

CITY COUNCIL MEETING

AGENDA ITEM VII



CITY OF FRANKLIN
COUNCIL AGENDA REPORT
City Council Meeting of April 6, 2015

From: Richard Lewis, Planning and Zoning Director

Subject: Acceptance of Updated Tax Maps

Recommended Motion for Acceptance of Updated Tax Maps:

"I move that the Franklin City Council accept the updated tax maps, prepared by CAI Technologies, and authorize their use for future tax and assessing purposes.

Discussion / Concurrences:

As you will remember, the City of Franklin has been engaged in a 3-year program to update our tax maps. Since the program began, the consulting firm of CAI Technologies [formerly Cartographics, Inc.] has been performing a comprehensive review of the properties within the boundary of the City. They have reviewed the old tax maps, the deeds for the individual parcels, and the plans and other information recorded at the Merrimack County Registry of Deeds. They have also performed checks of their work utilizing the most current aerial photography for the State and the City. All of this data has now been compiled into the updated tax maps. These maps utilize Geographic Information Services [GIS] technology, which is the current standard for local, state and federal purposes. The new maps are consistent with a broad range of other data sets [floodplain information, natural resource data, etc.] that are available through a variety of state offices and departments.

Drafts of the maps were submitted to the Planning Department and the Assessing Office for review. Assessing Technician Debbie Ryba undertook a thorough review of the maps and associated data files. Both of our offices have had regular contact with CAI staff to discuss questions and concerns, and numerous revisions have been made to the draft plans.

Some parcels saw their lot areas or lot line dimensions change as a result of the updated maps. All of the data files were again reviewed and the owners of the lots that saw significant changes were notified through individual letters. We have been receiving numerous calls and questions about these letters and our offices have answered the questions; where the information presented by the owners highlights an error, the corrections have been made. In the majority of the cases, the lot differences were easily explained due to the in-depth review performed by CAI.

No set of tax maps is ever completely accurate until all of the parcels in the community have been professionally surveyed, which is why every tax map in every community contains a statement that "This map is for assessment purposes. It is not valid for legal description or conveyance". This conditional declaration aside, the Planning staff, the Assessing staff, and the Assessing Consultants [Corcoran Associates] feel that these updated tax maps are more accurate than the maps that have been in use for the past 40 years. These new tax maps contain clear and concise lot information that is easy to read and easy for staff to utilize.

As new subdivisions are created, or as new information is presented about an individual lot, the tax maps will continue to be updated on an annual basis. CAI Technologies also has a "Map Correction" form that any

owner can use to question the size or dimensions of their property and this form will be available in our offices in the Proulx Building.

It is also important to recognize that concurrent with the update to the tax maps for assessing uses, the Municipal Services Department has been working with the staff from CAI on GIS based field work and mapping work of the utility systems. This has been an important cooperative project between the Planning, Assessing, and MSD offices, and the data and mapping work created through this project will benefit all departments in the City well into the future.

Fiscal Impact: None

The City has invested significant funds for the development of these new maps, for the staff time to review the draft maps, and for the staff time to prepare for the integration of the updated maps into the assessing system. If the City Council does not accept the updated maps then these costs will possibly be lost.

Alternatives:

The Council can vote to not accept the update maps, but there is no benefit to the City by postponing this acceptance. As noted, the maps are being updated on an annual basis based on new land use approvals or new information presented by a landowner.

Attachment: Example of the update tax map

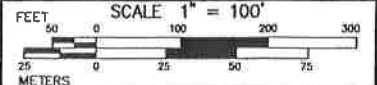


THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.
 THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD 83.



LEGEND

AREA SURVEYED	Ac	EXEMPT PROPERTY	①
AREA CALCULATED	Ac	SUBDIVISION LOT NO.	②
RECORD DIMENSION	100'	RIGHT OF WAY/ACCESS	5/8"
SCALED DIMENSION	100'S	COMMON OWNERSHIP	---
UNITS	M.L.		



PROPERTY MAPS
FRANKLIN

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