



Request for Sealed Bids
 163 Folly Mill Road
 # B2026-MGR-19

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



REQUEST FOR BIDS # B2026-MGR-19

The Town of Seabrook requests sealed bids for the property identified below (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, July 9th, 2026, at 2:00 P.M. EST, prevailing time, and must be clearly marked:

***RFB # B2026-MGR-19
 Town Manager's Office
 Town of Seabrook
 c/o Shaylia Wood
 99 Lafayette Rd
 Seabrook, NH 03874***

Map & Lot #	Address	Acreage	Assessed Value	Zoned
06-028	163 Folly Mill Rd	0.41	\$209,900.00	Residential

***All proposals/bids must be received by Thursday, July 9th, 2026, at 2:00 P.M. EST
 And will be opened publicly immediately after the deadline.***



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TOWN OF SEABROOK, NEW HAMPSHIRE

NOTICE is hereby given that the Town of Seabrook (“the Town”), pursuant to the authority to sell by advertised sealed bids such Town property as is no longer used by the Town granted to the Board of Selectmen by the Legislative Body via approved Article 10 of the 1984 Town Meeting Warrant, will sell by:

SEALED BID
DUE ON OR BEFORE
July 9th 2026, at 2:00 P.M.

Map & Lot #	Address	Acreage	Assessed Value	Zoned
06-028	163 Folly Mill Rd.	0.41	\$209,900	Residential

The premises located at 163 Folly Mill Rd. and further identified as Town Tax Map 6, Lot 28, a 0.41-acre, more or less, parcel improved with a residential structure, wooden shed, and metal shed in the Residential Zone with an assessed value of \$209,900.00 (the “Premises”), more particularly described as follows:

A certain lot or parcel of land with any buildings thereon situated in Seabrook in the County of Rockingham and the State of New Hampshire, bounded and described as follows:

Beginning at the Northeasterly corner of the within tract of land, such corner being 74.03 feet westerly measured along the Southerly side line of Folly Mill Road from the junction of the Southerly side line of Folly Mill Road and the Westerly line of Interstate 95 (also known as the New Hampshire Toll Road); thence turning and running S 21° 06’ 30” W along other land formerly of Twin Tower Trailer Sales of N.H., Inc., now or formerly of Raymond R. and Patricia Berube and known as Lot 6 a distance of 326.11 feet to the Massachusetts and New Hampshire state line; thence turning and running N 35° 09’ 30” W along the Massachusetts and New Hampshire state line a distance of 47.76 feet to a point; thence turning and running N 14° 23’ 30” E along other land now or formerly of Twin Town Trailer Sales of N.H., Inc. known as Lot 4 a distance of 301.65 feet to the Southerly side line of Folly Mill Road; thence turning and running S 68° 53’ 30” E along the Southerly side line of Folly Mill Road 75.00 feet to the point of beginning.

For further description, see Lot #5 on plan recorded at Rockingham County Registry of Deeds as Plan # C-3621.

Also being conveyed is a 1972 Schultz manufactured home, Model: Homestead, and Serial No. E111087.



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TERMS OF SALE:

1. The Premises are being sold in "AS IS" condition. The Town makes NO WARRANTY relative to any aspect of the Premises.
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, wooden shed, and metal shed from the Premises.
3. Reserve Price – The Premises are offered subject to a Reserve Price.
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 at the 1984 Town Meeting 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 valid 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 before 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 postmark 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:

12. No person may bid on the sale of municipally owned real estate if the prospective bidder has outstanding housing or building code violations cited by the Town.
13. Prospective bidders must be current on property taxes and any other payments due to the Town as of the bid opening date; otherwise, the bidder shall not be eligible for 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) 474-3311 or emailing 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 June 30th 2026.

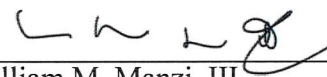
MISCELLANEOUS

A Property and Bid Information Packet, to include the Official Bid Form, is available by request at the Office of the Town Manager.

For further information regarding the Premises and/or terms of the sale, please contact the Town Manager via the contact information below.

Dated this 10th day of June, 2026.

TOWN OF SEABROOK

By: 

William M. Manzi, III
Town Manager
99 Lafayette Road
Seabrook, NH 03874
(603) 474-3311



Request for Sealed Bids
 163 Folly Mill Road
 # B2026-MGR-19

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

*(Bids must be submitted on this bid form in a sealed envelope marked **B2026-MGR-19** and must be received in the Seabrook Town Office on or before Thursday, July 9th, 2026, at 2:00 P.M. prevailing time)*

***RFB # B2026-MGR-19
 Town Manager's 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
06-028	163 Folly Mill Rd	0.41	\$209,900.00	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 or 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

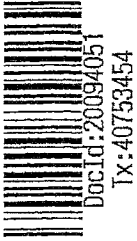
Date: _____

Name (Please Print)

Address

Telephone Number

Email Address



Tax Collector's Office
Town of Seabrook
PO Box 476
Seabrook, NH 03874

(M)

6-28

Carol Ann Tracy

RECORDING 14.00
SURCHARGE 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 2021 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 2018 to Eaton Family Trust, listed in the invoice book as Map Lot # 6-28 and described as followed:

A certain lot or parcel of land with any buildings thereon situated in Seabrook in the County of Rockingham and the State of New Hampshire, bounded and described as follows.

Beginning at the Northeasterly corner of the within tract of land, such corner being 74.03 feet westerly measured along the Southerly side line of Folly Mill Road from the junction of the Southerly side line of Folly Mill Road and the Westerly line of Interstate 95 (also known as the New Hampshire Toll Road); thence turning and running S 21° 06' 30" W along other land formerly of Twin Town Trailer Sales of N.H., Inc., now or formerly of Raymond R. and Patricia Berube and known as Lot 6 a distance of 326.11 feet to the Massachusetts and New Hampshire state line; thence turning and running N 35° 09' 30" W along the Massachusetts and New Hampshire state line a distance of 47.76 feet to a point, thence turning and running N 14° 23' 30" E along other land now or formerly of Twin Town Trailer Sales of N.H., Inc. known as Lot 4 a distance of 301.65 feet to the Southerly side line of Folly Hill Road; thence turning and running S 68° 53' 30" E along the Southerly sideline of Folly Mill Road 75.00 feet to the point of beginning.

For further description, see Lot #5 on plan recorded at Rockingham County Registry of Deed as Plan # C-3621.

Also being conveyed is a 1972 Schultz manufactured home, Model: Homestead and Serial No. E111087.

Being the same premises conveyed to Ivan Eaton, Jr, by Deed of Charlene F. Eaton dated December 10, 2010 and recorded with the Rockingham County Registry of Deeds on Book 5174 Page 2156 on December 10, 2010.

Ivan Q. Eaton, Jr. died on October 18, 2011. See 10th Circuit - Probate Division – Brentwood Case Number 318-2011-ET-01502.

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 2019. 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 21st day of December in the year of our Lord two thousand and twenty-one.

Signed, Sealed, and Delivered in the presence of:

LeeAnn Waterman

Witness: LeeAnn Waterman

Michele X. Knowles

Michele X. Knowles, Tax Collector

State of New Hampshire

Rockingham, SS

December 21, 2021

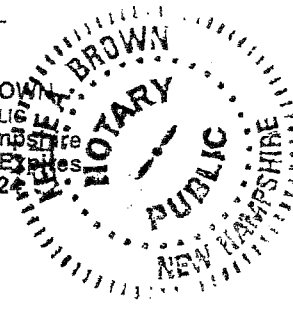
December 21, 2021

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

Before me,

Kellie A. Brown
Notary Public

KELLIE A. BROWN
NOTARY PUBLIC
State of New Hampshire
My Commission Expires
April 17, 2022



CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION	DESCRIPTION	CURRENT ASSESSMENT	ASSESSED	2234
TOWN OF SEABROOK					EXEMPT	9035	54,600	54,600
99 LAFAYETTE RD					EXML LAND	9035	153,900	153,900
					EXEMPT	9035	1,400	1,400
SEABROOK NH 03874	Type 15 # Bldgs 1 # Res Unit 1 # Com Unit 1 GIS ID 6-28-0		Life Estate Precinct M-BMP	# Ind Unit Res Mail L				
VISION								

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
TOWN OF SEABROOK	6461	2096	01-06-2023	U	1	1E	2025	9035	54,600	2024	9035	54,600	2024	9035	54,600
EATON FAMILY TRUST	PR11	ET01	03-21-2013	U	1	0									
EATON IVAN JR HRS OF	5174	2156	12-10-2010	Q	1	109,000		9035	153,900		9035	153,900		9035	153,900
EATON CHARLENE F	2873	0309	04-23-1991	U	V	0		9035	1,400		9035	1,400		9035	1,400
EATON CHARLENE F	2863	2464	01-14-1991	U	U	0									
PREVIOUS ASSESSMENTS (HISTORY)															
Total							209,900	Total	209,900	Total	209,900	Total	209,900	Total	209,900

EXEMPTIONS	Amount	Code	Description	Number	Amount	Comm Int
ASSESSING NEIGHBORHOOD						
Nbhd			Nbhd Name			Batch
W1			B			Tracing
NOTES						
BEIGE EP NOW EXEMPT						
MAKE=SCHULTZ						
ECON=RTE95 & INDUSTRIAL LOC P.S. FILE# 1274						

Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
APPRAISED VALUE SUMMARY								
Appraised Bldg. Value (Card) 54,600								
Appraised Xt (B) Value (Bldg) 0								
Appraised Ob (B) Value (Bldg) 1,400								
Appraised Land Value (Bldg) 153,900								
Special Land Value 0								
Total Appraised Parcel Value 209,900								
Valuation Method C								

2023:TOWN PROPERTY									
BUILDING PERMIT RECORD									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date
97-2568	10-27-1997	RS	Residential	350	04-01-1998	100	04-01-1998	8 X 10 DECK	06-20-2024

2023:TOWN PROPERTY															
LAND LINE VALUATION SECTION															
Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
B	9035	TOWN PROPER	IND	17,700	SF	12.03	1.00000	5	0.85	40	0.850	IND/SHAPE/RT95/RES	1.0000	8.69	153,900

2023:TOWN PROPERTY									
VISIT / CHANGE HISTORY									
Date	Id	Type	Is	Cd	Purpose/Result				
06-20-2024	SS			15	Field Review				
02-14-2023	AS			12	Office Change				
07-12-2022	RO			01	Measur+1/Visit				
06-15-2016	JJ			15	Field Review				
08-24-2015	SU			15	STAT UPDATE				
08-04-2011	VA			15	Field Review				
08-26-2010	SU			10	STAT UPDATE				

2023:TOWN PROPERTY									
APPRAISED VALUE SUMMARY									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	
Total Appraised Parcel Value									209,900
Total Card Land Units									SF
Parcel Total Land Area									0.41
Total Land Value									153,900

