

TOWN OF BARTLETT  
SELECTMEN'S OFFICE  
56 TOWN HALL ROAD  
INTERVALE, NH 03845

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(603) 356-2950

Website: [www.townofbartlettnh.org](http://www.townofbartlettnh.org)

**PROCEDURE FOR  
PUBLIC AUCTION OF TAX DEEDED PROPERTY**

The Town of Bartlett Board of Selectmen will be holding a **Public Auction** on Saturday, October 14, 2017 at 9:00AM at the Glen Fire Station, 90 US Rt. 302, Glen (Bartlett), NH in order to sell property which has been acquired by Tax Collector's deed.

**CONDITIONS OF SALE:** Properties will be sold "AS IS/WHERE IS" and will be transferred via a Quitclaim Deed without warranties or guarantees regarding title, condition of the property or the ability of the purchaser to build on the property. There has ***not*** been a title search done on these properties. Buyers be aware – it is up to you to do your own research, most likely at the Carroll County Registry of Deeds and their website is [www.nhdeeds.com](http://www.nhdeeds.com).

**BIDDING PROCEDURE:** The Selectmen will conduct the Public Auction and may set minimum bids. Cash, bank certified check, or money order non-refundable deposit in the amount of \$1,000.00 must be made at the time of awarding the bid to the successful bidder. The balance of the purchase price (cash or bank certified check) will be due at closing which shall occur within 30 business days after award of bid. Failure to meet the deadline will result in the loss of the bid and deposit. The Selectmen reserve the right to reject any and/or all bids or withdraw any property from the auction.

**TOWN OF BARTLETT, NH - TAX DEEDED PROPERTIES FOR PUBLIC AUCTION 2017**

*This information is provided as a guideline of the amount of the taxes due (not including interest and costs) on the properties. The Selectmen may set a minimum bid.*

ITEM#/MAP/PARCEL	LOCATION	ASSESSED	
		VALUE	TAXES* (YEARS UNPAID)
#1 - 1ALPEN-36-0	ALPSTRAUSSE	47,200	7,928.82 (1993-2016)
#2 - 1ALPEN-37-0	ALPSTRAUSSE	47,500	7,717.81 (1993-2016)
#3 - 1ALPEN-57-0	9 HOCHLAND DR	138,300	14,098.33 (2008-2016)
#4 - 1DNDRD-87R00	DUNDEE RD	36,600	2,783.30 (2010-2016)
#5 - 1INTHI -4- 0	WOODY LN	39,600	5,476.41 (1996-2016)
#6 - 1INTHI-11-0	WOODY LN	21,000	3,007.44 (1994-2016)
#7 - 1INTHI-12-0	WOODY LN	21,500	2,897.78 (1994-2016)
#8 - 1TOWNH-124R00	252 TOWN HALL RD	76,700	17,005.88 (1992-2016)
#9 - 2BIRCH-55-0	ASPEN LN	13,800	7,635.64 (1994-2016)
#10 - 2BIRCH-56-0	ASPEN LN	47,300	7,475.31 (1994-2016)
#11 - 2BIRCH-57-0	ASPEN LN	47,300	7,510.54 (1994-2016)
#12 - 2BIRCH-100-0	BIRCHVIEW WELL LOT	32,300	2,607.72 (2002-2016)
#13 - 2COVBR-10-0	BIRCHVIEW WELL LOT	46,500	7,018.18 (2002-2016)
#14 - 2JENKS-111L10	29 CAMP RD LP	52,900	6,348.25 (2007-2016)
#15 - 2JENKS-114L00	455 JERICHO RD	46,900	3,390.93 (2010-2016)
#16 - 2JRICO-38L05	7 HILLS AVE EXT	60,000	3,067.32 (2012-2015)
#17 - 2JRICO-104R00	220 JERICHO RD	60,500	6,699.66 (2007-2016)
#18 - 2LNDRH-2-0	RED BARON STRASSE	53,300	7,876.07 (1995-2016)
#19 - 2LNDRH-3-0	RED BARON STRASSE	53,300	8,405.63 (1992-2016)
#20 - 2LNDRH-23-0	LINDERHOF LOT 23	53,100	6,666.49 (2004-2016)
#21 - 2LNDRH-41-0	LINDERHOF LOT 41	52,000	4,853.16 (2007+2010-2016)
#22 - 2MITTN-6A00	MITTENWALD LOT 6A	14,100	1,723.25 (2006-2016)

⤴ NOTE: This tax amount only represents the actual base tax amount from the date they were unpaid through 2016 and does **NOT** include any interest or costs or homeowners association fees.

⤴ **BUY AT YOUR OWN RISK** – PROPERTIES SOLD AS IS/WHERE IS/NO GUARANTEES OR WARRANTIES

## **TOWN OF BARTLETT – TAX DEEDED PROPERTY AUCTION**

### **PLEASE READ CAREFULLY - GENERAL REQUIREMENTS:**

1. Bidders can bid on one or more properties with a separate bid and deposit for each lot. Minimum bids may or may not be set at the time of the auction.
2. The properties are being sold in “**AS IS/WHERE IS**” condition and purchase is at your own risk. The Town makes **NO WARRANTY** as to the ability of the purchaser to build on the property.
3. **No Warranties** - The properties are being offered as a result of being tax deeded by the Town of Bartlett and are being sold without any warranties or guarantees regarding the chain of title or condition of the real estate.
4. **Bid Security** – Once the successful bidder is determined, they must submit a \$1,000.00 non-refundable deposit by cash, bank certified check or money order. No personal checks will be accepted.
5. **Duration** - Bids will be good for a period of 30 days after the auction date.
6. **Balance of Payment** - The successful bidder must be able to provide the balance of payment for the purchase of the property within 30 days after the notice of award of bid by cash, money order or bank certified check. Failure of the successful bidder to meet this requirement will result in the forfeiture to the Town of the posted bid security not as a penalty but as liquidated damages.
7. **Property Taxes** - Property Taxes will commence as of the 2017 tax bill. Buyer will be responsible for providing the Town with a check, cash or money order for the recording fee and the Buyer’s one-half of the transfer tax, which must be paid at closing.
8. **Quit Claim Deed** - The Town will provide the successful bidder(s) with a Quit Claim Deed for the real estate acquired. The Town will have the deed recorded at the Carroll County Registry of Deeds (also see fees due in Item #7).
9. **Tie Bid** - In the case of a tie bid, the Town will offer the tied bidders a chance to re-bid.
10. **Rejection of Bids** - The Board of Selectmen retains the right to reject any and/or all bids not deemed to be in the best interest of the Town and to waive any informalities in the bidding process.
11. **Bidder Qualifications**: No person may bid on the sale of municipally-owned real estate acquired for non-payment of taxes if the prospective bidder has outstanding housing or building code violations that have been cited by the Town.
12. **Prospective Bidders**: Must be current on property taxes as well as any other payments that may be due to the Town at the time of the auction date, otherwise, the bidder shall not be eligible on the sale of municipally-owned real estate acquired for non-payment of taxes.
13. **Viewing**: Copies of maps are provided showing the location of the properties, however, these maps are pictorial representations of the lot and do not represent a metes and bounds description of the lots. Properties can be viewed at the bidders discretion. Properties may be walked but no equipment is allowed on any of the properties.
14. The sale of these properties has been authorized by the Legislative Body of the Town at the annual meeting held March 8, 1994.