



Town of Webster

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Selling of Properties Policy **Adoption Date: July 3, 2017**

In accordance with the provisions of RSA 80:80, 80:42 and 41:14-a, the Town of Webster, by its Select Board, duly authorized, may sell properties acquired by the Town by Tax Deed or other means. Properties will be sold in a consistent and fair manner, and with the best interest of the Town in mind. The goal is to get the properties back into tax payments and producing revenue for the Town.

Vacant Pillsbury Lake properties shall be offered to abutting property owners first with the condition that the 2 properties be merged. These lots are to be sold to the highest responsible bidder, and must cover all transfer costs.

Other Pillsbury Lake properties that are adjacent and can be merged to each other, may first be merged by the Town, and then sold as one property.

The selling of other Pillsbury Lake properties, listed in paragraph 3 above, and other Town properties, will follow these steps:

1. Properties shall be sold through auction, realtor, or sealed bids.
2. All sales shall be properly advertised and posted with a deadline.
3. Interested parties shall respond before deadlines.
4. All sales or sealed bids shall be awarded to the highest responsible bidder.
5. The Select Board may hire an independent appraiser and/or consult with an independent realtor to establish a minimum for which the property is to be sold. The Select Board shall have the power to determine the terms and conditions of the sale to the benefit of the Town.

Properties shall be offered by the Town as is, where is, with all faults, with no representation as to the quality of the title being conveyed or the quality of the property being sold. All representations made by the Town are for descriptive purposes only, and are not to be relied upon by bidders for determining whether the property is suitable for building or for any purpose whatsoever.

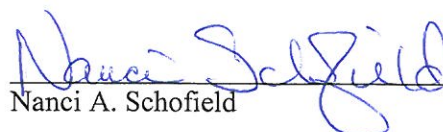
The Town will furnish deeds without covenants, and convey each property subject to all existing easements and rights of way which existed at the time of the Town taking possession of the property. The Select Board reserves the right to offer the property to the next highest responsible bidder in the event the successful bidder defaults, reject any and all bids, to impose other conditions on sales at any time or to sell tax deeded properties "as justice may require."

The Select Board reserves the right to waive any provision of this policy as circumstances warrant.

Webster Select Board:


Bruce G. Johnson, Chair

Michael P. Borek


Nanci A. Schofield