



Request for Sealed Bids  
187 South Main Street Property  
# B2021-MGR-13

**Town of Seabrook, New Hampshire  
PROPERTY AND BID INFORMATION PACKET**



**REQUEST FOR BIDS # B2021-MGR-13**

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:

***RFB # B2021-MGR-13  
Town Managers Office  
Town of Seabrook  
c/o Shaylia Marquis  
99 Lafayette Rd  
Seabrook, NH 03874***

<b>Map &amp; Lot #</b>	<b>Address</b>	<b>Acreage</b>	<b>Assessed Value</b>	<b>Zoned</b>
16-077-000	184 South Main Street	0.39	\$125,000.00	Residential

L/O = Land Only

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



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NOTICE is hereby given that the Town of Seabrook (“the Town”), pursuant to the authority to sell all property acquired by the Town through a tax deed via sealed bids, public auction or as justice may require granted to the Board of Selectmen by the Legislative Body via approved Article 38 of the 2013 Annual Town Meeting Warrant, will sell by:

**SEALED BID**  
**DUE ON OR BEFORE**  
**JUNE 24, 2021 at 2:00 PM**

the premises located at 184 South Main Street and further identified as Town Tax Map 16, Lot 77, Seq 0., a .39 acre parcel improved with a single residential structure in the Residential Zone with an assessed value of \$125,000.00 (the “Premises”), more particularly described as follows:

A certain lot of land with the building thereon situate in Seabrook, in the County of Rockingham and state of New Hampshire, on the Southerly side of South Main Street and is bounded and described as follows:

Northerly	by South Main Street 93 feet;
Easterly	by land formerly of Cyrus A. Fowler 167 feet;
Southerly	by said Fowler land 152 feet;
Westerly	by land of now or formerly of Nicholas A. Gynan, Jr., 105 feet

Being the same premises conveyed to Oda Thurmann by Deed of James R. W. L. Peel dated June 24, 2003 recorded with the Rockingham County Registry of Deeds on December 3, 2003 in Book 4202, Page 0705.

**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. The Property may be occupied by the former owner.
5. 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.
6. Duration - Bids will be good for a period of 30 days after the bid due date.



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7. 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.
8. 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.
9. 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.
10. 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.
11. 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.


**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](mailto:wmanzi@seabrooknh.org). Requests to see the Property will be fielded by the Town Manager but are subject to the Town Manager's ability to coordinate the same with the existing inhabitant of the Property, who is the former owner. As a result, prospective bidders may not be able to access the Property for a viewing.

Approved By

  
\_\_\_\_\_  
William M. Manzi III,  
Town Manager

5/14/21  
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-13**  
 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
16-077-000	184 South Main Street	0.39	\$125,000.00	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

16-77

**Know all Men by these Presents**

That I, Lillian L. Knowles, Tax Collector for the Town of Seabrook in the County of Rockingham and State of New Hampshire, for the year 2016 by the authority in me vested by the laws of the State, and in consideration of One Dollar and other valuable consideration (\$1.00+) to me paid by the Town of Seabrook. Do hereby sell and convey to the said Town of Seabrook successors/heirs and assigns, a building situated in the Town of Seabrook, New Hampshire aforesaid. Taxed by the Selectmen/Assessors in 2013 to Oda Thurmann, listed in the invoice book as Map Lot # 16-77 and described as followed:

A certain lot of land with the building thereon situate in Seabrook, in the County of Rockingham and state of New Hampshire, on the Southerly side of South Main Street and is bounded and described as follows:

- Northerly by South Main Street 93 feet;
- Easterly by land formerly of Cyrus A. Fowler 167 feet
- Southerly by said Fowler land 152 feet
- Westerly by land of now or formerly of Nicholas A. Gynan, Jr., 105 feet

Being the same premises conveyed to Oda Thurmann by Deed of James R. W. L. Peel dated June 24, 2003 recorded with the Rockingham County Registry of Deeds on December 3, 2003 in Book 4202, Page 0705.

This deed is the result of the tax lien execution held at the Tax Collector's Office in the Town of Seabrook, New Hampshire, on the 28th day of April, 2014. To have and to hold, the said Premises, to the said Town of Seabrook successors/ heirs and assigns forever. And I hereby covenant with the said Town of Seabrook that in making this conveyance 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 the manner aforesaid.

In Witness Whereof, I have hereunto set my hand and seal, the 1st Day of November, in the year of our Lord two thousand and sixteen.

Signed, Sealed, and Delivered in the presence of:

[Signature]  
Witness:

Lillian L. Knowles  
Lillian L. Knowles, Collector

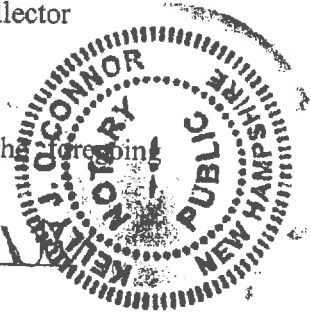
November 1, 2016

State of New Hampshire  
Rockingham, SS

Personally appearing Lillian L. Knowles above named and acknowledged the foregoing instrument to be her voluntary act and deed.

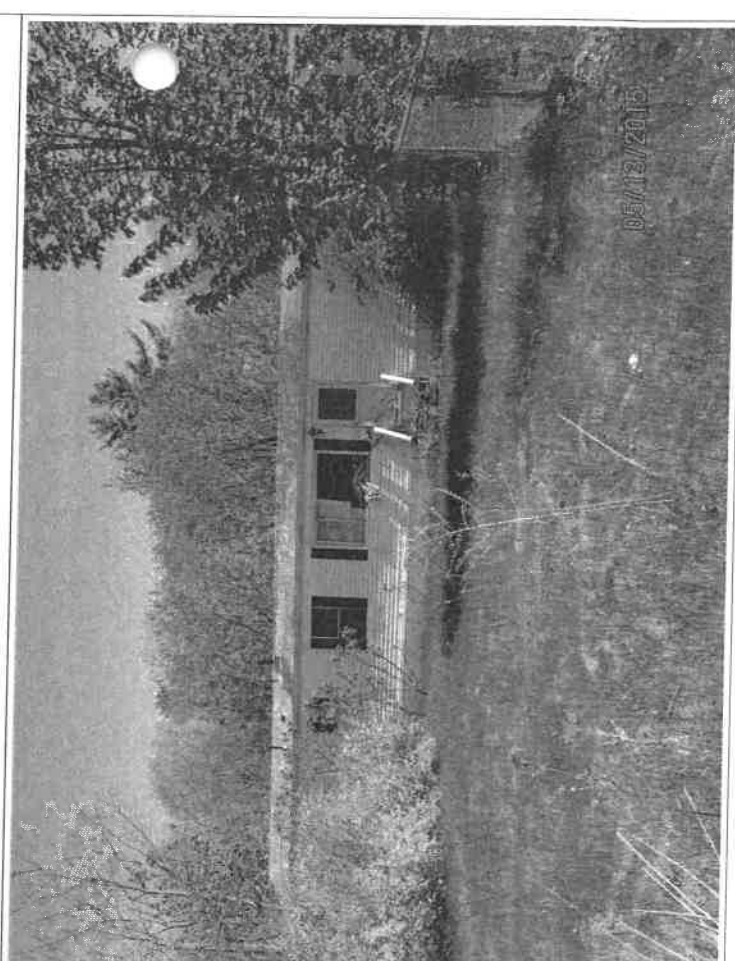
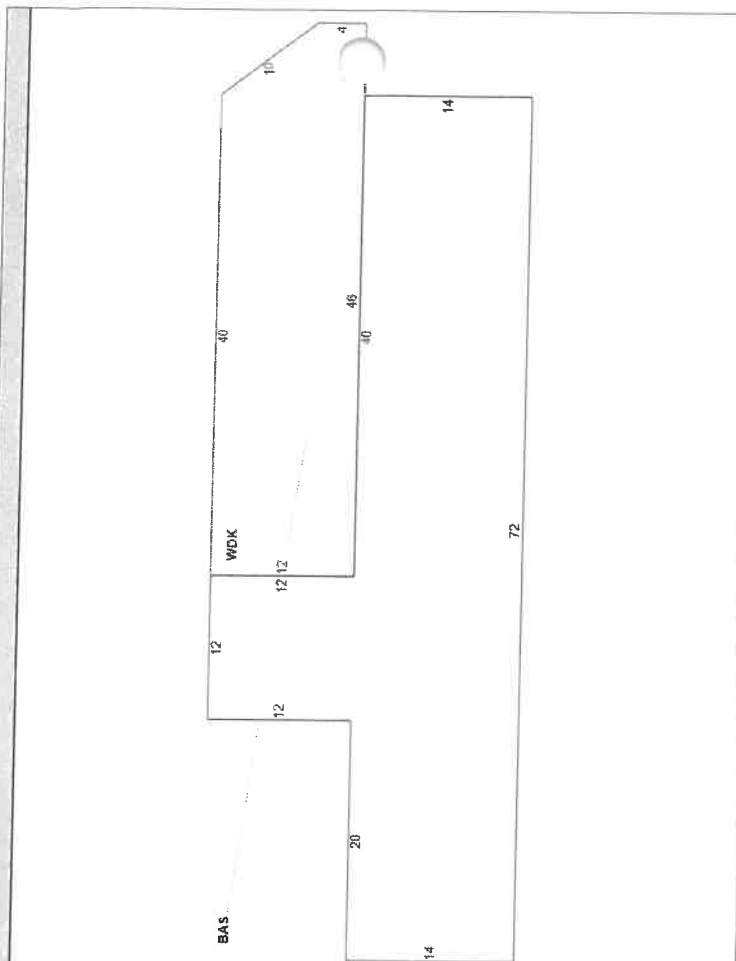
Before me,

[Signature]  
Notary Public  
Exp: 6/15/18



001140  
2017 JAN -9 PM 12: 08  
ROCKINGHAM COUNTY  
REGISTRY OF DEEDS





CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
20	Manufact Hm SW		
02	Manufact Home		
03	Average		
1	1 Story		
1	Vinyl Siding		
25	Gable/Hip		
03	Asph/F GlS/Cmp		
03	Plywood Panel		
04	Carpet		
14	Inlaid Sht Gds		
06	Oil		
02	Forced Air-Duc		
04	None		
01	3 Bedrooms		
03	5 Rooms		
1	Average		
0	Average		
5	Own Land		
02			
02			
0			
20			

CONDO DATA		COST / MARKET VALUATION	
Parcel Id	Code	Description	Factor%
		Building Value New	85,138
		Year Built	1983
		Effective Year Built	1953
		Depreciation Code	VP
		Remodel Rating	63
		Year Remodeled	0
		Depreciation %	0
		Functional Obsol	1
		External Obsol	AP
		Trend Factor	27
		Condition	10
		Condition %	8,500
		Cns Sect Rcnld	
		Dep % Ovr	
		Dep Ovr Comment	
		Misc Imp Ovr	
		Misc Imp Ovr Comment	
		Cost to Cure Ovr	
		Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)		BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	L/B Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Appr. Value
BAS	First Floor	1,152						
WDK	Deck, Wood	0						
Totl Gross Liv / Lease Area		1,152	1,680	1,205				85,138