

CITY COUNCIL MEETING

AGENDA ITEM IV.



**CITY OF FRANKLIN
COUNCIL AGENDA REPORT**

City Council Meeting December 2014

From: Elizabeth A. Dragon – City Manager

Subject: City Council to consider disposition of Tax Acquired Property map lot #078-06-07 at 13 Trail Street (mobile home only in Hillside mobile home park-owned by James & Mary Ringwood)

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 transfer of the mobile home at 13 Trail Street to the land/park owner James Ringwood.
 - a. Councilor moves:
“I move that the Franklin City Council authorize the City Manager to dispose of Tax Map 078-06-07, 13 Trail Street (mobile home) to the Mobile home park owner James Ringwood.”
 - b. Mayor calls for a second, discussion, and the roll call vote.
2. The options available to the Council include:
 - o Auction
 - o Bid Process
 - o Direct Sale

Discussion: The mobile home park owner (James Ringwood) has agreed to take ownership of the mobile home at 13 Trail Street.

Shortly after the property was taken for back taxes & interest due we began the process of eviction. This took several months to complete. Once the City gained control and access to the property -Brian Barry went to the property to post no-trespassing and secure the home. We also took several pictures. The home is in very poor condition and of very little value (pictures attached) therefore this is simply a transfer of ownership. Brian Barry has shut the water off to avoid further damage during the winter months.

The park owner is owed years of back lot rent for this mobile home. This plan avoids the city paying lot rent during the time it took to evict the owner and secure the site. It allows the park owner to make repairs on his own timeline.

RESIDENTIAL ASSESSMENT

FRANKLIN, NEW HAMPSHIRE

EFFECTIVE DATE OF VALUE: APRIL 1, 2013

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

CURRENT OWNER/ADDRESS

BACON, GARY F

LAND DATA:

TYPE LINEAR W.F. SIZE

13 TRAIL STREET NH 03235

DEED BOOK: 2873

DEED PAGE: 0668

DEED DATE: 20060313

TOT. ACRE

INFLUENCE FACTORS % LAND VALUE

NBHD ID: 107.00
 - ASSESSMENT INFORMATION -
 PRIOR CURRENT
 LAND BUILDING TOTAL 44,100 44,100
 PROPERTY VISIT HISTORY -
 20090106 RB OCC. NOT HOME
 20061023 JP MEASURE ONLY
 20060428 RD ESTIMATED
 ECT UPDATE

Sale info not verified by assessor's office

SALES DATA:

PERMIT DATA:

Date Type Price Valid Date # Amount Purpose
 20060313 BLDG ONLY 49,530 A 20020507 R02-3 13,000 REPAIR FIRE DA
 20000615 R-53- NEW MOBILE HOM

DWELLING DATA:

Style: MH
 Story: Ht. 1.00
 Attic: NONE
 Walls: ALUM/VINYL
 Bedrooms: 3
 Total Rooms: 5
 Full Baths: 2
 Half Baths: 2
 Add'l Fixtures: 8
 Total Fixtures: 8
 Basement: NONE
 Fin Bsmt. Living Area: NONE
 Basement Rec Room Area: NONE
 Heating System: GAS HOT AIR
 Heating Type: BASIC
 FIREPLACE MB: /
 FIREPLACE: /
 Basement Garage (# cars) 71,210
 Ground Flr Area: 920 0.85
 Total Living Area: 920 -20
 Quality Grade: D+ 48,420
 Condition: AVERAGE % Good 0.90
 Marketability: AV
 Year Built: 2000
 Eff. Year Built:
 Unfinished Area:
 Unheated Area:

COST APPROACH COMPUTATIONS
 Base Price 78,260
 Pumping 1,260
 Additions 5,780
 Unfin. Area
 Basement
 Attic
 Heat/AC Adj.
 FBLA
 Rec Rm
 Fireplace
 Fireplace
 Bsmt Gar.
 SUBTOTAL
 Grade Factor
 C & D Factor
 TOTAL RCN
 % Good
 Market Adj.
 Econm Obstcn
 Functn Obstcn
 Nbrhd/Style Adj.
 Under Constcn
 TOTAL RCNLD

OUTBUILDING DATA

Type Qty Yr Size1 Size2 Grd Cond Ma Value
 RS1 1 2001 9 10 C A \$520

VALUE FLAG:5

NOTES:
 BUYER/SELLER=AQUAINT

OUTBUILDING TOTAL:

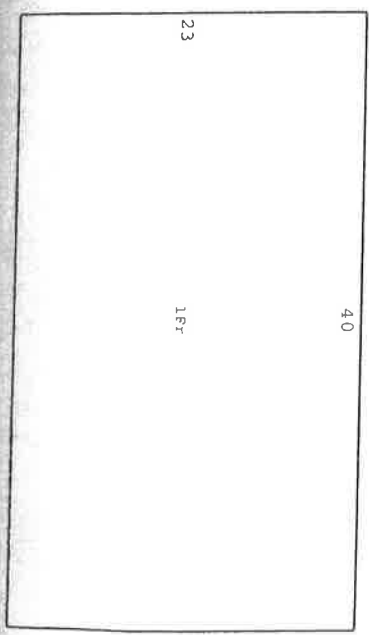
\$500

MAP SHEET # 16

HOUSE COLOR: 4 GREEN

ADDITION DATA:

Lower Level	First Floor	Second Floor	Third Floor	Area	Value
				0	00
					00
					00
					00
					00
					00
					00



8-403-00
.946 SF
958 Ac

078-006-00
201,873 SF
4.63 Ac

087-403-00

087-040-00
49,476 SF
1.136 Ac

078-008-01
18,469 SF
0.42 Ac

078-008-00
23,264 SF
0.53 Ac

087-039-00
15,898 SF
0.365 Ac

087-039-00
73,958 SF
1.698 Ac

087-037-00
30,082 SF
0.691 Ac

087-036
9,285 SF

087-035
8,331 SF

087-034-00
17,034 SF
0.391 Ac

087-094-00
25,544 SF
0.586 Ac

078-405-00
3,252,933 SF
74.68 Ac

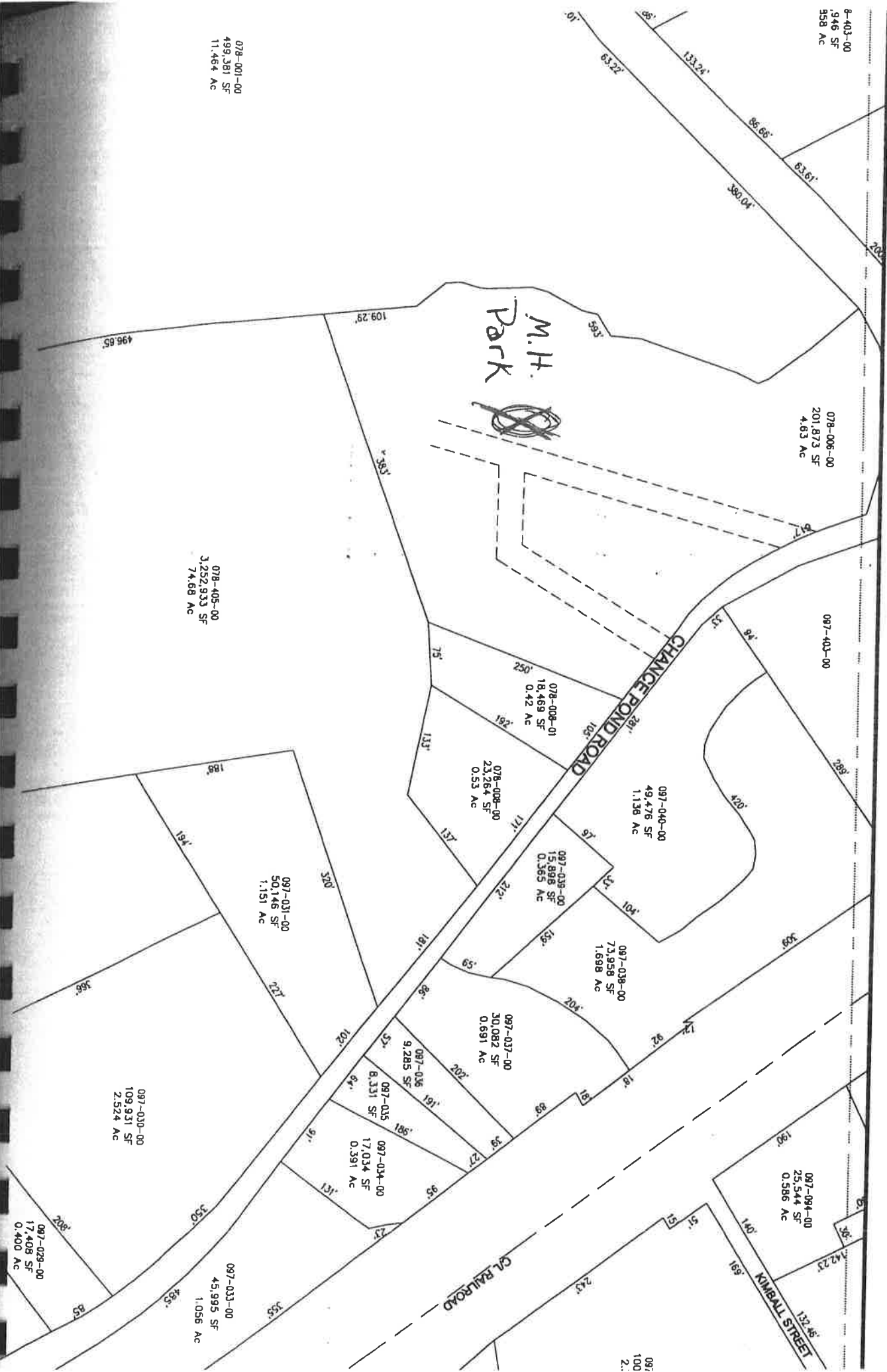
078-001-00
499,381 SF
11.464 Ac

M.H. Park

CHANCE POND ROAD

GL RAILROAD

KIMBALL STREET



April 2001 updates

