

CITY COUNCIL MEETING

AGENDA ITEM IV



**CITY OF FRANKLIN
COUNCIL AGENDA REPORT**

City Council Meeting August 5, 2013

From: Elizabeth A. Dragon – City Manager

Subject: City Council to consider disposition of Tax Acquired Property 096-062-52, 8 Rose Lane (mobile home only)

Suggested Motion:

1. Pursuant to RSA 47:5, the City can dispose of property at any time.
I suggest that the City Council authorize the City Manager to execute a sale of this property to the mobile park owner for taxes due of \$1,905.34 once the proper amount of time has passed for the owner to repurchase.

a. Councilor moves:

“I move that the Franklin City Council authorize the City Manager to dispose of Tax Map 096-062-52, 8 Rose Lane (mobile home) only through a negotiated direct sale to Labranche Mobile home park owner.”

- b. Mayor calls for a second, discussion, and the roll call vote.

2. The options available to the Council include:

- Auction
- Bid Process
- Direct Sale

Discussion: The mobile home park owner (William Frederick) has agreed to purchase the mobile home at 8 Rose lane for taxes due in the amount of \$1,905.34. The park owner is owed a significant amount of park rent for this property and selling it back to him allows him to attempt to recoup some of his losses. This plan also avoids the city paying lot rent.

Fiscal Impact: Selling the property will place it back on the tax rolls.

Alternatives: Retain the property or sell using a different method (advertised bid or auction) however this would require payment of park rent while the property was being disposed of.

Attachments/Exhibits: 1. **Tax Map/Card 096-062-52**

Franklin Fire Department

3

Code Enforcement Division

Request for Inspection:

Date: 5-21-13

Name: TAMMY BELMAIN

Telephone: _____

Location: 8 ROSE LANE

Map: 096

Lot: 062

Zone _____

New Map # _____

Type of Inspection	Failed Date	Approved Date
Footing/Foundation		
Rough		
Insulation		
Fire Protection System		
Mechanical		
Final For CO		
Welfare Dept.		
New Business/Change of Use		
<u>Other: Back Tax Inspection</u>		<u>5-21-13</u>

Date Needed: 5-21-13

Time: _____

Comments: OLDER SINGLE WIDE TRAILER THAT APPEARS TO BE IN FAIR CONDITION. FOR AGE OF UNIT.

Copy to: CITY CLERK, HOLLY BURBANK

James D. Curran
Inspector

CITY OF FRANKLIN, NH
316 CENTRAL ST
FRANKLIN NH 03235
603-934-3900

Date: 05/21/13

BELMAIN, TAMMY
PO BOX 334
FRANKLIN, NH 03235

Acct# 011366

STATEMENT OF ACCOUNT

INTEREST AND/OR PENALTIES THROUGH 05/29/13

DESCRIPTION AND YEAR	INV#	DATE	AMOUNT	BALANCE
2011 Tax Lien Procedure	415852	04/22/11	447.27	
Other Chg-MTGN		05/31/11	13.00	
Other Chg-		02/22/13	15.20	
Other Chg-MTGN		02/22/13	8.38	
INTEREST DUE 768 DAYS(0.221)			169.40	653.25
2012 Tax Lien Procedure	439162	03/14/12	449.91	
Other Chg-MTGN		04/04/12	12.00	
INTEREST DUE 441 DAYS(0.222)			97.85	559.76
2013 Tax Lien Procedure	464529	03/13/13	464.13	
Other Chg-MTGN		04/18/13	8.38	
INTEREST DUE 77 DAYS(0.229)			17.62	490.13
2013 Property Tax - 1st Issue	467853	05/16/13	202.20	202.20
SUBTOTAL REAL PROPER# 003352 8 ROSE LANE				1,905.34
Map/Lot : 096-062-52				
TOTAL ACCOUNT# 011366 BELMAIN, TAMMY				1,905.34

RESIDENTIAL ASSESSMENT

FRANKLIN, NEW HAMPSHIRE

EFFECTIVE DATE OF VALUE: APRIL 1, 2013

8 ROSE LANE

MAP/LOT: 096-062-52

ZONING: R2

LIVING UNITS: 1

CLASS: R - 103

CARD # 1 OF 1

PROPERTY VISIT HISTORY

CURRENT OWNER/ADDRESS
 BELMAIN, TAMMY
 MORASSE, YOLANDA
 PO BOX 334
 FRANKLIN NH 03235

DEED BOOK: 2885
 DEED PAGE: 0123
 DEED DATE: 20060421

LAND DATA: TYPE LINEAR W.F. SIZE

INFLUENCE FACTORS	%	LAND VALUE
0	0	
0	0	
0	0	
0	0	
0	0	
0	0	
0	0	
0	0	
TOTAL LAND VALUE:		

SALES DATA:

PERMIT DATA:

Date	Type	Price	Valid Date	#	Amount	Purpose
20060421	BLDG ONLY	21,533	0			
20051104	BLDG ONLY	12,530	3			

DEELLING DATA:

Style: MH
 Story Ht. 1.00
 Attic: NONE
 Walls: ALUM/VINYL
 Bedrooms: 2
 Total Rooms: 4
 Full Baths: 4
 Half Baths: 1
 Add'l Fixtures: 1
 Total Fixtures: 7
 Basement: NONE
 Fin Bsmt. Living Area: NONE
 Basement Rec Room Area: NONE
 Heating System: OIL
 Heating Type: BASIC
 FIREPLACE LB: /
 FIREPLACE: /
 Basement Garage (# cars) /
 Ground Flr Area: 672
 Total Living Area: 672
 Quality Grade: D
 Condition: GOOD
 Marketability: GD
 Year Built: 1970
 Eff. Year Built: /
 Unfinished Area: /
 Unheated Area: /

COST APPROACH COMPUTATIONS
 Base Price 86,280
 Plumbing 2,520
 Additions 3,700
 Unfin. Area
 Basement
 Attic
 Heat/AC Adj. -11,940
 FB/A
 Rec Rm
 Fireplace
 Bsmt. Gar.
 SUBTOTAL
 Grade Factor
 C & D Factor
 TOTAL RCN 80,560
 % Good .78
 Market Adj. .65
 Econm Obscn 21,990
 Functn Obscn 0.81
 Nbrhd/Style Adj. %
 Under Constcn
 TOTAL RCMLD 17,800

OUTBUILDING DATA

Type	Qty	Yr	Size1	Size2	Grd	Cond	Ma	Value
RS1	1	1990	12	12	C	A		\$430

VALUE FLAG: 5

OUTBUILDING TOTAL: \$400

NOTES:

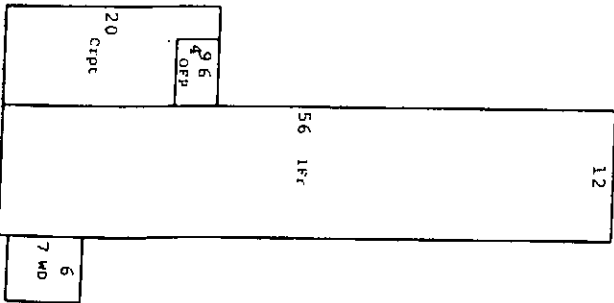
5K RENOS AFTER 05 SALE
 SOLD 4/06 21,533

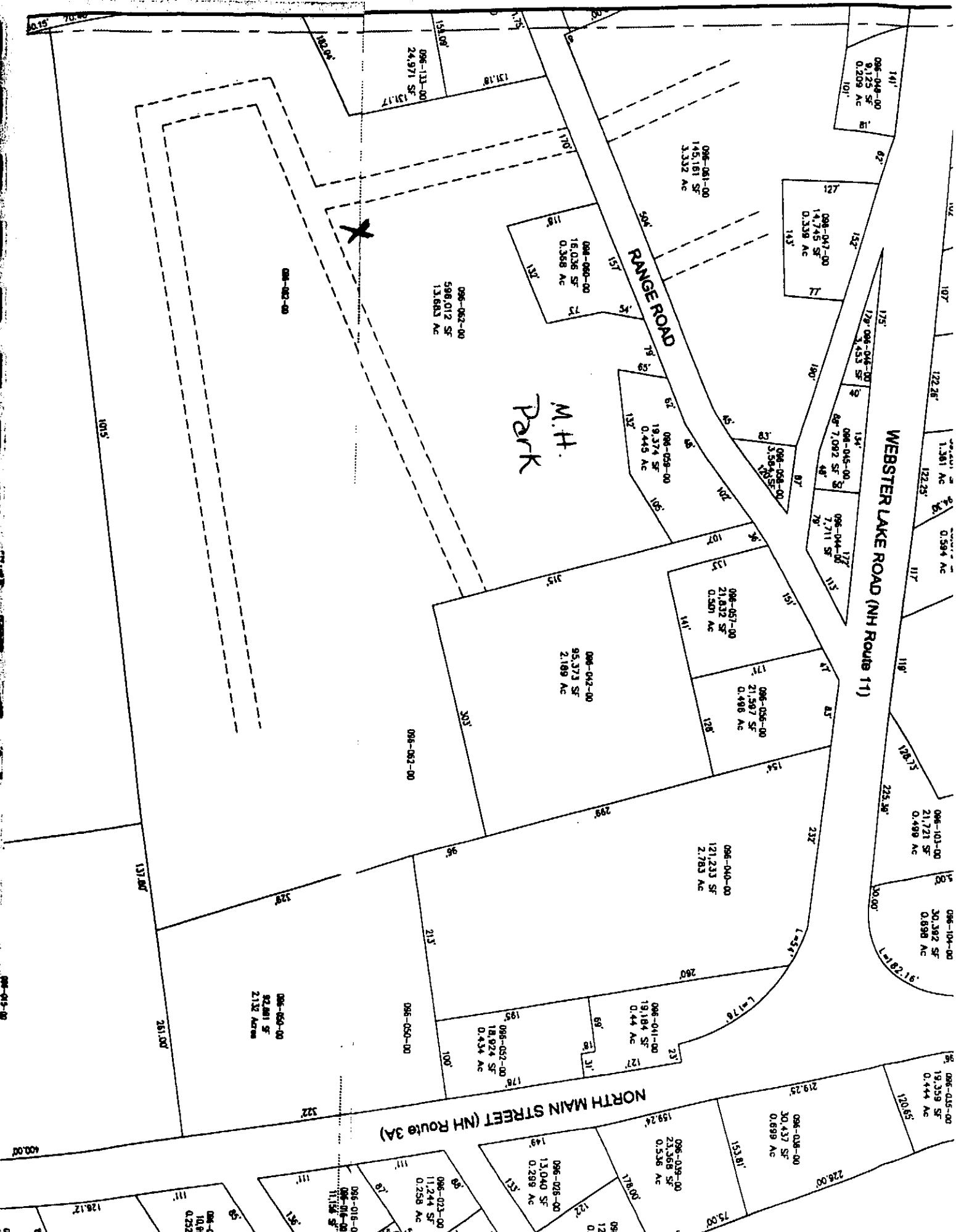
MAP SHEET # L7

House Color: 2 BLUE

ADDITION DATA:

Level	Description	Area	Value
Lower Level			
First Floor	Garport	180	2200
	Wood Deck	42	600
	Opn Frm Prch	24	900
Second Floor			
Third Floor			
		0	00
			00
			00
			00
			00





WEBSTER LAKE ROAD (NH Route 11)

RANGE ROAD

NORTH MAIN STREET (NH Route 3A)

M.H. Park

096-048-00
0.125 SF
0.209 Ac

096-047-00
14,745 SF
0.339 Ac

096-081-00
145,181 SF
3.332 Ac

096-080-00
18,036 SF
0.368 Ac

096-082-00
598,012 SF
13.683 Ac

096-058-00
19,374 SF
0.445 Ac

096-045-00
487,092 SF
11.177 Ac

096-044-00
7,711 SF
0.177 Ac

096-057-00
21,832 SF
0.507 Ac

096-042-00
95,373 SF
2.189 Ac

096-056-00
21,587 SF
0.498 Ac

096-040-00
121,233 SF
2.783 Ac

096-101-00
21,721 SF
0.499 Ac

096-104-00
30,382 SF
0.698 Ac

096-050-00
82,881 SF
1.912 Ac

096-052-00
18,924 SF
0.434 Ac

096-041-00
19,184 SF
0.44 Ac

096-015-00
19,359 SF
0.444 Ac

096-038-00
30,437 SF
0.699 Ac

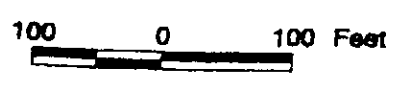
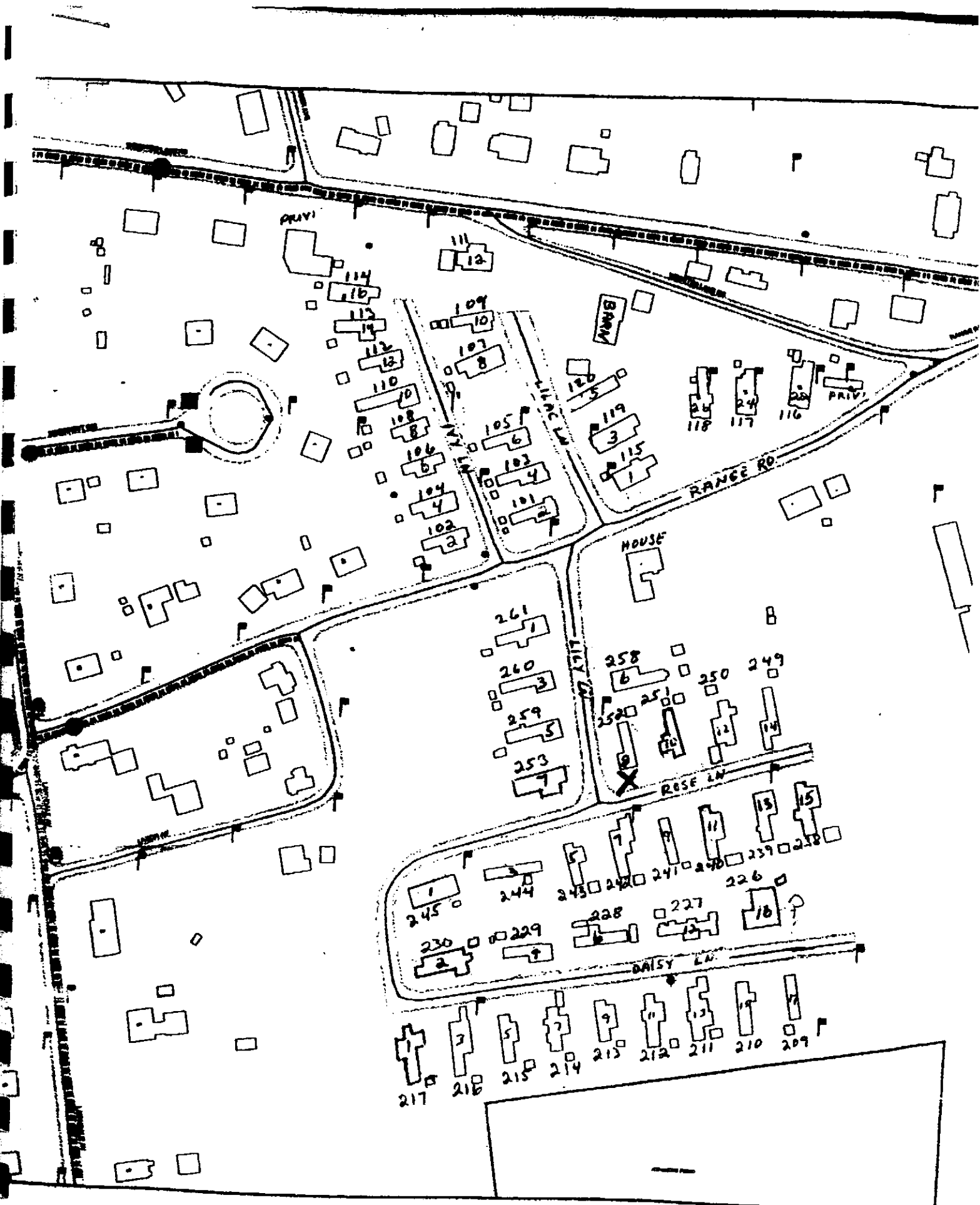
096-039-00
23,368 SF
0.536 Ac

096-028-00
13,040 SF
0.299 Ac

096-023-00
11,244 SF
0.258 Ac

096-016-00
11,152 SF
0.256 Ac

096-014-00
10,693 SF
0.252 Ac



NOTE 1: The location of service pipes and sewer
 SPW, as well as original record documents, etc
 NOTE 2: The map is not without dimensions or