

PUBLIC AUCTION

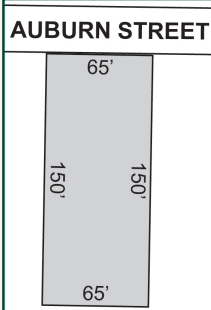
TAX DEEDED PROPERTY SALE CONCORD, NH FOUR-BEDROOM HOME THURSDAY, APRIL 23 AT 3:00 PM 45 AUBURN STREET, CONCORD, NH



*** DESIRABLE NORTHWEST CONCORD NEIGHBORHOOD ***



ID#26-135 • Gambrel style home located in a highly sought-after, upscale and historic West End neighborhood known for its well-maintained Victorian and Colonial style homes close to Downtown • Two-story home situated on a 0.22+/- acre lot, offers 1,836 SF GLA, 8 RM, 4 BR, 1.5 BA, vinyl siding, one car under garage in rear (inaccessible), screen porch, upper decks, fireplace, shed to rear, outdoor fieldstone fireplace, and unfinished basement • Served by steam/oil heat and public utilities • **AUCTIONEER'S NOTE:** This property has been deemed "uninhabitable" by the City of Concord and is being sold **AS-IS, WHERE-IS with all faults.** The home has significant damage and will require numerous renovations both inside and out. This auction is a perfect opportunity for investors, flippers, or ambitious DIYers looking for a spring project. Bring your contractor and your vision! Tax Map 654, Lot Z 47. Assessed Value: \$333,000. 2025 Taxes: \$9,694.



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

Terms: \$10,000 non-refundable deposit by cash, certified/bank check, or other tender acceptable to the City of Concord at time of sale. An additional deposit of \$15,000 is due no later than Thursday, April 30, 2026, balance of purchase price along with buyer's premium due within 45 days from the sale date. Conveyance by Quitclaim Deed. **Sold "AS IS, WHERE IS" subject to all outstanding liens, if any.** Other terms may be announced at time of sale. **Preview:** One hour prior to sale, if permitted; drive-by is recommended.



All information herein is believed but not guaranteed to be correct.

All interested parties are advised to make independent investigations into all matters they deem relevant.

PLOT PLAN, PHOTOS & MORE INFORMATION AVAILABLE ON OUR WEBSITE



JSJ Auctions
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