

Franklin Fire Department

Code Enforcement Division

Request for Inspection:

Date:

4/18/14

Name:

Hoffman, Robt. L.

Telephone:

Location:

13 E. High St.

Map:

17

Lot:

226

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. | | 4/18/14 |
|-----------------------|--|---------|

Date Needed:

4/18/14

Time:

1100

Comments:

Apartment building in good condition and occupied.

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

HOFMANN, ROBERT L
175 ELM STREET
PENACOOK, NH 03303

OFFICE OF THE TAX COLLECTOR
SUMMARY OF ACTIVITY FOR 000117 000226 000000
Printed Monday, April 21, 2014
Interest Calculated As Of 04/24/2014

Map Lot Sub: 000117 000226 000000

| Invoice: 2012L01439350 | | Acres: 0.21 | Location: 13 EAST HIGH STREET | | |
|-------------------------------|-------------------------|---|--------------------------------------|----------|--------------------|
| | | Bill Amount: \$ 3,819.20 | 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 | \$ 1,488.03 |
| Per Diem: 1.8834 | | Total Due For Invoice 2012L01439350: | | | \$ 5,307.23 |

| Invoice: 2013L01464727 | | Acres: 0.21 | Location: 13 EAST HIGH STREET | | |
|-------------------------------|-------------------------|---|--------------------------------------|---------|--------------------|
| | | Bill Amount: \$ 3,951.63 | 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 | \$ 801.52 |
| Per Diem: 1.9487 | | Total Due For Invoice 2013L01464727: | | | \$ 4,753.15 |

| Invoice: 2013L03000115 | | Acres: 0.21 | Location: 13 EAST HIGH STREET | | |
|-------------------------------|-------------------------|---|--------------------------------------|---------|--------------------|
| | | Bill Amount: \$ 4,024.90 | 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 | \$ 81.82 |
| Per Diem: 1.9849 | | Total Due For Invoice 2013L03000115: | | | \$ 4,106.72 |

Total Due For Parcel 000117 000226 000000: \$ 14,167.10

Per Diem: 5.8170 Total Due For All Parcels: \$ 14,167.10

| 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 |

13 EAST HIGH STREET Parcel ID: 117-226-00 SHEET # 08 Number of Units: 4 Class: A - 111 Zoning: R3 Card # 1 of 1

CURRENT OWNER/ADDRESS
HOFMANN, ROBERT L

175 ELM STREET
PENACOOK NH 03303
DEED BOOK: 2037
DEED PAGE: 23
DEED DATE: 19961009
LAST UPDATE: 20130417
SALE DATA: TYPE PRICE CODE DATE

| LAND DATA: | TYPE | SIZE | LAND INFLUENCE(S) | FACTOR | LAND VALUE |
|----------------|------|-------|-------------------|--------|------------|
| PRIMARY | | 0.210 | 0 | | 26,730 |
| TOTAL ACREAGE: | | 0.210 | | | 26,700 |

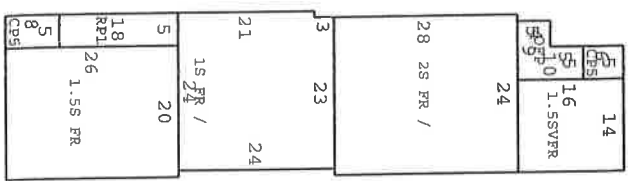
Neighborhood ID: 112.00

| ASSESSMENT INFORMATION: | PRIOR | CURRENT |
|-------------------------|---------|---------|
| LAND | 26,700 | 26,700 |
| BUILDING | 126,900 | 126,900 |
| TOTAL | 153,600 | 153,600 |

- DATA COLLECTION INFORMATION -
20130416 RS OCC. NOT HOME
20110831 RS FIELD REVIEW
20100929 RD MEASURE ONLY

OTHER FEATURES/ATTACHED IMPROVEMENTS
NO STR/C 1 75
1 R P1 PORCH OPEN 1 18
1 R P1 PORCH OPEN 1 1
1 CP5 CANOPY ONLY 5 8
1 CP5 CANOPY ONLY 5 6
1 CP5 CANOPY ONLY 5 1

SKETCH *
A 2S FR / B AREA 672 H
B 1.5SVFR / B AREA 70 I
C 1S FR / B AREA 224 J
D 1.5S FR / B AREA 573 K
E RP1 AREA 520 L
F RP1 AREA 90 M
G CP5 AREA 30 N
G CP5 AREA 40



| COST APPROACH DETAIL: | LEVELS | USE | PERIMETER | HEATING | A/C | W/H | AREA | SF RATE | RCN | % GOOD | RCNLD |
|-----------------------|----------|-----|-----------|----------|------|-----|------|---------|---------|--------|---------|
| | B1 TO B1 | 91 | 208 | NONE | NONE | 7 | 1865 | 21.02 | 39,200 | .40 | 15,680 |
| | 01 TO 01 | 11 | 240 | HV/STEAM | NONE | 8 | 2089 | 94.84 | 198,130 | .60 | 118,870 |
| | 02 TO 02 | 11 | 228 | HV/STEAM | NONE | 8 | 1230 | 103.45 | 127,240 | .60 | 76,340 |

| OUTBUILDING/YARD ITEM DETAIL: | DESCRIPTION | WIDTH | LENGTH | QUAN. | YEAR BUILT | PHYS. COND. | FUNC. UTIL. | VALUE |
|-------------------------------|----------------|-------|--------|-------|------------|-------------|-------------|-------|
| | BUILDING # | | | | 1890 | | | |
| | YEAR BUILT | | | | 1890 | | | |
| | # UNITS | | | | 4 | | | |
| | QUALITY GRADE | | | | C | | | |
| | # IDENT UNITS | | | | 1 | | | |
| | # EFFICIENCIES | | | | 1 | | | |
| | # 1-BEDROOMS | | | | 1 | | | |
| | # 2-BEDROOMS | | | | 3 | | | |
| | # 3-BEDROOMS | | | | | | | |

| OTHER IMPROV | PERMIT DATA: | DATE | # | PRICE | PURPOSE | TOTAL OBY/YARD VALUE: |
|--------------|--------------|--------|-------|-------------|---------|-----------------------|
| | 20130108 | 813-C1 | 4,000 | INT RENOV'S | | |

INCOME APPROACH SUMMARY:
TOTAL RENTABLE SQUARE FEET:
MARKET RENT/SQUARE FOOT:
POTENTIAL GROSS INCOME:
TOTAL EXPENSES (INCL. MNGMT.):
TOTAL NET OPERATING INCOME:
OVERALL RATE:
INCOME INDICATED VALUE: 153,600

