

**Sale/Settlements of Town Owned
and
Tax Deeded Properties**

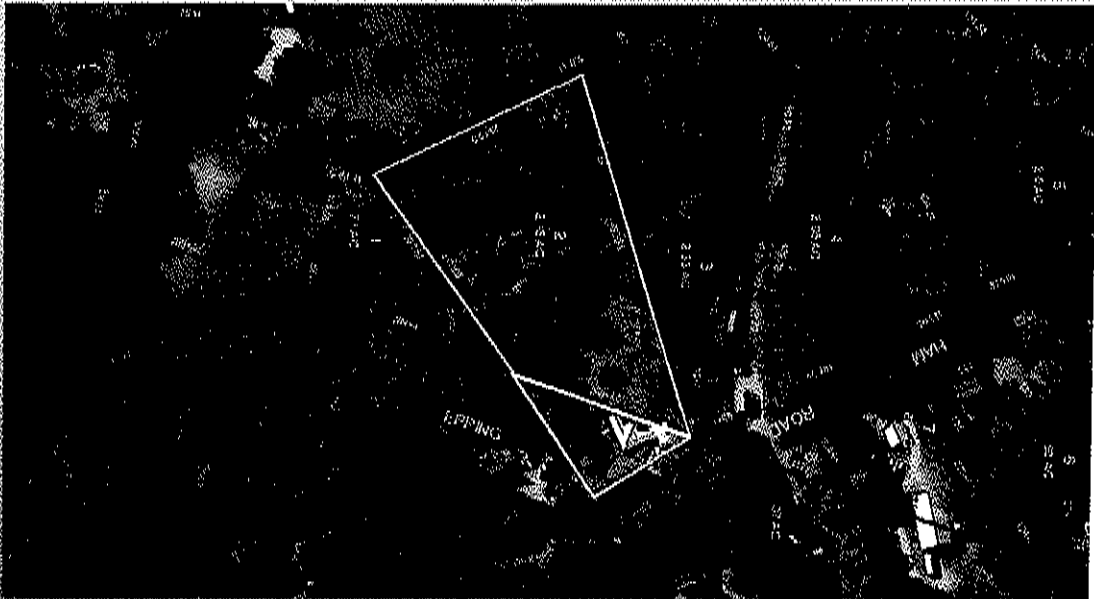
Town of Raymond

**Administration
&
Community Development Department**

October 29, 2018

ECS

**Ham Road
Tax Map 30, Lot 2
(2.1 Acres in Raymond ~ Collected \$887.53)**



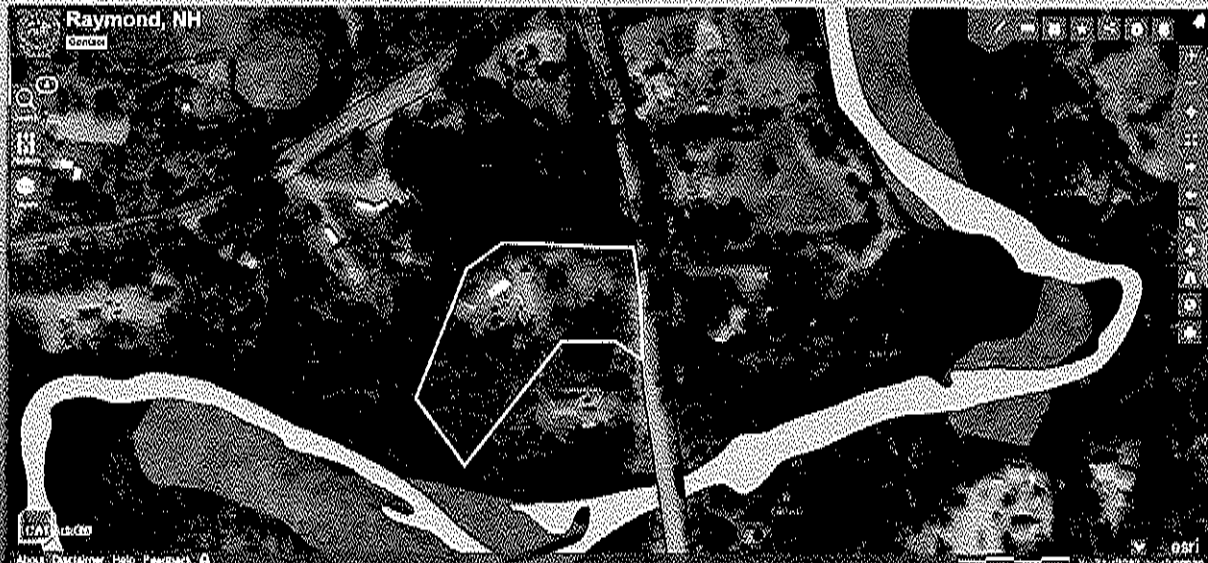
EC3

Spring Street
Tax Map 12-1, Lot 57M
(Collected \$5,848.32)



EC4

Blueberry Hill Road
Tax Map 5-1, Lot 2 ~ 1.96 Acres w/barn
(Collected \$49,862.84)



§ 281-6 Guidelines for Handling of Sale.

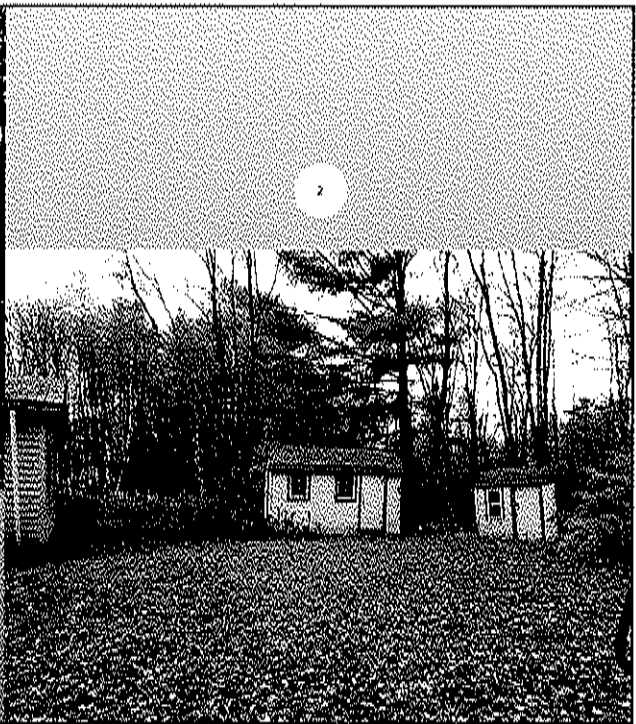
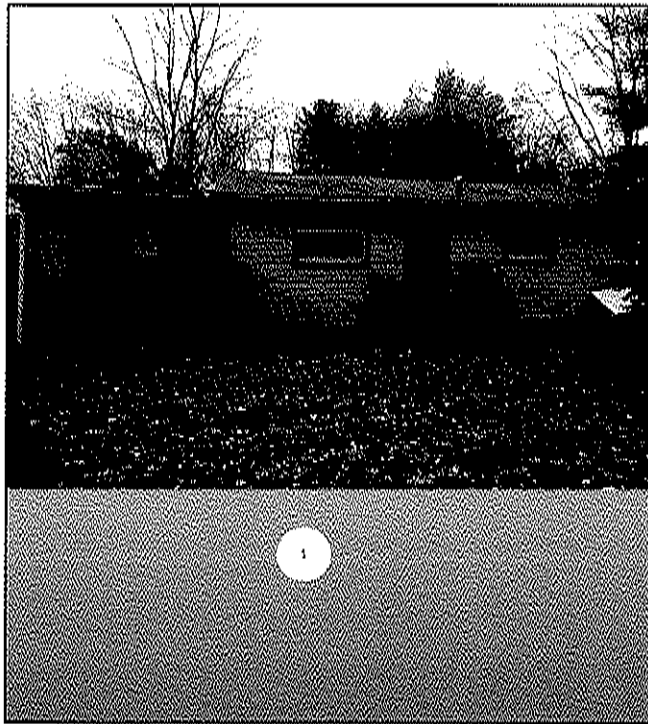
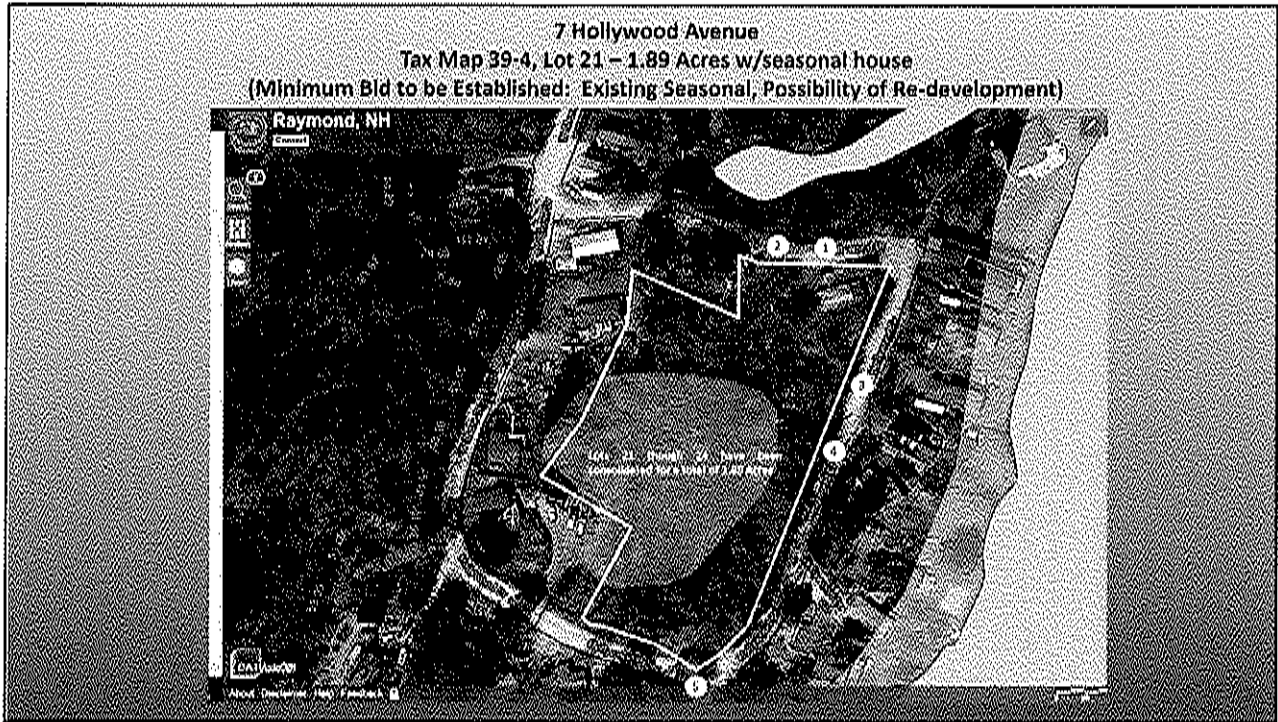
- The sale of Town-owned property, to the extent possible, shall be handled as follows:
 - A. Such land shall be sold by either public auction or by sealed bid.
 - B. Town land to be considered for sale as a result of Board action or citizen request shall be catalogued in a master file in the Town Manager's office.
 - C. No Town land may be incorporated into the file or added to the list after December 1 prior to Town Meeting. However, if 25 voters should submit a petition requesting to purchase Town land after that deadline, the land will be listed and included on the warrant without Selectmen recommendation.
 - D. Once Town land is catalogued in the master file, a description of the property shall then be transmitted to all interested Town departments, boards and committees for their review and recommendation. In all cases, the Conservation Commission and Planning Board shall be notified and their recommendation requested.
 - E. Sometime not later than 30 days before the Annual Town Meeting, the Board of Selectmen shall warn and schedule a public hearing on the proposed sale of all Town land. The warning of the public hearing shall include a list of all Town land to be sold, including map numbers, lot numbers and street locations.
 - F. For at least one week prior to the public hearing, the Town shall post on the property which is being considered for sale a "For Sale" sign. Such sign shall be legible from the street and shall contain as well a telephone number to be called to gain additional information about the Town land and the procedures to be followed in the sale of the Town land.
 - G. All owners of abutting properties and owners of land that would abut the property to be sold, but for an intervening private or public way, shall be given written notice of the public hearing at least one week prior to such meeting. Such notice will be mailed to the owner of such property as indicated by the Town's tax records.
 - H. At the public hearing, the Town Manager shall review all comments relative to the sale received from the administration, boards and committees.
 - I. As soon as possible after the conclusion of the public hearing, the Selectmen shall vote as to whether they will include in the Town Meeting Warrant an article for the sale of a particular piece of property. The Selectmen may, at such time, vote as to whether or not they will recommend auction by the town meeting of other warrant articles submitted to them calling for the sale of Town-owned property.
 - J. The motion to place the land up for sale shall include any special conditions of sale to be incorporated in the warrant article.

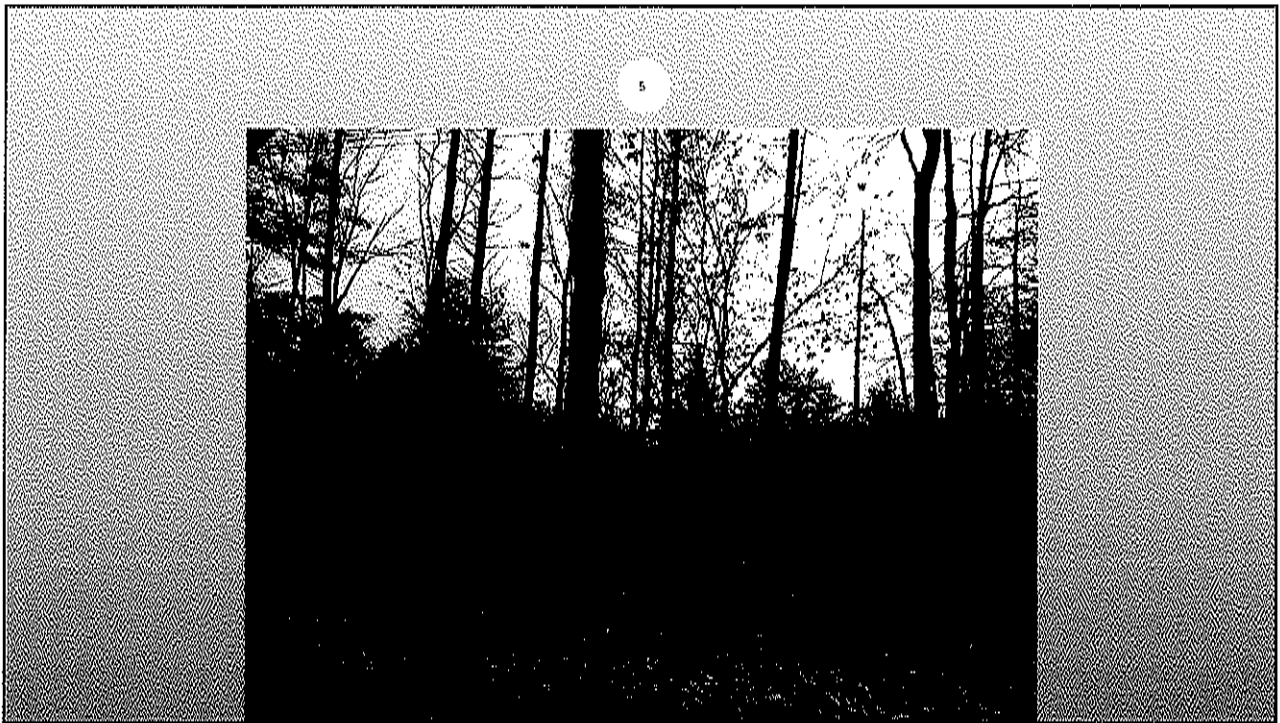
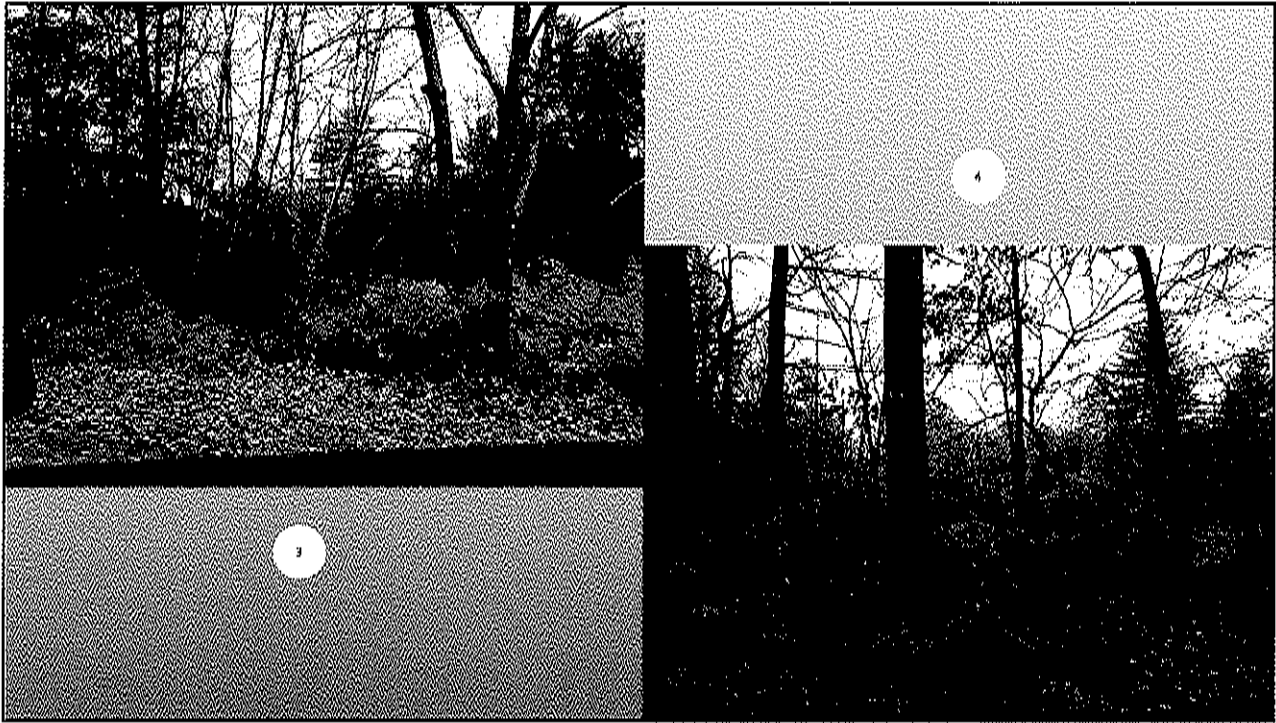
Local Ordinance

§ 16-3 Recommendation to Selectmen to Retain or Dispose.

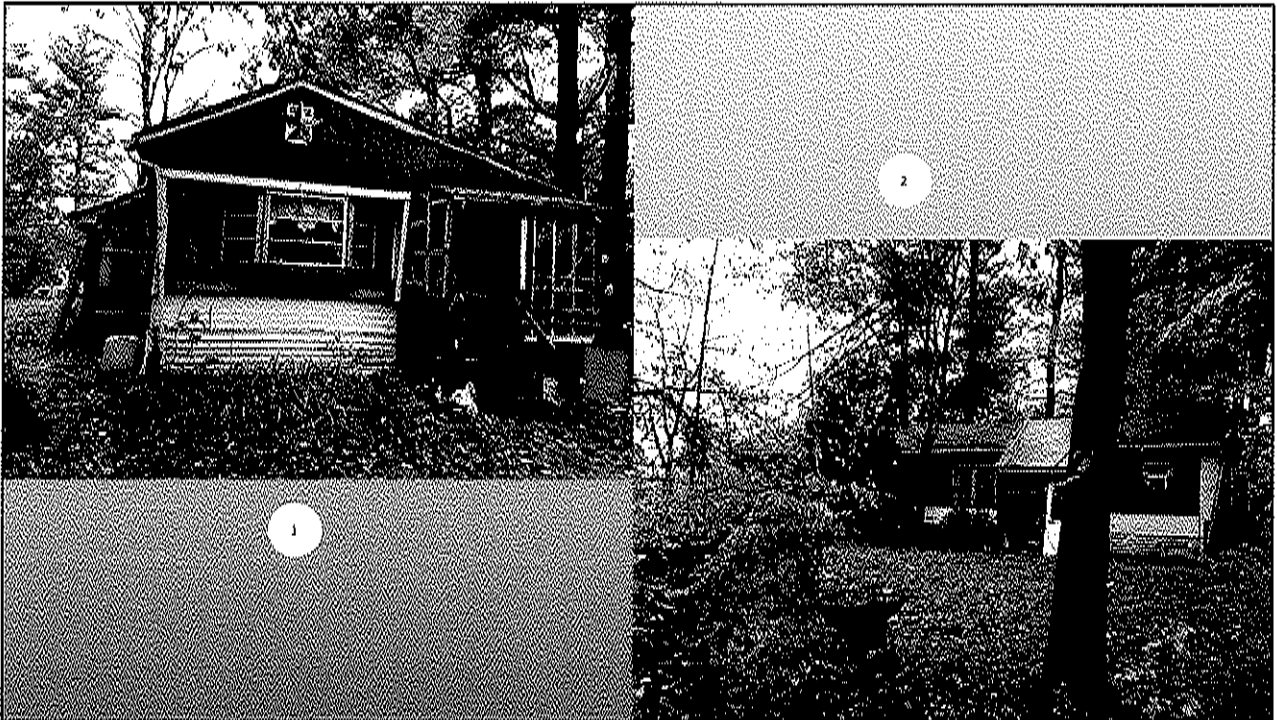
The Town requires that the Selectmen, before disposing of real property, the title to which has been acquired by tax collector's deed, first consult with the Conservation Commission, said Commission to recommend if the retention of such real property would be in the best interests of the Town as provided in RSA 80:42-a, subject to final ratification at the next Annual or Special Town Meeting.

CONSERVATION COMMISSION > Review of Real Property

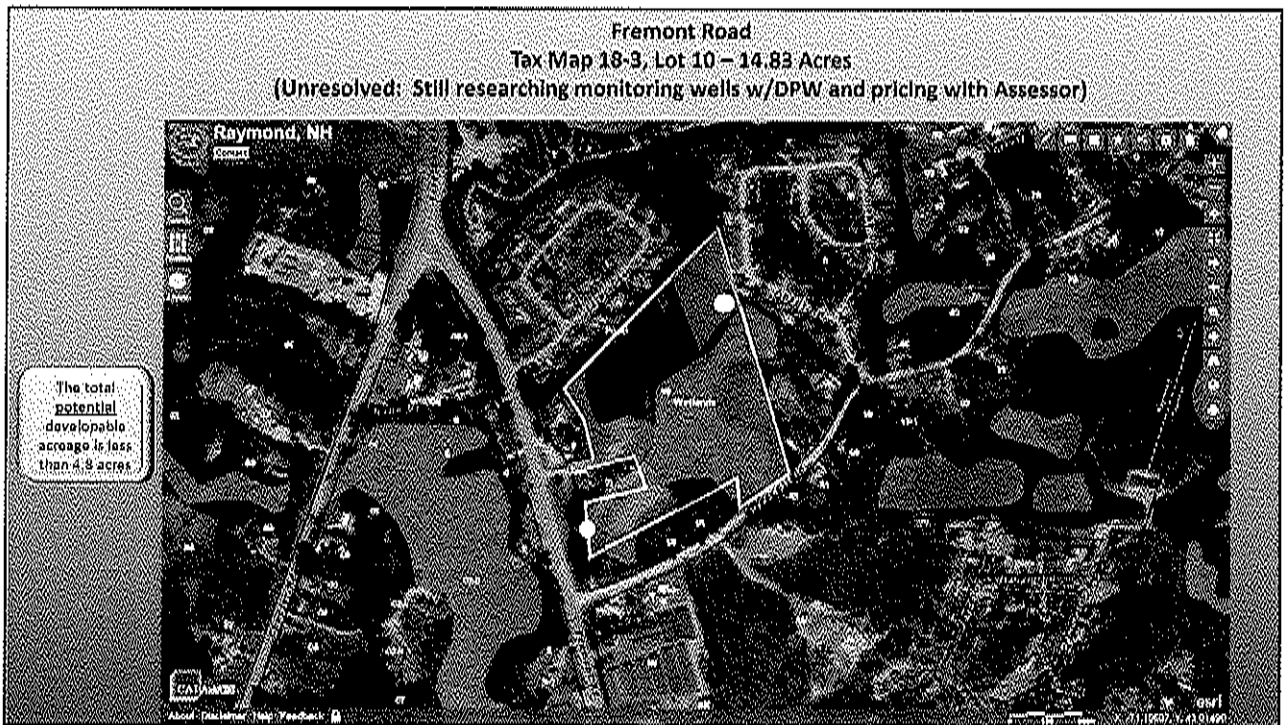




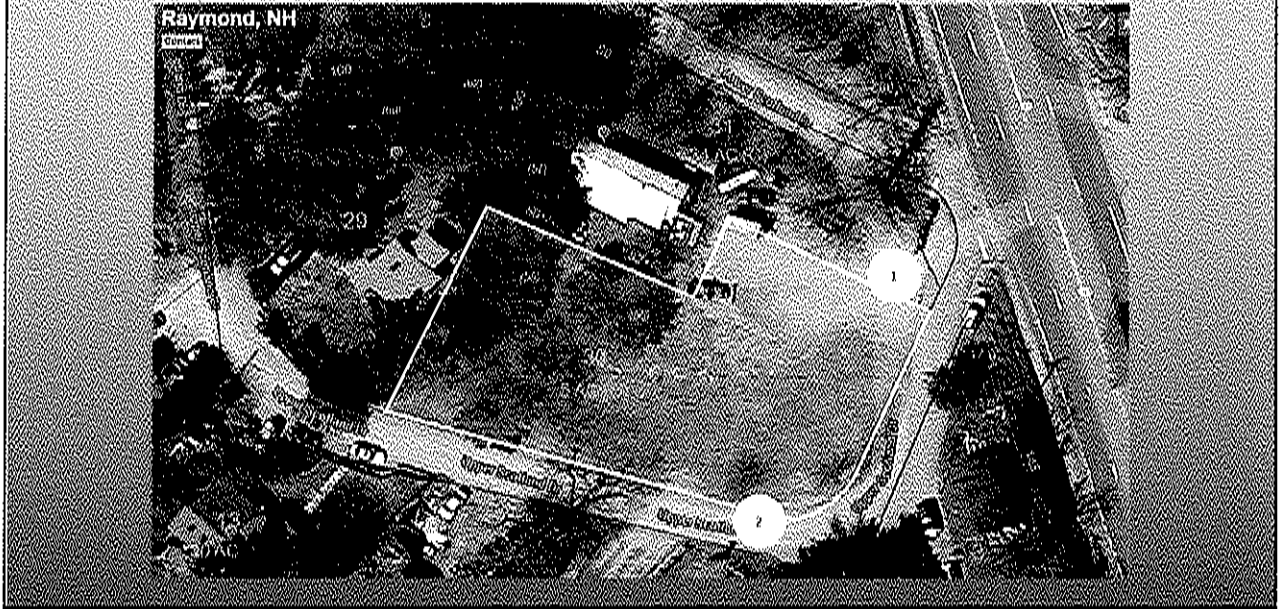
11 Mary Avenue
Tax Map 5-1, Lot 2 – .33 Acres w/MFH that must be removed
(Minimum Bid to be Established – Buildable Lot: \$70,000)







Scotland Drive
Tax Map 32-2, Lot 30 – .5 Acres
(Minimum bid to be Established – Buildable Lot)



Yellow are Settled
 Others Pending Sealed Bid by end of November
 Potential Estimated Revenue: \$300,000 +/-

Address of Property	Actual Rec'd	Deed Type	Tax Map/Lot	Successful Bidder/Buyer
Ham Road	\$ 887.53	Quit Claim	030-000-002-000	Owner
Spring Hill Road	\$ 5,848.32	Quit Claim	012-001-057M-000	Owner
11 Cherry Hill Road	\$ 49,862.84	Quit Claim	005-001-002-000	Mortgage Holder
	\$ 56,598.69			

Properties to be Sold by Sealed Bid				
7 Hollywood Avenue	TBD	Quit Claim	039-004-021-000	TBD
11 Mary Avenue	TBD	Quit Claim	011-004-051-000	TBD
Scotland Drive	TBD	Quit Claim	032-002-030-000	TBD
Fremont Drive	TBD	Quit Claim	018-003-010-000	TBD
1 Bertha Avenue	TBD	Deed w/o Covenants	011-004-031-000	TBD

Propose dedicating portion of revenue to remove blight and improve other tax deeded town-owned properties.