

TOWN OF WALPOLE

New Hampshire
OFFICE OF THE SELECTBOARD

Town of Walpole, New Hampshire Invitation to Bid

Tax Map 9 Lot 23-2 – Off Derry Hill Road
Tax Map 14 Lot 5 – 522 Whitcomb Road
Tax Map 28 Lot 105 – 11 Merchant Street
Tax Map 28 Lot 120 – 27 Center Street

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 Wednesday, December 4, 2024 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 Wednesday, December 4, 2024 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


Cheryl Mayberry


Steven Dalessio


Carolyn Vose

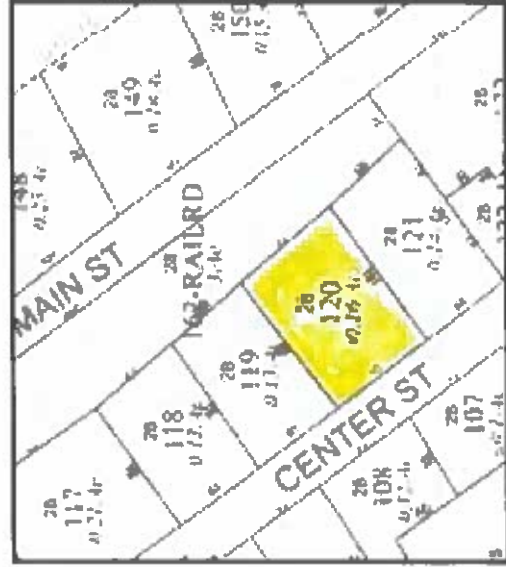
MAP 28 LOT 120

Location: 27 Center Street



- Duplex with apartment on each floor.
- 2 bedrooms on 1st floor, 3 bedrooms on 2nd floor
- Town water and sewer

Lot size: .16 acres



POTENTIAL SALE OF TOWN OWNED LAND PARCELS

The Selectboard has identified four (4) parcels owned by the Town of Walpole that it wishes to sell via a sealed bid process. The sealed bid process is as follows:

All parcels being sold by sealed bid will be "as is".

All bids must be submitted in writing by 1:00 PM on Wednesday, December 4, 2024 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.

TOWN OF WALPOLE, NH

SEALED BID OFFERING



For tax deeded properties owned by the Town of Walpole

BID DEADLINE:

December 4, 2024

FOR MORE INFORMATION CONTACT:

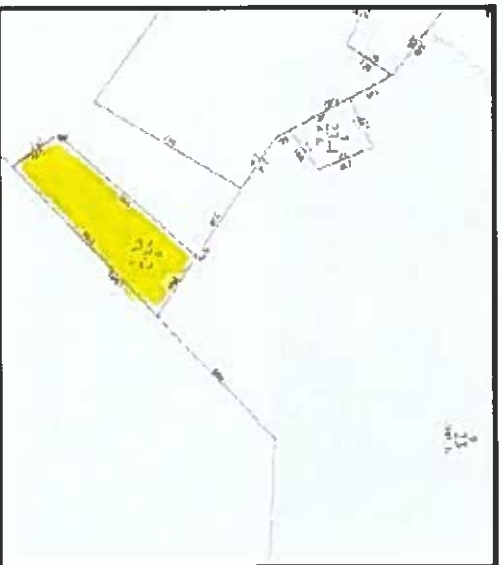
Town of Walpole
Selectboard Office
34 Elm Street
PO Box 729
Walpole, NH 03608

Phone: 603-756-3672
Email: sdowning@walpolenh.us

MAP 9 LOT 23-2

Location: Off Derry Hill Road

- Vacant and undeveloped
 - Backland with no road access
- Lot size: 2.8 acres



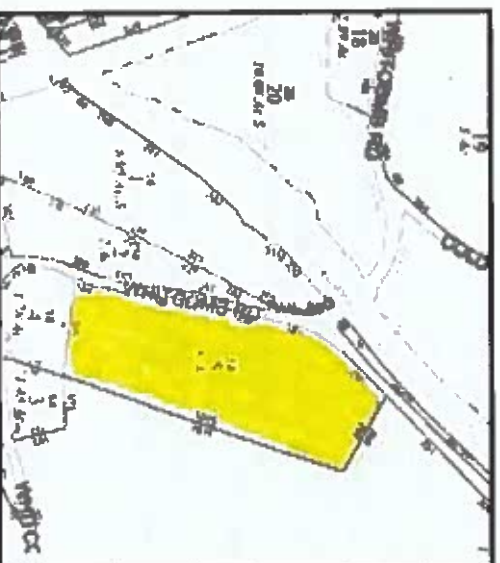
MAP 14 LOT 5

Location: 522 Whitcomb Road



- Home is not habitable. Building has been condemned..
- Barn with attached garage
- Unmaintained in-ground pool
- Private location with a potential view

Lot size: 8 acres



MAP 28 LOT 105

Location: 11 Merchant Street



- Home is not habitable, and in very poor condition.
- Located on dead end road
- Town water and sewer

Lot size: .36 acres



AGREEMENT AND DEPOSIT RECEIPT

THIS AGREEMENT made this _____ day of _____, 2024, 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 December 4, 2024. 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 _____ 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 2025 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 ____ 2024.

TOWN of WALPOLE
By its Selectboard

Cheryl Mayberry

Steven Dalessio

Carolyn Vose

STATE OF NEW HAMPSHIRE
COUNTY OF CHESHIRE, SS

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, by the Selectboard for the Town of Walpole and on behalf of the Town of Walpole.

Notary Public

My Commission Expires:

WALPOLE, TOWN OF

PO BOX 729

WALPOLE, NH 03608

Account Number: 165

OWNER

PERMITS

Date	Permit ID	Permit Type	Notes

TAXABLE DISTRICTS


District	Percentage
N Walpole	% 100

BUILDING DETAILS

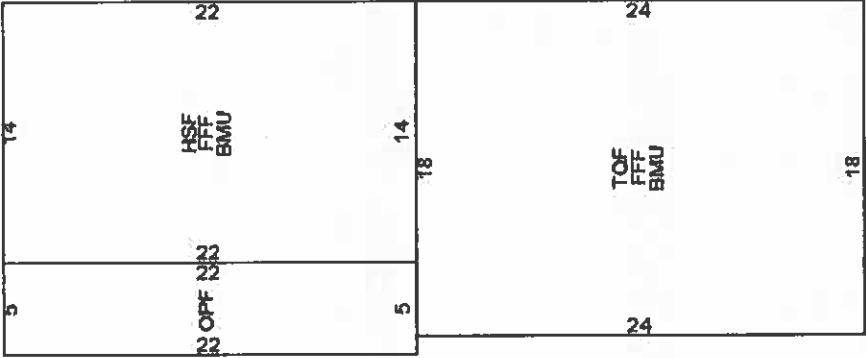
Model: 1.75 STORY DUPLEX
Roof: GABLE OR HIP/ASPHALT
Ext: ASBEST SHNGL
Int: PLASTERED/DRYWALL
Floor: LINOLEUM OR SIM/CARPET
Heat: OIL/HOT WATER
Bedrooms: 5 Baths: 2.0 Fixtures:
Extra Kitchens: 1 Fireplaces:
A/C: No Generators:
Quality: A0 AVG
Com. Wall:
Size Adj: 0.9876 Base Rate: EHS 124.00
Bldg. Rate: 0.9288
Sq. Foot Cost: \$ 115.18

BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
TQF	3/4 STRY FIN	644	0.75 483
UFF	UPPER FLR FIN	652	1.00 652
STO	STORAGE AREA	373	0.25 93
OPF	OPEN PORCH	321	0.25 80
FFF	FST FLR FIN	948	1.00 948
BMU	BSMNT	948	0.15 142
GLA:	2,083	3,886	2,398

2022 BASE YEAR BUILDING VALUATION			
Market Cost New:		\$ 276,202	
Year Built:		1890	
Condition For Age:	FAIR	43 %	
Physical:			
Functional:	NW	10 %	
Economic:			
Temporary:			
Total Depreciation:		53 %	
Building Value:		\$ 129,800	


PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		TOWN OF WALPOLE		District		Model: 1.75 STORY CONVENTION	
		PO BOX 729		N Walpole		Roof: GABLE OR HIP/SLATE	
		WALPOLE, NH 03608-0729		Percentage		Ext: CLAP BOARD	
		Account Number: 345				Int: PLASTERED/DRYWALL	
				PERMITS		Floor: PINE/SOFT WD	
						Heat: WOOD/COAL/CONVECTION	
						Bedrooms: 3 Baths: 2.0 Fixtures: 6	
						Extra Kitchens:	
						Fireplaces:	
						Generators:	
						A/C: No	
						Quality: A0 AVG	
						Com. Wall:	
						Size Adj: 1.0932	
						Base Rate: RSA 124.00	
						Bldg. Rate: 1.0282	
						Sq. Foot Cost: \$ 127.49	

BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
TQF	3/4 STRY FIN	432	0.75 324
FFF	FST FLR FIN	740	1.00 740
BMU	BSMNT	740	0.15 111
HSF	1/2 STRY FIN	308	0.50 154
OPF	OPEN PORCH	110	0.25 28
GLA:	1,218	2,330	1,357
2022 BASE YEAR BUILDING VALUATION			
Market Cost New:		\$ 173,004	
Year Built:		1900	
Condition For Age:		VERY POOR 69 %	
Physical:			
Functional:		NW 10 %	
Economic:			
Temporary:		79 %	
Total Depreciation:			
Building Value:		\$ 36,300	



OWNER INFORMATION			SALES HISTORY			PICTURE			
TOWN OF WALPOLE			Date	Book	Page		Type	Price	Grantor
PO BOX 729			06/16/2023	3249	188	U	I	50	KING ESTATE, NANCY E
WALPOLE, NH 03608-0729									
LISTING HISTORY			NOTES						
09/24/18	KEVE		ATU IN PR COND-UNUSABLE.FFF=FLRS SAG, H2O DMG, HSE						
08/29/18	INSP	MARKED FOR INSPECTION	INSUL-SOME:1ST FLR NDS FINISH WORK:ROOF LEAKS PER						
12/07/16	DMVE		H/O:H2O+SMOKE DMG IN HSE:BULKHEAD UNUSABLE-FOUNDATION-PR:						
06/09/10	SGVE	MARKED FOR INSPECTION	06/10 NOH, SITE OVERGROWN: 2 STRY EPF APPEARS TO BE LIVING AREA:						
11/28/01	JDRL		12/16 GATED DW; "NT"; 9/18: GATED DW/"NT"; 4/20: RESPONDERS						
05/10/97	BOS		PROVIDED PICS DETAILING COND OF HOME V.P.OOR:						
12/17/91	EST								
EXTRA FEATURES VALUATION									
Feature Type	Units	Length x Width	Size	Adj	Rate	Cond	Market Value	Notes	
POOL-INGRND-VINYL	512	32 x 16		91	28.00	25	3,261	NEEDS REPAIRS	
BARN-2STRY	1,080	54 x 20		75	26.00	25	5,265		
BARN-2STRY	250	25 x 10		124	26.00	25	2,015	ATT 20 X 54	
FIREPLACE 1-STAND	1			100	3,000.00	100	3,000		
FIREPLACE 2-STAND	2			100	5,000.00	50	5,000	INOP	
							18,500		
PARCEL TOTAL TAXABLE VALUE									
Year	Building	Features	Land						
2022	\$ 137,200	\$ 18,500	\$ 226,700	Parcel Total: \$ 382,400					
2023	\$ 137,200	\$ 18,500	\$ 226,700	Parcel Total: \$ 382,400					
2024	\$ 137,200	\$ 18,500	\$ 226,700	Parcel Total: \$ 382,400					

LAND VALUATION										LAST REVALUATION: 2022			
Zone: RB		RESIDENTIAL-B		Minimum Acreage: 0.57		Minimum Frontage: 150		Site: AVERAGE Driveway: PAVED		Road: PAVED			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DW	Way	Topography	Cond	Ad Valorem	SPI	R
IF RES	0.570 ac	120,000	E	100	100	100	100	100	100 -- LEVEL	100	120,000	0	N
IF RES	7,430 ac	x 4,000	X	100					75 -- STEEP	100	22,300	0	N
IF RES	750,000 ft	x 150	E	100					75 -- STEEP	100	84,400	0	N
											226,700	226,700	



OWNER

TOWN OF WALPOLE

PO BOX 729

WALPOLE, NH 03608-0729

Account Number: 967

TAXABLE DISTRICTS

District

S Walpole

Percentage

% 100

BUILDING DETAILS

Model: 3.00 STORY COLONIAL

Roof: MANSARD/ASPHALT

Ext: ALUM SIDING

Int: PLASTERED

Floor: PINE/SOFT WD

Heat: OIL/HOT WATER

Bedrooms: 3

Baths: 2.0

Fixtures:

Extra Kitchens:

Fireplaces:

Generators:

A/C: No

Quality: A3 AVG+30

Com. Wall:

Size Adj: 0.9173

Base Rate: RSA 124,00

Bldg. Rate: 1.0751

Sq. Foot Cost: \$ 133.32

PERMITS

Date

Permit ID

Permit Type

Notes

OFF

18

24

10

10

FFF

PRS

10

ATU

FFF

BMU

24

18

32

10

20

10

22

ATU

UFF

UFF

FFF

BMU

22

10

10

UFF

UFF

FFF

BMU

14

14

3

14

5

UFF

FFF

FFF

CRL

5

3

3

30

14

3

5

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	2654	1.00	2654
BMU	BSMNT	1764	0.15	265
CRL	CRAWL SPACE	50	0.05	3
FFF	FST FLR FIN	1914	1.00	1914
OPF	OPEN PORCH	18	0.25	5
PRS	PIER	100	-0.05	-5
ATU	ATTIC	652	0.10	65
GLA:		4,568		7,152
				4,901

2022 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 653,401

Year Built: 1865

Condition For Age: VERY POOR

Physical: 79 %

Functional:

Economic:

Temporary:

Total Depreciation: 79 %

Building Value: \$ 137,200

