

REAL ESTATE AUCTION

ADMINISTRATOR'S SALE

FRIDAY, OCTOBER 4th at 1 pm

127 KENSINGTON RD - HAMPTON FALLS, NH

To be sold to the Highest Bidder



**Single Family Victorian Period Home with Barn
Situated on .770 +/- Acres of Land**

**PREVIEW 1-3 PM, SUNDAY, SEPT29th and WEDNESDAY, OCTOBER 2nd
OR BY APPOINTMENT—PLEASE CALL 978-388-0400**

BROKER PARTICIPATION INVITED

MORE INFO: MCINNISAUCTIONS.COM

978-388-0400
76 Main Street
Amesbury, MA 01913

mcinnisauctions@yahoo.com
NH LIC # 2182

John McInnis LLC
AUCTIONEERS • APPRAISERS

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IMPORTANT INFORMATION FOR PROSPECTIVE BIDDERS

THE INFORMATION SET FORTH IN THIS PACKET IS BELIEVED TO BE CORRECT. HOWEVER, THE SELLER OF THIS PROPERTY AND JOHN MCINNIS AUCTIONEERS LLC MAKE NO WARRANTIES OR GUARANTEES AS TO THE ACCURACY OF THIS INFORMATION.

BUYER SHALL RELY ENTIRELY ON THEIR OWN INFORMATION, JUDGEMENT AND INSPECTION OF THE PROPERTY AND RECORDS. THIS PROPERTY IS TO BE SOLD ON AN AS IS, WHERE IS BASIS, WITH ALL FAULTS.

THE AUCTIONEER HEREBY DISCLOSES HE/SHE IS ACTING SOLELY AS AN AGENT FOR THE SELLER IN THE MARKETING, NEGOTIATIONS AND SALE OF THIS PROPERTY. THE PURCHASER(S) AGREE THAT THE SELLER AND AUCTIONEER MAKE NO WARRANTIES OF ANY KIND.



JOHN MCINNIS AUCTIONEERS LLC

Estates ♦ Auctions ♦ Real Estate ♦ Appraisals

76 Main Street - Amesbury, Massachusetts 01913
Phone 978.388.0400 - Fax 978.388.8863

Dear Prospective Bidder,

Thank you for your inquiry on our upcoming On Site Real Estate Auction to be held on **FRIDAY, OCTOBER 4th at 1 pm**. John McInnis Auctioneers LLC is pleased to offer this Single Family Victorian Period home awaiting your makeover renovations!

The Administrator to the Estate has chosen auction, the accelerated method of marketing to sell this home because of their faith in the quick and simple process of selling real estate at auction. Their decision allows you to set the market price for this property with your bid. You will buy the property at the lowest possible price by bidding one increment higher than the competition.

As you know the property is being sold "as is, where is, with all faults". Open houses have been scheduled and we invite you to attend to view this home and surrounding grounds. If you are unable to attend but wish to bid please call us 48 hours prior to the auction to arrange an Absentee Bid the day of the sale.

The property is being sold subject to confirmation of the Executor. Remember, this is not a foreclosure sale. When you purchase this home you receive clear marketable title.

Please remember to have the **\$10,000.00 certified deposit check** and bring it with you to the auction. You must show the check at registration in order to receive a Bidder Number. You must have a Bidder Number in order to bid at this open, outcry auction. If you are the high bidder an additional deposit to equal Ten Percent (10%) of the high bid (hammer price) will be required within Three (3) business days of the sale. The sale is not contingent upon your ability to acquire mortgage financing. We encourage you to pre-qualify yourself with a lender before the auction. This will help you to bid with confidence. Enclosed is a Sample Purchase and Sale Agreement for you and your attorney to review. There can be no changes made to the Agreement.

This information packet has been assembled for your convenience. Our experienced staff is readily available to assist you with any questions you may have regarding the property or the auction process. We welcome your calls. We look forward to seeing you at the auction and good luck with your bids!!

Sincerely,

John

John P. McInnis



Real Estate AUCTION

Administrator's Sale

Single Family Victorian Period Home with Detached Barn situated on .770 +/- acres of land

127 KENSINGTON ROAD HAMPTON FALLS, NH



FRIDAY, OCTOBER 4th at 1 pm

Preview 1-3pm, Sunday September 29th and Wednesday, October 2nd

Or by Appointment 978-388-0400

TO BE SOLD TO THE HIGHEST BIDDER

High bid (hammer price) subject to confirmation by the Administrator

Our firm has been hired by The Administrator to the Estate of Robert Perkins to offer this Single Family home at public auction. Built in 1890 Mansard Design home situated on approximately $\frac{3}{4}$ acre lot and 1,636+/- sq feet of living space awaits your makeover renovations.

-Wonderful Wooded Lot-Situated on Scenic Rt 84 Hampton Falls-
-45 Minutes North of Boston-10 Minutes to NH Beaches-

Broker Participation Invited

FOR MORE INFO: **mcinnisauctions.com-800-822-1417-NH LIC#2182**

*A deposit of Ten thousand dollars (\$10,000.00) must be presented in cash, certified or bank check.
Balance of the deposit to equal 10% of the high bid (hammer price) due in 3 business days. Closing in 45 days*

TERMS OF SALE:

A deposit of Ten thousand dollars (\$10,000.00)

must be presented in cash or bank check.

Balance of the deposit to equal 10% of the high bid (hammer price) due in 3 business days.

Balance in 45 days.

- A. Make the certified deposit check payable to yourself. If you are the successful bidder, you will endorse the check to John McInnis Auctioneers LLC, Escrow Agent.

- B. Closing will take place on or before **45 days** from the auction unless otherwise agreed upon by Seller, in writing.

- C. The property is being sold **“as is, where is, with all faults”**. We encourage you to attend the preview showing and thoroughly inspect the property. You must to rely on your own inspection and judgment when bidding on this property.

- D. Auction is subject to confirmation of the high bid by The Administrator and a License to Sell from the NH Probate Court (copy in bid packet).

- E. The property is **NOT** being sold with a financing contingency, so we recommend that you pre-qualify yourself with your lending institution before bidding at the auction sale. This will allow you to bid with confidence!

- F. Any and all items deemed personal property left on the premises are considered abandoned by the Seller (The Estate of Robert D. Perkins) and will be the responsibility of the buyer on auction day.

- G. Other terms or conditions may be announced at the sale.

TERMS & CONDITIONS OF SALE

1. Auctioneer is John McInnis Auctioneers LLC, 76 Main Street, Amesbury, Massachusetts.
New Hampshire Auctioneer's License #2182.
2. The Seller is **ESTATE OF ROBERT D. PERKINS** herein, "Seller".
3. This sale is of certain real property; a single family home located at:
127 KENSINGTON RD • HAMPTON FALLS, NH

The property will be sold "**AS IS, WHERE IS, WITH ALL FAULTS**".
4. A description of said Property to be sold is contained herein. Said real estate is described in a deed recorded in the **Rockingham County** Registry of Deeds, Book **2329 Page 0079**.
5. The sale may be adjourned from time to time as the Auctioneer may determine.
6. **TERMS OF SALE:** An initial deposit of **Ten Thousand Dollars (\$10,000.00)** in cash, certified or bank check, made out to yourself will be required at the time and place of the auction to register to bid on the property. Balance of the deposit to equal 10% of the high bid (hammer price) due in 3 business days. Balance on or before **45 days**. No bid will be considered unless said bidder has first registered with the Auctioneer and deposited with him the required earnest money deposit. Bids will be made orally. The auctioneer reserves the right to control the increments of the bids. Any bid not in compliance with the terms of sale may be rejected.
7. Auction will be conducted as a public auction and is subject to confirmation of the high bid by The Administrator and a License to Sell from the NH Probate Court.
The highest bidder will be the Buyer of the property, once the **Administrator** has confirmed the high bid. At the completion of the sale, the highest bidder will sign a Purchase and Sale Agreement in the form of the specimen attached hereto, the terms of which are incorporated herein.
8. The balance of the purchase price payable by the successful bidder shall be made in cash, certified check, cashier's or bank check. Closing is to be held no more than **forty five (45) days** following the date of the Purchase and Sale Agreement.
9. Seller will convey good and marketable title to said property, free and clear of all encumbrances, except building and/or zoning restrictions of record, restrictive covenants of record, usual public utilities associated with servicing of property and easements/right-of-way which exist on the face of the earth.
10. Buyer may examine title for 10 days after the day the bid is accepted and shall within that time notify seller in writing of any defects in title that may render the title unmarketable in accordance with the standards adopted by the **New Hampshire** State Bar Association. Sellers shall have 30 days to cure any defects of title so brought to its attention that may render the title unmarketable. Buyer shall have the right to rescind and be refunded his deposit where defects of title that render the title unmarketable are not cured by sellers with the above-stated number of days.
11. In the event that the highest bidder fails to comply with any of the terms and conditions of sale, said bidder's deposit will be retained by the Seller, unless the Auctioneer, in its sole discretion, reopens the bidding, and the new highest bidder immediately executes a Purchase and Sale Agreement. Upon close of bidding and compliance with the terms of sale, the Auctioneer shall declare that the terms of the sale have been complied with and that the public sale is closed. If the Buyer fails to perform at closing, the Sellers will retain the Buyer's deposit. A bidder or buyer whose deposit is retained under this paragraph shall be responsible for any and all consequential damages and additional costs, deficiencies, expenses and losses suffered as a result of his failure to perform, including without limitation, any attorney's fees.

12. The Buyer's commitment under the Purchase and Sale Agreement will **NOT** be contingent upon securing financing or upon any other conditions; the Buyer's deposit will not be refunded due to any inability to obtain financing or any other failure by the Buyer to perform.
13. The property is sold "**AS IS, WHERE IS, WITH ALL FAULTS**", and with all existing defects and without any warranties of any kind even as to fitness for a particular purpose, habitability or merchantability. Bidders are invited to inspect the premises and public records prior to making a bid. No warranties, guarantees or representations of any kind are made; and all warranties are disclaimed with respect to any improvements located underground, the location and/or boundaries of the premises or improvements thereon, environmental compliance, or its compliance with any applicable zoning or land use regulations, laws or ordinances. BUYER agrees that SELLERS are not giving any express warranty, has no successor liability and is not obligated to give any implied warranties. The Buyer will assume responsibility and expense for any title search, title examination or title insurance, as set forth in said Purchase and Sale Agreement.
14. In the event of a substantial loss or damage to the property occurring after the execution of the Purchase and Sale Agreement and prior to closing, the Buyer shall have the election either to terminate said Purchase and Sale Agreement and receive a refund of the earnest money deposit or to complete the purchase and receive any insurance proceeds or eminent domain award received by Sellers on account of the damage or loss.
15. In the case of disputed bidding, the Auctioneer shall be the sole and absolute judge of such dispute.
16. The Auctioneer acts only as agent for the Seller(s).
17. In the event of any conflict between these Terms and Conditions of Sale and the Purchase and Sale Agreement, the Purchase and Sale Agreement shall control.
18. Other terms or conditions may be announced at the sale.
19. Any and all items deemed personal property left on the premises are considered abandoned by the Seller (The Estate of Robert D. Perkins) and will be the responsibility of the buyer on auction day.

THE BUYER WILL ASSUME RISK OF ANY DEFECTS, AND EACH BIDDER EXPRESSLY ACKNOWLEDGES AND AGREES THAT THE AMOUNT BID REFLECTS THE "AS IS, WHERE IS" CONDITION OF UNDISCLOSED DEFECTS.

EACH BIDDER FURTHER ACKNOWLEDGES AND AGREES THAT SUCH BIDDER IN NO WAY RELIES UPON REPRESENTATION MADE BY SELLERS OR HIS AGENTS.

REAL ESTATE AUCTION PURCHASE AND SALE AGREEMENT

The undersigned purchaser, as the successful bidder at a certain auction of the real property described below, herein agrees to purchase said real estate in accordance with the following terms and conditions.

1. SELLER(S):

BUYER(S):

ESTATE OF ROBERT D. PERKINS

Address: _____

Tel. No:

Tel. No. _____

2. PROPERTY: .770 +/-acres

DEED REFERENCE: Book 2329 Page 0079

3. BID PRICE (HAMMER PRICE)

\$ _____

DEPOSIT required at the time of registration on auction day to be held by John McInnis Auctioneers, receipt of which is acknowledged and is **NON-REFUNDABLE**, except as provided below.

\$10,000.00

SUB TOTAL

\$ _____

Balance of the deposit to equal 10% of the high bid due in 3 business days.

\$ _____

Balance Due at Transfer of Title:

\$ _____

4. Transfer of Title: In accordance with the terms of the auction sale, title shall be transferred and the balance of the purchase price paid on or before **November 18, 2024**, at a time and place to be agreed upon. If no time and place is agreed upon, title shall be transferred at the **Rockingham County Registry** of Deeds on or before **November 18, 2024**.

5. Title shall be transferred by a **Fiduciary Deed** to the premises, which shall be provided at Seller's expense.

6. Buyer may examine title for 10 days after the day the bid is accepted and shall within that time notify seller in writing of any defects in title that may render the title unmarketable in accordance with the standards adopted by the **NEW HAMPSHIRE State Bar Association**. Sellers shall have 30 days to cure any defects of title so brought to its attention that may render the title unmarketable. Buyer shall have the right to rescind and be refunded his deposit where defects of title that render the title unmarketable are not cured by sellers with the above-stated number of days.

7. Seller shall keep the premises insured during the term of this Agreement. In the event of damage by fire, or casualty, the Seller shall either restore the premises to their former condition or the Buyer, at his election, may cancel this Agreement, in which case this Agreement shall be void, or accept the premises in its then condition together with proceeds of said insurance which Seller agrees to assign to Buyer if Buyer so elects.

8. Real estate taxes and all charges against the property shall be apportioned as of the date of transfer of title.

9. If Buyer desires an examination of title, he shall pay the cost thereof. Buyer may examine title for 10 days after the date the bid is accepted and shall within that time notify seller in writing of any defects in title that may render the title unmarketable in accordance with the standards adopted by the **New Hampshire State Bar Association**. Sellers shall have 30 days to cure any defects of title so brought to its attention that may render the title unmarketable. Buyer shall have the right to rescind and be refunded his deposit where defects of title that render the title unmarketable are not cured by sellers with the above-stated number of days.

10. This instrument is to be construed as a **NEW HAMPSHIRE Contract** and is to take effect as a sealed instrument; set forth the entire contract between the parties; is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns, and may be canceled, modified or amended only by written instrument executed by both the Seller and the Buyer. If two or more persons are named herein as Buyers and Sellers, their obligation there under shall be joint and several.

11. **TIME IS OF THE ESSENCE** as to all dates referenced in this contract. Where necessary to effectuate the intent of the parties, the Agreement herein shall survive the closing.

12. **Risk of Defects.** The Buyer shall assume risk for any defects. Each bidder for said Property expressly acknowledges and agrees that the amount bid reflects the “**AS IS, WHERE IS, WITH ALL FAULTS**” condition and subject to all laws and ordinances with all faults of said Property and the assumption of all risks relating to undisclosed defects. Each bidder further acknowledges and agrees that such bidder in no way relies on representation made by Sellers or Auctioneer.

13. In the event that the highest bidder fails to comply with any of the terms and conditions of sale, said bidder’s deposit will be retained by the Seller, unless the Auctioneer, in its sole discretion, reopens the bidding, and the new highest bidder immediately executes a Purchase and Sale Agreement. Upon close of bidding and compliance with the terms of sale, the Auctioneer shall declare that the terms of the sale have been complied with and that the public sale is closed. If the Buyer fails to perform at closing, the Sellers will retain the Buyer’s deposit. A bidder or buyer whose deposit is retained under this paragraph shall be responsible for any and all consequential damages and additional costs, deficiencies, expenses and losses suffered as a result of his failure to perform, including without limitation, any attorney’s fees.

14. Any and all representations, statements and agreements heretofore made between the parties hereto are merged in this Agreement, which alone fully and completely expresses their obligations and this Agreement is entered into by each party after opportunity for investigation, neither party relying on any statements or representations not embodied in this Agreement, made by the other or on his behalf. The Buyer fully acknowledges that he or she has examined the real estate to be sold and is purchasing at public Auction and accepts the property as is as shown.

15. The Sellers and Buyers agree that the Auctioneer is exclusively responsible for conducting and orchestrating this real estate auction in that no commission is due to any other broker or agent except as follows:

16. Buyer acknowledges that in the event he or she is represented by a Broker, up to a **2% co-broke fee** is entitled to that Broker, according to the terms on the Broker Participation Form and the Broker should have pre-registered a Buyer forty-eight (48) hours prior to the auction.

17. **Lead Paint Law**- - The Buyer acknowledges that whenever a child or children under six (6) years of age resides in any residential premises in which any paint, plaster or other accessible material contains dangerous levels of lead, the owner of said premises must remove or cover said paint, plaster or other material so as to make it inaccessible to children under six (6) years of age. Buyer further acknowledges that he has been notified of said lead paint law by Seller and Auctioneer.

18. Any and all items deemed personal property left on the premises are considered abandoned by the Seller (The Estate of Robert D. Perkins?) and will be the responsibility of the buyer on auction day.

October 4, 2024

Buyer Date SS#:

October 4, 2024

Buyer Date SS#:

The Seller accepts the offer and agrees to deliver the above described property at the price and upon the terms and conditions set forth.

October 4, 2024

Seller Date SS#:

October 4, 2024

Seller Date SS#:

October 4, 2024

Auctioneer Date

For e-Filing only

THE STATE OF NEW HAMPSHIRE
JUDICIAL BRANCH
 http://www.courts.state.nh.us

Court Name: 10th Circuit - Probate Division - Brentwood
 Case Name: Estate of Robert D. Perkins
 Case Number: 318-2023-ET-2176
 (if known)

**MOTION AND LICENSE TO SELL REAL ESTATE
 TO PAY DEBTS AND LEGACIES OF THE ESTATE**

1. Executor/Admin name: Joseph J Tropiano Telephone: (603) 434-9776
 Mailing address: 42 Crystal Avenue Derry NH 03038
 Street City State Zip code

Executor/Admin name: _____ Telephone: _____
 Mailing address: _____
 Street City State Zip code

2. Attorney name: Lisa J Bellanti Telephone: (603) 926-6336
 Firm name: Casassa Law Office Bar ID #: 13792
 Mailing address: 459 Lafayette Road Hampton NH 03842
 Street City State Zip code

3. The personal estate of the deceased is not sufficient to pay the debts and legacies of the estate.
 The deceased at the time of death owned certain real estate identified below.

PROPERTY LOCATION	COUNTY	BOOK/PAGE
<u>127 Kensington Road Hampton NH</u>	<u>Rockingham</u>	<u>2329 / 79</u>
_____	_____	<u>/</u>
_____	_____	<u>/</u>

4. STATEMENT OF DEBTS AND ASSETS
 DEBTS

A. Debts/legacies of the estate. (Attach list detailing these)	\$	<u>156,791.24</u>
B. Funeral expenses	\$	<u>0.00</u>
C. Allowance to widow	\$	<u>0.00</u>
D. Estimated expenses of administration	\$	<u>20,000.00</u>

TOTAL ESTATE DEBTS	\$	<u>176,791.24</u>
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ASSETS

A. Personal property per inventory	\$	<u>7,786.72</u>
B. Income earned from all sources	\$	<u>0.00</u>
C. Personal property not appraised	\$	<u>0.00</u>

TOTAL ESTATE ASSETS	\$	<u>7,786.72</u>
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TOTAL DEFICIT	\$	<u>169004.52</u>
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- There is a surviving spouse who assents (see attached)
 There is no surviving spouse but there is/are minor child(ren) of the deceased

Case Name: Estate of Robert D. Perkins

Case Number: 318-2023-ET-2176

MOTION AND LICENSE TO SELL REAL ESTATE TO PAY DEBTS

5. I/we, Joseph J Tropiano, certify that in disposing of the estate of the deceased as I may be licensed to sell, I will use my best judgment if the property is sold at public auction in fixing and advertising the time and place of sale, and will exert my utmost endeavor that the same shall be sold in such manner as will be of the greatest advantage to the persons interested in the estate, without any sinister or selfish view or motive whatever.

I request that I be licensed to sell at public auction, or private sale, the whole of the real estate in accordance with New Hampshire law.

I state that on this date I am sending a copy of this document as required by the rules of the Circuit Court. I am electronically sending this document through the court's electronic filing system to all attorneys and to all other parties who have entered electronic service contacts (email addresses) in this case. I am mailing or hand-delivering copies to all other interested parties.

Verification: I verify the truth and accuracy of all facts alleged within this document to the best of my belief and further verify that all facts contained in this document are alleged in good faith. By affixing my electronic signature to this document I acknowledge my understanding that any false statements made in this document are punishable as perjury which may include a fine or imprisonment or both.

Lisa J Bellanti
Name of Filer

Casassa Law Office 13792
Law Firm, if applicable Bar ID # of attorney

459 Lafayette Road
Address

Hampton NH 03842
City State Zip code

/s/  7/12/2024
Signature of Filer Date

(603) 926-6336
Telephone

lbellanti@casassalegal.com
E-mail

Verification: I verify the truth and accuracy of all facts alleged within this document to the best of my belief and further verify that all facts contained in this document are alleged in good faith. By affixing my electronic signature to this document I acknowledge my understanding that any false statements made in this document are punishable as perjury which may include a fine or imprisonment or both.

Name of Filer

Law Firm, if applicable Bar ID # of attorney

Address

City State Zip code

/s/ _____
Signature of Filer Date

Telephone

E-mail

Case Name: Estate of Robert D. Perkins

Case Number: 318-2023-ET-2176

MOTION AND LICENSE TO SELL REAL ESTATE TO PAY DEBTS

ASSENTS

I, _____, the surviving spouse of the deceased, hereby assent to the sale of the whole of the real estate herein described, including the homestead right, and any other interest therein, and the reversion(s) thereof.

Date

Surviving Spouse Signature

IF THERE IS NO SURVIVING SPOUSE OF THE DECEASED BUT THERE ARE MINOR CHILDREN.

I, _____, guardian of the minor child(ren) of the deceased, hereby consent to the sale of the whole of the real estate herein described.

Date

Guardian of Minor Signature

ORDER AND LICENSE

The motion is granted and the Executor/Administrator is licensed upon the terms and conditions specified above. This license is only valid for two years from the date of this order. A return of sale must be returned to the court within one year of the sale. The Executor/Administrator shall notify the court of the net proceeds of the sale within thirty (30) days following receipt of such proceeds.

Motion is denied and no license is issued.

Recommended:



Referee Larry S. Kane
Pursuant to RSA 547:3, V
07/23/2024

Ordered by the Court:

Clerk's Notice
Document sent to parties
on 07/29/2024

Any motion for reconsideration must be filed within 10 days of the date of this notice. Any appeal to Supreme Court must be filed within 30 days of the date of this notice.

THE STATE OF NEW HAMPSHIRE

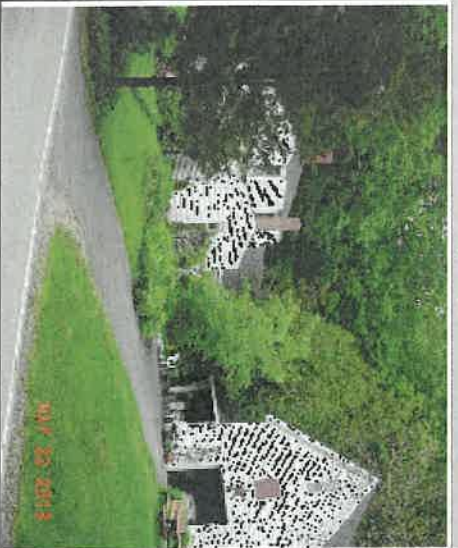
ROCKINGHAM SS

10TH CIRCUIT - PROBATE DIVISION - BRENTWOOD
CASE NO. 318-2023-ET-02176

In RE: Estate of Robert D. Perkins

SCHEDULE A DEBTS/LEGACIES OF THE ESTATE

Geico	132.67
Until	556.46
Amerigas	85.91
Pension Benefit Corp.	1,342.27
Amerigas	113.62
Xfinity	701.88
Home Depot	25,888.86
American Mint	152.45
GMC	19,854.18
Citizen Card Services	13,199.41
Graf Brothers Leasing	239.07
Citizens	222.16
Citizens Line of Credit	94,302.30
TOTAL SCHEDULE A	\$156,791.24



PICTURE

OWNER
PERKINS GRACE W
 PERKINS ROBERT D
 127 KENSINGTON RD
 HAMPTON FALLS, NH 03844

TAXABLE DISTRICTS
 District Percentage

PERMITS

Date	Project Type	Notes
12/07/21	NEW	RECD COMPLAINT FROM NEIGHBOR

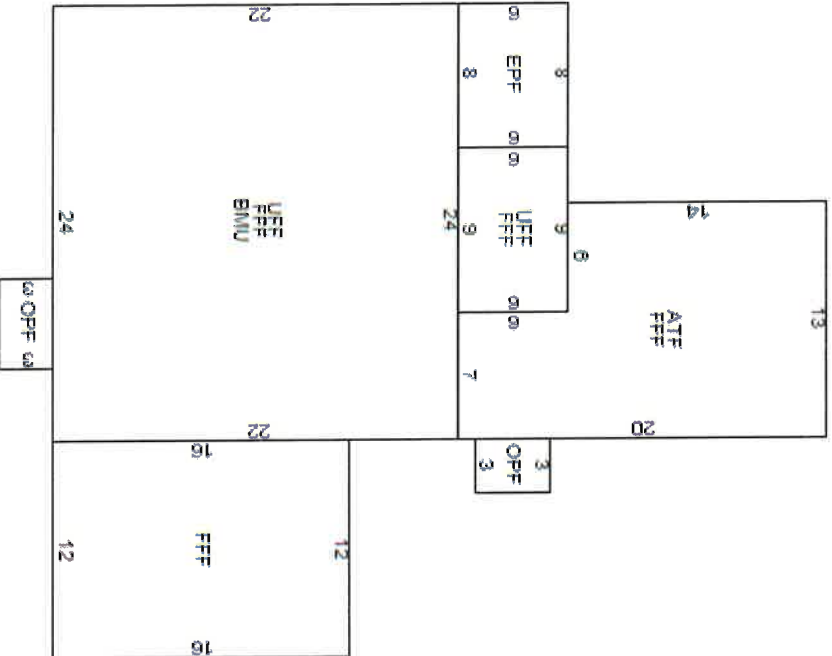
BUILDING DETAILS
 Model: 2,000 STORY FRAME ANTIQUE
 Roof: MANSARD/ASPHALT
 Ext: VINYL SIDING
 Int: PLASTERED
 Floor: PINE/SOFT WD/HARDWOOD
 Heat: OIL/FA DUCTED
 Bedrooms: 3 Baths: 1.0
 Extra Kitchens: Fireplaces:
 A/C: No Generators:
 Quality: A2 AVG+20
 Com. Wall:
 Size Adj: 1.1063 Base Rate: RSA 142,000
 Bldg. Rate: 1,2490
 Sq. Foot Cost: \$177.35

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
EPP	ENCLOSED	48	0.70	34
UPF	UPPER FLR FIN	582	1.00	582
PPF	FST FLR FIN	998	1.00	998
BMU	BSMNT	528	0.15	79
ATF	ATTIC FINISHED	224	0.25	56
OPF	OPEN PORCH	27	0.25	7
GLA:	1,636	2,407		1,756

2023 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 311,427
 Year Built: 1890
 Condition For Age: FAIR 44 %
 Physical:
 Functional:
 Economic:
 Temporary:
 Total Depreciation: 44 %
 Building Value: \$ 174,400



OWNER INFORMATION

PERKINS GRACE W
 PERKINS ROBERT D
 127 KENSINGTON RD
 HAMPTON FALLS, NH 03844

SALES HISTORY

Date	Book	Page	Type	Price	Grantor

PICTURE

LISTING HISTORY

12/11/19 JNCM FIELD REVIEW
 06/19/18 THFR MEASUR-LISTED
 08/22/09 SB00 MEASUR-LISTED
 06/29/06 DC01 1 VISIT
 09/08/98 DC02 SECOND VISIT
 07/10/87 TD00 MEASUR-LISTED

NOTES

DB*WB*STN ENDTN*1A/EG*CRPTS UP=F FGR6=BARN USED AS GARAGE
 W/OB2 ATT*K=L&V/60'S BTHS/SMALL/NARROW*1 PULLY FINISHED BUT
 UNHTD RM OVR 13X14=FAT* 1 HRTH 12X15 BAS=RM HTD W/WD STY
 ONLY* 2019 UNABLE TO MEASURE ONE SHED, REMOVE PATIO

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1.75 STY	484	22 x 22	93	35.00	60	9,453	Year: 2013
SHED-EQUIPMENT	208	13 x 16	137	8.00	40	912	Year: 2013
SHED-WOOD	128	1 x 128	185	10.00	90	2,131	Year: 2013
						12,500	

MUNICIPAL SOFTWARE BY AVTAR

HAMPTON FALLS ASSESSING OFFICE

Year	Building	Features	Land
2022	\$ 94,000	\$ 12,700	\$ 180,200
	Parcel Total: \$ 286,900		
2023	\$ 174,400	\$ 12,500	\$ 309,300
	Parcel Total: \$ 496,200		
2024	\$ 174,400	\$ 12,500	\$ 309,300
	Parcel Total: \$ 496,200		

LAND VALUATION

LAST REVALUATION: 2023

Zone: AGR/RESIDENTIAL	Minimum Acreage: 2.00	Minimum Frontage: 250	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes		
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI <td>R <td>Tax Value</td> <td>Notes</td> </td>	R <td>Tax Value</td> <td>Notes</td>	Tax Value	Notes
IF RES	0.770 ac	281.53	F	110	100	100	100	100	--	LEVEL	100		309,300	
	0.770 ac												309,300	

Site: AVERAGE Driveway: PAVED Road: PAVED

KNOW ALL MEN BY THESE PRESENTS, That I, Grace W. Perkins, of
Hampton Falls, Rockingham County, State of New Hampshire,

2329-0079

for consideration paid, grant to Grace W. Perkins of Hampton Falls, County of
Rockingham, State of New Hampshire, and Robert Douglas Perkins
of Hampton Falls, County of Rockingham, State of New Hampshire,
as joint tenants with rights of survivorship,

with ~~Quitclaim~~ **Covenants**

A certain parcel of land, with the buildings thereon,
situated in said Hampton Falls, and bounded: Northerly by
land of Warren B. Pevear 13-1/3 rods; Easterly by land of
said Pevear 9 rods; Southerly by the South Road 13-1/3 rods;
Westerly by land of Warren B. Pevear 9 rods; being the same
premises conveyed to George C. Sherburne by Alphonse Prescott
by his deed dated May 25, A.D. 1837 and recorded in Rockingham
Records, Book 502, Page 612.

Also with the right and privilege to sink the spring
near the Westerly line of the lot of which the above tract is
a part and lay a pipe from said spring across said lot to
my dwelling house.

Being the same premises conveyed to Stephen D. Perkins
by deed of George C. Sherburne, dated April 22, 1893, and re-
corded in Rockingham Records, Book 535, Page 314.

Being the same premises conveyed to Grace W. Perkins
by deed of Frank D. Perkins, et al, dated Sept. 26, 1961,
and recorded in Rockingham County Registry of Deeds in
Book 1603, Page 160.

~~Witness my hand and seal this 12th day of December, 1978.~~

Witness my hand and seal this 12th day of December, 19 78.

Witness:

Michael C. Mc Carthy

Grace W. Perkins
Grace W. Perkins



State of New Hampshire

Rockingham, ss.:

December 12, A. D. 19 78

Personally appeared Grace W. Perkins

known to me, or satisfactorily proven, to be the person whose name
subscribed to the foregoing instrument and acknowledged that she executed the same
for the purposes therein contained.

Before me, *Michael C. Mc Carthy*
Justice of the Peace - Notary Public

35955
78 DEC 20 4:10:10
REC'D ROCKINGHAM COUNTY
REGISTRY OF DEEDS

Town of Hampton Falls, New Hampshire

Printed on 09/18/2024

Displaying results for Invoice: 2024P01014004.

Data last updated on Sep 5 2024.

Due amounts reflect interest as of 9/18/2024.

Invoice Number: 2024P01014004

[Print Now](#)

Owner	PERKINS GRACE W	Due Date	7/1/2024
Owner 2	PERKINS ROBERT D	Bill Amount	\$3,215.00
Location	127 KENSINGTON RD	Principal	\$3,215.00
Type	Property Tax	Interest	\$55.67 *
Billed Date	7/1/2024	Penalties	\$0.00
Map - Lot - Sub	000001095000000000	Total Due	\$3,270.67
Acres	0.77		

*Per Diem Interest is \$0.7047

[Add To Cart](#)

Transaction Detail

[Close](#)

Displaying results for Invoice: 2023L01000040.
Data last updated on Sep 5 2024.
Due amounts reflect interest as of 9/18/2024.

Invoice Number: 2023L01000040

[Print Now](#)

Owner	PERKINS GRACE W	Due Date	4/11/2024
Owner 2	PERKINS ROBERT D	Bill Amount	\$6,122.58
Location	127 KENSINGTON RD	Principal	\$6,122.58
Type	Lien	Interest	\$375.74 *
Billed Date	4/11/2024	Penalties	\$0.00
Map - Lot - Sub	000001095000000000	Total Due	\$6,498.32
Acres	0.77		

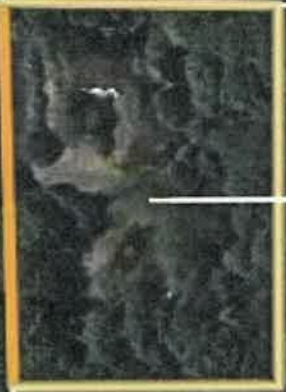
*Per Diem Interest is \$2.3484

[Add To Cart](#)

Transaction Detail

[Close](#)

127 Kensington Road



SELLER'S DISCLOSURE

Property: _____

John McInnis Auctioneers LLC has gathered as much information as possible from the Owner. As agents for the owner's, we have made every effort to provide information gathered to potential buyers.

WATER SUPPLY: PUBLIC ___PRIVATE___	Town/City
Type of System:	Not Known _____
Malfunctions:	Not Known _____
Date of Installation:	Not Known _____
Date of Most Recent Water Test:	Not Known _____
INSULATION DISCLOSURE:	
Attic:	Not Known _____
Exterior Walls:	Not Known _____
SEPTIC SYSTEM DISCLOSURE:	
Size: N/A:	Not Known _____
Location: N/A:	Not Known _____
Malfunctions: N/A:	Not Known _____
SEWERAGE:	
Town/City:	
KNOWN HAZARDOUS MATERIALS DISCLOSURE:	
Asbestos	Not Known _____
Lead Based Paint	Not Known _____
Radon	Not Known _____
Underground Tanks	Not Known _____

Potential Purchasers are encouraged to seek information from any professionals in any of these areas regarding a specific issue.

Seller's Signature

Date

Seller's Signature

Date

Buyer's Signature

Date

Buyer's Signature

Date

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) _____ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

_____	_____	_____	_____
Seller	Date	Seller	Date
_____	_____	_____	_____
Purchaser	Date	Purchaser	Date
_____	_____	_____	_____
Agent	Date	Agent	Date

TEMPORARY WAYS TO KEEP CHILDREN SAFE FROM LEAD PAINT HAZARDS

Under the Lead Law, the property owner is responsible for having his or her home deleaded or brought under interim control if it was built before 1978 and a child under the age of six lives there. Deleading permanently reduces the risk of lead poisoning. Until deleading occurs, here are some temporary ways to reduce lead hazards:

- 1 Clean often**
Wet wiping regularly reduces lead dust levels in the home. See other side.
- 2 Put duct tape or contact paper over peeling paint and plaster**
Put duct tape or contact paper on window wells, window sills, walls or other surfaces with peeling paint or plaster. Clean these areas often. Window wells and sills can be cleaned more easily when contact paper or duct tape are put down first. See other side.
- 3 Keep the lower part of the window closed (if possible)**
If a window well is in bad condition, keep the lower part of the window closed and open only the upper part. This will prevent your children from putting their hands or objects in the window well where the lead dust collects. It also helps keep lead dust from blowing into the house.
- 4 Move furniture to block contact with peeling paint and plaster**
By moving a sofa in front of a crack in a wall, you can block a child's access to lead hazards. Never place furniture where a child may climb on it and fall out of a window.
- 5 Change child's bedroom (if possible)**
If your child's bedroom has chipping paint or plaster, consider using another room without chipping paint for the bedroom.
- 6 Other ideas**
Regularly have your child tested for lead poisoning; wash your child's hands and toys often; if you are renovating or repainting call CLPPP for more information on how to do the work safely before you begin; feed your child food high in iron, calcium, and vitamin C and low in fat.

Lead poisoning and your child's health

Lead paint is the most common cause of childhood lead poisoning. When old paint cracks or peels, or when lead-painted surfaces rub against each other or are bumped, lead paint dust or chips are created. Children typically become poisoned by putting their fingers which have touched lead dust into their mouths. Lead poisoning can cause lasting damage to children's brains, kidneys, and nervous systems. Even lower levels of lead can slow children's development and cause learning and behavioral problems. Children under age six are at greatest risk.

Keep your child safe

Remember, these are only temporary ways to reduce the risk of lead poisoning from lead paint hazards. The only permanent way to reduce the risk of lead poisoning is to have the home deleaded. The owner of a home built before 1978 is responsible for having it deleaded or brought under interim control when a child under the age of six lives there.

FOR MORE INFORMATION, CONTACT:

Massachusetts Department of Public Health
Childhood Lead Poisoning Prevention Program
800-532-9571 (toll free)
www.magnet.state.ma.us/dph/clppp

or your local lead program at:

TEMPORARILY REDUCING LEAD PAINT HAZARDS BY CLEANING

1. Wear plastic gloves to clean

Protect yourself from exposure to lead.

2. Pick up all chips by hand or use a damp paper towel

Window areas often have lots of paint chips)

Seal chips and paper towels in a plastic bag and throw out.

Do not use a household vacuum or broom to clean up lead paint chips or dust!

3. Wash household surfaces

- Use TSP, a lead-specific detergent, or any all-purpose, non-abrasive cleaner.
- Scrub well for best results. (Don't scrub hard enough to remove the intact paint.)
- Clean window wells, window sills, play areas, and floors at least once or twice a week.
- Keep children away when cleaning.
- Keep all cleaners safely away from children.



4. Use a spray bottle to keep dust levels down

- Use a cleaner already in a spray bottle, or put the cleaner into a spray bottle.
- If you must use a bucket, keep the wash water clean. Never put dirty paper towels into the wash water.



5. Use paper towels

- Don't use dish cloths or sponges to clean.
- Use a new paper towel to clean each area.
- Seal the used paper towels and gloves in a plastic bag and throw them out.

6. Rinse after cleaning

- Use clean water and paper towels for rinsing each area.

7. Clean up properly

- Wash your hands when cleaning is done.
- Pour any wash and rinse water down the toilet, not the sink.

IMPORTANT! Do not use a household vacuum or broom to clean up lead paint chips or dust. This could spread the lead dust into the air and into your vacuum cleaner or broom.





76 Main Street – Amesbury, MA 01913
978-388-0400 – mcinnisauctions@yahoo.com

BROKER PARTICIPATION TERMS

A commission will be paid based on the following schedule to any properly licensed real estate broker whose Buyer/Bidder is the successful purchaser for this property and who actually closes and pays the Total Contract Sale Price for this property.

TWO PERCENT (2%) commission, on the High Bid, will be paid on any pre-auction written opening bid of at least Seventy Percent (70%) of the high bid. The Broker Registration Form is below. IF AN OPENING BID IS NOT WRITTEN ON THE BROKER PARTICIPATION FORM OR DOES NOT EQUAL AT LEAST SEVENTY PERCENT (70%) OF THE HIGH BID, THEN ONLY A ONE PERCENT (1%) COMMISSION, on the High Bid, WILL BE PAID TO THE BROKER. THE MAXIMUM BROKER PARTICIPATION WILL NOT EXCEED (2%) OF THE HIGH BID.

AUCTION ADDRESS: 127 KENSINGTON ROAD – HAMPTON FALLS, NH
AUCTION DATE: FRIDAY, OCTOBER 4th at 1 pm

Broker/Salesperson: _____
License No: _____
(attach copy of Real Estate License): _____ State of Issue: _____ Expiration: _____
Company Name: _____
Address: _____
Telephone Number: _____
Fed ID Number: _____

Client Name: _____
Address: _____
Telephone Number: _____
Property Address: _____
Opening Bid Amount: _____

TO EARN THE FOREGOING APPLICABLE COMMISSION:

- **BROKER MUST register his buyer/bidder by filling out the Broker Registration Form, in full, and submit it below. To be received no later than 48-hours prior to Auction date. Broker Registration Forms sent directly to seller will not be honored.**
- **BROKER must show the property in person to his Buyer/Bidder.**
- **BROKER must attend and register with his Buyer/Bidder at the auction and encourage bidding.**
- **BROKER agrees that BROKER will not claim any exceptions to the foregoing procedures unless made in writing and signed by SELLER.**
- **BROKER agrees that no oral registration will qualify BROKER for commission.**
- **BROKER agrees that BROKER will not be entitled to a commission, if BROKER or any member of BROKER'S family or firm participates, as a principal at the Auction.**
- **BROKER shall give an affidavit to this effect, if requested. BROKER agrees that BROKER'S commission will be due upon final closing of the purchase by his Buyer/Bidder with all consideration paid in full.**
- **BROKER agrees that only the first registration of prospective Buyer/Bidder will be accepted and honored.**
- **BROKER agrees that commission will ONLY be paid at time of closing and will be disbursed by Escrow Agent.**
- **BROKER agrees that he shall hold harmless and indemnify JMAUCTIONEERS LLC, including its reasonable attorney's fees, from any and all claims with regard to such commission.**

No broker will be recognized on a prospect who has previously contacted Seller or JMAUCTIONEERS LLC or has been previously contacted by Seller or JMAUCTIONEERS LLC. A complete registration file on all prospects will be maintained. All registrations accepted by JMAUCTIONEERS LLC will be acknowledged via e-mail and in writing at the auction registration desk. *There can be NO EXCEPTIONS to this procedure. No oral registrations will be accepted.* An affidavit stating that neither broker, nor any of his employees or agents, nor any member of their immediate family, is a principal will be required to be signed at auction.



REAL ESTATE ABSENTEE/PHONE BID FORM

Form and specified deposit must be submitted 48 hrs. prior to the Auction

I, _____ (Name)

Of, _____ (Address),

Wish to submit an ABSENTEE or PHONE BID as my high bid on the following Real Estate:

Situated in the City/Town of: HAMPTON FALLS

Street Address: 127 KENSINGTON RD

County: ROCKINGHAM

State of: NEW HAMPSHIRE

Amount of Bid: _____ ABSENTEE \$ _____

_____ PHONE (MINIMUM OPENING BID) \$ _____

I understand that John McInnis Auctioneers LLC will be auctioning this property on: **Friday, October 4th at 1 pm.** If this bid is the highest bid for the subject property, I agree to execute a purchase and sale agreement in the amount for the subject property within forty-eight (48) hours after the sale. I recognize that John McInnis Auctioneers LLC has been retained to conduct the above auction on behalf of the seller and that its acceptance and placement of my absentee/phone bid is purely an accommodation on the part of John McInnis Auctioneers LLC and I, my successors and assigns agree and convenient that no liability on the part of John McInnis Auctioneers LLC is incurred by reason of its acceptance and placement of this bid and further, I hereby release and waive any claims against John McInnis Auctioneers LLC of whatever nature arising out of or because of this bid. In the event that I or my personal representation should fail, refuse or neglect to execute an deliver a valid and binding purchase and sale agreement for the property, if this absentee/phone bid is the highest bid therefore, then my deposit in the amount of **\$10,000.00** which accompanies this bid shall be forfeited and I or my personal representatives may be liable for additional damages, costs and expenses incurred by the seller including attorney's fees. Furthermore, I have seen and fully understand the purchase and sales agreement for this property.

NOTE: If the auction is one with more than one property/lot/unit and my first choice above is not successful, I agree to place the same bid on the following:

DATE: _____, 2024

Witness

Signature

Print Name

DEPOSIT of \$10,000.00 RECORDED

CHECK NO: _____

PHONE BID NO: _____

BACK UP PHONE NO.: _____