

John McInnis

AUCTIONEERS • APPRAISERS

REAL ESTATE

AUCTION

Per order of Power of Attorney

Single Family Home

Attached Two Car Garage

Waterfront Property on the Merrimack River

~Property Information Packet~

THURSDAY, SEPTEMBER 19 at 3 pm

337 Stark Lane - Manchester, NH

Auction Preview:

**Open House, Wednesday, September 4 from 3-5 pm
or by appointment**

Auction Day Registration: 2:00 p.m.

mcinnisauctions.com

76 Main Street - Amesbury, Massachusetts 01913

1-978-388-0400

NH License# 2182

TABLE OF CONTENTS

337 Stark Lane – Manchester, NH

DISCLAIMER

TRANSMITTAL LETTER

ADVERTISING PAGE

TERMS AND CONDITIONS

PURCHASE & SALE AGREEMENT

BROKER PARTICIPATION INFORMATION

REAL ESTATE ABSENTEE BID FORM

PARCEL SUMMARY CARD

BOILER INFORMATION

TAX BILL

PLOT PLAN

SELLER'S DISCLOSURE



**76 MAIN STREET
AMESBURY, MASSACHUSETTS 01913
www.mcinnisauctions.com – 978-388-0400**

John McInnis
AUCTIONEERS • APPRAISERS

**IMPORTANT INFORMATION FOR
PROSPECTIVE BIDDERS**

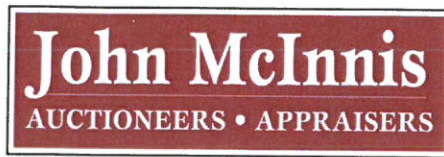
AUCTIONEER'S DISCLAIMER

THE INFORMATION SET FORTH IN THIS PACKET IS BELIEVED
TO BE CORRECT AND IS BEING MADE AVAILABLE
FOR INFORMATION PURPOSES ONLY. THE **SELLER**
OF THIS PROPERTY AND JOHN MCINNIS AUCTIONEERS
MAKE NO WARRANTIES OR GUARANTEES AS
TO THE ACCURACY OF THIS INFORMATION.

BUYERS SHALL RELY ENTIRELY ON THEIR OWN INFORMATION,
JUDGMENT AND INSPECTION OF THE PROPERTY AND RECORDS.

THIS PROPERTY IS TO BE SOLD ON AN
“AS IS, WHERE IS BASIS, WITH ALL FAULTS”.

THE AUCTIONEER HEREBY DISCLOSES HE/SHE ARE
ACTING SOLELY AS AN AGENT FOR THE SELLER
IN THE MARKETING, NEGOTIATIONS AND SALE OF
THIS PROPERTY. THE PURCHASER(S) AGREE THAT
THE SELLER'S AND AUCTIONEER MAKE NO WARRANTY
OF ANY KIND REGARDING THE CONDITION OR VALUE OF
THE REAL OR PERSONAL PROPERTY.



Dear Prospective Bidder,

Thank you for your inquiry on our upcoming On Site Real Estate Auction. John McInnis Auctioneers is proud to offer this Single Family Waterfront Property at public auction which will be held on **Thursday, September 19th at 3:00 p.m.**

The Power of Attorney has chosen auction, the accelerated method of marketing to sell this home because of their faith in the quick and simple process of selling real estate at auction. Their decision allows you to set the market price for this wonderful property with your bid. You will buy the property at the lowest possible price by bidding one increment higher than the competition. What an opportunity!

As you know the property is being sold "as is, where is, with all faults", be sure to attend the scheduled "open house" preview, as it will allow you to view the property and answer any questions you may have. Open House for this auction has been scheduled for **Wednesday, September 4th from 3 – 5 pm or by appointment.**

The property is being sold subject to the high bid being approved by the Power of Attorney. Remember, this is not a foreclosure sale. When you purchase this home you receive clear marketable title.

Please remember to have the **\$10,000 certified deposit check** (please read terms and conditions for total deposit) and bring it with you to the auction. You must show the check at registration in order to receive a Bidder Number. You must have a Bidder Number in order to participate in this open, outcry auction. The sale is not contingent upon your ability to acquire mortgage financing. We encourage you to pre-qualify yourself with a lender before the auction. This will help you to bid with confidence. Enclosed is a Sample Purchase and Sale Agreement for you and your attorney to review. There can be no changes made to the Agreement.

This information packet has been assembled for your convenience. Our experienced staff is readily available to assist you with any questions you may have regarding the property or the auction process. We welcome your calls. We look forward to seeing you at the auction and good luck with your bids!!

Sincerely,

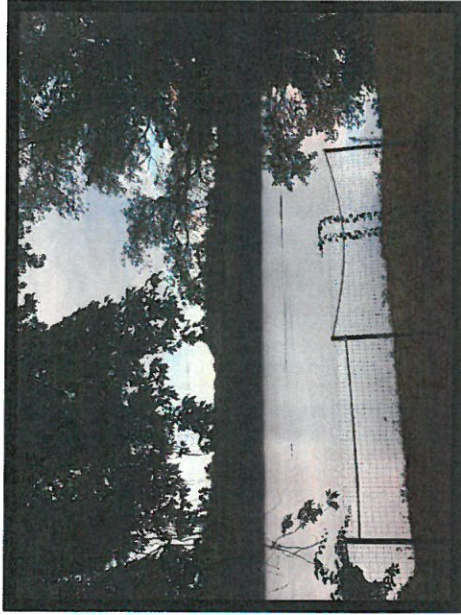
John

John P. McInnis

Real Estate **AUCTION** Per order of Power of Attorney

Thursday, Sept 19th at 3:00pm

Single Family Home



OPEN HOUSE:

**Wed, Sept 4th 3-5pm
or by appointment**

**Broker Participation
Invited**

For terms and more info:

800-822-1417
mcinnisauctions.com

NH LIC# 2182

John McInnis
AUCTIONEERS • APPRAISERS

Real Estate Auction

Terms of Sale:

A deposit of Ten thousand dollars (\$10,000.00) must be presented in cash, certified or bank check. Balance of the deposit to equal 10% of the high bid due in 3 business days.

A. Make the certified deposit check payable to yourself. If you are the successful bidder, you will endorse the check to John McInnis Auctioneers, Escrow Agent.

B. Closing will take place on or before **45 days** from the auction unless otherwise agreed upon by Seller, in writing.

C. The property is being sold **“as is, where is, with all faults”**. We encourage you to attend the preview showing and thoroughly inspect the property. You must rely on your own inspection and judgment when bidding on this property.

D. Auction is subject to confirmation of the high bid by the Power of Attorney.

E. The property is **NOT** being sold with a financing contingency, so we recommend that you pre-qualify yourself with your lending institution before bidding at the auction sale. This will allow you to bid with confidence!

F. Items left on the premises are considered abandoned by the owner and will be the responsibility of the buyer.

TERMS & CONDITIONS OF SALE

1. Auctioneer is John McInnis Auctioneers, 76 Main Street, Amesbury, Massachusetts. **New Hampshire Auctioneer's License #2182.**
2. The Seller is **Diane Allard, POA** herein, "Seller".
3. This sale is of certain real property; a single family home located at:

337 Stark Lane • Manchester, New Hampshire

The property will be sold "***AS IS, WHERE IS, WITH ALL FAULTS***".

4. A description of said Property to be sold is contained herein. Said real estate is described in a deed recorded in the **Hillsborough** Registry of Deeds, Book **0738** Page **0007**.
5. The sale may be adjourned from time to time as the Auctioneer may determine.
6. **TERMS OF SALE:** An initial deposit of **Ten Thousand Dollars (\$10,000.00)** in cash, certified or bank check will be required at the time and place of the auction to register to bid on the property. Deposit balance to equal 10% of the high bid due within 3 business days. Balance on or before **45 days**. No bid will be considered unless said bidder has first registered with the Auctioneer and deposited with him the required earnest money deposit. Bids will be made orally. The auctioneer reserves the right to control the increments of the bids. Any bid not in compliance with the terms of sale may be rejected.
7. Auction will be conducted as a public auction and is **subject to confirmation by the Power of Attorney**. The highest bidder will be the Buyer of the property, once the **POA** has confirmed the high bid. At the completion of the sale, the highest bidder will sign a Purchase and Sale Agreement in the form of the specimen attached hereto, the terms of which are incorporated herein.
8. The balance of the purchase price payable by the successful bidder shall be made in cash, certified check, cashier's or bank check. Closing is to be held no more than **forty five (45) days** following the date of the Purchase and Sale Agreement.
9. Seller will convey good and marketable title to said property, free and clear of all encumbrances, except building and/or zoning restrictions of record, restrictive covenants of record, usual public utilities associated with servicing of property and easements/right-of-way which exist on the face of the earth.

10. Buyer may examine title for 10 days after the day the bid is accepted and shall within that time notify seller in writing of any defects in title that may render the title unmarketable in accordance with the standards adopted by the New Hampshire State Bar Association. Sellers shall have 30 days to cure any defects of title so brought to its attention that may render the title unmarketable. Buyer shall have the right to rescind and be refunded his deposit where defects of title that render the title unmarketable are not cured by sellers with the above-stated number of days.
11. In the event that the highest bidder fails to comply with any of the terms and conditions of sale, said bidder's deposit will be retained by the Seller, unless the Auctioneer, in its sole discretion, reopens the bidding, and the new highest bidder immediately executes a Purchase and Sale Agreement. Upon close of bidding and compliance with the terms of sale, the Auctioneer shall declare that the terms of the sale have been complied with and that the public sale is closed. If the Buyer fails to perform at closing, the Sellers will retain the Buyer's deposit. A bidder or buyer whose deposit is retained under this paragraph shall be responsible for any and all consequential damages and additional costs, deficiencies, expenses and losses suffered as a result of his failure to perform, including without limitation, any attorney's fees.
12. The Buyer's commitment under the Purchase and Sale Agreement will **NOT** be contingent upon securing financing or upon any other conditions; the Buyer's deposit will not be refunded due to any inability to obtain financing or any other failure by the Buyer to perform.
13. The property is sold "***AS IS, WHERE IS, WITH ALL FAULTS***", and with all existing defects and without any warranties of any kind even as to fitness for a particular purpose, habitability or merchantability. Bidders are invited to inspect the premises and public records prior to making a bid. No warranties, guarantees or representations of any kind are made; and all warranties are disclaimed with respect to any improvements located underground, the location and/or boundaries of the premises or improvements thereon, environmental compliance, or its compliance with any applicable zoning or land use regulations, laws or ordinances. BUYER agrees that SELLERS are not giving any express warranty, has no successor liability and is not obligated to give any implied warranties. The Buyer will assume responsibility and expense for any title search, title examination or title insurance, as set forth in said Purchase and Sale Agreement.

THE BUYER WILL ASSUME RISK OF ANY DEFECTS, AND EACH BIDDER EXPRESSLY ACKNOWLEDGES AND AGREES THAT THE AMOUNT BID REFLECTS THE "AS IS, WHERE IS" CONDITION OF UNDISCLOSED DEFECTS. EACH BIDDER FURTHER ACKNOWLEDGES AND AGREES THAT SUCH BIDDER IN NO WAY RELIES UPON REPRESENTATION MADE BY SELLERS OR HIS AGENTS.

14. In the event of a substantial loss or damage to the property occurring after the execution of the Purchase and Sale Agreement and prior to closing, the Buyer shall have the election either to terminate said Purchase and Sale Agreement and receive a refund of the earnest money deposit or to complete the purchase and receive any insurance proceeds or eminent domain award received by Sellers on account of the damage or loss.
15. In the case of disputed bidding, the Auctioneer shall be the sole and absolute judge of such dispute.
16. The Auctioneer acts only as agent for the Seller(s).
17. In the event of any conflict between these Terms and Conditions of Sale and the Purchase and Sale Agreement, the Purchase and Sale Agreement shall control.
18. Other terms or conditions may be announced at the sale.
19. Items left on the premises are considered abandoned by the owner and will be the responsibility of the buyer.

REAL ESTATE AUCTION PURCHASE AND SALE AGREEMENT

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

1. SELLER(S):

BUYER(S):

Diane Allard, Power of Attorney

Address: PO BOX 618
S Hampton, NH 03862

Tel. No: 603-340-4184

Address: _____

Tel. No. _____

2. PROPERTY: 7,599 +/-sq. ft.

DEED REFERENCE: Book 0738 Page 0007

3. BID PRICE (HAMMER PRICE)

\$ _____

DEPOSIT required at the time of registration on auction day to be held by John McInnis Auctioneers, receipt of which is acknowledged and is NON-REFUNDABLE, except as provided below.

\$ _____

SUB TOTAL

\$ _____

DEPOSIT REQUIRED WITHIN 3 BUSINESS DAYS

to equal 10% of the total bid price and is NON-REFUNDABLE, except as provided below.

\$ _____

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 November 4, 2019, at a time and place to be agreed upon. If no time and place is agreed upon, title shall be transferred at the Hillsborough County Registry of Deeds on or before November 4, 2019.

5. Title shall be transferred by a Fiduciary Deed to the premises, which shall be provided at Seller's expense.

6. Buyer may examine title for 10 days after the day the bid is accepted and shall within that time notify seller in writing of any defects in title that may render the title unmarketable in accordance with the standards adopted by the New Hampshire State Bar Association. Sellers shall have 30 days to cure any defects of title so brought to its attention that may render the title unmarketable. Buyer shall have the right to rescind and be refunded his deposit where defects of title that render the title unmarketable are not cured by sellers with the above-stated number of days.

7. Seller shall keep the premises insured during the term of this Agreement. In the event of damage by fire, or casualty, 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 said insurance which Seller agrees to assign to Buyer if Buyer so elects.

8. Real estate taxes and all charges against the property shall be apportioned as of the date of transfer of title.

9. If Buyer desires an examination of title, he shall pay the cost thereof. Buyer may examine title for 10 days after the date the bid is accepted and shall within that time notify seller in writing of any defects in title that may render the title unmarketable in accordance with the standards adopted by the New Hampshire State Bar Association. Sellers shall have 30 days to cure any defects of title so brought to its attention that may render the title unmarketable. Buyer shall have the right to rescind and be refunded his deposit where defects of title that render the title unmarketable are not cured by sellers with the above-stated number of days.

10. This instrument is to be construed as a New Hampshire Contract and is to take effect as a sealed instrument; set 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 canceled, modified or amended only by written instrument executed by both the Seller and the Buyer. If two or more persons are named herein as Buyers and Sellers, their obligation there under 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 herein shall survive the closing.

12. **Risk of Defects.** The Buyer shall assume risk for any defects. Each bidder for said Property expressly acknowledges and agrees that the amount bid reflects the **"AS IS, WHERE IS, WITH ALL FAULTS"** condition and subject to all laws and ordinances with all faults of said Property and the assumption of all risks relating to undisclosed defects. Each bidder further acknowledges and agrees that such bidder in no way relies on representation made by Sellers or Auctioneer.

13. In the event that the highest bidder fails to comply with any of the terms and conditions of sale, said bidder's deposit will be retained by the Seller, unless the Auctioneer, in its sole discretion, reopens the bidding, and the new highest bidder immediately executes a Purchase and Sale Agreement. Upon close of bidding and compliance with the terms of sale, the Auctioneer shall declare that the terms of the sale have been complied with and that the public sale is closed. If the Buyer fails to perform at closing, the Sellers will retain the Buyer's deposit. A bidder or buyer whose deposit is retained under this paragraph shall be responsible for any and all consequential damages and additional costs, deficiencies, expenses and losses suffered as a result of his failure to perform, including without limitation, any attorney's fees.

14. Any and all representations, statements and agreements heretofore made between the parties hereto are merged in this Agreement, which alone fully and completely expresses their obligations and 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. The Buyer fully acknowledges that he or she has examined the real estate to be sold and is purchasing at public Auction and accepts the property as is as shown.

15. The Sellers and Buyers agree that the Auctioneer is exclusively responsible for conducting and orchestrating this real estate auction in that no commission is due to any other broker or agent except as follows:

16. Buyer acknowledges that in the event he or she is represented by a Broker, up to a **2% co-broke fee** is entitled to that Broker, according to the terms on the Broker Participation Form and the Broker should have pre-registered a Buyer forty-eight (48) hours prior to the auction.

17. **Lead Paint Law** - The Buyer acknowledges that whenever a child or children under six (6) years of age resides in any residential premises in which any paint, plaster or other accessible material contains dangerous levels of lead, the owner of said premises must remove or cover said paint, plaster or other material so as to make it inaccessible to children under six (6) years of age. Buyer further acknowledges that he has been notified of said lead paint law by Seller and Auctioneer.

18. Items left on the premises are considered abandoned by the owner and will be the responsibility of the buyer.

	September 19, 2019	
Buyer	Date	SS#:
	September 19, 2019	
Buyer	Date	SS#:

The Seller accepts the offer and agrees to deliver the above described property at the price and upon the terms and conditions set forth.

	September 19, 2019	
Seller	Date	SS#:
	September 19, 2019	
Seller	Date	SS#:
	September 19, 2019	
Auctioneer	Date	

PARTICIPATION INFORMATION
BUYER'S BROKER REGISTRATON FORM

Broker/Salesperson: _____
Agency: _____
Address: _____
Telephone Number: _____

Dear John McInnis Auctioneers,

As a licensed real estate broker/salesperson I, _____
License Number _____ (attach copy of Real Estate
License),

Wish to register my client:

Name: _____

Address: _____

Telephone Number: _____

For the upcoming auction of the following property: _____,

With an opening bid amount of \$ _____.

I will attend a scheduled preview, if any and the auction along with my client who will register to bid on the day of auction. It is my understanding that a fee will be paid to the above listed Real Estate Agency should my client be the successful bidder, pays for and closes on the property and I have registered them at least **forty-eight (48) hours** prior to the day of auction. No oral registrations will be accepted. (Please note that principals are excluded from this program.)

I am representing my client, the Buyer, and not the Seller. Further, I shall hold harmless and indemnify John McInnis Auctioneers, and the Seller from any and all claims, costs, or expenses, including reasonable attorney's fees, which may arise out of any actions or inaction's or representations made by me in connection with the sale of this property.

A prospective bidder that has previously been in contact with John McInnis Auctioneers or the Seller concerning the subject property will not be eligible as a client for any broker or salesperson.

A **TWO PERCENT (2%)** commission will be paid to a Licensed Broker who has procured a Buyer through his or her own efforts.

THERE WILL BE NO EXCEPTIONS TO THESE BROKER REQUIREMENTS.

In addition to my signature below, please find the signature of my client, indicating that they have seen and agreed to the above.

Witness

Broker/Salesperson Date

Witness

Broker/Salesperson Date

REAL ESTATE ABSENTEE BID FORM

I, _____ (Name)

Of, _____ (Address),

Wish to submit the following as my high bid on the following Real Estate:

Situated in the City/Town of: **Manchester, NH**

Street Address: **337 Stark Lane**

County: **Hillsborough**

State of: **New Hampshire**

Amount of Bid: \$

I understand that John McInnis Auctioneers will be auctioning this property on: **September 19, 2019**. If this bid is the highest bid for the subject property, I agree to execute a purchase and sale agreement in the amount for the subject property within forty-eight (48) hours after the sale. I recognize that John McInnis Auctioneers has been retained to conduct the above auction on behalf of the seller and that its acceptance and placement of my absentee bid is purely an accommodation on the part of John McInnis Auctioneers and I, my successors and assigns agree and convenient that no liability on the part of John McInnis Auctioneers is incurred by reason of its acceptance and placement of this bid and further, I hereby release and waive any claims against John McInnis Auctioneers of whatever nature arising out of or because of this bid. In the event that I or my personal representation should fail, refuse or neglect to execute an deliver a valid and binding purchase and sale agreement for the within property, if this absentee bid is the highest bid therefore, then my deposit in the amount of \$ _____ which accompanies this bid shall be forfeited and I or my personal representatives may be liable for additional damages, costs and expenses incurred by the seller including attorneys fees. Furthermore, I have seen and fully understand the purchase and sales agreement for this property. If the auction is one with more than one property/lot/unit and my first choice above is not successful, I agree to place the same bid on the following:

_____.

DATE: _____, 2019

Witness _____

Signature _____

Print Name _____

337 STARK LN

Location 337 STARK LN

Mblu 0738/ / 0007/ /

Owner ALLARD, RICHARD E

Assessment \$240,600

Building Count 1

Current Value

Assessment	
Valuation Year	Total
2018	\$240,600

Owner of Record

Owner ALLARD, RICHARD E

Sale Price \$0

Co-Owner

Certificate

Book & Page 0/ 0

Sale Date 07/07/2008

Instrument 38

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ALLARD, RICHARD E	\$0		0/ 0	38	07/07/2008
ALLARD, RICHARD E	\$4,000		5963/1934	04	06/24/1998
ALLARD, RICHARD E	\$0				

Building Information

Building 1 : Section 1

Year Built: 1940

Living Area: 1,065

Replacement Cost

Less Depreciation: \$98,900

Building Attributes	
Field	Description
Style	Cape Cod
Stories:	1 3/4 Stories
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	

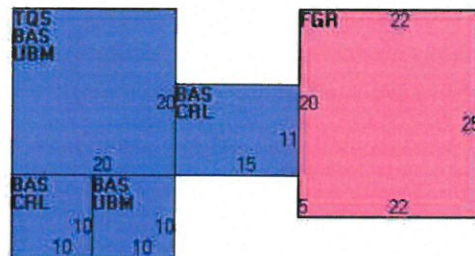
Roof Structure:	Salt Box
Roof Cover	Asphalt
Interior Wall 1	Plywood Panel
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Rooms:	5
Bath Style:	Average
Kitchen Style:	Average

Building Photo



(<http://images.vgsi.com/photos/ManchesterNHPhotos//\00\04\80>)

Building Layout



(<http://images.vgsi.com/photos/ManchesterNHPhotos//Sketches/>)

Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
BAS	First Floor	765	765
TQS	Three Quarter Story	400	300
CRL	Crawl Space	265	0
FGR	Garage	550	0
UBM	Basement, Unfinished	500	0
		2,480	1,065

Extra Features

Extra Features
No Data for Extra Features

Land

Land Use

Use Code 1013
Description SFR WATER

Land Line Valuation

Size (Sqr Feet) 7599

Outbuildings

Outbuildings		
Code	Description	Size
PAT1	PATIO-AVG	230 S.F.

Valuation History

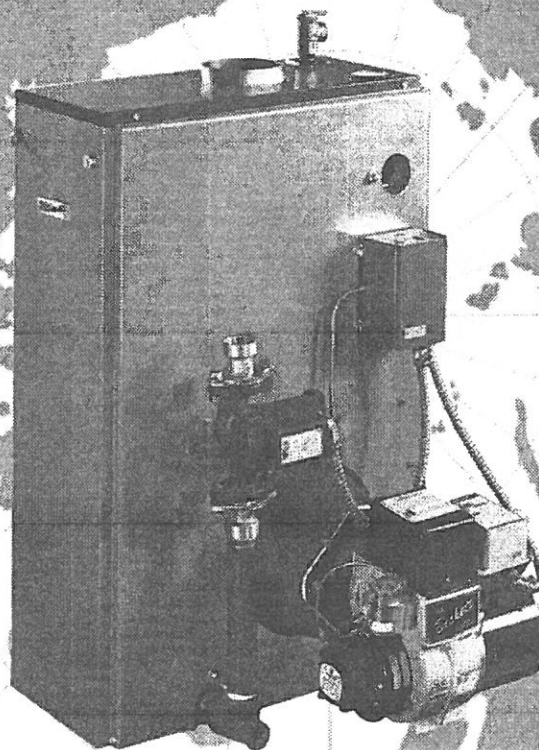
Assessment	
Valuation Year	Total
2018	\$240,600
2017	\$240,600
2016	\$240,600

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INSTALLATION MANUAL AND OPERATING INSTRUCTIONS

PF SERIES CAST IRON PRESSURE-FIRED
WET BASE HOT WATER BOILERS

ULTIMATE[®]



ULTIMATE BOILERS
85 Middle Rd.
Dunkirk, NY 14048
www.ecrinternational.com

An  **ECR International Brand**
An ISO 9001-2000 Certified Company



P/N 14683825, Rev. 2.1 [11/06]

installed approx 2008

Based on the standard U.S. Government tests

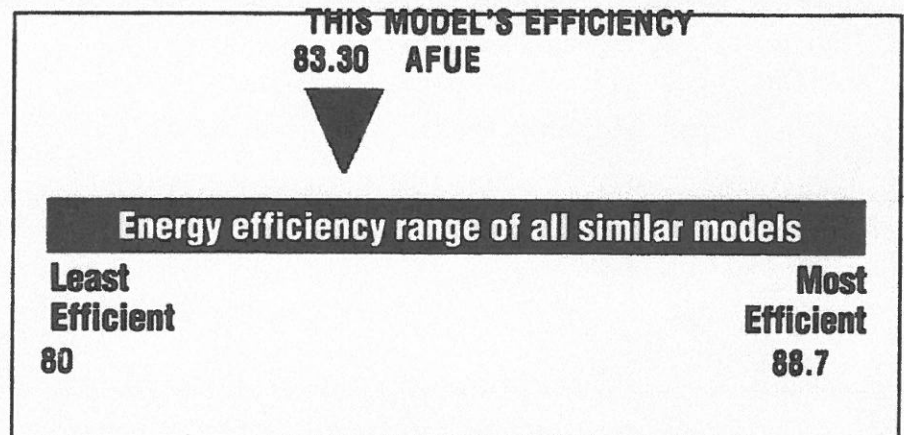
ENERGYGUIDE

Boiler - Oil Fired

ULTIMATE ENGINEERING

PFO-4T

**Compare the Energy Efficiency of this
Boiler with Others Before You Buy.**



**Boilers that have higher AFUEs are more
energy efficient.**

**THE AFUE, ANNUAL FUEL UTILIZATION EFFICIENCY, IS THE MEASURE OF ENERGY
EFFICIENCY FOR BOILERS. ONLY BOILERS FUELED BY OIL ARE USED IN THIS SCALE.**

Federal law requires the seller or installer of this appliance to make available a fact sheet or directory giving further information about the efficiency and operating cost of this equipment. Ask for this information.

Important: Removal of this label before consumer purchase violates the Federal Trade Commission's Appliance Labeling Rule (16 C.F.R. Part 305)



06751-1-1

City of Manchester, NH - Office of the Tax Collector**Payment Address: P.O. BOX 9598, Manchester, NH 03108-9598**Office location: 1 City Hall Plaza West Wing, Manchester, NH 03101-2084
Office hours: Monday-Friday, 8 AM to 5 PM, Tuesday 8 AM to 8 PMFor property values, exemptions, names, and addresses, call (603) 624-6520
For account balance and payment information, call (603) 624-6575 or
visit www.ManchesterNH.gov/Taxes for online account access and payments**FIRST REAL ESTATE TAX BILL FOR 2019**ALLARD, RICHARD E
PO BOX 5156
MANCHESTER NH 03108**ACCOUNT NUMBER****47866***Please write this number on all
payments and correspondence.**PAID**

JUN 21 2019

**CITY OF MANCHESTER
TAX COLLECTOR****INFORMATION TO TAXPAYERS**The Taxpayer may, by March 1 following the final notice
of tax and not afterward, apply in writing to the Board of
Assessors for a tax abatement or deferral.If you are elderly, disabled, blind, a veteran or veteran's
spouse, or are unable to pay taxes due to poverty or
other good cause, you may be eligible for a tax
exemption, credit, abatement, or deferral. For details
and application information, contact the Board of
Assessors at 603-624-6520.Taxpayers desiring any information in regard to taxation,
assessments, exemptions, or change of address should
contact the Board of Assessors at 603-624-6520, not the
Tax Collector.Real estate tax payments will be applied first to the
oldest delinquent real estate taxes (if any) for the
indicated property. Partial payments are accepted but
will not delay or prevent liening or deedding actions
authorized by State law.All taxes are assessed as of April 1st of each year. Unless
directed otherwise, tax bills are mailed to the last known
address of the first owner listed on the deed.**PROPERTY DESCRIPTION**

Map-Lot: 0738-0007

337 STARK LN

TOTAL VALUATION: 240,600

TAXESTax: 2,848.70
Tax paid: .00TAX DUE: \$ **2,848.70**PAY BY TUESDAY, JULY 09, 2019 to avoid
interest charges at 8.0 % per annum.**TAX RATES FOR THIS BILLING ARE EQUAL TO 1/2 OF THE
RATES APPLIED FOR THE PREVIOUS YEAR'S FINAL BILL**MUNICIPAL: 5.51
COUNTY: .64
CITY EDUCATION: 4.54
STATE EDUCATION: 1.15

TOTAL: 11.84

ALL TAX RATES ARE PER \$1000 OF ASSESSED VALUE

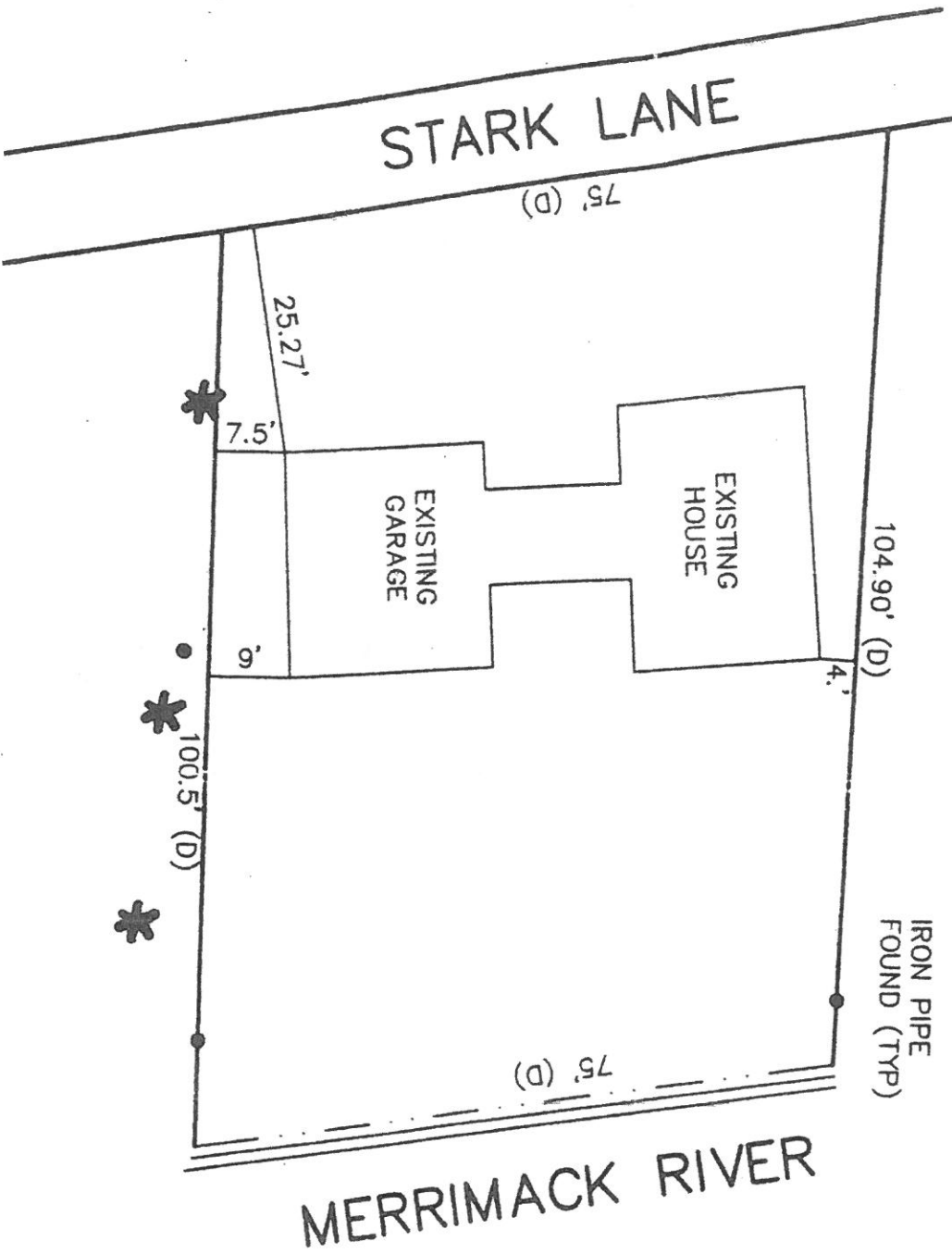
This notice was generated on 5/29/2019 and does not
reflect account activity after that date.

DUVAL SURVEY, INC.

LAND SURVEYOR

155 BEMIS SAVOIE ROAD, SUITE B
MANCHESTER, N.H. 03102-8520

(603) 668-2125



John McInnis

AUCTIONEERS • APPRAISERS

SELLER'S DISCLOSURE

Property: 337 Stark Lane Manchester NH
 John McInnis Auctioneers has gathered as much information as possible from the Owner. As agents for the owner's, we have made every effort to provide information gathered to potential buyers.

WATER SUPPLY: PUBLIC <input checked="" type="checkbox"/> PRIVATE <input type="checkbox"/>	Town/City <u>Manchester, NH</u>
Type of System:	Not Known <input type="checkbox"/>
Malfunctions:	Not Known <input type="checkbox"/>
Date of Installation:	Not Known <input type="checkbox"/>
Date of Most Recent Water Test:	Not Known <input type="checkbox"/>
INSULATION DISCLOSURE:	
Attic:	Not Known <input checked="" type="checkbox"/>
Exterior Walls:	Not Known <input checked="" type="checkbox"/>
SEPTIC SYSTEM DISCLOSURE:	
Size: N/A:	Not Known <input type="checkbox"/>
Location: N/A:	Not Known <input type="checkbox"/>
Malfunctions: N/A:	Not Known <input type="checkbox"/>
SEWERAGE:	
KNOWN HAZARDOUS MATERIALS DISCLOSURE:	Town/City: <u>Manchester, NH</u>
Asbestos	Not Known <input checked="" type="checkbox"/>
Lead Based Paint	Not Known <input checked="" type="checkbox"/>
Radon	Not Known <input checked="" type="checkbox"/>
Underground Tanks	Not Known <input checked="" type="checkbox"/>

Potential Purchasers are encouraged to seek information from any professionals in any of these areas regarding a specific issue.

Deane Allard - DBA
 Seller's Signature

7-31-19
 Date

 Seller's Signature

 Date

 Buyer's Signature

 Date

 Buyer's Signature

 Date

TEMPORARY WAYS TO KEEP CHILDREN SAFE FROM LEAD PAINT HAZARDS

Under the Lead Law, the property owner is responsible for having his or her home deleaded or brought under interim control if it was built before 1978 and a child under the age of six lives there. Deleading permanently reduces the risk of lead poisoning. Until deleading occurs, here are some temporary ways to reduce lead hazards:

- 1 Clean often**
Wet wiping regularly reduces lead dust levels in the home. See other side.
- 2 Put duct tape or contact paper over peeling paint and plaster**
Put duct tape or contact paper on window wells, window sills, walls or other surfaces with peeling paint or plaster. Clean these areas often. Window wells and sills can be cleaned more easily when contact paper or duct tape are put down first. See other side.
- 3 Keep the lower part of the window closed (if possible)**
If a window well is in bad condition, keep the lower part of the window closed and open only the upper part. This will prevent your children from putting their hands or objects in the window well where the lead dust collects. It also helps keep lead dust from blowing into the house.
- 4 Move furniture to block contact with peeling paint and plaster**
By moving a sofa in front of a crack in a wall, you can block a child's access to lead hazards. Never place furniture where a child may climb on it and fall out of a window.
- 5 Change child's bedroom (if possible)**
If your child's bedroom has chipping paint or plaster, consider using another room without chipping paint for the bedroom.
- 6 Other ideas**
Regularly have your child tested for lead poisoning; wash your child's hands and toys often; if you are renovating or repainting call CLPPP for more information on how to do the work safely before you begin; feed your child food high in iron, calcium, and vitamin C and low in fat.

Lead poisoning and your child's health

Lead paint is the most common cause of childhood lead poisoning. When old paint cracks or peels, or when lead-painted surfaces rub against each other or are bumped, lead paint dust or chips are created. Children typically become poisoned by putting their fingers which have touched lead dust into their mouths. Lead poisoning can cause lasting damage to children's brains, kidneys, and nervous systems. Even lower levels of lead can slow children's development and cause learning and behavioral problems. Children under age six are at greatest risk.

Keep your child safe

Remember, these are only temporary ways to reduce the risk of lead poisoning from lead paint hazards. The only permanent way to reduce the risk of lead poisoning is to have the home deleaded. The owner of a home built before 1978 is responsible for having it deleaded or brought under interim control when a child under the age of six lives there.

FOR MORE INFORMATION, CONTACT:

Massachusetts Department of Public Health
Childhood Lead Poisoning Prevention Program
800-532-9571 (toll free)
www.magnet.state.ma.us/dph/clppp

or your local lead program at:

TEMPORARILY REDUCING LEAD PAINT HAZARDS BY CLEANING

1. Wear plastic gloves to clean

Protect yourself from exposure to lead.

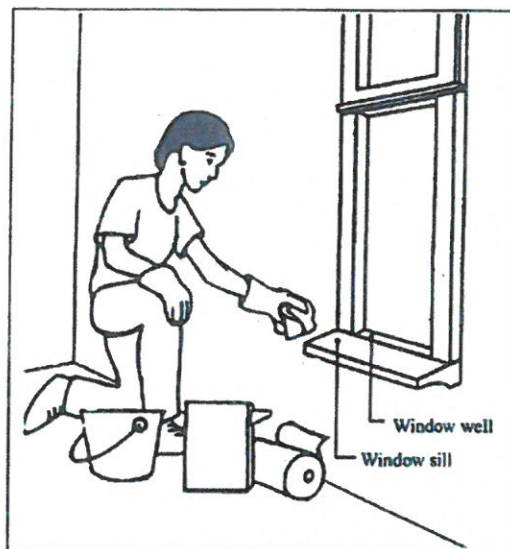
2. Pick up all chips by hand or use a damp paper towel

Window areas often have lots of paint chips)

Seal chips and paper towels in a plastic bag and throw out.
Do not use a household vacuum or broom to clean up lead paint chips or dust!

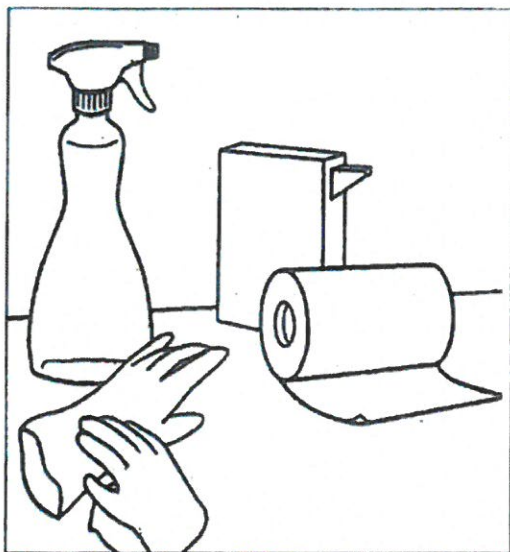
3. Wash household surfaces

- Use TSP, a lead-specific detergent, or any all-purpose, non-abrasive cleaner.
- Scrub well for best results. (Don't scrub hard enough to remove the intact paint.)
- Clean window wells, window sills, play areas, and floors at least once or twice a week.
- Keep children away when cleaning.
- Keep all cleaners safely away from children.



4. Use a spray bottle to keep dust levels down

- Use a cleaner already in a spray bottle, or put the cleaner into a spray bottle.
- If you must use a bucket, keep the wash water clean. Never put dirty paper towels into the wash water.



5. Use paper towels

- Don't use dish cloths or sponges to clean.
- Use a new paper towel to clean each area.
- Seal the used paper towels and gloves in a plastic bag and throw them out.

6. Rinse after cleaning

- Use clean water and paper towels for rinsing each area.

7. Clean up properly

- Wash your hands when cleaning is done.
- Pour any wash and rinse water down the toilet, not the sink.

IMPORTANT! Do not use a household vacuum or broom to clean up lead paint chips or dust. This could spread the lead dust into the air and into your vacuum cleaner or broom.