

# AUCTION



1.142 +/- Acre Lot on a Cul-de-sac  
Litchfield, New Hampshire

**Online-only Bidding Ends: Wednesday, June 28<sup>th</sup> at 1:00 p.m.**

Selling to the Highest Bidder Above: \$50,000!!!

**25 Courtland Avenue** is a 1.142-acre lot on a cul-de-sac. There is an existing three-bedroom, two-bathroom raised ranch style home that was built in 1986. The home is serviced by public water and private septic. Per the town, a condition of the sale is that the structure must be removed within 60 days of closing. All necessary local, state and federal permits, if any, must be secured by the buyer of the property at his/her expense. Tax Map 22, Lot 80.

**Inspection:** There will be no access to the structure whatsoever.

**Terms:** A \$5,000 deposit by check or e-check will be delivered to the auction company as a qualification to bid. Successful bidder to deliver earnest money totaling 10% of the total purchase price no later than, Thursday, June 29<sup>th</sup> at 1:00 p.m. with the balance due at closing within 30 days of the auction. A 10% buyer's premium will be added to the high bid price to become the total purchase price. Subject to all terms of sale.

DISCLAIMER: No warranty or representation, express or implied, is made by our client, their legal counsel, Paul McInnis LLC or any person providing this information to these parties concerning the completeness or accuracy of the information. Each person who accepts these materials assumes full responsibility for investigating, evaluating, and making all other appropriate inquiries regarding this property. By accepting this information, each person releases our client, their legal counsel and Paul McInnis LLC from any responsibility or liability arising from this information concerning the property.

Est. 1976

**PAULMCINNIS LLC**

AUCTIONS • REAL ESTATE • RESULTS

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**State of New Hampshire**  
**OFFICE OF PROFESSIONAL LICENSURE AND CERTIFICATION**  
**DIVISION OF LICENSING AND BOARD ADMINISTRATION**  
 7 Eagle Square, Concord, NH 03301-4980  
 Phone: 603-271-2152

**BROKERAGE RELATIONSHIP DISCLOSURE FORM**  
**(This is Not a Contract)**

*This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information*

**Right Now, You Are a Customer**

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

**As a customer, you can expect a real estate licensee to provide the following customer-level services:**

- To disclose all material defects known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing, and conveying offers, and providing information and administrative assistance.

**To Become a Client**

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

**As a client, in addition to the customer-level services, you can expect the following client-level services**

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.
- For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.
- For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

**Client-level services also include advice, counsel, and assistance in negotiations.**

**For important information about your choices in real estate relationships, please see page 2 of this disclosure form.**

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).  
**I understand as a customer I should not disclose confidential information.**

Name of Consumer (Please Print)		Name of Consumer (Please Print)	
Signature of Consumer	Date	Signature of Consumer	Date
Provided by: Name & License #		Date (Name and License # of Real Estate Brokerage Firm)	
<input type="checkbox"/> consumer has declined to sign this form (Licensees Initials)			

## *Types of Brokerage Relationships commonly practiced in New Hampshire*

### *SELLER AGENCY (RSA 331-A:25-b)*

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client, and the licensee has the duty to represent the seller's best interest in the real estate transaction.

### *BUYER AGENCY (RSA 331-A:25-c)*

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client, and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

### *SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)*

Single agency is a practice where a firm represents the buyer only, or the seller only, but never in the same transaction. Disclosed dual agency cannot occur.

### *SUB-AGENCY (RSA 331-A:2, XIII)*

A sub-agent is a licensee who works for one firm but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

### *DISCLOSED DUAL AGENCY (RSA 331-A:25-d)*

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

### *DESIGNATED AGENCY (RSA 331-A:25-e)*

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

### *FACILITATOR (RSA 331-A:25-f)*

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

### *ANOTHER RELATIONSHIP (RSA 331-A:25-a)*

If another relationship between the licensee who performs the service and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.

**GENERAL TERMS & CONDITIONS**

AGENT OF THE TOWN OF LITCHFIELD: Paul McInnis LLC is acting solely as an Agent of the Town of Litchfield.

**BIDDER REGISTRATION:** In order to bid online, any prospective bidder must first request and review a property information package. The next step is to create an online bidding account at [auction.paulmcinnis.com/auctions](http://auction.paulmcinnis.com/auctions). Finally, submit your executed Bidder Registration Form with the required Bidder Deposit to the Auctioneer.

The Bidder Registration Form can be found on the last page of the property information package. It can be hand delivered, mailed or emailed to the office of the Auctioneer at 1 Juniper Road, North Hampton, NH 03862. It can be emailed to [admin@paulmcinnis.com](mailto:admin@paulmcinnis.com) or sent electronically through Dotloop. To use Dotloop, send your request to [admin@paulmcinnis.com](mailto:admin@paulmcinnis.com).

**BIDDER DEPOSIT:** At the time of registration, you will be required to deliver your refundable Bidder Deposit of \$5,000 either by physical check or E-check. By registering to bid you understand and agree that if you are not the successful bidder, this deposit will be returned to you. If you are the successful bidder and you fail to comply with the terms of the auction (specifically signing the Real Estate Purchase & Sale Agreement and delivering the required earnest money deposit by Thursday, June 29<sup>th</sup> at 1:00 p.m.) you hereby authorize the Auction Company to retain your \$5,000 Bidder Deposit as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$5,000 U.S. dollars.

To deliver the Bidder Deposit by physical check, you may deliver the \$5,000 Bidder Deposit to our office or at an open house. To deliver your Bidder Deposit by E-check you will do so through EARNNEST. **EARNNEST** is a digital payment platform, and a link can be found either on the Auctioneer's website or by request of the auctioneer at [admin@paulmcinnis.com](mailto:admin@paulmcinnis.com). Once your Bidder Registration Form and Bidder Deposit have been received, your online bidding account has been created, and Paul McInnis LLC has determined that you have met all the requirements, a bidding number will be provided to you.

Please note that Paul McInnis LLC will make our best effort to respond to your request within three hours during normal business hours of Monday through Friday from 8:30 a.m. to 4:30 p.m. EST. The Bidder Registration Form and Bidder Deposit should be received by the Auctioneer no later than 24 hours prior to the close of bidding. The Auctioneer in his sole and absolute discretion reserves the right to decline a bidder if all requirements have not been met prior to the 24-hour deadline.

**RETURN OF BIDDER DEPOSIT:** Unsuccessful bidder deposits will be returned to the bidder by U.S. Mail or through EARNNEST.

**ONLINE BIDDING:** The bidding will open on Wednesday, June 21<sup>st</sup> at 9:00 a.m. and the bidding will end on Wednesday, June 28<sup>th</sup> at 1:00 p.m. subject to **extended bidding**. Bid increments are shown on the bidding portal. It is the bidder's responsibility to ensure the accuracy and timeliness of their bid(s). Bidders are encouraged not to wait until the last minute to place a bid. Online bidding is subject to technical difficulties that can develop at any time. Please be aware that you must manually type in your bid prior to placing your bid. Any activity from bidders will extend the bid. Events such as increasing your maximum bid even without placing a bid will trigger this event.

**TIMED AUCTION EXTENDED BIDDING:** A timed auction event refers to the opening and ending time for placing bids. When a bid is placed within two minutes of the auction ending (12:58) the bid time window will extend for an additional two minutes. During that additional two-minute window if a bid is placed it will be extended again and so on. This is done to prevent bid "sniping." This process can go on indefinitely. Even though the auction is set to end at 1:00 p.m. the bidding could be extended to 2:00 p.m. or longer depending on the activity from the bidders.

The Auctioneer in his sole and absolute discretion reserves the right to cancel, postpone, extend, or reschedule the auction.

**DUE DILIGENCE:** It is the bidder's responsibility to undertake their own due diligence and inspection of the property prior to placing any bids. A complete review of the property information package (with additional links) including the real estate Purchase & Sale Agreement Sample with your attorney is encouraged.

**PROPERTY CONDITIONS:** Except as expressly set forth in the real estate Purchase & Sale Agreement, if and when executed, the property is being sold "AS IS," "WHERE IS," and "WITH ALL FAULTS," as of the closing date. Neither the Seller, Paul McInnis LLC nor any of their agents, contractors, attorneys, officers or directors ("agents") makes any representations or warranties with respect to the physical condition of the land or any improvements thereon, the property's fitness for any particular purpose, the property's merchantability, or any other warranty, express or implied.

The Seller, Paul McInnis LLC and their agents specifically disclaim any warranty, guaranty, or representation, oral or written, past or present, express or implied concerning the land and any improvements thereon. Bidders are expected to undertake



their own independent physical inspection of the property, and public records, and thorough review of all documents prior to submitting their bid(s) and to submit their bid(s) based solely on their own independent investigations and findings including but not limited to bidders' own independent investigation of the uses, code compliance and land use regulatory approvals necessary for redevelopment and not in reliance on any information provided by the Seller, Paul McInnis LLC or their agents.

**BUYER'S PREMIUM:** A 10% (Ten Percent) Buyer's Premium will be added to the successful Bid Price to become the Total Purchase Price. Example: \$Bid Price + 10% of \$Bid Price = \$Total Purchase Price due from the Buyer at Closing, less any Earnest Money Deposit.

**SUCCESSFUL BIDDER:** The successful bidder is defined as, that registered bidder who placed the highest bid as declared by the Auctioneer and the highest bid being acceptable to the Seller. The successful bidder will be notified via email, as well as by telephone confirmation by the Auctioneer.

**REAL ESTATE PURCHASE & SALE AGREEMENT:** A copy of the agreement is included in the property information package. PLEASE REVIEW it carefully or have your attorney review it. The successful bidder is required to sign the real estate Purchase & Sale Agreement together with all seller disclosure forms without any changes or additional terms and deliver 10% of the total purchase price as the earnest money deposit to the office of the Auctioneer no later than Thursday, June 29<sup>th</sup> at 1:00 p.m. less the Bidder Deposit already received. Only the Buyer's Name, Bid Price, Buyer's Premium, Total Purchase Price, Earnest Money Deposit and the Balance Due Amount will be entered into the real estate Purchase & Sale Agreement.

**EARNEST MONEY DEPOSIT:** The successful bidder must tender a deposit in the amount of 10% of the total purchase price which is due no later than Thursday, June 29<sup>th</sup> at 1:00 p.m. less the Bidder Deposit already received. The earnest money deposit must be by wire, check or E-check payable to Paul McInnis LLC Escrow Account in U.S. funds.

**SUCCESSFUL BIDDER DEFAULT:** Should the successful bidder fail to execute the real estate Purchase & Sale Agreement and deliver the earnest money deposit in a timely manner as outlined in these general terms & conditions, said bidder will be deemed to be in default and hereby authorize the Auction Company to retain your \$5,000 bidding deposit as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$5,000 U.S. dollars.

**RESERVATION OF RIGHTS:** The Seller in her sole and absolute discretion may enter into a contract with the next highest bidder should the highest accepted bidder default. Sale is subject to confirmation of the Seller. Seller reserves the right to accept or reject the high bid.

**ADDITIONAL TERMS:** Additional terms are included in the real estate Purchase & Sale Agreement. Any changes or amendments to these general terms & conditions and/or to the real estate Purchase & Sale Agreement will be communicated to any registered bidder via the email said bidder provided at registration.

**BUYER BROKER PARTICIPATION INVITED:** Please contact the auction company ([admin@paulmcinnis.com](mailto:admin@paulmcinnis.com)) to request the MANDATORY REAL ESTATE BUYER BROKER PARTICIPATION REGISTRATION form prior to a prospect having contacted Paul McInnis LLC. The completed and signed form must be faxed or mailed such that it is received by the office of Paul McInnis LLC at the same time as the online bidding registration request form. If you have any questions, please contact Paul McInnis LLC at (603) 964-1301 or via email at: [justin@paulmcinnis.com](mailto:justin@paulmcinnis.com)

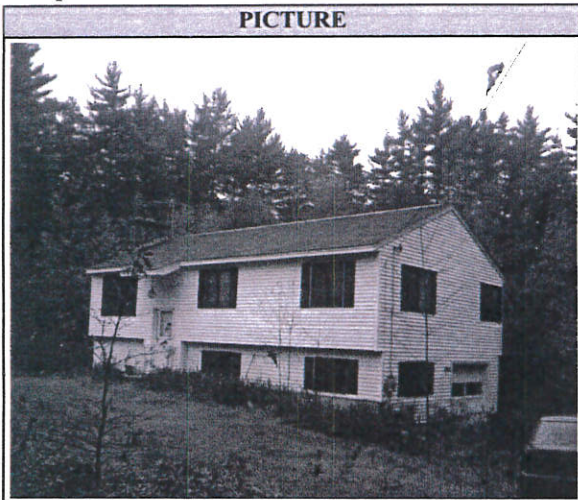


OWNER INFORMATION	SALES HISTORY	PICTURE																		
<b>LITCHFIELD, TOWN OF</b>  2 LIBERTY WAY  LITCHFIELD, NH 03052	<table border="1"> <thead> <tr> <th>Date</th> <th>Book</th> <th>Page</th> <th>Type</th> <th>Price</th> <th>Grantor</th> </tr> </thead> <tbody> <tr> <td>06/02/2022</td> <td>9622</td> <td>0419</td> <td>U I 50</td> <td></td> <td>1 TURNER, BARBARA J</td> </tr> <tr> <td>10/05/1999</td> <td>6166</td> <td>1354</td> <td>U I 77</td> <td></td> <td>OLEARY,RICHARD &amp; BARBA</td> </tr> </tbody> </table>	Date	Book	Page	Type	Price	Grantor	06/02/2022	9622	0419	U I 50		1 TURNER, BARBARA J	10/05/1999	6166	1354	U I 77		OLEARY,RICHARD & BARBA	
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LISTING HISTORY	NOTES
01/01/23 INSP MARKED FOR INSPECTION 10/23/17 KGVM 02/08/17 INSP MARKED FOR INSPECTION 01/20/14 NFVM 11/20/13 INSP MARKED FOR INSPECTION 10/09/09 KCVM 10/18/05 KCRM 02/13/01 ALP	WHITE/BLACK; NOH NC; UC-RBF CEIL/FLR/FIN HEAT/ELEC/TRIM/ PAINT; DEK ON GRND, ROTTED OFF; 10/09 NOH; 1/14 NOH; EXT=AVG COND NEEDS MAINT; 10/17 NOH; HOUSE & SITE LACKS MAINTENANCE=AVG;

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>LITCHFIELD ASSESSING OFFICE</b>																																			
FIREPLACE I-STAND	1		100	3,000.00	100	3,000																																					
<b>3,000</b>							<table border="1"> <thead> <tr> <th colspan="4">PARCEL TOTAL TAXABLE VALUE</th> </tr> <tr> <th>Year</th> <th>Building</th> <th>Features</th> <th>Land</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>\$ 173,900</td> <td>\$ 3,000</td> <td>\$ 139,600</td> </tr> <tr> <td colspan="4" style="text-align: right;">Parcel Total: \$ 316,500</td> </tr> <tr> <td>2022</td> <td>\$ 173,900</td> <td>\$ 3,000</td> <td>\$ 139,600</td> </tr> <tr> <td colspan="4" style="text-align: right;">Parcel Total: \$ 316,500</td> </tr> <tr> <td><b>2023</b></td> <td><b>\$ 173,900</b></td> <td><b>\$ 3,000</b></td> <td><b>\$ 139,600</b></td> </tr> <tr> <td colspan="4" style="text-align: right;"><b>Parcel Total: \$ 316,500</b></td> </tr> </tbody> </table>					PARCEL TOTAL TAXABLE VALUE				Year	Building	Features	Land	2021	\$ 173,900	\$ 3,000	\$ 139,600	Parcel Total: \$ 316,500				2022	\$ 173,900	\$ 3,000	\$ 139,600	Parcel Total: \$ 316,500				<b>2023</b>	<b>\$ 173,900</b>	<b>\$ 3,000</b>	<b>\$ 139,600</b>	<b>Parcel Total: \$ 316,500</b>			
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LAND VALUATION												LAST REVALUATION: 2020			
<b>Zone: RES Minimum Acreage: 1.00 Minimum Frontage: 150</b>						<b>Site: FAIR Driveway: DIRT/GRAVEL Road: PAVED</b>									
<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	1.000 ac	148,000	E	100	95	100	99	100 -- LEVEL	100	139,200	0	N	139,200		
EXEMPT-MUNIC	0.142 ac	x 2,500	X	100				100 -- LEVEL	100	400	0	N	400		
	<b>1.142 ac</b>									<b>139,600</b>			<b>139,600</b>		



**OWNER**  
**LITCHFIELD, TOWN OF**  
 2 LIBERTY WAY  
 LITCHFIELD, NH 03052  
**Account Number:** 2,125

**TAXABLE DISTRICTS**

District	Percentage

**PERMITS**

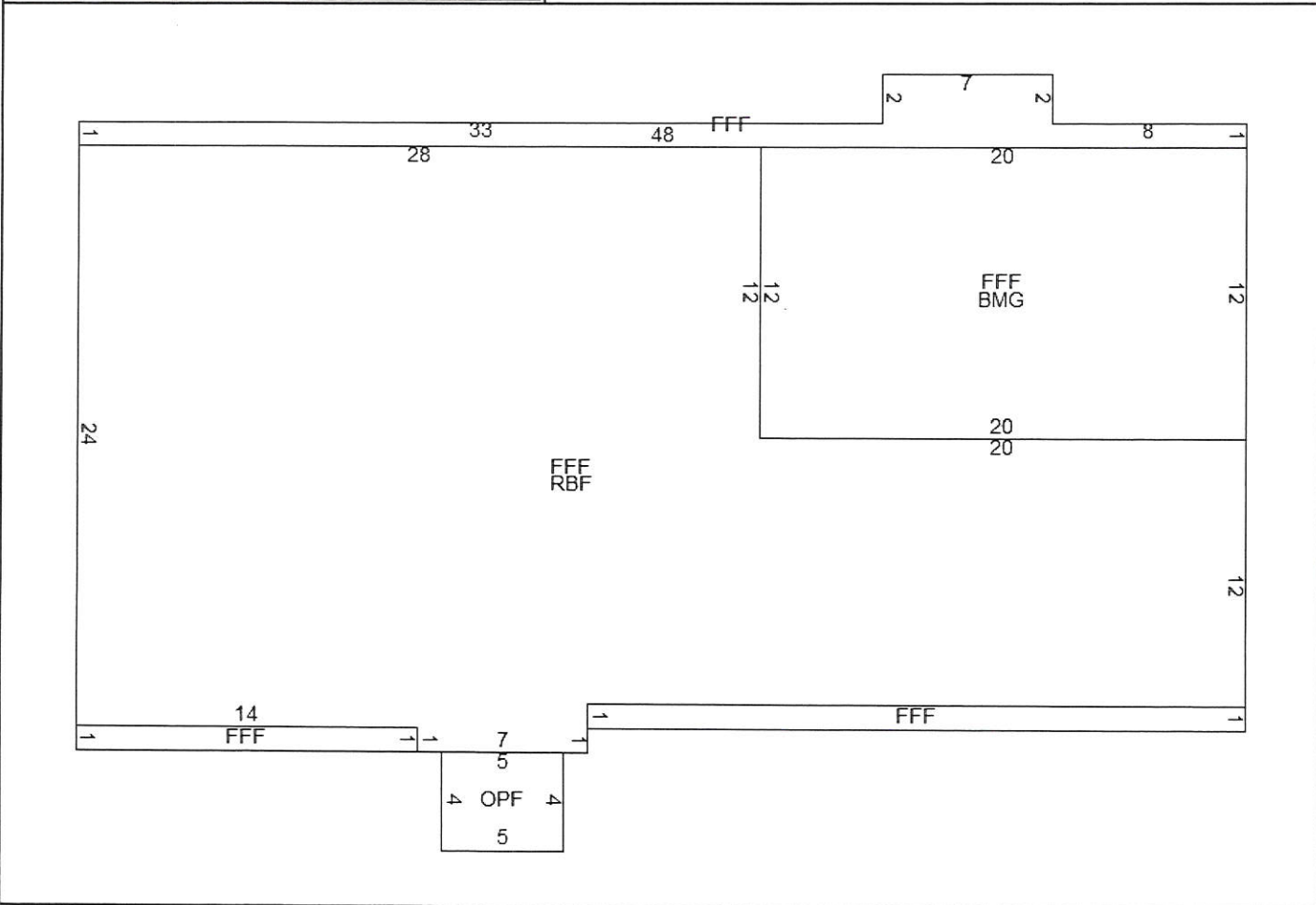
Date	Permit ID	Permit Type	Notes

**BUILDING DETAILS**

Model: 1 STORY FRAME RASD RANCH  
 Roof: GABLE OR HIP/ASPHALT  
 Ext: VINYL SIDING  
 Int: DRYWALL  
 Floor: CARPET  
 Heat: OIL/HOT WATER

Bedrooms: 3    Baths: 2.0    Fixtures:  
 Extra Kitchens:    Fireplaces:  
 A/C: No    Generators:

Quality: A1 AVG+10  
 Com. Wall:  
 Size Adj: 1.0293    Base Rate: EHS 100.00  
    Bldg. Rate: 1.0983  
    Sq. Foot Cost: \$ 109.83



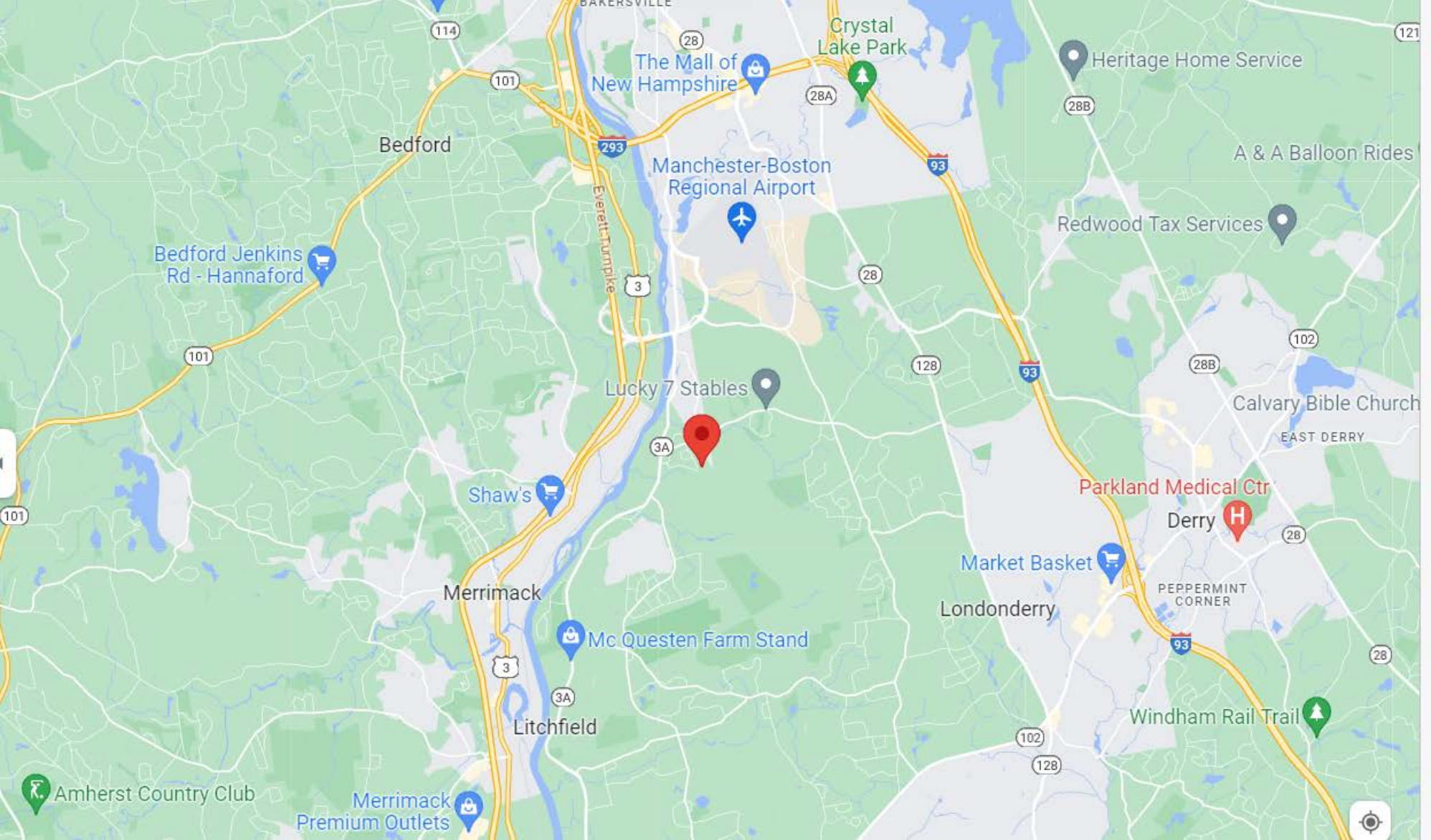
**BUILDING SUB AREA DETAILS**

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1262	1.00	1262
RBF	RAISED BSMNT	919	0.75	689
OPF	OPEN PORCH	20	0.25	5
BMG	BASEMENT	240	0.20	48
<b>GLA:</b>	<b>1,262</b>	<b>2,441</b>		<b>2,004</b>

**2020 BASE YEAR BUILDING VALUATION**

Market Cost New:	\$ 220,099
Year Built:	1986
Condition For Age:	AVERAGE 21 %
Physical:	
Functional:	
Economic:	
Temporary:	
Total Depreciation:	21 %
Building Value:	\$ 173,900





The Mall of New Hampshire

Crystal Lake Park

Heritage Home Service

Bedford

Manchester-Boston Regional Airport

A & A Balloon Rides

Bedford Jenkins Rd - Hannaford

Redwood Tax Services

Lucky 7 Stables

Calvary Bible Church  
EAST DERRY

Shaw's

Parkland Medical Ctr

Derry

Merrimack

Market Basket

Mc Questen Farm Stand

Londonderry

PEPPERMINT CORNER

Litchfield

Windham Rail Trail

Amherst Country Club

Merrimack Premium Outlets



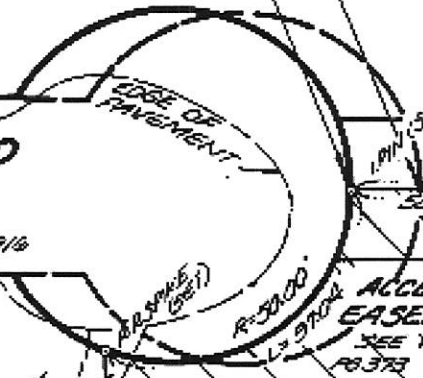
POINT 14.96' FROM CORNER  
ROAD PER DEEDS

22-22

N/E ARCHIE & LINDA MCKINNON  
2016/10 1/24/03

**COURTLAND  
AVENUE**

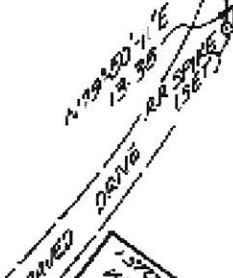
SEE DEED OF DEDICATION VOL. 1916  
PAGE 1 1/13/07



ACCESS  
EASEMENT  
SEE VOL. 2984  
PG. 378 11/18/03

AREA SHOWN AS  
195.00' FUTURE STREET

STONE BND.  
(SET)  
SOUTHWEST  
CORNER OF LOT 12



1 STORY  
WOOD  
FRAME  
HOUSE

22-19

HOUSE  
APPROX.  
LOC.

22-21

1.142 ACRES  
49,725 SQ. FT.

22-26



2" DIA CONC PILED  
PIPE (PILING)

N10°-15'-31"W 384.00'

STONE BND.  
(SET)

N10°-15'-31"W 195.00'

22-24

STONE BND.  
(SET)

379°-52'-11"W 255.00' (DEED 250')

N79°-50'-11"E 255.00'

STONE BND.  
(SET)

N10°-15'-31"W 120.00'

1.00' (SET)

1.00' (SET)

S10°-15'-31"E 247.00'

195.00'



**25 Courtland Ave**

- 22-53 43,560 sf
- 22-54 53,804 sf
- 22-51 43,560 sf
- 22-49 44,518 sf
- 22-47 43,560 sf
- 22-52 52,038 sf
- 22-50 51,259 sf
- 22-48 51,516 sf
- 22-25 46,142 sf
- 22-27 45,182 sf
- 22-29 43,560 sf
- 22-26 44,100 sf
- 22-28 46,000 sf
- 22-30 45,000 sf
- 22-31 44,100 sf
- 22-32 49,200 sf
- 22-34 45,300 sf
- 22-36 43,560 sf
- 22-45 43,614 sf
- 22-44 43,560 sf
- 22-42 45,238 sf
- 22-43 43,560 sf
- 22-40 51,837 sf
- 22-35 53,315 sf
- 22-37 130,666 sf
- 22-72 44,160 sf
- 22-74 44,160 sf
- 22-76 44,160 sf
- 22-78 43,700 sf
- 22-81 1.142 Ac
- 22-83 130,680 sf
- 22-75 49,500 sf
- 22-77 48,730 sf
- 22-79 48,730 sf
- 22-72 49,500 sf

# Town of Litchfield, New Hampshire

Printed on 05/30/2023

Displaying results for Invoice: 2022P02027303.  
Data last updated on May 25 2023.  
Due amounts reflect interest as of 5/30/2023.

Invoice Number: 2022P02027303

[Print Now](#)

Owner	LITCHFIELD, TOWN OF	Due Date	12/15/2022
Owner 2		Bill Amount	\$3,105.00
Location	25 COURTLAND AVENUE	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Billed Date	12/15/2022	Penalties	\$0.00
Map - Lot - Sub	000022000080000000	<b>Total Due</b>	<b>\$0.00</b>
Acres	1.142		

[Add To Cart](#)

The Net Assessment was \$316,500 at the time of this bill.

Assessments:

Land	\$139,600
Buildings	\$176,900
<b>Total</b>	<b>\$316,500</b>

Net Assessment \$316,500

## Transaction Detail

Date	Description	Amount	Balance
11/29/2022	Abatement	\$3,105.00	\$0.00

[Close](#)

Displaying results for Invoice: 2022P01045007.  
 Data last updated on May 25 2023.  
 Due amounts reflect interest as of 5/30/2023.

Invoice Number: 2022P01045007

[Print Now](#)

Owner	LITCHFIELD, TOWN OF	Due Date	7/1/2022
Owner 2		Bill Amount	\$2,918.00
Location	25 COURTLAND AVENUE	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Billed Date	7/1/2022	Penalties	\$0.00
Map - Lot - Sub	000022000080000000	<b>Total Due</b>	<b>\$0.00</b>
Acres	1.142		

[Add To Cart](#)

This property has been deeded by the municipality.

The Net Assessment was \$316,500 at the time of this bill.

Assessments:

Land	\$139,600
Buildings	\$176,900
<b>Total</b>	<b>\$316,500</b>

Net Assessment \$316,500

Transaction Detail

Date	Description	Amount	Balance
5/31/2022	Deeded	\$2,918.00	\$0.00

[Close](#)

FEES:	\$10.53
SURCHARGE:	\$2.00
CASH:	0

#552 Litchfield Tax

Doc # 220026681 06/02/2022 12:36:44 PM  
 Book 9622 Page 419 Page 1 of 1

Mary Ann Crowell  
 Register of Deeds, Hillsborough County

## TAX COLLECTOR'S DEED KNOWN ALL MEN BY THESE PRESENTS

That I, Theresa L. Briand, Tax Collector for the Town of Litchfield, in the County of Hillsborough and the State of New Hampshire, for the year 2022 by the authority in me vested by the laws of the State, and for consideration received by the Town of Litchfield, located at Tax Collector, 2 Liberty Way, Suite 3, Litchfield, NH 03052, do hereby sell and convey to the Town of Litchfield, a certain tract or parcel of land situated in the Town of Litchfield, New Hampshire aforesaid, taxed by the Selectmen/Assessors in 2019 to:

**TURNER, BARBARA J**

and described in the invoice books as:

Map: 000022

Lot: 000080

Sublot: 000000

Located At 25 COURTLAND AVENUE

Consisting of 1.142 Acres of Land, Including Any Buildings Thereon, as Recorded at the Registry of Deeds in Book 6166, Page 1354.

The deed is the result of the tax lien execution held at the Tax Collector's Office in the above stated Town of Litchfield, in the State of New Hampshire on May 29, 2020 and recorded at the Registry of Deeds in Book 9300, Page 2973, to have and to hold said Premises, with the appurtenances, to said Town of Litchfield's successors/heirs and assigns forever. And I hereby covenant with said Town of Litchfield, that in making this conveyance I have in all things complied with the law, and that I have good right, so far as that right may depend upon the regularity of my own proceedings, to sell and convey the same in manner aforesaid.

In witness whereof, I have hereunto set my hand and seal, the 31<sup>st</sup> day of MAY in the year of our Lord 2022.



Theresa L. Briand  
 Tax Collector, Town of Litchfield

*Laura Mills*  
 Deputy Tax Collector

State of New Hampshire  
 County of Hillsborough

On this 31<sup>st</sup> day of May, 2022 personally appeared Theresa L. Briand, Tax Collector who swears that the foregoing is true to the best of her knowledge and belief and acknowledged the foregoing instrument to be her free act and deed.



*Patricia A. Textor*

Notary Public/Justice of the Peace

My Commission expires: 02-21-2023



## REAL ESTATE PURCHASE & SALE AGREEMENT

The undersigned purchaser, as the successful bidder at a certain auction of the real property described below or on Exhibit A, herein agrees to purchase said real estate in accordance with the following terms and conditions:

1. Seller(s): Town of Litchfield, NH Street: 2 Liberty Lane City/State/Zip: Litchfield, NH 03052 Telephone #: _____	Buyer(s): _____ Street: _____ City/State/Zip: _____ Telephone #: _____
--	---

2. Property:  Land  Land & Buildings  Condo  Other: \_\_\_\_\_  
 Street Address: 25 Courtland Avenue City/Town: Litchfield  
 County: Hillsborough State: New Hampshire  
 Also known as Tax Map 22, Lot 80 with deed recorded at the Hillsborough County Registry of Deeds at Book 9622, Page 419.

3. BID PRICE (HAMMER PRICE):	\$ _____
10% BUYER'S PREMIUM:	\$ _____
TOTAL PURCHASE PRICE DUE FROM BUYER:	\$ _____
INITIAL DEPOSIT, to be held by Paul McInnis LLC Escrow Account, Receipt of which is acknowledged and is NON-REFUNDABLE, except as provided below: 10% of the Total Purchase Price	
	\$ _____
Additional Deposit:	\$ _____
BALANCE DUE AT TRANSFER OF TITLE:	\$ _____

4. Transfer of Title: In accordance with the terms of the auction sale, title shall be transferred and the balance of the purchase price paid on or before Friday, July 28<sup>th</sup> at a time and place to be agreed upon. If no time and place is agreed upon, title shall be transferred at Rockingham County Registry of Deeds in Brentwood, New Hampshire on Friday, July 28<sup>th</sup> at 10:00 a.m.

5. Title shall be transferred by Quitclaim deed free of all liens, subject to all easements and restrictions of record. Buyer acknowledges that Buyer has determined the status of the real estate title and agrees to take title to the property "as is".

\_\_\_\_\_,  
Seller

\_\_\_\_\_,  
Buyer

6. Seller shall keep the premises insured during the term of this Agreement. In the event of damage by fire, or other casualty, with loss greater than \$5,000.00 the Seller shall either restore the premises to their former condition or the Buyer, at his election, may cancel this Agreement, in which case this Agreement shall be void, or accept the premises in its then condition together with proceeds of such insurance which Seller agrees to assign to Buyer if Buyer so elects.
7. Real estate taxes, utilities (*including unused oil or gas in the fuel tank if applicable*) and any water or sewer (*if any*) charges against the property shall be apportioned as of the date of transfer of title.
8. Buyer is purchasing the property "as is" and waives all building, environmental, radon and all other inspections and tests of the property of any kind (*other than a lead paint inspection as outlined in item #15 if applicable*). Buyer acknowledges the receipt of the Property Disclosure attached hereto and incorporated herein by reference.
9. This Agreement is NOT contingent on Buyer obtaining financing for the purchase price.
10. This Instrument is to be construed as a New Hampshire contract; is to take effect as a sealed instrument; sets forth the entire contract between the parties; is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns, and may be cancelled, modified or amended only by a written instrument executed by both the Seller and the Buyer. If two or more persons are named herein as Buyers and Sellers, their obligation hereunder shall be joint and several.
11. TIME IS OF THE ESSENCE as to all dates referenced in this contract. Where necessary to effectuate the intent of the parties, the Agreement shall survive the closing.
12. Personal property included: *any remaining residual personal property at time of closing*.
13. All representations, statements and agreements heretofore made between the parties are merged in this Agreement, which alone fully and completely expresses their obligations. This Agreement is entered into by each party after opportunity for investigation, neither party relying on any statements or representations not embodied in this Agreement, made by the other or on his behalf.
14. Seller and Buyer agree that Paul McInnis LLC is exclusively responsible for bringing about this sale and that no commission is due any other broker or agent, except as follows:  

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15. In compliance with the requirements of RSA 477:4-a, the following information is provided to BUYER relative to Radon Gas and Lead Paint:

RADON: Radon, the product of decay of radioactive materials in rock may be found in some areas of New Hampshire. Radon gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.

ARSENIC: Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations ([www.des.nh.gov](http://www.des.nh.gov)) to ensure a safe water supply if the subject property is served by a private well.

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Buyer





## How to Bid Online

In order to bid online, any prospective bidder must first request a property information package. The next step is to create an online bidding account at: [auction.paulmcinnis.com/auctions](http://auction.paulmcinnis.com/auctions) (refer to the Due Diligence Checklist contained in the property information package). Finally, submit your bidder registration form with the required bidder deposit to the Auctioneer.

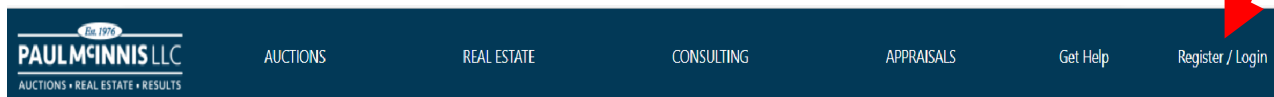
The Bidder Registration Form can be found on the last page of the property information package. It can be hand delivered, mailed or emailed to the office of the Auctioneer at 1 Juniper Road, North Hampton, NH 03862. It can be emailed to [admin@paulmcinnis.com](mailto:admin@paulmcinnis.com) or sent electronically through Dotloop. To use Dotloop, send your request to [admin@paulmcinnis.com](mailto:admin@paulmcinnis.com).

**BIDDER DEPOSIT:** At the time of registration, you will be required to deliver your refundable Bidder Deposit of \$5,000 either by physical check or E-check. By registering to bid you understand and agree that if you are not the successful bidder, this deposit will be returned to you. If you are the successful bidder and you fail to comply with the terms of the auction (specifically signing the Real Estate Purchase & Sale Agreement and delivering the required earnest money deposit by Thursday, April 29<sup>th</sup> at 1:00 p.m.) you hereby authorize the Auction Company to retain your \$5,000 Bidder Deposit as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$5,000 U.S. dollars.

To deliver the Bidder Deposit by physical check, you may deliver the \$5,000 Bidder Deposit to our office or at an open house. To deliver your Bidder Deposit by E-check you will do so through EARNNEST. **EARNNEST** is a digital payment platform, and a link can be found either on the Auctioneer's website or by request of the auctioneer at [admin@paulmcinnis.com](mailto:admin@paulmcinnis.com). Once your Bidder Registration Form and Bidder Deposit have been received, your online bidding account has been created, and Paul McInnis LLC has determined that you have met all the requirements, we will activate your account and you will be able to bid.

You can access the online auction portal, [auction.paulmcinnis.com/auctions](http://auction.paulmcinnis.com/auctions), by [clicking here](#).

As shown below, you will need to **"Register/Login"** in the upper right-hand corner of your screen to register and create your online bidding account. You can also click "request to bid" next to the property you are interested in, and you will be prompted to create your [auction.paulmcinnis.com/auctions](http://auction.paulmcinnis.com/auctions) account.



Please contact the auction office with any questions  
[admin@paulmcinnis.com](mailto:admin@paulmcinnis.com) or (603) 964-1301





AUCTIONS ▪ REAL ESTATE ▪ RESULTS

1 Juniper Road, North Hampton, NH 03862  
paulmcinnis.com  
Phone (603) 964-1301 Fax (603) 964-1302

Email completed form to  
[admin@paulmcinnis.com](mailto:admin@paulmcinnis.com)

**ONLINE BIDDER REGISTRATION FORM • 23PM-16**  
BIDDING STARTS: Wednesday, June 21<sup>st</sup> at 9:00 a.m.  
BIDDING ENDS: Wednesday, June 28<sup>th</sup> at 1:00 p.m.  
PROPERTY: 25 Courtland Avenue, Litchfield, NH

<b>FIRST NAME, MIDDLE INITIAL, &amp; LAST NAME</b>
<b>HOME ADDRESS</b>
<b>CITY, STATE, &amp; ZIP CODE</b>
<b>MOBILE TELEPHONE NUMBER (MUST BE ABLE TO RECEIVE SMS MESSAGES)</b>
<b>EMAIL ADDRESS</b>

**Registration:** At the time of registration, you will be required to deliver your refundable bidder deposit of \$5,000 either by physical check or E-check. By registering to bid you understand and agree that if you are not the successful bidder, this deposit will be returned to you. If you are the successful bidder and you fail to comply with the terms of the auction (specifically signing the Real Estate Purchase & Sale Agreement and delivering the required earnest money deposit by Thursday, June 29<sup>th</sup> at 1:00 p.m.) you hereby authorize the Auction Company to retain your \$5,000 bidder deposit as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$5,000 U.S. dollars.

**Terms:** A \$5,000 deposit by check or e-check will be delivered to the auction company as a qualification to bid. Successful bidder to deliver earnest money totaling 10% of the total purchase price no later than, Thursday, June 29<sup>th</sup> at 1:00 p.m. with the balance due at closing within 30 days of the auction. A 10% buyer's premium will be added to the high bid price to become the total purchase price. Subject to all terms of sale.

*I hereby represent that I have reviewed the Property Information Package including the General Terms & Conditions, Purchase & Sale Agreement, and the Suggested Due Diligence Checklist and I agree to abide by any and all Terms.*

**PRINT BUYER'S NAME:**

**SIGNATURE OF BIDDER:**

**DATE:**

23PM-16 Reviewed by:

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