PLASTER	Tot Units		L. Sum	
Sec Int Wall		Floor			
Partition	T - TYPICAL	% Own			
P. Floor	3 - HARDWOOD	Name			

Calc Ladder

Bmt Floors		Base Rate	186.00	Depr %	35%	
Electric	3 - TYPICAL	Size Adj	1.50000	Depr	124.642	
Insulation	2 - TYPICAL	Con Adj	0.93600	Depr'd Total	231.478	
Int Vs Ext		Adj Prc	\$261.14	Juris Ft.	1.0000	
Heat Fuel	1 - OIL	Grade Ft.	1.00000	Spec. Features	\$0	
Heat Type	1 - FORCED H/A	Other Feat	\$20,250	Final Total	\$231,500	
# Heat Sys	0	NBH Mod	1.0000	Assmnt Ft.	1.0000	
Heated %	100	AC %	NBC Infl	1.0000	Assessed Val	\$231,500
Sol HW %		Ctrl Vac %	LUC Ft.	1.0000	Total \$/SF	\$232.43
Com Wall %		Sprink %	Adj Tot (RON)	356,120	Undepr \$/SF	261.14000

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
FGR1	GARAGE-AVE	D	Y	1	240.00	A	AV	1992	36.00	T	32%		1		1		1	7,500
Building Totals		Yard Item Appr				7,500				Special Feature Appr								7,500
Parcel Totals		Yard Item Appr				7,500				Special Feature Appr								7,500

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	FIRST FLR	996	996	996	996	261.14	260,095
STG	STORAGE	16	16	0	0	37.81	605
BMT	BASEMENT	845	845	0	0	65.29	55,170
EFP	ENCL PORCH	128	128	0	0	54.14	6,930
FBM	FINISHED BMT	143	143	0	0	91.40	13,070
Building Totals		2,128	2,128	996	996		335,870
Parcel Totals		2,128	2,128	996	996		335,870

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
U	1	6	2
Bld Total	1	6	2
Prcd Total	1	6	2

Image



City of Nashua Tax Parcel Viewer

