AGENDA
PLANNING BOARD
MAY 26, 2020

AGENDA ITEM #4B
OTHER BUSINESS

REVIEW & COMMENT TO CITY COUNCIL

DocuSign Envelope ID: B664EA21-A721-40DE-8590-2E9367D677C1

CITY MANAGER'S OFFICE
City of Lebanon, NH
51 North Park Street
Lebanon, NH 03766
(603) 448-4220
manager@lebanonnh.gov

TO: Department Heads, Planning Board Members, Conservation Commission Members, Lebanon School District

FROM: Shaun Mulholland, City Manager SM DS

DATE: May 13, 2020

RE: Review and Comment to the City Council Relative to Deeming Tax Map 111, Lot 3-100 and Tax Map 78, Lot 52 as Surplus City Property

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City Administration is considering the possibility of disposing two of its currently owned parcels of land identified as Tax Map 111, Lot 3-100 (located near Fellows Hill Road & Riverside Drive, Lebanon) and Tax Map 78, Lot 52 (located near Foch Ave and Edwards Street, Lebanon). Please see attached maps for specific locations.

City Policy #CC-102, Real Property Transactions, outlines the procedure regarding disposal or transfer of real property interests deemed surplus to City needs which requires review and comment to be solicited by the City Manager from all City departments, relevant boards, committees and commissions, and the School District.

Tax Map 111, Lot 3-100

This parcel is triangular shaped and located between the terminus of both Fellows Hill Road and Riverside Drive. It is less than one-half acre in size, has been owned by the City since 2000, and is assessed at $43,700.

Robert and John Oakes own property located at 92 Riverside Drive (identified further as Tax Map 111, Lot 16) which is across Fellows Hill Road. They have expressed interest in purchasing the parcel and asking the City to discontinue Fellows Hill Road at Riverside Drive so the properties may be adjoined. Should the City decide to discontinue this portion of Fellows Hill Road, it will require a separate process and action by the City Council.

Tax Map 78, Lot 52

This parcel is rectangular shaped and located at the unbuilt end of Foch Avenue where it abuts I-89 North. It is less than one-quarter acre in size, has been owned by the City since 1959 when it was obtained via Tax Deed, and is assessed at $20,600.

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William Corrette owns property at 9 Foch Avenue (further identified as Tax Map 78, Lot 51) which directly abuts the parcel. He has expressed interest in the parcel along with the unbuilt portion of Foch Avenue, as he and his neighbor have maintained it for years to prevent it from overgrowing. Should the City decide to discontinue the unbuilt portion of Foch Avenue, it will require a separate process and action by the City Council.

The proposed timeline for review of potential disposition by the Council begins at their meeting on June 17th, culminating in a public hearing and action at their meeting on July 15th.

Please review the attached documentation and provide written comment to my office by Friday, June 5 on whether or not the properties described above should be deemed surplus to the City's needs and requirements.

Thank you and let me know if you have any questions.

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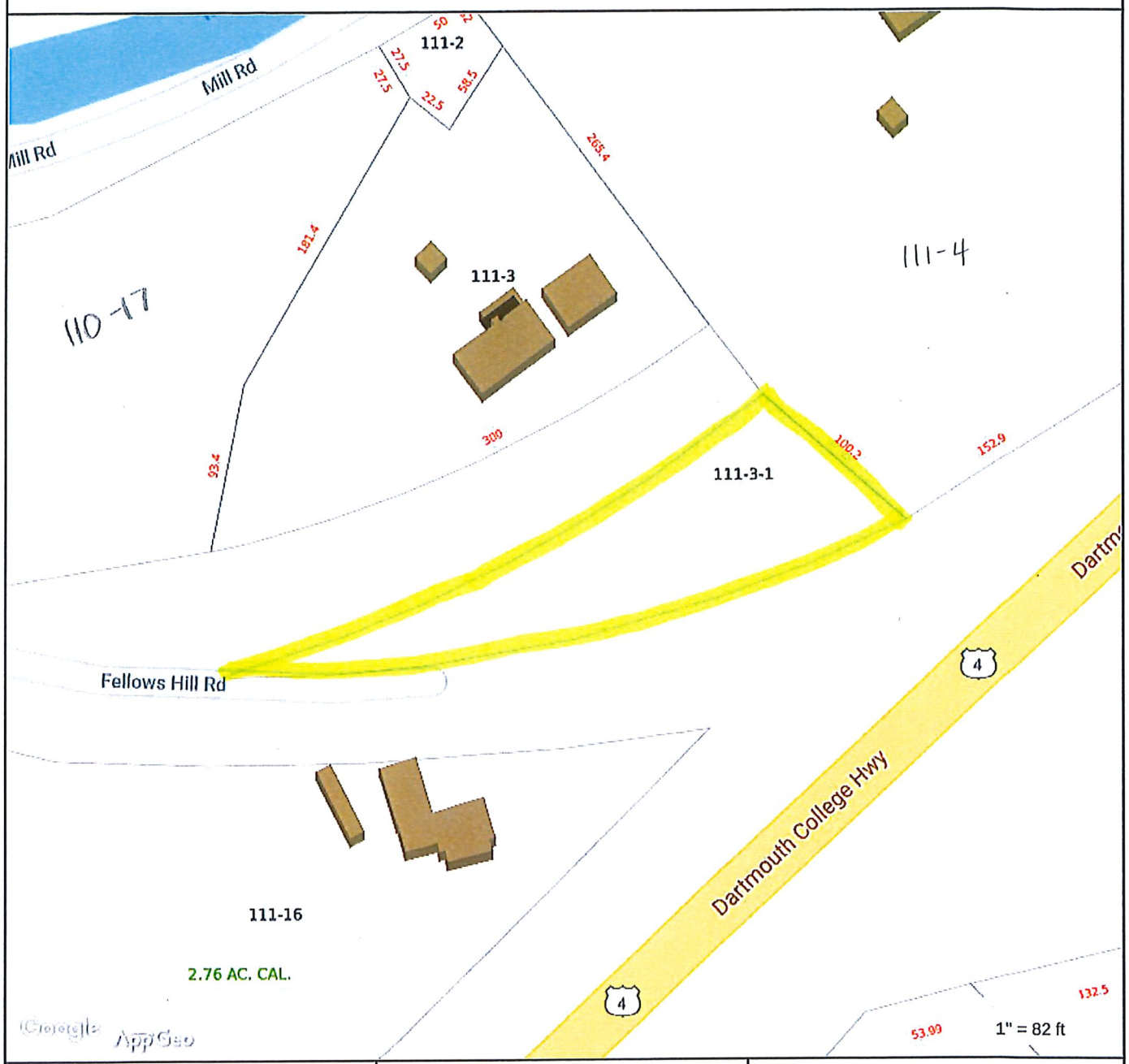
City of Lebanon, NH

April 23, 2020

Map 111/Lot 3-100



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Lebanon, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/23/2018
Data updated 11/18/2018

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Map	Block	Lot
111	3	100

0 RIVERSIDE DR

Residential

Acct: 5583

City of Lebanon Property Record Card

	Total Card	Total Parcel
APPRAISED:	43,700 /	43,700
USE VALUE:	0 /	0
ASSESSED:	43,700 /	43,700

Patriot Properties Inc.

Property Location

No.	Alt No.	Direction/Street/City
0		RIVERSIDE DR, LEBANON

Ownership

Unit No.

Owner 1	CITY OF LEBANON
Owner 2	
Owner 3	
Street 1	51 N PARK ST
Street 2	
Town/City	LEBANON
St/Prov	NH Country Occ
Postal	03766 Type

Previous Owner

Owner 1	HERTZ COMPANY
Owner 2	
Street 1	225 BRAE BOULEVARD
Town/City	PARK RIDGE
St/Prov	NJ Country
Postal	07656

Narrative Description

This parcel contains 0.43108 AC of land mainly classified as MUNICPAL.

Other Assessments

Code	Description	Amount	Com Int

Property Factors

Item	Code	Description	%	Item	Code	Description
Zone 1	RL1	RL1	100	Utility 1		
Zone 2				Utility 2		
Zone 3				Utility 3		
Census Tract		9617		Exempt		
Flood Hazard						
District 1				Topo		
District 2				Street		
District 3				Traffic		

In Process Appraisal Summary (First 4 Lines Only)

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
903	0.43	0.00	0.00	43,700.00	43,700.00
Total Card	0.43	0.00	0.00	43,700.00	43,700.00
Total Parcel	0.43	0.00	0.00	43,700.00	43,700.00
Source		Total Value per Sq Unit /Card		N/A	/Parcel N/A

Legal Description

Entered Lot Size	
Total Land	
Land Unit Type	
Parcel ID	111-3-100

User Account	102840
GIS Reference	
GIS Reference	
Inspection Date	

User Defined

Old Map/Lot	
Inst Exempt	
Eld Update	
Plan Ref	
ASR Map	
Factor District	
Reval District	
Market Area	
Year	
Change Reason	

Previous Assessment (First 9 Lines Only)

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Assessed Value	Notes	Date
2020	903	PV	0	0	0.4311	43,700	43,700	43,700		11/05/2019
2019	903	FV	0	0	0.4311	43,700	43,700	43,700		11/06/2019
2018	903	FV	0	0	0.4311	43,700	43,700	43,700		08/31/2018
2017	903	FV	0	0	0.4311	43,700	43,700	43,700	Year End Roll	11/14/2017
2016	903	FV	0	0	0.4311	43,700	43,700	43,700		11/03/2016
2015	903	FV	0	0	0.4311	43,700	43,700	43,700	Year End Roll	10/19/2015
2014	903	FV	0	0	0.4311	44,100	44,100	44,100	Year End Roll	08/20/2014
2013	903	FV	0	0	0.4311	44,100	44,100	44,100	Year End Roll	10/28/2013
2012	903	FV	0	0	0.4311	44,100	44,100	44,100	Year End Roll	10/15/2012

Print	
Date	Time
05/04/20	13:26:28
Last Rev	
Date	Time
08/30/18	14:33:06
vincent	
Pat Acct	
5583	
Tax District	
Lebanon	

Sales Information (First 5 Lines Only)

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	TSF	Verification	Notes
HERTZ COMPANY	0-0		01/01/2000	Gov't Agency	0.00	Yes	No		

Card

1 of 1

Building Permits (First 8 Lines Only)

Date	Number	Description	Amount	C/O	Last Visit	Fed Code	F. Description	GeneralNotes

Activity Information (First 11 Lines Only)

Date	Result	By	Name
09/25/2019	Assessor Rev	Hammar	Alrick Hammar
07/07/2009	Measure/List	DMM	D McMullen

Sign: ___/___/___

Land Section (First 9 Lines Only)

Use Code	Description	LUC Factor	No of Units	Depth/ PriceUnit	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adjusted Unit Price	Neigh	Neigh Infl	Neigh Modifier	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	Juris	Land Factor	Assessed Value	Notes
903	MUNICPAL	1.0000	18,777.8900		SQUARE FEET	SITE	1.00000		1.24	2.33	R7	1.000								43,700		0			1.00000	43,700	
	Total AC/HA		0.43108		Total SF/SM		18,777.89000		Parcel LUC	903	MUNICPAL			Prime NB Desc		RES FA			Total	43,700.00		Total			Total		43,700

Type			
Story Height			
(Liv) Units		Total	
Foudation			
Frame			
Prime Wall			
Sec Wall			
Roof Struct			
Roof Cover			
Color			
View/Desir			
Bld Name			

Full Bath		Rating	
A Bath		Rating	
3/4 Bath		Rating	
A 3QBath		Rating	
1/2 Bath		Rating	
A HBath		Rating	
Othr Fix		Rating	

Other Features

Kitchen		Rating	
A Kitchen		Rating	
Fireplace		Rating	
WSFlues		Rating	

Comments

Juris Factor	1.00000
Special Features	0.00
Final Total	0.00
Before Depr	0.00
Val/Su Net	0.00
Val/Su SzAd	0.00

Res Breakdown (First 4 Only)

No Unit	Rooms	Bed Rooms	Floor
Totals			

Sketch

General Information

Grade			
Year Blt	2014	Eff Yr Blt	
Alt LUC		Alt %	
Jurisdict		Fact	1.00000
Const Mod			
Lump Sum Adj			

Condo Information

Location	
Total Units	0
Floor	
% Own	
Name	

Remodeling

Exterior	
Interior	
Additions	
Kitchen	
Baths	
Plumbing	
Electric	
Heating	
General	

Mobile Home

Make	
Model	
Serial #	
Year	0
Color	

111-3-100

Parcel ID

Interior Information

Avg Ht/Fl			
Prime Int Wall			
Sec Int Wall			
Partition			
Prim Floors			
Sec Floors			
Basement Floors			
Subfloor			
Basement Garage			
Electric			
Insulation			
Int vs Ext			
Heat Fuel			
Heat Type			
# Heat Sys			
% Heated	0	% AC	0
Solar HW	No	Cntrl Vac	No
% Com Wall	0	% Sprinkled	0

Depreciation

Phys Cond	AV - Average	
Functional		
Economic		
Special		
Override		
Total		

Calc Summary

Basic $ / SQ	0.00000
Size Adj	1.00000
Const Adj	1.00000
Adj $ / SQ	0.00000
Other Features	0.00
Grade Factor	1.00000
NBHD Inf	1.00000
NBHD Mod	1.00000
LUC Factor	1.00000
Adj Total	0
Depreciation	0
Depricated Total	0

Sub Area (First 8 Only)

Code	Description	Area - SQ	Rate - AV	Undepr Value
Net Sketched Area			Total	
Size Adj		Gross Area		Fin Area

Sub Area Detail (First 10 Only)

Sub Area	% Usbl	Description	% Type	Qu	# of Tenants

Special Features/Yard Items (First 20 Lines Only)

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB	Fact	Appr Value	J Code	J Fact	Juris Value
More	N			Total Yard Items					Total Special Features							Total SFYI			

Image