

**CITY COUNCIL MEETING**

**AGENDA ITEM VI**



**CITY OF FRANKLIN  
COUNCIL AGENDA REPORT**

*City Council Meeting November, 2013*

**From:** Elizabeth Dragon – City Manager  
**Subject:** Tax deed sale of 6 Ring Street (mobile home)

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***Sale of property Recommended Motion:***

Councilor moves:

“I move that the Franklin City Council Authorize the City Manager to dispose of Tax map 07-006-02, 6 Ring Street, through a negotiated direct sale to the Hillside Terrace Mobile home park owner”

Mayor calls for a second, discussion, and vote.

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**Discussion:** For failure to pay property taxes the above property was taken for tax deeding. This mobile home is located within the Hillside Terrace Mobile Home Park. The council asked that I speak to the owner of the park about possible purchase of this mobile home.

The park owner is willing to pay the back taxes due to purchase the property from the city. The proper notification period to the former owner has passed and therefore this property is ready for sale. If approved, I would now complete the direct sale to the park owner (land owner). He will then make any necessary repairs and resell the property to get the property back on the tax rolls. This property has been vacant for some time.

**Attachments/Exhibits:** 1. Property card & code inspection report from June meeting.

# Franklin Fire Department

## Code Enforcement Division

12

Request for Inspection:

Date: 5-21-13

Name: JACK-DORIS KELLOGG

Telephone: \_\_\_\_\_

Location: 6 Ring ST.

Map: 078

Lot: 006

Zone \_\_\_\_\_

New Map # \_\_\_\_\_

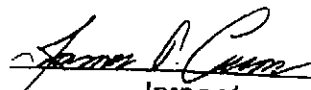
Type of Inspection	Failed Date	Approved Date
Footing/Foundation		
Rough		
Insulation		
Fire Protection System		
Mechanical		
Final For CO		
Welfare Dept.		
New Business/Change of Use		
<u>Other: Back Tax Inspection</u>		<u>5-21-13</u>

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

  
 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
10 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
11 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
12 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
13 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
13 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

RESIDENTIAL ASSESSMENT

FRANKLIN, NEW HAMPSHIRE

6 RING STREET  
 MAP/LOT: 078-006-02  
 ZONING: R1  
 LIVING UNITS: 1  
 CLASS: R - 103  
 CARD # 1 OF 1  
 EFFECTIVE DATE OF VALUE: APRIL 1, 2013

CURRENT OWNER/ADDRESS  
 KELLOGG, JACK & DORIS  
 68 LANCASTER STREET - API C5  
 FRANKLIN NH 03235-  
 DEED BOOK: 2014  
 DEED PAGE: 1957  
 DEED DATE: 19960312

LAND DATA: TYPE LINEAR W.F. SIZE  
 INFLUENCE FACTORS %  
 0 0 0 0 0 0 0 0  
 NBHD ID: 107.00  
 ASSESSMENT INFORMATION -  
 LAND BUILDING 33,400  
 TOTAL 33,400  
 PRIOR 33,400  
 CURRENT 33,400  
 PROPERTY VISIT HISTORY  
 20090603 DI OCC. NOT HO  
 20090106 R8 OCC. NOT HO  
 20001121 AC ENT. GAINET  
 ECT UPDATE

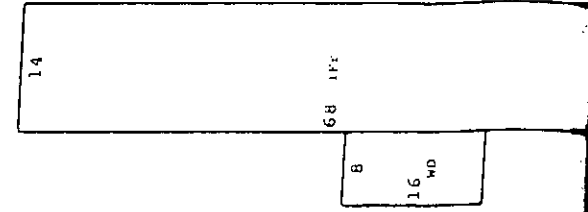
SALES DATA: Sale info not verified by assessor's office  
 Date Type Price Valid Date # Amount Purpose  
 PERMIT DATA:  
 DWELLING DATA:  
 Style: MH  
 Story Ht. 1.00  
 Attic: NONE  
 Walls: ALUM/VINYL  
 Bedrooms: 2  
 Full Baths: 2  
 Half Baths: 2  
 Add'l Fixtures:  
 Total Fixtures: 8  
 Basement: NONE  
 Fin Bsmt. Living Area:  
 Basement Rec Room Area:  
 Heating System: OIL  
 Heating Type: BASIC  
 FIREPLACE: NONE /  
 Basement Garage (# Cars)  
 Ground Flr Area: 952  
 Total Living Area: 952  
 Quality Grade: D  
 Condition: AVERAGE  
 Marketability: AV  
 Year Built: 1996  
 Eff. Year Built:  
 Unfinished Area:  
 Unheated Area:

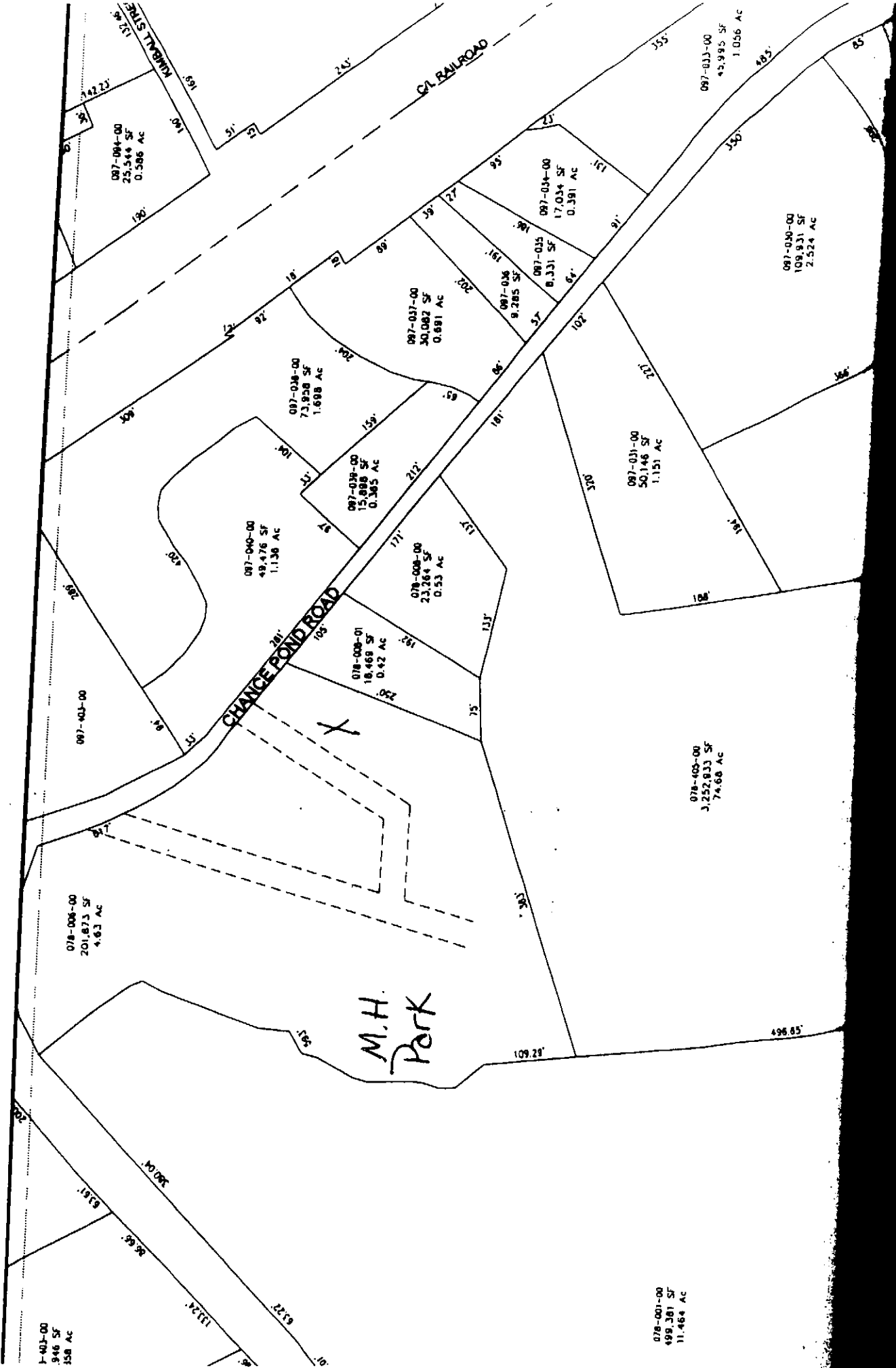
COST APPROACH COMPUTATIONS  
 Base Price 80,000  
 Plumbing 3780  
 Additions 1,900  
 Unfin. Area -11,070  
 Basement  
 Attic  
 Heat/AC Adj.  
 FBLA  
 Rec Rm  
 Fireplace  
 Bsmt. Gar.  
 SUBTOTAL 74,610  
 Grade Factor 0.78  
 C & D Factor -35  
 TOTAL RCN 37,830  
 % Good 0.88  
 Market Adj.  
 Econm Obslcn  
 Functn Obslcn  
 Nbhd/Style Adj.  
 Under Constcn %  
 TOTAL RCNLD 33,300  
 Value \$80

OUTBUILDING DATA  
 Type Qty Yr Size1 Size2 Grd Cond Ma Value  
 RS1 1 1970 6 8 C A \$80

VALUE FLAG: S  
 NOTES:

MAP SHEET # N6 House Color: 7 TAN  
 OUTBUILDING TOTAL: \$100





097-001-00  
946 SF  
0.021 AC

078-006-00  
201,873 SF  
4.63 AC

097-003-00

097-040-00  
49,476 SF  
1.136 AC

078-008-01  
18,468 SF  
0.42 AC

078-008-00  
23,284 SF  
0.53 AC

097-037-00  
30,082 SF  
0.691 AC

097-038-00  
73,928 SF  
1.698 AC

097-039-00  
15,888 SF  
0.365 AC

097-046  
9,285 SF

097-015  
8,331 SF

097-014-00  
17,034 SF  
0.391 AC

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

097-031-00  
50,146 SF  
1.151 AC

097-030-00  
109,931 SF  
2.524 AC

097-033-00  
45,995 SF  
1.056 AC

078-001-00  
499,381 SF  
11.464 AC

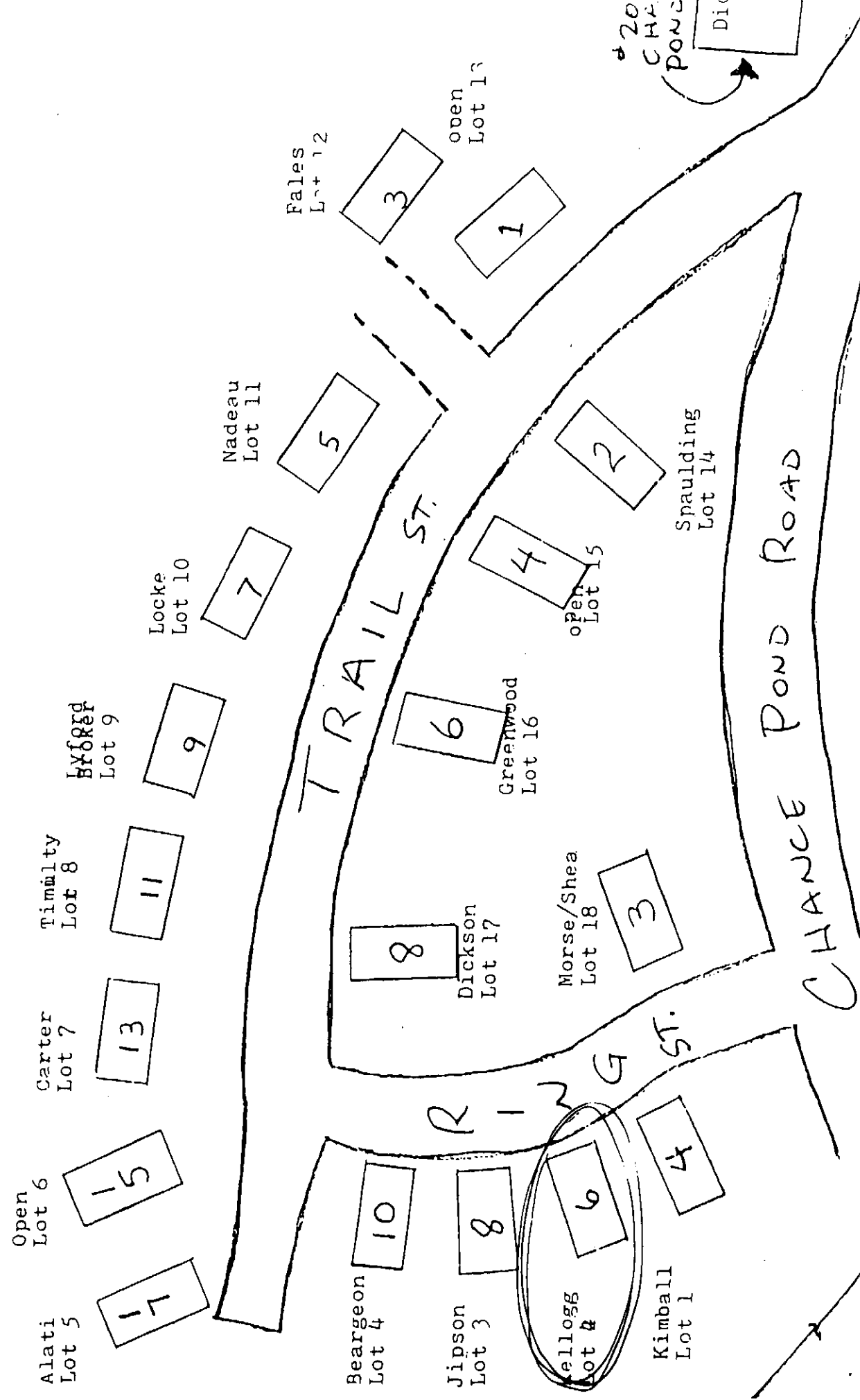
M.H.  
Park

CHANCE POND ROAD

CAL RAILROAD

KIMBLE STREET

April 2001 updates



20 CHANCE POND ROAD  
Dic

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3  
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