



Request for Bids
L/O Off of Route 95
B2021-MGR-11

Town of Seabrook, New Hampshire PROPERTY AND BID INFORMATION PACKET



REQUEST FOR BIDS # B2021-MGR-11

The Town of Seabrook will accept sealed bids for the below-identified property. All sealed bids must be received by the Seabrook Town Manager's Office, on the attached Official Bid Form, no later than Thursday, **June 24, 2021**, at 2:00 p.m. prevailing time, and must be clearly marked:

***RFP # B2021-MGR-11
Town Managers Office
Town of Seabrook
c/o Shaylia Marquis
99 Lafayette Rd
Seabrook, NH 03874***

Map & Lot #	Address	Acreage	Assessed Value	Zoned
09-233-000	L/O Off of Rte. 95	6	\$19,800.00	Residential

L/O = Land Only

***All proposals/bids must be received by Thursday, June 24th, 2021 at 2 p.m. EST
And will be opened publicly immediately after the deadline.***



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TERMS OF SALE:

1. The property is being sold in "AS IS" condition. The Town makes **NO WARRANTY** as to the ability of the purchaser to build on the property.
2. Reserve Price – The Premises is offered subject to a Reserve Price.
3. No Warranties - The Premises are being offered pursuant to the aforementioned authority of the Board of Selectmen to sell the same by a vote of the Legislative Body at the 2013 Town Meeting and are being sold without any warranties or guarantees regarding the chain of title or condition of the Premises.
4. Bid Security - All bids must include bid security in the amount of 10% of the bid amount by bank certified check or money order. No personal checks or cash will be accepted.
5. Duration - Bids will be good for a period of 30 days after the bid due date.
6. Balance of Payment - The successful bidder must be able to provide the balance of payment for the purchase of the Premises within 30 days after the notice of award of bid by wired funds only, twenty-four (24) hours prior to the closing date. No certified bank check, cashier's check, money order, personal checks, or cash will be accepted. 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 from the date the bid price is paid in full. Buyer will be responsible for providing the Town with a check or money order for the recording fee and the Buyer's one-half of the transfer tax, which must be paid at closing. The Buyer shall be responsible for the LCHIP fee.
8. Quitclaim Deed - The Town will provide the successful bidder(s) with a Quitclaim Deed for the Premises acquired. The Town will have the deed recorded at the Rockingham County Registry of Deeds.
9. Tie Bid - In the case of a tie bid, the Town will use the earliest post-marked date and time on the sealed bid envelope.
10. Rejection of Bids - The Board of Selectmen retains the right to reject any and all bids not deemed to be in the Town's best interest and to waive any formality in the bidding process.



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BIDDER QUALIFICATIONS:

1. No person may bid on the sale of municipally-owned real estate if the prospective bidder has outstanding housing or building code violations that have been cited by the Town or unaddressed land use violations.
2. Prospective bidders must be current on property taxes and any other payments that may be due to the Town at the time of the bid opening date; otherwise, the bidder shall not be eligible for the purchase of the municipally-owned real estate.

VIEWING:

The Town Manager is available to answer questions about the property by calling (603) 474-3311 or email at wmanzi@seabrooknh.org and is available to show the property upon request. The Town Manager reserves the right to consolidate requests for viewings into one or two viewings before the bid due date of June 24, 2021.

Approved By



William M. Manzi III,
Town Manager

5.13.2021
Date



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**TOWN OF SEABROOK, NH
OFFICIAL BID FORM**

*(Bids must be submitted on this bid form in a sealed envelope marked **B2021-MGR-11**
and must be received in the Seabrook Town Office on or before
Thursday, June 24, 2021, at 2:00 p.m. prevailing time)*

Town of Seabrook
Town Manager's Office
PROPERTY BID
99 Lafayette Road
PO Box 456
Seabrook, NH 03874

The undersigned has carefully examined the Property and Bid information and binds himself/herself to the provisions submitted below:

Map & Lot #	Address	Acreage	Assessed Value	Zoned	Bid Amount
09-233-000	L/O Off of Rte. 95	6	\$19,800.00	Residential	

Total Bid Amount \$ _____

Bid Security Amount Enclosed(10% of Total) \$ _____

L/O = Land Only



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I understand the information provided in the Town of Seabrook, Property and Bid Information packet, which I acknowledge receipt of by signing below. Specifically, I understand that the property listed above will be sold **AS IS, WHERE IS WITH NO WARRANTY IMPLIED OR STATED AS TO THE ABILITY OF THE PURCHASER TO BUILD ON THE PROPERTY**. I also understand that the Town will provide a Quitclaim Deed, without any warranties or guarantees of title, without any title insurance. I further understand the requirements for the deadline, the bid security payment, the payment of the balance due, should I be the successful bidder on the property, and I understand that the Premises are being offered subject to a Reserve Price and the Board of Selectmen retains the right to reject any and all bids not deemed to be in the best interest of the Town and to waive any formality in the bidding process.

Respectfully submitted,

Signature

Date: _____

Name (Please Print)

Address

Telephone Number

Email Address

Know All Men By These Presents,

412
Coll. Deed
Carter, Col.
to
Town of Seabrook.

That I, Frank E. Carter of Seabrook, Collector of Taxes for the Town of Seabrook, in the County of Rockingham and State of New Hampshire, for the year 1938, by the authority in me vested by the Laws of the State, and in consideration of Thirty Dollars, 08¢ to me paid by said Town of Seabrook, do hereby sell and convey to him, the said Town of Seabrook, its heirs and assigns, Nine parcels of land situate in said Seabrook, being the same premises assessed to Heirs of Ruth A. Short by the Selectmen of Seabrook for the year 1938.

to have and to hold the said premises with the appurtenances to it the Town of Seabrook, its heirs and assigns, forever. And I do hereby covenant with said Town of Seabrook that I in making sale of the same 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 tenth (10) day of August, 1942.

Signed, Sealed and Delivered in the presence of us:

Madeline A. O'Brien

Frank E. Carter (L.S.)

State of New Hampshire, Rockingham, ss.

Personally appeared the above named Frank E. Carter and acknowledged the foregoing instrument to be his act and deed.

Before me,

Dated Aug. 10, 1942. Madeline A. O'Brien, Justice of the Peace.

Received and Recorded Aug. 15, 9:15 A.M., 1942.

John W. Green, Register

Coll. Deed
Carter Coll.
to
Town of Seabrook.

Know All Men By These Presents,

That I, Frank E. Carter, of Seabrook, Collector of Taxes for the Town of Seabrook, in the County of Rockingham and State of New Hampshire, for the year 1938, by the authority in me vested by the Laws of the State, and in consideration of Thirty-three Dollars, 98¢ to me paid by said Town of Seabrook do hereby sell and convey to him, the said Town of Seabrook, its heirs and assigns,

A certain tract of land with Buildings thereon situate in said Seabrook and being one half of Knowles Homestead and being the same premises assessed to Charles B. Knowles by the Selectmen of Seabrook for the year 1938.

to have and to hold the said premises with the appurtenances to it the Town of Seabrook, its heirs and assigns, forever. And I do hereby covenant with said Town of Seabrook, that I in making sale of the same 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 tenth (10) day of August, 1942.

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Madeline A. O'Brien, Justice of the Peace.
John W. Green, Register

RTE 95

Location RTE 95

Mblu 9/ 233/11

Acct# 09233000

Owner TOWN OF SEABROOK

Assessment \$19,800

PID 1529

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$0	\$19,800	\$19,800

Owner of Record

Owner TOWN OF SEABROOK

Sale Price \$0

Co-Owner

Book & Page 2360/1195

Address PO BOX 456
SEABROOK, NH 03874

Sale Date 03/26/1980

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
TOWN OF SEABROOK	\$0	2360/1195	03/26/1980

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes	
Field	Description
Style:	Vacant Land
Model	

Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Cndtn	
Location:	
MHP	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(<http://images.vgsi.com/photos/SeabrookNHPhotos//default.jpg>)

Building Layout

(http://images.vgsi.com/photos/SeabrookNHPhotos//Sketches/1529_1529.j)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 9030
Description MUNICIPAL

Land Line Valuation

Size (Acres) 6
Assessed Value \$19,800

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$0	\$19,800	\$19,800
2019	\$0	\$19,800	\$19,800

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