
CITY COUNCIL MEETING

AGENDA ITEM IV



**CITY OF FRANKLIN
COUNCIL AGENDA REPORT**
City Council meeting Sept 12, 2016

From: Elizabeth Dragon – City Manager

Subject: Repurchase of Tax Deeded Properties by previous owner
Ed Corson 4 Trail Street (mobile home on land of another)

Recommended Motion: *“I move the Franklin City Council deed 4 Trail Street Map/Lot #078-006-15 to Ed Corson upon receipt of all back taxes and interest and penalties (minus the 15% of assessed value penalty).”*

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. Ed Corson never filed his deed with Merrimack county registry of deeds and therefore when the city took the property for back taxes it was taken in the name of the previous owner Ryan & Margret Chartier. I spoke with City Attorney Fitzgerald about our ability to sell back the property to Ed Corson upon receipt of back taxes if he provided documentation showing he in fact purchased the mobile home from Ryan & Margret Chartier. Attorney Fitzgerald indicated we could sell it back to him as the prior owner.

Mr. Corson worked with a social worker to get assistance with this repurchase. The total amount due between Mr. Corson and the agency assisting him is \$4,226.48.

Attachments/Exhibits: 1. Property card & tax statement

(City of Franklin)

Payoff Calculations- Tax Deed Property

4 Trail St

Name: Chartier, Ryan P & Margaret A

Map 078

Lot 006

Sub 015

Type: Single Wide MH

LEVY YEAR DEEDED: 2013

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

PAYOFF DATE: 8/19/2016 ASSESSED VALUE: 2015 \$ 33,300.00

TOTAL AMOUNTS OWED AT DEEDING- 18%

Year: 2013	Principal	\$ 900.62	Interest	\$ 347.76	Costs	\$ 68.40	Total	\$ 1,316.78
Year: 2014	Principal	\$ 914.60	Interest	\$ 189.43	Costs	\$ 27.00	Total	\$ 1,131.03
Year: 2015	Principal	\$ 922.84	Interest	\$ 15.02	Costs	\$ 27.00	Total	\$ 964.86

Days from Deed to Payoff 102

Interest \$ 137.70 PerDiem \$ 1.35

Total Prior Tax

Principal \$ 2,738.06 Interest \$ 689.91 Costs \$ 122.40 Total \$ 3,550.37

SUBSEQUENT TAXES ACCRUED AFTER DEEDING

12%

Year: 2016

Principal \$ 417.25 Interest \$ 5.76 PerDiem \$ 0.14 Total \$ 423.01

*1st Half Due

7/8/2016 42

Year

Principal Interest PerDiem Total \$ -

*2nd half Due

12/23/2016 (126)

Total Subsequent Taxes:

Principal \$ 417.25 Interest \$ 5.76 PerDiem \$ 0.14 Total \$ 423.01

Total Prior

\$ 3,550.37

Total Subsequent

\$ 423.01

Equalized Assessed Value

\$ 33,300.00 Penalty Adjustment 15%

\$ 221.63

*Other Charges prior to tax stamp

\$ 4,195.01

PAYOFF PRIOR TO TAX STAMP:

\$ 31.46

TAX STAMP:

\$ 4,226.48

TOTAL PAYOFF:

* 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
- \$ 22.31 Insurance Premium
- \$ 12.46 Record Deed to Owner
- \$ 150.00 Attorney Fees (preparation of closing documents)

4 TRAIL STREET	MAP/LOT: 078-006-15 77	ZONING: R1	LIVING UNITS: 1	CLASS: R - 103	CARD # 1 OF 1
CURRENT OWNER/ADDRESS CHARTIER, RYAN P CHARTIER, MARGRET A	LAND DATA: TYPE LINEAR W.F. FL 33713-	SIZE	INFLUENCE FACTORS	%	LAND VALUE
1013 26TH ST N ST PETERSBURG	TOT. ACRE		0 0 0 0 0 0		NBHD ID: 203.00 - ASSESSMENT INFORMATION - PRIOR 33,300 CURRENT 33,300 LAND BUILDING TOTAL 33,300 - PROPERTY VISIT HISTORY - 20140626 CB ESTIMATED 20090106 RB OCC. NOT HOME 20020508 BC UPDATE
DEED BOOK: 2280 DEED PAGE: 1706 DEED DATE: 20010719				TOTAL LAND VALUE:	

Sale info not verified by assessor's office

SALES DATA: PERMIT DATA:

Date	Type	Price	Valid	Date #	Amount	Purpose
20010719	BLDG ONLY	39,280	0	20010626	R-01- 37,000	NEW MH

DWELLING DATA:

MH
Style: 1.00
Attic: NONE
Walls: ALUM/VINYL
Bedrooms: 3
Total Rooms: 5
Full Baths: 1
Half Baths:
Add'l Fixtures:
Total Fixtures: 5
Basement: NONE
Fin Bsmt. Living Area: 0
Basement Rec Room Area: 0
Heating System: GAS HOT AIR
Heating Type: BASIC
FIREPLACE WB: / Mt1:
Basement Garage (# cars)
Ground Flr Area: 924
Total Living Area: 924
Quality Grade: D+
Condition: AVERAGE
Marketability: AV
Year Built: 2001
Eff Year Built:
Unfinished Area:
Unheated Area:

COST APPROACH COMPUTATIONS
Base Price 75,740
Plumbing 3,100
Additions 3,100
Unfin. Area -10,480
Basement
Attic
Heat/AC Adj.
FBLA
Rec Rm
Fireplace
Bsmt. Gar.
SUBTOTAL 68,360
Grade Factor 0.85
C & D Factor -35
TOTAL RCN 37,770
% Good 0.88
Market Adj.
Ecnom Obs1cn
Functn Obs1cn
Nbhd/Style Adj.
Under Constcn %
TOTAL RCNLD 33,200

OUTBUILDING DATA

Type	Qty	Yr	Size	2 Grd	Cond	Ma	Value
RS1	1	1980	6	8	C	A	\$70

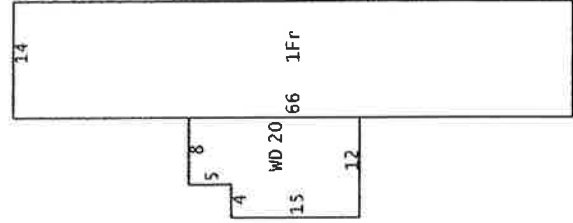
VALUE FLAG: 5

NOTES:
UPGRADES, WIN, CPT, APP

OUTBUILDING TOTAL: \$100
House Color: 6 GRAY

ADDITION DATA:

Lower Level	First Floor	Second Floor	Third Floor	Area	Value
A	Wood Deck			220	3100
B					00
C					00
D					00
E					00
F					00
G					00
H					00







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
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Total Prior Water/Sewer	\$ 134.56	\$ 5.28	\$ -	Total	\$ 139.84
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Total Prior:	Principal	\$ 6,741.14	Interest	\$ 1,612.23	Costs	\$ 55.63	Total	\$ 8,409.00
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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)

DOCUMENT IS PRINTED ON CHEMICAL REACTIVE PAPER



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
Christi Jones

PAYABLE THROUGH FRANKLIN SAVINGS BANK, FRANKLIN, NH



⑈000087411⑈ ⑆211770174⑆33857764⑈

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

CURRENT OWNER/ADDRESS

ADAMS, BRUCE
 ADAMS, JACQUELINE
 % ADAMS AUTO SERVICE & CO
 32 CENTRAL STREET NH 03235
 DEED BOOK: 2265
 DEED PAGE: 173
 DEED DATE: 20010524
 LAST UPDATE: 20150311
 SALE DATA:

DATE	TYPE	PRICE	CODE
20010524	LAND + BLDG	32,000	E
19981225	LAND + BLDG	145,000	1
OTHER FEATURES/ATTACHED IMPROVEMENTS			
NO STR/C			
1	001 OVHD WD/MTL	8	8
1	RS1 UTIL FRAME	11	14

LAND DATA:

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

Neighborhood ID: 302.00
 ASSESSMENT INFORMATION:
 PRIOR CURRENT
 LAND BUILDING 65,700 65,700
 17,700 17,700
 TOTAL 83,400 83,400

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

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	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

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

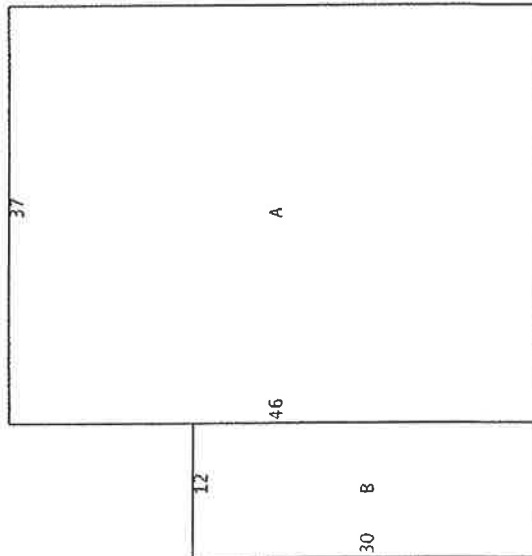
PERMIT DATA: DATE 20061103 B06127 PRICE 6,800 PURPOSE GAR DOORS/SIDI TOTAL OBY/YARD VALUE: 1,500

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

SKETCH
 A A/1S FR / B
 B 1S FR / B
 C
 D
 E
 F
 G
 H



Sheet 07

98-14
M.L.

98-11
0.08 AcC
E 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
E STATE OF N.H.

98-78
0.45 AcC

98-74
0.82 AcC

98-73
0.36 AcC

98-72
0.35 AcC

98-71
0.39 AcC

98-70

98-1
0.40 AcC
E STATE OF N.H.

98-4
0.86 AcC

98-5
1.5 AcC

SOUTH

PEN

