



CITY OF CONCORD

REPORT TO MAYOR AND THE CITY COUNCIL

FROM: Matthew R. Walsh, Director of Redevelopment, Downtown Services, and Special Projects

DATE: September 29, 2020

SUBJECT: Tax Deeded Properties

Recommendations:

Accept the following report and authorize the City Manager to proceed as outlined herein relative to tax deeded properties.

Background:

Under State Law and the City's Code of Ordinances, the City has the right to acquire ownership of private property for unpaid property taxes.

Management, retention, and divestment of tax deeded real estate is regulated by New Hampshire State Law RSA 80, as well as the City Code of Ordinances Article 2-1 "Real Estate".

Discussion:

The purpose of this report is to inform the City Council of the proposed retainage or divestment of the following tax deeded properties. These properties were deeded on January 14, 2020.

In accordance with City Code of Ordinances 2-1-5, this report shall be referred to the Planning Board and Conservation Commission for input prior to divestment of applicable properties, as proposed herein.

Divestment of those properties not recommended to be retained by the City will likely be accomplished via absolute public auction.

In accordance with State Law, tax deeded properties are first offered to previous property owners, as well as former lien holders, before being sold to the general public.

Upon sale, any surplus proceeds remaining after payment of back taxes and associated penalties, as well as carrying costs, are forwarded to Superior Court, which, in turn, shall disperse funds to the previous property owners and associated lien holders.

Please see the table below for recommendations concerning tax deeded properties currently owned by the City.

Table of Tax Deeded Properties

Location	Use	Acreage	April 2019 Assessed Value	Amount Paid for Deed	Tax Deed Book & Page	Recommendation
JOSIAH BARTLETT RD	UNDEVELOPED "LAND LOCKED" PROPERTY	5.3	\$ 6,400	\$ 1,076.98	3665/641	RETAIN AS CONSERVATION OPEN SPACE
52 PEMBROKE RD	SINGLE FAMILY RESIDENCE	0.36	\$ 172,800	\$ 18,374.87	3665/638	SELL
66 BROADWAY	SINGLE FAMILY RESIDENCE	0.21	\$ 288,500	\$ 38,813.57	3665/639	SELL
9 GARVINS FALLS RD	SINGLE FAMILY RESIDENCE	1.6	\$ 228,800	\$ 18,028.52	3665/637	DETERMINE IF DESIRED FOR GARVINS FALLS RD RELCOATION PER MANCHESTER STREET PROJECT (CIP 36). IF NOT, SELL.
110 BOYCE RD	SINGLE FAMILY RESIDENCE	1.07	\$ 140,100	\$ 19,429.25	3665/640	SELL

To the extent that any of these properties are occupied dwellings, the City shall abide by any emergency orders or other requirements established by the State or Federal governments, as might be applicable, relative to eviction and divestment of said properties.