City of Rochester, New Hampshire
Assessor's Office
19 Wakefield Street
Rochester, New Hampshire 03867-1915
(603) 332-5109
Email: assessor@rochester.net
Web Site: www.rochesternh.net

NOTICE OF SALE

The City of Rochester is accepting offers to purchase a parcel of City-owned land in the Signal Street area, being Tax Map120 Lot 316, located on Signal Street.

The Business Office will accept sealed bids labeled "Sale of Signal Street Land, May, 2016, Rochester, NH" until 2:15 p.m. Thursday, May 12, 2016. Actual opening will be at 2:30 p.m. The City Council will award the bid at a later date. All bids must be in a sealed envelope clearly marked "Sale of Signal Street"

The City of Rochester reserves the right to accept or reject any and all bids.

Information concerning the parcel of land may be obtained at the Rochester Assessor's office weekdays between the hours of 8:00 a.m. and 5:00 p.m. or at the Purchasing page of the City's website, www.rochesternh.net.

No faxed, emailed, or phone bids will be accepted.

Richard A. Vincent, CNHA
Chief Assessor

City of Rochester
Surplus Property
NOTICE OF SALE

By virtue of its authority under NH RSA 80:80, the City of Rochester offers for sale a parcel of City-owned vacant land. Sealed bids will be accepted until 2:15 p.m. on Thursday, May 12, 2016 in the Purchasing Agent's office located at 31 Wakefield Street, Rochester, New Hampshire 03867. Actual opening of bids will be at 2:30 p.m. in the Council Chambers at 31 Wakefield Street. During the opening of bids, each will be publicly read aloud.

- Parcel Street Address – Signal Street
- Parcel is Identified as Tax Map 120, Lot 316
- Parcel's assessed value: $1,400
- In addition to the purchase price, the successful bidder must pay all deed preparation, recording, and legal services incurred by the City regarding the sale of the property in the estimated amount of $500.00.
- The successful bidder is responsible for all services customarily incurred by a buyer of property, including legal services and/or the use of a closing agent.
- All bidders are required to pay a bid deposit of $500.00 in the form of cash or a bank check to assure their completion of the purchase. This deposit is applied toward the purchase price and all related expenses identified above.
- Successful bidders must close on the sale within sixty (60) days of being notified that their bid has been accepted. All bids may be held for a period of forty five (45) days to evaluate them and account for certain rights of refusal.
- If mailed, bid must be in a separate sealed envelope clearly marked "Sale of Signal Street Land, May, 2016, Rochester, NH" to protect against them being opened in error. Bids must be mailed to Purchasing Agent, City of Rochester, 31 Wakefield St, Rochester, NH 03867. No faxed, emailed, or phone bids will be accepted.
- Any questions with respect to this bid must be received ***in writing*** no later than May 5, 2016 by mail addressed to the Purchasing Agent, 31 Wakefield Street, Rochester, NH 03867, faxed to 603-335-7589 or emailed to purchasing@rochesternh.net.
- Each bidder is required to note on the Bid Form their intended use of the property, i.e. owner occupied single family residence, absorption into an adjacent lot, etc.
- The City reserves the right to reject any and all bids and waive any minor or nonmaterial informalities, if deemed to be in the best interests of the City.

Conditions of Sale

1) There is a minimum acceptable bid of $1,500.

2) You must use the bid form contained in this notice of sale.

3) You must submit the bid form in a sealed & clearly marked envelope.

4) You must submit a deposit of $500.00, in the form of cash or a bank check (i.e. cashier's, certified, money order), with each bid. This deposit will be held for a period of up to 45 days for us to evaluate the bids and notify the parties of our decision.

5) If you are informed that you are the successful bidder you will have fifteen (15) days in which to pay the bid amount for the parcel that you have bid upon. This will be held until the closing. At that time you will pay any final sums owed to the City. If you do not pay the amount you bid on the parcel within said fifteen (15) days the initial bid deposit of $500.00 will become the property of the City and the City may sell to an alternate bidder.

6) Abutters (i.e. those whose property lines touch upon the property line of the property being sold) who bid on the parcel will have the right of first refusal at the highest bid price. In the case of more than one abutter having bid on the property, the right of first refusal will first be assigned to those abutters which jointly made a bid so that they might each improve their respective lots and then in order of the highest to lowest bid of any other abutters who may have bid on the parcel.

7) In addition to the purchase price and a lump sum fee of $500.00 to cover the City's costs, you must also pay the entire transfer tax of $15 per thousand dollars of the sale price, the recording fee for any notices of a merger of lots, and any similar closing costs of which none are currently known to exist.

8) The property is being sold in "As Is" condition. The City makes NO WARRANTY of any information contained herein. The parcel is being sold without warranty as to suitability for building, the ability to gain any desired regulatory approval from the City (i.e. zoning compliance), or the absence of any environmental hazard. The property is being sold without any warranties or guarantees regarding chain of title or condition of the real estate. Bidders are responsible for performing their own due diligence appropriate to the purchase of any real estate. The City will retain a utility easement for an existing water line.

9) Any questions with respect to this invitation must be received, in writing by mail, fax or email no later than 12:00 p.m. on May 5, 2016. Any/all questions received and responses will be posted on the City website no later than 4:00 p.m. on May 9, 2016. It is the responsibility of the bidders to check on-line and account for any addendum so issued.

10. The City will provide the successful bidder with a Quit Claim Deed for the real estate and will record the deed at the Strafford County Registry of Deeds.

City of Rochester
Tax Deed Property Sale
Bid Form
(Please Print or Type)

Name of Bidder: _____

Address: _____

_____

Contact Person: _____ _____
Telephone # Cell #

_____
email

Submitted herewith is my bid for land identified as Map # _____ Lot # _____:

_____
Bid Price In Numbers

_____
Bid Price In Words (Dollars and Cents)

Intended use of the property: _____

_____

_____

_____

_____

This bid is accompanied by a bid deposit (cash or bank check) in the amount of $500.00 which you may hold for forty five (45) days while you evaluate my bid. I understand that

I forfeit this deposit if I do not pay to you, in addition to the foregoing, the sum I bid above within fifteen (15) days of being notified I am the apparent high bidder.

I certify, under the penalties of perjury, that (1) I have had an opportunity to view the full bid package and am aware it was my responsibility to perform my own due diligence appropriate to the purchase of real estate, (2) I am fully authorized to submit this bid, (3) that I, to the best of my knowledge and belief, have paid all local taxes, fees, assessments, betterments or other municipal charges for which I am liable.

_____

Signature

_____

Date

Signal Street

Rochester, New Hampshire

Tax Map 120, Lot 316

Owner: City of Rochester

Prepared by: Assessing Department March 7, 2016

Map/Lot 0120-0316-0000

11/30/2012

Map/Lot 0120-0316-0000

Rochester, NH

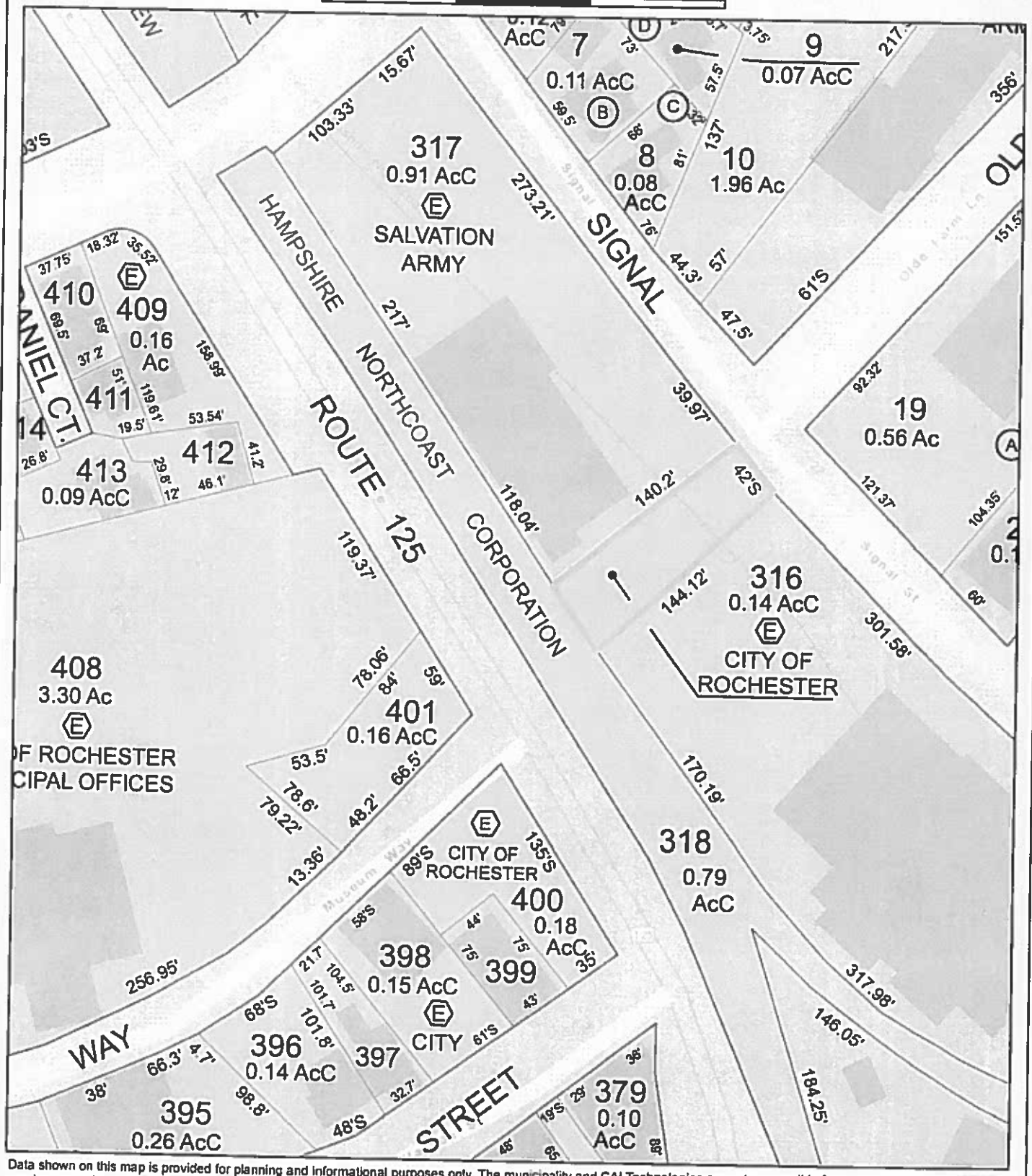
1 inch = 80 Feet

March 3, 2016

CAI Technologies

www.cai-tech.com

0 80 160 240



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

0120	0316	0000			1 of 1	TOTAL ASSESSED: 1,400
MAP	BLOCK	LOT	LOT2	LOT3	CARD	!167!

Rochester

Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		SIGNAL ST, ROCHESTER

OWNERSHIP

Unit #:

Owner 1:	CITY OF ROCHESTER
Owner 2:	
Owner 3:	
Street 1:	31 WAKEFIELD ST
Street 2:	
Twn/City:	ROCHESTER
St/Prov:	NH Cntry: Own Occ: N
Postal:	03867-1916 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains .14 AC of land mainly classified as CITY OF ROCH

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
Z	DTC	DOWNTOW	100	U	4	NONE
o				t	4	NONE
n				l	4	NONE
Census:				Exmpt		
Flood Haz:						
D	RO	ROCHESTER		Topo		
s				Street		
t				Traffic		

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
903			0.140	1,400	1,400
Total Card			0.140	1,400	1,400
Total Parcel			0.140	1,400	1,400

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

Entered Lot Size	
Total Land:	0.14
Land Unit Type:	AC

User Acct
28628
GIS Ref
GIS Ref
Insp Date

Parcel ID 0120-0316-0000

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	903	FV		0	.14	1,400	1,400	1,400	Year-end	10/1/2015
2014	903	FV		0	.14	1,400	1,400	1,400	Year End Roll	9/29/2014
2013	903	FV		0	.14	23,600	23,600	23,600	Year End Roll	9/4/2013
2012	903	FV		0	.14	23,600	23,600	23,600	Year End Roll	9/20/2012
2011	903	FV		0	.14	94,500	94,500	94,500	Year End Roll	9/27/2011
2010	903	FV		0	.14	94,500	94,500	94,500	roll	8/26/2010
2009	903	FV		0	.14	105,000	105,000	105,000	Year End Roll	9/24/2009
2008	903	FV		0	.14	105,000	105,000	105,000		8/25/2008

PRINT

Date	Time
03/07/16	14:26:49

LAST REV

Date	Time
06/10/14	22:13:14

tom

TAX DISTRICT

PAT ACCT. 167

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RIGAZIO J & SON	1087-528	2	7/20/1960			No	No	4		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
903	CITY OF ROC		0.14		EXCESS AC	EXCESS	1.0	0	10,000.	1.000	3010									1,400						1,400	NOT BUILDABLE DUE

Total AC/HA:	0.14000	Total SF/SM:	6098.40	Parcel LUC:	903	CITY OF ROCH	Prime NB Desc:	COMMERCIAL	Total:	1,400	Spl Credit		Total:	1,400

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:			%
Roof Struct:			
Roof Cover:			
Color:			
View / Desir:			

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

SKETCH

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:		HB					

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wall			
Sec Int Wall:			%
Partition:			
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	0.0	%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
Neighborhood Inf:	0.94999999
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:			Total:		
Size Ad		Gross Are		FinArea	

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID 0120-0316-0000

More:	N	Total Yard Items:		Total Special Features:	

Total:

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS

THAT we, LENA L. RIGAZIO, JOHN D. RIGAZIO, and RAYMOND J. RIGAZIO, all of Rochester, in the County of Strafford and State of New Hampshire, doing business at said Rochester as co-partners under the name and style "J. RIGAZIO & SONS", for consideration paid, all less than One Hundred Dollars ($100), grant to THE CITY OF ROCHESTER, a municipal corporation located in said County and State, with quitclaim covenants:

All our rights, titles, interests and estates in and to a certain tract or parcel of land of the grantee herein, formerly owned or occupied by the Boston & Maine Railroad, situate in said Rochester, and lying southwesterly from (but not adjoining, being separated by a strip of land still to be owned or occupied by said Railroad, after its conveyance to the grantors herein, to be hereinafter mentioned) the southwesterly side of land now owned by the grantors herein (see deed from Lena and Raymond J. Rigazio to Lena, Raymond J., John D. and June L. Rigazio, dated January 9, 1952, recorded in Strafford County Registry of Deeds, Book 600, Page 7, and deed from June L. Tanguay to John D. and Raymond J. Rigazio, dated June 11, 1960 and recorded in said Registry of Deeds), and from the southwesterly side (a prolongation southeasterly to Autumn Street, so-called, of the southwesterly side line of said last-mentioned land of the grantors herein) of land to be conveyed by said Railroad to the grantors herein, and between the northwesterly side of said Autumn Street and the southeasterly side of Summer Street, so-called. Said City's land was acquired by it from said Railroad under condemnation proceedings (as set forth in letter from City Solicitor Wallace to City Clerk, dated November 2, 1959 and recorded in said Clerk's records); said Railroad's land so acquired by said City was (in part) occupied by said Railroad under public easements acquired by its predecessors in title under statutory lay-out proceedings, and this deed is intended to release any rights of reversion or reverter, for the benefit of said land of or to be conveyed to the grantors

herein, which might be held to arise upon the abandonment of said public easements through such condemnation proceedings.

Witness our hands and seals this 20th day of July, 1960.

WITNESS:

Lena L. Rigazio

F. W. Cogan (to 2223) John D. Rigazio

Raymond J. Rigazio

STATE OF NEW HAMPSHIRE COUNTY OF STRAFFORD, SS.

On this the 20th day of July, 1960, before me, the undersigned officer, personally appeared LENA L. RIGAZIO, JOHN D. RIGAZIO, and RAYMOND J. RIGAZIO, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand.

Justice of the Peace.

REGISTER OF DEEDS