

CITY COUNCIL MEETING

AGENDA ITEM VI



**CITY OF FRANKLIN
COUNCIL AGENDA REPORT**

City Council Meeting April 2015

From: Elizabeth Dragon – City Manager

Subject: Tax deed sale of 17 Colby Ave

Sale of property Recommended Motion:

Councilor moves:

“I move that the Franklin City Council Authorize the City Manager to dispose of Tax map 076-073-00 17 Colby Ave, through a negotiated direct sale to an abutter with the conditions that the property owner do a lot line merger with their existing property and they use this parcel for green space or accessory structures only”

Mayor calls for a second, discussion, and vote.

Discussion: For failure to pay property taxes the above property was taken for tax deeding. This property has been vacant for some time. In the report created by code enforcement at the time of tax deeding the property was recommended for demolition.

The city demolished the buildings in June of last year. The size of the lot is only .184acre. Its greatest value/best use is when it is combined with an abutting piece of property. It is too small to be sold as a single buildable lot. By negotiating with an abutter we are able to place requirements on the transfer that they complete a lot line merger with their existing lot and use the .184 acre parcel for accessory structure or green space.

Attachments/Exhibits: 1. Property card & Map

17 COLBY AVENUE MAP/LOT: 076-073-00 77 ZONING: LP CLASS: E - 903 CARD # 1 OF 1

CURRENT OWNER/ADDRESS

FRANKLIN, CITY OF

316 CENTRAL STREET
FRANKLIN NH 03235

DEED BOOK: 3193
DEED PAGE: 59
DEED DATE: 20100512

LAND DATA:

TYPE: LINEAR W.F.

SIZE: 0.184

INFLUENCE FACTORS

0 0 0 0 0 0 0 0 0 0

LAND VALUE

37,570

NBHD ID: 101.00

ASSESSMENT INFORMATION - PRIOR

37,500 37,600
19,800 19,800
57,300 57,400

PROPERTY VISIT HISTORY

20140623 CB UNOCCUPIED
20090611 DI OCC.NOT HOME
20080609 RB OCC.NOT HOME
RAV UPDATE

TOTAL LAND VALUE: 37,600

Sale info not verified by assessor's office

SALES DATA:

PERMIT DATA:

Date	Type	Price	Valid	Date	Amount	Purpose
20100512	LAND + BLDG	1	35			

ADDITION DATA:

Lower Level	First Floor	Second Floor	Third Floor	Area	Value
A	Opn Frm Prch			64	2000
B					00
C					00
D					00
E					00
F					00
G					00
H					00

DWELLING DATA:

Style: COTTAGE
 Story Ht. 1.00
 Attic: NONE
 Walls: FRAME
 Bedrooms: 1
 Total Rooms: 4
 Full Baths: 1
 Half Baths: 1
 Add'l Fixtures: 5
 Total Fixtures: 5
 Basement: PART
 Fin Bsmc. Living Area: 0
 Basement Rec Room Area: 0
 Heating System: NONE
 Heating Type: NONE
 FIREPLACE WB: / Mtl: /
 Basement Garage (# cars):
 Ground Flr Area: 544
 Total Living Area: 544
 Quality Grade: D
 Condition: POOR
 Marketability: PR
 Year Built: 1930
 Eff. Year Built:
 Unfinished Area:
 Unheated Area:

COST APPROACH COMPUTATIONS
 Base Price 69,620
 Plumbing
 Additions 2,000
 Unfin. Area -4,700
 Basement
 Attic
 Heat/AC Adj. -3,330
 FBLLA
 Rec Rm
 Fireplace
 Bsmc. Gar.
 SUBTOTAL 63,590
 Grade Factor 0.78
 C & D Factor
 TOTAL RCN 45,600
 % Good 0.40
 Market Adj.
 Econm Obslcn
 Functn Obslcn
 Nhd/Style Adj.
 Under Constcn %
 TOTAL RCNLD 19,800

OUTBUILDING DATA

Type Qty Yr Size1 Size2 Grd Cond Ma Value

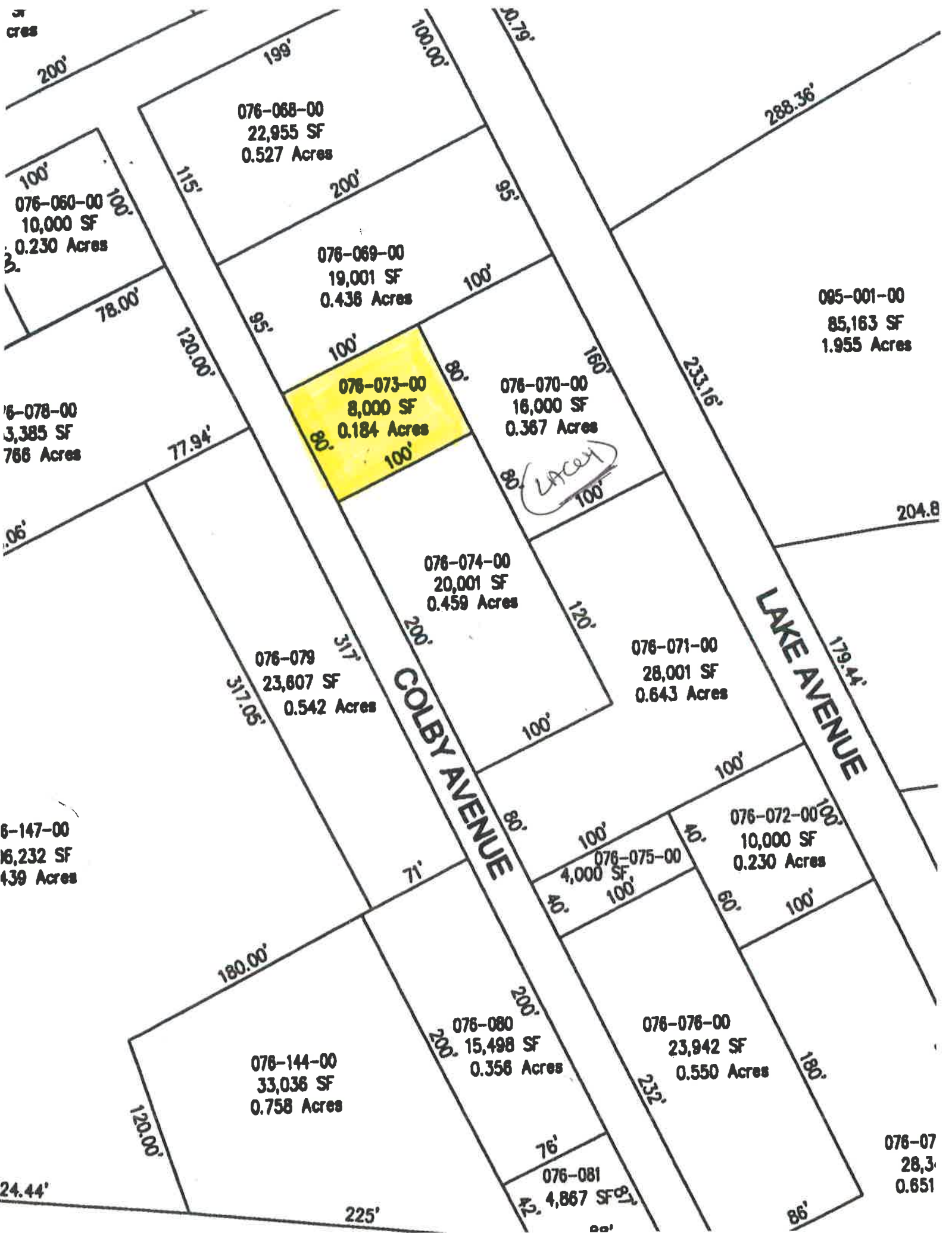
8 OFF

VALUE FLAG:\$5

NOTES:
5/12/10 TAKEN BY TAX COLL DEED

OUTBUILDING TOTAL:
House Color: NATURAL

MAP SHEET # L6



076-060-00
10,000 SF
0.230 Acres

076-078-00
3,385 SF
0.078 Acres

076-147-00
16,232 SF
0.373 Acres

076-068-00
22,955 SF
0.527 Acres

076-069-00
19,001 SF
0.436 Acres

076-073-00
8,000 SF
0.184 Acres

076-074-00
20,001 SF
0.459 Acres

076-079
23,607 SF
0.542 Acres

076-144-00
33,036 SF
0.758 Acres

076-080
15,498 SF
0.356 Acres

076-070-00
16,000 SF
0.367 Acres

076-075-00
4,000 SF

076-071-00
28,001 SF
0.643 Acres

076-072-00
10,000 SF
0.230 Acres

076-076-00
23,942 SF
0.550 Acres

076-081
4,867 SF

095-001-00
85,163 SF
1.955 Acres

076-07
28,300 SF
0.651 Acres

Lacey