

TOWN OF WALPOLE

New Hampshire
OFFICE OF THE SELECTBOARD

Town of Walpole, New Hampshire Invitation to Bid

Tax Map 9 Lot 24 - Off Evans Road
Tax Map 24 Lot 5 - 24 Homestead Avenue

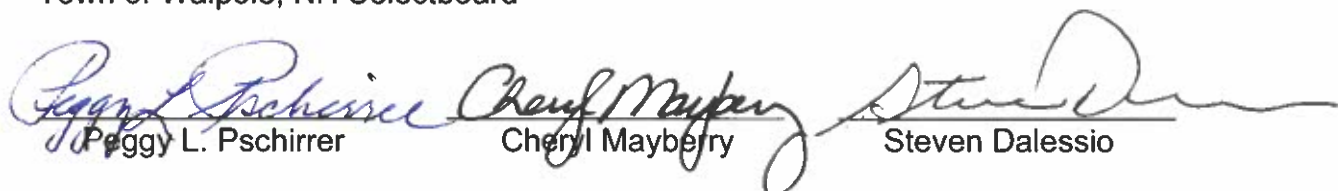
Sealed bid proposals, plainly marked "Prospective Buyer's Bid for Tax Deeded Property" on the outside of the mailing envelope, as well as on the sealed bid envelope and addressed to the Selectboard, Walpole Selectboard Office, PO Box 729, Walpole, NH 03608, will be accepted until Thursday, September 2, 2021 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 2, 2021 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 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 _____, 2021, 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 2, 2021. 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 ____, 2021 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 2021 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 _____ 2021.

TOWN of WALPOLE
By its Selectboard

Cheryl Mayberry

Steven Dalessio

Peggy L. Pschirrer

STATE OF NEW HAMPSHIRE
COUNTY OF CHESHIRE, SS

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, 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
TOWN OF WALPOLE PO BOX 729 WALPOLE, NH 03608		<u>Date</u>	<u>Book</u>	<u>Page</u>	<u>Type</u>	<u>Price</u>	<u>Grantor</u>
		02/09/2007	2414	468	U V 50		GIDDINGS ESTATE
LISTING HISTORY		NOTES					
01/23/20	KEVL	VAC; BACKLAND; 1/17 DNV; 1/20: DNV;					
01/01/20	INSP	MARKED FOR INSPECTION					
01/09/17	ADVL						
01/07/02	JDRV						
11/25/91	DM						

EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVITAR				
Feature Type	Units	Lngh	x Width	Size Adj	Rate	Cond	Market Value	Notes			
									WALPOLE ASSESSING OFFICE		
PARCEL TOTAL TAXABLE VALUE											
Year	Building	Features									Land
2019	\$ 0	\$ 0									\$ 12,800
										Parcel Total: \$ 12,800	
2020	\$ 0	\$ 0									\$ 12,800
										Parcel Total: \$ 12,800	
2021	\$ 0	\$ 0									\$ 12,800
										Parcel Total: \$ 12,800	


LAND VALUATION													LAST REVALUATION: 2017		
Zone: TMB TIMBERLAND Minimum Acreage: 0.92 Minimum Frontage: 200													Site: N/A Driveway: N/A Road: N/A		
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes	
EXEMPT-MUNIC	10.000 ac	x 1.500	X	100	100	100	100	85 -- MODERATE	100	12,800	0	N	12,800		
										12,800			12,800		
												12,800			

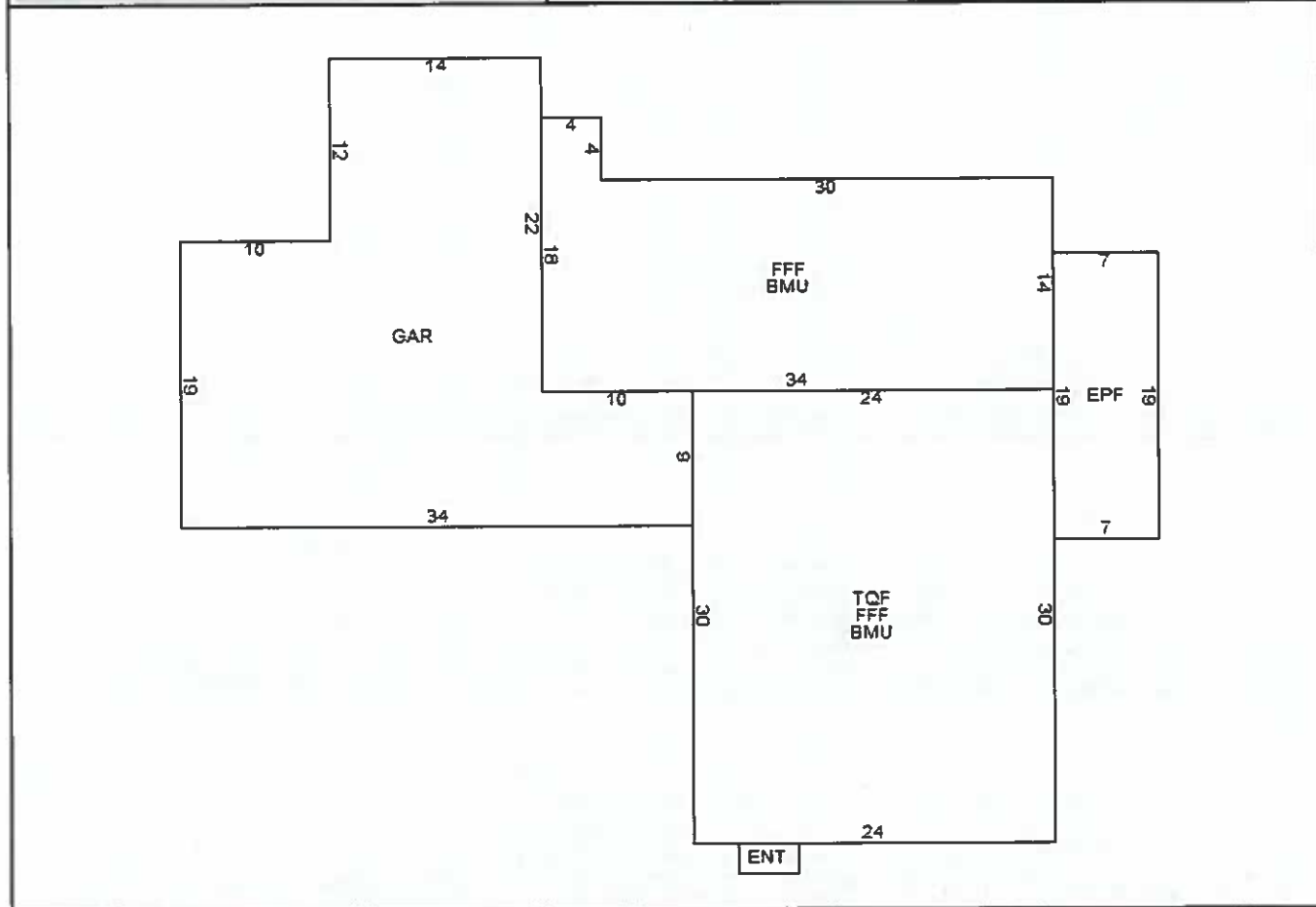
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02/08/1995	1515	178	Q1	64,000	ANTHONY KNIGHT															

LISTING HISTORY	NOTES	PICTURE
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					
Feature Type	Units	Length	Width	Size Adj	Rate	Cond	Market Value	Notes	WALPOLE ASSESSING OFFICE				
LEAN-TO	52	13	x 4	368	4.00	50	383	EST					
								400					
								PARCEL TOTAL TAXABLE VALUE					
								Year	Building	Features	Land		
								2019	\$ 32,000	\$ 400	\$ 61,200	Parcel Total: \$ 93,600	
								2020	\$ 32,000	\$ 400	\$ 61,200	Parcel Total: \$ 93,600	
								2021	\$ 32,000	\$ 400	\$ 61,200	Parcel Total: \$ 93,600	

LAND VALUATION												LAST REVALUATION: 2017			
Zone: COM COMMERCIAL Minimum Acreage: 0.57 Minimum Frontage: 150												Site: FAIR 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	0.520 ac	68,529	F	110	95	100	100	95 -- MILD	90	61,200	0	N	61,200	LOC	
										61,200			61,200		

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



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
GLA:	1,752	3,999		2,349

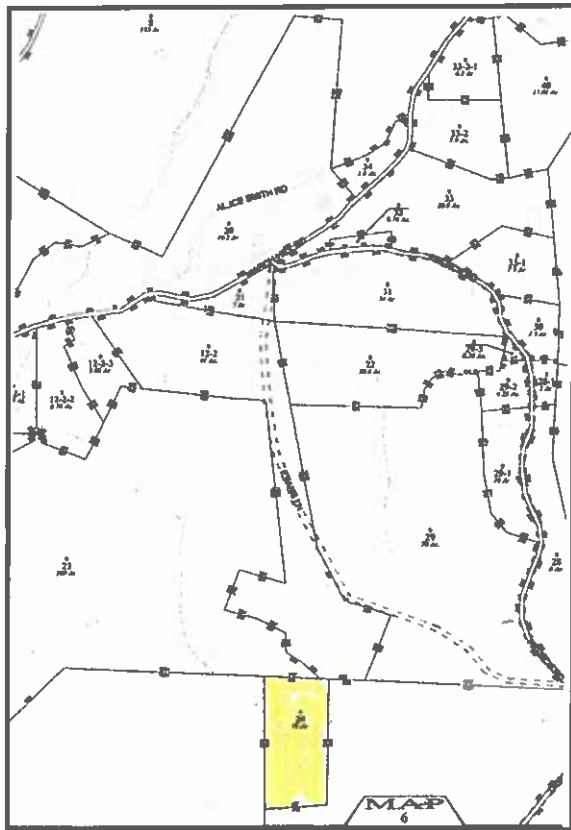
2017 BASE YEAR BUILDING VALUATION		
Market Cost New:		\$ 152,427
Year Built:		1890
Condition For Age:	POOR	68 %
Physical:		
Functional:	SEE NOTS	1 %
Economic:	LOCATION	10 %
Temporary:		
Total Depreciation:		79 %
Building Value:		\$ 32,000

MAP 9 LOT 24

Location: Off Evans Road

- Vacant and undeveloped
- Backland with no road access
- Opportunity to add current use status to lot once purchased

Lot size: 10.00 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 9 Lot 24 and Tax Map 24 Lot 5.

All bids must be submitted in writing by 1:00 PM on Thursday, September 2, 2021 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.

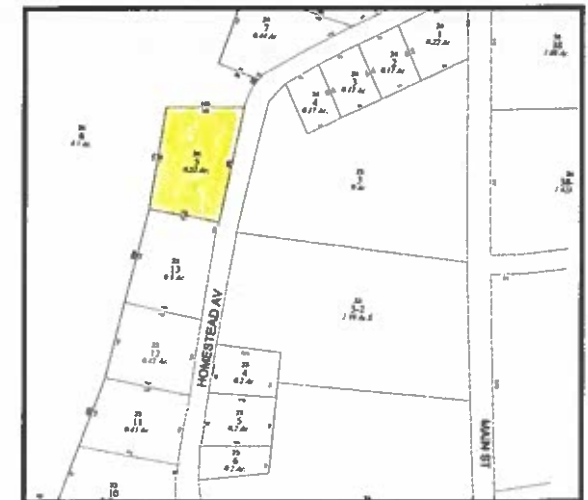
MAP 24 LOT 5

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



**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



**SEALED BID
OFFERING**



For tax deeded properties
owned by the
Town of Walpole

**BID DEADLINE:
September 2, 2021**

Town of Walpole
PO Box 729
Walpole, NH 03608