

CITY COUNCIL MEETING

AGENDA ITEM VI



CITY OF FRANKLIN
COUNCIL AGENDA REPORT
City Council Meeting June 3, 2013

From: Holly Burbank, Tax Collector *Holly*

Subject: Council to consider adoption of the following tax deeds:

1. ~~32 Central Street / Map 098 Lot 012-00 (Commercial L & B)~~ (Land)
2. 13 Trail Street / Map 078-006-07 (Mobile Home)
3. 8 Rose Lane / Map 096 Lot 062-52 (Mobile Home)
4. ~~38 Bond Street / Map 095 Lot 010-00 (Mobile Home)~~
5. 526 Salisbury Road / Map 044 Lot 002-00 (Mobile Home & Land)
6. Munroe Street - Lot 3 / Map 134 Lot 270-00 (Land)
7. 705 South Main Street / Map 102 Lot 006-00 (Land & Building)
8. Hill Road (3 Properties) / Map 090 Lots 006-00, 007-00, 008-00
9. Hill Road / Map 095 Lot 047-00 (Land)
10. Gile Pond Road (3 Properties) / Map 128 Lots 044-00, 055-00, 061-00 (Land)
11. Thunder Road (2 Properties) / Map 099 Lots 001-00, 029-00 (Land)
12. 6 Ring Street / Map 078 Lot 006-02 (Mobile Home)
13. 161 Lake Shore Drive / Map 015 Lot 010-00 (Land & Building)
14. 50 Range Road / Map 096 Lot 082-00 (Land & Building)

Recommended motions:

1. Councilor moves:

“I move that the Franklin City Council accept the tax deeds on the following parcels:”

2. Mayor asks a second, discussion, and calls the vote.

Discussion:

As in the past, I do expect several of these property owners to come in to pay their past due 2011 tax lien before the deed date of May 29, 2013.

Due to the timeline for getting paperwork submitted to the City Manager’s Office for inclusion in Council Packets, the list has 37 properties at this time.

Chuck Bodien is currently working on inspections of each of these properties, and I do expect to have complete reports by the June 3 council meeting.

Concurrences:

This process is consistent with the State of New Hampshire Statutes with respect to deeding properties. If the Council decides against accepting this deed, the tax lien shall remain in effect indefinitely, retaining its priority over other liens. The taxpayer’s right of redemption as provided by RSA 80:69 shall likewise be extended indefinitely, with interest continuing to accrue as provided in that section.

If at any time, in the judgment of the municipal governing body, the reasons for refusing the tax deed no longer apply, and the tax lien has not been satisfied, the governing body may instruct the collector to issue the tax deed, and the collector shall do so after giving the notices required by RSA 80:38a and 80:38-b.

80:39 II-a: the governing body of the municipality may refuse to accept a tax deed on behalf of the municipality, and shall so notify the collector, whenever in its judgment acceptance and ownership of the real estate would subject the municipality to undesirable obligations or liability risks, including obligations under real estate covenants or obligations to tenants, or for any other reason would be contrary to the public interest. Such a decision shall not be made solely for the private benefit of a taxpayer.

Fiscal Impact:

Lost Revenue to the City.

Alternative:

Referring to RSA 80:76 it states that the municipality may refuse to accept a tax deed on behalf of the municipality, and may so notify the collector, whenever in its judgment acceptance and ownership of the real estate would subject the municipality to undesirable obligations or liability risks, including obligations under real estate covenants or obligations to tenants, or for any other reason would be contrary to the public interest. The tax lien may be enforced by the municipality by suit as provided under RSA 80:50, and through any remedy provided by law for the enforcement of other types of liens and attachments.

Attachments/Exhibits:

1. Code Enforcement Division Report
2. Statement of Accounts
3. Property Tax Cards & Maps

Franklin Fire Department

2

Code Enforcement Division

Request for Inspection:

Date: 5-21-13

Name: GARY BACON

Telephone: _____

Location: 13 TRAIL ST.

Map: 078 Lot: 006

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		
Other: <u>Back Tax Inspection</u>		<u>5-21-13</u>

Date Needed: 5-21-13

Time: _____

Comments: Appears to be a doublewide in fair-good condition, exterior property could use some cleaning.

Copy to: City Clerk, Holly Burbank

James P. Cannon
Inspector

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

Date: 05/21/13

BACON, GARY F
13 TRAIL STREET
FRANKLIN, NH 03235

Acct# 011349

STATEMENT OF ACCOUNT

INTEREST AND/OR PENALTIES THROUGH 05/29/13

DESCRIPTION AND YEAR	INV#	DATE	AMOUNT	BALANCE
2008 Tax Lien Procedure	342548	04/17/08	1,186.92	
Other Chg-MTGN		05/08/08	13.00	
Other Chg-DEED		03/11/10	50.00	
Interest Chg		11/12/10	549.63	
Cash Pymt DEED		11/12/10	-50.00	
Cash Pymt MTGN		11/12/10	-13.00	
Cash Pymt INT		11/12/10	-549.63	
Cash Pymt INV		11/12/10	-1,186.92	
Gary Bacon				
+Adj Pay INT		11/12/10	549.63	
+Adj Pay MTGN		11/12/10	13.00	
+Adj Pay INV		11/12/10	1,186.92	
+Adj Pay DEED		11/12/10	50.00	
Interest Chg		12/30/10	464.80	
-Adj Pay INT		12/30/10	-464.80	
Cash Pymt DEED		05/11/11	-50.00	
Cash Pymt MTGN		05/11/11	-13.00	
Cash Pymt INT		05/11/11	-307.00	
Gary Bacon \$370 Cash				
Cash Pymt INT		06/10/11	-242.63	
Cash Pymt INV		06/10/11	-132.37	
Gary Bacon Cash \$375.00				
Cash Pymt INV		08/10/11	-375.00	679.55
cash from gary bacon				
2009 Tax Lien Procedure	366830	04/14/09	1,184.43	
Other Chg-MTGN		04/30/09	13.00	
Other Chg-DEED		03/21/11	36.00	
INTEREST DUE 1506 DAYS(0.584)			879.66	2,113.09
2010 Tax Lien Procedure	391143	04/23/10	1,011.58	
Other Chg-MTGN		05/10/10	13.00	

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

Date: 05/21/13

BACON, GARY F
13 TRAIL STREET
FRANKLIN, NH 03235

Acct# 011349

STATEMENT OF ACCOUNT

INTEREST AND/OR PENALTIES THROUGH 05/29/13

DESCRIPTION AND YEAR	INV#	DATE	AMOUNT	BALANCE
Other Chg-MTGN		03/07/12	12.00	
Other Chg-		04/03/12	16.00	
INTEREST DUE 1132 DAYS(0.499)			564.71	1,617.29
2011 Tax Lien Procedure	415838	04/22/11	1,031.83	
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(0.509)			390.80	1,459.21
2012 Tax Lien Procedure	439152	03/14/12	1,038.26	
Other Chg-MTGN		04/04/12	12.00	
INTEREST DUE 441 DAYS(0.512)			225.80	1,276.06
2013 Tax Lien Procedure	464517	03/13/13	1,071.98	
Other Chg-MTGN		04/18/13	8.38	
INTEREST DUE 77 DAYS(0.529)			40.71	1,121.07
2013 Property Tax - 1st Issue	467752	05/16/13	489.95	489.95
SUBTOTAL REAL PROPER# 003608 13 TRAIL STREET				8,756.22
Map/Lot : 078-006-07				
TOTAL ACCOUNT# 011349 BACON, GARY F				8,756.22

RESIDENTIAL ASSESSMENT

FRANKLIN, NEW HAMPSHIRE

EFFECTIVE DATE OF VALUE: APRIL 1, 2013

13 TRAIL STREET MAP/LOT: 078-006-07 ZONING: R1 CLASS: R - 103 CARD # 1 OF 1

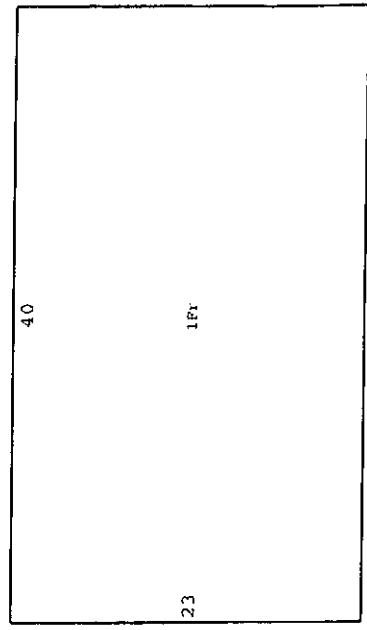
CURRENT OWNER/ADDRESS		LAND DATA:		NBHD ID: 107.00	
BACON, GARY F	NH 03235	TYPE	SIZE	- ASSESSMENT INFORMATION -	
13 TRAIL STREET		LINEAR W.F.		PRIOR	CURRENT
FRANKLIN				44,100	44,100
DEED BOOK: 2873		TOT. ACRE		LAND BUILDING	
DEED PAGE: 0668				44,100	
DEED DATE: 20060313				TOTAL	
				44,100	

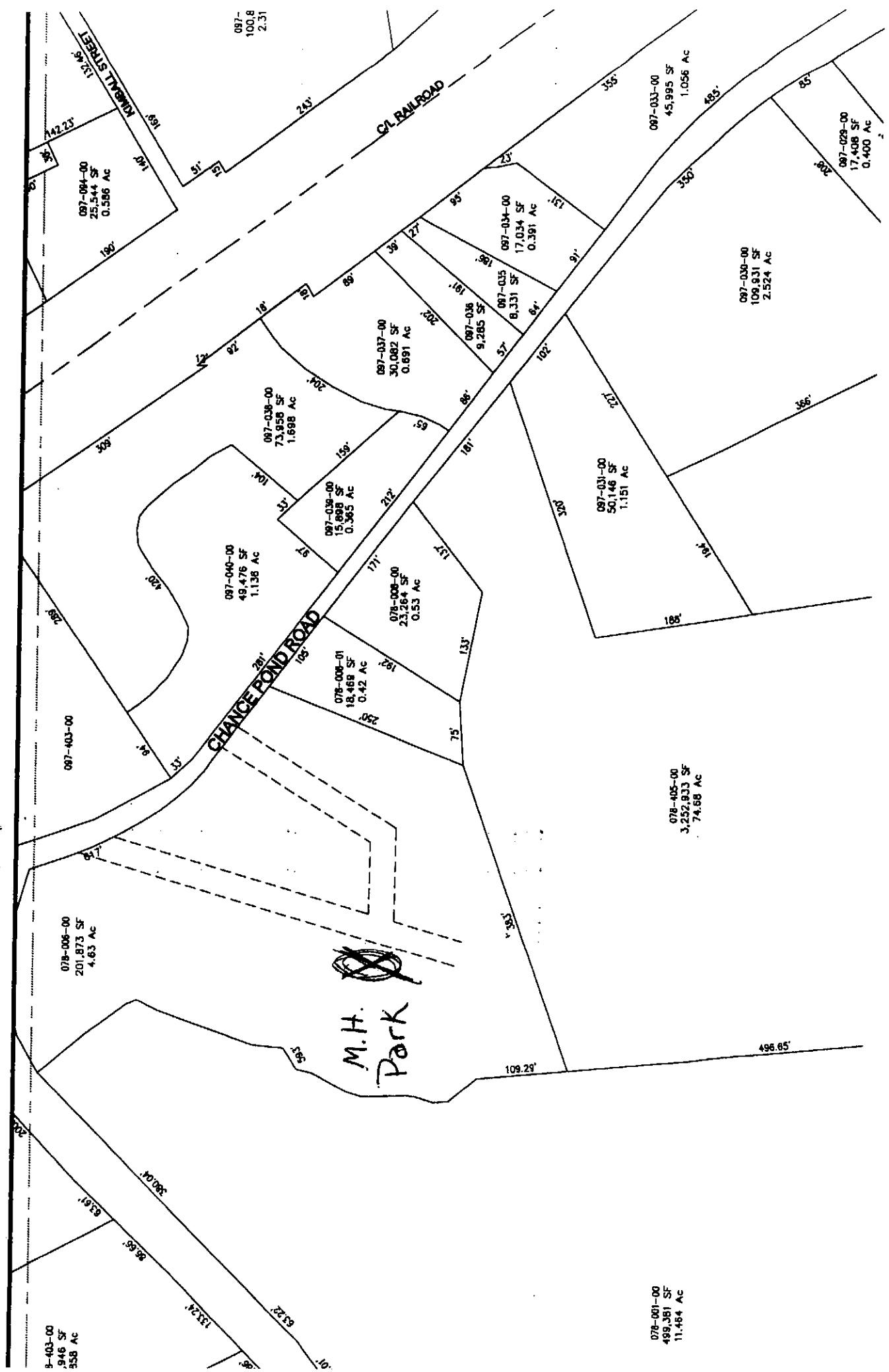
Sale info not verified by assessor's office

SALES DATA:		PERMIT DATA:		ADDITION DATA:	
Date	Type	Price	Valid Date	#	Purpose
20060313	BLDG ONLY	49,530	A	20020507 R02-3	REPAIR FIRE DAM
				20000615 R-53-	NEW MOBILE HOME

DRELLING DATA:		COST APPROACH COMPUTATIONS	
Style:	MH	Base Price	78,260
Story Ht.	1.00	Plumbing	3780
Attic:	NONE	Additions	
Walls:	ALUM/VINYL	Unfin. Area	
Bedrooms:	3	Basement	
Total Rooms:	5	Attic	
Full Baths:	2	Heat/AC Adj.	-10,830
Half Baths:		Rec Rm	
Addl Fixtures:	8	Fireplace	
Total Fixtures:	8	Bsmt. Gar.	
Basement:	NONE	SUBTOTAL	71,210
Fin Bsmt. Living Area:		Grade Factor	0.85
Basement Rec Room Area:		C & D Factor	0.20
Heating System: GAS	HOT AIR	TOTAL RCN	48,420
Heating Type: BASIC		% Good	0.90
FIREPLACE #8:	Mtl:	Market Adj.	
Basement Garage (# cars)	/	Ecnom Obslcn	
Ground Fir Area:		Functn Obslcn	
Total Living Area:	920	Nbhd/Style Adj	
Quality Grade:	D+	Under Constcn %	
Condition:	AVERAGE	TOTAL RCNCLD	43,600
Marketability:	AV		
Year Built:	2000		
Eff. Year Built:			
Unfinished Area:			
Unheated Area:			

OUTBUILDING DATA		VALUE FLAG:5	
Type	Qty	Yr	Size1 Size2 Grd Cond Ma
RS1	1	2001	9 10 C A
Value		\$520	
OUTBUILDING TOTAL:		\$500	
MAP SHEET # N6	House Color:	4 GREEN	





097-100.8
2.31

LEWIS TRAYBORN ROAD
121.46'

CFL RAILROAD

097-084-00
25,544 SF
0.586 AC

097-033-00
45,995 SF
1.056 AC

097-029-00
17,408 SF
0.400 AC

097-030-00
109,931 SF
2.524 AC

097-034-00
17,034 SF
0.391 AC

097-037-00
30,082 SF
0.691 AC

097-035
8,331 SF

097-036
9,285 SF

097-038-00
73,958 SF
1.698 AC

097-031-00
50,146 SF
1.151 AC

097-039-00
15,898 SF
0.365 AC

097-040-00
49,476 SF
1.138 AC

078-008-00
23,264 SF
0.53 AC

078-009-01
18,468 SF
0.42 AC

078-005-00
3,252,933 SF
74.68 AC

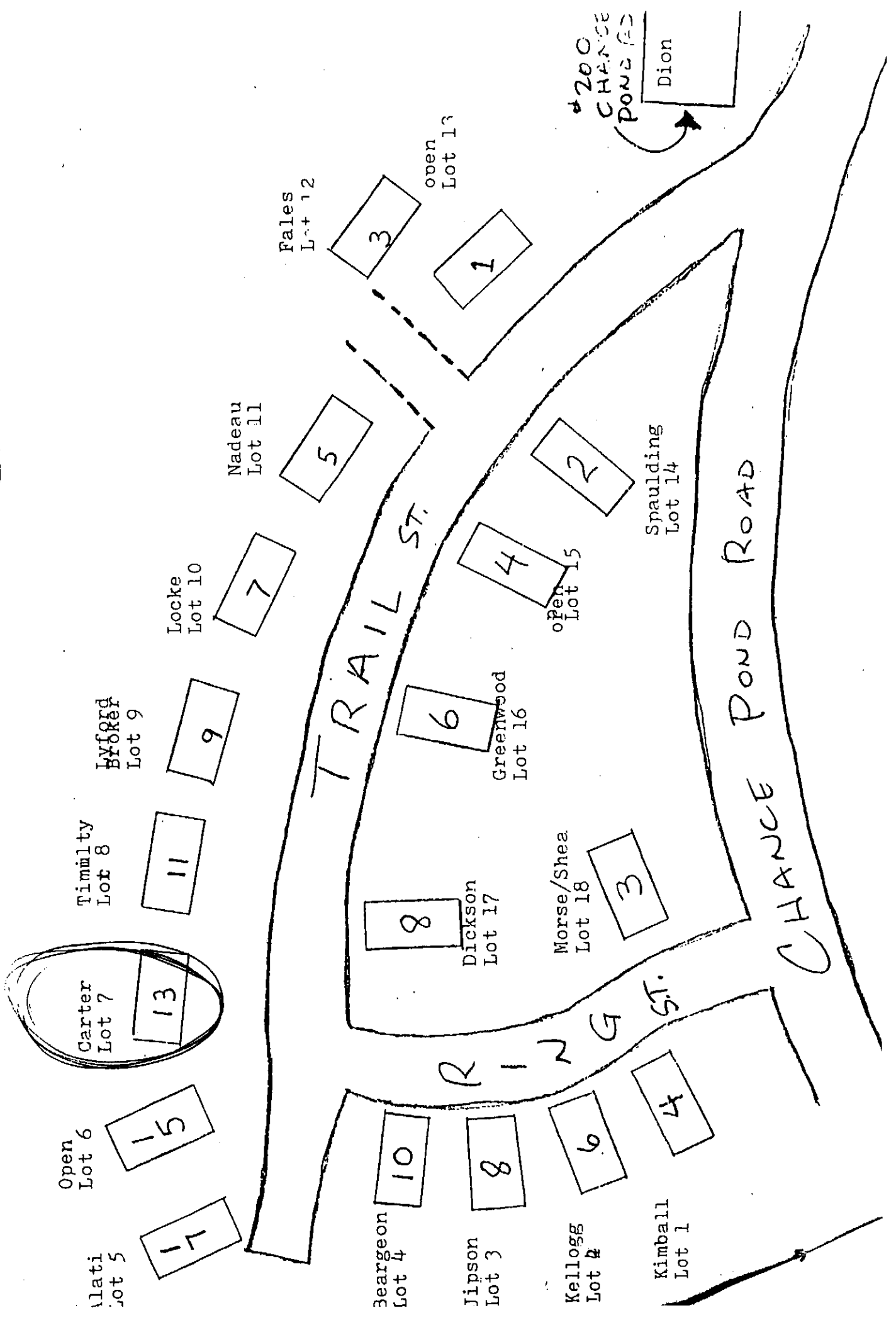
078-006-00
201,873 SF
4.63 AC

M.H. Park

9-003-00
946 SF
0.021 AC

078-001-00
499,361 SF
11.464 AC

April 2001 updates



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 P. Cannon
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

CURRENT OWNER/ADDRESS

BELMAIN, TAMMY
MORASSE, YOLANDA
PO BOX 334
FRANKLIN NH 03235

LAND DATA:

TYPE: LINEAR W.F.
SIZE: 0.00 ACRES

INFLUENCE FACTORS

0 0
0 0
0 0
0 0
0 0
0 0

LAND VALUE

LAND BUILDING 18,200
TOTAL 18,200

NBHD ID: 110.00

ASSESSMENT INFORMATION

PRIOR 18,200
CURRENT 18,200
PROPERTY VISIT HISTORY -
20080602 SP OCC. NOT HOME
20061020 JP OCC. NOT HOME
20060512 RD ESTIMATED UPDATE

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

TOT. ACRE

TOTAL LAND VALUE:

Sale info not verified by assessor's office

PERMIT DATA:

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

DWELLING DATA:

Style: MH
Story Ht. 1.00
Attic: NONE
Walls: ALUM/VINYL
Bedrooms: 2
Full Baths: 4
Half Baths: 1
Add'l Fixtures: 1
Total Fixtures: 7
Basement: NONE
Fin Bsmt. Living Area: 0
Basement Rec Room Area: 0
Heating System: OIL
Heating Type: BASIC /
FIREPLACE: NONE /
Basement Garage (# cars): 0
Ground Flr Area: 672
Total Living Area: 672
Quality Grade: D
Condition: GOOD
Marketability: GO
Year Built: 1970
Eff. Year Built: 1970
Unfinished Area: 0
Unheated Area: 0

OUTBUILDING DATA

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

VALUE FLAG: 5

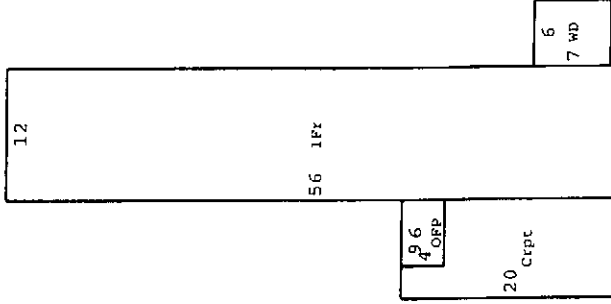
NOTES:
5X RENOS AFTER 05 SALE
SOLD 4/06 21,533

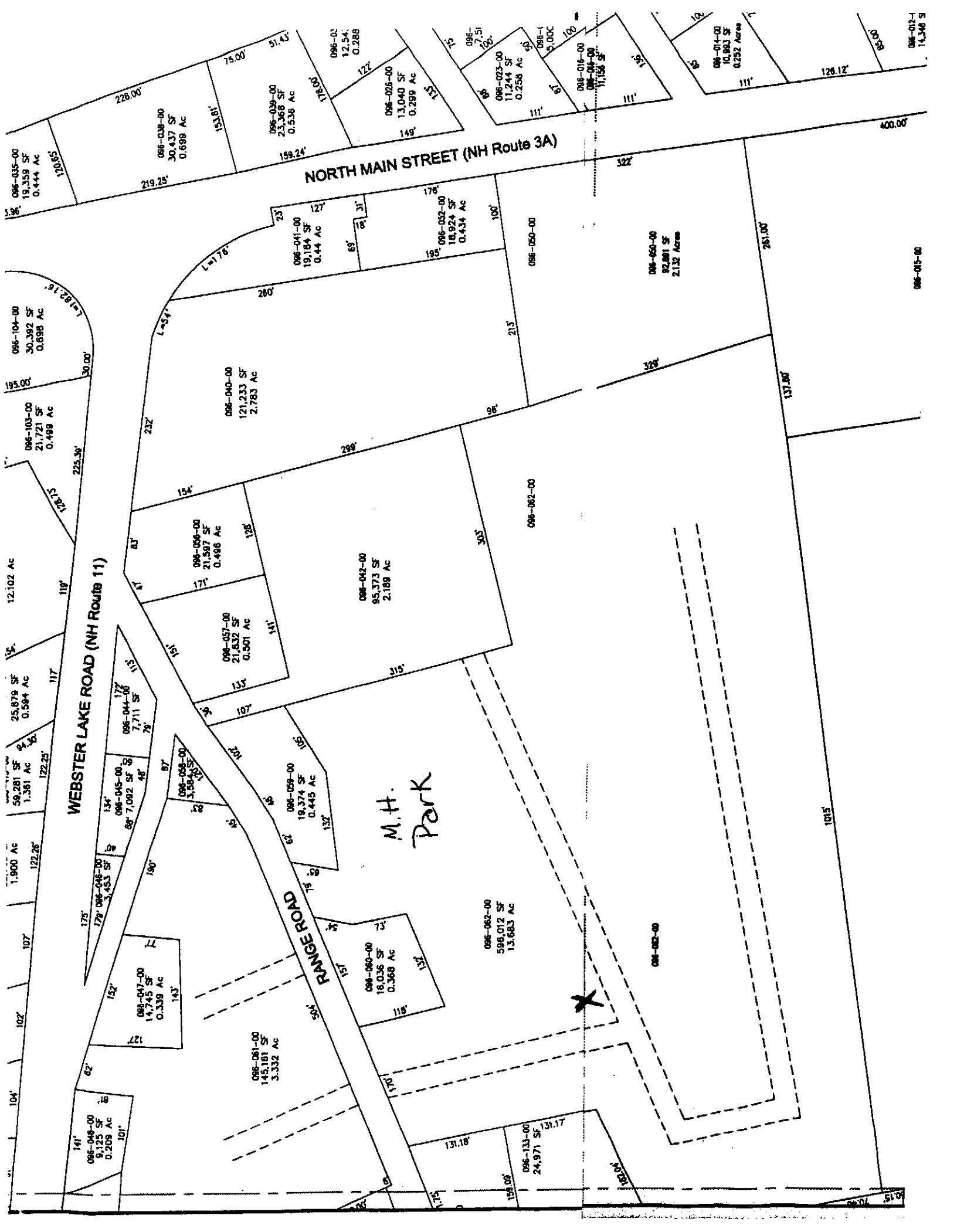
OUTBUILDING TOTAL: \$400

MAP SHEET # L7 House Color: 2 BLUE

ADDITION DATA:

Lower Level	First Floor	Second Floor	Third Floor	Area	Value
A	Carport			180	2200
B	Wood Deck			42	600
C	Opn Frm Prch			24	900
D					00
E					00
F					00
G					00
H				0	00





NORTH MAIN STREET (NH Route 3A)

WEBSTER LAKE ROAD (NH Route 11)

RANGE ROAD

M.H. Park

096-035-00
19,359 SF
0.444 Ac

096-038-00
30,437 SF
0.698 Ac

096-039-00
23,368 SF
0.536 Ac

096-041-00
19,184 SF
0.44 Ac

096-042-00
95,373 SF
2.189 Ac

096-043-00
121,233 SF
2.783 Ac

096-044-00
7,711 SF
0.177 Ac

096-045-00
7,092 SF
0.162 Ac

096-046-00
3,453 SF
0.079 Ac

096-047-00
14,745 SF
0.339 Ac

096-048-00
9,125 SF
0.209 Ac

096-049-00
145,161 SF
3.332 Ac

096-050-00
3,584 SF
0.082 Ac

096-051-00
19,374 SF
0.445 Ac

096-052-00
18,924 SF
0.434 Ac

096-053-00
21,587 SF
0.496 Ac

096-054-00
21,832 SF
0.501 Ac

096-055-00
21,587 SF
0.496 Ac

096-056-00
21,587 SF
0.496 Ac

096-057-00
18,036 SF
0.413 Ac

096-058-00
24,971 SF
0.571 Ac

096-059-00
598,012 SF
13.683 Ac

096-060-00
92,881 SF
2.132 Ac

096-061-00
11,244 SF
0.258 Ac

096-062-00
11,158 SF
0.256 Ac

096-063-00
13,040 SF
0.299 Ac

096-064-00
12,541 SF
0.288 Ac

096-065-00
10,983 SF
0.252 Ac

096-066-00
11,158 SF
0.256 Ac

096-067-00
10,983 SF
0.252 Ac

096-068-00
10,983 SF
0.252 Ac

096-069-00
10,983 SF
0.252 Ac

096-070-00
10,983 SF
0.252 Ac

096-071-00
10,983 SF
0.252 Ac

096-072-00
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096-073-00
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096-074-00
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096-079-00
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096-080-00
10,983 SF
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096-081-00
10,983 SF
0.252 Ac

096-082-00
10,983 SF
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096-083-00
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096-084-00
10,983 SF
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096-085-00
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096-086-00
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096-087-00
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096-088-00
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096-089-00
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096-090-00
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096-091-00
10,983 SF
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096-092-00
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096-093-00
10,983 SF
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096-094-00
10,983 SF
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096-095-00
10,983 SF
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096-096-00
10,983 SF
0.252 Ac

096-097-00
10,983 SF
0.252 Ac

096-098-00
10,983 SF
0.252 Ac

096-099-00
10,983 SF
0.252 Ac

096-100-00
10,983 SF
0.252 Ac

096-101-00
10,983 SF
0.252 Ac

096-102-00
21,721 SF
0.499 Ac

096-103-00
21,721 SF
0.499 Ac

096-104-00
30,392 SF
0.698 Ac

096-105-00
25,879 SF
0.594 Ac

096-106-00
59,281 SF
1.351 Ac

096-107-00
1,900 Ac

096-108-00
12,102 Ac

096-109-00
25,879 SF
0.594 Ac

096-110-00
59,281 SF
1.351 Ac

096-111-00
1,900 Ac

096-112-00
12,102 Ac

096-113-00
25,879 SF
0.594 Ac

096-114-00
59,281 SF
1.351 Ac

096-115-00
1,900 Ac

096-116-00
12,102 Ac

096-117-00
25,879 SF
0.594 Ac

096-118-00
59,281 SF
1.351 Ac

096-119-00
1,900 Ac

096-120-00
12,102 Ac

096-121-00
25,879 SF
0.594 Ac

096-122-00
59,281 SF
1.351 Ac

096-123-00
1,900 Ac

096-124-00
12,102 Ac

096-125-00
25,879 SF
0.594 Ac

096-126-00
59,281 SF
1.351 Ac

096-127-00
1,900 Ac

096-128-00
12,102 Ac

096-129-00
25,879 SF
0.594 Ac

096-130-00
59,281 SF
1.351 Ac

096-131-00
1,900 Ac

096-132-00
12,102 Ac

096-133-00
25,879 SF
0.594 Ac

096-134-00
59,281 SF
1.351 Ac

096-135-00
1,900 Ac

096-136-00
12,102 Ac

096-137-00
25,879 SF
0.594 Ac

096-138-00
59,281 SF
1.351 Ac

096-139-00
1,900 Ac

096-140-00
12,102 Ac

096-141-00
25,879 SF
0.594 Ac

096-142-00
59,281 SF
1.351 Ac

096-143-00
1,900 Ac

096-144-00
12,102 Ac

096-145-00
25,879 SF
0.594 Ac

096-146-00
59,281 SF
1.351 Ac

096-147-00
1,900 Ac

096-148-00
12,102 Ac

096-149-00
25,879 SF
0.594 Ac

096-150-00
59,281 SF
1.351 Ac

096-151-00
1,900 Ac

096-152-00
12,102 Ac

096-153-00
25,879 SF
0.594 Ac

096-154-00
59,281 SF
1.351 Ac

096-155-00
1,900 Ac

096-156-00
12,102 Ac

096-157-00
25,879 SF
0.594 Ac

096-158-00
59,281 SF
1.351 Ac

096-159-00
1,900 Ac

096-160-00
12,102 Ac

096-161-00
25,879 SF
0.594 Ac

096-162-00
59,281 SF
1.351 Ac

096-163-00
1,900 Ac

096-164-00
12,102 Ac

096-165-00
25,879 SF
0.594 Ac

096-166-00
59,281 SF
1.351 Ac

096-167-00
1,900 Ac

096-168-00
12,102 Ac

096-169-00
25,879 SF
0.594 Ac

096-170-00
59,281 SF
1.351 Ac

096-171-00
1,900 Ac

096-172-00
12,102 Ac

096-173-00
25,879 SF
0.594 Ac

096-174-00
59,281 SF
1.351 Ac

096-175-00
1,900 Ac

096-176-00
12,102 Ac

096-177-00
25,879 SF
0.594 Ac

096-178-00
59,281 SF
1.351 Ac

096-179-00
1,900 Ac

096-180-00
12,102 Ac

096-181-00
25,879 SF
0.594 Ac

096-182-00
59,281 SF
1.351 Ac

096-183-00
1,900 Ac

096-184-00
12,102 Ac

096-185-00
25,879 SF
0.594 Ac

096-186-00
59,281 SF
1.351 Ac

096-187-00
1,900 Ac

096-188-00
12,102 Ac

096-189-00
25,879 SF
0.594 Ac

096-190-00
59,281 SF
1.351 Ac

096-191-00
1,900 Ac

096-192-00
12,102 Ac

096-193-00
25,879 SF
0.594 Ac

096-194-00
59,281 SF
1.351 Ac

096-195-00
1,900 Ac

096-196-00
12,102 Ac

096-197-00
25,879 SF
0.594 Ac

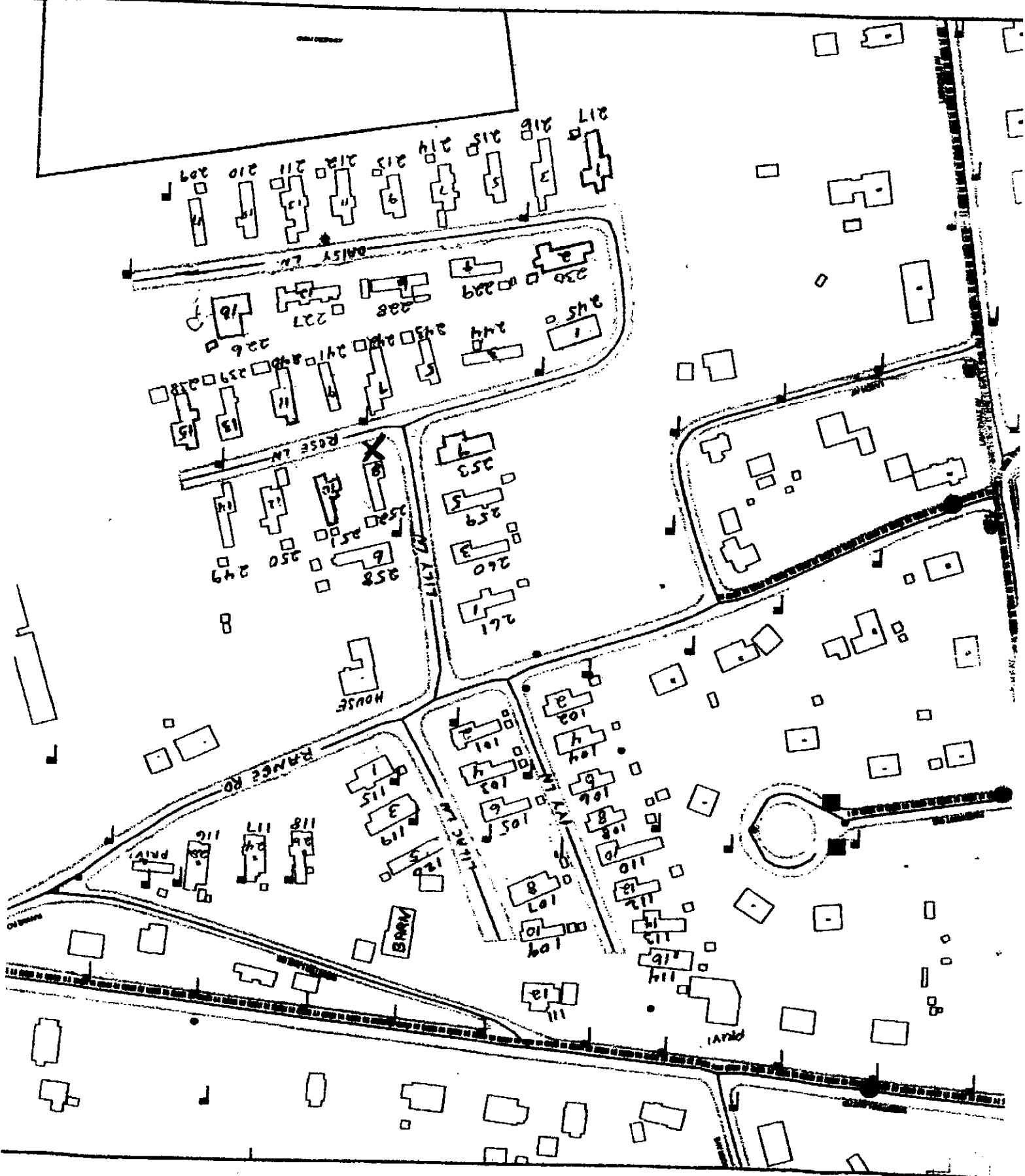
096-198-00
59,281 SF
1.351 Ac

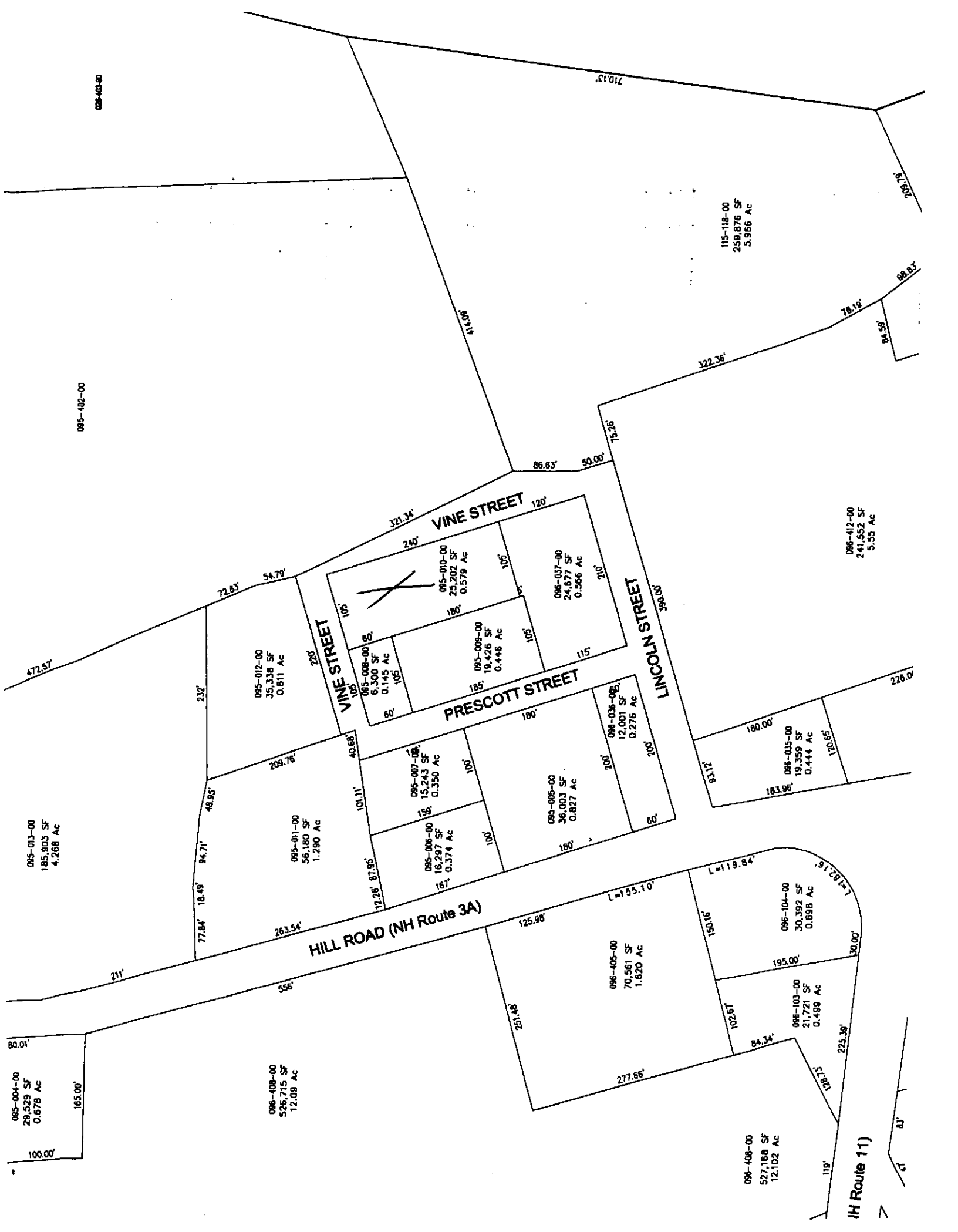
096-199-00
1,900 Ac

096-200-00
12,102 Ac

NOTE 1: The numbers of parking spaces and covers shown on this map are based on the original master plan and cover sheet.
NOTE 2: This map is not to be used for any other purpose.

100 Feet





095-013-00
185,903 SF
4.268 AC

095-004-00
29,529 SF
0.678 AC

095-402-00

095-403-00

096-408-00
526,715 SF
12.09 AC

095-011-00
56,180 SF
1.290 AC

095-012-00
35,338 SF
0.811 AC

095-006-00
16,297 SF
0.374 AC

095-007-00
15,243 SF
0.350 AC

095-008-00
6,300 SF
0.145 AC

095-010-00
25,202 SF
0.579 AC

095-009-00
19,426 SF
0.446 AC

096-036-00
12,001 SF
0.276 AC

096-037-00
24,677 SF
0.566 AC

096-405-00
70,561 SF
1.620 AC

095-005-00
36,003 SF
0.827 AC

096-035-00
19,359 SF
0.444 AC

096-412-00
241,552 SF
5.535 AC

115-118-00
259,876 SF
5.966 AC

096-103-00
21,721 SF
0.499 AC

096-104-00
30,392 SF
0.696 AC

IH Route 11

HILL ROAD (NH Route 3A)

VINE STREET

PRESCOTT STREET

LINCOLN STREET

IH Route 11



Franklin Fire Department

5

Code Enforcement Division

Request for Inspection:

Date: 5-22-13

Name: ROBERT CALDON

Telephone:

Location: 526 SALISBURY RD

Map: 042 Lot: 002

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		
Other: <u>Back Tax Inspection</u>		<u>5-22-13</u>

Date Needed: 5-22-13 Time:

Comments: Single wide with out buildings OLD STRUCTURE BUT WORKABLE.

Copy to: CITY CLERK, HOLLY BURBANK

James P. Cannon
Inspector

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

Date: 05/21/13

CALDON ESTATE, ROBERT J
526 SALISBURY ROAD
FRANKLIN, NH 03235

Acct# 002909

STATEMENT OF ACCOUNT

INTEREST AND/OR PENALTIES THROUGH 05/29/13

DESCRIPTION AND YEAR	INV#	DATE	AMOUNT	BALANCE
2011 Tax Lien Procedure	415882	04/22/11	1,156.70	
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(0.570)			438.09	1,631.37
2012 Tax Lien Procedure	439204	03/14/12	1,167.77	
Other Chg-MTGN		04/04/12	12.00	
INTEREST DUE 441 DAYS(0.576)			253.97	1,433.74
2013 Tax Lien Procedure	464559	03/13/13	1,161.07	
Other Chg-MTGN		04/18/13	8.38	
INTEREST DUE 77 DAYS(0.573)			44.09	1,213.54
2013 Property Tax - 1st Issue	468085	05/16/13	531.60	531.60
SUBTOTAL REAL PROPER# 002909 526 SALISBURY ROAD				4,810.25
Map/Lot : 044-002-00				
TOTAL ACCOUNT# 002909 CALDON ESTATE, ROBERT J				4,810.25

RESIDENTIAL ASSESSMENT

FRANKLIN, NEW HAMPSHIRE

EFFECTIVE DATE OF VALUE: APRIL 1, 2013

526 SALISBURY ROAD MAP/LOT: 044-002-00 ZONING: C LIVING UNITS: 1 CLASS: R - 103 CARD # 1 OF 1

CURRENT OWNER/ADDRESS

CALDON ESTATE, ROBERT J

526 SALISBURY ROAD NH 03235

DEED BOOK: 1273
DEED PAGE: 213
DEED DATE: 19760520

LAND DATA:

TYPE LINEAR W.F. SIZE INFLUENCE FACTORS % LAND VALUE
PRIMARY 0.760 0 0 0 0 36,700
TOT. ACRE 0.760 0 0 0 0 36,700

NBHD ID: 104.00

ASSESSMENT INFORMATION -
PRIOR 36,700
LAND BUILDING 22,400
TOTAL 59,100
CURRENT 36,700
PROPERTY VISIT HISTORY -
20080604 SH OCC. NOT HOME
20020627 RS ESTIMATED
20010116 RB ESTIMATED
UPDATE

Sale info not verified by assessor's office

SALES DATA:

Date Type Price Valid Date # Amount Purpose

ADDITION DATA:

Lower Level	First Floor	Second Floor	Third Floor	Area	Value
A	Enc Frm Prch			42	2200
B	Enc Frm Prch			130	7600
C					00
D					00
E					00
F					00
G					00
H				0	00

DWELLING DATA:

Style: MH
Story Ht. 1.00
Attic: NONE
Walls: ALUM/VINYL
Bedrooms: 3
Full Baths: 3
Half Baths: 2
Add'l Fixtures: 8
Total Fixtures: 8
Basement: NONE
Fin Bsmt. Living Area: /
Basement Rec Room Area: /
Heating System: OIL
Heating Type: BASIC
FIREPLACE: /
Basement Garage (# cars) /
Ground flr Area: 672
Total Living Area: 672
Quality Grade: D
Condition: FAIR
Marketability: FR
Year Built: 1970
Eff. Year Built: /
Unfinished Area: /
Unheated Area: /

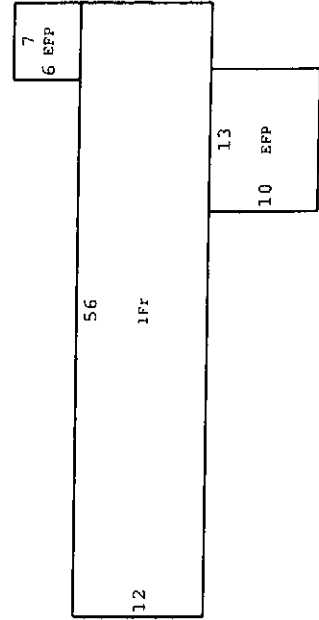
COST APPROACH COMPUTATIONS
Base Price 73,340
Plumbing 3,780
Additions 9,800
Unfin. Area -10,150
Basement
Attic
Heat/AC Adj.
FBLA
Rec Rm
Fireplace
Bsmt. Gar.
SUBTOTAL 76,770
Grade Factor 0.78
C & D Factor -50
TOTAL RCN 29,940
% Good 0.65
Market Adj.
Ecnom Obslcn
Functn Obslcn
Mhnd/Style Adj.
Under Constcn %
TOTAL RCNLD 19,500

OUTBUILDING DATA

Type	Qty	Yr	Size1	Size2	Grd	Cond	Ma	Value
OP1	1	1986	12	12	C	A		\$1,650
RS1	1	1975	19	20	D	P		\$350
RS1	1	1985	12	12	C	A		\$330
RS1	1	1990	8	12	C	A		\$290
RS2	1		8	22	D	F		\$300
RS2	1		8	16	D	F		\$220

OUTBUILDING TOTAL: \$2,900

MAP SHEET # U5 House Color: 7 TAN



Franklin Fire Department 6

Code Enforcement Division

Request for Inspection:

Date: 5-29-13

Name: RAYMOND CROWLEY

Telephone: _____

Location: MANROE ST.

Map: _____ Lot: 270

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		
Other: <u>Back Tax Inspection</u>		<u>5-29-13</u>

Date Needed: 5-29-13 Time: _____

Comments: NICE CLEAN VACANT LOT APPEARS TO GO DOWN STEEP TOWARD THE RIVER.

Copy to: City Clerk, Holly Burbank

James P. Cannon
Inspector

6

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

Date: 05/21/13

CROWLEY, RAYMOND A
4 GREEN STREET
FRANKLIN, NH 03235

Acct# 003477

STATEMENT OF ACCOUNT

INTEREST AND/OR PENALTIES THROUGH 05/29/13

DESCRIPTION AND YEAR	INV#	DATE	AMOUNT	BALANCE
2011 Tax Lien Procedure	415912	04/22/11	248.67	
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(0.123)			94.18	379.43
2012 Tax Lien Procedure	439238	03/14/12	250.03	
Other Chg-MTGN		04/04/12	12.00	
INTEREST DUE 441 DAYS(0.123)			54.38	316.41
2013 Tax Lien Procedure	464601	03/13/13	257.61	
Other Chg-MTGN		04/18/13	8.38	
INTEREST DUE 77 DAYS(0.127)			9.78	275.77
2013 Property Tax - 1st Issue	468375	05/16/13	104.44	104.44
SUBTOTAL REAL PROPER# 002017 MUNROE STREET - LOT 3 Map/Lot : 134-270-00				1,076.05

MUNROE STREET MAP/LOT: 134-270-00 ZONING: R3 LIVING UNITS: CLASS: R - 132 CARD # 1 OF 1

CURRENT OWNER/ADDRESS

CROWLEY, RAYMOND A
4 GREEN STREET NH 03235
FRANKLIN

DEED BOOK: 1995
DEED PAGE: 765
DEED DATE: 19950809

LAND DATA:

TYPE LINEAR W.F. SIZE
PRIMARY 0.170
TOT. ACRE 0.170

NBHD ID: 121.00

ASSESSMENT INFORMATION -
PRIOR 9,400
CURRENT 9,400
LAND BUILDING 9,410
TOTAL 9,400

INFLUENCE FACTORS % LAND VALUE
TOPOGRAPHY 0 -65 9,410
TOTAL LAND VALUE: 9,400

PROPERTY VISIT HISTORY -
20110801 BH UNIMP.PARCEL
20000818 BC UNIMP.PARCEL
CM UPDATE

Site info not verified by assessor's office

SALES DATA:

Date Type Price Valid Date # Amount Purpose

PERMIT DATA:

Lower Level First Floor Second Floor Third Floor Area Value

DWELLING DATA:

Style: Story Ht.
Attic: Walls:
Bedrooms: Total Rooms:
Full Baths: Half Baths:
Add'l Fixtures: Total Fixtures:
Basement: Fin Bsmt. Living Area:
Basement Rec Room Area:
Heating System: Heating Type:
FIREPLACE #8: / Mtl: /
Basement Garage (# cars):
Ground Flr Area:
Total Living Area:
Quality Grade:
Condition:
Marketability:
Year Built:
Eff Year Built:
Unfinished Area:
Unheated Area:

OUTBUILDING DATA

Type Qty Yr Size1 Size2 Grd Cond Ma Value

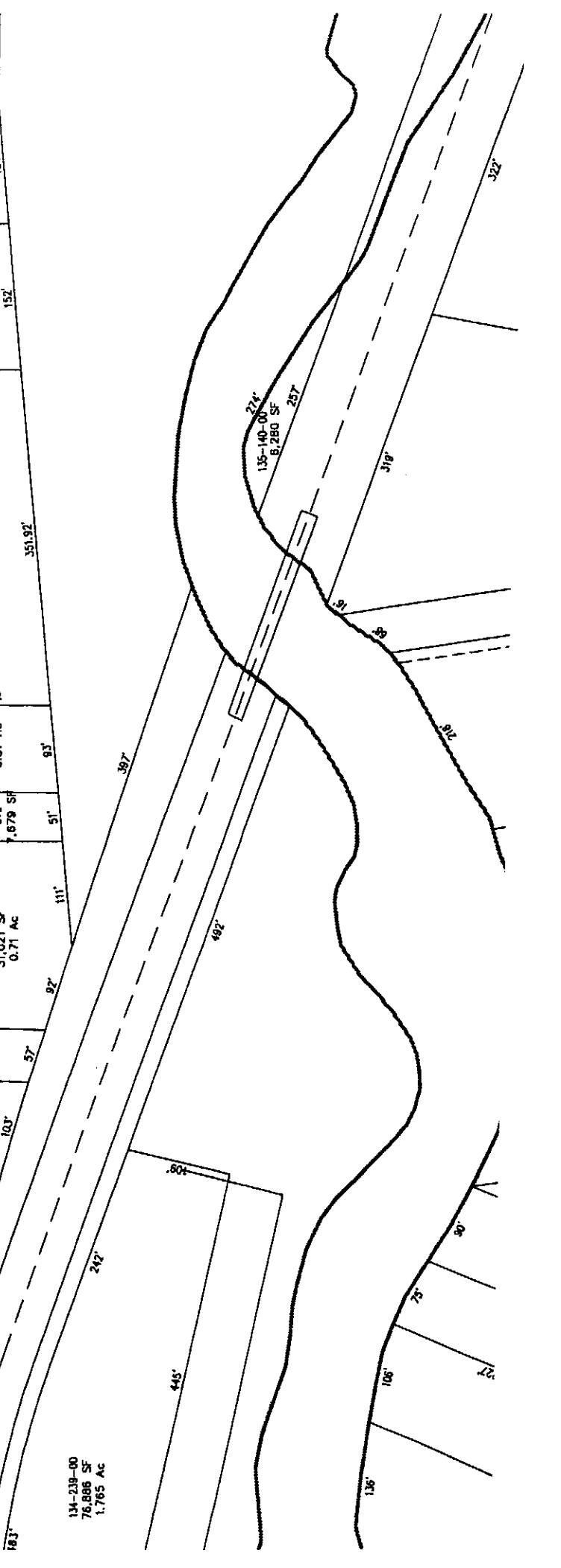
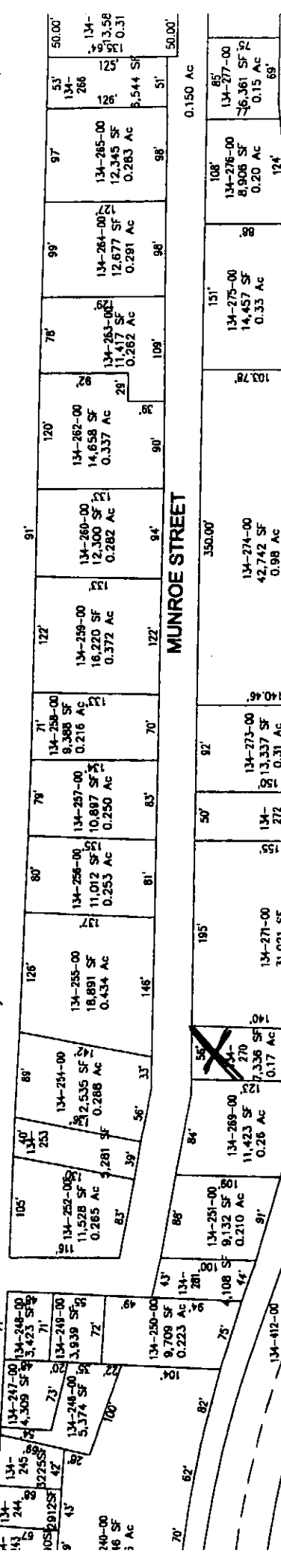
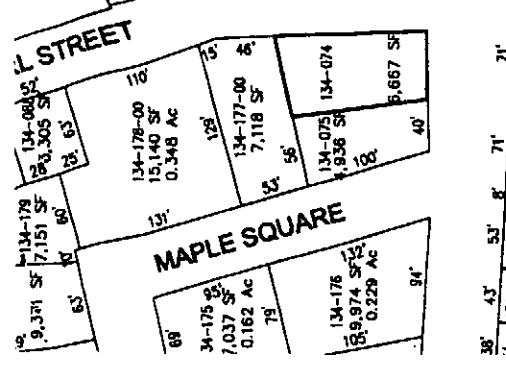
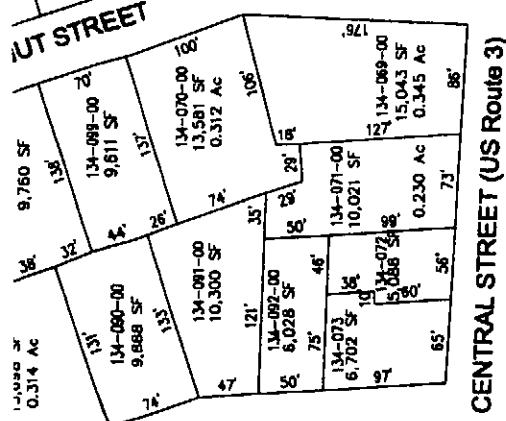
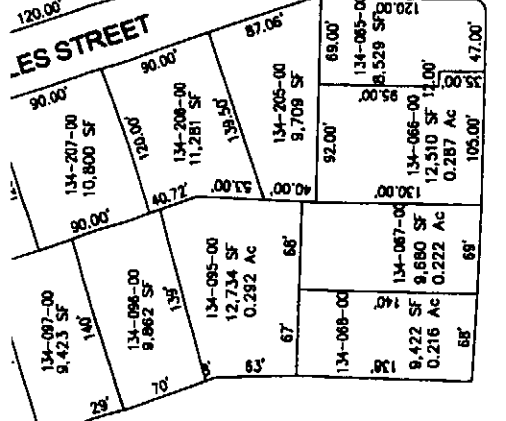
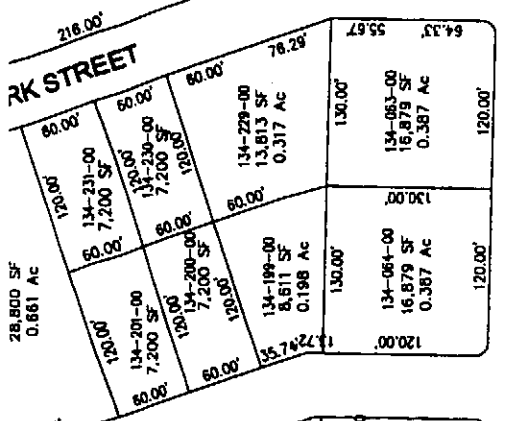
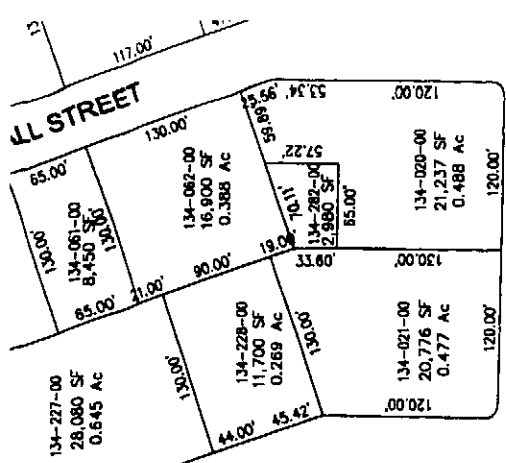
COST APPROACH COMPUTATIONS
Base Price
Plumbing
Additions
Unfin. Area
Basement
Attic
Heat/AC Adj.
FBLA
Rec Rm
Fireplace
Bsmt. Gar.
SUBTOTAL
Grade Factor
C & D Factor
TOTAL RCN
% Good
Market Adj.
Ecnom Obscn
Functn Obscn
Nbhd/style Adj.
Under Constcn %
TOTAL RCNCLD

VALUE FLAG:5

NOTES:
-65 NO UTILITY, HIGH SLOPES
LOT 3

OUTBUILDING TOTAL:

MAP SHEET # N9 House Color: NATURAL



Franklin Fire Department

7

Code Enforcement Division

Request for Inspection:

Date: 5-21-13

Name: ROSEMARY DAVIS

Telephone: _____

Location: 705 S² MAIN ST.

Map: 102

Lot: 006

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		
Other: <u>Back Tax Inspection</u>		<u>5-21-13</u>

Date Needed: 5-21-13

Time: 10:30

Comments: OCCUPIED HOUSE IN VERY GOOD CONDITION FROM EXTERIOR, GROUNDS WELL KEPT.

Copy to: CITY CLERK, HOLLY BURBANK

James P. Cannon
Inspector

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

Date: 05/21/13

DAVIS, ROSEMARY MERRILL
 705 SOUTH MAIN STREET
 FRANKLIN, NH 03235

Acct# 003263

STATEMENT OF ACCOUNT

INTEREST AND/OR PENALTIES THROUGH 05/29/13

DESCRIPTION AND YEAR	INV#	DATE	AMOUNT	BALANCE
2011 Tax Lien Procedure	415916	04/22/11	3,165.42	
Interest Chg		05/10/11	28.10	
Ck 738162 INT		05/10/11	-28.10	
Ck 738162 INV		05/10/11	-971.90	
#20273816-2\$1000.00rose davis				
Other Chg-MTGN		05/31/11	13.00	
Interest Chg		08/12/11	101.68	
Ck 202943 MTGN		08/12/11	-13.00	
Ck 202943 INT		08/12/11	-101.68	
Ck 202943 INV		08/12/11	-835.32	
ck td roemary davis 950.				
Other Chg-		02/22/13	15.20	
Other Chg-MTGN		02/22/13	8.38	
Interest Chg		04/29/13	419.29	
Cash Pymt MTGN		04/29/13	-8.38	
Cash Pymt INT		04/29/13	-419.29	
Cash Pymt INV		04/29/13	-572.33	
Rosemary & Dennis Davis				
INTEREST DUE 30 DAYS(0.388)			11.63	812.70
2012 Tax Lien Procedure	439244	03/14/12	4,045.78	
Other Chg-MTGN		04/04/12	12.00	
INTEREST DUE 441 DAYS(1.995)			879.87	4,937.65
2013 Tax Lien Procedure	464609	03/13/13	4,179.26	
Other Chg-MTGN		04/18/13	8.38	
INTEREST DUE 77 DAYS(2.061)			158.70	4,346.34
2013 Property Tax - 1st Issue	468460	05/16/13	1,960.92	1,960.92
SUBTOTAL REAL PROPER# 003263 705 SOUTH MAIN STREET				12,057.61
Map/Lot : 102-006-00				

RESIDENTIAL ASSESSMENT

FRANKLIN, NEW HAMPSHIRE

EFFECTIVE DATE OF VALUE: APRIL 1, 2013

705 SOUTH MAIN STREET MAP/LOT: 102-006-00 ZONING: 11 LIVING UNITS: 1 CLASS: R - 101 CARD # 1 OF 1

CURRENT OWNER/ADDRESS DAVIS, ROSEMARY MERRILL DAVIS, DENNIS L 705 SOUTH MAIN STREET NH 03235 FRANKLIN		LAND DATA: TYPE LINEAR W.F. PRIMARY 1.000 RESIDUAL 0.450 TOT. ACRE 1.450		INFLUENCE FACTORS % 0 0 0 0 0 0 0 0 0 0 0 0		LAND VALUE 40,900 176,500 TOTAL 217,400		NBHD ID: 116.00 - ASSESSMENT INFORMATION - PRIOR 41,400 CURRENT 41,400 135,100 176,500 - PROPERTY VISIT HISTORY - 20080612 TC MEASURE ONLY 20020628 RS OCC.NOT HOME 20010109 RW ESTIMATED UPDATE	
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DEED BOOK: 1651
DEED PAGE: 651
DEED DATE: 19870612

Sale info not verified by assessor's office

SALES DATA: PERMIT DATA:

Date	Type	Price	Valid	Date	#	Amount	Purpose

DWELLING DATA:

Style: OLD STYLE
Story Ht. 2.00
Attic: FULL FINISH
Walls: FRAME
Bedrooms: 3
Full Baths: 6
Half Baths: 2
Add'l Fixtures: 8
Total Fixtures: 8
Basement: FULL
Fin Bsmt. Living Area:
Basement Rec Room Area:
Heating System: OIL HOT WATER
Heating Type: BASIC
FIREPLACE: / Mtl: /
Basement Garage (# cars)
Ground Flr Area: 580
Total Living Area: 1858
Quality Grade: C+
Condition: GOOD
Marketability: GD
Year Built: 1900
Eff. Year Built:
Unfinished Area:
Unheated Area:

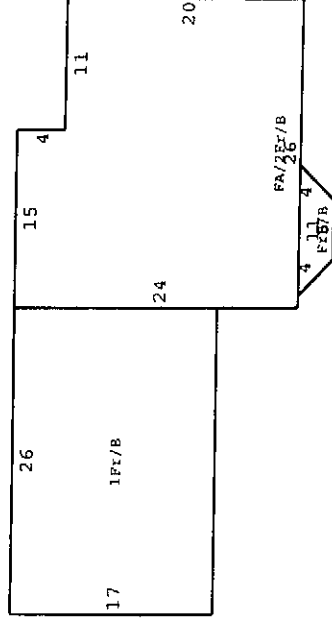
COST APPROACH COMPUTATIONS
Base Price 118,080
Plumbing 3780
Additions 36,200
Unfin. Area
Basement 13,550
Attic
Heat/AC Adj.
FBLA
Rec Rm
Fireplace
Bsmt. Gar.
SUBTOTAL 171,610
Grade Factor 1.05
C & D Factor
TOTAL RCN 180,190
% Good 0.75
Market Adj.
Ecnom Obstcn
Functn Obstcn
Nhd/Style Adj.
Under Constcn %
TOTAL RCNLD 135,100

OUTBUILDING DATA

Type	Qty	Yr	Size1	Size2	Grd	Cond	Ma	Value

ADDITION DATA:

Lower Level	First Floor	Second Floor	Third Floor	Area	Value
A Bsmnt Unfsh	1s Frame			442	34300
B Bsmnt Unfsh	Frame Bay			24	1900
C					00
D					00
E					00
F					00
G					00
H					00

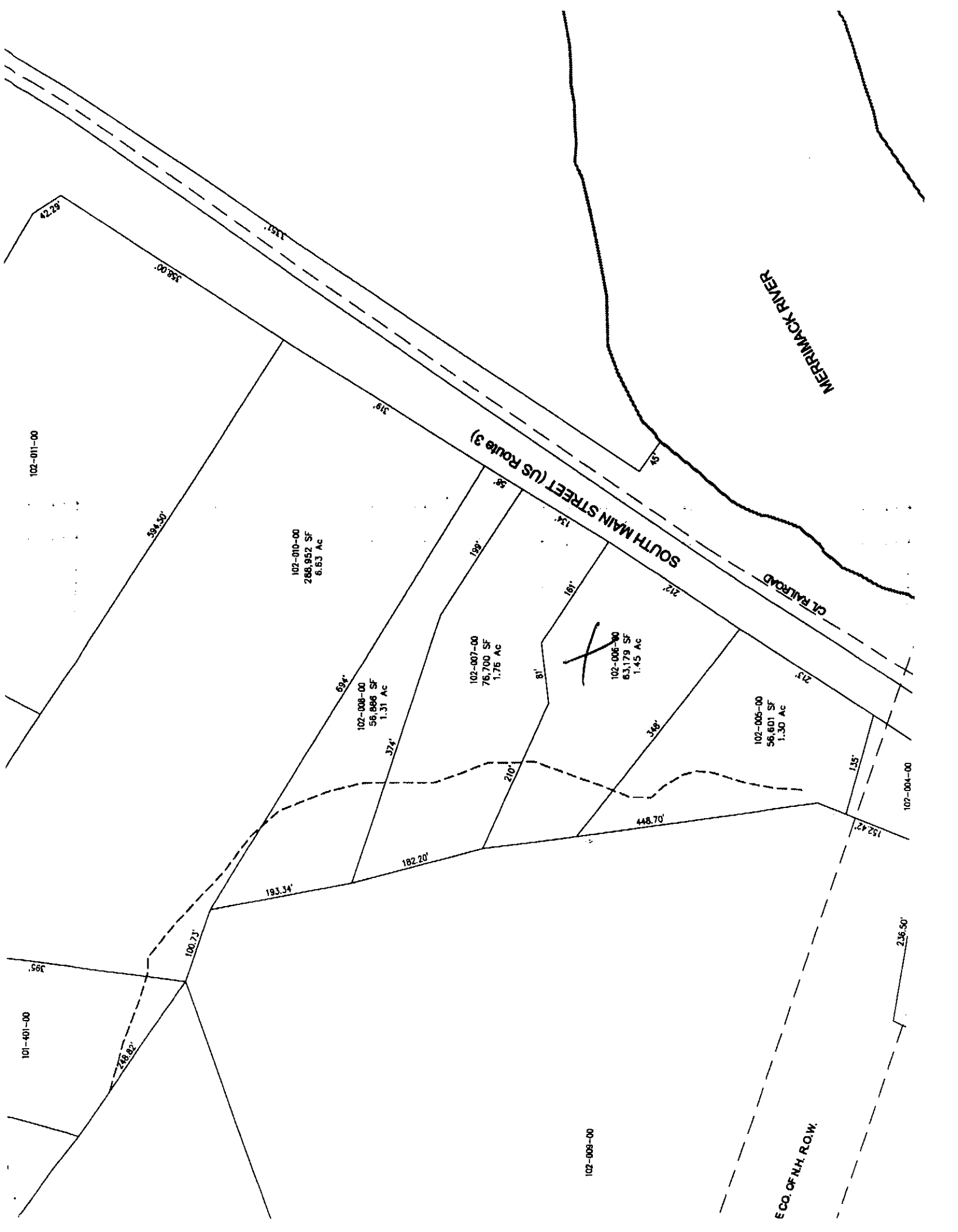


VALUE FLAG:5

NOTES:
ABOVE GROUND POOL = NV

OUTBUILDING TOTAL:

MAP SHEET # S7 House Color: 2 BLUE



MERRIMACK RIVER

SOUTH MAIN STREET (US Route 3)

CAL RAILROAD

E CO. OF N.H. R.O.W.

102-011-00

101-401-00

102-008-00

102-004-00

102-010-00
288,952 SF
6.63 AC

102-008-00
56,898 SF
1.31 AC

102-007-00
76,700 SF
1.75 AC

102-006-00
83,179 SF
1.45 AC

102-005-00
56,601 SF
1.30 AC

42.29'

358.00'

594.50'

395'

248.82'

100.21'

193.34'

182.20'

374'

89x'

199'

134'

161'

81'

210'

448.70'

346'

213'

135'

152.42'

236.50'

1357'

318'

81'

212'

213'

135'

152.42'

236.50'

8a

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

Date: 05/21/13

GREEN TRUST
4 GREEN STREET
FRANKLIN, NH 03235

Acct# 004218

STATEMENT OF ACCOUNT

INTEREST AND/OR PENALTIES THROUGH 05/29/13

DESCRIPTION AND YEAR	INV#	DATE	AMOUNT	BALANCE
2011 Tax Lien Procedure	415974	04/22/11	174.17	
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(0.086)			65.97	276.72
2012 Tax Lien Procedure	439314	03/14/12	175.06	
Other Chg-MTGN		04/04/12	12.00	
INTEREST DUE 441 DAYS(0.086)			38.07	225.13
2013 Tax Lien Procedure	464693	03/13/13	180.16	
Other Chg-MTGN		04/18/13	8.38	
INTEREST DUE 77 DAYS(0.089)			6.84	195.38
2013 Property Tax - 1st Issue	469038	05/16/13	67.77	67.77
SUBTOTAL REAL PROPER# 000576 HILL ROAD				765.00
Map/Lot : 090-006-00				

Franklin Fire Department

Code Enforcement Division

Request for Inspection:

Date: 5/29/13

Name: Green Trust

Telephone: _____

Location: Hill Rd.

Map: 090

Lot: 006

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		

Other Back Tax Insp. _____ 5/29/13

Date Needed: 5/29/13

Time: PM

Comments: Vacant lot.

Copy to: City Clerk

[Signature]
Inspector

HILL ROAD MAP/LOT: 090-006-00 ZONING: C LIVING UNITS: CLASS: R - 132 CARD # 1 OF 1

CURRENT OWNER/ADDRESS GREEN TRUST BENT III-TRUSTEE, CHARLES F 4 GREEN STREET FRANKLIN NH 03235		LAND DATA: TYPE: L/J NEAR W.F. SIZE: 0.400 PRIMARY TOT. ACRE: 0.400		INFLUENCE FACTORS % -80		LAND VALUE 6,120		MBHD ID: 102.00 - ASSESSMENT INFORMATION - PRIOR: 6,100 CURRENT: 6,100 LAND BUILDING: 6,100 TOTAL: 6,100	
--	--	---	--	-------------------------------	--	---------------------	--	---	--

DEED BOOK: 2074
DEED PAGE: 733
DEED DATE: 19971020

Sale info not verified by assessor's office

SALES DATA:

Date	Type	Price	Valid Date	#	Amount	Purpose

ADDITION DATA:

Lower Level	First Floor	Second Floor	Third Floor	Area	Value
A					00
B					00
C					00
D					00
E					00
F					00
G					00
H					00

DWELLING DATA:

Style: Story Ht.
Attic: Walls:
Bedrooms:
Total Rooms:
Full Baths:
Half Baths:
Add'l Fixtures:
Total Fixtures:
Basement:
Fin Bsmt. Living Area:
Basement Rec Room Area:
Heating System:
Heating Type:
FIREPLACE MB:
Basement Garage (# cars) / Mtl: /
Ground Flr Area:
Total Living Area:
Quality Grade:
Condition:
Marketability:
Year Built:
Eff. Year Built:
Unfinished Area:
Unheated Area:

OUTBUILDING DATA

Type	Qty	Yr	Size1	Size2	Grd	Cond	Ma	Value

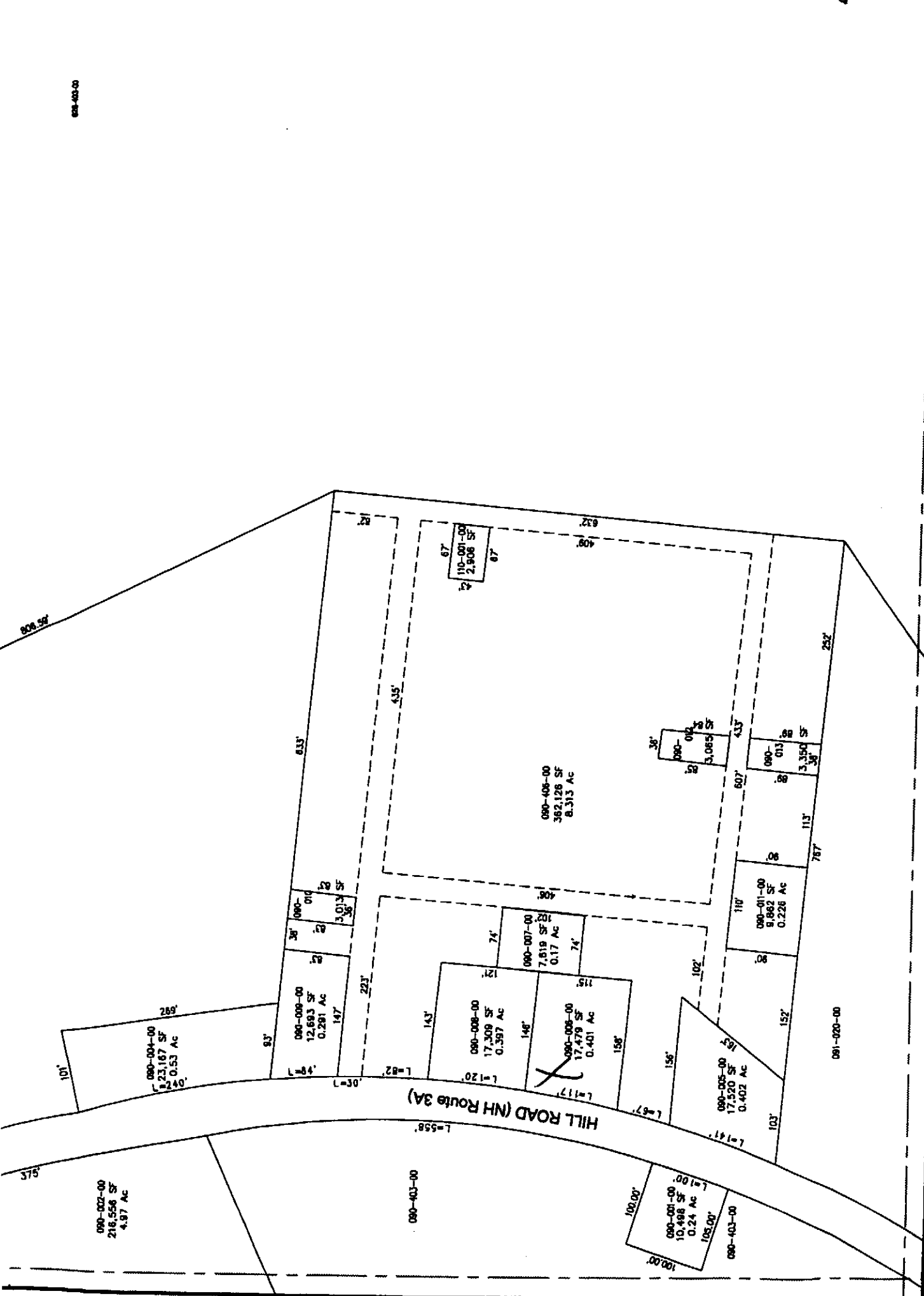
COST APPROACH COMPUTATIONS
Base Price
Plumbing
Additions
Unfin. Area
Basement
Attic
Heat/AC Adj.
FBLA
Rec Rm
Fireplace
Bsmt. Gar.
SUBTOTAL
Grade Factor
C & D Factor
TOTAL RCN
% Good
Market Adj.
Ecnom Obslcn
Functn Obslcn
Nbhd/Style Adj.
Under Constcn %
TOTAL RCNLD

VALUE FLAG:5

NOTES:

OUTBUILDING TOTAL:

MAP SHEET # F7 House Color: NATURAL



Parcel and property line information depicted on this map was taken from property deeds and maps, assessor records, and other sources



Town Line Professional Building
638 West Main Street

86

Date: 05/21/13

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

GREEN TRUST
 4 GREEN STREET
 FRANKLIN, NH 03235

Acct# 004218

STATEMENT OF ACCOUNT

INTEREST AND/OR PENALTIES THROUGH 05/29/13

DESCRIPTION AND YEAR	INV#	DATE	AMOUNT	BALANCE
2011 Tax Lien Procedure	415976	04/22/11	131.88	
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(0.065)			49.95	218.41
2012 Tax Lien Procedure	439316	03/14/12	132.66	
Other Chg-MTGN		04/04/12	12.00	
INTEREST DUE 441 DAYS(0.065)			28.85	173.51
2013 Tax Lien Procedure	464695	03/13/13	136.73	
Other Chg-MTGN		04/18/13	8.38	
INTEREST DUE 77 DAYS(0.067)			5.19	150.30
2013 Property Tax - 1st Issue	469039	05/16/13	60.00	60.00
SUBTOTAL REAL PROPER# 000577 HILL ROAD				602.22
Map/Lot : 090-007-00				

Franklin Fire Department

Code Enforcement Division

Request for Inspection:

Date: 5/29/13

Name: Green Trust

Telephone:

Location: Hill Rd.

Map: 090

Lot: 007

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		

Other: Back Tax Insp.		5/29/13
-----------------------	--	---------

Date Needed: 5/29/13

Time: PM

Comments: Vacant lot.

Copy to: City Clerk


Inspector

HILL ROAD MAP/LOT: 090-007-00 ZONING: C LIVING UNITS: CLASS: R - 132 CARD # 1 OF 1

CURRENT OWNER/ADDRESS

GREEN TRUST
BENT III-TRUSTEE, CHARLES F
4 GREEN STREET NH 03235
FRANKLIN

LAND DATA:
TYPE: LINEAR W.F.
SIZE: 0.170

PRIMARY

DEED BOOK: 2074
DEED PAGE: 733
DEED DATE: 19971020

INFLUENCE FACTORS:
REST-NONCONF 0
0
0
0
0

%
-80
TOTAL LAND VALUE: 5,400

LAND VALUE

5,380
5,400

NBHD ID: 102.00

ASSESSMENT INFORMATION -
PRIOR 5,400
CURRENT 5,400
- PROPERTY VISIT HISTORY -
20080627 RB UNIMP.PARCEL
20020618 RS UNIMP.PARCEL
20001129 AG UNIMP.PARCEL
UPDATE

Site info not verified by assessor's office

SALES DATA:

PERMIT DATA:

Date Type Price Valid Date # Amount Purpose

ADDITION DATA:

Lower Level First Floor Second Floor Third Floor Area Value

DWELLING DATA:

Style:
Story Ht.
Attic:
Walls:
Bedrooms:
Total Rooms:
Full Baths:
Half Baths:
Add'l Fixtures:
Total Fixtures:
Basement:
Fin Bsmt. Living Area:
Basement Rec Room Area:
Heating System:
Heating Type:
FIREPLACE #B:
Basement Garage (# cars) / Mtl:
Ground Flr Area:
Total Living Area:
Quality Grade:
Condition:
Marketability:
Year Built:
Eff. Year Built:
Unfinished Area:
Unheated Area:

OUTBUILDING DATA

Type Qty Yr Size1 Size2 Grd Cond Ma Value

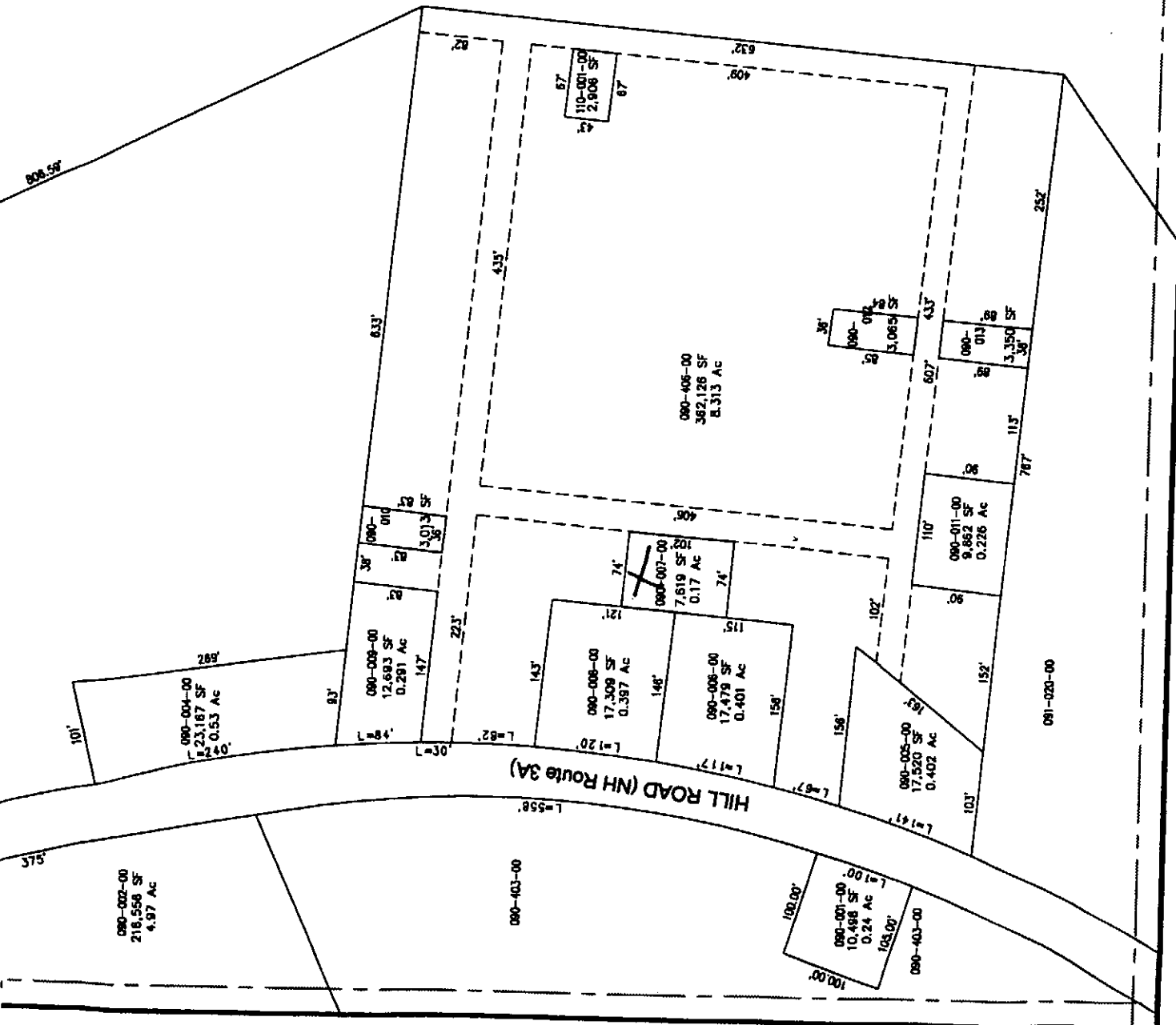
COST APPROACH COMPUTATIONS
Base Price
Plumbing
Additions
Unfin. Area
Basement
Attic
Heat/AC Adj.
FBLA
Rec Rm
Fireplace
Bsmt. Gar.
SUBTOTAL
Grade Factor
C & D Factor
TOTAL RCN
% Good
Market Adj.
Ecnom Obslcn
Funcn Obslcn
Nbhd/style Adj.
Under Constcn %
TOTAL RCNCLD

VALUE FLAG:5

NOTES:
REAR LOT - NO FRONTAGE

OUTBUILDING TOTAL:

MAP SHEET # F7 House Color: NATURAL



Parcel and property line information depicted on this map was taken from property deeds and maps, assessor records, and other sources



8c

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

Date: 05/21/13

GREEN TRUST
4 GREEN STREET
FRANKLIN, NH 03235

Acct# 004218

STATEMENT OF ACCOUNT

INTEREST AND/OR PENALTIES THROUGH 05/29/13

DESCRIPTION AND YEAR	INV#	DATE	AMOUNT	BALANCE
2011 Tax Lien Procedure	415978	04/22/11	147.67	
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(0.073)			55.93	240.18
2012 Tax Lien Procedure	439318	03/14/12	148.56	
Other Chg-MTGN		04/04/12	12.00	
INTEREST DUE 441 DAYS(0.073)			32.31	192.87
2013 Tax Lien Procedure	464697	03/13/13	153.16	
Other Chg-MTGN		04/18/13	8.38	
INTEREST DUE 77 DAYS(0.076)			5.82	167.36
2013 Property Tax - 1st Issue	469040	05/16/13	67.77	67.77
SUBTOTAL REAL PROPER# 000578 HILL ROAD				668.18
Map/Lot : 090-008-00				

Franklin Fire Department

Code Enforcement Division

Request for Inspection:

Date: 5/29/13

Name: Green Trust

Telephone: _____

Location: Hill Rd.

Map: 090

Lot: 008

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 Insp.</u>		<u>5/29/13</u>

Date Needed: 5/29/13

Time: PM

Comments: Vacant lot.

Copy to: City Clerk

[Signature]
Inspector

RESIDENTIAL ASSESSMENT

FRANKLIN, NEW HAMPSHIRE

EFFECTIVE DATE OF VALUE: APRIL 1, 2013

HILL ROAD MAP/LOT: 090-008-00 ZONING: C LIVING UNITS: CLASS: R - 132 CARD # 1 OF 1

CURRENT OWNER/ADDRESS
 GREEN TRUST
 BENT III-TRUSTEE, CHARLES F
 4 GREEN STREET NH 03235
 FRANKLIN

DEED BOOK: 2074
DEED PAGE: 733
DEED DATE: 19971020

LAND DATA:
 TYPE: LINEAR W.F.
 SIZE: 0.400
 PRIMARY
 TOT. ACRE: 0.400

INFLUENCE FACTORS
 0
 0
 0
 REST-NONCONF 0
 0
 0
 0

% LAND VALUE
 -80
 6,120
 6,100

ASSESSMENT INFORMATION -
 NBHD ID: 102.00
 PRIOR 6,100
 CURRENT 6,100
 LAND BUILDING 6,100
 TOTAL 6,100

PROPERTY VISIT HISTORY -
 20080627 RB UNIMP-PARCEL
 20020618 RS UNIMP-PARCEL
 20001129 AG UNIMP-PARCEL
 UPDATE

Sale info not verified by assessor's office DW

SALES DATA:

Date	Type	Price	Valid	Date	#	Amount	Purpose

DWELLING DATA:

Style: Story Ht.
 Attic: Walls:
 Bedrooms:
 Total Rooms:
 Full Baths:
 Half Baths:
 Add'l Fixtures:
 Total Fixtures:
 Basement:
 Fin Bsmt. Living Area:
 Basement Rec Room Area:
 Heating System:
 Heating Type:
 FIREPLACE: / Mtl: /
 Basement Garage (# cars): /
 Ground Flr. Area:
 Total Living Area:
 Quality Grade:
 Condition:
 Marketability:
 Year Built:
 Eff. Year Built:
 Unfinished Area:
 Unheated Area:

COST APPROACH COMPUTATIONS

Base Price
 Plumbing
 Additions
 Unfin. Area
 Basement
 Attic
 Heat/AC Adj.
 FBLA
 Rec Rm
 Fireplace
 Bsmt. Gar.
 SUBTOTAL
 Grade Factor
 C & D Factor
 TOTAL RCN
 % Good
 Market Adj.
 Econm Obs/cn
 Functn Obs/cn
 NBhd/style Adj.
 Under Constcn %
 TOTAL RCNLD

OUTBUILDING DATA

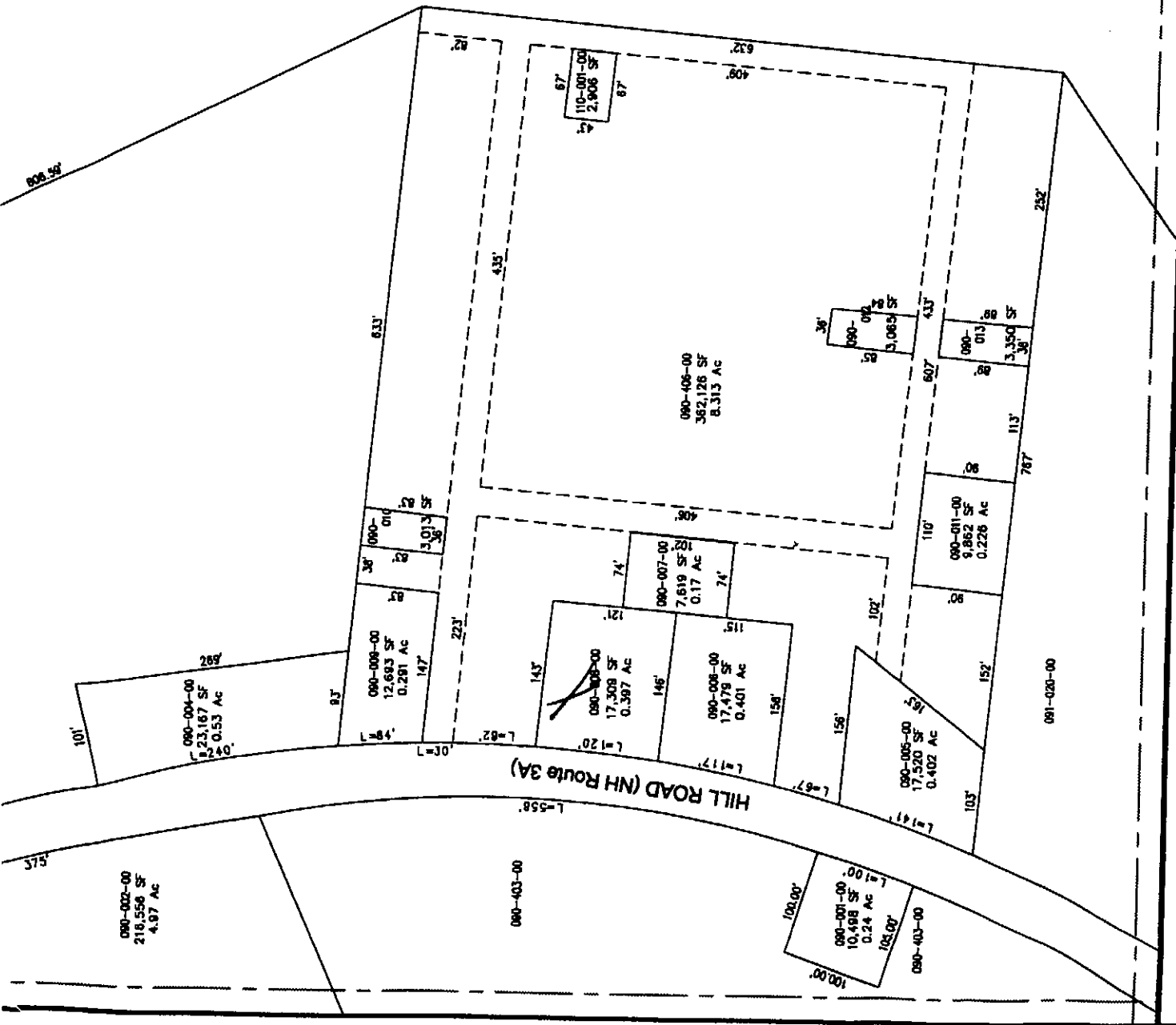
Type	Qty	Yr	Size	Size2	Grd	Cond	Ma	Value

VALUE FLAG:5
 NOTES:

OUTBUILDING TOTAL:
 House Color: NATURAL

ADDITION DATA:

Lower Level	First Floor	Second Floor	Third Floor	Area	Value
A					
B					
C					
D					
E					
F					
G					
H					



Parcel and property line information depicted on this map was taken from property deeds and maps, assessor records, and other sources



Town Line Professional Building
638 West Main Street

9

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

Date: 05/21/13

GREEN TRUST
4 GREEN STREET
FRANKLIN, NH 03235

Acct# 004218

STATEMENT OF ACCOUNT

INTEREST AND/OR PENALTIES THROUGH 05/29/13

DESCRIPTION AND YEAR	INV#	DATE	AMOUNT	BALANCE
2011 Tax Lien Procedure	415980	04/22/11	520.08	
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(0.256)			196.97	753.63
2012 Tax Lien Procedure	439320	03/14/12	523.36	
Other Chg-MTGN		04/04/12	12.00	
INTEREST DUE 441 DAYS(0.258)			113.82	649.18
2013 Tax Lien Procedure	464699	03/13/13	540.40	
Other Chg-MTGN		04/18/13	8.38	
INTEREST DUE 77 DAYS(0.266)			20.52	569.30
2013 Property Tax - 1st Issue	469041	05/16/13	251.09	251.09
SUBTOTAL REAL PROPER# 000691 HILL ROAD				2,223.20
Map/Lot : 095-047-00				

Franklin Fire Department

Code Enforcement Division

Request for Inspection:

Date: 5/29/13

Name: Green Trust

Telephone: _____

Location: Hill Rd.

Map: 095

Lot: 047

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		
Other: <u>Back Tax</u>		<u>5/29/13</u>

Date Needed: 5/29/13

Time: pm

Comments: Vacant lot.

Copy to: City Clerk

[Signature]
Inspector

COMMERCIAL/INDUSTRIAL PROPERTY RECORD CARD / FRANKLIN, NEW HAMPSHIRE / EFFECTIVE DATE OF VALUE: APRIL 1, 2013

HILL ROAD Parcel ID: 095-047-00 SHEET # K7 Number of Units: Class: C - 390 Zoning: B1 Card # 1 of 1

CURRENT OWNER/ADDRESS

GREEN TRUST
BENT III - TRUSTEE, CHARLES F
4 GREEN STREET
FRANKLIN NH 03235
DEED BOOK: 2074
DEED PAGE: 733
DEED DATE: 19971020
LAST UPDATE: 20110629
DATE TYPE PRICE CODE

LAND DATA:

TYPE	SIZE	LAND INFLUENCE(S)	FACTOR	LAND VALUE
PRIMARY	0.370	0	-40	22,570
		0		0
		0		0
		0		0
		0		0
TOTAL ACREAGE:	0.370	TOTAL LAND VALUE:		22,600

Neighborhood ID: 304.00
ASSESSMENT INFORMATION:

LAND BUILDING TOTAL	PRIOR	CURRENT
22,600	22,600	22,600
22,600	22,600	22,600

DATA COLLECTION INFORMATION -
20080623 RD UNIMP.PARCEL
20020704 RS UNIMP.PARCEL
20001128 BX UNIMP.PARCEL

OTHER FEATURES/ATTACHED IMPROVEMENTS
NO STR/C

IDENT. UNITS

COST APPROACH DETAIL:

LEVELS	USE	PERIMETER	HEATING	A/C	W/H	AREA	SF RATE	RCN	% GOOD	RCNLD
TO			NONE							
TO			NONE							
TO			NONE							
TO			NONE							
TO			NONE							
TO			NONE							
TO			NONE							
TO			NONE							
TO			NONE							

STRUCTURE TYPE:

BUILDING #
YEAR BUILT
UNITS
QUALITY GRADE
IDENT UNITS
EFFICIENCIES
1-BEDROOMS
2-BEDROOMS
3-BEDROOMS

TOTAL UNADJ.RCNLD
AVE % GOOD
GRADE FACTOR
IDENT UNITS
FUNC/ECON FACTOR
RCNLD

OUTBUILDING/YARD ITEM DETAIL:

DESCRIPTION	WIDTH	LENGTH OR SIZE	QUAN.	YEAR BUILT	PHYS. COND.	FUNC. UTIL.	VALUE
						NONE	
						NONE	
						NONE	
						NONE	
						NONE	
						NONE	

OTHER IMPROV

PERMIT DATA: # PRICE PURPOSE
TOTAL OBY/YARD VALUE:

INCOME APPROACH SUMMARY:

TOTAL RENTABLE SQUARE FEET:
MARKET RENT/SQUARE FOOT:
POTENTIAL GROSS INCOME:
TOTAL EXPENSES (INCL. MNGMNT.):
TOTAL NET OPERATING INCOME:
OVERALL RATE:
INCOME INDICATED VALUE:

NOTES: COST
-40 CLAY UNLIKELY TO SUPPORT A
SEPTIC SYSTEM
COMM NOTE:

SKETCH
* A B C D E F G

AREA H
I
J
K
L
M
N

088-403-00

520.98'

085-403-0
485,053 S
111.135 AC

891.30'

787.26'

320.00'

541'

085-404-00
433,125 SF
9.943 AC

441.39'

112'	142'	133'
112'	084-003-00 16,043 SF 0.368 AC	094-002-00 14,894 SF 0.342 AC
146'	112'	112'

HILL ROAD (NH Route 3A)

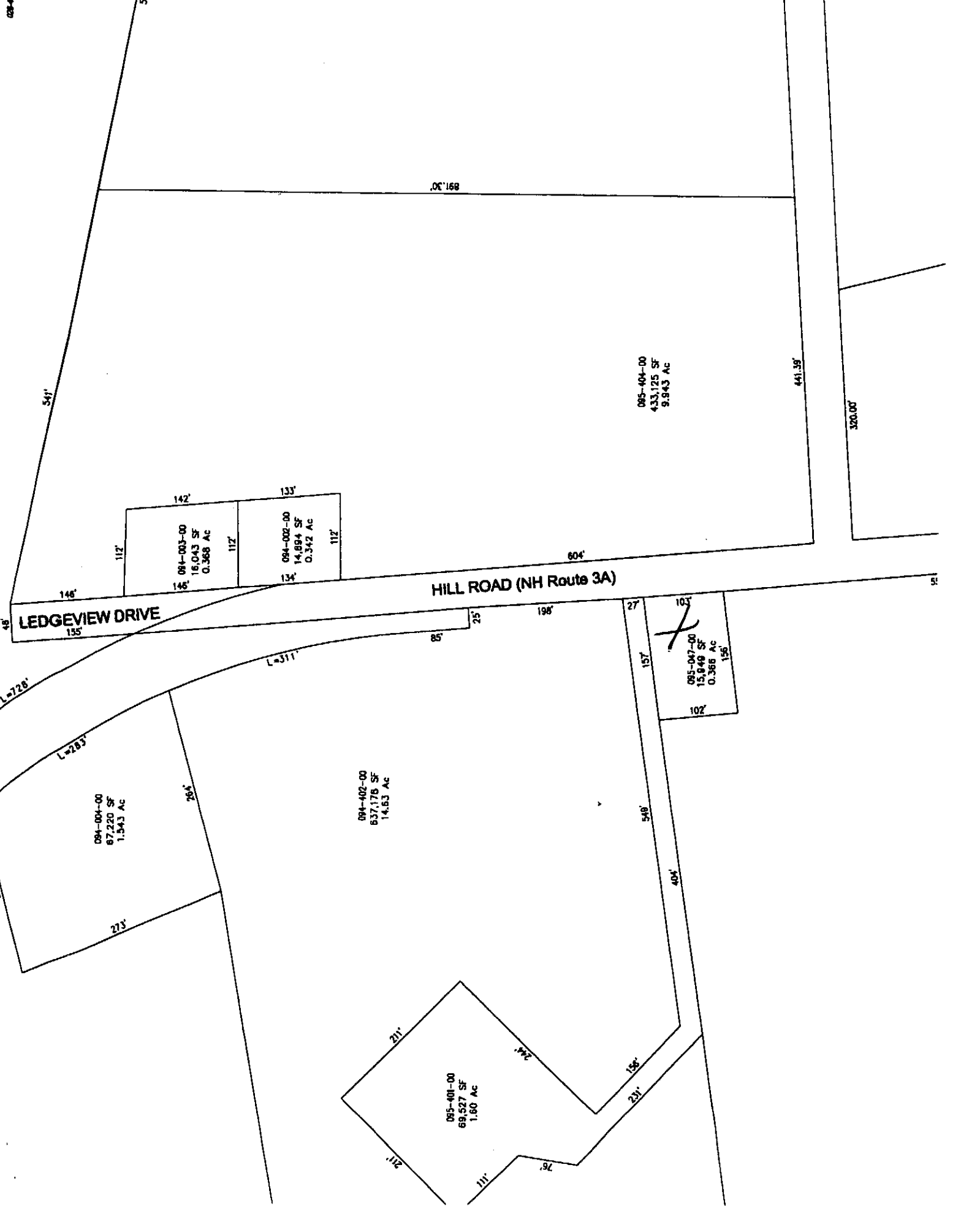
LEDGEVIEW DRIVE

102'	085-047-00 15,848 SF 0.368 AC	155'
157'		163'

084-004-00
87,220 SF
1.943 AC

084-402-00
537,176 SF
14.53 AC

085-401-00
69,527 SF
1.60 AC



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

10A

Date: 05/21/13

GREEN TRUST
4 GREEN STREET
FRANKLIN, NH 03235

Acct# 004218

STATEMENT OF ACCOUNT

INTEREST AND/OR PENALTIES THROUGH 05/29/13

DESCRIPTION AND YEAR	INV#	DATE	AMOUNT	BALANCE
2011 Tax Lien Procedure	415982	04/22/11	335.01	
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(0.165)			126.88	498.47
2012 Tax Lien Procedure	439322	03/14/12	337.10	
Other Chg-MTGN		04/04/12	12.00	
INTEREST DUE 441 DAYS(0.166)			73.31	422.41
2013 Tax Lien Procedure	464701	03/13/13	347.96	
Other Chg-MTGN		04/18/13	8.38	
INTEREST DUE 77 DAYS(0.172)			13.21	369.55
2013 Property Tax - 1st Issue	469042	05/16/13	159.99	159.99
SUBTOTAL REAL PROPER# 001025 GILE POND ROAD				1,450.42
Map/Lot : 128-044-00				

GILE POND ROAD MAP/LOT: 128-044-00 ZONING: C LIVING UNITS: CLASS: R - 130 CARD # 1 OF 1

CURRENT OWNER/ADDRESS GREEN TRUST BENT III-TRUSTEE, CHARLES F 4 GREEN STREET FRANKLIN NH 03235		LAND DATA: TYPE: LINEAR W.F. PRIMARY 0.100 TOT. ACRE 0.100		INFLUENCE FACTORS SHAPE/SIZE 0 % -50 TOTAL LAND VALUE: 14,400		LAND VALUE 14,380 14,400		MBHD ID: 103.00 - ASSESSMENT INFORMATION - PRIOR 14,400 CURRENT 14,400 LAND BUILDING TOTAL 14,400 - PROPERTY VISIT HISTORY - 20110908 TC UNIMP. PARCEL 20060617 JP UNIMP. PARCEL 20010222 JW UNIMP. PARCEL ECT UPDATE	
--	--	---	--	--	--	--------------------------------	--	--	--

DEED BOOK: 2074 DEED PAGE: 733 DEED DATE: 19971020		SALES DATA: Date Type Price Valid Date # Amount Purpose		ADDITION DATA: Lower Level First Floor Second Floor Third Floor Area Value	
--	--	--	--	---	--

Sale into not verified by assessor's office

PERMIT DATA:

SELLER: GREEN TRUST

BUYER: CHARLES F BENT III

DATE: 10/20/97

PRICE: \$143,800

PURPOSE: RESIDENTIAL

DEED BOOK: 2074

DEED PAGE: 733

DEED DATE: 10/20/97

ASSESSOR'S OFFICE: FRANKLIN, NH

DATE OF ASSESSMENT: APRIL 1, 2013

ASSESSMENT VALUE: \$144,000

LAND VALUE: \$143,800

BUILDING VALUE: \$0

TOTAL VALUE: \$144,000

LAND AREA: 0.100 ACRES

PERMITS: NONE

REMARKS: NONE

OUTBUILDING DATA

Type	Qty	Yr	Size1	Size2	Grd	Cond	Ma	Value

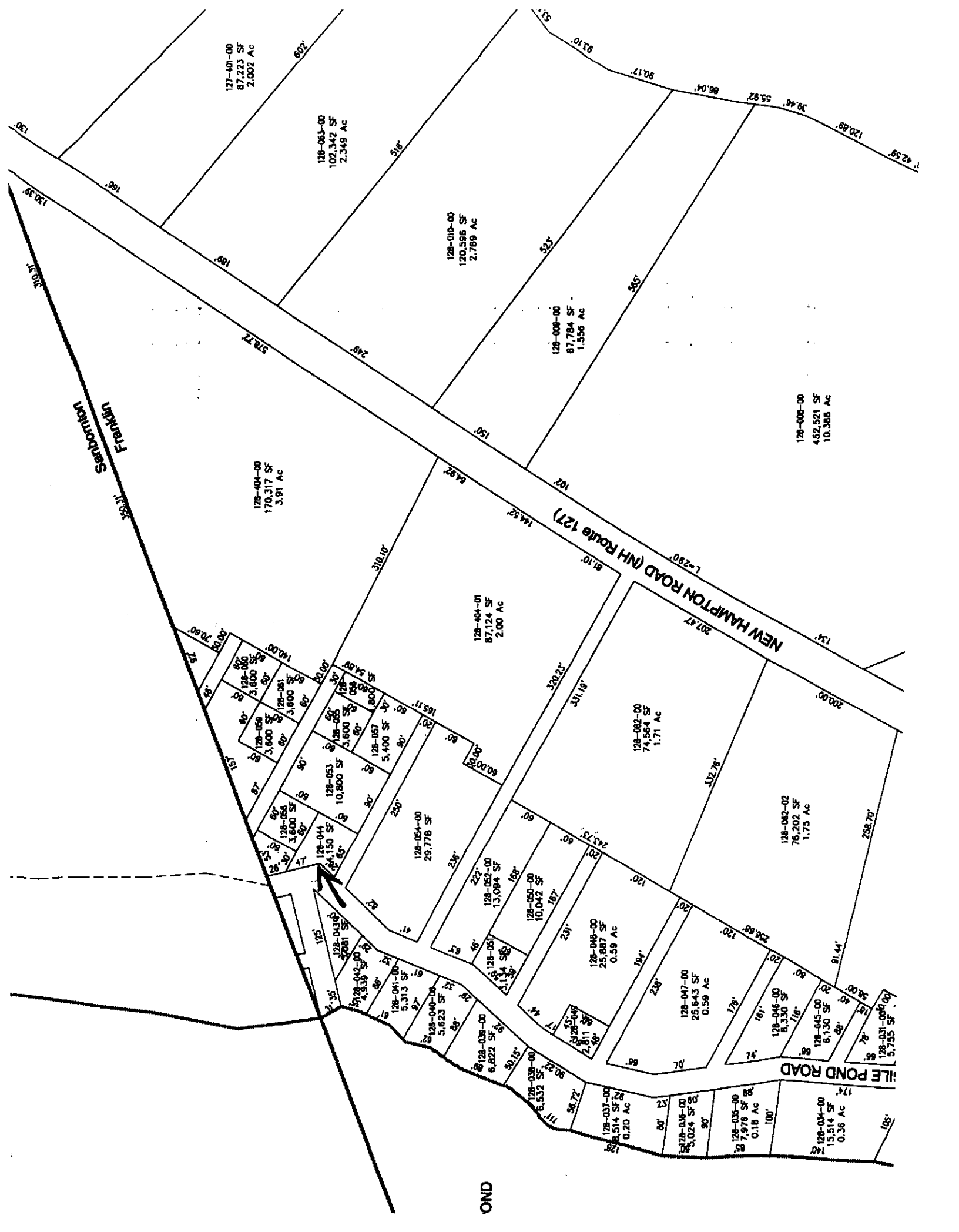
OUTBUILDING TOTAL: 0

HOUSE COLOR: NATURAL

SMALL LOT

VALUE FLAG: 5

NOTES:



127-401-00
87,223 SF
2.002 AC

128-063-00
102,342 SF
2.349 AC

128-010-00
120,596 SF
2.789 AC

128-008-00
87,784 SF
1.996 AC

128-008-00
452,521 SF
10.388 AC

128-404-00
170,317 SF
3.91 AC

128-404-01
87,124 SF
2.00 AC

128-082-00
74,564 SF
1.71 AC

128-082-02
76,202 SF
1.75 AC

128-054-00
29,778 SF

128-052-00
13,094 SF

128-050-00
10,042 SF

128-048-00
25,887 SF
0.59 AC

128-047-00
25,643 SF
0.59 AC

128-046-00
6,330 SF
0.14 AC

128-045-00
6,130 SF
0.14 AC

128-031-000
5,755 SF

128-040-00
5,823 SF

128-038-00
6,822 SF

128-036-00
8,532 SF

128-037-00
5,514 SF
0.12 AC

128-036-00
5,024 SF
0.11 AC

128-035-00
7,976 SF
0.18 AC

128-034-00
15,514 SF
0.36 AC

Salisbury
Tanklin

NEW HAMPTON ROAD (NH Route 127)

HILF POND ROAD

OND

106

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

Date: 05/21/13

GREEN TRUST
4 GREEN STREET
FRANKLIN, NH 03235

Acct# 004218

STATEMENT OF ACCOUNT

INTEREST AND/OR PENALTIES THROUGH 05/29/13

DESCRIPTION AND YEAR	INV#	DATE	AMOUNT	BALANCE
2011 Tax Lien Procedure	415984	04/22/11	138.65	
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(0.068)			52.51	227.74
2012 Tax Lien Procedure	439324	03/14/12	139.47	
Other Chg-MTGN		04/04/12	12.00	
INTEREST DUE 441 DAYS(0.069)			30.33	181.80
2013 Tax Lien Procedure	464703	03/13/13	143.77	
Other Chg-MTGN		04/18/13	8.38	
INTEREST DUE 77 DAYS(0.071)			5.46	157.61
2013 Property Tax - 1st Issue	469043	05/16/13	63.33	63.33
SUBTOTAL REAL PROPER# 001027 GILE POND ROAD				630.48
Map/Lot : 128-055-00				

GILE POND ROAD MAP/LOT: 128-055-00 ZONING: C LIVING UNITS: CLASS: R - 132 CARD # 1 OF 1

CURRENT OWNER/ADDRESS

GREEN TRUST
BENT III-TRUSTEE, CHARLES F
4 GREEN STREET
FRANKLIN NH 03235

DEED BOOK: 2074
DEED PAGE: 733
DEED DATE: 19971020

LAND DATA:

TYPE: LINEAR W.F.
SIZE: 0.080
PRIMARY
SHAPE/SIZE: 0.080
INFLUENCE FACTORS: 0
%: -80
LAND VALUE: 5,700
TOTAL LAND VALUE: 5,700

NBHD ID: 103.00

ASSESSMENT INFORMATION -
PRIOR: 5,700
CURRENT: 5,700
LAND BUILDING TOTAL: 5,700
PROPERTY VISIT HISTORY -
20110908 TC UNIMP-PARCEL
20060619 JP UNIMP-PARCEL
20010222 ECT UNIMP-PARCEL
UPDATE

Sale info not verified by assessor's office

SALES DATA:

Date Type Price Valid Date # Amount Purpose

ADDITION DATA:

Lower Level First Floor Second Floor Third Floor Area Value
A B C D E F G H
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

DWELLING DATA:

Style:
Story Ht.
Attic:
Walls:
Bedrooms:
Total Rooms:
Full Baths:
Half Baths:
Add'l Fixtures:
Total Fixtures:
Basement:
Fin Bsmt. Living Area:
Basement Rec Room Area:
Heating System:
Heating Type:
FIREPLACE WB:
Basement Garage (# cars) / Mtl:
Total Living Area:
Quality Grade:
Condition:
Marketability:
Year Built:
Eff. Year Built:
Unfinished Area:
Unheated Area:

COST APPROACH COMPUTATIONS
Base Price
Plumbing
Additions
Unfin. Area
Basement
Attic
Heat/AC Adj.
FBLA
Rec Rm
Fireplace
Bsmt. Gar.
SUBTOTAL
Grade Factor
C & D Factor
TOTAL RCN
% Good
Market Adj.
Ecnom Obslcn
Functn Obslcn
Nbhd/Style Adj.
Under Constch %
TOTAL RCNCLD

OUTBUILDING DATA

Type Qty Yr Size1 Size2 Grd Cond Ma Value

VALUE FLAG:5

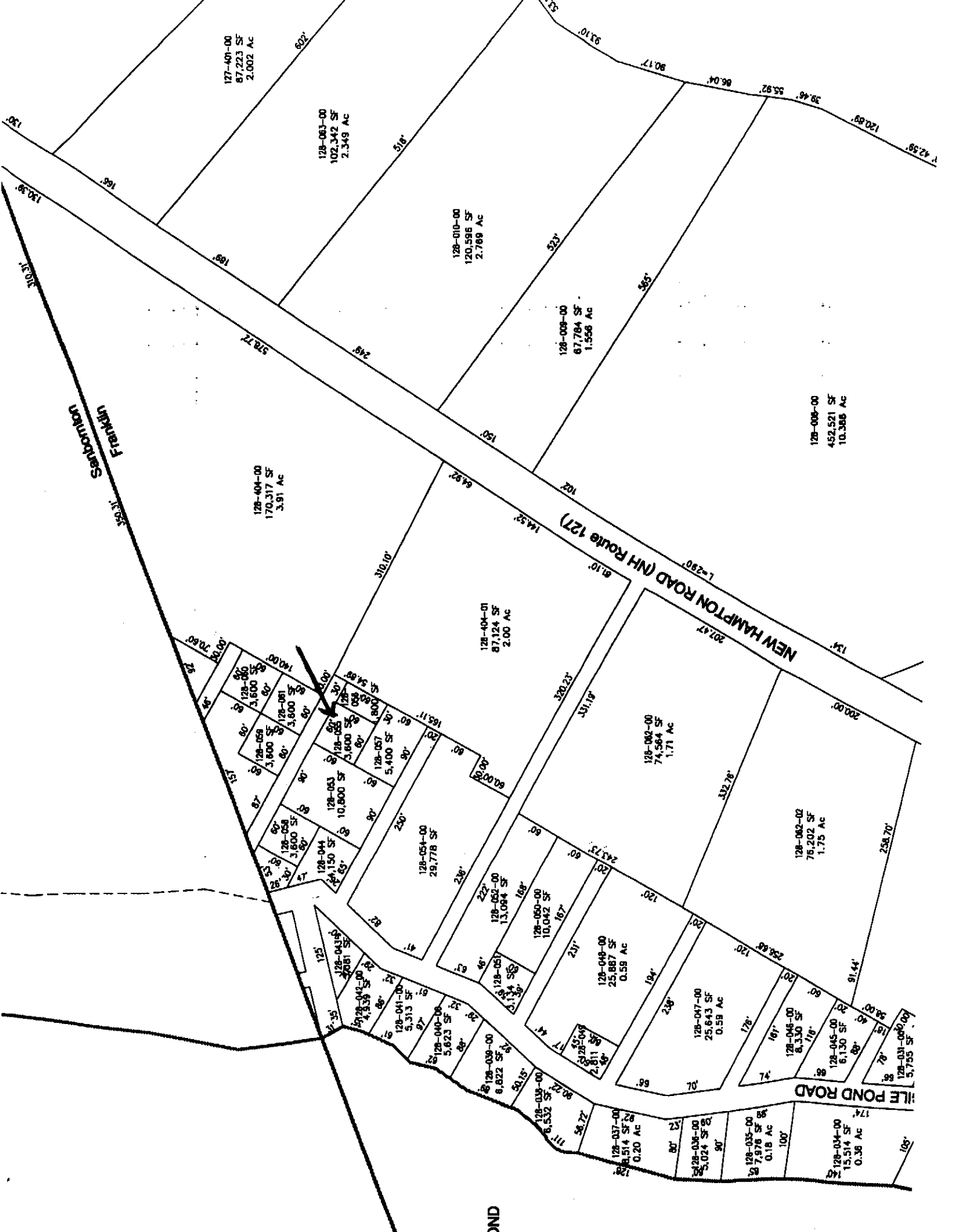
NOTES:

SMALL LOT ON R.O.W.

OUTBUILDING TOTAL:

House Color: NATURAL

MAP SHEET # F8



177-401-00
87,223 SF
2.002 AC

128-083-00
102,342 SF
2.349 AC

128-010-00
120,586 SF
2.789 AC

128-008-00
67,784 SF
1.556 AC

128-006-00
452,521 SF
10.388 AC

128-404-00
170,317 SF
3.91 AC

128-404-01
87,124 SF
2.00 AC

128-082-00
74,564 SF
1.71 AC

128-082-02
75,202 SF
1.75 AC

128-054-00
29,778 SF

128-052-00
13,084 SF

128-050-00
10,042 SF

128-046-00
25,887 SF
0.59 AC

128-047-00
25,643 SF
0.59 AC

128-046-00
8,330 SF

128-045-00
6,130 SF

128-031-00
5,755 SF

128-063
10,800 SF

128-057
5,400 SF

128-044
24,150 SF

128-041-00
5,313 SF

128-040-00
5,823 SF

128-039-00
6,822 SF

128-038-00
6,532 SF

128-037-00
5,514 SF
0.20 AC

128-036-00
7,976 SF
0.18 AC

128-035-00
7,024 SF
0.16 AC

128-034-00
15,514 SF
0.36 AC

Saltonston
Franklin

NEW HAMPTON ROAD (NH Route 127)

MILE POND ROAD

OND

100

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

Date: 05/21/13

GREEN TRUST
4 GREEN STREET
FRANKLIN, NH 03235

Acct# 004218

STATEMENT OF ACCOUNT

INTEREST AND/OR PENALTIES THROUGH 05/29/13

DESCRIPTION AND YEAR	INV#	DATE	AMOUNT	BALANCE
2011 Tax Lien Procedure	415986	04/22/11	138.65	
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(0.068)			52.51	227.74
2012 Tax Lien Procedure	439326	03/14/12	139.47	
Other Chg-MTGN		04/04/12	12.00	
INTEREST DUE 441 DAYS(0.069)			30.33	181.80
2013 Tax Lien Procedure	464705	03/13/13	143.77	
Other Chg-MTGN		04/18/13	8.38	
INTEREST DUE 77 DAYS(0.071)			5.46	157.61
2013 Property Tax - 1st Issue	469044	05/16/13	63.33	63.33
SUBTOTAL REAL PROPER# 001028 GILE POND ROAD				630.48
Map/Lot : 128-061-00				

GILE POND ROAD		MAP/LOT: 128-061-00	ZONING: C	LIVING UNITS:	CLASS: R - 132	CARD # 1 OF 1	
CURRENT OWNER/ADDRESS		NBHD ID: 103.00					
GREEN TRUST BENT III-TRUSTEE, CHARLES F		- ASSESSMENT INFORMATION -					
4 GREEN STREET FRANKLIN NH 03235		LAND DATA:	TYPE	SIZE	INFLUENCE FACTORS	%	LAND VALUE
			LINEAR W.F.		0		
			PRIMARY	0.080	SHAPE/SIZE	-80	5,680
			TOT. ACRE	0.080	0		5,700
DEED BOOK: 2074		TOTAL LAND VALUE: 5,700					
DEED PAGE: 733		LAND BUILDING					
DEED DATE: 19971020		TOTAL					

Sale info not verified by assessor's office

SALES DATA:

Date Type Price Valid Date # Amount Purpose

PERMIT DATA:

Lower Level First Floor Second Floor Third Floor Area Value

A B C D E F G H

DWELLING DATA:

Style: Story Ht.
Attic: Walls:
Bedrooms: Total Rooms:
Full Baths: Half Baths:
Add'l Fixtures: Total Fixtures:
Basement: Fin Bsmt - Living Area:
Basement Rec Room Area:
Heating System: Heating Type:
FIREPLACE: #B: / Mtl: /
Basement Garage (# cars):
Ground Flr Area:
Total Living Area:
Quality Grade:
Condition:
Marketability:
Year Built:
Eff. Year Built:
Unfinished Area:
Unheated Area:

OUTBUILDING DATA

Type Qty Yr Size1 Size2 Grd Cond Ma Value

COST APPROACH COMPUTATIONS
Base Price
Plumbing
Additions
Unfin. Area
Basement
Attic
Heat/AC Adj.
FBLA
Rec Rm
Fireplace
Bsmt. Gar.
SUBTOTAL
Grade Factor
C & D Factor
TOTAL RCN
% Good
Market Adj.
Ecnom Obscn
Functn Obscn
Nbhd/Style Adj.
Under Constcn %
TOTAL RCNLD

VALUE FLAG:5

NOTES:

ACCESSIBLE FROM R.O.W.

OUTBUILDING TOTAL:

MAP SHEET # F8 House Color: NATURAL

11a

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

Date: 05/21/13

GREEN TRUST
4 GREEN STREET
FRANKLIN, NH 03235

Acct# 004218

STATEMENT OF ACCOUNT

INTEREST AND/OR PENALTIES THROUGH 05/29/13

DESCRIPTION AND YEAR	INV#	DATE	AMOUNT	BALANCE
2011 Tax Lien Procedure	415988	04/22/11	174.76	
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(0.086)			66.19	277.53
2012 Tax Lien Procedure	439328	03/14/12	175.83	
Other Chg-MTGN		04/04/12	12.00	
INTEREST DUE 441 DAYS(0.087)			38.24	226.07
2013 Tax Lien Procedure	464707	03/13/13	181.33	
Other Chg-MTGN		04/18/13	8.38	
INTEREST DUE 77 DAYS(0.089)			6.89	196.60
2013 Property Tax - 1st Issue	469045	05/16/13	81.11	81.11
SUBTOTAL REAL PROPER# 003115 THUNDER ROAD				781.31
Map/Lot : 099-001-00				

THUNDER ROAD MAP/LOT: 099-001-00 ZONING: R1 CLASS: R - 132 CARD # 1 OF 1

LAND DATA: TYPE SIZE INFLUENCE FACTORS % LAND VALUE NBHD ID: 107.00
 L. LINEAR W.F. PRIMARY 0.740 0 0 0 -80 7,280 - ASSESSMENT INFORMATION -
 0 0 0 0 0 0 7,300 PRIOR 7,300 CURRENT 7,300
 0 0 0 0 0 0 7,300 REST-NONCONF 0 0 0 0 0 0 7,300 LAND BUILDING
 0 0 0 0 0 0 7,300 TOTAL 7,300 - PROPERTY VISIT HISTORY -
 TOT. ACRE 0.740 TOTAL LAND VALUE: 7,300 20080623 SH UNIMP.PARCEL
 20001106 BX UNIMP.PARCEL

Sale info not verified by assessor's office

SALES DATA: PERMIT DATA:

Date	Type	Price	Valid Date	#	Amount	Purpose

ADDITION DATA:

	Lower Level	First Floor	Second Floor	Third Floor	Area	Value
A						00
B						00
C						00
D						00
E						00
F						00
G						00
H				0		00

DWELLING DATA:

Style: Story Ht. Attic: Walls: Bedrooms: Total Rooms: Full Baths: Half Baths: Add'l Fixtures: Total Fixtures: Basement: Fin Bsmt. Living Area: Basement Rec Room Area: Heating System: Heating Type: FIREPLACE MB: Basement Garage (# cars) Ground Flr Area: Total Living Area: Quality Grade: Condition: Marketability: Year Built: Eff. Year Built: Unfinished Area: Unheated Area:

COST APPROACH COMPUTATIONS
 Base Price Plumbing Additions Unfin. Area Basement Attic Heat/AC Adj. FBLA Rec Rm Fireplace Bsmt. Gar. SUBTOTAL Grade Factor C & D Factor TOTAL RCN % Good Market Adj. Econm Obslcn Functn Obslcn Nbrhd/style Adj. Under Constcn % TOTAL RCNLD

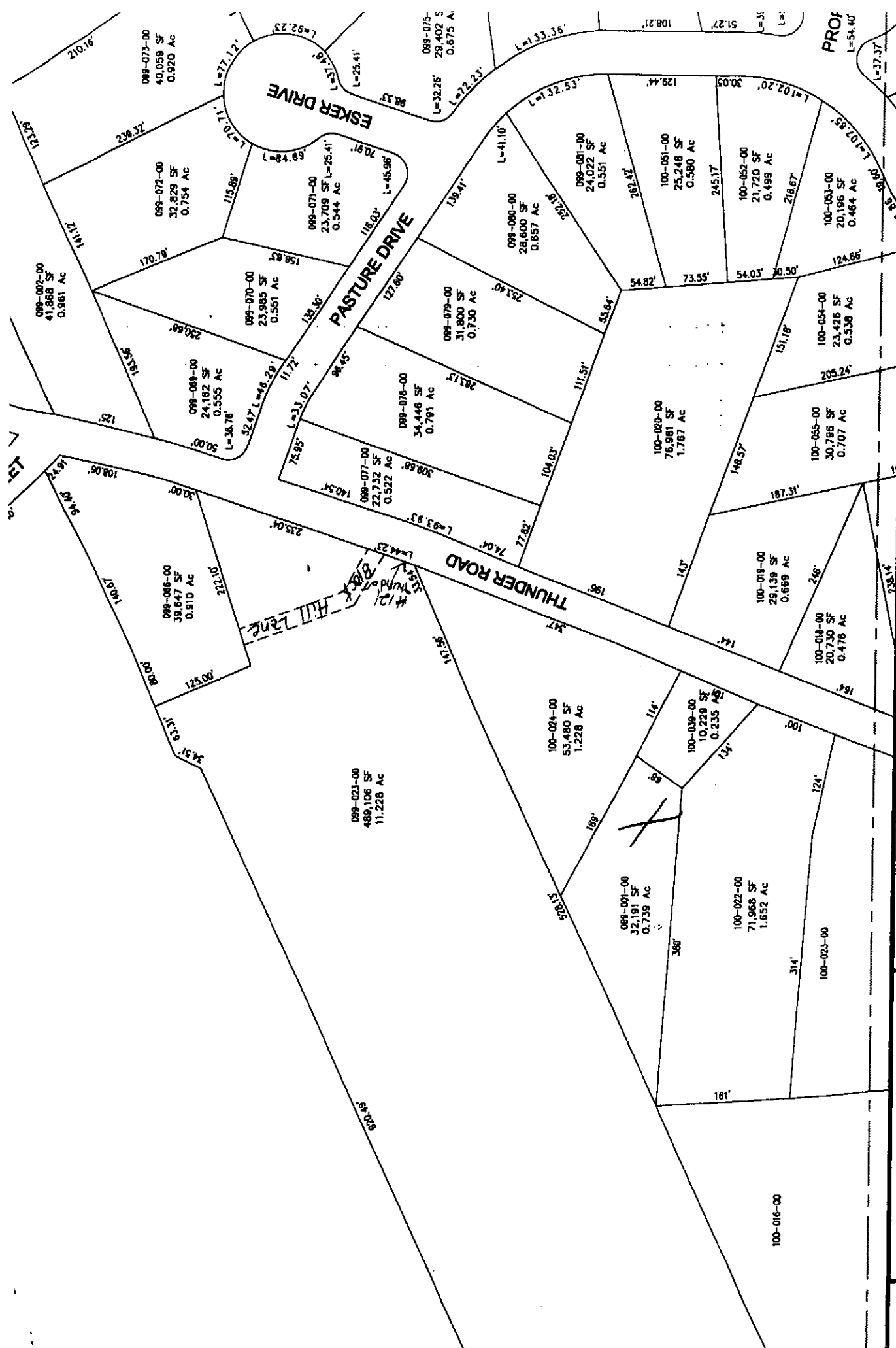
OUTBUILDING DATA

Type	Qty	Yr	Size1	Size2	Grd	Cond	Ma	Value

VALUE FLAG:5
NOTES:
LANDLOCKED

OUTBUILDING TOTAL:

MAP SHEET # P7 House Color: NATURAL



Assessor's Tax Map City of Franklin, NH

Town Line Professional Building
 638 West Main Street
 Titton, NH 03278-6022
 Phone: (603) 286-4599
 FAX: (603) 286-4598
 www.townline.net
 Surveying - Civil Engineering - Site Planning
 Subdivisions - Septic System Designs

116

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

Date: 05/21/13

GREEN TRUST
4 GREEN STREET
FRANKLIN, NH 03235

Acct# 004218

STATEMENT OF ACCOUNT

INTEREST AND/OR PENALTIES THROUGH 05/29/13

DESCRIPTION AND YEAR	INV#	DATE	AMOUNT	BALANCE
2011 Tax Lien Procedure	415990	04/22/11	147.67	
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(0.073)			55.93	240.18
2012 Tax Lien Procedure	439330	03/14/12	148.56	
Other Chg-MTGN		04/04/12	12.00	
INTEREST DUE 441 DAYS(0.073)			32.31	192.87
2013 Tax Lien Procedure	464709	03/13/13	153.16	
Other Chg-MTGN		04/18/13	8.38	
INTEREST DUE 77 DAYS(0.076)			5.82	167.36
2013 Property Tax - 1st Issue	469046	05/16/13	67.77	67.77
SUBTOTAL REAL PROPER# 003139 THUNDER ROAD				668.18
Map/Lot : 099-029-00				
TOTAL ACCOUNT# 004218 GREEN TRUST				668.18

RESIDENTIAL ASSESSMENT

FRANKLIN, NEW HAMPSHIRE

EFFECTIVE DATE OF VALUE: APRIL 1, 2013

THUNDER ROAD MAP/LOT: 099-029-00 ZONING: R1 CLASS: R - 130 CARD # 1 OF 1

CURRENT OWNER/ADDRESS
 GREEN TRUST
 BENT III-TRUSTEE, CHARLES F
 FRANKLIN NH 03235

DEED BOOK: 2074
 DEED PAGE: 733
 DEED DATE: 19971020

LAND DATA:
 TYPE LINEAR W.F. SIZE
 PRIMARY 0.408
 TOT. ACRE 0.408

INFLUENCE FACTORS % LAND VALUE
 0 0
 0 0
 0 TOPOGRAPHY -80 6,140
 0 0
 0 0
 0 0
 TOTAL LAND VALUE: 6,100

ASSESSMENT INFORMATION -
 NBHD ID: 107.00
 PRIOR 6,100
 CURRENT 6,100
 LAND BUILDING TOTAL 6,100
 PROPERTY VISIT HISTORY -
 20080623 SH UNIMP.PARCEL
 20050922 WC UNIMP.PARCEL
 ECT UPDATE

Sale info not verified by assessor's office

SALES DATA:
 Date Type Price Valid Date # Amount Purpose

PERMIT DATA:
 ADDITION DATA:
 Lower Level First Floor Second Floor Third Floor Area Value

A 00
 B 00
 C 00
 D 00
 E 00
 F 00
 G 00
 H 00

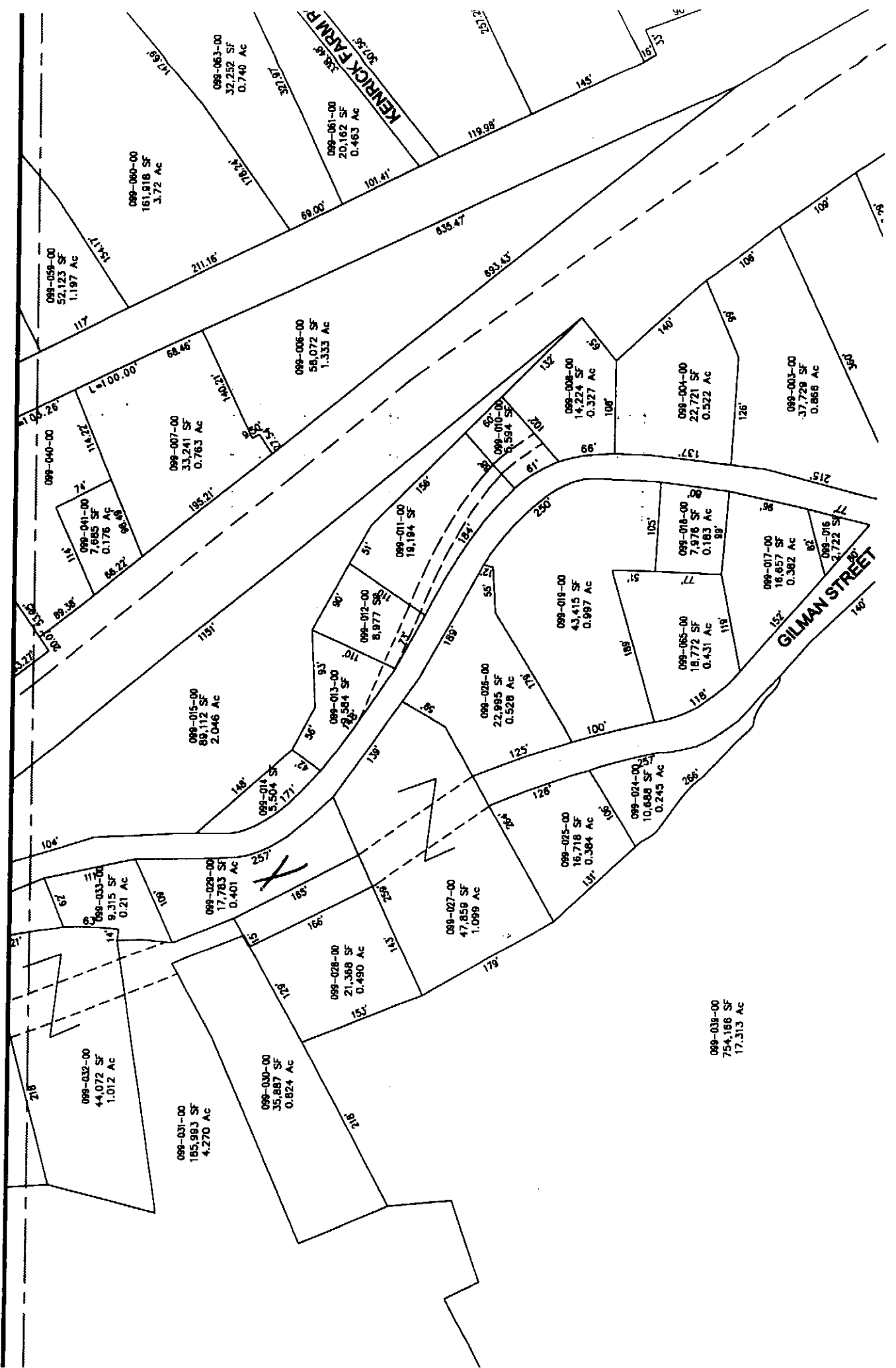
DWELLING DATA:
 Style:
 Story Ht.
 Attic:
 Walls:
 Bedrooms:
 Total Rooms:
 Full Baths:
 Half Baths:
 Add'l Fixtures:
 Total Fixtures:
 Basement:
 Fin Bsmt. Living Area:
 Basement Rec Room Area:
 Heating System:
 Heating Type:
 FIREPLACE MB:
 Basement Garage (# cars) / Mtl:
 Ground Flr Area:
 Total Living Area:
 Quality Grade:
 Condition:
 Marketability:
 Year Built:
 Eff Year Built:
 Unfinished Area:
 Unheated Area:

COST APPROACH COMPUTATIONS
 Base Price
 Plumbing
 Additions
 Unfin. Area
 Basement
 Attic
 Heat/AC Adj.
 FBLA
 Rec Rm
 Fireplace
 Bsmt. Gar.
 SUBTOTAL
 Grade Factor
 C & D Factor
 TOTAL RCN
 % Good
 Market Adj.
 Econm Obslcn
 Functn Obslcn
 Nbnhd/Style Adj.
 Under Constcn %
 TOTAL RCNLD

OUTBUILDING DATA
 Type Qty Yr Size1 Size2 Grd Cond Ma Value

VALUE FLAG:5
 NOTES:
 SALISBURY STREET
 TOPO STEEP -80

OUTBUILDING TOTAL:
 MAP SHEET # P7 House Color: NATURAL



099-060-00
161,918 SF
3.72 AC

099-063-00
32,252 SF
0.740 AC

099-061-00
20,182 SF
0.463 AC

099-059-00
52,123 SF
1.197 AC

099-060-00
161,918 SF
3.72 AC

099-006-00
58,072 SF
1.333 AC

099-001-00
14,224 SF
0.327 AC

099-004-00
22,721 SF
0.522 AC

099-003-00
37,729 SF
0.868 AC

099-040-00
33,241 SF
0.763 AC

099-007-00
33,241 SF
0.763 AC

099-010-00
14,224 SF
0.327 AC

099-008-00
14,224 SF
0.327 AC

099-010-00
14,224 SF
0.327 AC

099-008-00
14,224 SF
0.327 AC

099-004-00
22,721 SF
0.522 AC

099-003-00
37,729 SF
0.868 AC

099-041-00
7,665 SF
0.176 AC

099-011-00
18,184 SF
0.418 AC

099-012-00
8,977 SF
0.206 AC

099-013-00
22,584 SF
0.518 AC

099-018-00
43,415 SF
0.997 AC

099-019-00
7,976 SF
0.183 AC

099-017-00
16,657 SF
0.382 AC

099-016-00
4,722 SF
0.108 AC

099-015-00
89,112 SF
2.046 AC

099-014-00
5,504 SF
0.126 AC

099-013-00
22,584 SF
0.518 AC

099-025-00
22,995 SF
0.528 AC

099-018-00
43,415 SF
0.997 AC

099-019-00
7,976 SF
0.183 AC

099-017-00
16,657 SF
0.382 AC

099-016-00
4,722 SF
0.108 AC

099-033-00
9,315 SF
0.21 AC

099-029-00
17,783 SF
0.401 AC

099-028-00
21,368 SF
0.490 AC

099-027-00
47,859 SF
1.099 AC

099-025-00
16,718 SF
0.384 AC

099-024-00
10,688 SF
0.245 AC

099-032-00
44,072 SF
1.012 AC

099-030-00
35,887 SF
0.824 AC

099-028-00
21,368 SF
0.490 AC

099-027-00
47,859 SF
1.099 AC

099-025-00
16,718 SF
0.384 AC

099-024-00
10,688 SF
0.245 AC

099-038-00
754,166 SF
17.313 AC

KENEX FARM

GILMAN STREET

Franklin Fire Department

12

Code Enforcement Division

Request for Inspection:

Date: 5-21-13

Name: JACK-DOUG KELLOGG

Telephone: _____

Location: 6 Ring ST.

Map: 078

Lot: 006

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: SINGLE WIDE TRAILER APPEARS TO BE IN GOOD
SHAPE FROM EXTERIOR VIEW.

Copy to: CITY CLERK HOLLY BURBANK

James P. Cannon
Inspector

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

Date: 05/21/13

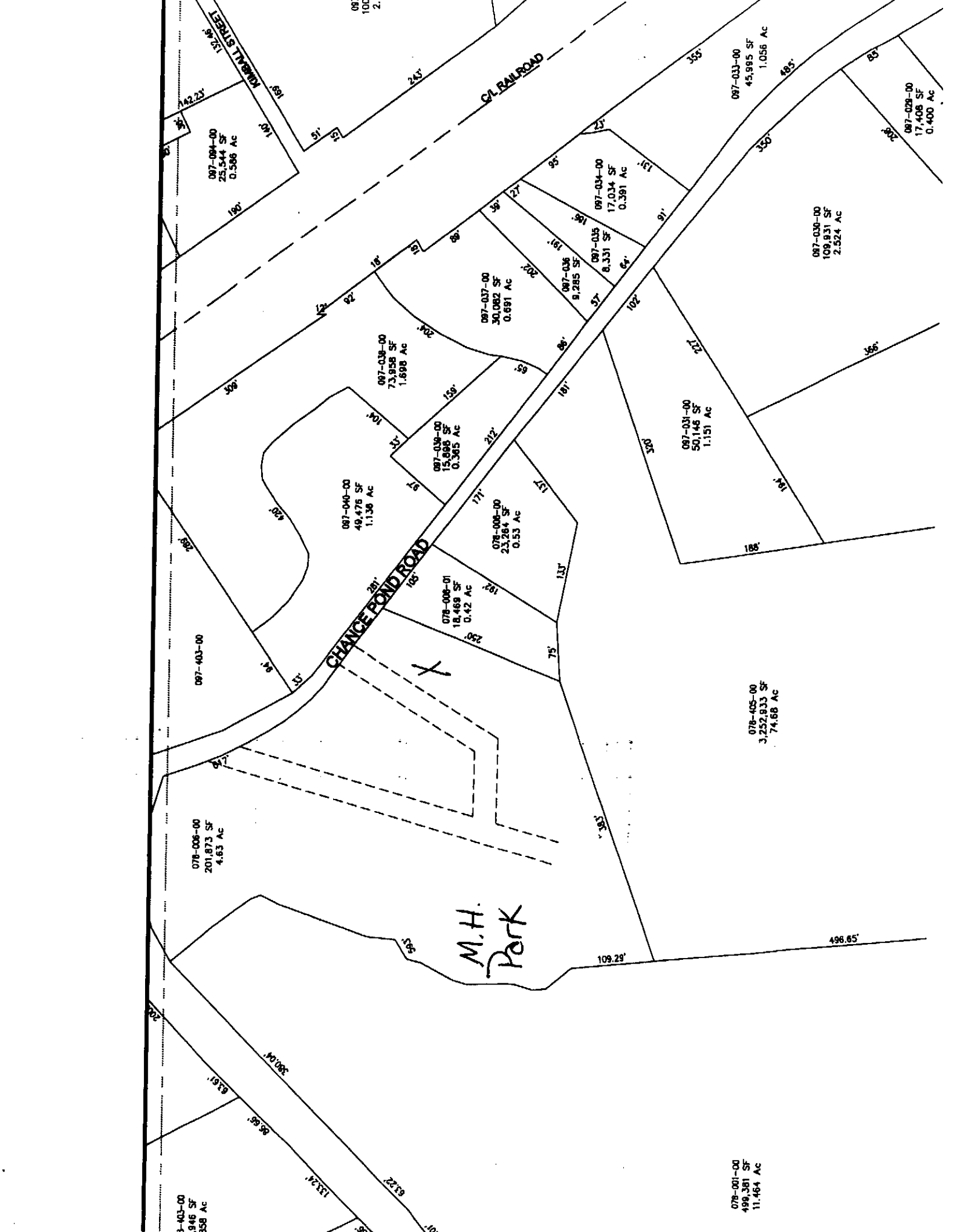
KELLOGG, JACK & DORIS
68 LANCASTER ST - APT C5
FRANKLIN, NH 03235-1467

Acct# 003397

STATEMENT OF ACCOUNT

INTEREST AND/OR PENALTIES THROUGH 05/29/13

DESCRIPTION AND YEAR	INV#	DATE	AMOUNT	BALANCE
2010 Tax Lien Procedure	391349	04/23/10	774.84	
Other Chg-MTGN		05/10/10	45.00	
Other Chg-MTGN		03/07/12	28.00	
Other Chg-		04/03/12	16.00	
INTEREST DUE 1132 DAYS(0.382)			432.55	1,296.39
2011 Tax Lien Procedure	416034	04/22/11	790.34	
Other Chg-MTGN		05/31/11	45.00	
Other Chg-		02/22/13	15.20	
Other Chg-MTGN		02/22/13	23.58	
INTEREST DUE 768 DAYS(0.390)			299.33	1,173.45
2012 Tax Lien Procedure	439374	03/14/12	795.20	
Other Chg-MTGN		04/04/12	28.00	
INTEREST DUE 441 DAYS(0.392)			172.94	996.14
2013 Tax Lien Procedure	464755	03/13/13	820.86	
Other Chg-MTGN		04/18/13	38.78	
INTEREST DUE 77 DAYS(0.405)			31.17	890.81
2013 Property Tax - 1st Issue	469399	05/16/13	371.08	371.08
SUBTOTAL REAL PROPER# 003397 6 RING STREET				4,727.87
Map/Lot : 078-006-02				
TOTAL ACCOUNT# 003397 KELLOGG, JACK & DORIS				4,727.87



3-403-00
946 SF
358 AC

078-008-00
201,873 SF
4.65 AC

087-040-00
49,476 SF
1.136 AC

087-038-00
73,858 SF
1.698 AC

087-036-00
15,688 SF
0.365 AC

078-008-00
23,264 SF
0.53 AC

078-008-01
18,469 SF
0.42 AC

087-037-00
30,082 SF
0.681 AC

087-036
9,285 SF

087-035
8,331 SF

087-034-00
17,034 SF
0.391 AC

078-001-00
499,381 SF
11.464 AC

078-405-00
3,252,833 SF
74.68 AC

087-031-00
50,146 SF
1.151 AC

087-030-00
109,831 SF
2.524 AC

087-033-00
45,995 SF
1.056 AC

087-028-00
17,408 SF
0.400 AC

087-
100.6
2.31

LEBELL'S TURNPIKE
39° 21'

M.H.
Park

C.L. RAILROAD

CHANCE POND ROAD

498.65'

109.29'

61.61'

86.56'

300.00'

133.24'

63.22'

10'

20'

142.23'

591'

140'

130'

120'

110'

100'

90'

80'

70'

60'

50'

40'

30'

20'

10'

0'

10'

20'

30'

40'

50'

60'

70'

80'

90'

100'

110'

120'

130'

140'

150'

160'

170'

180'

190'

200'

210'

220'

230'

240'

250'

260'

270'

280'

290'

300'

310'

320'

330'

340'

350'

360'

370'

380'

390'

400'

410'

420'

430'

440'

450'

460'

470'

480'

490'

500'

510'

520'

530'

540'

550'

560'

570'

580'

590'

600'

610'

620'

630'

640'

650'

660'

670'

680'

690'

700'

710'

720'

730'

740'

750'

760'

770'

780'

790'

800'

810'

820'

830'

840'

850'

860'

870'

880'

890'

900'

910'

920'

930'

940'

950'

960'

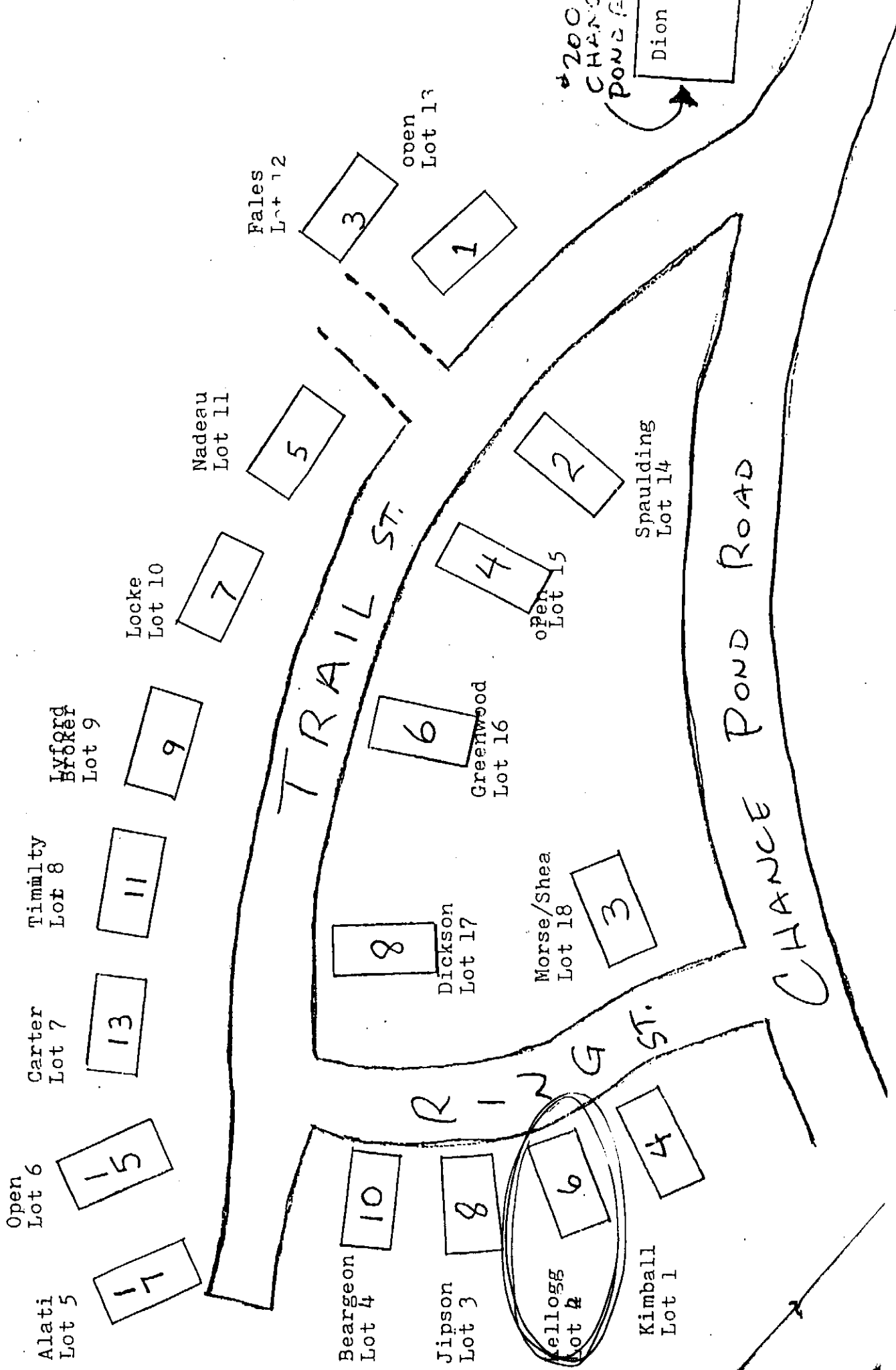
970'

980'

990'

1000'

April 2001 updates



Franklin Fire Department

13

Code Enforcement Division

Request for Inspection:

Date: 5-22-13

Name: L AM REALTY TRUST

Telephone: _____

Location: 161 LAKE SHURE DR

Map: 015 Lot: 010

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		
Other: <u>Back Tax Inspection</u>		<u>5-22-13</u>

Date Needed: 5-22-13

Time: _____

Comments: SUMMER HOME ON LAKE, FROM EXTERIOR VIEW
LOOKS VERY GOOD. PHOTOS TAKEN.

Copy to: CITY CLERK, HOLLY BURBANK

James P. Carr
Inspector

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

Date: 05/21/13

LAM REALTY TRUST
62 MAYNARD STREET
MALDEN, MA 02148

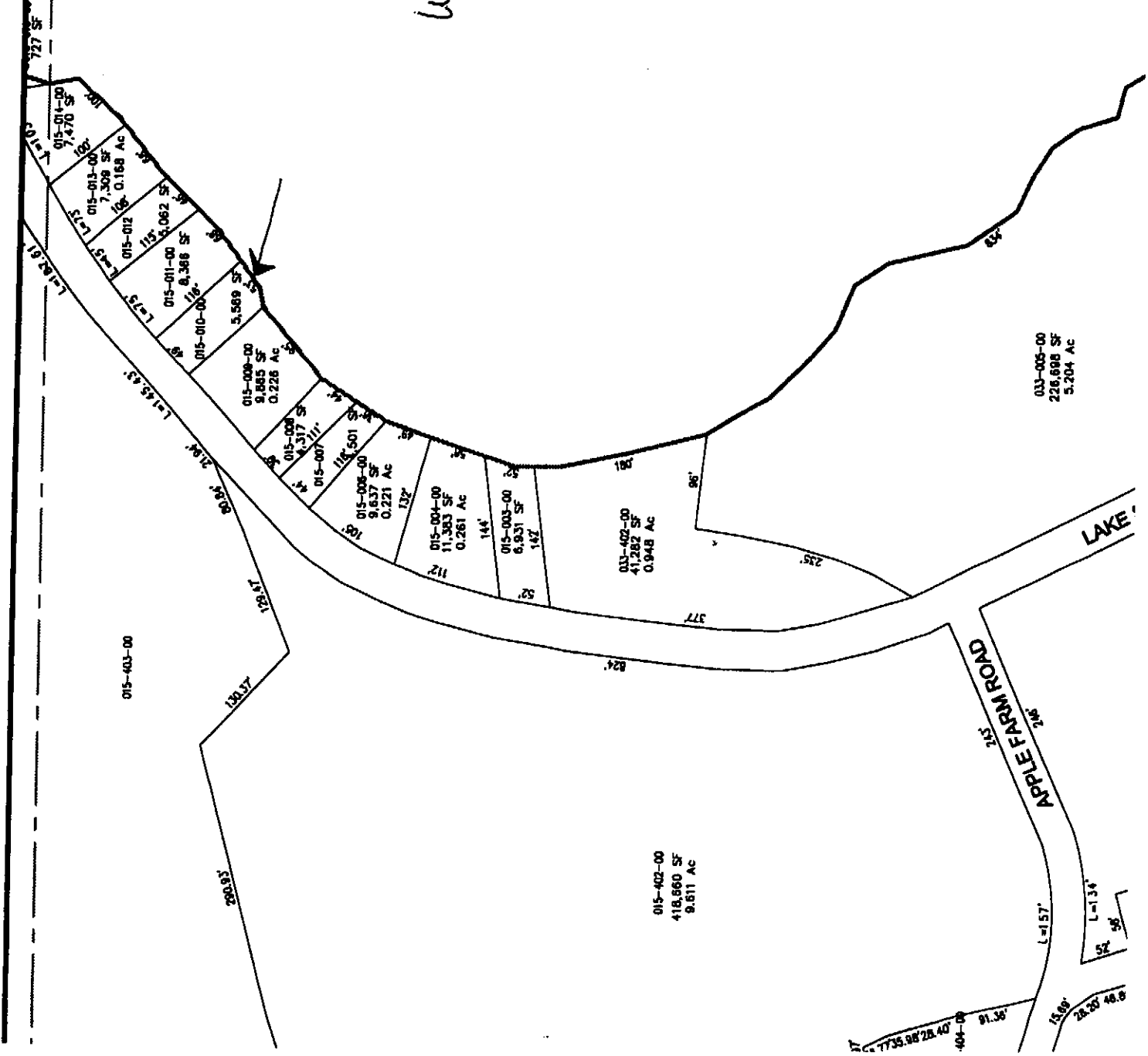
Acct# 010608

STATEMENT OF ACCOUNT

INTEREST AND/OR PENALTIES THROUGH 05/29/13

DESCRIPTION AND YEAR	INV#	DATE	AMOUNT	BALANCE
2011 Tax Lien Procedure	416044	04/22/11	2,308.69	
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(1.139)			874.39	3,219.66
2012 Tax Lien Procedure	439380	03/14/12	4,613.67	
Other Chg-MTGN		04/04/12	12.00	
INTEREST DUE 441 DAYS(2.275)			1,003.38	5,629.05
2013 Tax Lien Procedure	464767	03/13/13	4,765.98	
Other Chg-MTGN		04/18/13	8.38	
INTEREST DUE 77 DAYS(2.350)			180.98	4,955.34
2013 Property Tax - 1st Issue	469509	05/16/13	2,238.67	2,238.67
SUBTOTAL REAL PROPER# 000025 161 LAKE SHORE DRIVE				16,042.72
Map/Lot : 015-010-00				
TOTAL ACCOUNT# 010608 LAM REALTY TRUST				16,042.72

Webster Lake



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

14

Date: 05/21/13

NICHOLS, AMY
50 RANGE ROAD
FRANKLIN, NH 03235

Acct# 011439

STATEMENT OF ACCOUNT

INTEREST AND/OR PENALTIES THROUGH 05/29/13

DESCRIPTION AND YEAR	INV#	DATE	AMOUNT	BALANCE
2011 WATER/SEWER TAX LIEN	416300	04/22/11	576.07	
Other Chg-MTGN		05/31/11	29.00	
Other Chg-		02/22/13	15.20	
Other Chg-MTGN		02/22/13	23.58	
Interest Chg		03/25/13	199.71	
Ck 000427 MTGN		03/25/13	-52.58	
Ck 000427 INT		03/25/13	-153.92	
ck 0427 a nichols			206.50	
INTEREST DUE 768 DAYS(0.284)			18.47	655.53
2013 WATER/SEWER TAX LIEN	465021	03/13/13	412.65	
Other Chg-MTGN		04/18/13	23.58	
INTEREST DUE 77 DAYS(0.204)			15.67	451.90
2013 Property Tax - 1st Issue	470049	05/16/13	1,824.26	1,824.26
SUBTOTAL REAL PROPER# 000777 50 RANGE ROAD				2,931.69
Map/Lot : 096-082-00				

Franklin Fire Department

Code Enforcement Division

Request for Inspection:

Date: 5-29-13

Name: Amy-Matthew Nichols

Telephone:

Location: 50 RANGE RD.

Map: 096

Lot: 082

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>5-29-13</u>

Date Needed: 5-29-13

Time:

Comments: PROPERTY APPEARS TO BE IN GOOD CONDITION
HAS 2 CAR GARAGE, SHED, OVAL DRIVEWAY.

Copy to: CITY CLERK, HOLLY BURBANK

James P. Cunniff
Inspector

50 RANGE ROAD MAP/LOT: 096-082-00 ZONING: R2 LIVING UNITS: 1 CLASS: R - 101 CARD # 1 OF 1

CURRENT OWNER/ADDRESS: NICHOLS, AMY NICHOLS, MATTHEW

50 RANGE ROAD NH 03235

DEED BOOK: 2904 DEED PAGE: 0698 DEED DATE: 20060626

LAND DATA: TYPE LINEAR W.F. SIZE PRIMARY 0.420 TOT. ACRE 0.420

INFLUENCE FACTORS % LAND VALUE 37,130

0 0 0 0 0 0 0 0 0 0

MBHD ID: 110.00 - ASSESSMENT INFORMATION -

LAND BUILDING TOTAL 37,100 127,100 164,200

PRIOR 37,100 127,100 164,200

CURRENT 37,100 127,100 164,200

- PROPERTY VISIT HISTORY -

20080609 SP OCC. NOT HOME

20061004 JP ENT. GAINED

20000811 MT ENT. GAINED

UPDATE

Sale info not verified by assessor's office

SALES DATA: PERMIT DATA:

Date Type Price Valid Date # Amount Purpose

20060626 LAND + BLDG 196,930 0

DWELLING DATA:

Style: OLD STYLE

Story Ht. 1.75

Attic: NONE

Walls: ALUM/VINYL

Bedrooms: 3

Total Rooms: 6

Full Baths: 0

Half Baths: 1

Add'l Fixtures: 5

Total Fixtures: 5

Basement: FULL

Fin Bsmt. Living Area: FULL

Basement Rec Room Area: HOT AIR

Heating System: OIL

Heating Type: BASIC

FIREPLACE: / Mtl: /

Basement Garage (# cars): /

Ground Flr Area: 638

Total Living Area: 1716

Quality Grade: C-

Condition: VERY GOOD

Marketability: VG

Year Built: 1896

Eff Year Built:

Unfinished Area:

Unheated Area:

COST APPROACH COMPUTATIONS

Base Price 116,390

Plumbing 34,300

Additions

Unfin. Area

Basement

Attic

Heat/AC Adj.

FBLA

Rec Rm

Fireplace

Bsmt. Gar.

SUBTOTAL 150,690

Grade Factor 0.95

C & D Factor

TOTAL RCN 143,160

% Good 0.80

Market Adj.

Ecnom Obslcn

Functn Obslcn

Nbhd/Style Adj.

Under Constcn %

TOTAL RCNLD 114,500

OUTBUILDING DATA

Type	Qty	Yr	Size1	Size2	Grd	Cond	Ma	Value
RG7	1	1990	16	24	C	A		\$11,810
RS1	1	1990	8	12	C	A		\$290
RS1	1	1990	7	8	C	A		\$170
RS1	1	1990	8	12	C	A		\$290

VALUE FLAG: 5

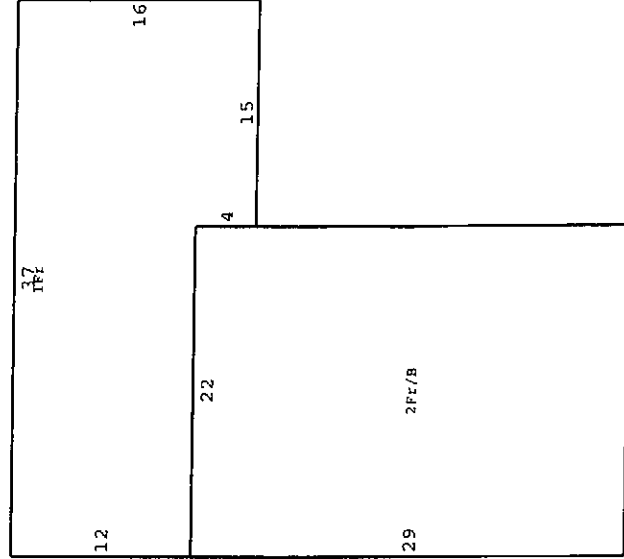
NOTES:

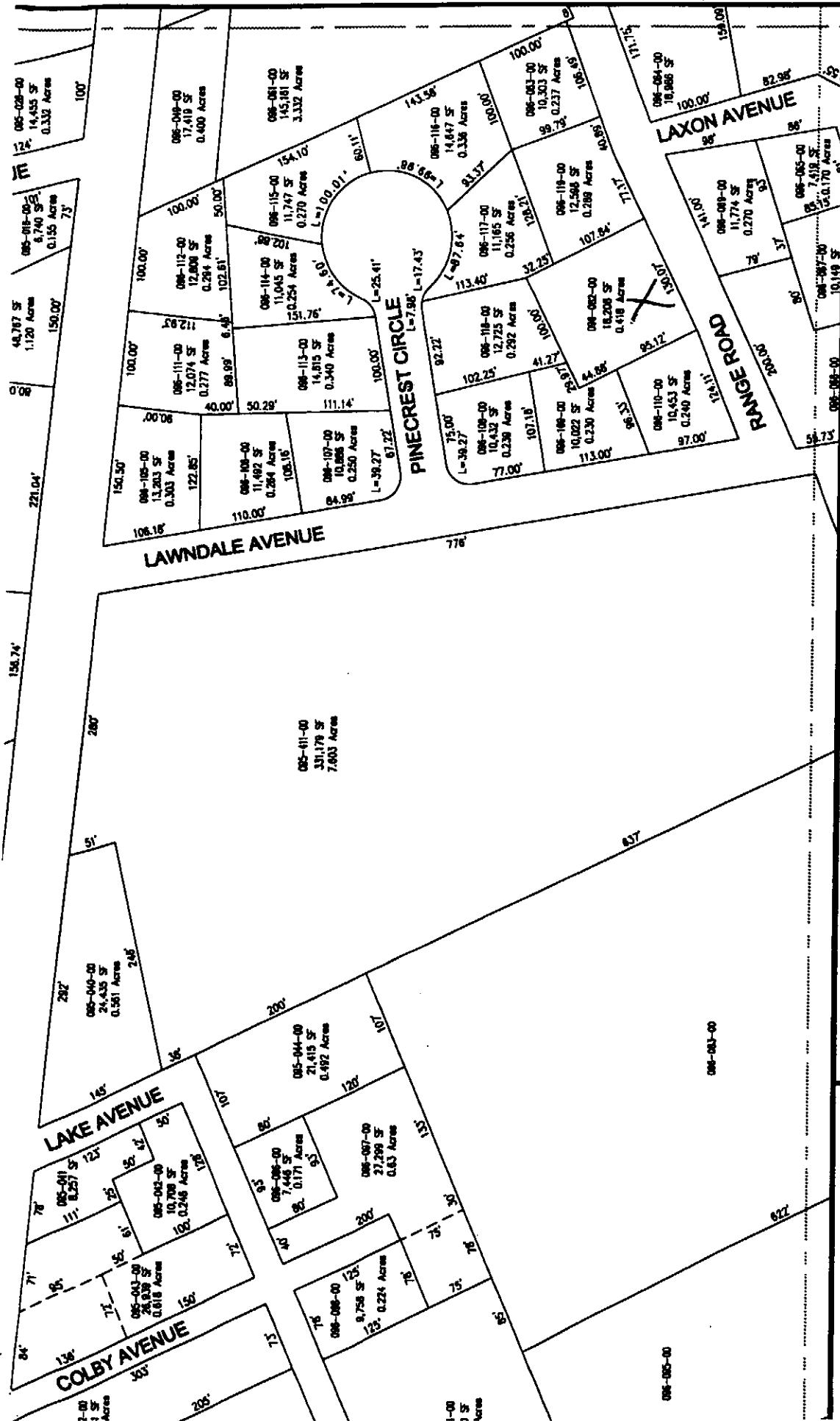
OUTBUILDING TOTAL: \$12,600

MAP SHEET # L6 House Color: 1 WHITE

ADDITION DATA:

Lower Level	First Floor	Second Floor	Third Floor	Area	Value	
1s Frame					504	34300
A					00	
B					00	
C					00	
D					00	
E					00	
F					00	
G					00	
H					00	

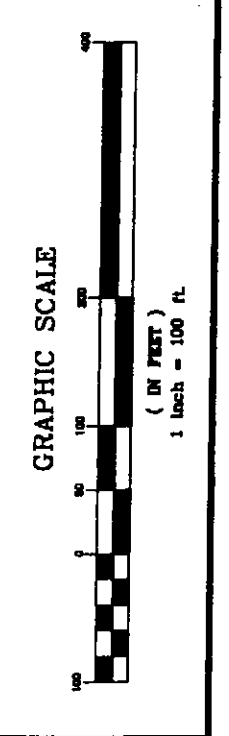




L6

K5	K6	K7
L5	L6	L7
M5	M6	M7

NORTH



Map
clin, NH