

24 Tax-Deeded Properties to be Sold at PUBLIC AUCTION

Saturday, July 27, 2024

*Auction starts at 11:00 AM
Registration starts at 10:00 AM*

Claremont Community Center
152 South Street, Claremont, NH 03743

Authorized by the City of

Claremont, NH



Property #1

150 Whitewater Brook Rd., TM 17-8

1.04 acre lot in a rural setting with a 3-bed, 1-bath, ~2,111 square foot single-family home. Includes garage. Served by private well and septic.

Appraised value of \$228,600



Property #2

Cat Hole Rd., TM 32-1

21.00 acre wooded rectangular lot in a rural area. Excellent value for acreage.

Appraised value of \$48,300



Property #3

342 East Green Mountain Rd., TM 100-8

1.32 acre lot in a rural area. Gorgeous surroundings. Includes home in need of repair. Served by private well and septic.

Appraised value of \$81,100



Property #4

119 Main St., TM 107-18

0.10 acre cleared, sloping lot in an established neighborhood. Served by public water and sewer. Close to Property #5.

Appraised value of \$9,100



Property #5

111 Main St., TM 107-20

0.11 acre cleared, sloping lot in an established neighborhood. Served by public water and sewer. Close to Property #4.

Appraised value of \$9,600



Property #6

166 & 170 Main St., TM 107-47 & 107-48

~6,921 square foot mixed-use building and adjacent paved parking lot. Combined lot of 0.31 acres. Served by public water and sewer.

Combined appraised value of \$218,600



Property #7

32 Lafayette St., TM 107-72

Huge ~14,055 square foot commercial building on 1.25 acres. Served by public water and sewer. Close to Property #8 and Property #9.

Appraised value of \$385,600



Property #8

Lafayette St., TM 107-92

Vacant 0.49 acre level lot. Across the street from Property #7 and close to Property #9. Served by public water and sewer.

Appraised value of \$62,300



Property #9

Lafayette St., TM 107-102-1

0.23 acre cleared, vacant lot. Level and well-maintained. Desirable neighborhood. Close to Property #8 and Property #9.

Appraised value of \$37,900



Property #10

25 & 27 Elm St., TM 107-246 & 107-247

Two-unit, 5-bed, 2-bath, ~2,120 square foot home on a combined lot of 0.23 acres. Beautiful views of Sugar River. Served by public water and sewer.

Combined appraised value of \$102,100



Property #11

North St., TM 107-340

0.31 acre cleared, level lot. Located just a few hundred feet from a picturesque public park and the Sugar River.

Appraised value of \$58,500



Property #12

19 Centennial St., TM 108-26

Two-unit, 3-bed, 2-bath, ~1,508 square foot home on a 0.09 acre lot. Served by public water and sewer.

Appraised value of \$78,600



Property #13
60 Central St., TM 119-246

Two-unit, 4-bed, 2-bath, ~1,632 square foot house on a level 0.13 acre lot. Served by public water and sewer.
 Appraised value of \$97,600



Property #14
58 Pearl St., TM 119-268

Four-unit, 4-bed, 4-bath, ~3,046 square foot multi-family home on a 0.07 acre lot. Served by public water and sewer.
 Appraised value of \$190,700



Property #15
19 Walnut St., TM 119-279

Single-family, 2-bed, 1-bath, ~1,427 square house on a 0.19 acre lot. Quaint backyard with garden. Served by public water and sewer.
 Appraised value of \$176,200



Property #16
1 Cleary Ct., TM 120-160

Four-unit, 12-bed, 4-bath, ~5,074 square foot multi-family home on a 0.22 acre lot. Open porch. Served by public water and sewer.
 Appraised value of \$110,100



Property #17
11 First St., TM 121-63

Single-family, 4-bed, 1-bath, ~1,450 square foot house on a 0.39 acre lot. Served by public water and sewer. Next to Property #18.
 Appraised value of \$138,600



Property #18
9 First St., TM 121-64

Single-family, 2-bed, 1-bath, ~1,256 square foot home with garage on a 0.31 acre lot. Served by public water and sewer. Next to Property #17.
 Appraised value of \$153,000



Property #19
20 Dennison Ave., TM 129-141-1

Single-family, 2-bed, 1-bath, ~543 square foot manufactured home (land not included). An affordable housing option for a family.
 Appraised value of \$10,400



Property #20
157 Pleasant St., TM 131-144

Commercial ~2,091 square foot building with storefront and garage on a 0.24 acre lot. Served by public water and sewer. Abuts Property #21.
 Appraised value of \$83,700



Property #21
159 Pleasant St., TM 131-145

~1,757 square foot building on 0.05 acres with 1st-floor store and 2nd-floor apartment. Served by public water and sewer. Abuts Property #20.
 Appraised value of \$85,600



Property #22
20 Goyette Ave., TM 131-255

Charming single-family, 3-bed, 1-bath, ~1,480 square foot cape-cod style home on a 0.15 acre lot. Served by public water and sewer.
 Appraised value of \$157,400



Property #23
74 Maple Ave., TM 142-93

0.18 acre cleared parcel off Maple Avenue.
 Appraised value of \$26,600



Property #24
12 Lea St., TM 143-7

Single-family, 3-bed, 1-bath, ~1,644 square foot two-story home on a 0.12 acre lot. Screened porch. Served by public water and sewer.
 Appraised value of \$178,900

- ◆ **Bidder registration begins at 10:00 AM** on the day of the auction. **NO MINIMUM BID!**
- ◆ Auction registrants will provide a **deposit in cash or check in the amount of \$1,000 prior to the auction.** Deposits of unsuccessful bidders will be returned at the conclusion of the auction. **Winning bidders will be required to provide an additional deposit of 10% of successful bid amount prior to leaving auction.**
- ◆ The information provided about these properties, including the information contained in this flyer and on the auction website (www.nhtaxdeedauctions.com), is for **informational purposes only.**
- ◆ **Each bidder is required to conduct his/her own research** and to make his/her own conclusions regarding title, fitness for a particular purpose, zoning restrictions, etc. Bidder acknowledges the Municipality is conveying each lot **AS IS, WHERE IS, WITH ALL FAULTS**, with no representations as to the quality of the title being conveyed or the quality of the lots.
- ◆ Buildings on the properties do not have certificates of occupancy. Purchases of properties with buildings are conditioned upon the renovation of the buildings and acquisition of new certificate(s) of occupancy within three years of purchase.
- ◆ **A buyer's premium of ten percent (10%) of the base price (i.e., the successful bid) will be added to the purchase price payable by the buyer as part of the purchase price.**



NH TAX DEED & PROPERTY AUCTIONS

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