



## **City of Rochester, New Hampshire**

### **Assessor's Office**

**19 Wakefield Street**

**Rochester, New Hampshire 03867-1915**

**(603) 332-5109**

**Email: [assessor@rochester.net](mailto:assessor@rochester.net)**

**Web Site: [www.rochesternh.net](http://www.rochesternh.net)**

## **NOTICE OF SALE**

The City of Rochester is accepting offers to purchase a parcel of City-owned land with all improvements in the Summer Street area, being Tax Map 117 Lot 74, with an address of 43A Summer Street.

The Business Office will accept sealed bids labeled "Sale of Summer Street Land, May, 2016, Rochester, NH" until 2:15 p.m. Thursday, May 12, 2016. Actual bid will be opened at 2:45. The City Council will award the bid at a later date. Bids must be in a sealed envelope clearly marked "Sale of Summer Street Land"

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](http://www.rochesternh.net).

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

**Richard A. Vincent, CNHA**  
**Chief Assessor**

## **City of Rochester Tax Deeded 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 land with all improvements. 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 2:45 p.m. in the Council Chambers at 31 Wakefield Street. During the opening of bids, each will be publicly read aloud.

- Parcel Street Address – 43A Summer Street
- Parcel is Identified as Tax Map 117, Lot 74
- Parcel's assessed value: \$41,700
- 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 Summer 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 Street, 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](mailto: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 \$20,000.
- 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.
- 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.

**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.

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Signature

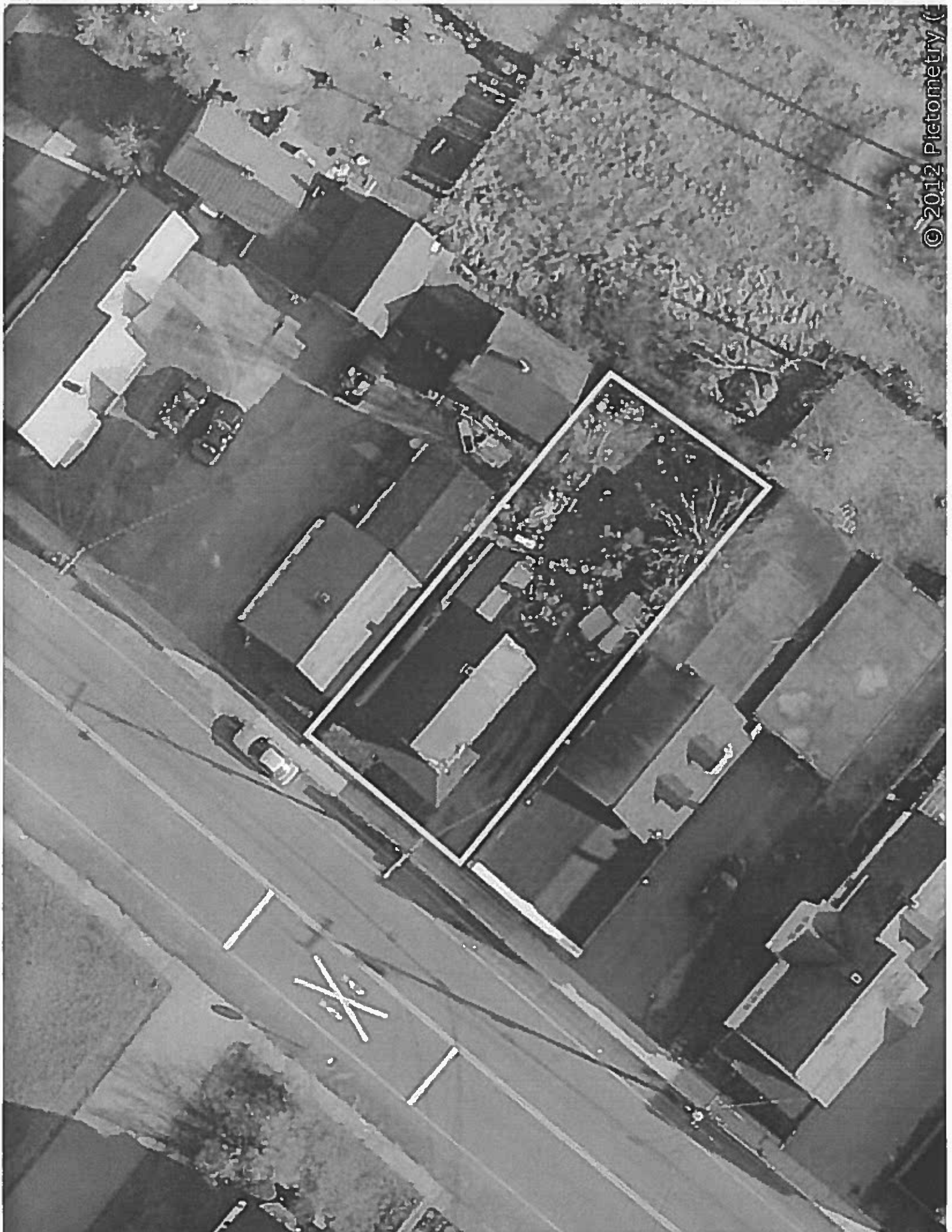
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Date

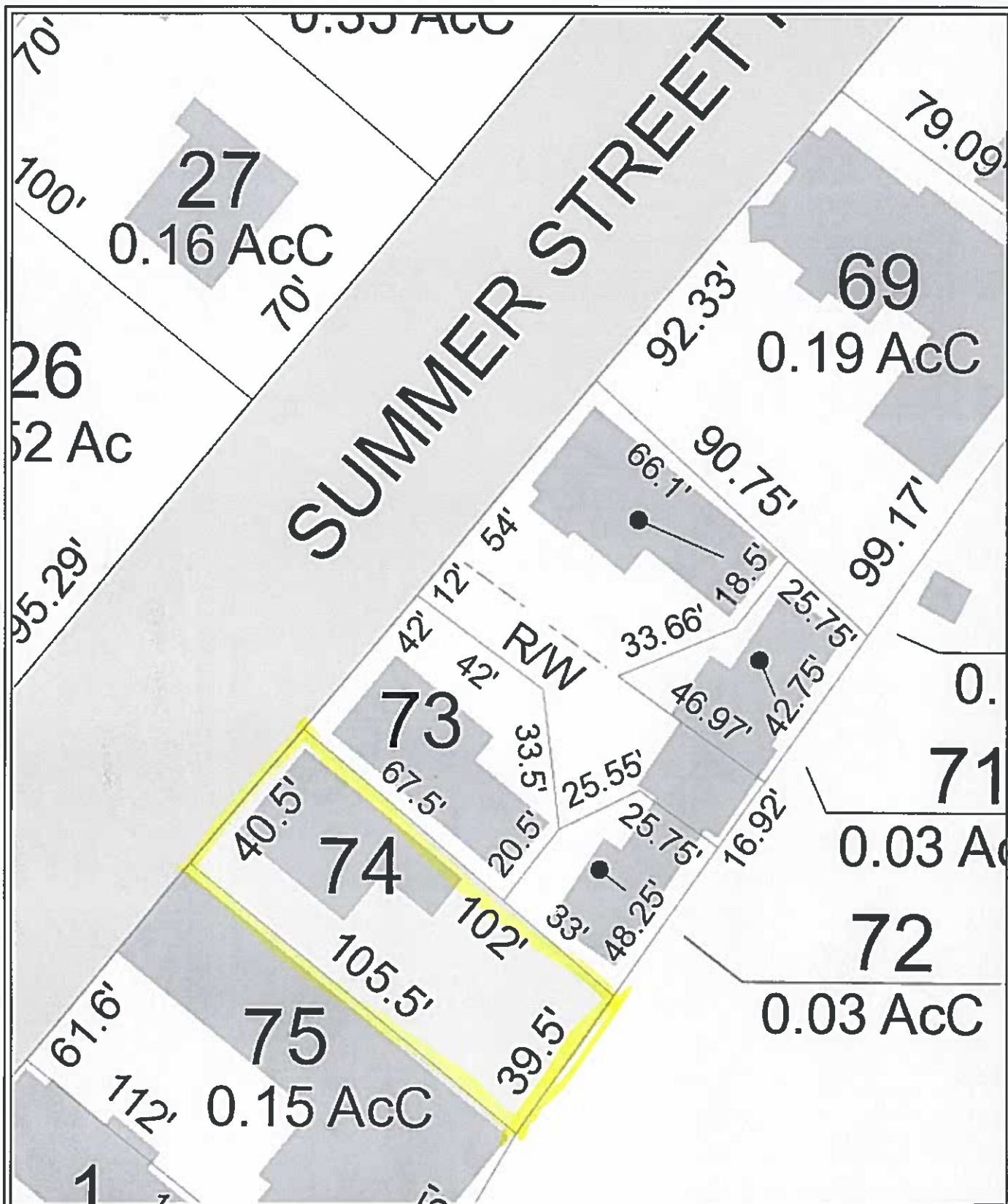
**43A Summer Street  
Rochester, New Hampshire  
Tax Map 117, Lot 74**



**Owner: City of Rochester**







43A Summer Street  
 Rochester, NH  
 1 Inch = 33 Feet  
 August 11, 2015



www.cai-tech.com



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.





PROPERTY LOCATION

No	Alt No	Direction/Street/City
43A		SUMMER ST, ROCHESTER

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
903	10,700		0.100	31,000	41,700
Total Card					
Total Parcel					
Source: Market Adj Cost					
Total Value per SQ unit /Card: 34.61 /Parcel: 34.61					

Legal Description	User Acct
	29656
GIS Ref	
GIS Ref	
Insp Date	

OWNERSHIP

Owner 1:	CITY OF ROCHESTER
Owner 2:	
Owner 3:	
Street 1:	31 WAKEFIELD ST
Street 2:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2014	101	FV	15,600	0	.1	31,000	46,600	46,600	Year End Roll	9/29/2014
2013	101	FV	31,400	0	.1	42,600	74,000	74,000	Year End Roll	9/4/2013
2012	101	FV	31,400	0	.1	42,600	74,000	74,000	Year End Roll	9/20/2012
2011	101	FV	31,400	0	.1	42,600	74,000	74,000	Year End Roll	9/27/2011
2010	101	FV	33,600	0	.1	42,600	76,200	76,200	roll	8/26/2010
2009	101	FV	38,200	0	.1	42,600	80,800	80,800	Year End Roll	9/24/2009
2008	101	FV	65,500	0	.1	33,500	99,000	99,000		8/25/2008
2007	101	FV	76,700	0	.1	33,500	110,200	110,200	Year End Roll	9/26/2007

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EDWARDS CHARLES	4309-617	1	7/8/2015	Government		No	No	4	
ALLARD DORIS M	987-515		9/3/1976			No	No		
BAKER ALICE & C	909-490		8/10/1972			No	No		

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	NMU	NEIGH MIX	100	U	2	CITY SEWER
o				t	1	CITY WATER
n				i	4	NONE
Census:				Exmpt		
Flood Haz:						
D	RO	ROCHESTER		Topo	1	LEVEL
s				Street	1	PAVED
t				Traffic	4	MEDIUM

LAND SECTION (First 7 lines only)

Use Code	Description	LUC	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh Inftu	Neigh Mod	Neigh	Inf1	%	Inf2	%	Inf3	%	Appraised Value	Alt	Spec Land	J Code	Use Value	Notes
903	CITY OF ROC		0.1		PRIMARY A SITE		1.0	0	40,000	7,750	1250									31,000				31,000	

NARRATIVE DESCRIPTION

This Parcel contains .1 AC of land mainly classified as CITY OF ROC with a(n) NEW ENGLAND Building Built about 1830, Having Primarily ASBESTOS Exterior and ASPH SHINGLE Roof Cover, with 1 Units, 0 Baths, 0 HalfBaths, 1 3/4 Baths, 6 Rooms Total, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descp/No	Amount	Com. Int

ACTIVITY INFORMATION

Date	Number	Descp	Amount	CAD	Last Visit	Fed Code	F. Descp	Comment
8/21/2015		INTER ONLY						
8/12/2015		EXT ONLY						
8/12/2015		DEED CHANGE						
5/10/2011		CORRECTION						
4/13/2010		VETERAN OUT						
4/13/2010		EXMPTN OUT						
4/13/2010		OWN ADD CHG						
7/25/2008		CORRECTION						
9/21/2007		EXEMPTION AD						

VERIFICATION OF VISIT NCT DATA

Sign:	Date	Result	By	Name

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:	

PAT ACCT.

2604	
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SKETCH



COMMENTS

RESIDENTIAL GRID									
1st Res Grid	Desc: Line 1		# Units						
Level	FY	LR	DR	K	FR	RR	BR	FB	HB
Other									
Upper									
Lvl 2									
Lvl 1									
Lower									
Totals									

BATH FEATURES

Full Bath	Rating:	
A Bath:	Rating:	
3/4 Bath:	Rating:	INFERIOR
A 30Bth	Rating:	
1/2 Bath:	Rating:	
A HBth:	Rating:	
OtherFt:	Rating:	INFERIOR

OTHER FEATURES

Kits:	Rating:	INFERIOR
A Kits:	Rating:	
Fpk:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

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

EXTERIOR INFORMATION

Type:	16 - NEW ENGLAND
Sly Ht:	2 - 2
(Lvl) Units:	1
Foundation:	3 - BRICK/STONE
Frame:	01 - WOOD
Prime Wall:	5 - ASBESTOS
Sec Wall:	

GENERAL INFORMATION

Grade:	C - AVERAGE
Year Blt:	1830
Alt LUC:	
Jurisdct:	
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg HwFL:	STD
Prim Int Wall:	6 - AVERAGE
Sec Int Wall:	
Partition:	T - TYPICAL
Prim Floors:	8 - AVERAGE
Sec Floors:	

DEPRECIATION

Phys Cond:	DL - Delapidated
Functional:	
Economic:	
Special:	
Overide:	
Total:	90 %

CALC SUMMARY

Basic \$ / SQ:	65.41
Size Adj:	1.05502069
Const Adj:	0.87560546
Adj \$ / SQ:	60.425
Other Features:	8137
Grade Factor:	1.00
Neighborhood Inf:	1.20000005
LUC Factor:	1.00
Adj Total:	107439
Depreciation:	96696
Depreciated Total:	10744

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/G	Dep	LUC	Fac	NB Fa	Appr Value	Jurisd Value

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Other									
Upper									
Lvl 2									
Lvl 1									
Lower									
Totals									

BATH FEATURES

Full Bath	Rating:	
A Bath:	Rating:	
3/4 Bath:	Rating:	INFERIOR
A 30Bth	Rating:	
1/2 Bath:	Rating:	
A HBth:	Rating:	
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Upper									
Lvl 2									
Lvl 1									
Lower									
Totals									

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Full Bath	Rating:	
A Bath:	Rating:	
3/4 Bath:	Rating:	INFERIOR
A 30Bth	Rating:	
1/2 Bath:	Rating:	
A HBth:	Rating:	
OtherFt:	Rating:	INFERIOR

OTHER FEATURES

Kits:	Rating:	INFERIOR
A Kits:	Rating:	
Fpk:	Rating:	
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CONDO INFORMATION

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

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Adj \$ / SQ:	60.425
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Grade Factor:	1.00
Neighborhood Inf:	1.

This conveyance is exempt from the NH  
Real Estate Transfer Tax pursuant to  
RSA 78-B:2 I. This transfer is also exempt  
from the LCHIP surcharge pursuant to  
RSA 478:17-g II (a).

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that I, **CHARLES W. EDWARDS**, of 208  
Wyandotte Falls, Apartment A, Rochester, New Hampshire, for valuable consideration, do  
hereby grant to **THE CITY OF ROCHESTER**, a New Hampshire municipal corporation with a  
place of business at 31 Wakefield Street, Rochester, New Hampshire, with warranty covenants,  
the following described premises:

A certain tract or parcel of land with the buildings thereon situate on the Southerly side of  
Summer Street in Rochester, Strafford County, New Hampshire, bounded and described as  
follows:

Beginning at the iron hub driven in the ground at a point sixty-one (61) feet from land of  
Emma Watson, formerly Eugene A. Watson, and running Northeasterly by said Summer Street  
forty (40) feet six (6) inches, more or less, to land of Gerard T. and Doris M. Allard, formerly of  
John A. Beulduc, at a hub driven in the ground; thence turning and running Southeasterly by  
land of said Allards and land of Archie and Gladys Coron, formerly of said Buelduc, one  
hundred two (102) feet, more or less, to a hub driven in the ground at land of Public Service  
Company of New Hampshire, now Eversource Energy, formerly Portland and Rochester  
Railroad; thence turning and running Southwesterly by said Public Service Company of New  
Hampshire land, now Eversource Energy, formerly of said Portland and Rochester Railroad,  
thirty-nine (39) feet six (6) inches, more or less, to a hub driven in the ground; then turning and  
running Northwesterly by land of Henry and Dorothy Roy, formerly of Effie L. Watson, one  
hundred five (105) feet six (6) inches, more or less, to the point of the beginning.

Meaning and intending to convey the same premises as conveyed by Doris M. Allard to  
Charles W. Edwards and Gail S. Edwards, as joint tenants with the right of survivorship, dated  
September 3, 1976, recorded at Book 987, Page 515, Strafford County Registry of Deeds. Gail  
S. Edwards died January 26, 2008.

In witness whereof, I have hereunto set my hand the 8<sup>th</sup> day of July, 2015.

Charles W. Edwards  
Charles W. Edwards

STATE OF New Hampshire  
COUNTY OF Strafford

On this 8<sup>th</sup> day of July, 2015, before me personally appeared the above  
named Charles W. Edwards, known to me or satisfactorily proven to be the person whose name is  
subscribed to the foregoing instrument and acknowledged the same to be his free act and deed  
for the purposes contained therein on behalf of the limited liability company.

