



TOWN OF HUDSON, NEW HAMPSHIRE INVITATION FOR SEALED BIDS

Sale of Town-Owned, Tax-Deeded, Vacant Residential Lot

1. Property Information

Property Address:	Oak Avenue, Hudson, New Hampshire
Tax Map / Lot / Sublot:	Map 190, Lot 163, Sublot 001
Property Description:	0.33 Acres +/- ; a vacant lot; Town Residence Zoning; on a dead end street with Town Water, Town Sewer, Liberty Utilities Natural Gas on the street; Hillsborough County Registry of Deeds Book 1027 Page 241; Recent Zoning Determination attached cites property is a pre-existing non-conforming lot;
Acquisition:	Acquired by the Town of Hudson by tax collector's deed
Minimum Bid:	\$125,000.00

The property is being offered for sale "as is, where is," with no warranties or representations of any kind, express or implied, as to the condition of the property, title, boundaries, zoning compliance, environmental condition, or fitness for any particular purpose. Prospective bidders are strongly encouraged to inspect the property and conduct independent due diligence, including a title search, prior to submitting a bid. Information in regards to this property, as well as adjacent properties, is available in the public domain, registry of deeds, municipal and state records etc.

2. Bid Submission Requirements

- Bids must be submitted in a sealed envelope clearly marked on the outside: "SEALED BID – Oak Avenue, Map 190 / Lot 163 / Sublot 001 – DO NOT OPEN."
- Bids must be submitted using the official Bid Form included in Section 6 of this document, fully completed and signed.
- All bids must be for an amount equal to or greater than the Minimum Bid stated in Section 1. Bids below the Minimum Bid will be rejected as non-responsive.
- Only one bid per envelope.
- No emailed or faxed bids will be accepted

3. Submission Deadline & Location

Bid Deadline:	July 22, 2026, 9:00 AM
Submit To:	Office of the Town Clerk, Hudson Town Hall, 12 School Street, Hudson, NH 03051

Bid Opening:

July 22nd 9:30AM, Board of Selectmen's Meeting Room,
immediately following the deadline



Bids received after the deadline, whether by mail, courier, or in person, will not be accepted and will be returned unopened. The Town is not responsible for delays in delivery, including delays caused by the U.S. Postal Service or private carriers.

4. Award of Bid & Terms of Sale

1. The Town of Hudson Board of Selectmen reserves the right to accept or reject any or all bids, to waive informalities or technical defects, and to accept the bid deemed to be in the best interest of the Town, which may not necessarily be the highest bid.
2. The successful bidder will be notified in writing within 45 calendar days, of the bid opening.
3. The successful bidder must execute a Purchase and Sale Agreement and pay their bid price in full within 45 calendar days of notification of award. Failure to do so may result in award of the property to the next-highest qualified bidder, at the Town's sole discretion.
4. Conveyance will be by Selectmen's Deed only without covenants. The Town makes no representations or warranties regarding title, and bidders are advised to obtain title insurance and conduct their own title examination at their own expense.
5. The buyer is responsible for all recording fees, transfer taxes, survey costs, and any other costs associated with the transfer of the property.
6. Property taxes will be prorated as of the date of the deed transfer, and the buyer will be responsible for all property taxes assessed thereafter.
7. This Invitation for Bids does not constitute an offer, and no contract shall be formed until a Purchase and Sale Agreement is fully executed by both parties and approved by the Board of Selectmen.
8. The Town will require a deeded easement area in the front of the property, to allow for Town snowplow trucks to turn-around in, exact location can be determined in consultation with the winning bidder. This is a REQUIRED CONDITION of the sale of the property.

5. Inquiries & Property Access

Questions regarding this Invitation for Bids, or requests to view the property, should be directed to:

**Assessing Department, Jim Michaud, Chief Assessor, Town Hall, 12 School Street,
Hudson NH 03051; 603-886-6009; jmichaud@hudsonnh.gov**



**TOWN OF HUDSON, NEW HAMPSHIRE
OFFICIAL SEALED BID FORM**

Tax-Deeded Property – Oak Avenue (Map 190 / Lot 163 / Sublot 001)

Bidder Information

Name (Individual or Entity): _____

Mailing Address: _____

Phone Number: _____

Email Address: _____

Bid Amount

Minimum Bid: \$125,000.00

Total Bid Amount Offered (in figures): \$ _____

Acknowledgments

- I/we have read and agree to all terms and conditions contained in this Invitation for Sealed Bids.
- I/we acknowledge that the property is being sold "as is, where is," with no warranties of any kind.
- I/we understand that the Town of Hudson reserves the right to accept or reject any or all bids.
- I/we have had the opportunity to inspect the property and conduct independent due diligence prior to submitting this bid.

Signature

_____ *Bidder Signature*

_____ *Print Name*

_____ *Date*

FOR OFFICE USE ONLY

Date/Time Received: _____ Received By: _____



TOWN OF HUDSON

Zoning/Code Enforcement

12 School Street
Hudson, New Hampshire 03051

Ben Witham-Gradert, Associate Planner
bgradert@hudsonnh.gov · Tel: 603-886-6008 · Fax: 603-594-1142

Zoning Determination #26-050

May 7, 2026

Sent Via: Email

Jim Michaud, Chief Assessor
12 School Street
Hudson, NH 03051

RE: Oak Avenue
Hudson Tax Map 190-163-001
Town Residence (TR)

Dear Mr. Michaud

Your Request: To inquire if the listed Map/Lot is considered a LOT OF RECORD as per zoning code §334-6; to see if it is a residential building lot, without need of variance.

Plan Attached: HCRD Plan# 508-C

Parcel Background:

The parcel is approximately 14,375 Sqft., with approximately 50 linear feet of frontage on Oak Avenue.

Pertinent Ordinances:

Article II; Terminology – §334-6 - Definitions

Article VII; Dimensional Requirements – §334-27 Table of Minimum Dimensional Requirements

Article VIII; Nonconforming Uses, Structures, and Lots - §334-32 Nonconforming Lots

Determination:

Lot of record: The lot in question (Map/Lot 190-163-001) was created via tax deed when it was Tax Deeded to the Town September 28, 1938, consisting of lots 406, 407, & 408 labelled on Plan# 508-C. This Tax Deed was then recorded in 1941 on BK/PG 1027/241. This purchase established the parcel as a LOT OF RECORD per §334-6 - Definitions.

The adjacent lot (Map/Lot 190-163-000) known as 13 Oak Avenue shows deeding delineating the parcel as lots 402, 403, 404, & 405 as of the conveyance in 1919 (BK/PG 917/158). At no

point in the later chain of ownership does the delineation, measurement and description, or original plots description change.

Later documentation shows that the neighboring property of 13 Oak Ave, in a corrective document recorded in 2023 (BK/PG 9746/2126) claim that the chain of owners of 13 Oak Ave had “exercised exclusive use and control in an open and notorious manner” the entirety of Map/Lot 190-163-001. This action was recorded without notification to the Town.

While adverse possession claims are valid in the State of New Hampshire, governmental property is not subject to such claims per RSA 477:34 which states that: “No person shall acquire by prescription a right to any part of any public ground by.... any way occupying it adversely for any length of time.” Due to this, the adverse possession claim made in 2023 is not a valid claim, which leaves both parcels independent of one another.

Buildable lot: With the validity and boundaries of the lot established, the following conditions may be determined:

Area: the lot has 14,375 Sqft where 10,000 Sqft is required, conforming to §334-27 – Table of Minimum Dimensional Requirements.

Frontage: the lot only has approximately 50 linear feet of frontage where 90 is required as defined in §334-27.1.D, as frontage is measured “in a continuous line along the sideline of a Class V or better street...”. This renders the lot pre-existing nonconforming.

Lawfully existing nonconforming lots existing prior to 2000 may be built upon so long as the construction complies with the setback requirements laid out in §334-27, and that the parcel is either serviced by Town Sewer or a valid septic system approved by NHDES.

In its totality: the parcel is a valid, existing lot of record, independent of 13 Oak Avenue, and lawfully nonconforming to the current HZO dimensional requirements, which may be built upon without requirement of a variance by the Zoning Board of Adjustment.

Sincerely,



Ben Witham-Gradert
Associate Planner
(603) 886-6008 bgradert@hudsonnh.gov

cc: Brooke Dubowik, Town Planner
Elvis Dhima, Development Services, Director
Inspectional Services
File

NOTE: This determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.



LAND USE DEPARTMENT
 12 School Street
 Hudson, NH 03051
 (603) 886-6008
www.hudsonnh.gov

TOWN OF HUDSON
 New Hampshire
 03051
 APR 29 2026
 LAND USE DIVISION
 ZONING DEPT

#26-050



Town of Hudson

REQUEST FOR ZONING and/or PLANNING INFORMATION / DETERMINATION

Date of request 04/29/2026
 Property Location Oak Ave
Map 190 Lot 163 Sublot 1
 Zoning District if known TR - Town Residence

Type of Request

- Zoning District Determination
- Use Determination
- Set-Back Requirements
- Process for Subdivision/ Site Plan if required
- Other

Description of request / determination: (Please attach all relevant documentation)

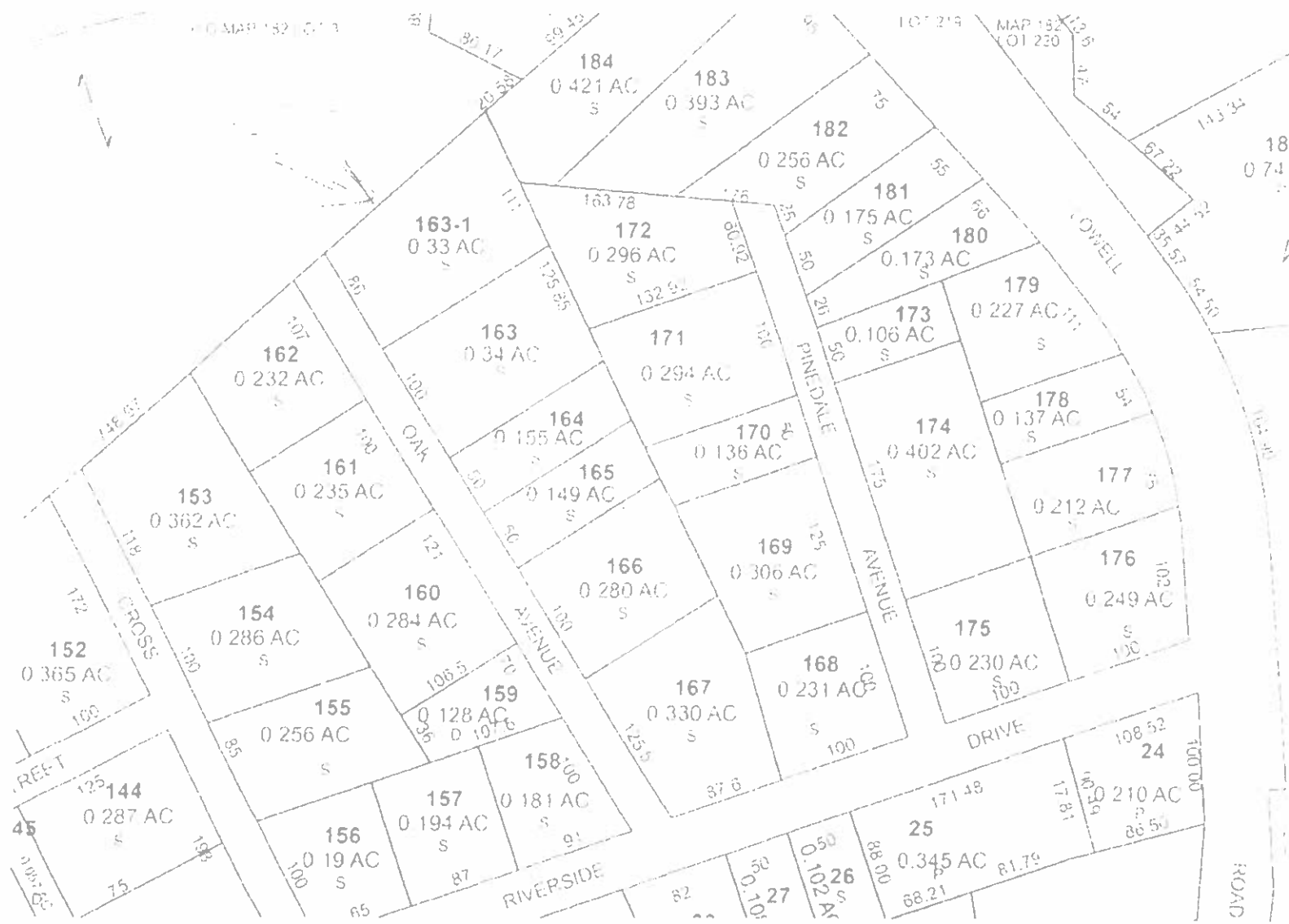
Inquiry to see if this map/lot is considered a LOT OF RECORD as per zoning code 334-6; to see if it is a residential building lot, without need of variance. See attached maps and backup.

Applicant Contact Information:

Name: Jim Michaud, Chief Asector
 Address: 12 School Street
 Phone Number: 603-886-6009
 Email: jmichaud@hudsonnh.gov

For Office use

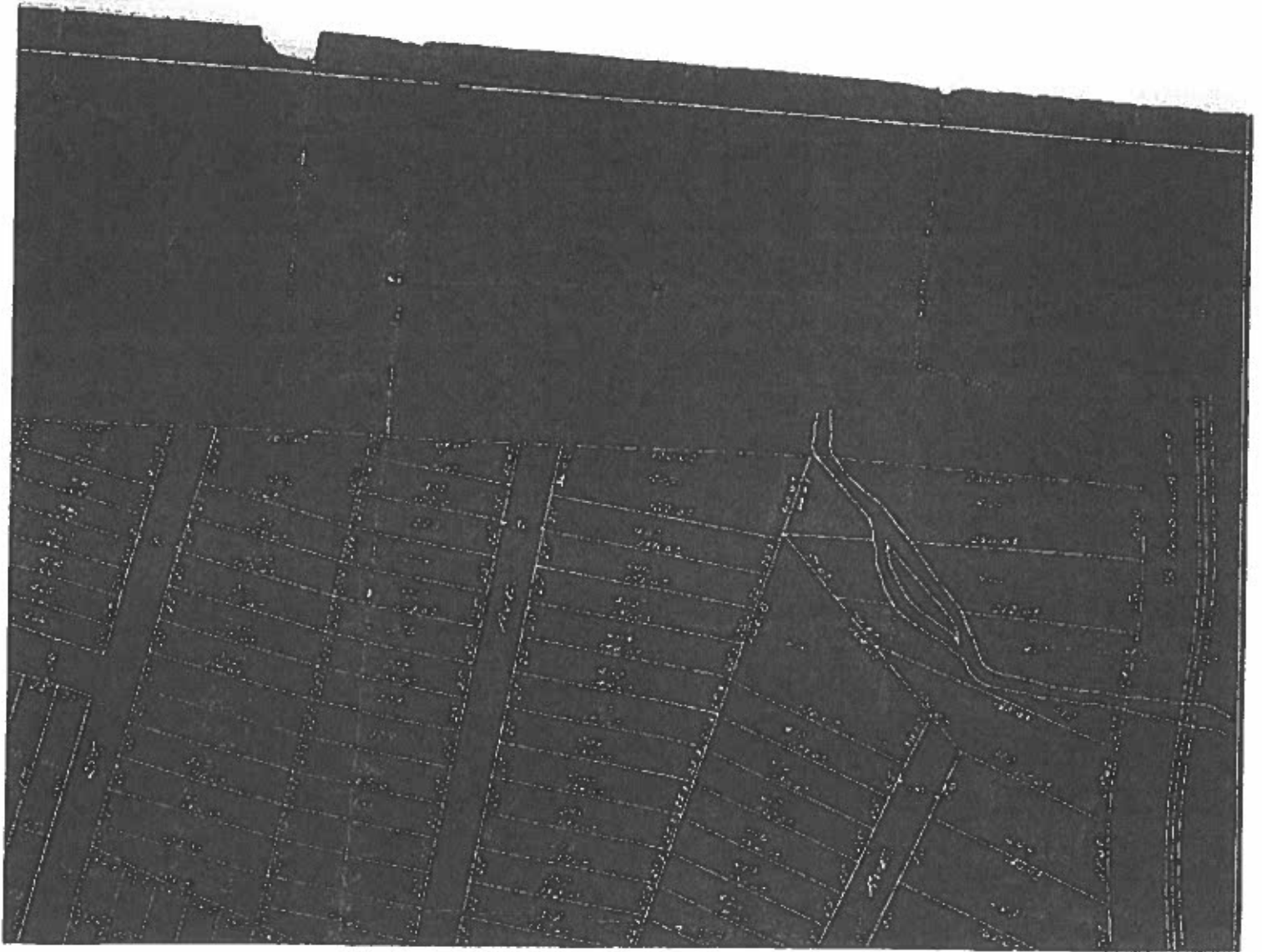
ATTACHMENTS: TAX CARD GIS
 NOTES: _____
 ZONING DETERMINATION LETTER SENT || DATE: _____



Plan Lot's
406, 407, 408
↓



HCRD Plan #508 - recorded 1915
plat lots 406, 407, 408



1 2
2 PAGES

87 1/2

Plate No 1 #508-C

PLAN OF
RIVERSIDE PINES
HUDSON, N.H.
1907-56

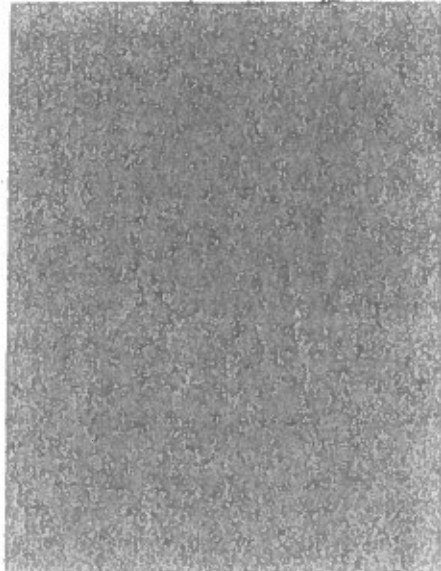
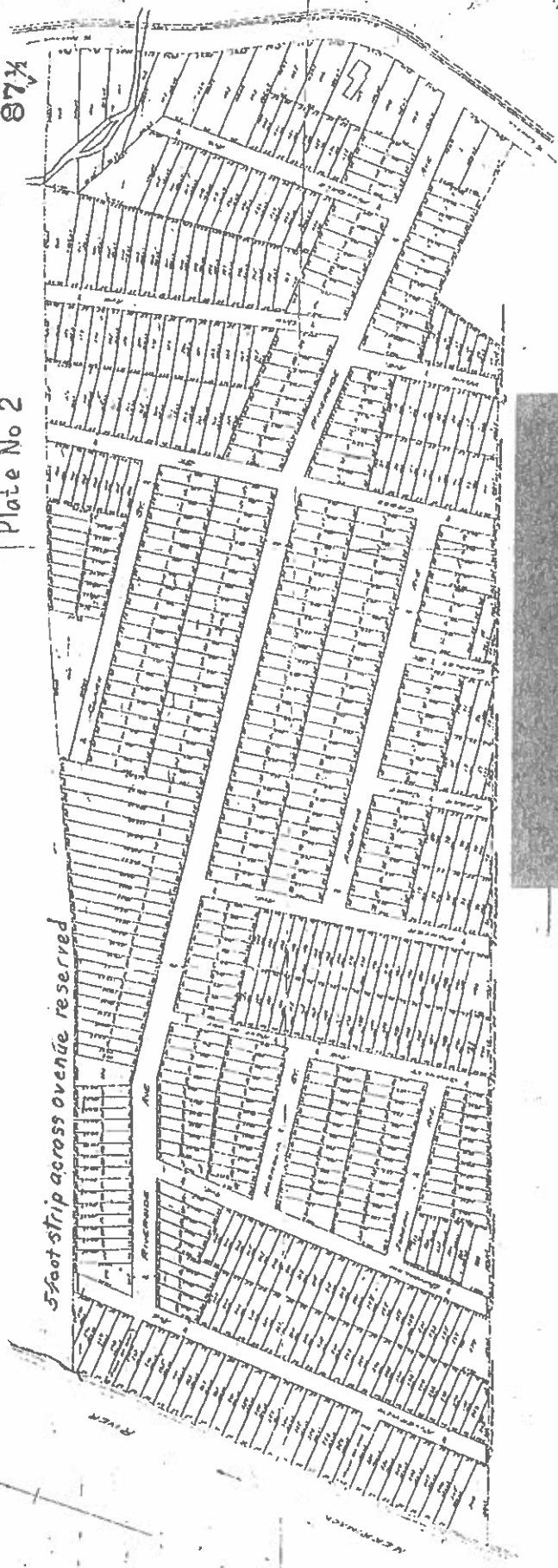
1 2
2 PAGES

#508-C

Plate No 2

87 1/2

5-foot strip across avenue reserved



241

KNOW ALL MEN BY THESE PRESENTS

That I, Laura M. Miller Collector of Taxes for the Town of Hudson, in the County of Hillsboro- and State of New Hampshire, for the year 1941 by the authority in me vested by the laws of the State, and ^{and other valuable consideration} in consideration of One Dollar, to me paid by the Town of Hudson do hereby sell and convey to the said Town of Hudson and its successors ^{and assigns,} a certain tract or parcel of land situated in the Town of Hudson aforesaid, Taxed by the Selectmen/Assessors in 1937 to Robert Pease and described in the Invoice Books as

Lot Ayers Pond

A more particular description of said property is understood to be as follows: Lots #144-145-146-147-148 Bayrs Pond Plan See Volume 938 Page 434

The whole of the above real estate was bought by Town of Hudson at a Tax Collector's sale held at the Ferry Street Garage in said Town of Hudson, New Hampshire, on the 28th day of September 1938

TO HAVE AND TO HOLD the said premises, with the appurtenances, to the said Town of Hudson - successors / heirs and assigns forever. And I do hereby covenant with said the said Town of Hudson that in making ^{CONVEYANCE} use of this name 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 28th day of May, in the year of our Lord one thousand nine hundred and forty-one

Signed, sealed and delivered in the presence of:

Arthur W. Smith
Eugene Gauthier
F. T. Goodwin
STATE OF NEW HAMPSHIRE, Hillsboro- County

Laura M. Miller seal
Collector.

May 28 1941.

Personally appearing Laura M. Miller above named,

and acknowledged the foregoing instrument to be her voluntary act and deed.
Before me John E. Baker JUSTICE OF THE PEACE

HILLSBOROUGH, SS. Received and recorded 11-00 A.M. December 15, 1941
and examined by *Edward Behrens* REGISTER

KNOW ALL MEN BY THESE PRESENTS

That I, Laura M. Miller Collector of Taxes for the Town of Hudson, in the County of Hillsboro- and State of New Hampshire, for the year 1941 by the authority in me vested by the laws of the State, and ^{and other valuable consideration} in consideration of One Dollar, to me paid by the Town of Hudson do hereby sell and convey to the said Town of Hudson and its successors ^{and assigns,} a certain tract or parcel of land situated in the Town of Hudson aforesaid, Taxed by the

Selectmen in 1937 to Felix Perreault and described in the Invoice Books as Lots Riverside

A more particular description of said property is understood to be as follows: Lots #406-407-408 Riverside Pine- Plan #503

The whole of the above real estate was bought by Town of Hudson at a Tax Collector's sale held at the Ferry Street Garage in said Town of Hudson, New Hampshire, on the 28th day of September 1938

TO HAVE AND TO HOLD the said premises, with the appurtenances, to the said - heirs and assigns forever. And I do hereby covenant with said the said Town of Hudson that in making ^{CONVEYANCE} use of this name 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 27th day of August, in the year of our Lord one thousand nine hundred and forty-one

Signed, sealed and delivered in the presence of:
Arthur W. Smith
Eugene Gauthier
F. T. Goodwin
STATE OF NEW HAMPSHIRE, Hillsboro- County

Laura M. Miller seal
Collector.

Sept 5 1941.

Personally appearing Laura M. Miller above named,

and acknowledged the foregoing instrument to be her voluntary act and deed.
Before me John E. Baker JUSTICE OF THE PEACE

HILLSBOROUGH, SS. Received and recorded 11-00 A.M. December 15, 1941
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CURRENT OWNER		ASSESSING NEIGHBORHOOD		PREVIOUS ASSESSMENTS (HISTORY)	
Year	Code	Year	Code	Year	Code
2026	9030	2025	1300	2025	1300
		2025	1300	2025	1300
		Assessed Val	Assessed Val	Assessed	Assessed
		129,800	-129,800	129,800	-129,800
			129,800		129,800

BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	SALE NOTES
1027 241	09-05-1941	U	V	0		
APPRaised VALUE SUMMARY						
Total						0

SUPPLEMENTAL DATA		CURRENT ASSESSMENT	
Parcel ID	Description	Code	Assessed
190-163-001	TR Town Residential	9030	129,800
	lood Hazard		
	leigh/Abut1		
	leigh/Abut2		
	leigh/Abut3		
	PREV 0047-0032-0001		
	Assoc Pid#		
Total:		129,800	129,800

NOTES	
Plat Lots 406, 407 and 408 from HCRD Plan #508	

BUILDING PERMIT RECORD								
Permit Id	Issue Date	Permit C	Description	Amount	Status	Applicant	SQ ft	Comments

LAND LINE VALUATION SECTION													
Land/Use Code	Description	Land Type	Land Units	Unit Price	Acreage Disc	Size Adj.	Site Index	Cond Adj.	Nbhd Adj.	Nbrhd Adj.	Land Adjustment	Notes	Land Value
9030	TOWN OF HUDSON PR	Site	0.330 AC	170,000		2.31	5	1.00	RE	1.00			129,800
Total Card Land Units: 0.330 AC Parcel Total Land Area: 0.330 AC Total Land Value: 430,000													

Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

