

CITY COUNCIL MEETING

AGENDA ITEM VIII



CITY OF FRANKLIN
COUNCIL AGENDA REPORT
City Council Meeting November 2016

From: Elizabeth A. Dragon – City Manager

Subject: City Council to consider disposition of Tax Acquired Property 097-094-00
12 Morrill court

Suggested Motion:

1. Pursuant to RSA 47:5, the City can dispose of property at any time.
I suggest that the City Council authorize the City Manager to dispose of the land at 12 Morrill Court through a bid process.
 - a. Councilor moves:
“I move to authorize the City manager to dispose of 12 Morrill Court through a bid process and to further execute all closing documents required for the conclusion of the referenced sale”
 - b. Mayor calls for a second, discussion, and the roll call vote.
2. The options available to the Council include:
 - o Auction
 - o Bid Process
 - o Direct Sale

Discussion:

This property was taken for back taxes back in 2012. The inspection report created by code enforcement at the time of tax deeding recommended demolition. In addition to a neglected home there was also a detached garage in collapsed condition, rubbish, furniture, and abandoned vehicles on the property.

Over the course of the last several years we have been able to address all of the site issues including demolition of structures. The foundation remains on the site and has been filled in.

Some of the abutters have expressed interest in the property. All abutters will be notified of the bid process.

The city is owed \$18,161.11 in taxes & interest (no penalty included).

The city has expended \$12,740 in preparing the site. We often do not recoup the majority of our expenses but in this case because the lot is buildable we should be able to recoup most. The land is currently assessed at \$39,100.

I recommend setting a starting bid of \$20,000 and allowing a three week bid time. All bids to be submitted to city hall and to remain sealed until the public opening date. All abutters to be notified via mail. The bid will be open to the public. The bid process to be published in the newspaper and all normal city posting locations (including the website).

The goal is to get the property back on the tax rolls, recoup some of our expenses, and begin collecting taxes on the property once again.

Fiscal Impact: Selling the property will place it back on the tax rolls

Attachments/Exhibits: Tax Map/Card 097-094-00
Code enforcement report, disposal letter, tax collectors deed & map

RESIDENTIAL ASSESSMENT

FRANKLIN, NEW HAMPSHIRE

EFFECTIVE DATE OF VALUE: APRIL 1, 2011

12 MORRILL COURT MAP/LOT: 097-094-00 ZONING: R2 LIVING UNITS: 1 CLASS: R - 101 CARD # 1 OF 1

CURRENT OWNER/ADDRESS
 LARGE, NANCY B NH 03235

DEED BOOK: 3141
DEED PAGE: 1742
DEED DATE: 20090707

LAND DATA:
 TYPE: LINEAR W.F.
 PRIMARY 0.590
 TOT. ACRE 0.590

INFLUENCE FACTORS %
 TOPOGRAPHY 0
 LAND BUILDING TOTAL 39,050
 LAND VALUE 39,100

ASSESSMENT INFORMATION - CURRENT
 NBHD ID: 110.00
 PRIOR 39,100
 58,200
 97,500
 PROPERTY VISIT HISTORY -
 20081009 RB OCC. NOT HOME
 20001204 BX UNOCCUPIED
 UPDATE

SALES DATA:
 Date Type Price Valid Date # Amount Purpose

20090707 LAND + BLDG 1 35
 20090415 LAND + BLDG 2 35

PERMIT DATA:
 DW

ADDITION DATA:
 Lower Level First Floor Second Floor Third Floor Area Value
 A Bsmnt Unfsh 1s Frame 1s Frame 288 37200
 B Bsmnt Unfsh Frm Overhang 152 10100
 C 24 1600
 D 0
 E 0
 F 0
 G 0
 H 0

DWELLING DATA:
 Style: OLD STYLE
 Story Ht. 1.50
 Attic: NONE
 Walls: FRAME
 Bedrooms: 3
 Full Baths: 1
 Half Baths: 1
 Add'l Fixtures: 7
 Total Fixtures: 7
 Basement: FULL
 Fin Bsmt. Living Area:
 Basement Rec Room Area:
 Heating System: OIL
 Heating Type: BASIC / Mtl:
 FIREPLACE WB: /
 Basement Garage (# cars)
 Ground Flr Area: 528
 Total Living Area: 1656
 Quality Grade: C
 Condition: POOR PR
 Marketability: PR
 Year Built: 1900
 Eff. Year Built:
 Unfinished Area:
 Unheated Area:

COST APPROACH COMPUTATIONS
 Base Price 98,060
 Plumbing 2520
 Additions 48,900
 Unfin. Area
 Basement
 Attic
 Heat/AC Adj.
 FBLA
 Rec Rm
 Fireplace
 Bsmnt. Gar.
 SUBTOTAL 149,480
 Grade Factor 1.00
 C & D Factor
 TOTAL RCN 149,480
 % Good 0.40
 Market Adj.
 Econm Obslcn
 Functn Obslcn
 Nbrhd/Style Adj
 Under Constcn %
 TOTAL RCNCLD 53,800

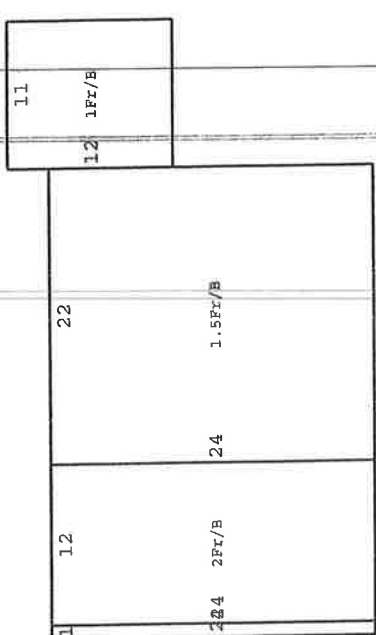
OUTBUILDING DATA

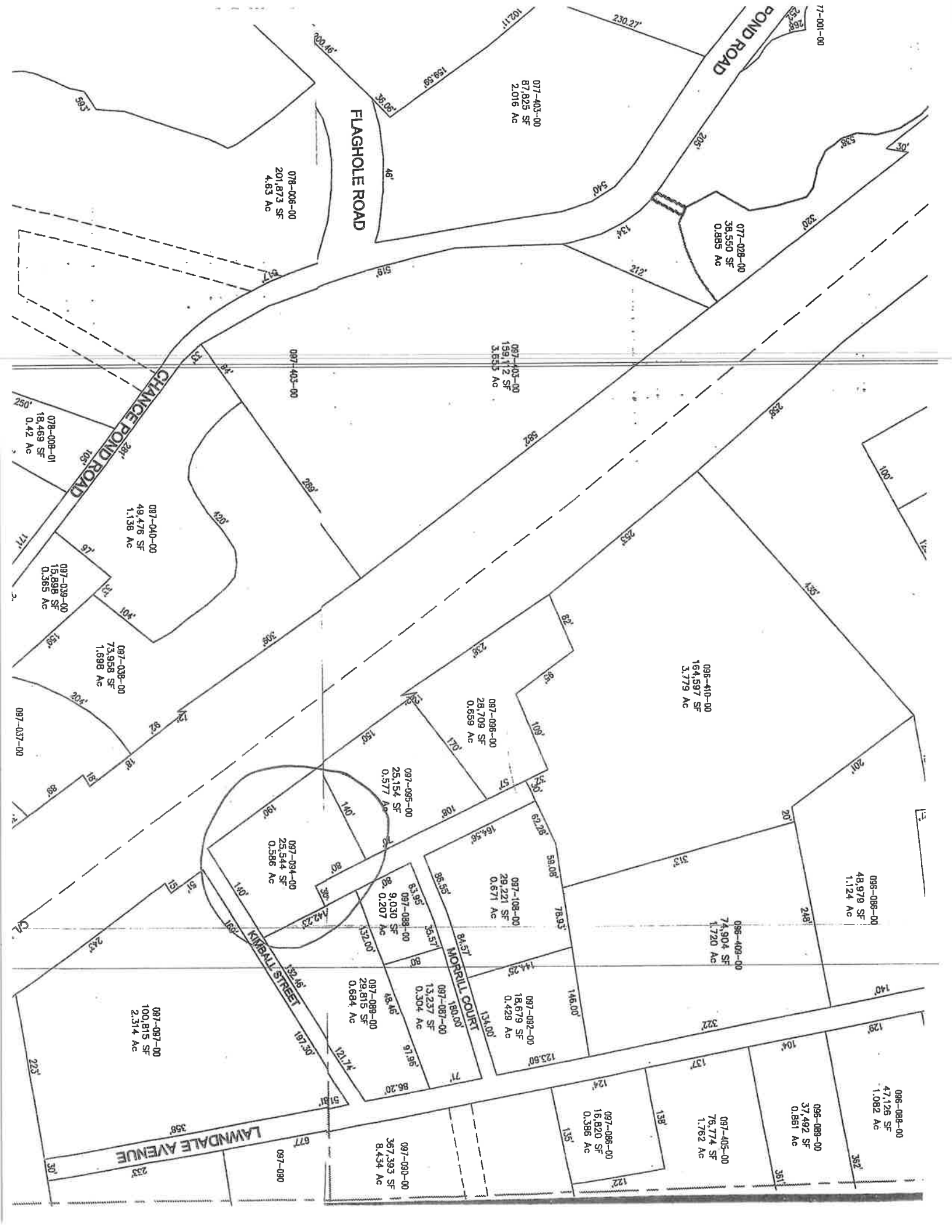
Type	Qty	Yr	Size	2	Grd	Cond	Ma	Value
RG1	1	1900	18	22	C	F		\$4,420

OUTBUILDING TOTAL: \$4,400
 House Color: 1 WHITE

VALUE FLAG: 5

NOTES: TAX COLLECTORS DEED 5/08 - RETURNED TO OWNER 7/09 -





71-001-00

230.27'

077-403-00
87,825 SF
2.016 Ac

FLAGHOLE ROAD

078-006-00
201,873 SF
4.63 Ac

077-028-00
38,550 SF
0.885 Ac

087-403-00
159,112 SF
3.653 Ac

078-008-01
18,469 SF
0.42 Ac

CHANCE POND ROAD

087-040-00
49,476 SF
1.136 Ac

097-038-00
13,698 SF
0.365 Ac

097-038-00
73,958 SF
1.698 Ac

096-410-00
164,597 SF
3.779 Ac

087-098-00
28,709 SF
0.659 Ac

087-095-00
25,154 SF
0.577 Ac

097-094-00
25,544 SF
0.586 Ac

096-088-00
48,979 SF
1.124 Ac

096-402-00
74,904 SF
1.720 Ac

097-108-00
29,221 SF
0.671 Ac

097-088-00
9,030 SF
0.207 Ac

097-089-00
29,815 SF
0.684 Ac

097-087-00
100,815 SF
2.314 Ac

096-088-00
47,126 SF
1.082 Ac

096-089-00
37,492 SF
0.861 Ac

097-405-00
76,774 SF
1.762 Ac

097-086-00
16,820 SF
0.386 Ac

097-080-00
367,393 SF
8.434 Ac

LAWDALE AVENUE

MORRILL COURT

KIMBALL STREET

Franklin Fire Department

Code Enforcement Division

Request for Inspection:

Date: 4/16/12

Name: Nancy B. Large

Telephone:

Location: 12 Morrill Ct.

Map: 097

Lot: 094

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: Back Tax Inspection 4/16/12

Date Needed: 4/16/12

Time: 1300

Comments: Appears to be an occupied house in poor/neglected condition from exterior. Detached garage in collapsed condition. Yard is strewn with rubbish including furniture, pet cages, tires. 3 un-registered/un-inspected vehicles on property.

Copy to: City Clerk / Holly Burbank

[Signature]
Inspector

Know all Men by these Presence

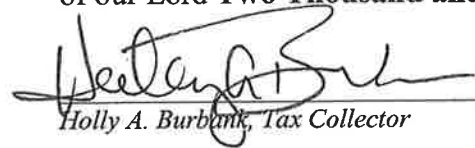
2/45
2009

That I, Holly A. Burbank, Tax Collector for the City of Franklin, in the County of Merrimack and State of New Hampshire, for the year 2009 by the authority in me vested by the laws of the State of New Hampshire, and in consideration of **Three Thousand Fifty-One Dollars and Forty-One Cents (\$3051.41)** to me paid by the City of Franklin successors/heirs and assigns, a certain tract of parcel of land situated in the City of Franklin, NH aforesaid. Taxed by the Assessors in 2009 to **Nancy B. Large** and described in the Invoice Books as:

**Land & Building, 12 Morrill Court
Acreage: 0.590
Map 097 Lot 094-00**

~~This deed is the result of the tax lien execution held at City Hall in the City of Franklin,~~
New Hampshire, on the **Twenty-Third Day of April 2010**. To have and to hold the said Premises, with the appurtenances, to the said City of Franklin successors/heirs and assigns forever. And I hereby covenant with the said City of Franklin that in making this conveyance I have in all things complied with the law, and that I have good right, so far as that right may depend upon the regularity of my own proceedings, to sell and convey the same in the manner aforesaid:

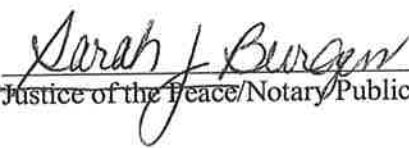
In Witness Whereof, I have hereunto set my hand and seal, the **Eighth Day of May**, in the year of our Lord **Two Thousand and Twelve**.



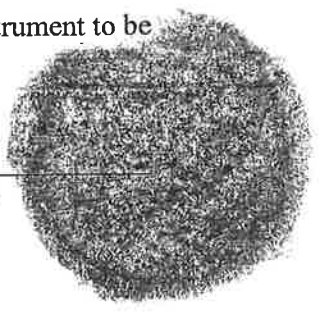
Holly A. Burbank, Tax Collector

State of New Hampshire, Merrimack, ss. May 8, 2012

Personally appearing Holly A. Burbank above named, and acknowledges the foregoing instrument to be her voluntary act and deed. Before me,

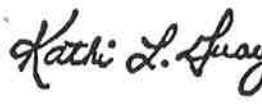


Justice of the Peace/Notary Public




LT1-2-811121-1


LT2-3313-1985-1

MERRIMACK COUNTY RECORDS
 CPO, Register