



**CITY OF FRANKLIN
COUNCIL AGENDA REPORT**
City Council Meeting May 2, 2015

From: Katie Gargano, Tax Collector

Subject: Council to consider adoption of the following tax deeds:

1. Map/ Lot: 117/131/000 (Land & Building)	2. Map/ Lot: 077/406/000 (Land Only)
3. Map/ Lot: 097/036/000 (Land & Building)	4. Map/ Lot: 091/020/001 (Building)
5. Map/ Lot: 099/033/000 (Land & Building)	

Recommended Motions:

1. Councilor moves:
"I move that the Franklin City Council accept the tax deeds on the following parcels:"
2. Mayor asks for a second, discussion, and calls the vote.

Discussion:

This process is consistent with the State of New Hampshire Statutes with respect to deeding properties. If the Council decided against accepting this deed, the tax lien shall remain in effect indefinitely, retaining its priority over the other liens. The taxpayer's right of redemption as provided by RSA 80:69 shall likewise be extended indefinitely, with interest continuing to accrue as provided in that section.

If at any time, in the judgement of the municipal governing body, the reasons for refusing the tax deed no longer apply, and the tax lien has not been satisfied, the governing body may instruct the tax collector to issue the tax deed, and the collector shall do so after giving the notices required by RSA 80:38a and 80:38b.

80:76 II-a: the governing body of the municipality may refuse to accept a tax deed on behalf of the municipality, and shall so notify the collector, whenever in its judgment acceptance and ownership of the real estate would subject the municipality to undesirable obligations or liability risks, including obligations under real estate covenants or obligations to tenants, or for any other reason would be contrary to the public interest. Such a decision shall not be made solely for the private benefit of a taxpayer.

Fiscal Impact:

Lost revenue to the city.

Alternative:

Referring to RSA 80:76 it states that the municipality may refuse to accept a tax deed on behalf of the municipality, and may so notify the collector, whenever in its judgment acceptance and ownership of the real estate would subject the municipality to undesirable obligations or liability risks, including obligations under real estate covenants or obligations to tenants, or for any other reason would be contrary to the public interest. The tax lien may be enforced by the municipality by suit as provided under RSA 80:50, and through any remedy provided by law for the enforcement of other types of liens and attachments.

Attachments/Exhibits:

1. Code Enforcement Division Reports
2. Statement of Accounts
3. Property Tax Cards & Maps

Franklin Fire Department

Code Enforcement Division

Request for Inspection:

Date: 4-29-15

Name: HAN/EX 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 CAIO PASTA building.
FAIR CONDITION FROM EXTERIOR VIEW.

Copy to: CITY CLERK

James J. Cum
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

Invoice: 2013L01464719		Acres: 0.19	Location: 196 CENTRAL STREET		
		Bill Amount: \$ 4,554.77	Due Date: 03/13/2013		
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
Per Diem: 2.2462		Total Due For Invoice 2013L01464719:			\$ 6,354.16

Invoice: 2013L03000109		Acres: 0.19	Location: 196 CENTRAL STREET		
		Bill Amount: \$ 4,460.97	Due Date: 03/18/2014		
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
Per Diem: 2.1999		Total Due For Invoice 2013L03000109:			\$ 5,367.04

Invoice: 2014L01000088		Acres: 0.19	Location: 196 CENTRAL STREET		
		Bill Amount: \$ 5,102.72	Due Date: 03/16/2015		
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
Per Diem: 2.5164		Total Due For Invoice 2014L01000088:			\$ 5,225.34

Invoice: 2015S11000299		Acres: 0.00	Location: 196 CENTRAL STREET		
		Bill Amount: \$ 20.06	Due Date: 09/05/2014		
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
Per Diem: 0.0082		Total Due For Invoice 2015S11000299:			\$ 31.96

Invoice: 2015S12000304		Acres: 0.00	Location: 196 CENTRAL STREET		
		Bill Amount: \$ 20.06	Due Date: 12/19/2014		
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
Per Diem: 0.0082		Total Due For Invoice 2015S12000304:			\$ 31.09

Invoice: 2015S13000300		Acres:	0.00	Location:	196 CENTRAL STREET	
		Bill Amount:	\$ 20.06	Due Date:	04/06/2015	
Date	Activity		Amount	Int. Paid	Penalty	Int./Pen. Due
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
Per Diem:		0.0082	Total Due For Invoice 2015S13000300:			\$ 30.20

Invoice: 2015W11000299		Acres:	0.00	Location:	196 CENTRAL STREET	
		Bill Amount:	\$ 20.05	Due Date:	09/05/2014	
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
Per Diem:		0.0082	Total Due For Invoice 2015W11000299:			\$ 31.95

Invoice: 2015W12000304		Acres:	0.00	Location:	196 CENTRAL STREET	
		Bill Amount:	\$ 20.05	Due Date:	12/19/2014	
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
Per Diem:		0.0082	Total Due For Invoice 2015W12000304:			\$ 31.08

Invoice: 2015W13000300		Acres:	0.00	Location:	196 CENTRAL STREET	
		Bill Amount:	\$ 20.05	Due Date:	04/06/2015	
Date	Activity		Amount	Int. Paid	Penalty	Int./Pen. Due
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
Per Diem:		0.0082	Total Due For Invoice 2015W13000300:			\$ 30.19

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: PRICE CODE
 20071228LAND + BLDG 225,000 0
 2005022LAND + 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 0 61,850
 TOTAL ACREAGE: 0.170 TOTAL LAND VALUE: 61,900

Neighborhood ID: 302.00
 ASSESSMENT INFORMATION:
 LAND BUILDING
 62,400 61,900
 107,800 107,800
 170,200 169,700
 TOTAL

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

STRUCTURE TYPE: 321 RESTAURANT

COST APPROACH DETAIL:

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	
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:

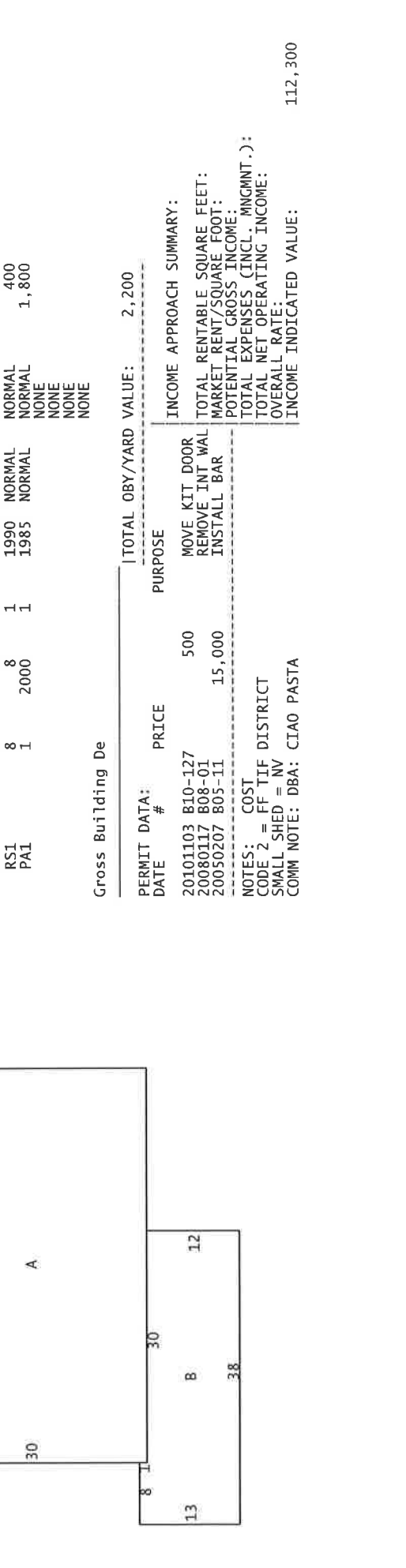
DESCRIPTION	Width	Length	QUAN.	YEAR BUILT	PHYS. COND.	FUNC. UTIL.	VALUE
RSI	8	8	1	1990	NORMAL	NORMAL	400
PAT	1	2000	1	1985	NORMAL	NONE	1,800

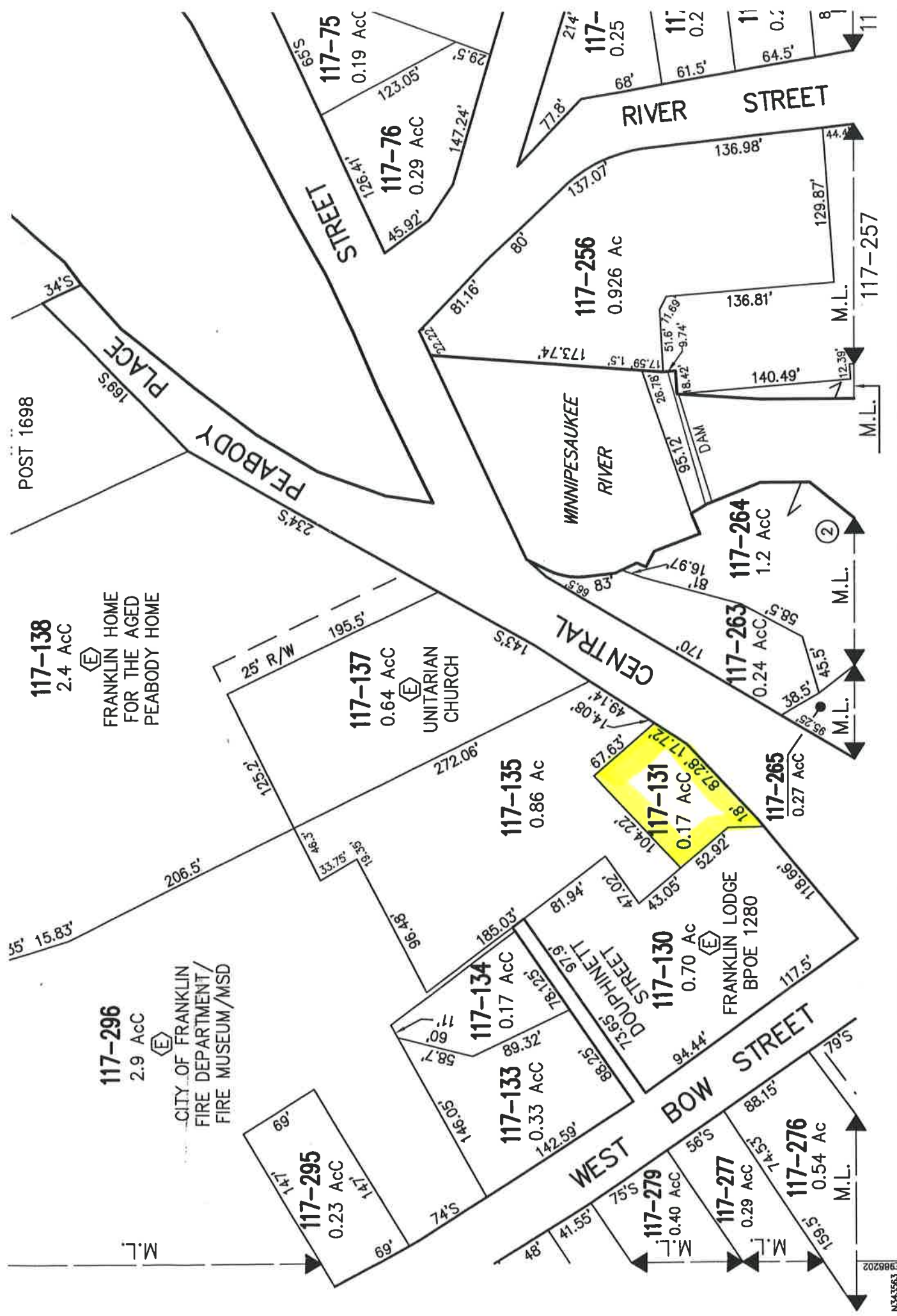
Gross Building De

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 (CNCL. MNGMNT.):
 TOTAL NET OPERATING INCOME:
 OVERALL RATE:
 INCOME INDICATED VALUE: 112,300





PRODUCED IN 2014 BY

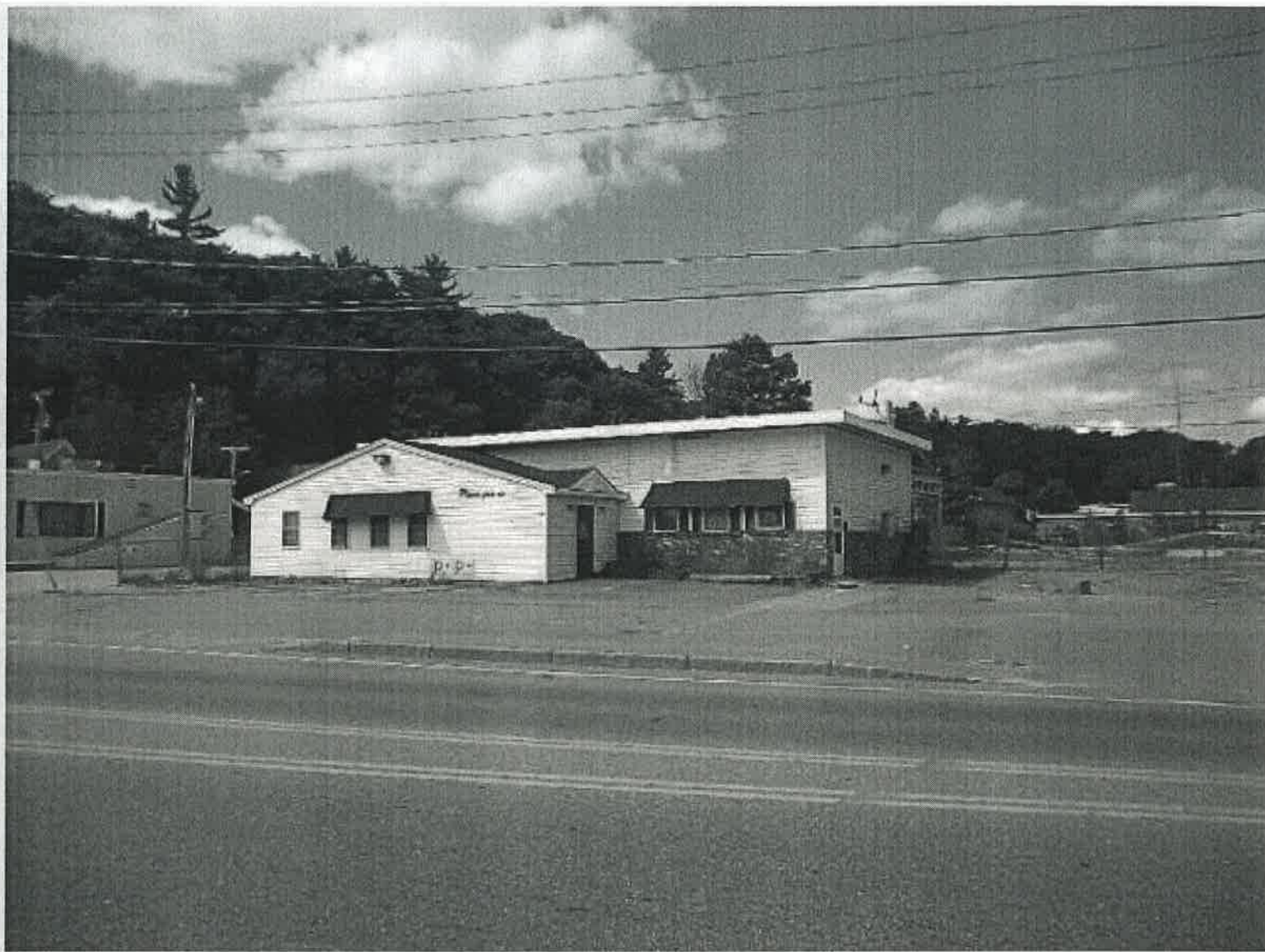


CAI Technologies

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

E98202
N343563



117-131-00
196 Central St

CITY OF FRANKLIN

316 Central Street

Franklin, NH 03235

Office Hours

Monday - Friday

8:15 AM - 5:00 PM

(603) 934-3109

ROGERS, ELAINE
302 CHANCE POND ROAD
FRANKLIN, NH 03235

OFFICE OF THE TAX COLLECTOR
SUMMARY OF ACTIVITY FOR 000077 000406 000000
Printed Thursday, April 30, 2015
Interest Calculated As Of 04/23/2015

Map Lot Sub: 000077 000406 000000

Invoice: 2013L01464855		Acres: 0.58	Location: CHANCE POND ROAD		
		Bill Amount: \$ 339.46	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
12/20/2013	Payment of \$8.38	\$ 0.00	\$ 0.00	(\$ 8.38)	\$ 0.00
	Paid By: ROGERS, ELAINE				
12/20/2013	Payment of \$11.62	\$ 0.00	(\$ 11.62)	\$ 0.00	\$ 0.00
	Paid By: ROGERS, ELAINE				
12/15/2014	Payment of \$25.00 (#153)	\$ 0.00	(\$ 25.00)	\$ 0.00	\$ 0.00
	Paid By: ROGERS, ELAINE				
03/18/2015	Deed Notice	\$ 0.00	\$ 0.00	\$ 27.00	\$ 0.00
04/23/2015	Int/Pen From 12/15/2014	\$ 0.00	\$ 0.00	\$ 0.00	\$ 119.46
Per Diem: 0.1674		Total Due For Invoice 2013L01464855:			\$ 458.92

Invoice: 2013L03000196		Acres: 0.58	Location: CHANCE POND ROAD		
		Bill Amount: \$ 377.49	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
04/23/2015	Int/Pen From 03/18/2014	\$ 0.00	\$ 0.00	\$ 0.00	\$ 83.03
Per Diem: 0.1862		Total Due For Invoice 2013L03000196:			\$ 460.52

Total Due For Parcel 000077 000406 000000: \$ 919.44

Per Diem: 0.3536 Total Due For All Parcels: \$ 919.44

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

CHANCE POND ROAD MAP/LOT: 077-406-00 77 ZONING: C LIVING UNITS: CLASS: R - 132 CARD # 1 OF 1

CURRENT OWNER/ADDRESS

ROGERS, ELAINE

302 CHANCE POND ROAD NH 03235

DEED BOOK: 3268
DEED PAGE: 1650
DEED DATE: 20110822

LAND DATA:

TYPE LINEAR W.F. SIZE 691
PRIMARY 0.280
TOT. ACRE 0.280

INFLUENCE FACTORS
% -75
TOPOGRAPHY -75
TOTAL LAND VALUE: 10,500

LAND VALUE 3,230

LAND BUILDING TOTAL 10,300 1,900 12,400

NBHD ID: 102.00

ASSESSMENT INFORMATION -
PRIOR 10,300 1,900 12,400
CURRENT 10,500 1,900 12,400
PROPERTY VISIT HISTORY -
20140627 CB UNIMP. PARCEL
20120626 RD UNIMP. PARCEL
20111202 RS UNIMP. PARCEL
UPDATE

Sale info not verified by assessor's office

SALES DATA:

Date	Type	Price	Valid	Date	#	Amount	Purpose
20110822	LAND ONLY	275,000	21		1		
20060615	LAND ONLY		1		1		

PERMIT DATA:

ADDITION DATA:

Lower Level	First Floor	Second Floor	Third Floor	Area	Value
A					00
B					00
C					00
D					00
E					00
F					00
G					00
H					00

DWELLING DATA:

Style: Story Ht.
Attic:
Walls:
Bedrooms:
Total Rooms:
Full Baths:
Half Baths:
Add'l Fixtures:
Total Fixtures:
Basement:
Fin Bsmt. Living Area: 0
Basement Rec Room Area: 0
Heating System:
Heating Type:
FIREPLACE WB: / Mt1:
Basement Garage (# cars)
Ground Flr Area:
Total Living Area:
Quality Grade:
Condition:
Marketability:
Year Built:
Eff. Year Built:
Unfinished Area:
Unheated Area:

COST APPROACH COMPUTATIONS
Base Price
Plumbing
Additions
Unfin. Area
Basement
Attic
Heat/AC Adj.
FBLA
Rec Rm
Fireplace
Bsmt. Gar.
SUBTOTAL
Grade Factor
C & D Factor
TOTAL RCN
% Good
Market Adj.
Ecnom Obslcn
Functn Obslcn
Nbhd/Style Adj.
Under Constcn %
TOTAL RCNLD

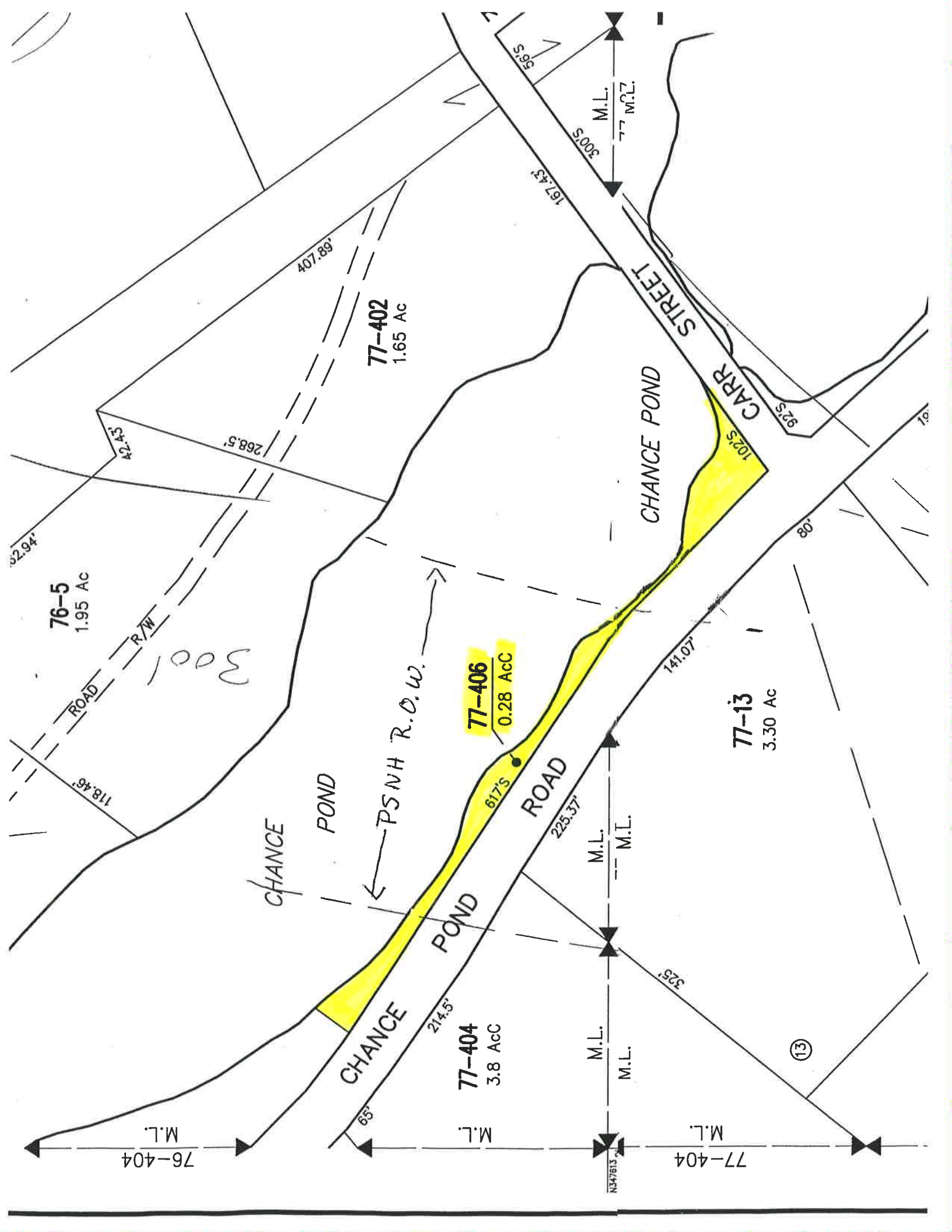
OUTBUILDING DATA

Type	Qty	Yr	Size1	Size2	Grd	Cond	Ma	Value
RD1	1	2005	3	40	C	F		\$1,920

VALUE FLAG:5

NOTES:
SOLD WITH 077-404-00

MAP SHEET # L6
OUTBUILDING TOTAL: \$1,900
House Color: NATURAL





077-406-00
Chance Pond Rd

Franklin Fire Department

Code Enforcement Division

Request for Inspection:

Date: 4-29-15

Name: SHELLEY Telephone: _____

Location: 165 CHANGE POND RD Map: 097 Lot: 036

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>DACK TAX insp.</u>		<u>4-29-15</u>

Date Needed: 4-29-15 Time: 1100

Comments: THIS PROPERTY SHOULD BE TORN DOWN.
THERE ARE TWO SECTIONS OF BUILDING THAT HAVE
COLLAPSED AND CREATE A HAZARD. FOUNDATION COLLAPSED ALSO

Copy to: CITY CLERK

Jane I. Cannon
Inspector

CITY OF FRANKLIN

316 Central Street

Franklin, NH 03235

Office Hours

Monday - Friday

8:15 AM - 5:00 PM

(603) 934-3109

SHELLEY, ROY E & JOAN E
116 PROSPECT STREET
FRANKLIN, NH 03235

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: 000097 000036 000000

Invoice: 2013L01464919		Acres: 0.21	Location: 165 CHANCE POND ROAD		
		Bill Amount: \$ 1,420.48	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
03/18/2015	Deed Notice	\$ 0.00	\$ 0.00	\$ 27.00	\$ 0.00
04/23/2015	Int/Pen From 03/13/2013	\$ 0.00	\$ 0.00	\$ 0.00	\$ 575.47
Per Diem: 0.7005		Total Due For Invoice 2013L01464919:			\$ 1,995.95

Invoice: 2013L03000223		Acres: 0.21	Location: 165 CHANCE POND ROAD		
		Bill Amount: \$ 1,527.73	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
04/23/2015	Int/Pen From 03/18/2014	\$ 0.00	\$ 0.00	\$ 0.00	\$ 310.49
Per Diem: 0.7534		Total Due For Invoice 2013L03000223:			\$ 1,838.22

Invoice: 2014L01000177		Acres: 0.21	Location: 165 CHANCE POND ROAD		
		Bill Amount: \$ 1,367.01	Due Date: 03/16/2015		
Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due
04/16/2015	Mtge Search/Notice	\$ 0.00	\$ 0.00	\$ 10.00	\$ 0.00
04/23/2015	Int/Pen From 03/16/2015	\$ 0.00	\$ 0.00	\$ 0.00	\$ 35.62
Per Diem: 0.6741		Total Due For Invoice 2014L01000177:			\$ 1,402.63

Total Due For Parcel 000097 000036 000000: \$ 5,236.80

Per Diem: 2.1280 Total Due For All Parcels: \$ 5,236.80

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

165 CHANCE POND ROAD MAP/LOT: 097-036-00 77 ZONING: R1 LIVING UNITS: 1 CLASS: R - 101 CARD # 1 OF 1

CURRENT OWNER/ADDRESS: SHELLEY, ROY E & JOAN E

116 PROSPECT STREET NH 03235

DEED BOOK: 920 DEED PAGE: 148 DEED DATE: 19630527

LAND DATA: TYPE LINEAR W.F. SIZE 34

PRIMARY 0.220

TOT. ACRE 0.220

INFLUENCE FACTORS: TOPOGRAPHY 0, LAND VALUE 25,470, % -10, TOTAL LAND VALUE: 28,600

ASSESSMENT INFORMATION - PRIOR 28,500, CURRENT 21,800, LAND BUILDING 21,800, TOTAL 50,400

PROPERTY VISIT HISTORY - UNOCCUPIED 20140630 CB, OCC. NOT HOME 20081003 RB, ENT. GAINED 20051007 JPT, UPDATE ECT

Sale info not verified by assessor's office DW

SALES DATA: PERMIT DATA:

Date	Type	Price	Valid	Date	#	Amount	Purpose

ADDITIONAL DATA:

Lower Level	First Floor	Second Floor	Third Floor	Area	Value
	1s Frame			60	3700
A					00
B					00
C					00
D					00
E					00
F					00
G					00
H					00

DWELLING DATA:

Style: OLD STYLE

Story Ht: 1-50

Attic: NONE

Walls: FRAME

Bedrooms: 3

Total Rooms: 6

Full Baths: 1

Half Baths: 1

Add'l Fixtures: 5

Total Fixtures: 5

Basement: FULL

Fin Bsmt. Living Area: 0

Basement Rec Room Area: 220

Heating System: OIL

Heating Type: BASIC / Mt'l

FIREPLACE WB: /

Total Living Area: 564

Quality Grade: C

Condition: VERY POOR

Marketability: VP

Year Built: 1900

Eff. Year Built:

Unfinished Area:

Unheated Area:

COST APPROACH COMPUTATIONS

Base Price 66,510

Plumbing Additions 3,700

Unfin. Area Basement 2,370

Attic Heat/AC Adj. 72,580

FELA 1.00

Rec Rm Fireplace Bsmt. Gar. SUBTOTAL 72,580

Grade Factor C & D Factor 1.00

TOTAL RCN 72,580

% Good 0.30

Market Adj. Ecnom Obslcn Functn Obslcn Nbhhd/Style Adj. Under Constcn %

TOTAL RCNLD 21,800

OUTBUILDING DATA

Type	Qty	Yr	Size1	Size2	Grd	Cond	Ma	Value

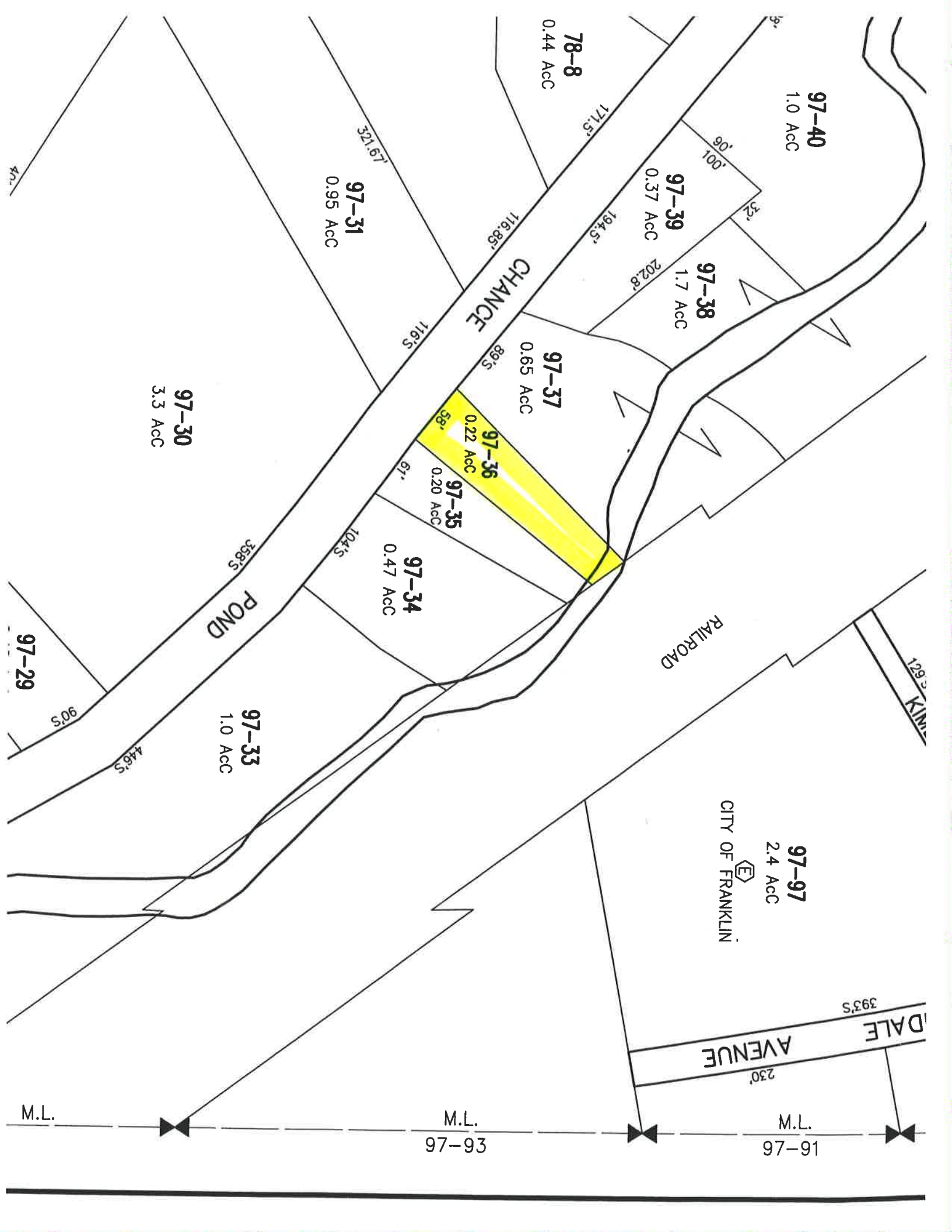
VALUE FLAG: 5

NOTES:

OUTBUILDING TOTAL: 1 WHITE

MAP SHEET # N6

House Color: 1 WHITE



97-40
1.0 AcC

78-8
0.44 AcC

97-31
0.95 AcC

97-39
0.37 AcC

97-38
1.7 AcC

CHANCE

97-37
0.65 AcC

97-30
3.3 AcC

97-36
0.22 AcC

97-35
0.20 AcC

97-34
0.47 AcC

POND

97-29

97-33
1.0 AcC

RAILROAD

CITY OF FRANKLIN

97-97
2.4 AcC

DALE AVENUE

393.5'

230'

M.L.

M.L.
97-93

M.L.
97-91

DALE

129.5'
KIM



097-036-00
165 Chance Pond Rd

Franklin Fire Department

Code Enforcement Division

Request for Inspection:

Date: 4-29-15

Name: ST. JACQUES

Telephone: _____

Location: 425 Hill Rd

Map: 091 Lot: 020

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: 1145

Comments: THIS IS A NEWER TRAILER THAT HAS BEEN REPLACED THIS PAST YEAR. IN VERY GOOD SHAPE AND OCCUPIED.

Copy to: CITY CLERK

[Signature]
Inspector

CITY OF FRANKLIN

316 Central Street

Franklin, NH 03235

Office Hours

Monday - Friday

8:15 AM - 5:00 PM

(603) 934-3109

ST JACQUES, THOMAS
ST JACQUES, NICOLE
425 HILL ROAD
FRANKLIN, NH 03235

OFFICE OF THE TAX COLLECTOR
SUMMARY OF ACTIVITY FOR 000091 000020 000001
Printed Thursday, April 30, 2015
Interest Calculated As Of 04/23/2015

Map Lot Sub: 000091 000020 000001

Invoice: 2013L01464931		Acres: 0.00	Location: 425 HILL ROAD		
		Bill Amount: \$ 597.91	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
03/18/2015	Deed Notice	\$ 0.00	\$ 0.00	\$ 27.00	\$ 0.00
04/23/2015	Int/Pen From 03/13/2013	\$ 0.00	\$ 0.00	\$ 0.00	\$ 262.72
Per Diem:	0.2949	Total Due For Invoice 2013L01464931:			\$ 860.63

Invoice: 2013L03000233		Acres: 0.00	Location: 425 HILL ROAD		
		Bill Amount: \$ 566.93	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
04/23/2015	Int/Pen From 03/18/2014	\$ 0.00	\$ 0.00	\$ 0.00	\$ 120.49
Per Diem:	0.2796	Total Due For Invoice 2013L03000233:			\$ 687.42

Invoice: 2014L01000184		Acres: 0.00	Location: 425 HILL ROAD		
		Bill Amount: \$ 518.29	Due Date: 03/16/2015		
Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due
04/16/2015	Mtge Search/Notice	\$ 0.00	\$ 0.00	\$ 10.00	\$ 0.00
04/23/2015	Int/Pen From 03/16/2015	\$ 0.00	\$ 0.00	\$ 0.00	\$ 19.71
Per Diem:	0.2556	Total Due For Invoice 2014L01000184:			\$ 538.00

Total Due For Parcel 000091 000020 000001: \$ 2,086.05

Per Diem: 0.8301 Total Due For All Parcels: \$ 2,086.05

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

425 HILL ROAD MAP/LOT: 091-020-01 77 ZONING: C LIVING UNITS: 1 CLASS: R - 103 CARD # 1 OF 1

CURRENT OWNER/ADDRESS

ST JACQUES, THOMAS
ST JACQUES, NICOLE

425 HILL ROAD NH 03235

DEED BOOK: 3231
DEED PAGE: 1682
DEED DATE: 20101216

LAND DATA:

TYPE LINEAR W.F. SIZE

0 0 0 0 0 0

INFLUENCE FACTORS

0 0 0 0 0 0

% LAND VALUE

0 0 0 0 0 0

TOT. ACRE

TOTAL LAND VALUE:

NBHD ID: 102.00

- ASSESSMENT INFORMATION -
CURRENT

LAND BUILDING 18,200 4,300
TOTAL 18,200 4,300

- PROPERTY VISIT HISTORY -
20140521 SM OCC. NOT HOME
20110301 RD OCC. NOT HOME
20080627 RB ENT. GAINED UPDATE

Site info not verified by assessor's office

SALES DATA:

Date	Type	Price	Valid	Date	#	Amount	Purpose
20101216	BLDG ONLY	9,000	33				
20031112	BLDG ONLY	8,000	Z				

PERMIT DATA:

ADDITION DATA:

Lower Level	First Floor	Second Floor	Third Floor	Area	Value
A					00
B					00
C					00
D					00
E					00
F					00
G					00
H					00

DWELLING DATA:

Style: MH
Story Ht. 1.00
Attic: NONE
Walls: ALUM/VINYL
Bedrooms: 3
Full Baths: 5
Half Baths: 1
Add'l Fixtures: 1
Total Fixtures: 7
Basement: NONE
Fin Bsmt. Living Area: 0
Basement Rec Room Area: 0
Heating System: OIL
Heating Type: BASIC /
FIREPLACE WB: /
Basement Garage (# cars): /
Ground Flr Area: 924
Total Living Area: 924
Quality Grade: D
Condition: FAIR
Marketability: FR
Year Built: 1980
Eff. Year Built:
Unfinished Area:
Unheated Area:

COST APPROACH COMPUTATIONS
Base Price 80,470
Plumbing 2280
Additions
Unfin. Area
Basement
Heat/AC Adj. -11,140
FBLA
Rec Rm
Fireplace
Bsmt. Gar.
SUBTOTAL 71,610
Grade Factor 0.78
C & D Factor -50
TOTAL RCN 27,930
% Good 0.69
Market Adj.
Ecnom Obslcn -80
Functn Obslcn
Nbhd/Style Adj. 0.85
Under Constcn %
TOTAL RCNLD 3,900

OUTBUILDING DATA

Type	Qty	Yr	Size1	Size2	Grd	Cond	Ma	Value
RS1	1	1950	16	16	D	D	P	\$200
WD1	1	2008	4	8	D	D	A	\$180

VALUE FLAG:5

NOTES:
DISMANTLED MH ON LAND OF
EDMONDS - GRAVEL PIT IN REAR

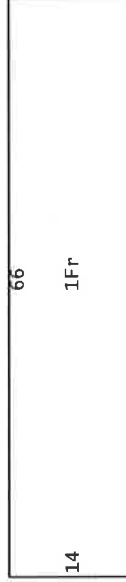
\$400

OUTBUILDING TOTAL:
House Color: 7 TAN

MAP SHEET # G6

M.H. Only

MH owner abandoned MH (on land of another).
Land owner dismantled MH + placed it else-
where on the lot.



91-20

M.L.

STREAM

91-20
23 AcC

approx. location
of old MH.
It has been replaced
with a newer MH



121.32'
153.5'
150'
91-6
0.41 AcC
150'
20'
60'

91-8
1.41 Ac

91-2
6.9 AcC

91-4
1.4 AcC

Lake Shore Drive

562'S

350'

100'

75'

ROUTE 3A

103.8'

142.52'

45.52'

188.35'

205'

150'

124'

556'S



091-020-01
425 Hill Road

Dismantled MH only

Franklin Fire Department

Code Enforcement Division

Request for Inspection:

Date: 4-29-15

Name: TUCKER Telephone: _____

Location: 23 THUNDER RD Map: 099 Lot: 033

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: 1000

Comments: APPEARS TO BE OCCUPIED, NO ONE HOME AT TIME OF INSPECTION. OVERALL CONDITION GOOD.

Copy to: CITY CLERK

James P. Curran
Inspector

CITY OF FRANKLIN

316 Central Street

Franklin, NH 03235

Office Hours

Monday - Friday

8:15 AM - 5:00 PM

(603) 934-3109

**TUCKER, ERNEST A
TUCKER, SHARON S
105 THUNDER ROAD
FRANKLIN, NH 03235**

**OFFICE OF THE TAX COLLECTOR
SUMMARY OF ACTIVITY FOR 000099 000033 000000
Printed Thursday, April 30, 2015
Interest Calculated As Of 04/23/2015**

Map Lot Sub: 000099 000033 000000

Invoice: 2013L01464959		Acres:	0.21	Location: 23 THUNDER ROAD		
		Bill Amount:	\$ 2,322.88	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	
07/15/2014	Payment of \$92.79 (#EFT ACH) Paid By: LYN M TRIPP	\$ 0.00	(\$ 84.41)	(\$ 8.38)	\$ 0.00	
11/20/2014	Payment of \$500.00 (#EFT ACH) Paid By: LYN TRIPP	\$ 0.00	(\$ 500.00)	\$ 0.00	\$ 0.00	
03/18/2015	Deed Notice	\$ 0.00	\$ 0.00	\$ 44.00	\$ 0.00	
04/23/2015	Int/Pen From 11/20/2014	\$ 0.00	\$ 0.00	\$ 0.00	\$ 342.79	
Per Diem:	1.1455	Total Due For Invoice 2013L01464959:			\$ 2,665.67	

Invoice: 2013L03000249		Acres:	0.21	Location: 23 THUNDER ROAD		
		Bill Amount:	\$ 2,385.67	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	
04/23/2015	Int/Pen From 03/18/2014	\$ 0.00	\$ 0.00	\$ 0.00	\$ 480.15	
Per Diem:	1.1765	Total Due For Invoice 2013L03000249:			\$ 2,865.82	

Invoice: 2014L01000196		Acres:	0.21	Location: 23 THUNDER ROAD		
		Bill Amount:	\$ 2,421.22	Due Date: 03/16/2015		
Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due	
04/06/2015	Payment of \$500.00 (#EFT ACH) Paid By: LYN TRIPP	(\$ 474.93)	(\$ 25.07)	\$ 0.00	\$ 0.00	
04/16/2015	Mtge Search/Notice	\$ 0.00	\$ 0.00	\$ 27.00	\$ 0.00	
04/23/2015	Int/Pen From 04/06/2015	\$ 0.00	\$ 0.00	\$ 0.00	\$ 43.32	
Per Diem:	0.9598	Total Due For Invoice 2014L01000196:			\$ 1,989.61	

Invoice: 2015S33000712		Acres:	0.00	Location: 23 THUNDER ROAD		
		Bill Amount:	\$ 76.43	Due Date: 05/06/2015		
Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due	
04/23/2015	Int/Pen From 05/06/2015	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	
Per Diem:	0.0314	Total Due For Invoice 2015S33000712:			\$ 76.43	

Invoice: 2015W33000712		Acres:	0.00	Location: 23 THUNDER ROAD		
		Bill Amount:	\$ 62.84	Due Date: 05/06/2015		
Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due	
04/23/2015	Int/Pen From 05/06/2015	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	

Per Diem: 0.0258

Total Due For Invoice 2015W33000712:

\$ 62.84

Total Due For Parcel 000099 000033 000000:

\$ 7,660.37

Per Diem: 3.3390

Total Due For All Parcels:

\$ 7,660.37

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

23 THUNDER ROAD MAP/LOT: 099-033-00 55 ZONING: R1 CLASS: R - 101 CARD # 1 OF 1

CURRENT OWNER/ADDRESS: TUCKER, ERNEST A TUCKER, SHARON S

105 THUNDER ROAD NH 03235

DEED BOOK: DEED PAGE: DEED DATE:

LAND DATA: TYPE LINEAR W.F. SIZE PRIMARY 0.290 TOT. ACRE 0.290

INFLUENCE FACTORS: TOPOGRAPHY -20

LAND VALUE: 23,480

TOTAL LAND VALUE: 23,500

ASSESSMENT INFORMATION - PRIOR 22,600 23,500 CURRENT 67,900 91,400

PROPERTY VISIT HISTORY - OCC. NOT HOME INFO AT DOOR ESTIMATED UPDATE

Sale info not verified by assessor's office

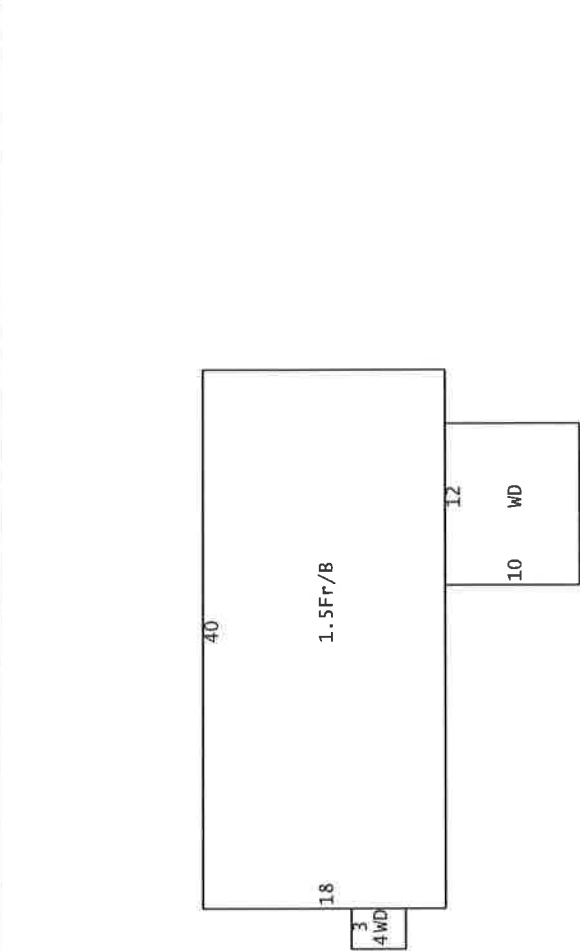
PERMIT DATA: Date Type Price Valid Date # Amount Purpose

DWELLING DATA: CAPE 1-50 Story Ht. NONE Attic: ALUM/VINYL Bedrooms: 5 Full Baths: 1 Half Baths: 1 Add'l Fixtures: 7 Basement: FULL Fin Bsmt. Living Area: 0 Basement Rec Room Area: 0 Heating System: OIL HOT AIR Heating Type: BASIC Mtl: / FIREPLACE WB: / Mt1: / Basement Garage (# cars): / Ground Flr Area: 720 Total Living Area: 1260 Quality Grade: C- Condition: AVERAGE Marketability: AV Year Built: 1940 Eff. Year Built: Unfinished Area: Unheated Area:

COST APPROACH COMPUTATIONS: Base Price 105,090 Plumbing 2,280 Additions 2,000 Unfin. Area Basement Attic Heat/AC Adj. FBLA Rec Rm Fireplace Bsmt. Gar. SUBTOTAL 109,370 Grade Factor 0.95 C & D Factor 103,900 TOTAL RCN 0.65 % Good Market Adj. Econm Obslcn Functn Obslcn Nbhd/Style Adj. Under Constcn % TOTAL RCNLD 67,500

ADDITION DATA: Lower Level First Floor Second Floor Third Floor Area Value

A Wood Deck 120 1700
B Wood Deck 12 300
C
D
E
F
G
H



OUTBUILDING DATA: Type Qty Yr Size1 Size2 Grd Cond Ma Value

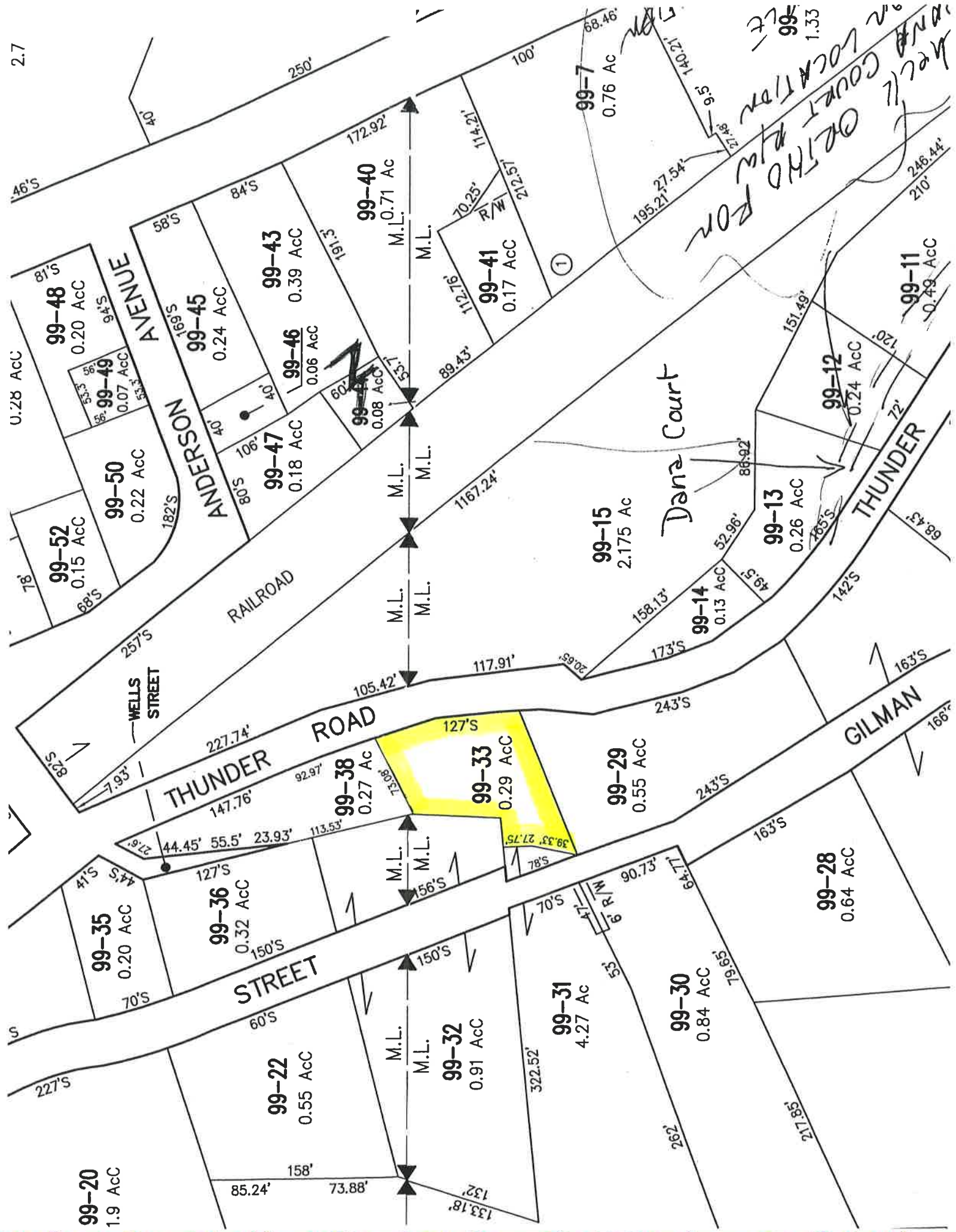
WD1 1 2007 8 10 C A \$430

VALUE FLAG: 5

NOTES: 4/12 CORR_ST # FROM 24 TO 23 METAL ROOF

OUTBUILDING TOTAL: \$400

MAP SHEET # P7 House Color: 6 GRAY



Handwritten notes:
 99-11
 1.33
 2nd
 COURT
 2nd
 LOCATION
 FOR
 99-11



099-033-00
23 Thunder Road