



CITY OF MANCHESTER

Board of Assessors

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Robert J. Gagne, Chairman
Michael W. Hurley

Lisa Turner
Assistant to Assessors

To: Patrick Long, Chairman, Committee on Lands & Buildings
From: Board of Assessors
Date: February 10, 2017
Re: Map 521, Lot 10 / 173 Maplehurst Av / City Owned Single Family Property
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	173 Maplehurst Av
Assessors Map/Lot	Map 521, Lot 10
Property Owner	City of Manchester
Deed Book/Page	Bk 8473 - Pg 2124
Date Acquired	Acquired September 19, 2012 / Tax deeded parcel
Improved/Vacant	Single Family Residence
Total Land Area	14,081 square feet
Current Zoning	R-1B / 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	Single family structure in very poor condition. Oversized lot would require variance for subdivision. Located adjacent to Interstate Highway Ramp (I-93). Neighborhood of mostly single family homes with commercial development along nearby Hanover Street. Subject site is serviced by all public utilities. Recommend discussion of value in non-public session (RSA 91-A:3 II(d)).

Respectfully,

Robert J. Gagne, CNHA, NHCG
Chairman