

# PUBLIC AUCTION

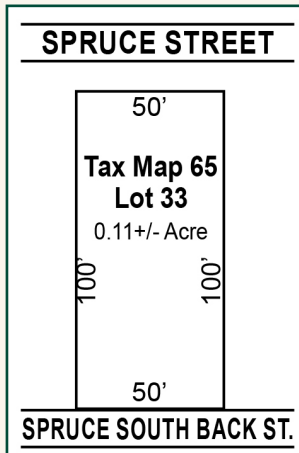
## CITY OWNED PROPERTY MANCHESTER, NH

CENTER CITY BUILDING LOT  
FRIDAY, JULY 17, 2026 AT 3:00 PM  
311 SPRUCE STREET, MANCHESTER, NH



\*\*\* SALE TO BE HELD ON SITE \*\*\*

**ID#26-159** • We have been retained by the City of Manchester to sell at PUBLIC AUCTION this city-owned property that was acquired by Tax Collector's Deed • This property appeals to builders, investors or abutters • Vacant 0.11+/- acre, MX-2 Zoned (mixed use district/general) zoned lot with 50+/- FF along Spruce Street • Rectangular shaped, relatively flat lot is located on the South side of Spruce Street between Lincoln & Wilson Streets • Public water & sewer are available • Tax Map 65, Lot 33. Assessed Value: \$84,600. 2025 Taxes: \$1,712.30.



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

**Preview:** Lot is marked and a drive-by is recommended.

**Auctioneer's Note:** *This is a cash sale and must be closed within 45 days from auction or high bidder will forfeit day of sale deposit. There is no financing, or "ability to obtain Title Insurance" contingencies!*

**Terms:** \$10,000 deposit by cash, certified check, bank check, or other form of payment acceptable to the City of Manchester at time of sale, balance due within 45 days. Conveyance by deed without covenants or warranties. Sale is subject to confirmation by the City of Manchester. The property is 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](http://www.jsjauctions.com)

## PURCHASE AND SALE AGREEMENT

Agreement made this 17th day of July, 2026, between the City of Manchester, New Hampshire, a body corporate and politic, with an address of One City Hall Plaza, Manchester, New Hampshire 03101 (hereinafter SELLER) and

(hereinafter BUYER)

WHEREAS, SELLER has sold at auction sale certain property described in Schedule A, annexed hereto, to BUYER and BUYER is willing to buy upon the terms and conditions set forth at said sale, the terms and conditions contained in the notice of said sale and the terms and conditions contained in this agreement, this agreement having been available for review prior to said sale.

NOW THEREFORE, IT IS MUTUALLY AGREED AS FOLLOWS:

1. The terms and conditions as contained in the notice of sale, as supplemented or modified up to the time of auction, are incorporated herein subject to the provisions of paragraph 4.

2. BUYER agrees to buy the premises described in Exhibit A, annexed hereto. This conveyance is made subject to any existing rights or liens which take precedence over the tax deed vesting title in the SELLER.

3. This conveyance is made subject to a pro rata share, as of the date of the deed, of the 2026 real estate taxes assessed on the premises described in Exhibit A.

4. The BUYER agreed to pay a purchase price of \_\_\_\_\_  
\_\_\_\_\_ (\$ \_\_\_\_\_) DOLLARS,

payable as follows:

a) Ten Thousand \_\_\_\_\_ (\$10,000 \_\_\_\_\_)

DOLLARS by bank or certified check prior to the signing of this Agreement.

b) \$ \_\_\_\_\_ (\$ \_\_\_\_\_) DOLLARS

by bank or certified check upon delivery of the deed.

**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 \_\_\_\_\_% 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 SELLER'S obligation to convey title. This BUYER'S PREMIUM is in addition to the SELLING PRICE and is payable directly to the Auctioneer.

5. BUYER is purchasing the property "as is, where is" and is not relying upon any warranty, statement or representation, express or implied, made by or for the SELLER or the auctioneer as to the property's title, its condition, or its suitability for any particular use.

6. BUYER shall bring the property into compliance with the zoning ordinances of the City of Manchester and specifically waives any claim the BUYER may have to a nonconforming use or nonconforming building.

7. SELLER makes no warranties as to title, the zoning and permitted uses of the property, the availability of utilities, access to the premises or the condition of the premises.

8. SELLER shall convey the property by a **DEED WITHOUT COVENANTS OR WARRANTIES.**

9. **BUYER agrees to close on the premises and tender the sum due under 4(b) above and no later than NOON on August 31, 2026 at the Office of the Manchester City Solicitor, One City Hall Plaza, Manchester, New Hampshire or at such other time and place as the BUYER and SELLER may agree to in writing, subject to the approval of the City of Manchester Board of Mayor and Aldermen.**

10. Time is of the essence with regards to the performance of the obligations called for by this Agreement.

11. This Agreement is subject to the Supplemental Disclosures attached hereto the BUYER as exhibit B. The BUYER acknowledges that these Supplemental Disclosures were reviewed and signed by the BUYER prior to the execution of this Agreement.

12. The BUYER is solely responsible for the removal of any tenants and the disposition of any personal property remaining on the premises.

13. If the BUYER shall default in the performance of BUYER's obligations under this Agreement, the amount set further 4(a) above shall, at the option of the SELLER, become the property of the SELLER as reasonable liquidated damages.

14. In the event that the BUYER should default in the performance of its obligations under this Agreement, the BUYER agrees that its rights to purchase the property set forth in Schedule A, annexed hereto, shall, at the option of the SELLER, be assigned to the SELLER and/or its nominee. This assignment shall be in the nature of a mitigation of damages and acceptance by the SELLER shall not constitute a waiver of any other claim for damages by the SELLER against the BUYER, nor shall it prohibit retention of the amount set forth under 4(a) above as reasonable liquidated damages, to induce the SELLER and/or its nominee to accept assignment hereunder.

IN WITNESS WHEREOF, the Parties hereto have set their hands this 17th day of July,  
2026.

City of Manchester

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Duly Authorized

\_\_\_\_\_  
Witness

\_\_\_\_\_  
BUYER

## **EXHIBIT A**

**Map 0065 Lot 0033, 311 Spruce Street** as shown in the records of the Board of Assessors of Manchester, New Hampshire. Said property was formerly owned by **LUBA KATRIS** and was acquired by the City of Manchester, New Hampshire by virtue of a Tax Collector's deed dated November 24th, 2025 recorded in the Hillsborough County Registry of Deeds on December 3, 2025 at **Book 9911, Page 1490**.

**EXHIBIT B**

The following notifications are made pursuant to N.H. RSA 477:4-a, 477:4-c and 477:4-d.

“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 can establish its presence and equipment is available to remove it from the air or water.”

“Lead Paint: Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.”

Water Supply: Because the SELLER has not actually occupied or resided in the property information relative to the type of any private water supply system, its location, malfunctions, date of installation, date of most recent water test and whether there has been a problem such as unsatisfactory water test, or a water test with notations is unknown and unavailable to the SELLER.

Private sewage disposal system: Because the SELLER has not actually occupied or resided in the property information as to a private sewage disposal system, if any, its location, malfunctions, the date it was most recently serviced and the name of the contractor who services the system is unknown and unavailable to the SELLER.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
BUYER

## **DEED WITHOUT COVENANTS**

**KNOW ALL BY THESE PRESENTS** that the City of Manchester, New Hampshire, a body corporate and politic, with a principal address of One City Hall Plaza, Manchester, New Hampshire 03101, Grantor, for consideration paid, does hereby convey to \_\_\_\_\_, with an address of \_\_\_\_\_, Grantee, **WITHOUT COVENANTS OR WARRANTIES**, all Grantor's right, title, and interest in and to certain tract of land and building situated in the City of Manchester, County of Hillsborough, New Hampshire, described as follows:

**311 Spruce Street  
Map 0065 Lot 0033**

Said property was formerly owned by **LUBA KATRIS** and was acquired by the City of Manchester, New Hampshire by virtue of a Tax Collector's deed dated November 24, 2025, recorded in the Hillsborough County Registry of Deeds on **December 3, 2025 at Book 9911, Page 1490.**

The Grantor waives any rights of Homestead and all other interests in the above described premises.

Witness my hand this \_\_\_\_\_ day of September, 2026.

**CITY OF MANCHESTER**

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Honorable Jay Ruais  
Mayor of the City of Manchester

The State of New Hampshire  
County of Hillsborough

Before the undersigned officer personally appeared the Honorable Jay Ruais, Mayor of the City of Manchester, who voluntarily signed the attached document for its stated purpose on this \_\_\_\_\_ day of September, 2026.

\_\_\_\_\_  
Justice of the Peace/Notary Public  
My commission expires: \_\_\_\_\_.

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				2017 MANCHESTER, NH				
CITY OF MANCHESTER		1	Suitable	1	All Public	1	Paved	1	Urban	Description	Code	Appraised	Assessed			VISION		
ONE CITY HALL PLZ		1	Level			5	Curb & Gutter			RES LAND	1300	84,600	84,600					
MANCHESTER NH 03101		<b>SUPPLEMENTAL DATA</b>				RAD OR C CAD = 720		TIF Origina		TIF Note		Land Class R		Parcel Zip 03103-4826				
		Alt Prcl ID		Land Adjus NO		Voided NO		Total SF 5000		TIF Zone		Frontage/D No		GIS ID 65-33				
								Assoc Pid#		Total		84,600		84,600				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)				
CITY OF MANCHESTER				9911	1490	11-24-2025		U	I	176,400		P	Year	Code	Assessed	Year	Code	Assessed
KATRIS, LUBA				0	0	05-11-2006		U	I	0		38	2025	1040	184,800	2024	1040	184,800
KATRIS, PAUL				0	0			U	V	0				1040	84,600	2023	1040	84,600
													1040	1,400	1040	1,400	1040	1,400
				Total									Total	270,800	Total	270,800	Total	270,800
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description		Amount		Code	Description	Number	Amount	Comm Int		<b>APPRAISED VALUE SUMMARY</b>						
				Total		0.00						Appraised Bldg. Value (Card) 0						
										Appraised Xf (B) Value (Bldg) 0								
										Appraised Ob (B) Value (Bldg) 0								
										Appraised Land Value (Bldg) 84,600								
										Special Land Value 0								
										Total Appraised Parcel Value 84,600								
										Valuation Method C								
										Total Appraised Parcel Value 84,600								
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result			
2025-02757	06-27-2025	DE	Demolish	77,000	02-26-2026	100	02-26-2026	Demolition and removal of enti		02-26-2026	GT			05	Measur/ BP Or UC			
LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustment	Adj Unit P	Land Value		
1	1300	VAC RES BL			5,000 SF	17.81	1.00000	1	1.00	390	0.950			1.0000	16.92	84,600		
Total Card Land Units					0	AC	Parcel Total Land Area					0	Total Land Value			84,600		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	99	Vacant Land			
Model:	00	Vacant			
Grade:					
Stories:					
Occupancy					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure:					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Flr 1					
Interior Flr 2					
Heat Fuel					
Heat Type:					
AC Type:					
Total Bedrooms					
Total Bthrms:					
Total Half Baths					
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:					
Kitchen Style:					
MHP					
<b>CONDO DATA</b>					
Parcel Id		C	Owne		
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New					
Year Built					
Effective Year Built					
Depreciation Code					
Remodel Rating					
Year Remodeled					
Depreciation %					
Functional Obsol					
External Obsol					
Trend Factor			1		
Condition					
Condition %					
Percent Good					
RCNLD					
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

No Sketch

**OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)**

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
Ttl Gross Liv / Lease Area		0	0	0		0



### 311 SPRUCE ST (structure demolished)



**Property Information**

ParcelID 0065-0033  
 Location 311 SPRUCE ST  
 Owner KATRIS, LUBA



**MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT**

City of Manchester, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.