

CITY COUNCIL MEETING

AGENDA ITEM III

196 CENTRAL STREET Parcel ID: 117-131-00 SHEET # N8 Number of Units: Class: E - 903 Zoning: B1 Card # 1 of 1

CURRENT OWNER/ADDRESS
FRANKLIN, CITY OF

316 CENTRAL STREET
FRANKLIN NH 03235
DEED BOOK: 3478
DEED PAGE: 3
DEED DATE: 20150518
LAST UPDATE: 20150528
SALE DATA:
DATE TYPE PRICE CODE
2015051LAND + BLDG 1 35
20071228LAND + BLDG 225,000 0
OTHER FEATURES/ATTACHED IMPROVEMENTS
NO STR/C

LAND DATA:	TYPE	SIZE	LAND INFLUENCE(S)	FACTOR	LAND VALUE
PRIMARY		0.170	0		61,850
TOTAL ACREAGE:		0.170			61,900

Neighborhood ID: 302.00

ASSESSMENT INFORMATION:	
PRIOR	CURRENT
LAND BUILDING	62,400
TOTAL	107,800
	170,200
	169,700

- DATA COLLECTION INFORMATION -
20100618 TC OCC. NOT HOME
20080320 RD ESTIMATED
20060323 RD ESTIMATED

IDENT, UNITS

COST APPROACH DETAIL:

STRUCTURE TYPE: 321 RESTAURANT

LEVELS	USE	PERIMETER	HEATING	A/C	W/H	AREA	SF RATE	RCN	% GOOD	RCNLD
01 TO 01	31	147	HOT AIR	CENTRAL	14	1530	132.23	202,300	.70	141,610
01 TO 01	31	86	HOT AIR	CENTRAL	10	464	134.46	62,390	.70	43,670
TO			NONE	NONE			0.00	0	.00	0
TO			NONE	NONE			0.00	0	.00	0
TO			NONE	NONE			0.00	0	.00	0
TO			NONE	NONE			0.00	0	.00	0
TO			NONE	NONE			0.00	0	.00	0
TO			NONE	NONE			0.00	0	.00	0
TO			NONE	NONE			0.00	0	.00	0
TO			NONE	NONE			0.00	0	.00	0

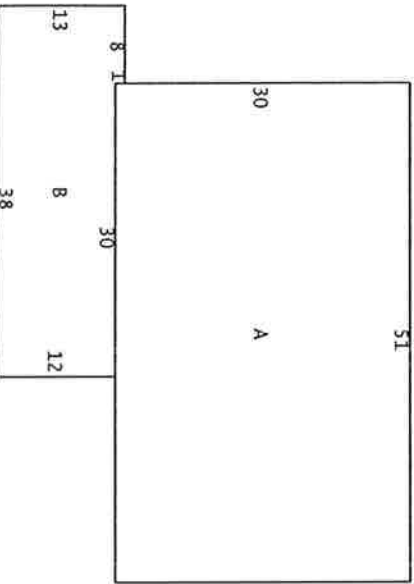
Building # 1
Year Built 1930
Units 1
QUALITY GRADE C+
IDENT UNITS 1
Efficiencies
1-Bedrooms
2-Bedrooms
3-Bedrooms
TOTAL UNADJ. RCNLD 102,930
AVE % GOOD 0.70
Grade Factor 1.08
Ident Units 1
FUNC/ECON FACTOR 0.95
Rcnld 105,600

OUTBUILDING/YARD ITEM DETAIL:

DESCRIPTION	Width	Length	QUAN.	YEAR BUILT	PHYS. COND.	FUNC. UTIL.	VALUE
RS1	8	8	1	1990	NORMAL	NORMAL	400
PA1	1	2000	1	1985	NORMAL	NORMAL	1,800

Gross Building De

TOTAL OBY/YARD VALUE: 2,200



PERMIT DATA: # PRICE PURPOSE
20101103 B10-127 500 MOVE KIT DOOR
20080117 B08-01 REMOVE INT WAL
20050207 B05-11 15,000 INSTALL BAR

NOTES: COST
CODE 2 = FT TIF DISTRICT
TAKEN BY TAX COLL DEED 5/18/15
COMM NOTE: DBA: FORMERLY CIAO PASTA

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: 112,300

