

PUBLIC AUCTION

TOWN OF PITTSFIELD, NH

THREE-BEDROOM RANCH ON 1.46+/- ACRE LOT

SATURDAY, JULY 11, 2026 AT 10:00 AM

13 BARNSTEAD ROAD, PITTSFIELD, NH

*** TO BE SOLD ON THE PREMISES ***

370+/- FEET OF FRONTAGE ALONG SUNCOOK RIVER



ID#26-172 • We have been retained by the Town of Pittsfield, NH to sell at PUBLIC AUCTION this town-owned property that was acquired via tax collector's deed • This 1.46+/- acre riverfront lot is located close to the center of Pittsfield • The lot is partially in a FEMA-mapped flood zone • Current improvements include: a 1960 built, 1-story, 3BR, 2BA Ranch style home with 2,046+/- SF GLA, detached 1-story barn with loft and a 1-story garage • Serviced by Pennichuck water & town sewer • Tax Map: U01, Lot: 4. Assessed Value: \$362,400. 2025 Taxes: \$6,458.



AUCTIONEER'S NOTE: *The property will be sold subject to the following contingencies: The deed of sale will include an easement for wastewater utility access for the Town of Pittsfield. The buildings currently on the property must be demolished and removed by the new owner within 90 days of sale.*

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

Preview: One hour prior to the sale, if permitted. A drive-by is recommended.

Terms: \$10,000 deposit by cash, certified check/bank check or other tender acceptable to the Town of Pittsfield at time of sale, balance of purchase due within 30 days from the sale date. Conveyance by Quitclaim Deed, the sale is subject to town confirmation. The Town of Pittsfield reserves the right to reject all bids. The property will be sold "AS IS, WHERE IS" subject to all outstanding liens, if any. Other terms may be announced at time of sale.

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.

MORE DETAILS & PHOTOS ARE AVAILABLE ON OUR WEBSITE



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

AGREEMENT AND DEPOSIT RECEIPT

THIS AGREEMENT made this 11 day of July, 2026, by and between the Town of Pittsfield, a municipal corporation having a mailing address of 85 Main Street, Pittsfield, 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 is located at 13 Barnstead Road, Pittsfield, NH and identified as Town of Pittsfield Tax Map U01, Lot 4.

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 QUITCLAIM DEED, 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 Pittsfield Town Hall, 85 Main Street, Pittsfield, New Hampshire, 03263.

TITLE: If the BUYER desires an examination of the title, BUYER shall pay the cost thereof. BUYER acknowledges that TITLE shall be transferred by QUITCLAIM DEED.

TAXES, UTILITIES: BUYER shall be responsible for 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 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 made between the parties are merged in the AGREEMENT, which supersede and replace any and all other written or oral exchanges, agreements, understandings, arrangements, or negotiations between or among the parties, and the AGREEMENT is entered into by each party after opportunity for investigation, neither party relying on any statement or representation not embodied in this AGREEMENT.

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 affected 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: Property is sold subject to the following contingencies: 1. The deed of sale will include an easement for wastewater utility access for the Town of Pittsfield. 2. The buildings currently on the property must be demolished and removed by the new owner within 90 days from the date of transfer.

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

TOWN OF PITTSFIELD (SELLER)

_____ **(BUYER)**

By: _____

By: _____

Title: _____

Title: _____

Duly authorized

Duly authorized

Date: _____

Date: _____

Witness: _____

Witness: _____

OWNER INFORMATION	
PITTSFIELD, TOWN OF	
85 MAIN STREET	
PITTSFIELD, NH 03263	

SALES HISTORY					
Date	Book	Page	Type	Price	Grantor
09/25/2025	3904	1207	U I 50		1 SACCO, FRANK P
12/18/2009	3171	570	U I 37	90,825	EMC MORTGAGE CORP
04/22/2009	3123	1769	U I 51	129,067	DRAKE, ROBERT H
08/06/2007	3009	1148	Q I	274,000	GRAHAM, SCOTT & ELLEN



LISTING HISTORY	
01/15/21	ERPR
09/21/20	ERHC
01/31/20	ERPE
02/08/19	ERPE
03/06/18	ERPE
03/24/17	ERAL
02/03/17	ERPR
04/08/16	ERPR

NOTES
TAN;SUNCOOK RIVER FRONTAGE; VAC/NOT IN USE;3/17 LAMINATE C'TOPS, K+B ORIG, EXT COND>INT, CORR FPL COUNT/INT DATA, NEEDS UPDATES/REPAIRS, PLUMB/PIPING STOLEN, FURN INOP, SOFFIT TRIM FALLING & EXPOSED ROTTEN FASCIA BOARDS IN PLACES, WINDOWS & MOST DOORS ORIG, FFF=WORN, BATH V.PR COND, CONC. FLR, MISC CEILS TORN DOWN, H2O STAINS, ADDED UC FOR WORK NEEDED TO BE COMPLETE/AVERAGE COND; NO IMMEDIATE PLANS, DONT REMOVE UC W/O INSPECT; 1/20; NOH; NO EVIDENCE OF CHANGE; CK 21; 1/21; NC, MOVED TO PD

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
BARN-1STRY/LOFT	812	29 x 28	80	31.00	15	3,021	
GARAGE-1 STY	1,120	40 x 28	74	44.00	10	3,647	ATT BARN
SHED-WOOD	348	29 x 12	106	17.00	30	1,881	ATT BARN
FIREPLACE 2-STAND	1		100	7,500.00	100	7,500	
PATIO	224	16 x 14	131	7.00	20	411	
						16,500	

MUNICIPAL SOFTWARE BY AVITAR

**PITTSFIELD ASSESSING
OFFICE**

PARCEL TOTAL TAXABLE VALUE


Year	Building	Features	Land
2024	\$ 99,700	\$ 11,100	\$ 82,500
			Parcel Total: \$ 193,300
2025	\$ 174,500	\$ 16,500	\$ 171,400
			Parcel Total: \$ 362,400
2026	\$ 174,500	\$ 16,500	\$ 171,400
			Parcel Total: \$ 362,400

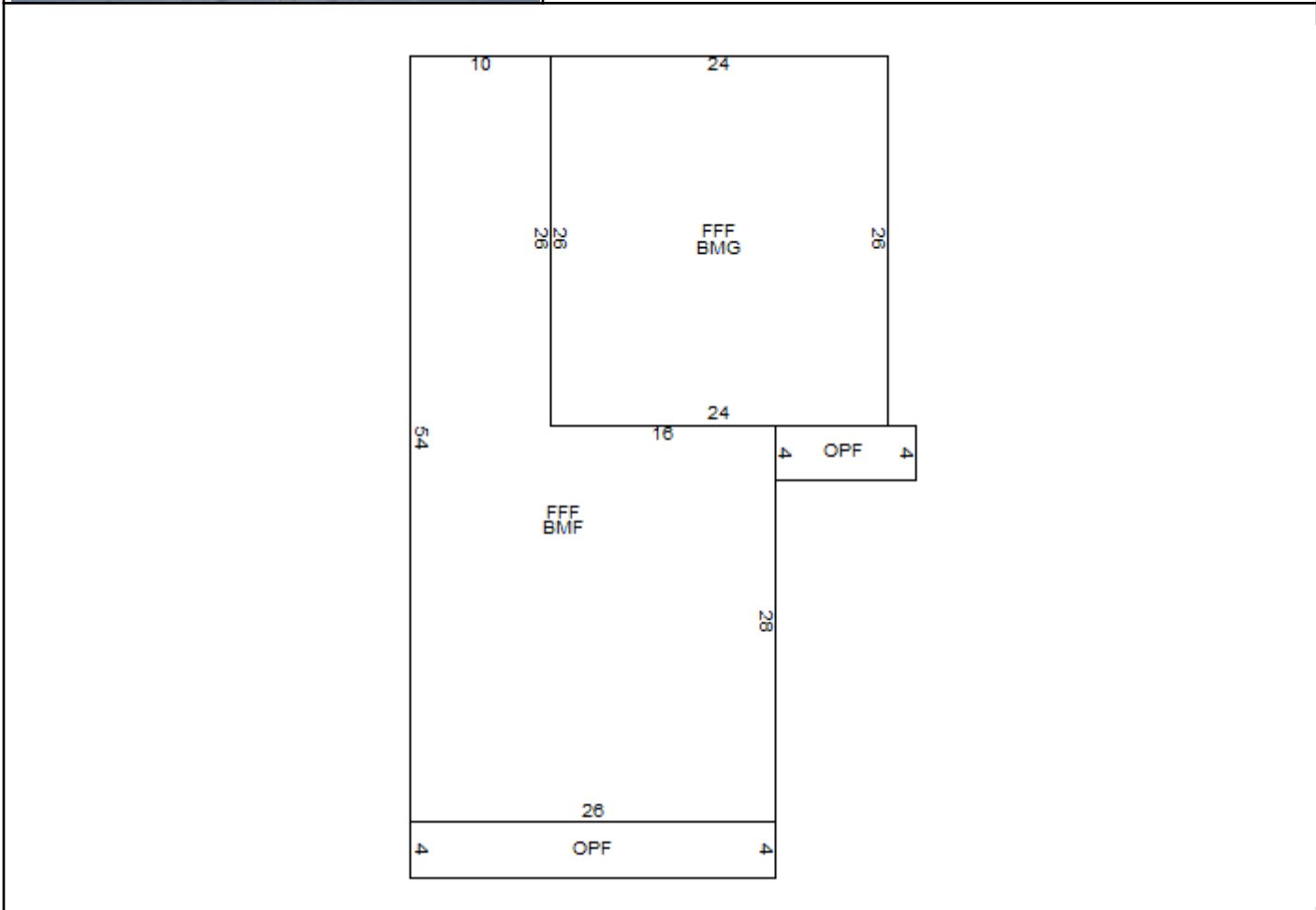
LAND VALUATION **LAST REVALUATION: 2025**

Zone: LIGHT IND/COMM **Minimum Acreage:** 1.00 **Minimum Frontage:** 150 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
EXEMPT-MUNIC	1.000 ac	130,000	E	100	100	100	100	95 -- MILD	100	123,500	0	N	123,500	1F RES WATERFRONT
EXEMPT-MUNIC	0.460 ac	x 5,000	X	100				100 -- LEVEL	100	2,300	0	N	2,300	
SUNCOOK RIVER	1.000 wf	NATURAL/AVERAGE, ABOVE DAM						95 -- MILD SLOPE	100	45,600	0		45,600	370%/ABV DAM WF
										171,400		171,400		

1.460 ac

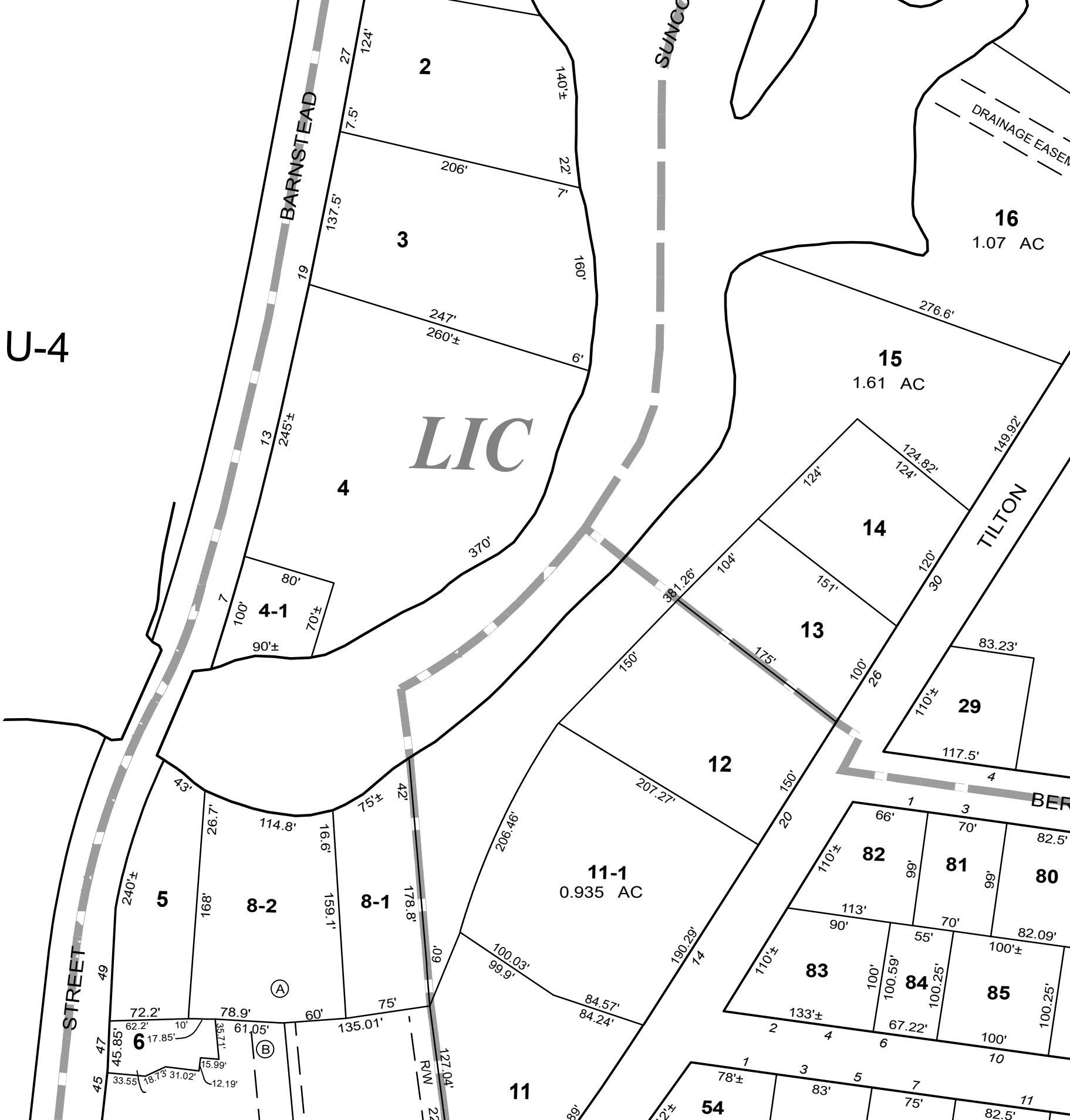
PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS						
	<p>PITTSFIELD, TOWN OF</p> <p>85 MAIN STREET</p> <p>PITTSFIELD, NH 03263</p>	<table border="1"> <thead> <tr> <th>District</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	District	Percentage			<p>Model: 1 STORY RANCH</p> <p>Roof: GABLE OR HIP/ASPHALT</p> <p>Ext: VINYL SIDING</p> <p>Int: DRYWALL</p> <p>Floor: HARDWOOD</p> <p>Heat: OIL/HOT WATER</p> <p>Bedrooms: 3 Baths: 2.0 Fixtures: 7</p> <p>Extra Kitchens: Fireplaces:</p> <p>A/C: No Generators:</p> <p>Quality: A1 AVG+10</p> <p>Com. Wall:</p> <p>Size Adj: 0.9867 Base Rate: EXH 167.00</p> <p>Bldg. Rate: 1.0745</p> <p>Sq. Foot Cost: \$ 179.44</p>		
District	Percentage								
PERMITS									
<table border="1"> <thead> <tr> <th>Date</th> <th>Project Type</th> <th>Notes</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				Date	Project Type	Notes			
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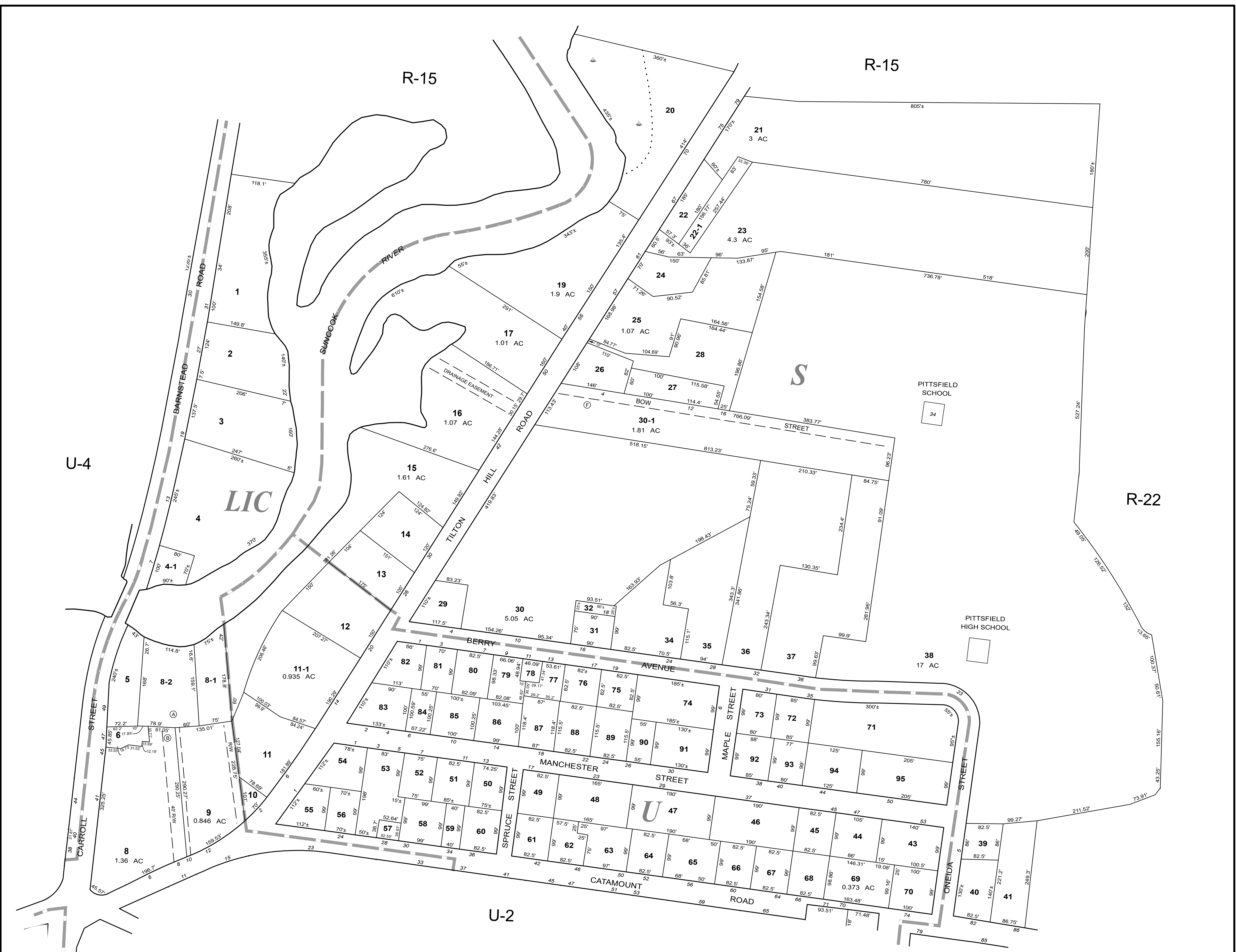


BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1612	1.00	1612
BMF	BSMNT FINISHED	988	0.30	296
BMG	BASEMENT	624	0.20	125
OPF	OPEN PORCH	144	0.25	36
GLA:	1,612	3,368		2,069

2025 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 371,261
Year Built:	1960
Condition For Age:	AVERAGE 28 %
Physical:	C-NOTES 25 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	53 %
Building Value:	\$ 174,500

U-4





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NOT FOR PROPERTY CONVEYANCES

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AUBURN, MAINE

1977

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LEGEND

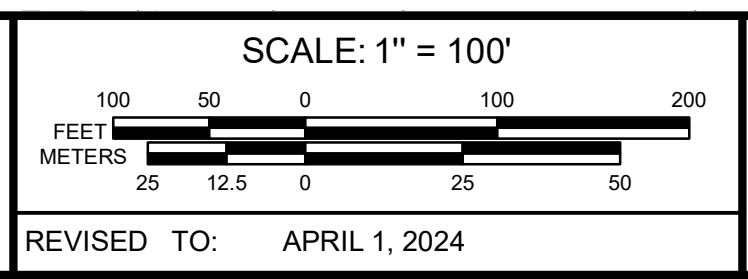
ADJACENT SHEET NO. R-12

HOUSE NUMBER 14

COMMON OWNERSHIP OR

DEVELOPMENT LOT NO. ②

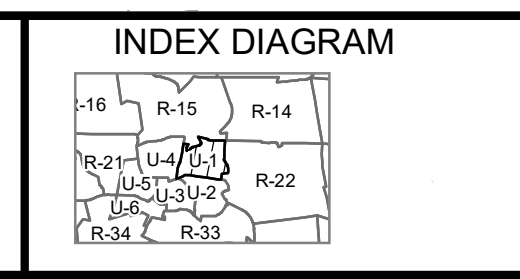
SCALED DIMENSION ±



PROPERTY MAPS

PITTSFIELD

NEW HAMPSHIRE



MAP NO.

U-1