



Request for Sealed Bids
 141 South Main Street
 # B2023-MGR-15

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



REQUEST FOR BIDS # B2023-MGR-15

The Town of Seabrook requests sealed bids for the below-identified property (the “Premises”). All sealed bids must be received by the Seabrook Town Manager’s Office, on the attached Official Bid Form, no later than Thursday, April 13th 2023 at 2:00 p.m. EST. prevailing time, and must be clearly marked:

***RFB # B2023-MGR-15
 Town Managers Office
 Town of Seabrook
 c/o Shaylia Wood
 99 Lafayette Rd
 Seabrook, NH 03874***

Map & Lot #	Address	Acreage	Assessed Value	Zoned
15-145	141 South Main St.	0.51	\$208,600.00	Residential

***All proposals/bids must be received by Thursday, April 13th, 2023, at 2:00 p.m. EST
 And will be opened publicly immediately after the deadline.***



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TOWN OF SEABROOK PROPERTY AND BID INFORMATION PACKET

The Town of Seabrook will accept sealed bids for the below identified property (the “Premises”). All sealed bids must be received by the Seabrook Town Manager’s Office, on the attached Official Bid Form, no later than April 13th 2023 at 2:00 p.m. prevailing time, and must be clearly marked: PROPERTY BID

Map & Lot #	Address	Acreage	Assessed Value	Zoned
15-145	141 South Main St.	0.51	\$208,600.00	Residential

the premises located at 141 South Main St. and further identified as Town Tax Map 15, Lot 145, a .51 acre, more or less, parcel improved with a single residential structure in the Residential Zone with an assessed value of \$208,600.00 (the “Premises”), more particularly described as follows:

A certain parcel of land with any buildings thereon situated in Seabrook, County of Rockingham, State of New Hampshire on the northerly side of South Main Street, bounded and described as follows:

Beginning at a point on the northerly sideline of South Main Street which point is 90 feet westerly of a nail in the center of a 40” elm stump located southerly from the front door of the dwelling now or formerly of Helen F. Souther; thence running westerly along said South Main Street 82 feet to a corner at remaining land now or formerly of Helen F. Souther; thence turning and running northerly along land now or formerly of Helen F. Souther 244 feet, more or less, to a corner at land of said Souther; thence turning and running easterly along land now or formerly of Souther in part and in part by land formerly of Ruth E. Eaton, 99 feet, to a corner, said corner being located 99 feet westerly of an iron pipe at a corner of the land formerly of said Eaton; thence turning and running southerly along land of said Souther 249 feet, more or less, to the point of beginning.

Subject to all rights, restrictions and easements of record.

A 1977 Schult manufactured home, Model Homestead, VIN # E-151871 situated on the premises.

TERMS OF SALE:

1. The Premises 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. The Premises are being sold with a covenant and condition to survive the closing, that within one (1) year after the closing date, the buyer shall demolish and remove the manufactured home from the Premises.
3. Reserve Price – The Premises is offered subject to a Reserve Price.



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4. No Warranties - The Premises are being offered pursuant to the aforementioned authority of the Board of Selectmen to sell the same by vote of the Legislative Body on Article 10 of the 1984 Town Meeting Warrant and are being sold without any warranties or guaranties regarding the chain of title or condition of the Premises.
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 for 30 days after the bid due date.
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
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 best interest of the Town 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 as well as 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 on the sale of municipally-owned real estate.



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VIEWING:

William M. Manzi, III, Seabrook's Town Manager (the "Town Manager") is available to answer questions about the Premises by calling (603) 474-3252 or email at wmanzi@seabrooknh.org, and will arrange for a viewing of the Premises on two occasions prior to the deadline to submit bids if interest in same is communicated to the Town Manager's Office. Should any prospective bidders have any interest in viewing the Premises, they should contact the Town Manager or Assistant Town Manager, Kelly O'Connor, at the telephone number or email provided in this paragraph on or before April 6th 2023 at 2:00 p.m.

Approved By

W.M. Manzi III 3-1-2023
William M. Manzi III, Date
Town Manager



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

*(Bids must be submitted on this bid form in a sealed envelope marked **B2023-MGR-15** and must be received in the Seabrook Town Office on or before Thursday, April 13th, 2023, at 2:00 p.m. prevailing time)*

***RFB # B2023-MGR-15
 Town Managers Office
 Town of Seabrook
 c/o Shaylia Wood
 99 Lafayette Rd
 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
15-145	141 South Main St.	0.51	\$208,600.00	Residential	

Total Bid Amount \$ _____

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



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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



(M)
Seabrook Tax Collector 15-145
PO Box 476
Seabrook NH 03874-0476

Cathy Ann Tracy

RECORDING
SURCHARGE

14.00
2.00

Know all Men by these Presents

That I, Michele X. Knowles, Tax Collector for the Town of Seabrook in the County of Rockingham and State of New Hampshire, for the year 2018 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 2015 to Stone Betsey M. listed in the invoice book as Map Lot # 15-145 and described as followed:

A certain parcel of land with any buildings thereon situated in Seabrook, County of Rockingham, State of New Hampshire on the northerly side of South Main Street, bounded and described as follows:

Beginning at point on the northerly sideline of South Main Street which point is 90 feet westerly of a nail in the center of a 40" elm stump located southerly from the front door of the dwelling now or formerly of Helen F. Souther; thence running westerly along said South Main Street 82 feet to a corner at remaining land now or formerly of Helen F. Souther; thence turning and running northerly along land now or formerly of Helen F. Souther 244 feet, more or less, to a corner at land of said Souther; thence turning and running easterly along land now or formerly of Souther in part and in part by land formerly of Ruth E. Eaton, 99 feet, to a corner, said corner being located 99 feet westerly of an iron pipe at a corner of the land formerly of said Eaton; thence turning and running southerly along land of said Souther 249 feet, more or less, to the point of beginning.

Subject to all rights, restrictions and easements of record.

Also included in this conveyance is a 1977 Schult manufactured home, Model Homestead, VIN # E-151871 situated on the premises.

Meaning and intending to describe the same premises conveyed to Betsy M. Stone by William W. Moore, Jr by deed dated August 22, 2012 and recorded in the Rockingham County Registry of Deeds on August 22, 2012 in Book 5348, Page 1022.

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 3rd day of May 2016. 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 nineteen.

Signed, Sealed, and Delivered in the presence of:

Kelly J. O'Connor
Witness: Kelly O'Connor

Michele X. Knowles
Michele X. Knowles, Tax Collector

November 1, 2019

State of New Hampshire
Rockingham, SS

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

Before me,

Kelly J. O'Connor
Notary Public Exp: 6/6/23



CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	CODE	ASSESSED	ASSESSED	ASSESSED	2234
TOWN OF SEABROOK					EXEMPT	9035	62,100	62,100	62,100	
99 LAFAYETTE RD					EXM LAND	9035	145,700	145,700	145,700	
SEABROOK NH 03874					EXEMPT	9035	800	800	800	SEABROOK, NH
VISION										

RECORD OF OWNERSHIP	BR/KO/PAGE	SALE DATE	QU/VL	SALE PRICE	VC	PREVIOUS ASSESSMENTS HISTORY	Code	Assessed
TOWN OF SEABROOK	6069	0999	12-23-2019	U	1E	Year	2022	62,100
STONE BETSEY M HRS OF	5348	1022	08-22-2012	U	1	Year	2021	62,100
MOORE WILLIAM W JR	4979	2963	06-03-2012	U	1	Year	2020	2020
MOORE ANNIE L & WILLIAM W JR	4979	2963	02-11-2009	U	1F	Year	2020	2020
MOORE ANNIE L	2264	1584	05-18-1976	U	0	Year	2020	2020
Total 208,600								

EXEMPTIONS	DESCRIPTION	AMOUNT	CODE	DESCRIPTION	NUMBER	AMOUNT	COMMIT INT
		0.00					
Total 0.00							

ASSESSING NEIGHBORHOOD	NOTES
Nbhd S1	Nbhd Name B
	Tracing
	Batch

WHITE IA
 EXEMPT FOR 2020: TAX COLLECTORS DEED
 12/23/2019
 TOWN PLAN# 0209

PERMIT ID	ISSUE DATE	TYPE	DESCRIPTION	AMOUNT	INSP DATE	% COMP	DATE COMP	COMMENTS

LAND LINE VALUATION SECTION	DATE	ID	TYPE	IS	CD	PURPOSE/RESULT
	06-09-2021	SW			15	Field Review
	01-21-2020	AS	03		12	Office Change
	06-08-2016	JJ			15	Field Review
	08-24-2015	AS			SU	STAT UPDATE
	05-13-2015	RK			02	Measur+2Visit
	08-18-2011	JG			15	Field Review
	09-15-2010	JG			10	STAT UPDATE

APPRaised VALUE SUMMARY	APPRaised Bldg. Value (Card)	APPRaised X1 (B) Value (Bldg)	APPRaised Ob (B) Value (Bldg)	APPRaised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
	62,100	0	800	145,700	0	208,600
						208,600

VALUATION METHOD	ASSESSED	ASSESSED	ASSESSED	ASSESSED	ASSESSED
	62,100	62,100	145,700	800	208,600

PERMIT ID	ISSUE DATE	TYPE	DESCRIPTION	AMOUNT	INSP DATE	% COMP	DATE COMP	COMMENTS

USE CODE	DESCRIPTION	ZONE	LAND TYPE	LAND UNITS	UNIT PRICE	SIZE ADJ	SITE INDEX	COND.	NBHD.	NBHD. ADJ
B	Use Code									
1	9035	TOWN PROPER	RES	22,000	13.58	1.00000	5	0.53	40	0.920
Total Card Land Units SF										
Parcel Total Land Area 0.51										
Total Land Value 145,700										

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 20		Manufact Hm SW			
Model: 02		Manufact Home			
Grade: 03		Average			
Stories: 1		1 Story			
Occupancy: 1		Aluminum Siding			
Exterior Wall 1: 26					
Exterior Wall 2: 03		Gable/Hip			
Roof Structure: 03		Asph/F Gls/Cmp			
Roof Cover: 02		Wall Brd/Wood			
Interior Wall 1: 14		Carpet			
Interior Wall 2: 03		Gas			
Interior Fir 1: 04		Forced Air-Duc			
Interior Fir 2: 03		Central			
Heat Fuel: 02		2 Bedrooms			
Heat Type: 02					
AC Type: 02					
Total Bedrooms: 1					
Total Bathrms: 0					
Total Half Baths: 4		4 Rooms			
Total Xtra Fixts: 02		Average			
Total Rooms: 02		Average			
Bath Style: 02					
Kitchen Style: 0		Own Land			
Location: 20					
MHP: 20					

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	Shed Wood	L	110	12.00	2000			30		0.00	400
SHD1	Shed Wood	L	100	12.00	2000			30		0.00	400

BUILDING SUB-AREA SUMMARY SECTION

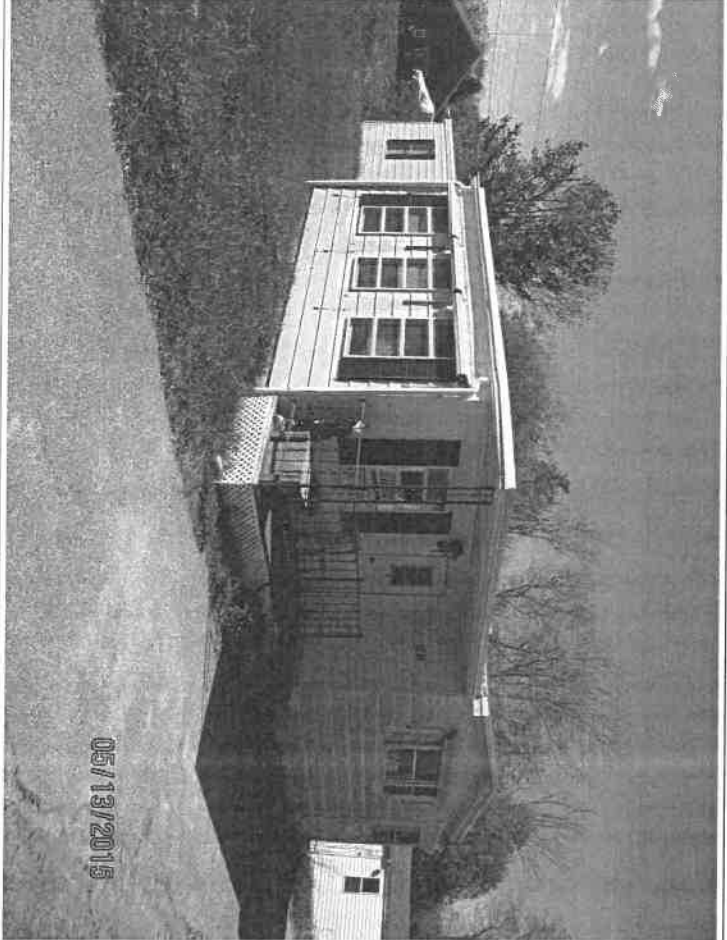
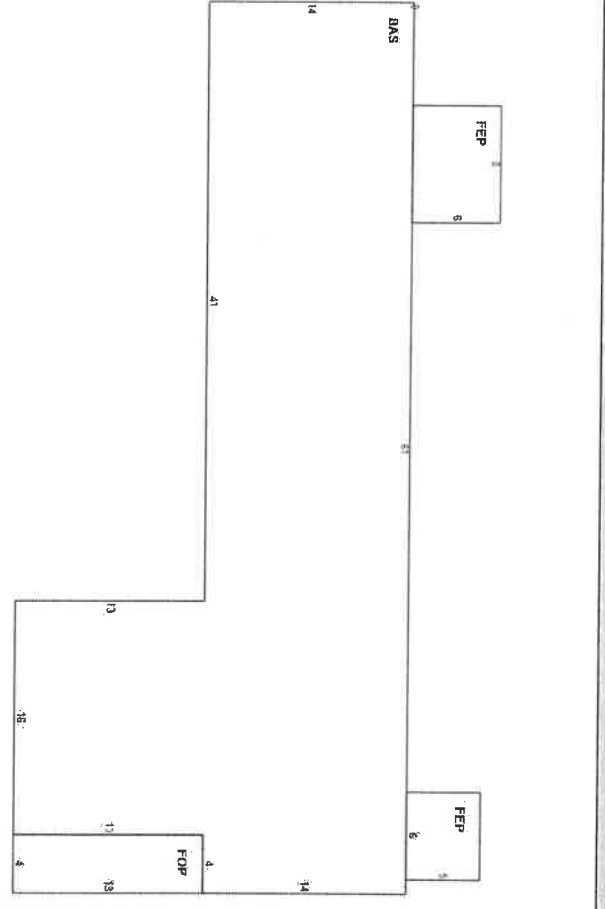
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,062	1,062	1,062	98.38	104,479
FEP	Porch, Enclosed, Finished	0	78	55	69.37	5,411
FOP	Porch, Open, Finished	0	52	10	18.92	984
Ttl Gross Liv / Lease Area		1,062	1,192	1,127		110,874

CONDO DATA

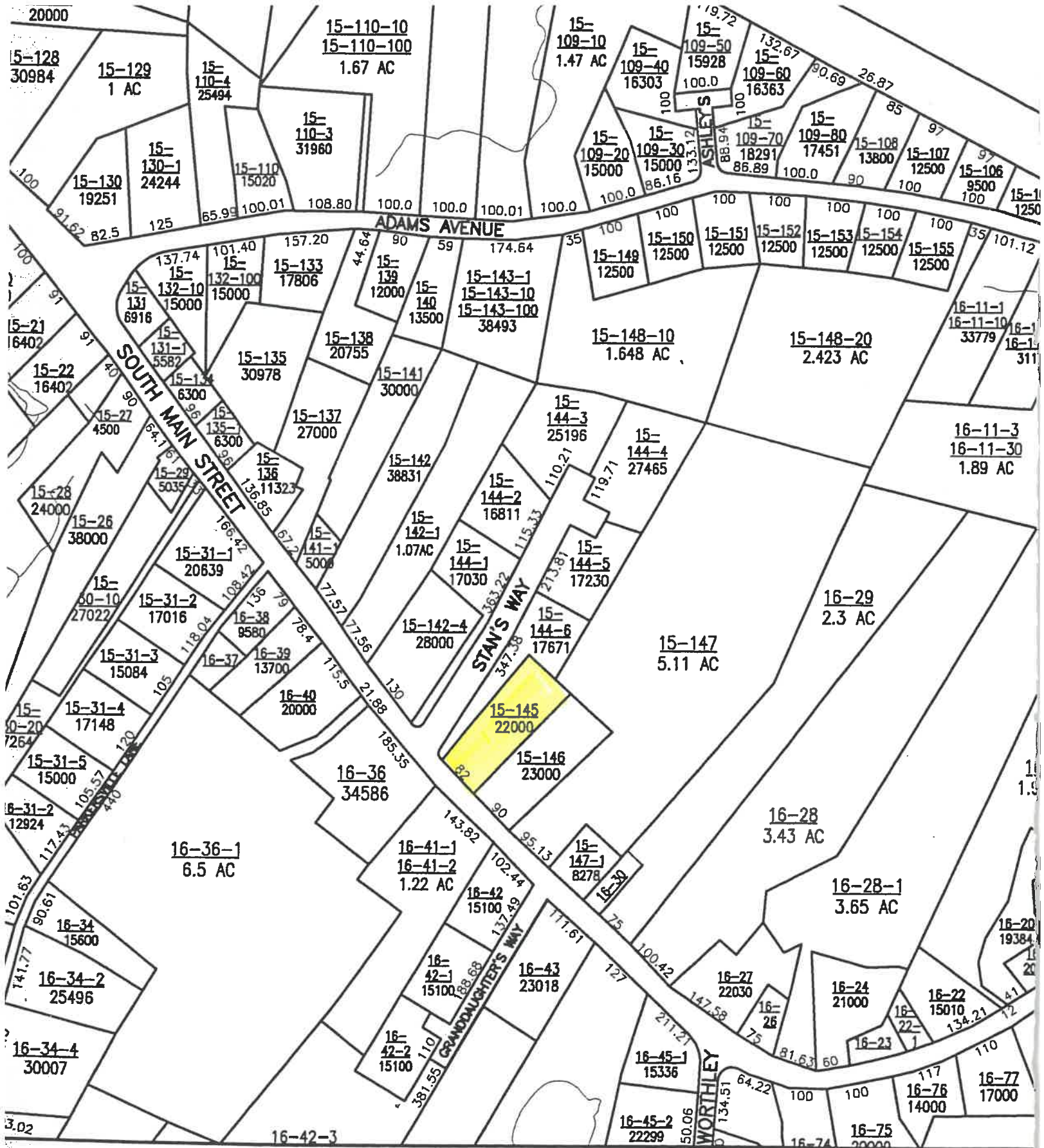
Parcel Id	Adjust Type	Code	Description	Factor%
	Condo Fir			
	Condo Unit			

COST / MARKET VALUATION

Building Value New	110,874
Year Built	1978
Effective Year Built	1977
Depreciation Code	F
Remodel Rating	
Year Remodeled	
Depreciation %	44
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	56
Cns Sect Rchld	
Dep % Ovr	62,100
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



05/13/2019



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ADJACENT MAP 16

SCALE: 1"=20'