

# TOWN OF WALPOLE

New Hampshire  
OFFICE OF THE SELECTBOARD

## Town of Walpole, New Hampshire Invitation to Bid

**Tax Map 7 Lot 11, 63 River Road**  
**Tax Map 24 Lot 5, 24 Homestead Avenue**

Sealed bid proposals, plainly marked "Prospective Buyer's Bid for Tax Deeded Property" on the outside of the mailing envelope, as well as on the sealed bid envelope and addressed to the Selectboard, Walpole Selectboard Office, PO Box 729, Walpole, NH 03608, will be accepted until Thursday, September 3, 2020 at 1 PM. Bids are to be hand-delivered to the Selectboard Office or accepted by certified mail to the PO Box address no later than the deadline date and time. Bids must be accompanied by a bank check in the amount of \$5,000 payable to the Town of Walpole as a bid deposit.

Bids will be publicly opened and read aloud at 6:30 PM at the Thursday, September 3, 2020 Selectboard Meeting. The properties are sold as is, where is, and as shown, with no warranties or guarantees expressed or implied. The Town will execute a Deed without Covenants to the successful bidders.

A bid package may be obtained from the Town website, [www.walpolenh.us](http://www.walpolenh.us) or at the Selectboard Office.

The Town of Walpole reserves the right to reject any and all bids, to waive technical or legal deficiencies, and to accept any bid that it may deem to be in the best interest of the Town in its sole discretion.

Sincerely yours,  
Town of Walpole, NH Selectboard

  
Peggy L. Pschirrer

  
Cheryl Mayberry

  
Steven Dalessio

## AGREEMENT AND DEPOSIT RECEIPT

THIS AGREEMENT made this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by and between the Town of Walpole, a municipal corporation organized under the laws of the State of New Hampshire, with a principal place of business at 34 Elm Street, Walpole, New Hampshire 03608, (hereinafter the "Seller" of "Town"), and \_\_\_\_\_, having an address of \_\_\_\_\_ (hereinafter, the "Buyer").

Witness: That the Seller agrees to sell and convey without covenants and the Buyer agrees to buy and accept a tract of certain real estate without covenants (identified below), including any improvements thereon, located in Walpole, New Hampshire and referred to as:

Map \_\_\_\_\_ Lot \_\_\_\_\_ Location \_\_\_\_\_, Walpole, NH (hereinafter, the "Property").

Selling Price: The selling price is \$ \_\_\_\_\_. The parties agree the Selling Price is the Buyer's bid which has been accepted by the Town.

The Buyer's Deposit: receipt of which is hereby acknowledged, in the sum of \$5,000.00 in the form of a bank check.

The Balance of the selling price shall be due and payable at closing and tendered in cash or bank check in the amount of \$ \_\_\_\_\_.

This Agreement is made subject to Buyer's bid being accepted by Town; all prospective buyer bids are due in writing, specifying the address of the property, signed by the Buyer, no later than 1:00 PM on September 3, 2020. Bids may be hand-delivered to the Selectboard Office or sent by certified mail to PO Box 729, Walpole, NH 03608 in an envelope clearly marked "Prospective Buyer's Bid for Tax Deeded Property." All bids must include a bank check for \$5,000.00 as a deposit; the deposit becomes non-refundable at the time of the bid acceptance by the Town.

Successful bidder/Buyer shall pay all closing costs and registry recording fees.

Deed: The Seller agrees to furnish, at its expense, a duly executed Quitclaim Deed (deed without covenants) of the property.

Possession and Title: The property is being sold AS IS, WHERE IS without any warranties whatsoever as to its use or condition, subject to all tenants and rights to use or possession, limitations on use by virtue of prior land use approvals or otherwise and/or interests secured or inuring to the benefit of abutters, third parties or members of the general public, or other matters of record which may impact the use of or title to the property, including mortgages, equity lines of credit, liens, attachments, orders to cease and desist, and any State and/or Federal tax liens which may survive

the Town's acquisition of the property. Further, the Seller does not in any way warranty or guaranty the availability of any municipal land use permits, including building permits, zoning approvals or any other similar permits. It shall be the responsibility of the Buyer to apply to the appropriate Departments of the Town of Walpole for any required permits. The Buyer acknowledges and agrees that the sale of the Property as provided for herein is made on an "As Is" condition basis with all faults, latent or patent, whatever they may be.

Transfer of Title: The property shall be conveyed on September \_\_\_\_, 2020 at \_\_\_\_AM/PM at the Walpole Selectboard Office.

Title: If the Buyer desires an examination of title to the property, Buyer shall pay the cost thereof. Buyer hereby acknowledges that title shall be transferred by a Quitclaim Deed. The Deed without covenants (i.e. Quitclaim Deed) and Buyer's title shall be subject to matters of record and other matters as described herein.

Taxes and Utilities: Buyer shall be responsible for any and all taxes and utilities assessed or incurred as of the 2020 tax year that may be due and owing at closing.

Recording Fees and Transfer Taxes: Buyer shall be responsible for all Registry of Deed recording fees and transfer taxes which may be assessed in connection with this transaction.

Risk of Loss: The risk of loss from any cause in connection with the Property shall be upon the Buyer at the acceptance of Buyer's bid by the Town, which is prior to the transfer of title.

Liquidated Damages: Once the Buyer's bid is accepted by the Town, his/her/its deposit shall be non-refundable. If the Buyer shall default in the performance of Buyer's obligations under this Agreement, the amount of the deposit and any additional deposit given by the Buyer shall be retained by the Seller as liquidated damages. In such event, all of the Buyer's rights and interests under this Agreement shall, without further notice, cease and the Seller shall have the right, at Seller's sole option, to sell the property to the next qualified bidder. The parties agree that the amount of liquidated damages is a good faith estimate of the Town's damages, which would include, but may not be limited to, preparing the property to be re-bid and marketing expenses, should the Buyer breach this Agreement.

RSA 477:4-A Notice:

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 paint is present in any structure on the property. It shall be the responsibility of the Buyer to test for any radon gas or lead paint that may be present, at Buyer's expense.

Prior Statements: Only this Agreement fully and completely expresses the respective obligations of the parties, and this Agreement is entered into by each party after an opportunity for investigation with neither party relying on any statements or representations not embodied in this Agreement.

Miscellaneous: This Agreement, which may be executed in duplicate, is to be construed as a New Hampshire contract. Any dispute under this Agreement shall be resolved within the venue of the Cheshire County Superior Court in the State of New Hampshire. This Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, devisees, administrators, successors, agents and assigns. This Agreement shall not be altered, amended, modified or cancelled except by a written agreement signed and dated by both the Buyer and the Seller.

Assignment: The Buyer may not assign his/her/its rights under this Agreement without the written consent of Seller, such written consent shall not be unreasonably withheld.

Additional Provisions:

Witness: The signatures of the above-named parties on the dates as noted below.

TOWN of WALPOLE

BUYER

By: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

Its: \_\_\_\_\_

Duly authorized

Duly authorized

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Witness: \_\_\_\_\_

Witness: \_\_\_\_\_

**QUITCLAIM DEED  
(DEED WITHOUT COVENANTS)**

KNOW ALL BY THESE PRESENTS, that the TOWN of WALPOLE, a municipal corporation organized under the laws of the State of New Hampshire, with its principal office located at 34 Elm Street, Town of Walpole, County of Cheshire and State of New Hampshire, for consideration paid, grants to [Buyer] of [Buyer's Address], WITHOUT COVENANTS:

A certain tract or parcel of land with any buildings and improvements thereon, situated in Walpole, in the County of Cheshire and State of New Hampshire, as shown on the Town of Walpole Tax Map as Lot \_\_\_\_ at Map \_\_\_\_.

Being the same premises acquired by the Town of Walpole by Tax Collector's Deed dated \_\_\_\_\_ and recorded in Book \_\_\_\_ Page \_\_\_\_ at the Cheshire County Registry of Deeds.

This conveyance is subject to the restriction that the tract or parcel herewith conveyed shall not be subject to further subdivision.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

TOWN of WALPOLE  
By its Selectboard

\_\_\_\_\_  
Peggy L. Pschirrer

\_\_\_\_\_  
Cheryl Mayberry

\_\_\_\_\_  
Steven Dalessio

STATE OF NEW HAMPSHIRE  
COUNTY OF CHESHIRE, SS

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by the Selectboard for the Town of Walpole and on behalf of the Town of Walpole.

\_\_\_\_\_  
Notary Public

My Commission Expires:

OWNER INFORMATION		SALES HISTORY					PICTURE
<b>TOWN OF WALPOLE</b>  PO BOX 729  WALPOLE, NH 03608-0729		<b>Date</b>	<b>Book</b>	<b>Page</b>	<b>Type</b>	<b>Price</b>	<b>Grantor</b>
		04/25/2019	3062	671	U I 50	1	GOODHUE HEIRS OF, MARIA
		11/02/2017	3006	0835	U I 39	1	GOODHUE, JOSEPH F
LISTING HISTORY		NOTES					
01/12/17	ADVM	BLU; SUPPORT WALL LEADING TO GAR HAS A SUBSTANTIAL CRACK; 9/08 = 3X8 ENT=FIELDSTONE; NOH; 01/17 NOH; EXT AVG COND; NC;					
09/22/08	MGVM						
07/09/08	INSP MARKED FOR INSPECTION						
01/21/02	JDCE						
01/02/02	RFUM						
12/05/91	BM						

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR			
<b>Feature Type</b>	<b>Units</b>	<b>Lngh x Width</b>	<b>Size Adj</b>	<b>Rate</b>	<b>Cond</b>	<b>Market Value</b>	<b>Notes</b>	<b>WALPOLE ASSESSING OFFICE</b>			
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000					
						<b>3,000</b>					
PARCEL TOTAL TAXABLE VALUE								<b>Year</b>	<b>Building</b>	<b>Features</b>	<b>Land</b>
								2018	\$ 98,100	\$ 3,000	\$ 81,000
								Parcel Total: \$ 182,100			
								2019	\$ 98,100	\$ 3,000	\$ 81,000
								Parcel Total: \$ 182,100			
								<b>2020</b>	<b>\$ 98,100</b>	<b>\$ 3,000</b>	<b>\$ 81,000</b>
								<b>Parcel Total: \$ 182,100</b>			

LAND VALUATION													LAST REVALUATION: 2017		
<b>Zone:</b> RUR RURAL/AGRICULTL <b>Minimum Acreage:</b> 0.92 <b>Minimum Frontage:</b> 200													<b>Site:</b> FAIR <b>Driveway:</b> DIRT/GRAVEL <b>Road:</b> PAVED		
<b>Land Type</b>	<b>Units</b>	<b>Base Rate</b>	<b>NC</b>	<b>Adj</b>	<b>Site</b>	<b>Road</b>	<b>DWay</b>	<b>Topography</b>	<b>Cond</b>	<b>Ad Valorem</b>	<b>SPI</b>	<b>R</b>	<b>Tax Value</b>	<b>Notes</b>	
EXEMPT-MUNIC	0.920 ac	90,000	F	110	95	100	95	90 -- ROLLING	100	80,400	0	N	80,400		
EXEMPT-MUNIC	0.460 ac	x 1,500	X	100				90 -- ROLLING	100	600	0	N	600		
		<b>1.380 ac</b>									<b>81,000</b>			<b>81,000</b>	



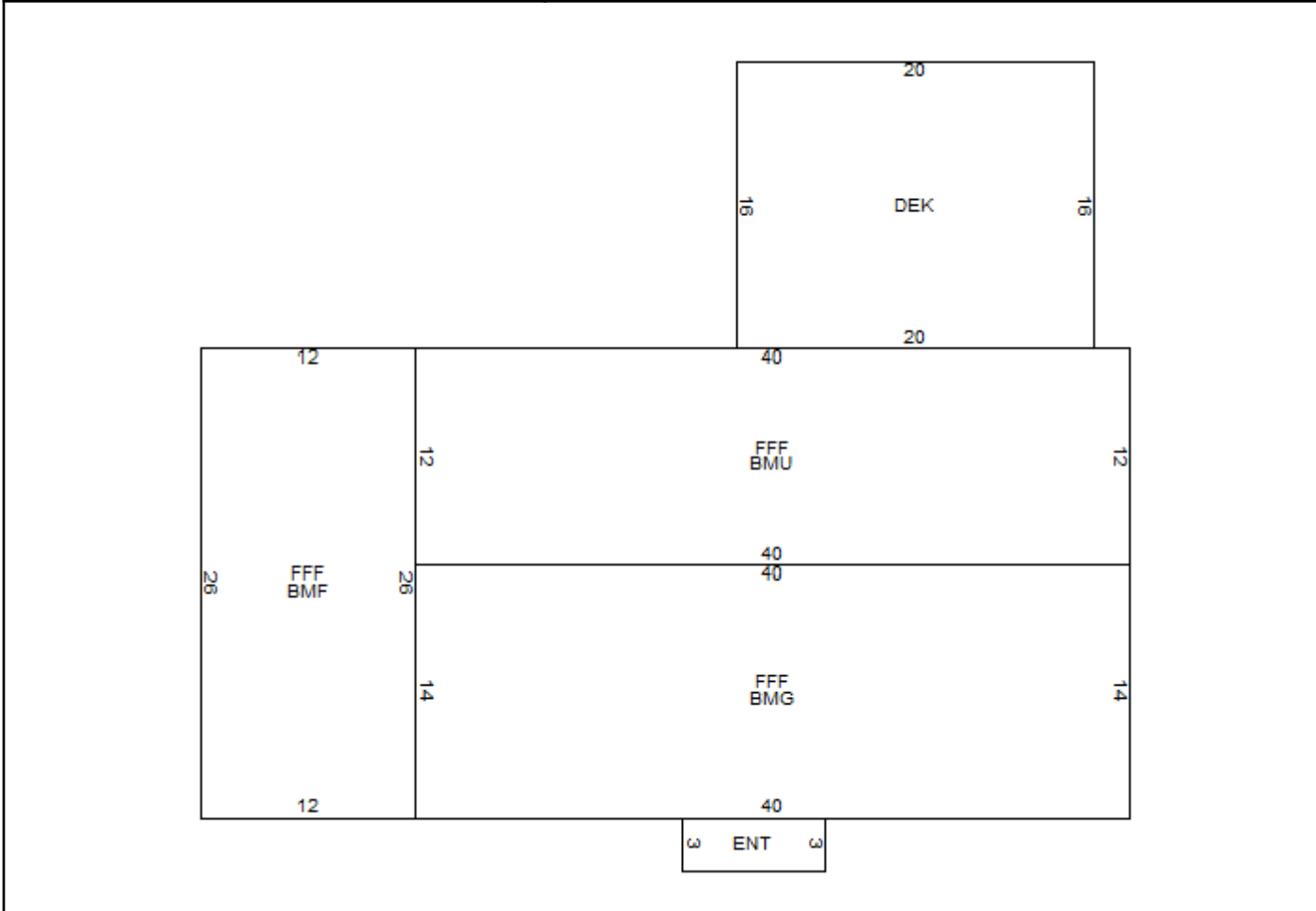
**OWNER**  
**TOWN OF WALPOLE**  
 PO BOX 729  
 WALPOLE, NH 03608-0729  
**Account Number: 481**

TAXABLE DISTRICTS	
District	Percentage
S Walpole	% 100

**BUILDING DETAILS**  
 Model: **1 STORY RANCH**  
 Roof: **GABLE OR HIP/ASPHALT**  
 Ext: **AVERAGE**  
 Int: **DRYWALL**  
 Floor: **HARDWOOD**  
 Heat: **OIL/HOT WATER**  
 Bedrooms: **3** Baths: **1.5** Fixtures:  
 Extra Kitchens: Fireplaces:  
 A/C: **No** Generators:  
 Quality: **A0 AVG**  
 Com. Wall:  
 Size Adj: **1.0805** Base Rate: **EHS 74.00**  
 Bldg. Rate: **1.0481**  
 Sq. Foot Cost: **\$ 77.56**

**PERMITS**

Date	Permit ID	Permit Type	Notes



**BUILDING SUB AREA DETAILS**

ID	Description	Area	Adj.	Effect.
ENT	ENTRANCE	24	0.10	2
FFF	FST FLR FIN	1352	1.00	1352
BMF	BSMNT FINISHED	312	0.30	94
BMG	BASEMENT	560	0.20	112
BMU	BSMNT	480	0.15	72
DEK	DECK/ENTRANCE	320	0.10	32
<b>GLA:</b>	<b>1,352</b>	<b>3,048</b>		<b>1,664</b>

**2017 BASE YEAR BUILDING VALUATION**

Market Cost New: **\$ 129,060**  
 Year Built: **1977**  
 Condition For Age: **AVERAGE 24 %**  
 Physical:  
 Functional:  
 Economic:  
 Temporary:  
 Total Depreciation: **24 %**  
 Building Value: **\$ 98,100**


OWNER INFORMATION	SALES HISTORY	PICTURE																		
<b>TOWN OF WALPOLE</b>  PO BOX 729  WALPOLE, NH 03608	<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>05/19/2017</td> <td>2985</td> <td>1110</td> <td>U I 50</td> <td></td> <td>1 CARR, CALVIN H</td> </tr> <tr> <td>02/08/1995</td> <td>1515</td> <td>178</td> <td>Q I</td> <td>64,000</td> <td>ANTHONY KNIGHT</td> </tr> </tbody> </table>	Date	Book	Page	Type	Price	Grantor	05/19/2017	2985	1110	U I 50		1 CARR, CALVIN H	02/08/1995	1515	178	Q I	64,000	ANTHONY KNIGHT	
Date	Book	Page	Type	Price	Grantor															
05/19/2017	2985	1110	U I 50		1 CARR, CALVIN H															
02/08/1995	1515	178	Q I	64,000	ANTHONY KNIGHT															

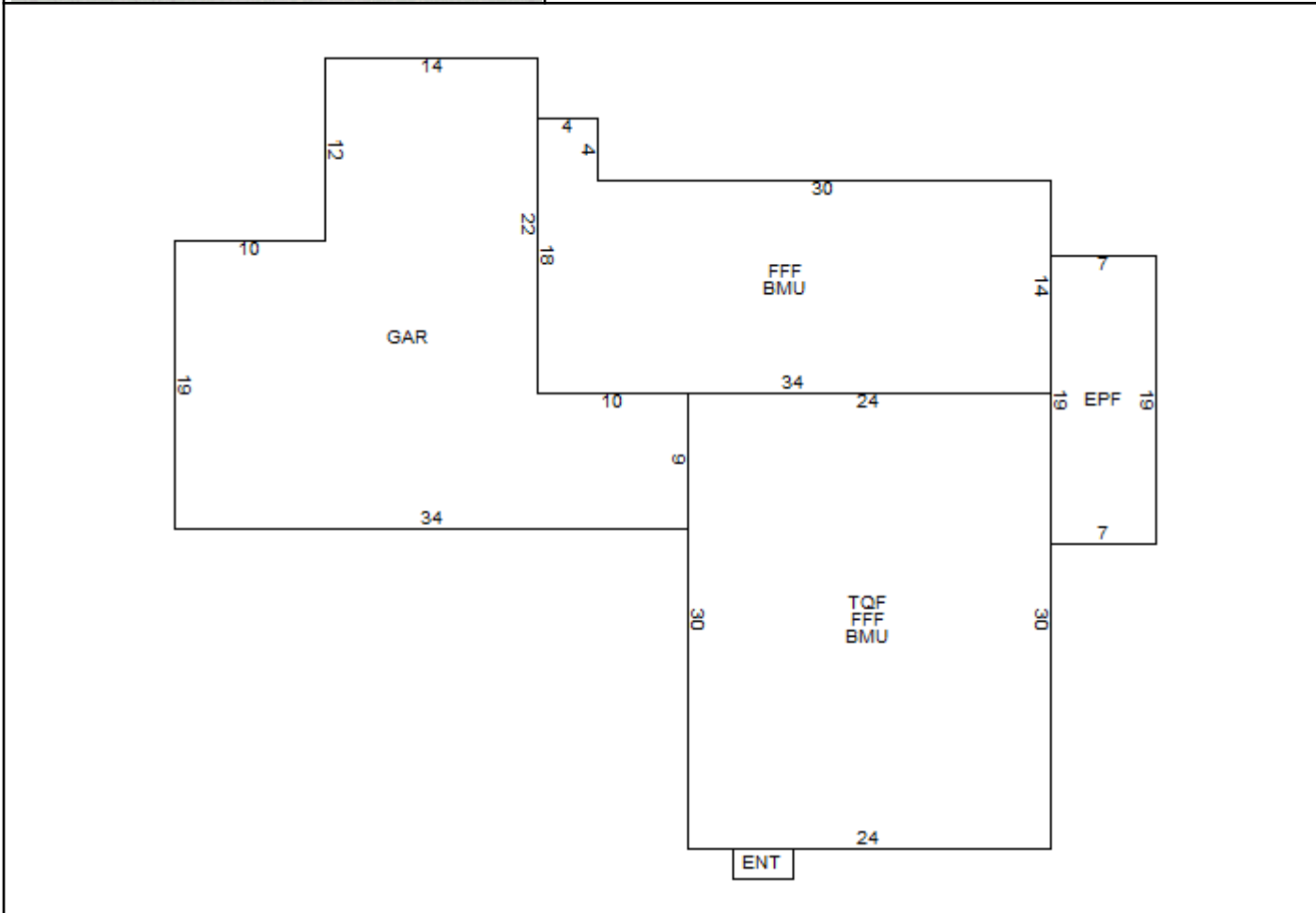
LISTING HISTORY	NOTES
06/17/19 KEVE 02/08/19 INSP MARKED FOR INSPECTION 12/09/16 ADVE 09/28/09 SGVE 07/13/09 INSP MARKED FOR INSPECTION 10/17/02 KCRM 05/09/97 BOS 05/07/96 BOS	STEEP TOPO BEHIND HSE; 9/09 NOT LIVED IN, FRT GAR VERIFIED, REAR NOT VERIFIABLE W/OUT BRUSH REMOVAL, FD=NO FRNT WALL ON GAR; 12/16 PROP POSTED W/NOH; ALL EST @ THIS TIME; 6/19; ALL EST=EXTREME OVER GROWTH;

EXTRA FEATURES VALUATION										MUNICIPAL SOFTWARE BY AVITAR			
<b>Feature Type</b>	<b>Units</b>	<b>Lngh x Width</b>	<b>Size Adj</b>	<b>Rate</b>	<b>Cond</b>	<b>Market Value</b>	<b>Notes</b>	<b>WALPOLE ASSESSING OFFICE</b>					
LEAN-TO	52	13 x 4	368	4.00	50	383	EST						
<b>400</b>													
										PARCEL TOTAL TAXABLE VALUE			
		Year	Building	Features	Land								
		2018	\$ 32,000	\$ 400	\$ 61,200	Parcel Total: \$ 93,600							
		2019	\$ 32,000	\$ 400	\$ 61,200	Parcel Total: \$ 93,600							
		<b>2020</b>	<b>\$ 32,000</b>	<b>\$ 400</b>	<b>\$ 61,200</b>	<b>Parcel Total: \$ 93,600</b>							

LAND VALUATION													LAST REVALUATION: 2017		
<b>Zone:</b> COM COMMERCIAL <b>Minimum Acreage:</b> 0.57 <b>Minimum Frontage:</b> 150										<b>Site:</b> FAIR <b>Driveway:</b> PAVED <b>Road:</b> PAVED					
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes	
EXEMPT-MUNIC	0.520 ac	68,529	F	110	95	100	100	95 -- MILD	90	61,200	0	N	61,200	LOC	
		<b>0.520 ac</b>									61,200	<b>61,200</b>			



PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS								
	<p><b>TOWN OF WALPOLE</b></p> <p>PO BOX 729</p> <p>WALPOLE, NH 03608</p> <p>Account Number: 743</p>	<table border="1"> <thead> <tr> <th>District</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>S Walpole</td> <td>% 100</td> </tr> </tbody> </table>	District	Percentage	S Walpole	% 100	<p>Model: <b>1.75 STORY CONVENTION</b></p> <p>Roof: <b>GABLE OR HIP/SLATE</b></p> <p>Ext: <b>ASBEST SHNGL</b></p> <p>Int: <b>WALL BOARD/PLASTERED</b></p> <p>Floor: <b>PINE/SOFT WD</b></p> <p>Heat: <b>OIL/STEAM</b></p> <p>Bedrooms: <b>3</b>      Baths: <b>1.0</b>      Fixtures:</p> <p>Extra Kitchens:      Fireplaces:</p> <p>A/C: <b>No</b>      Generators:</p> <p>Quality: <b>A0 AVG</b></p> <p>Com. Wall:</p> <p>Size Adj: <b>0.9841</b>      Base Rate: <b>EHS 74.00</b></p> <p>Bldg. Rate: <b>0.8768</b></p> <p>Sq. Foot Cost: <b>\$ 64.89</b></p>				
District	Percentage										
S Walpole	% 100										
<b>PERMITS</b>											
<table border="1"> <thead> <tr> <th>Date</th> <th>Permit ID</th> <th>Permit Type</th> <th>Notes</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				Date	Permit ID	Permit Type	Notes				
Date	Permit ID	Permit Type	Notes								



BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
GAR	GARAGE ATTCHD	714	0.45	321
FFF	FST FLR FIN	1212	1.00	1212
TQF	3/4 STRY FIN	720	0.75	540
BMU	BSMNT	1212	0.15	182
EPF	ENCLSD PORCH	133	0.70	93
ENT	ENTRANCE	8	0.10	1
<b>GLA:</b>	<b>1,752</b>	<b>3,999</b>		<b>2,349</b>

2017 BASE YEAR BUILDING VALUATION	
Market Cost New:	<b>\$ 152,427</b>
Year Built:	<b>1890</b>
Condition For Age:	<b>POOR 68 %</b>
Physical:	
Functional:	<b>SEE NOTS 1 %</b>
Economic:	<b>LOCATION 10 %</b>
Temporary:	
Total Depreciation:	<b>79 %</b>
Building Value:	<b>\$ 32,000</b>

**TOWN OF WALPOLE, NH**

**FOR MORE INFORMATION  
CONTACT:**

Town of Walpole  
Selectboard Office  
34 Elm Street  
PO Box 729  
Walpole, NH 03608

Phone: 603-756-3672  
Email: [sdowning@walpolenh.us](mailto:sdowning@walpolenh.us)



**SEALED BID  
OFFERING**



For tax deeded properties  
owned by the  
Town of Walpole

**BID DEADLINE:  
September 3, 2020**

Town of Walpole  
PO Box 729  
Walpole, NH 03608

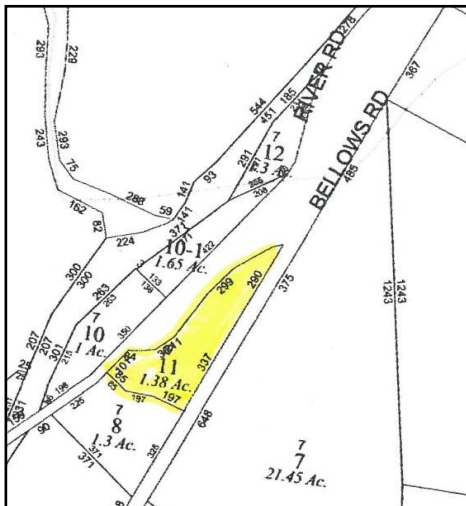
# MAP 7 LOT 11

Location: **63 River Road**



- Ranch style home; built in 1977
- 3 bedrooms with 1.5 baths
- Easy access to Route 12
- Private well and septic system

Lot size: 1.38 acres



## POTENTIAL SALE OF TOWN OWNED LAND PARCELS

The Selectboard has identified two parcels owned by the Town of Walpole that it wishes to sell via a sealed bid process. The sealed bid process is as follows:

The Selectboard has identified the parcels to be sold as Tax Map 7 Lot 11 and Tax Map 24 Lot 5.

All bids must be submitted in must be submitted in writing by 1:00 PM on Thursday, September 3, 2020 via certified mail or in person to the Walpole Selectboard Office.

Informational Notice will be published in the Keene Sentinel.

All bids must be "First Party Bids"; meaning the bidder must take title as the bidder. Bids subject to assignment or sale will not be accepted.

All bids must include a \$5,000 bank check as a non-refundable deposit at the time of bid acceptance.

Successful bidder will be required to pay in full and transfer title within 30 days of bid acceptance at the Selectboard Office.

Any interested party wishing to make a bid shall receive the same information packet.

The Selectboard reserves the right to reject any bid for any reason.

# MAP 24 LOT 5

Location: **24 Homestead Avenue**



- Commercially zoned lot
- 3 bedrooms and 1 bath
- Easy access to Route 12
- Town water and sewer

Lot size: .52 acres

