



**CITY OF FRANKLIN
COUNCIL AGENDA REPORT**

City Council Meeting January 2016

From: Elizabeth Dragon – City Manager
Subject: Tax deed sale of 3 city properties on 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, Tax map 076-079-00 16 Colby Ave, and Tax map 076-081-00 vacant land on 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 properties were taken for tax deeding. The parcels have been vacant for some time. In the report created by code enforcement at the time of tax deeding the two properties with structures were recommended for demolition.

The city demolished the buildings in June of last year. The size of the lot for 17 Colby Ave is only .184acre. The size of the lot for 16 Colby Ave is .542 and the vacant lot on Colby Ave that hasn't had a building or address is .09.

The greatest value/best use of these lots is when they are combined with an abutting piece of property. They are either too small to be sold as a single buildable lot or sandwiched between other lots (without necessary room for set backs). 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 parcel for accessory structure or green space. This has been the strategy for many other pieces of property for the last several years. This approach is meant to slowly increase some of the green space and appeal in neighborhoods such as this one.

A letter was sent to each direct abutter for each parcel owned by the city offering them the opportunity to make an offer. (See attached)

Attachments/Exhibits: 1. Property cards & Map



101
102
76-62
0.253 Ac

76-60
0.23 AcC
76-59
0.23 AcC
58
AcC
140
141
142
143
144

76-78
0.76 Ac
119.97'
120'
200'
200.06'

76-79
0.57 AcC
CITY
78
77
76
75
74
73
72
71
70
69
76-80
0.34 AcC
71
70
69

76-147
2.438 Ac
76-144
0.81 AcC
224.44'
120'
228'

76-81
0.09 AcC
CITY
88'S

UT
0.505 Ac
76-68
0.55 AcC
146
147
148
149

76-69
0.45 AcC
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42

76-70
0.367 Ac
76-74
0.459 Ac
76-75
0.092 Ac
76-76
0.55 AcC
76-77
0.61 AcC

76-72
0.23 Ac
76-73
0.184 Ac
CITY
76-79
0.57 AcC
78
77
76
75
74
73
72
71
70
69

76-74
0.459 Ac
76-75
0.092 Ac
76-76
0.55 AcC
76-77
0.61 AcC

76-80
0.34 AcC
71
70
69
76-81
0.09 AcC
CITY
88'S
76-142

16-405
1.849 Ac
150.4'
288.36'
300'

LAKE AVENUE
95-1
2.0 AcC
200'
212.58'

95-50
1.13 Ac
180'

9
1.
180'

150'S
88'S
95-41
0.20 AcC
135'S
150'S
88'S

17 COLBY AVENUE MAP/LOT: 076-073-00 77 ZONING: LP LIVING UNITS: 1 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
PRIMARY: 0.184
TOT. ACRE: 0.184

INFLUENCE FACTORS: 0
0
0
0
0
0
0
0

NBHD ID: 101.00

ASSESSMENT INFORMATION -
PRIOR: 37,500
LAND BUILDING: 19,800
TOTAL: 57,300
CURRENT: 37,600
19,800
57,400

PROPERTY VISIT HISTORY -
20140623 CB UNOCCUPIED
20090611 DI OCC.NOT HOME
20080609 RB OCC.NOT HOME
RAV UPDATE

Sale info not verified by assessor's office

SALES DATA:

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

PERMIT 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

ADDITION DATA:

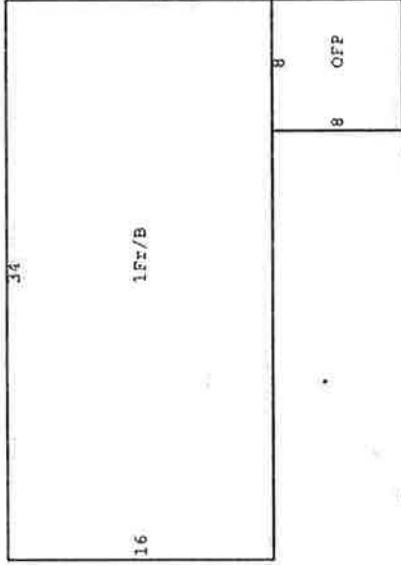
DWELLING DATA:

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 Bsmt. Living Area: 0
Basement Rec Room Area: 0
Heating System: NONE
Heating Type: NONE
FIREPLACE WB: / Mtl: /
Basement Garage (# cars) 544
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 2,000
Additions -4,700
Unfin. Area -3,330
Basement
Attic
Heat/AC Adj.
FBLA
Rec Rm
Fireplace
Bsmt. Gar.
SUBTOTAL 63,590
Grade Factor 0.78
C & D Factor
TOTAL RCN 49,600
% Good 0.40
Market Adj.
Ecnom Obslcn
Functn Obslcn
Nbhd/Style Adj.
Under Constcn %
TOTAL RCNLD 19,800

OUTBUILDING DATA

Type Qty Yr .Size1 Size2 Grd Cond Ma Value



VALUE FLAG:\$5

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

OUTBUILDING TOTAL:
House Color: NATURAL

COLBY AVENUE	MAP/LOT: 076-081-00	77	ZONING: LP	LIVING UNITS:	CLASS: E - 903	CARD # 1	OF 1	NBHD ID: 101.00
CURRENT OWNER/ADDRESS	LAND DATA:							
FRANKLIN, CITY OF	NH 03235	TYPE LINEAR W.F.	SIZE	INFLUENCE FACTORS	%	LAND VALUE	- ASSESSMENT INFORMATION -	
316 CENTRAL STREET		PRIMARY	0.090	0	0	35,500	PRIOR	CURRENT
FRANKLIN		TOT. ACRE	0.090	0	0	35,500	LAND BUILDING	35,500
DEED BOOK: 3193				0	0		TOTAL	35,500
DEED PAGE: 54				TOTAL LAND VALUE:			- PROPERTY VISIT HISTORY -	
DEED DATE: 20100512				0	0	35,500	20140613 CB	UNIMP. PARCEL
							20080610 RB	UNIMP. PARCEL
							20000721 MT	UNIMP. PARCEL
							RAV	UPDATE

Sale info not verified by assessor's office

SALES DATA:

Date	Type	Price	Valid	Date #	Amount	Purpose
20100512	LAND ONLY		1	35		

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 0 Basement Rec Room Area: Heating System: Heating Type: Heating Type: FIREPLACE WB: / Mt: / 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
------	-----	----	-------	-------	-----	------	----	-------

VALUE FLAG:5

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

MAP SHEET # L6 OUTBUILDING TOTAL: NATURAL House Color:

16 COLBY AVENUE MAP/LOT: 076-079-00 77 ZONING: LP LIVING UNITS: 1 CLASS: E - 903 CARD # 1 OF 1

CURRENT OWNER/ADDRESS

FRANKLIN, CITY OF

316 CENTRAL STREET
FRANKLIN NH 03235

DEED BOOK: 3193
DEED PAGE: 56
DEED DATE: 20100512

LAND DATA:

TYPE: LINEAR W.F.

SIZE: 0.570

PRIMARY

TOT. ACRE: 0.570

INFLUENCE FACTORS: 0

%: 0

LAND VALUE: 46,500

LAND VALUE: 46,530

LAND BUILDING TOTAL: 46,500

NBHD ID: 101.00

ASSESSMENT INFORMATION - CURRENT

46,500

ASSESSMENT INFORMATION - PRIOR

46,500

PROPERTY VISIT HISTORY -
20150225 JS UNIMP. PARCEL
20140623 CB UNOCCUPIED
20090612 DT OCC. NOT HOME
RAV UPDATE

Sale info not verified by assessor's office

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					00
B					00
C					00
D					00
E					00
F					00
G					00
H					00

DWELLING DATA:

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: / Mtl:
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

VALUE FLAG: 5

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

MAP SHEET # 16 OUTBUILDING TOTAL: NATURAL
House Color:



CITY OF FRANKLIN, NEW HAMPSHIRE
OFFICE OF THE CITY MANAGER

316 Central Street
Franklin, New Hampshire 03235
Telephone (603) 934-3900
Fax (603) 934-7413

December 17, 2015

Dear property owner,

The City of Franklin owns a piece of property on Colby Avenue that you directly abut. The property was taken by tax deed and any previously existing buildings have been demolished.

The City is now looking to dispose of the property and wishes to enhance green space in the area of Colby Avenue. Therefore, the property will be sold to an existing (direct) abutter with the condition that the property owner do a lot line merger with their existing property and they use the parcel for green space or accessory structures only.

If this is something that interests you please contact me at 934-3900 no later than Jan 15th at noon with your offer.

While the city recognizes it is unreasonable to expect to recoup all of the back taxes owed to the city and the thousands of dollars required to demo any existing buildings-we are looking for reasonable offers to purchase the land with the aforementioned conditions.

The property will be transferred by quitclaim deed and the closing documents will be prepared by the city attorney. You will be responsible for recording fees, any real estate transfer tax and approximately \$100-\$120 for legal fees required for the creation of the closing documents.

Sincerely,

Elizabeth A. Dragon
Franklin City Manager

Cc: Dick Lewis, Planning & Zoning Director