

PUBLIC AUCTION

(5) CITY OWNED PROPERTIES NASHUA, NH

4 SINGLE FAMILY HOMES & 1 COMMERCIAL PROPERTY
THURSDAY, NOVEMBER 13 STARTING AT 9:00 AM

*** EACH PROPERTY WILL BE SOLD FROM ITS RESPECTIVE ADDRESS ***



ID#25-235 • 9:00AM – 1 Eastbrook Drive (Tax Map A, Lot 678) • 1967 built Cape style home located on a 0.95+/- acre lot near Nashua Country Club • Home offers 1,956+/- SF GLA, 7 RM, 4 BR & 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.



ID#25-227 • 10:00 AM – 19 New Searles Road (Tax Map B, Lot 620) • Vacant Raised Ranch style home with fire damage located on a 0.28+/- acre corner lot • 1962 built home offers 1,299+/- SF GLA, 5 RM, 3 BR & 1 BA • Features include vinyl siding, 1-car under garage, rear deck, unfinished basement & FHA/gas heat • Assessed Value: \$165,500. 2024 Taxes: \$2,631.



ID#25-228 • 11:00 AM – 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 RM, 3 BR & 1 BA • Features include vinyl siding, central A/C, detached shed & 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.



ID#25-229 • 12:00 PM – 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.



ID#25-230 • 1:00 PM – 38 Bell Street (Tax Map 135, Lot 76) • 1930 built Bungalow style home located on a 0.21+/- acre lot just off Route 3 • Home offers 1,565+/- SF GLA, 7 RM, 3 BR & 1 BA • Features include vinyl siding, fenced in yard, pool, detached shed & FHA/gas heat • Assessed Value: \$429,500. 2024 Taxes: \$6,829.

7.5% BUYER'S PREMIUM PAYABLE TO AUCTIONEER DUE AT CLOSING

All properties will be sold with reserve, subject to confirmation by the City of Nashua. The City of Nashua reserves the right to reject all bids.

Preview: The properties are marked, a drive-by is recommended.

Terms: \$10,000 deposit per property by cash, certified check, or other funds satisfactory to the City of Nashua at time of sale. An additional deposit of \$10,000 due by Thursday, November 20, 2025, closing within 45 days of sale date. CONVEYANCE BY DEED WITHOUT CONVENANTS.

All information herein is believed but not guaranteed 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 & 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 _____ day of _____, 2025 by and between the **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 an address of

 (“BUYER”).

BUYER’S email: _____

BUYER’S telephone: _____

SELLER agrees to sell and convey, and BUYER agrees to buy certain land with the improvements thereon, 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, receipt of which is hereby acknowledged, in the sum of ten thousand dollars (\$10,000.00).

BUYER shall pay a SECOND DEPOSIT to SELLER, attention Tax Collector, in the sum of ten thousand dollars (\$10,000.00) on or before five (5) days from the date of this Agreement.

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 _____ percent (7.5%) of the SELLING PRICE, due from BUYER to JSJ Auctions at Closing.

SELLING PRICE \$ _____ at 7.5% equals BUYER’S PREMIUM of \$ _____.

BUYER’S payment of the SECOND DEPOSIT, 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. The Property shall be conveyed and transferred without any representation, warranty, or covenant of title of any kind or nature, whether express, implied or statutory. Without limiting the foregoing, SELLER makes no representation, warranty or guarantee of any kind regarding the marketability or the insurability of the title to the Property.

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 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 represent, 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 thirtieth (30th) day from the date of this Agreement. The Closing shall occur at Nashua City Hall, 229 Main Street, Nashua, New Hampshire 03061.

DISCLAIMER: Except as expressly provided in this Agreement, SELLER hereby disclaims and BUYER hereby waives, any and 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 from the date of this Agreement to 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 BUYER'S obligations under this Agreement, the total amount of the DEPOSIT and the SECOND DEPOSIT will, become the property of SELLER as reasonable liquidated damages. Furthermore, upon BUYER'S default hereunder, SELLER reserves the unqualified right to retain the Property, sell the Property to the next highest qualified bidder, re-auction the Property, or dispose of the Property by any lawful means.

STATUTORY DISCLOSURES:

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 of the air by a professional certified in radon testing

and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.

Arsenic: Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations (www.des.nh.gov) to ensure a safe water supply if the subject property is served by a private well.

Lead: Before 1978, paint containing lead may have been used in structures. Exposure to lead from the presence of flaking, chalking, chipping lead paint or lead paint dust from friction surfaces, or from the disturbance of intact surfaces containing lead paint through unsafe renovation, repair, or painting practices, or from soils in close proximity to the building, can present a serious health hazard, especially to young children and pregnant women. Lead may also be present in drinking water as a result of lead in service lines, plumbing and fixtures. Tests are available to determine whether lead is present in paint or drinking water.

PFAS: Poly-and perfluoroalkyl substances (PFAS) are found in products that are used in domestic, commercial, institutional and industrial settings. These chemical compounds have been detected at levels that exceed federal and/or state advisories or standards in wells throughout New Hampshire, but are more frequently detected at elevated levels in southern New Hampshire. Testing of the water by an accredited laboratory can measure PFAS levels and inform a buyer's decision regarding the need to install water treatment systems.

Flood: Properties in coastal areas and along waterways may be subject to increased risk of flooding over time. A standard homeowners insurance policy typically does not cover flood damage. The buyer is encouraged to determine whether separate flood insurance is required and consult the Federal Emergency Management Agency's flood maps (FEMA.GOV) in order to determine if the property is in a designated flood zone. Flood information for the Property is unknown to SELLER.

Water Supply: Public

Sewage Disposal System: Public

Insulation: If Property will be used as a 1-4 family dwelling, complete the following:

This information is unknown to SELLER.

Methamphetamine Production on the Property: This information is unknown to the SELLER.

Public Utility Tariff Pursuant to RSA 374:61 for the Financing or Amortization of Energy Efficiency or Renewable Energy Improvements: It is unknown to the SELLER if the Property has any metered public utility services at Property that the BUYER may be responsible for paying as a condition of such utility service is provided under a tariff with unamortized or

ongoing charges for energy efficiency or renewable energy improvements pursuant to RSA 374:61. It is unknown to SELLER if there is any remaining term if there was such a tariff and, if so, amount of such charges and any estimates or documentation of gross or net energy or fuel savings resulting from such financed or amortized improvements and investments.

GOVERNING LAW, AMENDMENTS, ATTORNEYS' FEES: 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 or in any way attributable to or arising from this Agreement shall be filed in the Superior Court of Hillsborough County - South, Nashua, New Hampshire.

PRIOR STATEMENTS: All representations, statements, and agreements 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.

ADDITIONAL PROVISIONS:

Time is of the essence for this Agreement and any amendments to this Agreement.

BUYER shall contact SELLER at legal@nashuanh.gov within three (3) business days of the Agreement to schedule the closing.

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

CITY OF NASHUA

Witness

Name:

Title:

BUYER

Witness

Name:

PROPERTY LOCATION

38 BELL ST, Unit 77-78-79
NASHUA, NH

OWNERSHIP

AUBUT , KELLY 38 BELL ST NASHUA, NH 03064-1206			
Occ		Type	

PREVIOUS OWNER

AUBUT , DIANA F
38 BELL ST
NASHUA, NH 03064-1206

NARRATIVE DESCRIPTION

This parcel contains 9250.00000 SF of land mainly classified as 1 UNIT It has 1 building(s) first built in 1930 with a total of 1,565 square feet. There are 1 living unit(s), 1 Bath, 7 Rooms, and 3 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	RA	
F. Haz		Zone 2		
Topo	V153 - LEVEL ROLLING	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	9,250		SF	SITE	1		2.18	17.15	NA	1								158,600			0	18	1	158,600	
Total AC/HA			0.2124	Total SF/SM			9,250.00	Parcel LUC1401 - 1 UNIT					P. NBC DescNEW AV					Tot	158,600	Tot		0	Tot		158,600		

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
1401	253,200	17,700	9,250.00	158,600	429,500
Building Total	253,200	17,700	9,250.00	158,600	429,500
Parcel Total	253,200	17,700	9,250.00	158,600	429,500
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	274.41	Tot Val SF/Prcf	274.41

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2023	FV	1401	232,200	18,200	9,250	126,900	377,300	377,300	Year End Roll 2023	12/05/2023
2022	FV	1401	232,200	18,200	9,250	126,900	377,300	377,300	Year End Roll 2022	11/15/2022
2021	FV	1401	145,700	19,200	9,250	84,600	249,500	249,500	System Roll for 2021	11/15/2021
2020	FV	1401	145,700	19,200	9,250	84,600	249,500	249,500	Year End Roll	11/12/2020
2019	FV	1401	145,700	19,200	9,250	84,600	249,500	249,500	Year End Roll	03/04/2020
2018	PATR	1401	145,700	19,200	9,250	84,600	249,500	249,500	Corrects for Assessor	01/09/2019
2017	FV	1401	110,100	8,600	9,250	65,800	184,500	184,500	Year End Roll	11/06/2017
2016	FV	1401	110,100	8,600	9,250	65,800	184,500	184,500	Year End Roll	11/16/2016
2015	FV	1401	110,100	8,600	9,250	65,800	184,500	184,500		11/06/2015
2014	FV	1401	110,100	8,600	9,250	65,800	184,500	184,500	Roll	10/6/2015

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITIES

Date	Result	By
06/26/2024	Field Review	Sandra Schmucki
05/03/2022	Field Review	June Perry (VGS)
06/01/2020	Meas+1Visit	Justyn Ainsworth
07/23/2018	Field Review	Rob T-KRT
12/13/2007	BP Prop Ins	Noreen Duxbury
02/05/1991	Meas+List	NP

LEGAL DESCRIPTION

Desc:	
Lot Size	
Total Land	
Land Unit Type	



Patriot
PROPERTIES INC.

User Account
GIS Coord 1
1038087.04223177
GIS Coord 2
106030.76145433
Insp Date
06/26/2024

PRINT

Date	Time
11/20/2024	5:38 am

TAX YEAR

2024

USER DEFINED

PriorD1a
Nashua PID
135-76
Plan #
PriorD1b
PriorD2b
PriorD3b
38
Code Date
8/11/11
Code Status
OPEN
Nashua Ward
3
Assessor Map

Parcel ID 0135-00076

Notified Code 8/11/11- FRONT PORCH-SHED- Possible work done w/o B/P

Interior Information				Condo Information				Juris			
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							
Sec Floor											
				Calc Ladder							
Bmt Floors				Base Rate		165.00		Depr %		35%	
Electric		3 - TYPICAL		Size Adj		1.13890		Depr		136,045	
Insulation		2 - TYPICAL		Con Adj		1.04000		Depr'd Total		252,654	
Int Vs Ext				Adj Prc		\$195.44		Juris Ft.		1.0000	
Heat Fuel		2 - GAS		Grade Ft.		1.00000		Spec. Features		\$500	
Heat Type		1 - FORCED H/A		Other Feat		\$22,500		Final Total		\$253,200	
# Heat Sys		0		NBH Mod		1.0000		Assmnt Ft.		1.0000	
Heated %		100		AC %				Assessed Val		\$253,200	
Sol HW %				Ctrl Vac %				Total \$/SF		\$161.77	
Com Wall %				Sprink %				Undepr \$/SF		195.44000	

Sub Area	
Code	D
FFL	F
ATC	A
BMT	B
EFP	E
OPF	C
STG	S
WDK	V

Code	Desc	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Assessed
DRMR	DORMER	A	S	2	10.00	A	AV	1959	0.00	T	40%		1		1		1	0
FLU1	FLUE-CONCRET	A	S	1	1.00	A	AV	1959	800.00	T	40%		1		1		1	500
SHD3	METAL	D	Y	1	80.00	A	AV	2004	11.00	T	20%		1		1		1	700
SPL2	VINYL/PLASTI	D	Y	1	480.00	A	AV	1992	46.00	T	32%		1		1		1	15,300
SHD1	SHED FRAME	D	Y	1	144.00	A	AV	2004	15.00	T	20%		1		1		1	1,700
Building Totals		Yard Item Appr								17,700		Special Feature Appr			500			18,200
Parcel Totals		Yard Item Appr								17,700		Special Feature Appr			500			18,200

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	FIRST FLR	1,144	1,144	1,144	1,144	195.44	223,583
ATC	ATTIC FIN	421	936	421	421	195.44	82,319
BMT	BASEMENT	990	990	0	0	48.86	48,371
EPF	ENCL PORCH	54	54	0	0	71.81	3,878
OPF	OPEN FRM PRC	190	190	0	0	26.45	5,026
STG	STORAGE	30	30	0	0	37.80	1,134
WDK	WOOD DECK	84	84	0	0	22.46	1,887
Building Totals		2,913	3,428	1,565	1,565		366,197
Parcel Totals		2,913	3,428	1,565	1,565		366,197

	Floor	No. Unit	Rooms	Bdrms
6	U	1	7	3
4				
7				
	Bld Total	1	7	3
7	Prcl Total	1	7	3

Bld: 11246 | Seq: 1 | Year: 2024 | Data As Of Date: 11/20/2024 | User: Apro | DB: Assess50Nashua

City of Nashua Tax Parcel Viewer

