

# Franklin Fire Department

## Code Enforcement Division

Request for Inspection:

Date: 4-29-15

Name: HANLEX Telephone: \_\_\_\_\_

Location: 196 CENTRAL ST. Map: 117 Lot: 131

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>4-29-15</u>

Date Needed: 4-29-15 Time: 0930

Comments: THE OLD CAJO PASTA building.  
FAIR CONDITION FROM EXTERIOR VIEW.

Copy to: CITY CLERK

James [Signature]  
Inspector

**CITY OF FRANKLIN**

316 Central Street

Franklin, NH 03235

**Office Hours**

Monday - Friday

8:15 AM - 5:00 PM

(603) 934-3109

HANLEY, DIANE L  
10 AVERY STREET  
PLYMOUTH, NH 03264

**OFFICE OF THE TAX COLLECTOR**  
**SUMMARY OF ACTIVITY BY OWNER**  
Printed Thursday, April 30, 2015  
Interest Calculated As Of 04/23/2015

Map Lot Sub: 000117 000131 000000

<b>Invoice: 2013L01464719</b>		<b>Acres:</b> 0.19	<b>Location: 196 CENTRAL STREET</b>		
		<b>Bill Amount:</b> \$ 4,554.77	<b>Due Date: 03/13/2013</b>		
Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due
04/18/2013	Mtge Search/Notice	\$ 0.00	\$ 0.00	\$ 23.58	\$ 0.00
03/18/2015	Deed Notice	\$ 0.00	\$ 0.00	\$ 44.00	\$ 0.00
04/23/2015	Int/Pen From 03/13/2013	\$ 0.00	\$ 0.00	\$ 0.00	\$ 1,799.39
<b>Per Diem: 2.2462</b>		<b>Total Due For Invoice 2013L01464719:</b>			<b>\$ 6,354.16</b>

<b>Invoice: 2013L03000109</b>		<b>Acres:</b> 0.19	<b>Location: 196 CENTRAL STREET</b>		
		<b>Bill Amount:</b> \$ 4,460.97	<b>Due Date: 03/18/2014</b>		
Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due
04/16/2014	Mtge Search/Notice	\$ 0.00	\$ 0.00	\$ 23.90	\$ 0.00
04/23/2015	Int/Pen From 03/18/2014	\$ 0.00	\$ 0.00	\$ 0.00	\$ 906.07
<b>Per Diem: 2.1999</b>		<b>Total Due For Invoice 2013L03000109:</b>			<b>\$ 5,367.04</b>

<b>Invoice: 2014L01000088</b>		<b>Acres:</b> 0.19	<b>Location: 196 CENTRAL STREET</b>		
		<b>Bill Amount:</b> \$ 5,102.72	<b>Due Date: 03/16/2015</b>		
Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due
04/16/2015	Mtge Search/Notice	\$ 0.00	\$ 0.00	\$ 27.00	\$ 0.00
04/23/2015	Int/Pen From 03/16/2015	\$ 0.00	\$ 0.00	\$ 0.00	\$ 122.62
<b>Per Diem: 2.5164</b>		<b>Total Due For Invoice 2014L01000088:</b>			<b>\$ 5,225.34</b>

<b>Invoice: 2015S11000299</b>		<b>Acres:</b> 0.00	<b>Location: 196 CENTRAL STREET</b>		
		<b>Bill Amount:</b> \$ 20.06	<b>Due Date: 09/05/2014</b>		
Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due
10/28/2014	Late Payment	\$ 0.00	\$ 0.00	\$ 10.00	\$ 0.00
04/23/2015	Int/Pen From 09/05/2014	\$ 0.00	\$ 0.00	\$ 0.00	\$ 11.90
<b>Per Diem: 0.0082</b>		<b>Total Due For Invoice 2015S11000299:</b>			<b>\$ 31.96</b>

<b>Invoice: 2015S12000304</b>		<b>Acres:</b> 0.00	<b>Location: 196 CENTRAL STREET</b>		
		<b>Bill Amount:</b> \$ 20.06	<b>Due Date: 12/19/2014</b>		
Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due
12/22/2014	Late Payment	\$ 0.00	\$ 0.00	\$ 10.00	\$ 0.00
04/23/2015	Int/Pen From 12/19/2014	\$ 0.00	\$ 0.00	\$ 0.00	\$ 11.03
<b>Per Diem: 0.0082</b>		<b>Total Due For Invoice 2015S12000304:</b>			<b>\$ 31.09</b>

<b>Invoice: 2015S13000300</b>		<b>Acres:</b>	0.00	<b>Location:</b>	196 CENTRAL STREET	
		<b>Bill Amount:</b>	\$ 20.06	<b>Due Date:</b>	04/06/2015	
<b>Date</b>	<b>Activity</b>		<b>Amount</b>	<b>Int. Paid</b>	<b>Penalty</b>	<b>Int./Pen. Due</b>
04/08/2015	Late Payment		\$ 0.00	\$ 0.00	\$ 10.00	\$ 0.00
04/23/2015	Int/Pen From 04/06/2015		\$ 0.00	\$ 0.00	\$ 0.00	\$ 10.14
<b>Per Diem:</b>		0.0082	<b>Total Due For Invoice 2015S13000300:</b>			<b>\$ 30.20</b>

<b>Invoice: 2015W11000299</b>		<b>Acres:</b>	0.00	<b>Location:</b>	196 CENTRAL STREET	
		<b>Bill Amount:</b>	\$ 20.05	<b>Due Date:</b>	09/05/2014	
<b>Date</b>	<b>Activity</b>		<b>Amount</b>	<b>Int. Paid</b>	<b>Penalty</b>	<b>Int./Pen. Due</b>
10/28/2014	Late Payment		\$ 0.00	\$ 0.00	\$ 10.00	\$ 0.00
04/23/2015	Int/Pen From 09/05/2014		\$ 0.00	\$ 0.00	\$ 0.00	\$ 11.90
<b>Per Diem:</b>		0.0082	<b>Total Due For Invoice 2015W11000299:</b>			<b>\$ 31.95</b>

<b>Invoice: 2015W12000304</b>		<b>Acres:</b>	0.00	<b>Location:</b>	196 CENTRAL STREET	
		<b>Bill Amount:</b>	\$ 20.05	<b>Due Date:</b>	12/19/2014	
<b>Date</b>	<b>Activity</b>		<b>Amount</b>	<b>Int. Paid</b>	<b>Penalty</b>	<b>Int./Pen. Due</b>
12/22/2014	Late Payment		\$ 0.00	\$ 0.00	\$ 10.00	\$ 0.00
04/23/2015	Int/Pen From 12/19/2014		\$ 0.00	\$ 0.00	\$ 0.00	\$ 11.03
<b>Per Diem:</b>		0.0082	<b>Total Due For Invoice 2015W12000304:</b>			<b>\$ 31.08</b>

<b>Invoice: 2015W13000300</b>		<b>Acres:</b>	0.00	<b>Location:</b>	196 CENTRAL STREET	
		<b>Bill Amount:</b>	\$ 20.05	<b>Due Date:</b>	04/06/2015	
<b>Date</b>	<b>Activity</b>		<b>Amount</b>	<b>Int. Paid</b>	<b>Penalty</b>	<b>Int./Pen. Due</b>
04/08/2015	Late Payment		\$ 0.00	\$ 0.00	\$ 10.00	\$ 0.00
04/23/2015	Int/Pen From 04/06/2015		\$ 0.00	\$ 0.00	\$ 0.00	\$ 10.14
<b>Per Diem:</b>		0.0082	<b>Total Due For Invoice 2015W13000300:</b>			<b>\$ 30.19</b>

**Total Due For Parcel 000117 000131 000000: \$ 17,133.01**

**Per Diem: 7.0117 Total Due For All Parcels: \$ 17,133.01**

**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

196 CENTRAL STREET Parcel ID: 117-131-00 SHEET # N8 Number of Units: Class: C - 326 Zoning: B1 Card # 1 of 1

CURRENT OWNER/ADDRESS

HANLEY, DIANE L

10 AVERY STREET  
 PLYMOUTH NH 03264  
 DEED BOOK: 3039  
 DEED PAGE: 640  
 DEED DATE: 20071228  
 LAST UPDATE: 20150214  
 SALE DATA:  
 DATE TYPE PRICE CODE  
 20071228LAND + BLDG 225,000 0  
 20050222LAND + BLDG 170,000 A  
 20020910LAND ONLY 1 L  
 OTHER FEATURES/ATTACHED IMPROVEMENTS  
 NO STR/CLAND + BLDG

LAND DATA:

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

Neighborhood ID: 302.00

ASSESSMENT INFORMATION:

	PRIOR	CURRENT
LAND	62,400	61,900
BUILDING	107,800	107,800
TOTAL	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	CENTRA14		1530	132.23	202,300	.70	141,610
01 TO 01	31	86	HOT AIR	CENTRA10		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

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

OUTBUILDING/YARD ITEM DETAIL:

DESCRIPTION	Width	Length OR SIZE	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
						NONE	
						NONE	
						NONE	
						NONE	

Gross Building De

TOTAL OBY/YARD VALUE: 2,200

PERMIT DATA:

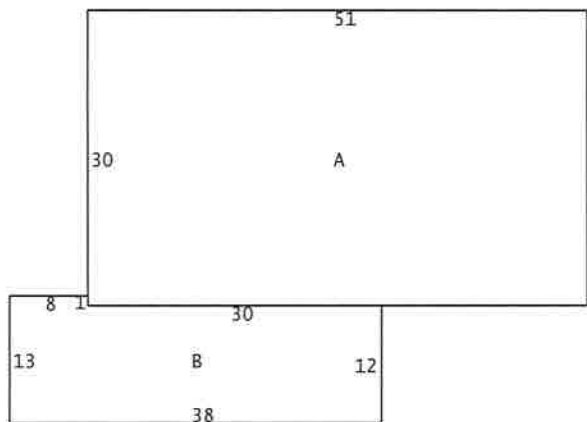
DATE	#	PRICE	PURPOSE
20101103	B10-127	500	MOVE KIT DOOR
20080117	B08-01		REMOVE INT WAL
20050207	B05-11	15,000	INSTALL BAR

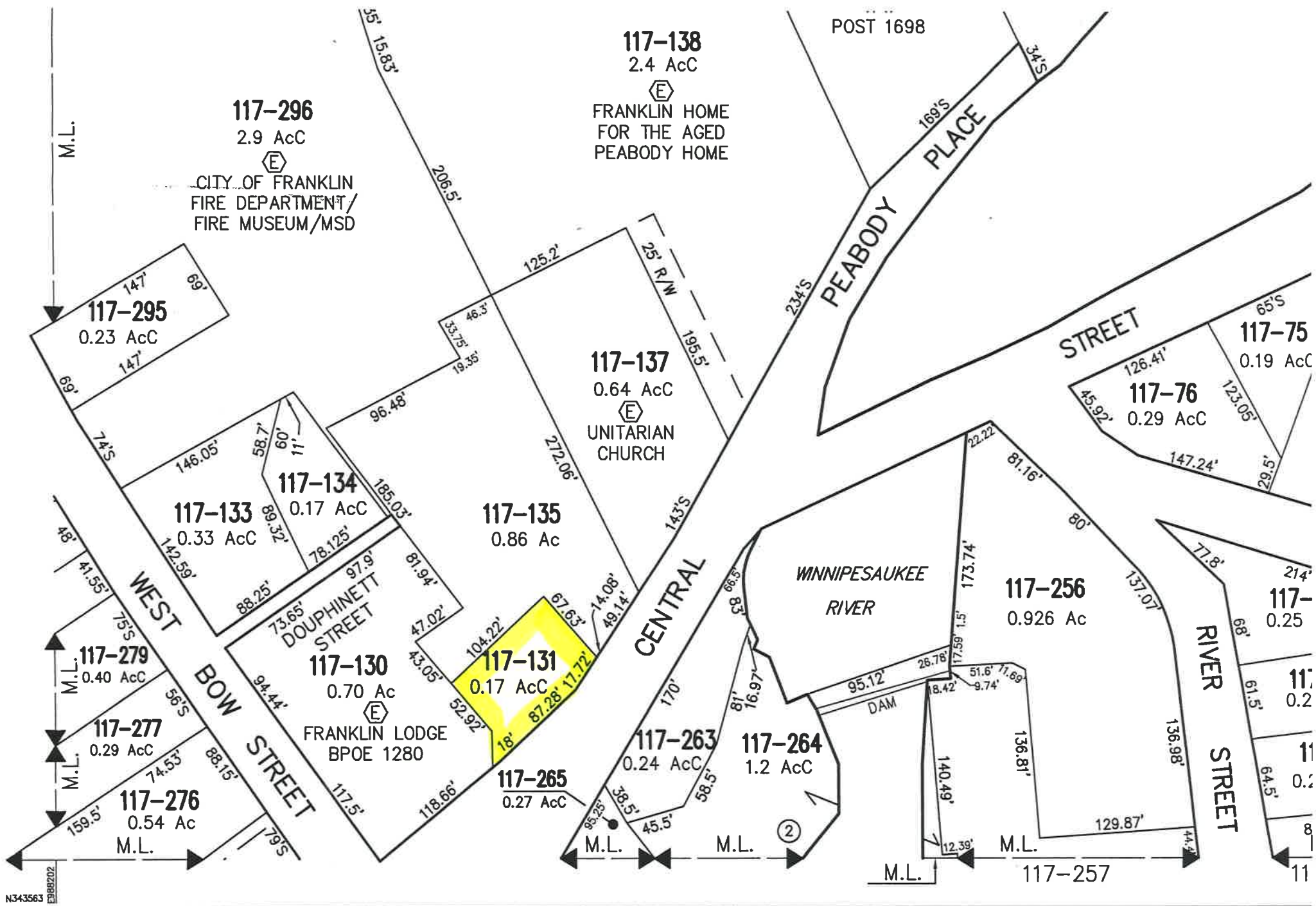
INCOME APPROACH SUMMARY:

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

NOTES: COST  
 CODE 2 = FF TIF DISTRICT  
 SMALL SHED = NV  
 COMM NOTE: DBA: CIAO PASTA

SKETCH	AREA	AREA
A 1S CB	1530 I	
B 1S FR	464 J	
C	K	
D	L	
E	M	
F	N	
G	O	
H		



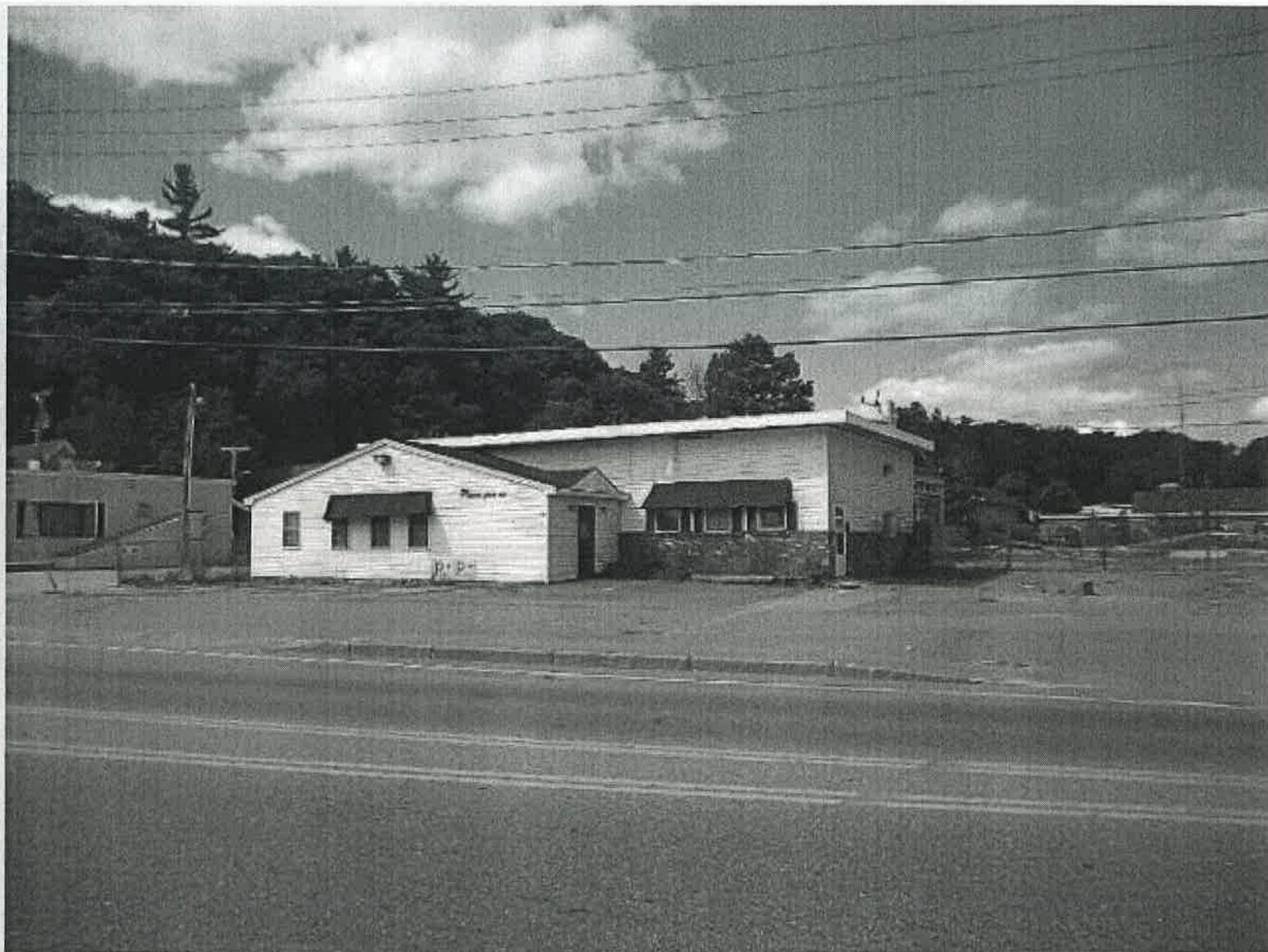


THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM NAD 83

PRODUCED IN 2014 BY





117-131-00  
196 Central St