

CITY COUNCIL MEETING

AGENDA ITEM VII



CITY OF FRANKLIN COUNCIL AGENDA REPORT

October 27, 2018

From: Judie Milner, City Manager

Subject: City Council to consider disposition of 77 School Street Tax Acquired Property

Recommendation:

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 77 School Street to an abutter through a bid process.

The options available to the Council include:

- Auction
- Bid Process
- Direct Sale

Suggested Motion:

Councilor moves, "I move to authorize the City Manager to dispose of the following property, with the condition that the successful bidder must merge the property with their existing property within 60 days of closing, to an abutter through a bid process with a minimum bid amount of \$1,000 and to further execute all closing documents required for the conclusion of the referenced sale:

Map/Lot#	Location	Recommended Minimum Bid
117-068-00	77 School Street	1,000.00

Mayor calls for a second, discussion, and the roll call vote.

Discussion:

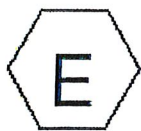
77 School Street was taken for taxes in 2017 in poor condition and recently demolished by the City. It's an .110 landlocked parcel located in between the homes at 79/81 School Street and the City owned property that burned at 31 Church Street. Other abutters are the US Post office and the Baptist Church. Although the City will not recover the back taxes and penalties (totaling \$20,132.16) or demolition costs (\$9,500), the property is located in a section of the City that has little to no off-street parking. The hope is to create some room for parking off street for abutting properties while the City has the opportunity to do so.

All bids to be submitted to city hall and to remain sealed until the public opening date. All abutters to be notified. The bid will be open to the abutters. 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, solve some parking issues in the neighborhood 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 card (may not be updated for recent demo yet)
Map



BAPTIST
CHURCH

117-65

0.23 AcC

*31 Church
City property*

104.66'

73.5'

65'

76.5'

117-68

0.11 AcC

4.35'

65'

46'

76.5'

31.25'

79 School

45.5'

81 School

117-

69

0.08
AcC

117-

70

0.11
AcC

50'

117-71

0.17 Ac

2

58.89'

149'

148'

105'

105'

C

IST
CH



PERMITS	
Date	Permit ID
Permit Type	Notes
FRANKLIN, CITY OF	District
316 CENTRAL STREET	Percentage
FRANKLIN, NH 03235	

Model: 1.5 STORY OLD STYLE	Fixtures: 7	EHS 80.00
Roof: GABLE OR HIP/ASPHALT	Fireplaces:	1.0910
Ext: CLAP BOARD	Generators:	\$ 87.28
Int: PLASTERED/DRYWALL		
Floor: CARPET/HARDWOOD		
Heat: GAS/TA DUCTED		
Bedrooms: 3	Baths: 2.0	
	Extra Kitchens:	
	A/C: No	
	Quality: A1 AVG+10	
	Com. Wall:	
	Size Adj: 1.0434	
	Base Rate:	
	Bldg. Rate:	
	Sq. Foot Cost:	

BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	690	0.50	345
FFF	FST FLR FIN	942	1.00	942
BMU	BSMNT	942	0.15	141
OPF	OPEN PORCH	176	0.25	44
EPU	COVERED BSMNT	36	0.35	13
GLA:	1,287	2,786		1,485

2018 BASE YEAR BUILDING VALUATION		
Market Cost New:		\$ 129,611
Year Built:		1890
Condition For Age:	FAIR	34 %
Physical:	PEND DEMO	50 %
Functional:		
Economic:	LOCATION	15 %
Temporary:		
Total Depreciation:		99 %
Building Value:		\$ 1,300