

Franklin Fire Department

Code Enforcement Division

Request for Inspection:

Date: 4/21/14

Name: Macosko Properties LLC

Telephone: _____

Location: 187 Chance Pond Rd.

Map: 097

Lot: 37

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 insp.</u>	<u>4/21/14</u>	
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Date Needed: 4/21/14

Time: 1100

Comments: Appears to be a vacant old foundry/industrial building in dilapidated condition. Four junk vehicles and a travel trailer on property. Large accumulation of rubbish.

★ Possible demolition and hazardous waste site.

Copy to: City Clerk



Inspector

CITY OF FRANKLIN

316 Central Street

Franklin, NH 03235

Office Hours

Monday - Friday

8:15 AM - 5:00 PM

(603) 934-3109

**MACOSKO PROPERTIES LLC
PO BOX 22
WINCHESTER, KY 40392-0022**

**OFFICE OF THE TAX COLLECTOR
SUMMARY OF ACTIVITY FOR 000097 000037 000000
Printed Monday, April 21, 2014
Interest Calculated As Of 04/24/2014**

Map Lot Sub: 000097 000037 000000

Invoice: 2011L01416072		Acres: 0.69	Location: 187 CHANCE POND ROAD		
		Bill Amount: \$ 2,337.60	Due Date: 04/22/2011		
Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due
05/31/2011	Mtge Search/Notice	\$ 0.00	\$ 0.00	\$ 13.00	\$ 0.00
02/22/2013	Other Penalty	\$ 0.00	\$ 0.00	\$ 15.20	\$ 0.00
02/22/2013	Mtge Search/Notice	\$ 0.00	\$ 0.00	\$ 8.38	\$ 0.00
04/01/2013	Payment of \$21.38	\$ 0.00	\$ 0.00	(\$ 21.38)	\$ 0.00
04/01/2013	Payment of \$0.22	\$ 0.00	(\$ 0.22)	\$ 0.00	\$ 0.00
04/29/2013	Payment of \$303.00	\$ 0.00	(\$ 303.00)	\$ 0.00	\$ 0.00
05/31/2013	Payment of \$303.00	\$ 0.00	(\$ 303.00)	\$ 0.00	\$ 0.00
07/02/2013	Payment of \$303.00	\$ 0.00	(\$ 303.00)	\$ 0.00	\$ 0.00
07/29/2013	Payment of \$46.44	\$ 0.00	(\$ 46.44)	\$ 0.00	\$ 0.00
07/29/2013	Payment of \$256.56	(\$ 256.56)	\$ 0.00	\$ 0.00	\$ 0.00
09/04/2013	Payment of \$37.97	\$ 0.00	(\$ 37.97)	\$ 0.00	\$ 0.00
09/04/2013	Payment of \$265.03	(\$ 265.03)	\$ 0.00	\$ 0.00	\$ 0.00
10/01/2013	Payment of \$24.18	\$ 0.00	(\$ 24.18)	\$ 0.00	\$ 0.00
10/01/2013	Payment of \$278.82	(\$ 278.82)	\$ 0.00	\$ 0.00	\$ 0.00
11/07/2013	Payment of \$28.05	\$ 0.00	(\$ 28.05)	\$ 0.00	\$ 0.00
11/07/2013	Payment of \$271.95	(\$ 271.95)	\$ 0.00	\$ 0.00	\$ 0.00
04/24/2014	Int/Pen From 11/07/2013	\$ 0.00	\$ 0.00	\$ 0.00	\$ 120.03
Per Diem: 0.6240		Total Due For Invoice 2011L01416072:			\$ 1,385.27

Invoice: 2012L01439408		Acres: 0.69	Location: 187 CHANCE POND ROAD		
		Bill Amount: \$ 2,363.62	Due Date: 03/14/2012		
Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due
04/04/2012	Mtge Search/Notice	\$ 0.00	\$ 0.00	\$ 12.00	\$ 0.00
03/04/2014	Deed Notice	\$ 0.00	\$ 0.00	\$ 23.90	\$ 0.00
04/24/2014	Int/Pen From 03/14/2012	\$ 0.00	\$ 0.00	\$ 0.00	\$ 934.59
Per Diem: 1.1656		Total Due For Invoice 2012L01439408:			\$ 3,298.21

Invoice: 2013L01464797		Acres: 0.69	Location: 187 CHANCE POND ROAD		
		Bill Amount: \$ 2,454.04	Due Date: 03/13/2013		
Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due
04/18/2013	Mtge Search/Notice	\$ 0.00	\$ 0.00	\$ 8.38	\$ 0.00
04/24/2014	Int/Pen From 03/13/2013	\$ 0.00	\$ 0.00	\$ 0.00	\$ 500.94
Per Diem: 1.2102		Total Due For Invoice 2013L01464797:			\$ 2,954.98

Invoice: 2013L03000155

Acres: 0.69

Location: 187 CHANCE POND ROAD

Bill Amount: \$ 2,441.88

Due Date: 03/18/2014

Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due
04/16/2014	Mtge Search/Notice	\$ 0.00	\$ 0.00	\$ 8.38	\$ 0.00
04/24/2014	Int/Pen From 03/18/2014	\$ 0.00	\$ 0.00	\$ 0.00	\$ 52.94
Per Diem: 1.2042		Total Due For Invoice 2013L03000155:			\$ 2,494.82

Total Due For Parcel 000097 000037 000000: \$ 10,133.28

Per Diem: 4.2040

Total Due For All Parcels: \$ 10,133.28

LEVY YEAR TAX TYPE INFORMATION

B - Betterment	P - Property	T - Timber Yield
G - Gravel Yield	R - Residence	U - Use Change
L - Lien	S - Sewer	W - Water

187 CHANCE POND ROAD Parcel ID: 097-037-00 SHEET # N6 Number of Units: Class: 1 - 400 Zoning: R1 Card # 1 of 1

CURRENT OWNER/ADDRESS: MACOSKO PROPERTIES LLC
 PO BOX 22 WINCHESTER KY 40392-0022
 DEED BOOK: 2387
 DEED PAGE: 0499
 DEED DATE: 20020730
 LAST UPDATE: 20130918
 SALE DATA: DATE TYPE PRICE CODE

LAND DATA:

TYPE	SIZE	LAND INFLUENCE(S)	FACTOR	LAND VALUE
WATERFRONT	0.690	0	-50	21,100
TOPOGRAPHY	0	0	0	0
TOTAL ACREAGE:	0.690	TOTAL LAND VALUE:		21,100

ASSESSMENT INFORMATION:
 PRIOR: 21,100
 CURRENT: 85,100
 TOTAL: 104,200

Neighborhood ID: 304.00

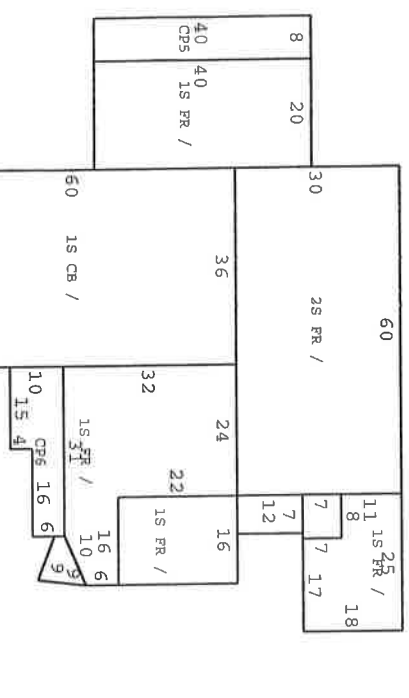
DATA COLLECTION INFORMATION:
 20010212 TO ENT. GAINED
 20010212 TO OCC. NOT HOME
 20020715 WC INFO AT DOOR

20020730 LAND + BLDG IMPROVEMENTS
 20020418 LAND + BLDG IMPROVEMENTS
 OTHER FEATURES/ATTACHED IMPROVEMENTS
 NO STR/C

NO	TYPE	PRICE	CODE	IDENT. UNITS
1	CP5 CANOPY ONLY	8	40	1
1	CP6 CANPY RF/SLB	1	236	1
1	LD2 LOAD WOOD	1	57	1
1	OD1 OVHD WD/MTL	12	16	1

SKETCH:

AREA	MD LOAD DO	AREA
1800 H	CP6	46
800 I	1S CB / S	246
320 J		2160
394 K		
56 L		
84 M		
910 N		
352		



COST APPROACH DETAIL:

LEVELS	USE	PERIMETER	HEATING	A/C	W/H	AREA	SF RATE	RGN	% GOOD	RGNLD
B1 TO B1	86	196	NONE	NONE	8	1856	64.53	119,770	.35	41,920
C1 TO C1	86	140	NONE	NONE	4	1260	23.76	29,930	.10	2,990
01 TO 01	82	84	UNIT	HEAT	8	492	98.53	48,470	.35	16,970
01 TO 01	82	72	UNIT	HEAT	8	394	76.93	30,310	.50	15,160
01 TO 01	44	214	UNIT	HEAT	8	2600	43.94	114,250	.35	39,980
01 TO 01	44	114	UNIT	HEAT	14	2160	56.57	122,500	.35	42,720
02 TO 02	84	196	NONE	NONE	8	1856	45.00	83,520	.35	29,250

OUTBUILDING/YARD ITEM DETAIL:

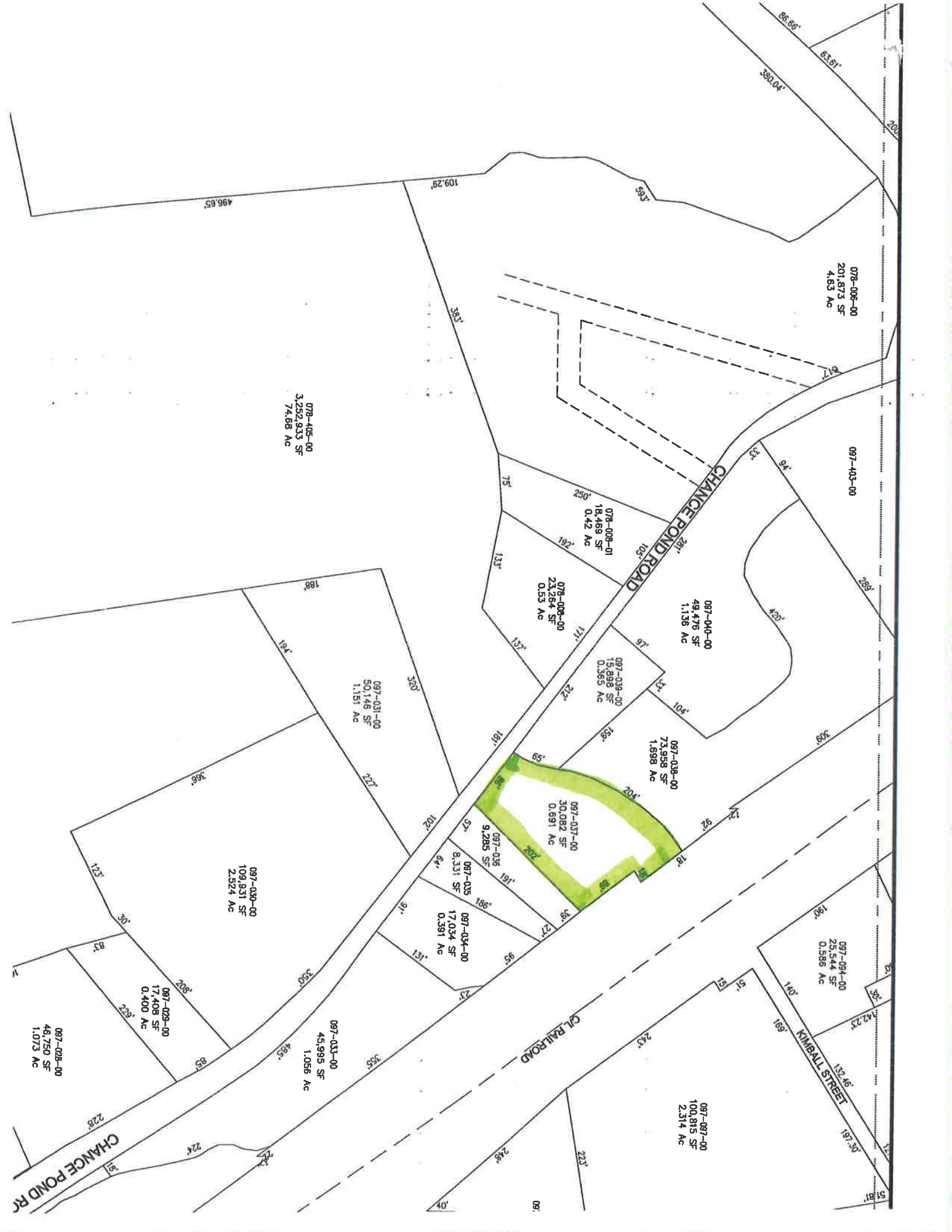
DESCRIPTION	WIDTH	LENGTH	QUAN.	YEAR BUILT	PHYS. COMD.	FUNC. UTIL.	VALUE
RS2	1	320	1	1970	NORMAL	NORMAL	2,340

OTHER IMPROV: HYDRO DAM +

PERMIT DATA:	PRICE	PURPOSE
DATE #		
TOTAL OBJ/YARD VALUE:	2,840	
TOTAL IMPROV VALUE:	500	

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 187 CHANCE POND ROAD
 COMM NOTE: DBA: NORELL FOUNDRY & MACHINE
 104,900



078-006-00
201,873 SF
4.63 Ac

097-403-00

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

097-040-00
49,476 SF
1.136 Ac

078-008-01
18,469 SF
0.42 Ac

078-008-00
23,264 SF
0.53 Ac

097-039-00
15,898 SF
0.365 Ac

097-038-00
73,958 SF
1.698 Ac

097-037-00
30,082 SF
0.691 Ac

097-036
9,285 SF

097-035
8,331 SF

097-034-00
17,034 SF
0.391 Ac

097-094-00
25,544 SF
0.586 Ac

097-097-00
100,815 SF
2.314 Ac

097-033-00
45,995 SF
1.056 Ac

097-029-00
17,408 SF
0.400 Ac

097-028-00
46,750 SF
1.073 Ac

097-031-00
50,146 SF
1.151 Ac

097-030-00
109,931 SF
2.524 Ac

CHANCE POND RD

CHANCE POND ROAD

C/L RAILROAD

KIMBALL STREET