



CITY OF MANCHESTER

Board of Assessors

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Robert J. Gagne, Chairman
Michael W. Hurley

Lisa Turner
Assistant to Assessors

To: Chairman Patrick Long, Committee on Lands & Buildings
From: Board of Assessors
Date: October 12, 2016
Re: Map 485, Lot 26 / Kalisz Ln / City Owned Vacant Land
Request to Value Property

The Assessors have completed an analysis of the estimated market value of the above-referenced property. The following is a summary of important facts and the value estimate:

Property Location	Kalisz Ln
Assessors Map/Lot	Map 485, Lot 26
Property Owner	City of Manchester
Deed Book/Page	Unknown (Tax Deed assumed)
Date Acquired	Unknown
Improved/Vacant	Vacant
Total Land Area	9,159 square feet
Current Zoning	Residential R-1A / One Family
Overlay District	N/A
Easements / Restrictions	None known
Estimated Value	To be disclosed in non-public session (RSA 91-A:3 II(d))
Comments	Vacant parcel located in a residential neighborhood off Lake Shore Rd near Candia Rd. The subject parcel has frontage (79 feet) and area (9,159 square feet) less than required in the R-1A Zoning District (100 feet and 12,500 square feet) The subject parcel is considered unbuildable.

Respectfully,

Robert J. Gagne, CNHA, NHCG
Chairman

Attachments:
-Property Card
-GIS Parcel Map
-GIS Zoning Map
-GIS Aerial Photo Map (2010)

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				
CITY OF MANCHESTER TAX COLLECTOR		Unbuildable	8 None	8 None	1 Urban	Description	Code	Appraised Value	Assessed Value	
ONE CITY HALL PLAZA						EXM LAND	9030	10,500	10,500	
MANCHESTER, NH 03101										
Additional Owners:										
SUPPLEMENTAL DATA										
Other ID:		RAD OR CADCAD = 700								
Land Adjust		YES	Callback Ltr							
Voided		NO	Sketch Note			V				
Total SF		9159	Land Class			R				
Zone			Parcel Zip			03109				
Frontage/Dep		No	ASSOC PID#							
GIS ID: 485-26										
<i>Total</i>								10,500	10,500	

2017
MANCHESTER, NH

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
CITY OF MANCHESTER TAX COLLECT						0		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2016	9030	10,500	2015	9030	10,500	2014	9030	10,500
<i>Total:</i>									10,500	<i>Total:</i>		10,500	<i>Total:</i>		10,500	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
<i>Total:</i>							

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
NBHD/ SUB	NBHD NAME	STREET INDEX NAME	TRACING
330/A			

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	10,500
Special Land Value	0
Total Appraised Parcel Value	10,500
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	10,500

NOTES

VACANT

BUILDING PERMIT RECORD									VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
									11/11/2005			DP	00	Meas & Int Insp.
									06/17/2005			AM	00	Meas & Int Insp.
									12/05/2000			RB	14	Other
									03/22/1991				00	Meas & Int Insp.

LAND LINE VALUATION SECTION

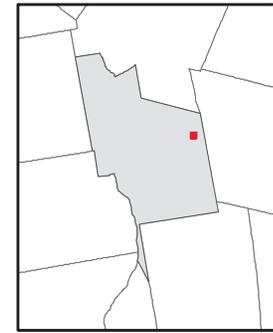
B #	Use Code	Use Description	Zone	Frontage	Depth	Units	Unit Price	I. Factor	S A	C. Factor	ST. Idx	S.I. Adj.	Notes- Adj	Rec Y/N	CU Cond	Special Pricing	Adj. Unit Price	Land Value
1	9030	TOWN VAC				9,159 SF	8.50	1.0000	1	0.15	330	0.90		N	0.000		1.15	10,500

Total Card Land Units:	0.21 AC	Parcel Total Land Area:	0.21 AC	Total Land Value:	10,500
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CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Model	00		Vacant				
MIXED USE							
			<i>Code</i>	<i>Description</i>			<i>Percentage</i>
			9030	TOWN VAC			100
COST/MARKET VALUATION							
			Adj. Base Rate:				0.00
			Replace Cost				0
			AYB				
			EYB				0
			Dep Code				
			Remodel Rating				
			Year Remodeled				
			Dep %				
			Functional Obslnc				
			External Obslnc				
			Cost Trend Factor				1
			Condition				
			% Complete				
			Overall % Cond				
			Apprais Val				
			Dep % Ovr				0
			Dep Ovr Comment				
			Misc Imp Ovr				0
			Misc Imp Ovr Comment				
			Cost to Cure Ovr				0
			Cost to Cure Ovr Comment				

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
No Photo On Record												

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
<p style="text-align: right;">Ttl. Gross Liv/Lease Area:</p>						
		0	0	0		



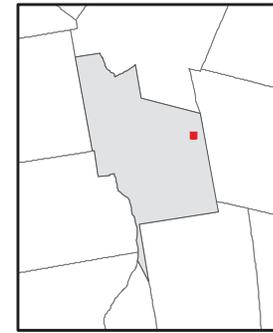
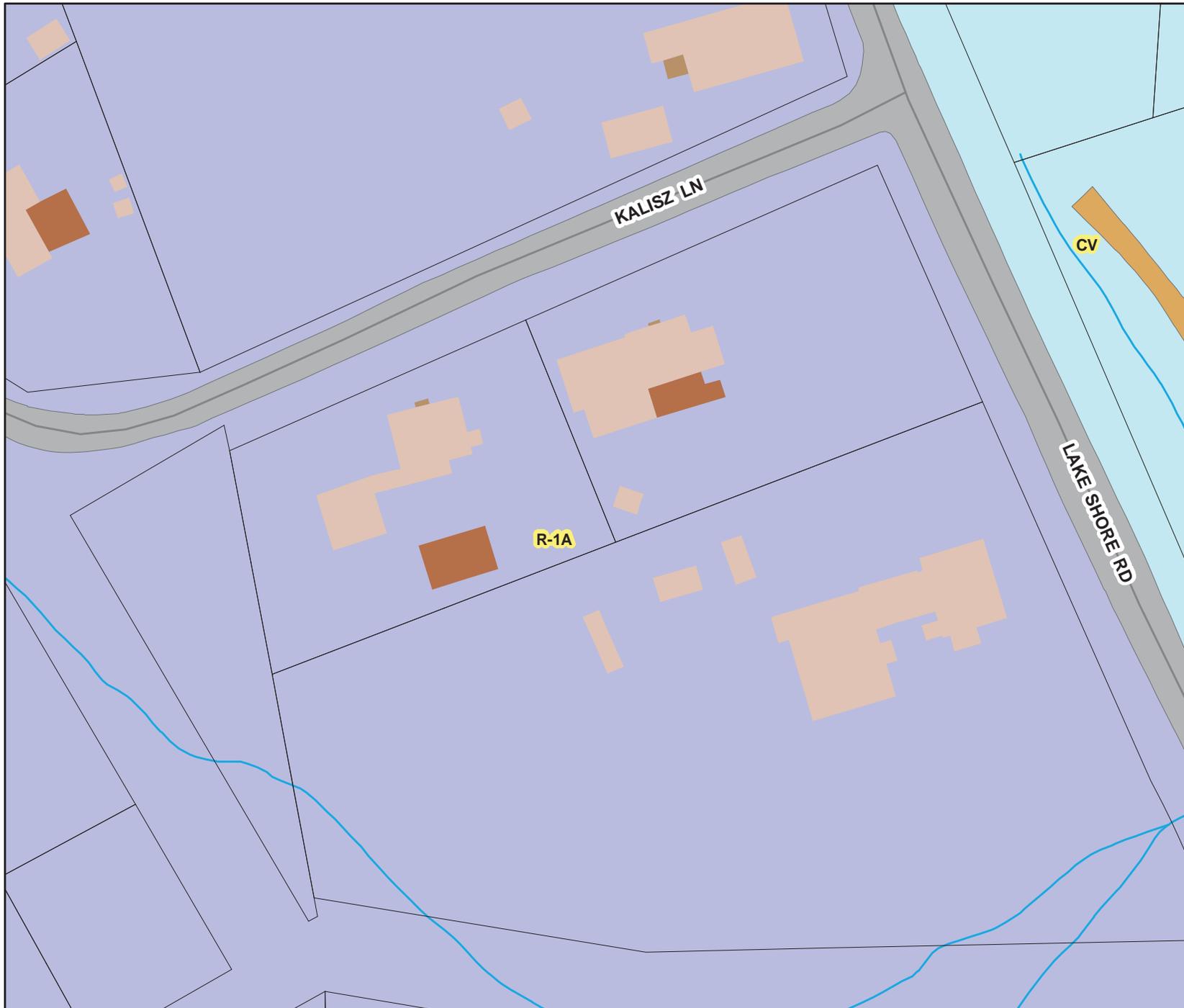
Area Map Showing Extent Of Map At Left



DISCLAIMER

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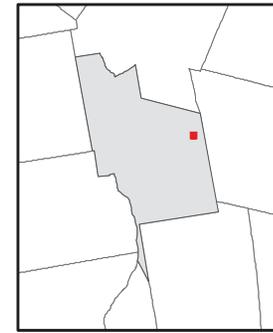


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