

**CITY COUNCIL MEETING**  
**AGENDA ITEM IX**



CITY OF FRANKLIN  
COUNCIL AGENDA REPORT

City Council meeting September 12, 2016

**From:** Elizabeth Dragon – City Manager  
**Subject:** Repurchase of Tax Deeded Properties by previous owner  
**32 Central Street Map/Lot 098/012/00 (Adams)**

**Recommended Motion:** “I move the Franklin City Council deed back 32 Central street upon receipt of all back taxes and interest and penalties (minus the 15% of assessed value penalty) with the following conditions

1. Adams and City shall walk the property, prior to the deeding of the parcel, to acknowledge the property corners and lines. If Adams does not agree to the lot lines and corners, then prior to the deeding, he shall engage a licensed land surveyor to re-establish the corners based on the survey plan prepared by the City for the abutting City parcel.
2. The lot corners shall be staked and identified and these stakes shall not be removed. If they are removed the City reserves the right to have permanent granite bounds installed with the installation paid for by Adams.
3. There shall be no parking on the rear of the building west of the most westerly side of the auto garage building [“the building”] extension.
4. The driveway along the side of the building shall be kept open at all times for access to the City land behind the building.
5. All parking at the front of the building shall be on the parcel re-purchased by Adams.
6. No parking on any City property shall be permitted.
7. Adams shall present to the City and the Planning Department a site plan for the striping of all parking spaces he wishes to establish. Once this plan is approved, then Adams shall have the spaces permanently striped .”

**Discussion:** For failure to pay property taxes the above property was recently tax deeded to the City of Franklin.

The property owners have three years to buy the property back. On August 4th the owner brought in a certified check for the total amount due for \$9,791.71 to cover the total amount of taxes & interest & penalties (less the assessed penalty).

It is not unusual for the council to waive the assessment penalty for residential property. It is less likely on commercial property-which this is.

This property is an automotive garage which abuts a city owned property and a right of way to the river. There have been code enforcement concerns at 32 Central Street because cars have been parked on the city owned lot and across the right of way impeding access to the river for recreation. As a compromise to avoid payment of the

*Franklin - The Three Rivers City*

assessed penalty (equal to \$12,510) I explained to Mr. Adams the city would like to put some conditions on his repurchase.

I have asked Mr. Adams to work out the conditions with Director Lewis during my vacation. The conditions would address parking of vehicles in such a way as to ensure the river access is not impeded and that the city lot is not used for the automotive business. The number of cars parked at the location for long periods of time has also grown over the last several years and likely Director Lewis will likely include wording to address this matter to ensure that property doesn't become a de-facto junkyard. Attempts should be made to keep the property as aesthetically pleasing as possible given the visibility from Central Street.

**Attachments/Exhibits:** 1. Property card & tax statement

**Payoff Calculations- Tax Deed Property**

32 Central St

Name: Adams, Bruce & Jacqueline

Map 098 Lot 012

Sub 000

Type: Commercial Garage

LEVY YEAR DEEDED: 2013

DEED DATE: 5/9/2016 DATE DEED RECORDED: 6/10/2016

PAYOFF DATE: ~~8/5/2016~~ ASSESSED VALUE: 2015 \$ ~~83,400.00~~

**TOTAL AMOUNTS OWED AT DEEDING- 18%**

|            |           |             |          |           |       |          |       |             |
|------------|-----------|-------------|----------|-----------|-------|----------|-------|-------------|
| Year: 2012 | Principal | \$ 2,133.71 | Interest | \$ 823.90 | Costs | \$ 35.63 | Total | \$ 2,993.24 |
| Year: 2013 | Principal | \$ 2,218.41 | Interest | \$ 459.48 | Costs | \$ 10.00 | Total | \$ 2,687.89 |
| Year: 2014 | Principal | \$ 2,254.46 | Interest | \$ 36.69  | Costs | \$ 10.00 | Total | \$ 2,301.15 |

Days from Deed to Payoff 88

Interest \$ 286.88 PerDiem \$ 3.26

Total Prior Tax

Principal \$ 6,606.58 Interest \$ 1,606.95 Costs \$ 55.63 Total \$ 8,269.16

**WATER/SEWER AMOUNTS OWED AT DEEDING- 15%**

|               |           |          |          |  |         |  |       |          |
|---------------|-----------|----------|----------|--|---------|--|-------|----------|
| Year: 2016S14 | Principal | \$ 63.89 | Interest |  | Penalty |  | Total | \$ 63.89 |
| 2016S14       | Principal | \$ 70.67 | Interest |  | Penalty |  | Total | \$ 70.67 |

Days from Deed to Payoff 88

Interest \$ 5.28 PerDiem \$ 0.06

Total Prior Water/Sewer

\$ 134.56 \$ 5.28 \$ - Total \$ 139.84

Total Prior:

Principal \$ 6,741.14 Interest \$ 1,612.23 Costs \$ 55.63 Total \$ 8,409.00

**SUBSEQUENT TAXES ACCRUED AFTER DEEDING**

12%

|               |            |             |          |         |         |         |       |             |
|---------------|------------|-------------|----------|---------|---------|---------|-------|-------------|
| Year: 2015    | Principal  | \$ 1,045.00 | Interest | \$ 9.62 | PerDiem | \$ 0.34 | Total | \$ 1,054.62 |
| *1st Half Due | 7/8/2016   | 28          |          |         |         |         |       |             |
| Year          | Principal  |             | Interest | \$ -    | PerDiem | \$ -    | Total | \$ -        |
| *2nd half Due | 12/23/2015 | 226         |          |         |         |         |       |             |

SUBSEQUENT WATER/SEWER ACCRUED AFTER DEEDING- 15%

|                         |           |             |          |         |         |         |       |             |
|-------------------------|-----------|-------------|----------|---------|---------|---------|-------|-------------|
| Year:                   | Principal |             | Interest |         | Costs   |         | Total | \$ -        |
|                         | Principal |             | Interest |         | Costs   |         | Total | \$ -        |
| Total Subsequent Taxes: | Principal | \$ 1,045.00 | Interest | \$ 9.62 | PerDiem | \$ 0.34 | Total | \$ 1,054.62 |

Total Prior \$ 8,409.00

Total Subsequent \$ 1,054.62

Equalized Assessed Value \$ 83,400.00 Penalty Adjustment 15%

\*Other Charges prior to tax stamp \$ 255.20

**PAYOFF PRIOR TO TAX STAMP:** \$ 9,718.82

**TAX STAMP:** \$ 72.89

**TOTAL PAYOFF:** \$ 9,791.71

\* Other Charges to include deed preparation, legal and recording fees, etc. at time of sale

- \$ 10.00 Tax Collector's Deed
- \$ 12.46 Record Deed to City
- \$ 14.40 Repurchase Letter
- \$ 55.88 Insurance Premium
- \$ 12.46 Record Deed to Owner
- \$ 150.00 Attorney Fees (preparation of closing documents)

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**Franklin Savings Bank**  
PO Box 339, Franklin, New Hampshire 03235

00  
TREA

DATE Aug 4, 2016

RE: Bruce Adams

\$ 9,791.71

\*\*Nine Thousand Seven Hundred Ninety One and 71/100\*\*\*\*\*

PAY City of Franklin  
TO  
THE  
ORDER  
OF

AUTHORIZED SIGNATURE

*Grace Weingarten*  
*Christina Jones*

PAYABLE THROUGH FRANKLIN SAVINGS BANK, FRANKLIN, NH



⑈000087411⑈ ⑆211770174⑆33857764⑈

32 CENTRAL STREET Parcel ID: 098-012-00 SHEET # 07 Number of Units: 07 Class: C - 332 Zoning: RS Card # 1 of 1

CURRENT OWNER/ADDRESS

ADAMS, BRUCE  
 ADAMS, JACQUELINE  
 % ADAMS AUTO SERVICE & CO  
 32 CENTRAL STREET  
 FRANKLIN NH 03235  
 DEED BOOK: 2265  
 DEED PAGE: 173  
 DEED DATE: 20010524  
 LAST UPDATE: 20150311  
 SALE DATA: TYPE PRICE CODE  
 20010524LAND + BLDG 32,000 E  
 19981225LAND + BLDG 145,000 1  
 OTHER FEATURES/ATTACHED IMPROVEMENTS  
 NO STR/C  
 1 001 OVHD WD/MTL 8  
 1 R51 UTIL FRAME 11 14

LAND DATA:

| TYPE                 | SIZE  | LAND INFLUENCE(S) | FACTOR | LAND VALUE               |
|----------------------|-------|-------------------|--------|--------------------------|
| WATERFRONT           | 0.330 | 0                 |        | 65,710                   |
| TOTAL ACREAGE: 0.330 |       |                   |        | TOTAL LAND VALUE: 65,700 |

Neighborhood ID: 302.00  
 ASSESSMENT INFORMATION:

| LAND     | PRIOR  | CURRENT |
|----------|--------|---------|
| BUILDING | 65,700 | 65,700  |
| TOTAL    | 17,700 | 17,700  |
|          | 83,400 | 83,400  |

- DATA COLLECTION INFORMATION -  
 20131004 RD MEASURE ONLY  
 20091210 RD ENT. GAINED  
 20081120 RD UNOCCUPIED

IDENT. UNITS

|   |   |    |    |
|---|---|----|----|
| 1 | 1 | 8  | 14 |
| 2 | 2 | 11 | 14 |

COST APPROACH DETAIL: STRUCTURE TYPE: 332 AUTO SERVICE

| LEVELS   | USE | PERIMETER | HEATING   | A/C  | W/H | AREA | SF RATE | RCN     | % GOOD | RCNLD  |
|----------|-----|-----------|-----------|------|-----|------|---------|---------|--------|--------|
| B1 TO B1 | 86  | 190       | NONE      | NONE | 7   | 2062 | 46.51   | 95,920  | .10    | 9,590  |
| 01 TO 01 | 47  | 151       | UNIT HEAT | NONE | 12  | 1702 | 60.98   | 103,790 | .20    | 20,750 |
| 01 TO 01 | 84  | 69        | NONE      | NONE | 8   | 360  | 59.20   | 21,310  | .20    | 4,270  |
| A1 TO A1 | 86  | 151       | NONE      | NONE | 8   | 1702 | 20.43   | 34,780  | .20    | 6,950  |
| T0       |     |           | NONE      | NONE |     |      | 0.00    | 0       | .00    | 0      |
| T0       |     |           | NONE      | NONE |     |      | 0.00    | 0       | .00    | 0      |
| T0       |     |           | NONE      | NONE |     |      | 0.00    | 0       | .00    | 0      |
| T0       |     |           | NONE      | NONE |     |      | 0.00    | 0       | .00    | 0      |

SKETCH

| AREA | FR   | TO |
|------|------|----|
| A    | 1702 | J  |
| B    | 360  | K  |
| C    |      | L  |
| D    |      | M  |
| E    |      | N  |
| F    |      | O  |
| G    |      |    |
| H    |      |    |

Building # 1  
 Year Built 1900  
 # Units 1  
 QUALITY GRADE D-  
 # IDENT UNITS 1  
 # Efficiencies  
 # 1-Bedrooms  
 # 2-Bedrooms  
 # 3-Bedrooms

TOTAL UNADJ. RCNLD 23,090  
 AVE % GOOD 0.16  
 Grade Factor 0.70  
 # Ident Units 1  
 FUNC/ECON FACTOR 1.00  
 Rcnld 16,200

OUTBUILDING/YARD ITEM DETAIL:

| DESCRIPTION | Width | Length | QUAN. | YEAR BUILT | PHYS. COND. | FUNC. UTIL. | VALUE |
|-------------|-------|--------|-------|------------|-------------|-------------|-------|
| PA1         | 1     | 2400   | 1     | 1985       | FAIR        | FAIR        | 1,500 |

Gross Building De

TOTAL OBY/YARD VALUE: 1,500

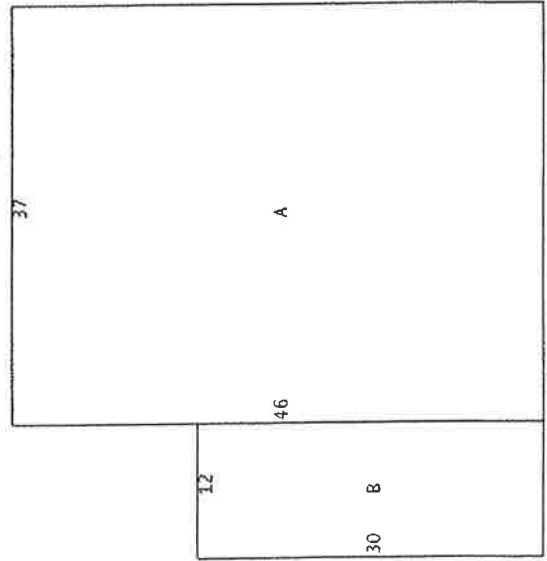
PERMIT DATA:

| DATE     | #      | PRICE | PURPOSE        |
|----------|--------|-------|----------------|
| 20061103 | B06127 | 6,800 | CAR DOORS/SIDE |

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:

81,400



NOTES: COST  
 70' OF WATERFRONT  
 ADAMS GARAGE  
 COMM NOTE: DBA: ADAMS GARAGE

Sheet 07

98-14  
M.L.

98-11  
0.08 AcC  
CITY

98-12  
0.33 AcC

98-10  
0.36 AcC

98-9  
0.23 AcC

98-8  
0.18 AcC

Central St

STREET

98-2  
0.55 AcC  
STATE OF N.H.

98-78  
0.45 AcC

98-1  
0.40 AcC  
STATE OF N.H.

98-4  
0.86 AcC

98-5  
1.5 AcC

98-74  
0.82 AcC

98-73  
0.36 AcC

98-72  
0.35 AcC

98-71  
0.39 AcC

98-70

SOUTH

PEN

