

PUBLIC AUCTION

TAX DEEDED PROPERTY
NEW LONDON, NH
SINGLE FAMILY HOME ON 2.39+/- ACRES
SATURDAY, JUNE 13 AT 10:00 AM
157 PINGREE ROAD, NEW LONDON, NH
* * * LAKE SUNAPEE REGION * * *



ID#26-154 • Single family Cape style home located on a 2.39+/- acre lot along a dead end road near Pleasant Lake
• 1990 built 1½ story home offers 1,394+/- SF GLA, 2 BR & 1 BA • Features include wood siding, 6'x12' side deck, walkout unfinished basement, FHA/gas heat • Served by private well and septic • Tax Map 23, Lot 5. Assessed Value: \$328,900. 2025 Taxes: \$3,901.

10% BUYER'S PREMIUM PAYABLE TO AUCTIONEER DUE AT CLOSING

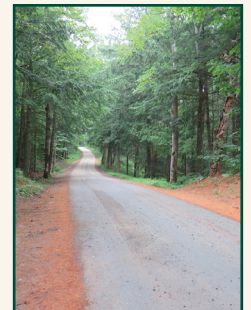
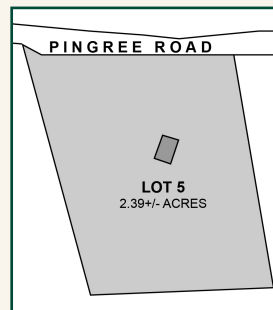
Terms: \$10,000 non-refundable deposit by cash, certified/bank check, or other tender acceptable to the Town of New London at time of sale, balance of purchase price along with buyer's premium due within 45 days from the sale date. Conveyance by Deed Without Covenants.

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.

MORE DETAILS & PHOTOS ARE AVAILABLE ON OUR WEBSITE



JSJ Auctions
SINCE 1982



45 Exeter Road, Epping, NH 03042, NH Lic. #2279
603-734-4348 • www.jsjauctions.com

AGREEMENT AND DEPOSIT RECEIPT

THIS AGREEMENT made this 13 day of June, 2026, by and between the Town of New London, a municipal corporation having a mailing address of 375 Main Street, New London, County of Merrimack, State of New Hampshire (hereinafter referred to as the "SELLER"), and _____, having a mailing address of _____ (hereinafter referred to as the "BUYER").

WITNESSETH: The SELLER agrees to sell and convey, and the BUYER agrees to buy certain real property located in Pittsfield, New Hampshire, described as follows:

Property located at 157 PINGREE ROAD, and also identified as Tax Map 23, Lot 5.

PRICE: The SELLING PRICE is \$ _____.

The BUYER'S DEPOSIT, receipt of which is hereby acknowledged, in the sum of \$10,000.00.

The BALANCE of the SELLING PRICE shall be payable at closing and tendered in cash or certified check in the amount of \$ _____.

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

DEED: The SELLER agrees to furnish, at its own expense, a duly executed DEED WITHOUT COVENANTS, to the Property.

TRANSFER OF TITLE: Title shall be transferred on or before _____. The place and time of TRANSFER OF TITLE shall be determined by mutual agreement. Failing such mutual agreement, the time of transfer shall be as designated by the SELLER and shall occur at the New London Town Hall, 375 Main Street, New London, New Hampshire, 03257.

TITLE: If the BUYER desires an examination of the title, BUYER shall pay the cost thereof. BUYER acknowledges that TITLE shall be transferred by DEED WITHOUT COVENANTS.

TAXES, UTILITIES: BUYER shall be responsible for any and all taxes and utilities assessed or incurred as of the date of transfer.

RECORDING FEES: BUYER shall be responsible for all recording fees.

RISK OF LOSS: Risk of loss from any cause shall be upon the SELLER until the transfer of the property.

AGREEMENT AND DEPOSIT RECEIPT (Cont'd)

LIQUIDATED DAMAGES: If the BUYER shall default in the performance of his/her obligations under this AGREEMENT, the amount of the deposit and any additional deposit given by the BUYER may, at the option of the SELLER, become the property of the SELLER as reasonable liquidated damages. Further, all of the BUYER'S rights and interests in and to the AGREEMENT shall, without further notice or further consideration, be assigned to SELLER. Upon BUYER'S default or failure to close SELLER reserves this unqualified right to sell the property to the next highest qualified bidder. Alternatively, the BUYER may demand specific performance of this contract to which the SELLER will acquiesce.

PRIOR STATEMENTS: All representations, statements, and agreements heretofore made between the parties hereto are merged in the AGREEMENT, which along fully and completely expressed the respective obligations, and the AGREEMENT is entered into by each party after opportunity for investigation, neither party relying on any statements or representation not embodied in this AGREEMENT shall not be altered or modified except by written agreement signed and dated by both BUYER and SELLER.

WAIVER: The waiver by any party of any breach of any provision of this Agreement shall not operate as, or be construed as a waiver of any subsequent breach thereof.

SEVERABILITY: Should any provision of this Agreement or any portion of any provision of this Agreement be held invalid or unenforceable according to law, the remaining portions hereof shall not be effected thereby but shall continue in full force and effect.

MISCELLANEOUS: This instrument, executed in duplicate, is to be construed as a New Hampshire contract; is to take effect as a sealed instrument; sets forth the entire contract between the parties; is binding upon and enures to the benefit of the parties and their respective heirs, devisees, executors, administrators, successors, agents and assigns; and may be canceled, modified or amended only by a written instrument signed by both the SELLER and the BUYER.

ADDITIONAL PROVISIONS:

WITNESS: The signatures of the above-mentioned parties on the dates as noted below.

TOWN OF NEW LONDON (SELLER)

_____ **(BUYER)**

By: _____

By: _____

Title: _____
Duly authorized

Title: _____
Duly authorized

Date: _____

Date: _____

Witness: _____

Witness: _____

OWNER INFORMATION	SALES HISTORY	PICTURE												
TOWN OF NEW LONDON 375 MAIN STREET NEW LONDON, NH 03257	<table border="1"> <thead> <tr> <th>Date</th> <th>Book</th> <th>Page</th> <th>Type</th> <th>Price</th> <th>Grantor</th> </tr> </thead> <tbody> <tr> <td>07/26/2024</td> <td>3862</td> <td>2325</td> <td>U I 50</td> <td></td> <td>1 CHASE SHARON</td> </tr> </tbody> </table>	Date	Book	Page	Type	Price	Grantor	07/26/2024	3862	2325	U I 50		1 CHASE SHARON	
Date	Book	Page	Type	Price	Grantor									
07/26/2024	3862	2325	U I 50		1 CHASE SHARON									
LISTING HISTORY	NOTES													
04/18/25 JDAC 12/20/21 REM 07/25/18 CL DATA ENTRY-CONVERSION 08/31/14 NBFR IN FIELD REVIEW 11/20/12 REM MEASURE 12/20/05 DFCB CALL BACK 10/21/02 DGML MEASURE & LIST 03/02/01 SM	BASIC HOUSE-NOT MANY KITCHEN CABINETS WALK OUT BSMT HABITAT HOUSE(OLD PID:000023 000004 000000) 12/21 CONFIRMED AT DOOR, NO CHANGES 11-21-2024 NOW OWNED BY TOWN OF NL REVIEW EXEMPT STATUS FOR APRIL 2025. 4/25: PROPERTY IS NOW TOWN OWNED, ADJ TO EXEMPT FOR 2025.													

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	PLEASE VISIT NEWLONDON.NH.GOV FOR ONLINE ASSESSMENT DATA LAST UPDATE TO VALUES 2023			
_____								PARCEL TOTAL TAXABLE VALUE			
								Year	Building	Features	Land
								2023	\$ 156,200	\$ 0	\$ 171,400
								Parcel Total: \$ 327,600			
								2024	\$ 156,200	\$ 0	\$ 171,400
								Parcel Total: \$ 327,600			
								2025	\$ 157,500	\$ 0	\$ 171,400
								Parcel Total: \$ 328,900			

LAND VALUATION											LAST REVALUATION: 2023					
Zone: R2 - RESIDENTIAL		Minimum Acreage: 2.00		Minimum Frontage: 150							Site: AVERAGE		Driveway:		Road: GRAVEL/DIRT	
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes		
EXEMPT-MUNIC	2.000 ac	170,000	E	100	100	100	100	100 -- TYPICAL	100	170,000	0	N	170,000			
EXEMPT-MUNIC	0.390 ac	x 6,500	X	100				100 -- TYPICAL	56	1,400	0	N	1,400	WET		
		2.390 ac											171,400	171,400		

Utilities: WELL,SEPTIC



OWNER
TOWN OF NEW LONDON
 375 MAIN STREET
 NEW LONDON, NH 03257

TAXABLE DISTRICTS

District	Percentage

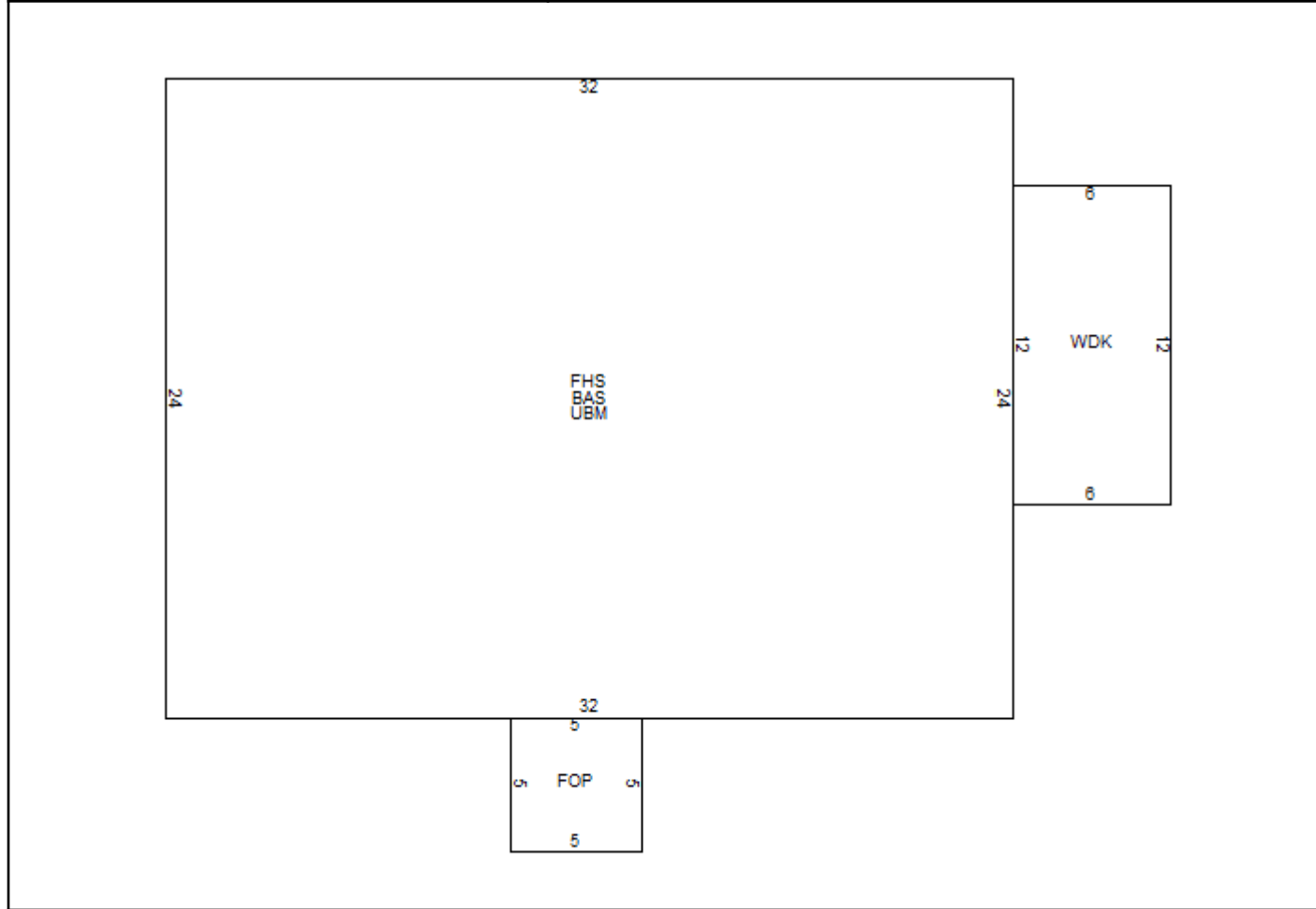
BUILDING DETAILS

Model: **1.5 STORY FRAME CAPE COD**
 Roof: **GABLE OR HIP/ASPHALT**
 Ext: **WOOD SHINGLE**
 Int: **DRYWALL**
 Floor: **HARDWOOD/PINE/SOFT WD**
 Heat: **GAS/FA DUCTED**

Bedrooms: **2** Baths: **1.0** Fixtures:
 Extra Kitchens: Fireplaces:
 A/C: **No** Generators:
 Quality: **03 A/D 03 BASE 100**
 Com. Wall:
 Size Adj: **1.2419** Base Rate: **ECC 125.00**
 Bldg. Rate: **1.1440**
 Sq. Foot Cost: **\$ 143.00**

PERMITS

Date	Permit ID	Permit Type	Notes



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
BAS	FIRST FLOOR	768	1.00	768
UBM	UNFINISHED	768	0.30	230
WDK	DECK	72	0.10	7
FOP	OPEN PORCH	25	0.20	5
FHS	HALF STORY,	768	0.50	384
GLA:	1,152	2,401		1,394

2023 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 199,342
Year Built:	1990
Condition For Age:	FAIR 21 %
Physical:	
Functional:	
Economic:	
Temporary:	
Total Depreciation:	21 %
Building Value:	\$ 157,500



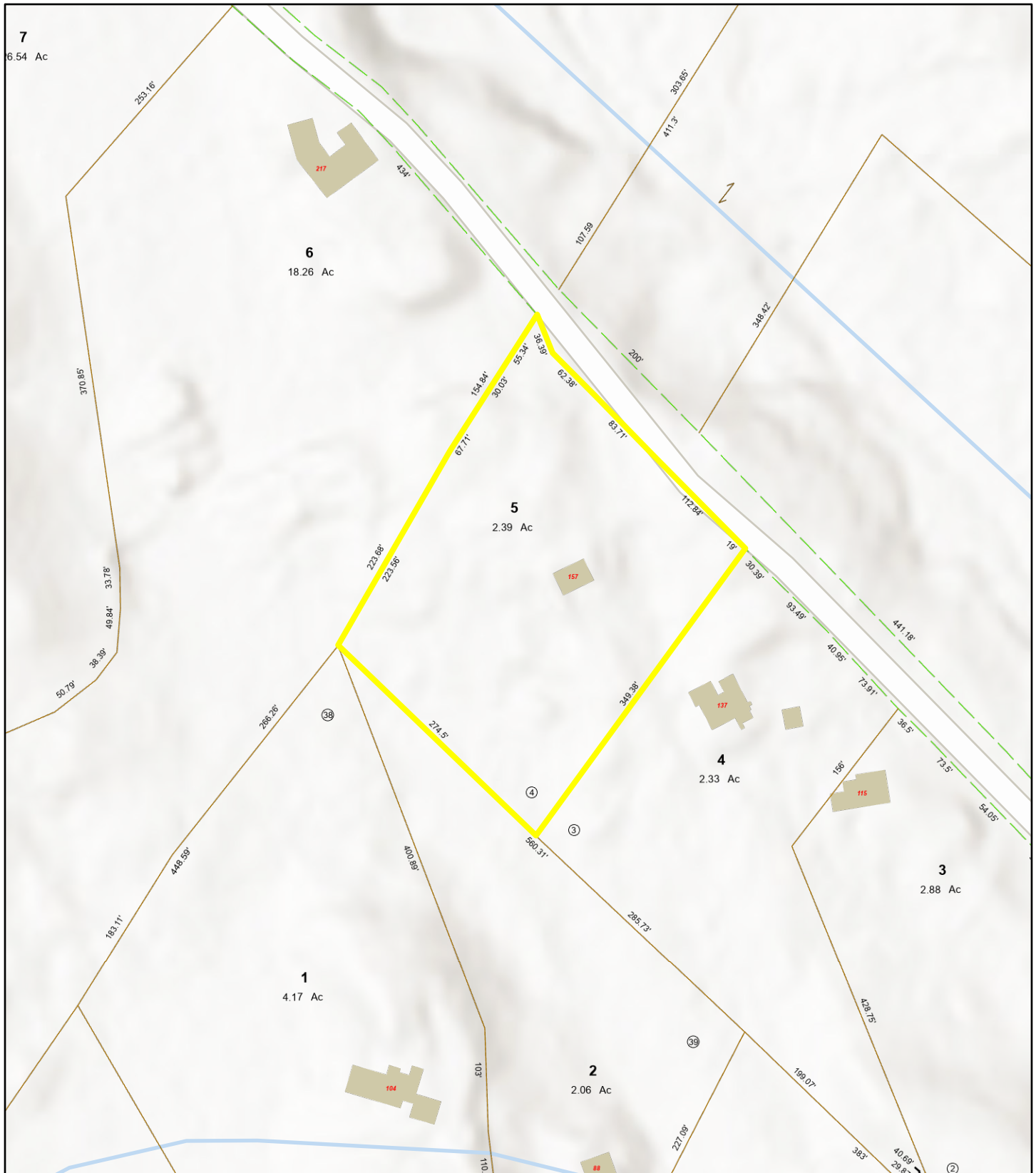
Tri-Town, NH

1 inch = 137 Feet



www.cai-tech.com

July 9, 2025



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