

**NORTH COUNTRY REHAB & INVESTMENT
OPPORTUNITY ON 0.69± ACRES IN COLEBROOK, NH**



AUCTION

FRIDAY, JULY 31 @ 11AM

Registration & Inspection from 10AM

20 High Street, Colebrook, NH 03576

Open House: Friday, July 17 from 11AM-1PM



Unique opportunity for investors, flippers, and outdoor enthusiasts looking for their next project in the heart of Colebrook, NH. Built in 1900, the two-story building offers approximately 1,578± square feet of living space on a 0.69± acre lot. The building previously contained three residential units and is ready for a complete overhaul and renovation. Portions of the interior have already been taken down to the studs, providing a blank slate to create your own vision. The property offers plenty of possibilities—restore it as an income-producing rental property, create a spacious single-family home, or design the ultimate North Country getaway. With room on the property to store snowmobiles and other recreational vehicles, this location is perfectly suited for a recreational retreat or investment property catering to outdoor enthusiasts.

Located just minutes from shopping, a country club, golf course, and some of the North Country's best snowmobile trail access, this property offers an excellent opportunity to transform a well-located building into something special. *This is not a foreclosure.*

The information contained herein is taken from sources deemed to be correct. The auctioneer makes no claim or warranties as to its accuracy. This is not an offering or solicitation in any state where prohibited by law. Announcements date of sale take precedence over previous information.

THOMAS HIRCHAK COMPANY • 1878 CADYS FALLS ROAD • MORRISVILLE, VT 05661
800-634-7653 • 802-888-4662 • THCAuction.com • Info@THCAuction.com



AUCTIONEER'S DISCLAIMER

The following information is provided to you as a matter of convenience only, and no representations or warranties, expressed or implied, are made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

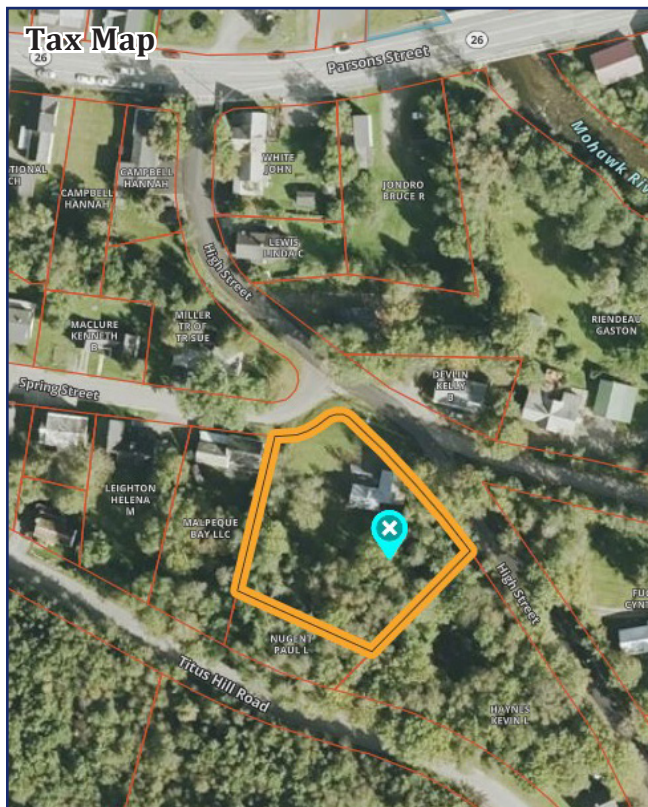
All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previous printed material or any other oral statements made.

STATISTICS

Year Built 1900
 Siding Wood
 Roof Metal
 Basement Crawl Space / Partial
 Foundation Fieldstone, Granite
 Heat LP Forced Air in 1 Unit
 Water Public
 Sewer Public
 Square Footage 1,578±
 Rooms 8
 Bedrooms 5
 Baths 3
 Garage None
 Acreage 0.69±
 Assessment \$119,900
 Year Taxes \$1,078.00

AUCTION TERMS: 10% deposit due at sale,
 balance due at closing, on or within 30 days.
 Sale subject to 10% Buyer's Premium. Taxes and
 utilities to be prorated at closing.





Property Card: 20 HIGH STREET

Town of Colebrook, NH



Parcel ID: 109-060-000
PID: 000109000060000000

Owner: PULEO, GARY
Co-Owner:
Mailing Address: P. O. BOX 39
COLEBROOK, NH 03576

General Information

Map: 000109
Lot: 000060
Sub: 000000

Land Use: 3F RES
Zone: URBAN
Land Area in Acres: 0.69
Current Use: N
Neighborhood: N-E
Frontage: 0
Waterfront: 0
View Factor: N

Assessed Value

Land: \$64,800
Buildings: \$55,100
Extra Features: \$0
Total: \$119,900

Sale History

Book/Page: 1696-34
Sale Date: 2/9/2026
Sale Price: \$70,000

Building Details

Model Description: CONVENTNL
Total Gross Area: 1578
Year Built: 1900
Building Grade: AVG
Stories: 1.5 STORY

Condition: FAIR
Depreciation: 0
No. Bedrooms: 4
No. Baths: 3
Adj Bas: 0



www.cai-tech.com

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

REAL ESTATE TAX BILL**TOWN OF COLEBROOK**

First Bill

17 Bridge Street
Colebrook, New Hampshire 03576

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2026	009341-000275	06/12/2026	8% if paid after	07/17/2026
MAP / PARCEL		LOCATION OF PROPERTY	AREA	
109-060-00000		L/B 20 High Street	0.69	
OWNER OF RECORD			TAX CALCULATION	
Puleo, Gary PO Box 39 Colebrook, NH 03576			1/2 Tax At 2025 Tax Rate	
			Municipal Tax Amount	869.35
			School Tax Amount	753.04
			State Tax Amount	129.50
			County Tax Amount	296.18
			Precinct Tax Amount	107.93
			Total Tax	2,156.00
			Estimated Tax Amt	1,078.00
TAX RATE		ASSESSED VALUE		
2025 Tax Rate		Buildings	55,100	
Municipal 7.250		Land Value	64,800	
School 6.280				
State 1.080				
County 2.470				
Prct 001 0.900				
TOTAL		NET VALUE		
17.980		119,900		<Amount To Pay> 1,078.00

INFORMATION TO TAXPAYERS

RSA 76:11-a Information Required. The tax bill which is sent to every person taxed, as provided under RSA 76:11, shall show the rate for municipal, local education, state education and county taxes separately, the assessed valuation of all lands and buildings for which said person is being taxed, and the right to apply in writing to the selectmen or assessors for an abatement of the tax assessed as provided under RSA 76:16.

TAXPAYERS DESIRING ANY INFORMATION IN REGARD TO TAXATION OR CORRECTION OF ERRORS MUST ADDRESS ALL INQUIRIES TO THE BOARD OF SELECTMEN AND NOT TO TAX COLLECTOR.

PLEASE MAKE CHECKS PAYABLE TO: TOWN OF COLEBROOK
MAIL TO: TAX COLLECTOR, 17 BRIDGE STREET, COLEBROOK, NH 03576

PAYMENT OF THIS BILL DOES NOT PREVENT THE COLLECTION OF PREVIOUS UNPAID TAXES, NOR DOES AN ERROR IN THE NAME OF THE PERSON TAXED PREVENT COLLECTION.

IF PAYMENT OF THIS BILL IS MADE BY MAIL:

1. RETURN BOTH COPIES OF TAX BILL
2. ENCLOSE STAMPED SELF ADDRESSED ENVELOPE FOR RETURN OF RECEIPTED BILL.

IF THIS BILL IS PAID BY CHECK OR MONEY ORDER IT IS NOT CONSIDERED PAID UNTIL CHECK OR MONEY ORDER IS CLEARED.

TAX COLLECTOR OFFICE HOURS

MONDAY – FRIDAY
8:00 A.M. – 4:00 P.M.
ALSO DROP BOX IN BUILDING
(603) 237-4142
(603) 237-4070

IF YOU ARE ELDERLY, DISABLED, BLIND, A VETERAN OR VETERAN'S SPOUSE, OR ARE UNABLE TO PAY TAXES DUE TO POVERTY OR OTHER GOOD CAUSE, YOU MAY BE ELIGIBLE FOR A TAX EXEMPTION, CREDIT, ABATEMENT OR DEFERRAL. FOR DETAILS AND APPLICATION INFORMATION, CONTACT THE SELECTMEN'S OFFICE.

DETACH HERE TO INSURE PROPER CREDIT, RETURN ENTIRE BOTTOM PORTION OF THIS BILL DETACH HERE

**TOWN OF COLEBROOK, NEW HAMPSHIRE
REAL ESTATE TAX BILL**

MAP / PARCEL NO.	LOCATION OF PROPERTY	TAX YEAR	BILL NUMBER	DUE DATE
109-060-00000	L/B 20 High Street	2026	009341-000275	07/17/2026

8.00% APR Interest Charged After
07/17/2026 On This Bill

<Amount To Pay> 1,078.00

Puleo, Gary
PO Box 39
Colebrook, NH 03576

RETURN BOTTOM PORTION OF THIS BILL WITH YOUR PAYMENT, RETAIN TOP PORTION FOR YOUR RECORDS