



Request for Proposals

REDEVELOPMENT OF TOWN OWNED PARCELS

DOWNTOWN CENTRAL BUSINESS DISTRICT DERRY, NEW HAMPSHIRE

Offered By:

Town of Derry

RFP Process Coordinated by:

Anne Struthers

annestruthers@derrynh.org

Proposals due October 27, 2017

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INTRODUCTION

ABOUT DERRY

Derry is located in southern New Hampshire and ranks as the fourth largest municipality with a land area of 35.4 square miles and a population just over 33,000. Derry is less than 45 minutes from Boston with quick access to Interstate 93, airports and New Hampshire's largest cities. Within a 30 minute drive time, there are over 250,000 workers supporting a wide range of industries. Furthermore, the expansion of Interstate 93, Exit 4A, will advance economic vitality throughout the Town.

Adding to the mix is a community known for its entrepreneurial spirit and commitment to succeed. Derry is highly rated for its business friendliness at every stage of the business cycle. Closely aligned with educational excellence, Derry has one of the most highly ranked school systems, is home to Pinkerton Academy and is within close proximity to colleges and universities. Superb dining, unique entertainment and cultural experiences combined with an abundance of recreational options make Derry the perfect place to live, work and play.

OPPORTUNITY OVERVIEW

The Town of Derry, New Hampshire is accepting proposals for the redevelopment of vacant, town owned property located in the downtown area. The Town is interested in a development that stimulates economic activity in the downtown area and is a catalyst for smart, sustainable growth. The Town will consider proposals that are creative, visionary and benefit the community.

The site is approximately 2.3 acres in size located on Abbott and Central Court, one block off West Broadway. Water and sewer connections are available to these lots.

Parcel	Address	Acres
30026-001	5 Abbott Court	.85
30037	3 Central Court	.42
30038	1 Central Court	.63
27138	2 Central Court Ext.	.44

The site is located in the downtown **Central Business District** which allows for mixed use and a variety of permitted uses including retail, commercial, office, and residential uses. The site is adjacent to the Derry Rail Trail, a heavily utilized pedestrian and bike path. The site is within walking distance to a variety of dining, entertainment and shopping venues.

The redevelopment of the site will be subject to Planning Board Architectural Design Review Guidelines which identifies the Central Business District as having a very high level of compliance with the Regulations because of the sensitivity and character of this area, and the importance and challenges of creating a pleasing pedestrian environment. The Town envisions initiating public-private collaboration with potential developers.

PROPERTY INFORMATION

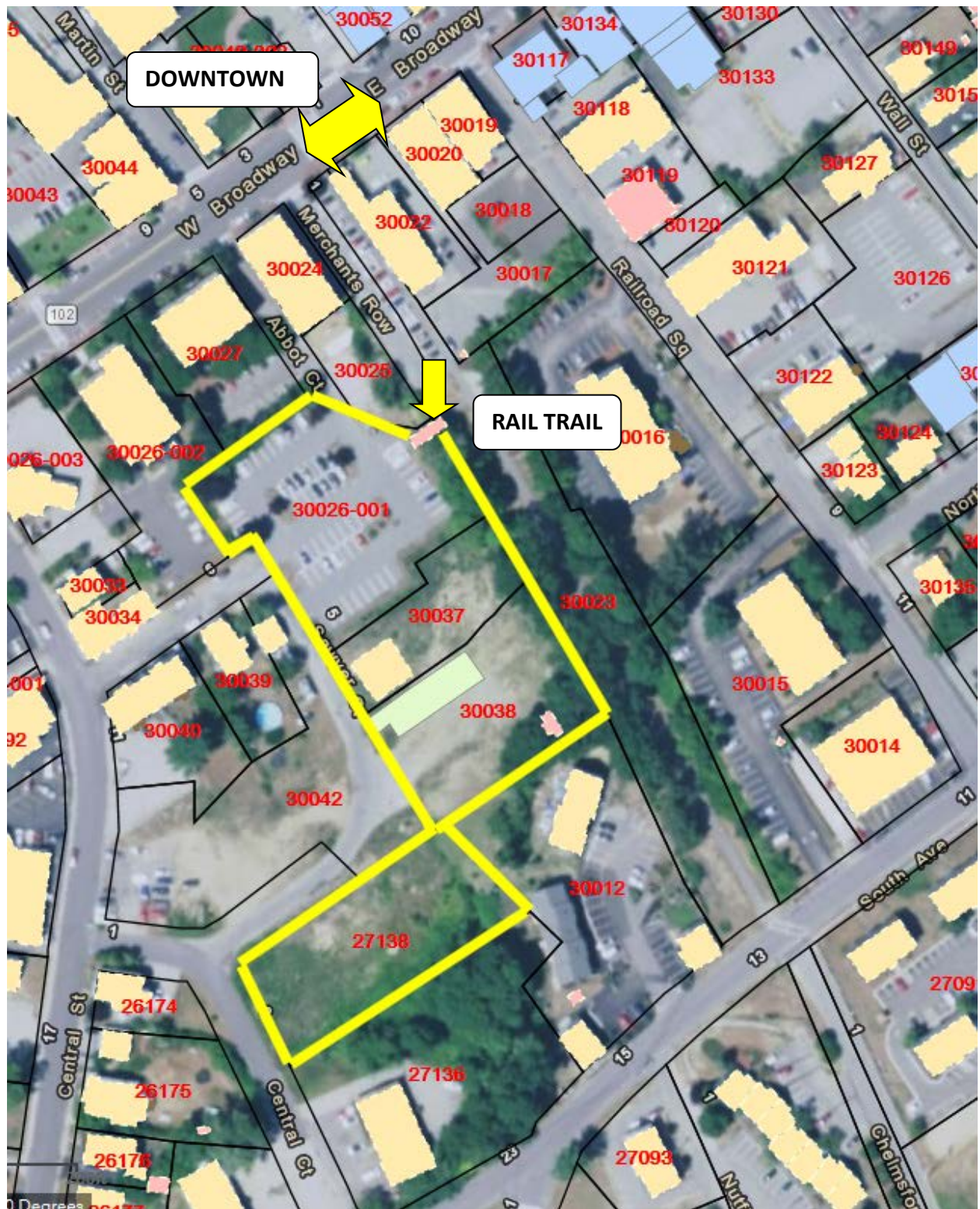
ZONING CHARACTERISTICS

The properties are located in the Central Business District (CBD) which was established to encourage uses compatible with the historic, municipal, cultural, residential and commercial character of the area. The Town encourages interested parties to be creative in their approach to redevelopment. A summary of the relevant provisions from the Town of Derry Zoning Ordinance is provided below; the complete CBD ordinance is included in the Appendix.

1. **Permitted Uses:** Multi-family residential as a mixed used with limitations, hotel, bed and breakfast, inns, retail sales establishments, offices and stores for sales and service establishments, offices for administrative functions, transportation centers; light manufacturing which includes micro and nano breweries, public and semi-public uses, parking facilities, and two miscellaneous uses.
2. **Dimensional Requirements:**

Lot Area:	30,000 SF with public sewer
Frontage/Lot Width:	50 feet
Front Setback:	8 feet maximum
Side Yard:	5 feet
Rear Yard:	10 Feet
Building Dimensions:	No taller than 350 feet above sea level
3. **Buffer Zone:** Required when a non-residential use abuts a residential zone.
4. **Prohibited Uses:** There are three categories of prohibited uses – sexually oriented businesses, wireless communication facilities, and all uses not expressly permitted.
5. **Parking:** Parking is located 5 feet from the property line, and as provided in the Land Development Control Regulations.

LOCATION MAP



DEPARTMENT OF PUBLIC WORKS – STATUS OF PROPERTIES

The Town owns one (1) undeveloped parcel on Abbott Court and three (3) undeveloped parcels on Central Court.

Parcel	Address
30026-001	5 Abbott Court
30037	3 Central Court
30038	1 Central Court
27138	2 Central Court Ext.

Our Environmental Engineer indicates there is no evidence of any contaminated soil or groundwater for Abbott Court property. Below summarizes the site history and condition of the Central Court properties confirming there is no exposure or risk to the general public from the site in its current condition. There is currently no risk from contaminated groundwater as there are no drinking water wells in the vicinity and all properties are provided with municipal water.

Site History

The properties at Central Court have primarily been used as fuel and kerosene storage and distribution facilities which included bulk above ground storage tanks as well as a garage, gasoline pump, and more recently plumbing and heating.

Each of the parcels at Central Court have had documented releases of petroleum to the environment. Environmental assessments were performed and various environmental cleanup activities including tank removals, soil excavation and groundwater monitoring have occurred.

Currently all buildings, tanks, and associated structures have been removed and all ongoing costs of monitoring and remediation in the case of development are paid through the Petroleum Reimbursement Fund Program managed by NH DES.

Current Environmental Activities

Currently the only Open (aka “active”) site is the 3 Central Court property. Residual petroleum contamination remains in soil at depth along with groundwater contamination that extends onto the other two parcels. New Hampshire Department of Environmental Services (NHDES) issued a Groundwater Management Permit (GMP) which requires long term groundwater monitoring as a remedy for the site. There are eight monitoring wells across the 3 parcels, four of which are sampled and analyzed on an annual basis in October to monitor rates of natural degradation of contaminants. The remaining four monitoring wells are used to monitor depth

to groundwater and flow direction. All costs associated with the cleanup and long term monitoring are paid for through the petroleum reimbursement program. Continued eligibility under program requires ongoing compliance with the GMP.

In October 2013, an additional area of soil contamination was discovered during removal of the concrete building foundations. NHDES was notified and authorization received for excavation and off-site disposal of the contaminated soil. Costs for the excavation oversight and offsite disposal were paid for under the Petroleum Reimbursement Fund.

The GMP expires on September 9, 2017. A GMP Renewal Application was submitted in June, 2017.

Site Conditions

- Structures: There are no longer structures or storage tanks located on any of the parcels; however the footings from one of the buildings as well as the cradle footings for the former aboveground storage tanks remain buried.
- Groundwater: Groundwater concentrations have been decreasing since soil excavation activities were completed however they still exceed applicable standards.
- Public Risk: Although soil remaining at depth exceeds the most stringent residential cleanup standards, there is no exposure or risk to the general public from the site in its current condition. There is currently no risk from contaminated groundwater as there are no drinking water wells in the vicinity and all properties are provided with municipal water.
- Redevelopment: Future redevelopment of the parcels may require additional limited cleanup activities depending on the proposed use. Redevelopment for commercial, industrial, or passive recreation such as a park would require little or no additional cleanup beyond long term groundwater monitoring or excavating residual contaminated soils encountered during construction. However, redevelopment as a residential development would likely require some additional limited cleanup depending on a formal environmental risk assessment. The Fund may also pay for excavation and disposal of the remaining contaminated soils at the site. The GMP can be transferred to a new owner but will remain funded under the Petroleum Reimbursement Fund.

PROPOSAL CRITERIA

REQUEST FOR PROPOSAL REQUIREMENTS:

1. **Proposed Development Plan:** Provide a narrative description of the proposed development plan with as much specificity as possible. Describe the use(s) and any users who have signed a letter of intent (please provide a copy). Describe how it will benefit the downtown and why it should be preferred over competing proposals.
2. **Architectural Improvements:** Provide schematic elevations and plans of the building(s) including the architectural plans, elevations and/or annotated photos. Compliance with the Town's Architectural Design Review Regulations is required.
3. **Capital Construction Budget:** Prepare and submit a capital budget of what expenditures the proposer plans to make to the property.
4. **Pro-Forma:** Prepare an operating pro-forma which shows the expected income, expenses, debt service, and other data which will demonstrate a viable project over the long term, unless such information is proprietary. Otherwise, demonstrate the developer's and/or owner(s) financial ability to carry out the proposed development.
5. **Development Experience and References:** Provide examples of and describe other development projects of a comparable scale or larger to illustrate the proposer's capacity to carry out this project successfully. Include the names and telephone numbers of 3 – 5 people who may be contacted as references with direct experience on successful projects.
6. **Personnel:** Provide the names and credentials of all professional and technical team members who will be assigned to the project.
7. **Proposer's Price:** Indicate the price the proposer is willing to pay for the properties and any conditions attached to the price.
8. **Schedule:** Include a proposed development schedule for the project.

SUBMISSION REQUIREMENTS:

1. **Delivery:** One original, five hardcopies, single sided, and one electronic copy on flash drive shall be submitted marked “**Redevelopment of Town Owned Parcels**” on the outside of the envelope, addressed to:

Anne Struthers
Economic Development Coordinator
Town of Derry, New Hampshire
14 Manning Street – 3rd floor
Derry, New Hampshire 03038

Proposals will be accepted until 3:00 p.m. on October 27, 2017. Proposals received after this time will be returned unopened. Faxed proposals will not be accepted.

2. **Authorization:** The proposal must be signed in ink by an authorized signer, or by an agent of the proposer legally qualified and acceptable to the proposer, and contain the printed names, titles, and business and post office address of both parties, if applicable.
3. **Withdrawal of Proposals:** A proposer will be permitted to withdraw their proposal unopened after it has been deposited if such request is received in writing prior to the time specified for opening of the proposals.
4. **Optional Site Visit:** All prospective bidders are encouraged to tour existing conditions. To arrange a tour, contact annestruthers@derrynh.org.
5. **Disqualification of Proposers:** A proposer may be disqualified and the proposal rejected for either of the following reasons: 1) evidence of collusion among proposers or 2) failure to supply complete information as requested by this Request for Proposals.
6. **Disclaimer Statement:** Each proposal must contain a signed Disclaimer Statement which appears on the following page of the RFP.
7. **Reservation of Rights:** The Town of Derry reserves the right to reject any or all proposals, to waive technical or legal deficiencies, and to accept any proposal that it deems to be in the best interest of the Town.

DISCLAIMER STATEMENT

This disclaimer must be and is hereby made an integral part of the proposal for the solicitation to purchase certain property owned by the Town of Derry and situated at 1 and 3 Central Court, 2 Central Court Ext., and 5 Abbott Court, Derry, New Hampshire (the "Premises"). The Town of Derry has provided prospective proposers with information concerning the Premises. No warranty or representation, expressed or implied, concerning the completeness or accuracy of information is made by the Town of Derry or any person providing information to potential proposers.

The Premises are being sold "as is" and "where is", and each person who accepts these materials assumes full responsibility for investigating, evaluation, and making all other appropriate inquiries regarding the Premises. Inspection of the Premises is encouraged and the Town of Derry and any person providing any information makes no warranties or representations, either expressed or implied, including without limitation merchantability and warranties of fitness for a particular purpose.

Each person submitting a bid will rely solely on their own judgment in deciding whether to submit a proposal, and in how much to offer for the Premises.

By accepting this information, the undersigned Offeror releases the Town of Derry, its respective employees, officers, agents, representatives, and their respective successors and assigns from any responsibility or liability arising from this information concerning the Premises.

The undersigned has reviewed the above disclaimer and accepts all terms and conditions set forth herein.

Witness

Offeror

Print Name & Address:

EVALUATION PROCESS

The Town intends to conduct a comprehensive evaluation of proposals received in response to this RFP. All proposals will be evaluated by a five member review team comprised of Town staff and members of the Economic Development Advisory Committee with final approval being determined by a vote by the Town Council.

The Review Team will schedule an interview with up to three respondents. A second meeting may be scheduled with the respondent who is most likely to proceed for selection to discuss any proposed alternatives and/or negotiations. If the proposed alternatives and/or negotiations are not successful, the Review Team will repeat the process with the next highest ranked proposal.

Proposals will be evaluated on a number of factors. The relative weight assigned to each item to determine the three respondents for interview is as follows:

MAXIMUM POINTS	CATEGORY
30	Proposed development is consistent with Town goals of smart, sustainable growth and opportunity. Development plan includes details demonstrating economic opportunity and benefit to the community
20	General description of proposed project (<i>rental, ownership or a combination thereof</i>) and graphic illustration of conceptual design.
20	Experience/References – Experience of organization and team members' experience and qualifications for this project. Three references for similar projects completed.
20	Financial – proposed price for the properties, capital construction budget, budget pro forma, and any additional information that speaks to financial strength and feasibility of the project.
10	Timeframe – include proposed timeframe for completing project.

Criteria for the Interview will be shared with the three selected finalist. All respondents will be notified of status.

DEPOSIT REQUIREMENTS – Once a proposer has been selected by Town Council, that successful proposer will be notified in writing and will be expected to provide a deposit to the Town equal to 10% of the purchase price upon signing of the Purchase and Sales agreement.

DEED RESTRICTIONS – The Town of Derry may place deed restrictions on the property to make certain that the Town's interests are preserved, including an anti-profiteering provision from a rapid resale and a reversion to the Town if the project is not completed on a timely basis and in the manner presented by the Developer's proposal.

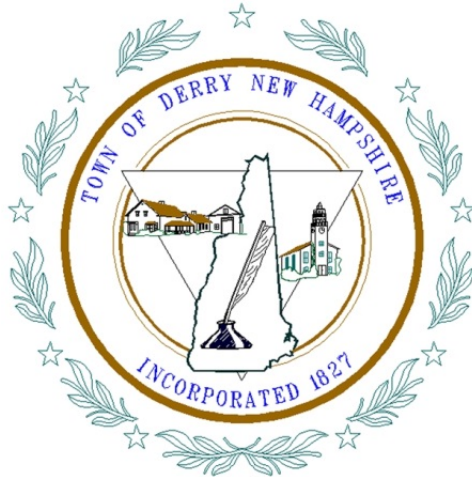
TYPE OF DEED – The property will be transferred via warranty deed at the time of closing, and the Town makes no representation with respect to the quality of the title. The successful bidder will be responsible for any search of the title that may be required.

REQUESTS FOR INFORMATION – Contact annestruthers@derrynh.org with any questions, comments, or requests for information which might assist in the preparation of a responsive proposal. If any substantive issues arise, clarification will be sent to all who have responded in the form of an addendum.

SCHEDULE FOR THE RFP PROCESS

Deadline for Responses	10/27/17
Review Team Completion	11/10/17
Interview Completion	11/17/17
Town Council Approval	TBD
Proposed Closing on Property	TBD

BUYER ENVIRONMENTAL SURVEY – Timeline will factor in proposed buyer's environmental survey of the properties.



REDEVELOPMENT OF TOWN OWNED PARCELS

**DOWNTOWN CENTRAL BUSINESS DISTRICT
DERRY, NEW HAMPSHIRE**

APPENDIX

- **ZONING ORDINANCE EXCERPTS**
- **DERRY DEMOGRAPHIC PROFILE**
- **TAX ACCESSOR CARDS**

Section 165-33 Central Business District (CBD) (Effective 2/16/01)

A. Purpose. The Central Business District is established for the purpose of encouraging appropriate uses to occur within an area of the community where the predominant character has been and will continue to be historical, municipal, cultural, residential, and commercial. It is intended that the types of land use activities that would be allowed within the district would not have a severe detrimental impact on existing historical, residential uses, or traditional commercial, or cultural uses which continue to be maintained in the district. In order to promote this purpose the Planning Board as set forth in this section shall be authorized to adopt architectural design regulations for this district.

B. Permitted uses. The following uses shall be permitted: (Revised 07/16/2015)

1. Single family dwelling units existing as of July 16, 2015, shall be considered legal permitted uses.
2. Hotels
3. Bed and Breakfasts
4. Inns
5. Multi-unit residential uses are only permitted as a mixed use in conjunction with permitted non-residential uses, subject to the following limitations:
 - a. New construction – the density shall not exceed 12 dwelling units per acre.
 - b. All residential units permitted under this sub-section shall be:
 - i. A minimum of 800 square feet per unit.
 - ii. Limited to one or two bedroom units.
 - iii. Prohibited below the third floor.
 - c. Conversion —
 - i. Existing structures may be converted for multi-unit residential uses, provided that the lot and the structure meet the minimum standards for this district with respect to area and dimensional requirements, buffer zones, off-street parking and height limitations.
 - ii. Any conversion which involves an existing non-residential or multi-family use, or one which would result in the creation of a combination of non-residential and residential use, or which would result in the creation of a multi-unit dwelling, shall be subject to review and approval by the Planning Board in accordance with

Section 165-16 of this chapter and Chapter 170, Land Development Control Regulations.

6. Retail Sales Establishment
7. Pharmacy
8. Banks
9. Transportation Center
10. Travel Agent
11. Commercial Service Establishments
12. Contractor
13. Indoor Recreational Facility
14. Commercial Performing and Fine Arts Schools and Studios (Effective 08/06/2015)
15. Professional Office
16. Office
17. Restaurant
18. Library
19. Public/Private Educational Facility
20. Radio and Television Broadcasting Studios exclusive of transmitter facilities (upper levels only)
21. Home Occupations (located in single family dwellings existing as July 16, 2015)
22. Parking Facilities
23. Light Manufacturing
24. Any public use or use by a semi-public agency whose activities are primarily non-profit in nature.
25. Electric Vehicle Supply Equipment

C. Area and dimensional requirements

1. Minimum Lot area:
 - a. With public sewer – 30,000 square feet
 - b. Without public sewer – one acre, plus 10,000 square feet for each 200 gallons per day of sewage effluent after the first 200 gallons per day, unless the owner can show adequate plans for sewage disposal on a smaller lot.
2. Minimum Frontage Requirement: 50 feet. (Effective 11/21/03)
3. Minimum Lot Width 50 feet at the 10-foot setback line.
4. Maximum Yard Depth: Front yard – 8 feet.
5. Minimum Yard Depth: (Revised 07/16/2015)
 - a. Side yard: 5 feet.
 - b. Rear yards: 10 feet.
6. Maximum Building or Structure Height. No building or structure within this district shall be higher than 350 feet above sea level in elevation. (Revised 07/16/2015)
7. Lots existing as of July 16, 2015, regardless of area or frontage, are considered buildable lots provided all other applicable requirements are met. (Effective 07/16/2015)

D. Review. Any change from residential to a non-residential use of a lot or structure, whether in whole or in part shall be subject to review and approval by the Planning Board in accordance with Section 165-16 of this chapter and Chapter 170, Land Development Control Regulations, whether or not such development change or

expansion includes a subdivision or resubdivision of the site. Any change in use from one permitted use to another more intense permitted use may be subject to review by the Planning Board, based on the determination of the Planning Director or designee. The Planning Board is authorized to adopt architectural design regulations for this district pursuant to RSA 674:16,I and II, 674:21,I, and 674:44,II. If such architectural design regulations are adopted, they shall be incorporated in Chapter 170, Land Development Control Regulations. (Revised 07/16/2015)

E. Buffer zones. Where a non-residential use in this district abuts a residential district, a buffer zone shall be established to help diminish the effects of the non-residential use on the abutting residential district. The buffer zone shall be as provided in Chapter 170, Land Development Control Regulations (Revised 07/16/2015)

F. Prohibited uses.

1. Any use of land, building, structure, or equipment which would be injurious noxious or offensive by way of the creation of adverse traffic impacts or conditions, odors, fumes, smoke, dust, vibration, noise or other objectionable features, or hazardous to the community on account of fire or explosion or any other cause shall be prohibited in this district.

2. Other land use activities which are specifically prohibited within this district include, but are not necessarily limited to, the following: (Revised 07/16/2015)

- a. Sexually oriented businesses.
- b. Wireless communication facilities.
- c. Uses which are not expressly permitted in Sub-section B of this section.

G. Parking. Parking shall be as provided in Chapter 170, Land Development Control Regulations. (Revised 07/16/2015)

H. Special exception uses. A special exception may be granted by the Zoning Board of Adjustment (ZBA), pursuant to RSA 674:33, IV, to owners of parcels of land in the Central Business District (CBD) for land uses listed in this sub-section, as provided herein. In granting such a special exception, the ZBA must find that all of the required conditions listed in this sub-section have been met. The ZBA may attach conditions to any special exception granted under this sub-section that the ZBA deems necessary for conformance to the intent of this section or to alleviate impacts to abutters or to the neighborhood. (Revised 07/16/2015)

1. Uses Permitted by Special Exception: (Revised 07/16/2015)

Product assembly
Equipment fit-up and repair
Research & Development facilities including industrial and environmental testing laboratories
Automobile repair and restoration
Wood and metal craft work

2. Mixed uses. Uses permitted by special exception, as provided in sub-section H.1, shall not be as a mixed use in conjunction with any other permitted use or other use by special exception.

3. Required conditions for special exception. In granting a special exception under the terms of this sub-section H, the ZBA must find all the following to be true:

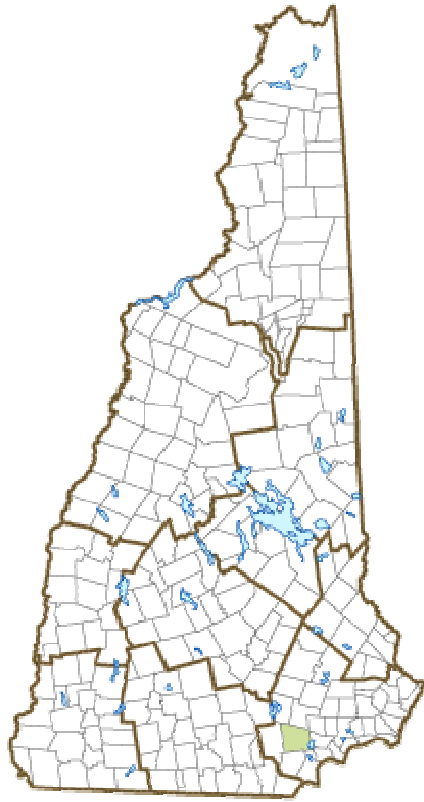
- a. The proposed Special Exception Use is specified in sub-section H.1 above.
- b. The proposed use provides employment opportunities in the CBD.
- c. The proposed use does not adversely impact the goals and objectives of the CBD, as stipulated in subsection A.
- d. The proposed use makes a positive contribution to a diverse, viable, mixed-use urban center, and will substantially further the economic viability of the district, without negatively impacting the surrounding properties.
- e. The structures, facilities, appurtenances and curtilage of the proposed use will substantially contribute to the streetscape and visual appearance of a traditional New England mill town, including appropriate architecture and landscaping. In seeking a Special Exception, the applicant must demonstrate that the use will substantially revitalize and improve existing structures, or that new structures will be architecturally compatible with the neighborhood in which they are proposed.
- f. The requested use otherwise complies with the provisions of subsections C through G of this section.
- g. The proposed use will not impair the integrity of or be out of character with, the district or immediate neighborhood in which it is located, nor be detrimental to the health, safety or welfare of the residents of the Town.

4. Duration of special exception. Special exceptions granted under this section shall run with the use and shall be transferable from one owner to another, subject to the following conditions:

- a. The use must continue as originally proposed, without enlargement or expansion.
- b. The special exception shall expire on the discontinuance of the use, or change to another use.
- c. The special exception shall expire after one year of inactivity or abandonment.

5. Site plan review. An approved application for a special exception, in addition to any conditions imposed by the ZBA, shall be subject to site plan review in accordance with Section 165-16 of this chapter and Chapter 170, Land Development Control Regulations

Derry, NH



Community Contact

Derry Planning Department
George H. Sioras, Planning Director
14 Manning St
Derry, NH 03038

Telephone
Fax
E-mail
Web Site

(603) 432-6110 x5477
(603) 432-6109
georgesioras@derrynh.org
www.derry-nh.org

Municipal Office Hours

Monday through Friday, 7 am - 4 pm; Town Clerk, Tax Collector: Monday, Tuesday, Thursday, Friday, 7 am - 4 pm, Wednesday, 10 am - 7 pm

County
Labor Market Area
Tourism Region
Planning Commission
Regional Development

Rockingham
Nashua, NH-MA NECTA Division
Merrimack Valley
Southern NH
Regional Economic Development Corp.

Election Districts
US Congress
Executive Council
State Senate
State Representative

District 1
District 3
District 19
Rockingham County District 6

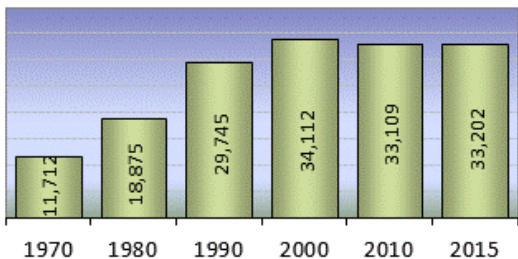
Incorporated: 1827

Origin: Although first settled in 1719, Derry was not incorporated until 1827. For over 100 years it was part of Londonderry, which also included all of Windham and portions of Manchester, Salem, and Hudson. The town was named for the Isle of Derry, Ireland, the Gaelic word Doire meaning "oak woods." Derry is the location of poet Robert Frost's homestead, which is listed on the National Register of Historic Sites, and the birthplace of both General John Stark and astronaut Alan Shepard. Two of the oldest private schools in America were founded here as well, Pinkerton Academy, founded in 1814 and still in operation, and the Adams Female Seminary.

Villages and Place Names: Chases Grove, Collettes Grove, Derry Village, East Derry, Howards Grove

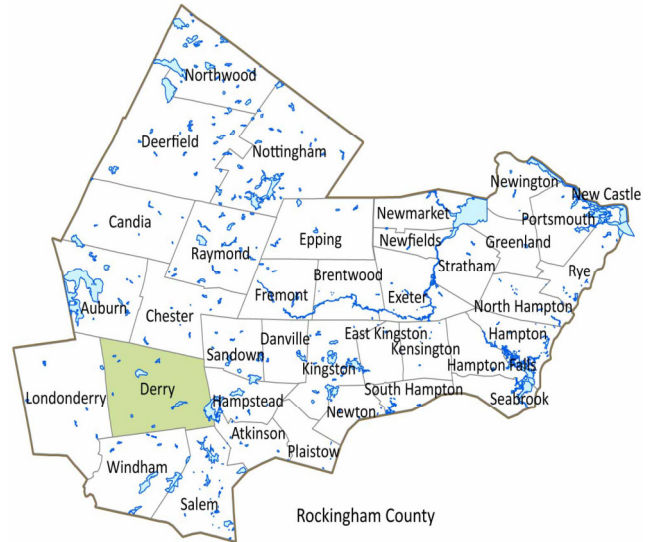
Population, Year of the First Census Taken: 2,176 residents in 1830

Population Trends: Derry had the second largest numeric population



change, totaling 26,215 over 55 years, from 6,987 in 1960 to 33,202 in 2015. The largest decennial percent change was a 68 percent increase between 1960 and 1970, followed by decennial increases of 61 and 58 percent, respectively in the next two decades. The 2015 Census estimate for Derry was 33,202 residents, which ranked fourth among New Hampshire's incorporated cities and towns.

Population Density and Land Area, 2015 (US Census Bureau): 937.1 persons per square mile of land area, the tenth highest among the cities and towns. Derry contains 35.4 square miles of land area and 0.9 square miles of inland water area.



MUNICIPAL SERVICES			
Type of Government		Town Admin./Council	
Budget: Municipal Appropriations, 2016-2017		\$41,838,871	
Budget: School Appropriations, 2016-2017		\$81,787,588	
Zoning Ordinance		1946/16	
Master Plan		2010	
Capital Improvement Plan		Yes	
Industrial Plans Reviewed By		Planning Board	
Boards and Commissions			
Elected:	Town Council		
Appointed:	Planning; Conservation; Zoning; Heritage		
Public Library	Derry Public; Taylor Library		
EMERGENCY SERVICES			
Police Department		Full-time	
Fire Department		Full-time	
Emergency Medical Service		Municipal - full-time	
Nearest Hospital(s)		Distance	Staffed Beds
Parkland Medical Center, Derry		Local	82
UTILITIES			
Electric Supplier		Eversource Energy; NH Electric Coop; Granite State	
Natural Gas Supplier		Liberty Utilities	
Water Supplier		Derry Water Department	
Sanitation		Municipal	
Municipal Wastewater Treatment Plant		Yes	
Solid Waste Disposal			
Curbside Trash Pickup		Private	
Pay-As-You-Throw Program		No	
Recycling Program		Mandatory	
Telephone Company		Fairpoint	
Cellular Telephone Access		Yes	
Cable Television Access		Yes	
Public Access Television Station		Yes	
High Speed Internet Service:		Business	Yes
		Residential	Yes
PROPERTY TAXES		(NH Dept. of Revenue Administration)	
2015 Total Tax Rate (per \$1000 of value)		\$29.23	
2015 Equalization Ratio		92.0	
2015 Full Value Tax Rate (per \$1000 of value)		\$26.28	
2015 Percent of Local Assessed Valuation by Property Type			
Residential Land and Buildings		80.5%	
Commercial Land and Buildings		18.2%	
Public Utilities, Current Use, and Other		1.4%	
HOUSING		(ACS 2011-2015)	
Total Housing Units		13,609	
Single-Family Units, Detached or Attached		8,633	
Units in Multiple-Family Structures:			
Two to Four Units in Structure		1,392	
Five or More Units in Structure		3,168	
Mobile Homes and Other Housing Units		416	

DEMOGRAPHICS		(US Census Bureau)	
Total Population		Community	County
2015	33,202		299,006
2010	33,109		295,223
2000	34,112		278,748
1990	29,745		246,744
1980	18,875		190,345
1970	11,712		138,951
Demographics, American Community Survey (ACS) 2011-2015			
Population by Gender			
Male	16,597	Female	16,605
Population by Age Group			
Under age 5			1,469
Age 5 to 19			6,832
Age 20 to 34			6,388
Age 35 to 54			10,597
Age 55 to 64			4,355
Age 65 and over			3,561
Median Age			39.7 years
Educational Attainment, population 25 years and over			
High school graduate or higher			94.6%
Bachelor's degree or higher			21.3%
INCOME, INFLATION ADJUSTED \$		(ACS 2011-2015)	
Per capita income			\$31,447
Median family income			\$81,447
Median household income			\$65,723
Median Earnings, full-time, year-round workers, 16 years and over			
Male			\$53,849
Female			\$41,318
Individuals below the poverty level			7.9%
LABOR FORCE		(NHES – ELMI)	
Annual Average	2005	2015	
Civilian labor force	20,036		19,910
Employed	19,036		18,894
Unemployed	1,000		1,016
Unemployment rate	5.0%		5.1%
EMPLOYMENT & WAGES		(NHES – ELMI)	
Annual Average Covered Employment	2005	2015	
Goods Producing Industries			
Average Employment	1,345		826
Average Weekly Wage	\$1,051		\$1,029
Service Providing Industries			
Average Employment	5,737		6,291
Average Weekly Wage	\$ 626		\$ 758
Total Private Industry			
Average Employment	7,081		7,116
Average Weekly Wage	\$ 707		\$ 790
Government (Federal, State, and Local)			
Average Employment	1,084		992
Average Weekly Wage	\$ 788		\$1,027
Total, Private Industry plus Government			
Average Employment	8,165		8,109
Average Weekly Wage	\$ 718		\$ 819

EDUCATION AND CHILD CARE

Schools students attend:	Derry operates grades K-8; grades 9-12 are tuitioned to Pinkerton Academy (Derry)			District: SAU 10
Career Technology Center(s):	Pinkerton Academy Center for CTE			Region: 17
Educational Facilities (includes Charter Schools)	Elementary	Middle/Junior High	High School	Private/Parochial
Number of Schools	6	2	3	1
Grade Levels	P K 1-5	6-8	9-12	P K 1-8
Total Enrollment	2,252	1,229	3,275	181

Nearest Community College: **Manchester; Nashua**Nearest Colleges or Universities: **New England; Southern NH University; UNH-Manchester; St. Anselm**

2016 NH Licensed Child Care Facilities (DHHS-Bureau of Child Care Licensing)

Total Facilities: **18** Total Capacity: **1,203**

LARGEST BUSINESSES	PRODUCT/SERVICE	EMPLOYEES	ESTABLISHED
Derry Cooperative School System	Education	620	
HCA Health Services of NH	Health care administration	532	
Pinkerton Academy	Education	462	1814
Town of Derry	Municipal services	364	1827
Wal-mart	Retail store	265	1992
Hannaford Brothers	Supermarket	142	2000
Shaw's Supermarket	Supermarket	105	1980
Fireye	Fire equipment	100	1965

Employer Information Supplied by Municipality

TRANSPORTATION (*distances estimated from city/town hall*)

Road Access	US Routes	
	State Routes	28, 102, 111, 121, 28 Bypass
Nearest Interstate, Exit		I-93, Exit 4
Distance		1 mile
Railroad		No
Public Transportation		CART
Nearest Public Use Airport, General Aviation		
Manchester-Boston Regional	Runway	9,250 ft. asphalt
Lighted? Yes	Navigation Aids?	Yes
Nearest Airport with Scheduled Service		
Manchester-Boston Regional	Distance	13 miles
Number of Passenger Airlines Serving Airport		4
Driving distance to select cities:		
Manchester, NH		15 miles
Portland, Maine		92 miles
Boston, Mass.		42 miles
New York City, NY		242 miles
Montreal, Quebec		269 miles

COMMUTING TO WORK (*ACS 2011-2015*)

Workers 16 years and over	
Drove alone, car/truck/van	85.4%
Carpooled, car/truck/van	8.4%
Public transportation	0.8%
Walked	1.1%
Other means	0.5%
Worked at home	3.7%
Mean Travel Time to Work	32.4 minutes

Percent of Working Residents: ACS 2011-2015

Working in community of residence	18.6
Commuting to another NH community	53.2
Commuting out-of-state	28.2

RECREATION, ATTRACTIONS, AND EVENTS

X	Municipal Parks
	YMCA/YWCA
X	Boys Club/Girls Club
X	Golf Courses
X	Swimming: Indoor Facility
	Swimming: Outdoor Facility
	Tennis Courts: Indoor Facility
X	Tennis Courts: Outdoor Facility
	Ice Skating Rink: Indoor Facility
	Bowling Facilities
X	Museums
X	Cinemas
X	Performing Arts Facilities
X	Tourist Attractions
X	Youth Organizations (i.e., Scouts, 4-H)
X	Youth Sports: Baseball
X	Youth Sports: Soccer
X	Youth Sports: Football
X	Youth Sports: Basketball
X	Youth Sports: Hockey
X	Campgrounds
X	Fishing/Hunting
X	Boating/Marinas
X	Snowmobile Trails
X	Bicycle Trails
X	Cross Country Skiing
X	Beach or Waterfront Recreation Area
	Overnight or Day Camps

Nearest Ski Area(s): **McIntyre**Other: **Beaver Lake w/ Public Beach; Robert Frost Homestead; Skateboard Park; Opera House; Hood Pond; Taylor Mill State Park; Derryfest; Frost Festival; Farmer's Market; Robert Frost Old Coach Scenic Byway; Alexander-Carr Playground**

Vision ID: 10599

Account #

Bldg #: 1 of 1

Sec #: 1 of

1 Card 1 of 1

Print Date: 07/21/2017 07:49

CURRENT OWNER			Parcel Description		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT																				
TOWN OF DERRY 14 MANNING ST DERRY, NH 03038 Additional Owners:			1	Level	1	All Public	1	Paved			Description		Code		Appraised Value		Assessed Value		2208 DERRY, NH Effective Date of Value April 1, 2017												
									EXM LAND		9030		149,200		149,200																
									EXEMPT		9030		200		200																
SUPPLEMENTAL DATA											Total		149,400		149,400		VISION														
Other ID:		30038		TIF District X Tracking D=DATA For Sale APT Data ASSOC PID#																											
Value Flag		2 - Override																													
Class		E- EXEMPT																													
Solar Panels																															
Fire Dist		1																													
Wtr Ac or Vw																															
GIS ID:		30038																													
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																			
TOWN OF DERRY DERRY HOUSING AND REDEV AUTHORITY PALMER OIL CORPORATION WELLS MOTOR TRANS INC			4655/1162		05/15/2006		U	I	251,382		35	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value									
			4561/0235		10/05/2005		U	I	240,000		21	2016	9030	149,200		2015	9030	149,200		2014	9030	149,200									
			3419/2674		08/30/1999		Q	I	136,000		00	2016	9030	100		2015	9030	100		2014	9030	100									
							U	I	0																						
EXEMPTIONS											OTHER ASSESSMENTS											This signature acknowledges a visit by a Data Collector or Assessor									
Year	Type	Description		Amount		Code	Description		Number		Amount		Comm. Int.																		
Total:																															
ASSESSING NEIGHBORHOOD																															
NBHD/ SUB		NBHD NAME		STREET INDEX NAME		TRACING		BATCH																							
704/A																															
NOTES																															
ECONOMIC DEVELOPMENT						WELLS OIL CO																									
VACANT						3/9/06: PARCEL NOW EXEMPT PER DNG																									
TOWN PURCHASED 5.15.06 BK4655PG1162						4-07 ALL DEMO'D- PAVING STILL THERE																									
05 SALE INCLUDED 2 CENTRAL CT EXT						FORMERLY WELLS OIL																									
BUILDINGS TO BE DEMO																															
VACANT BLDGS 3/06																															
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																	
	01/29/2007	DE	Demolish	0		0		DEMOLITION PERMIT	07/17/2017 09/19/2012 04/13/2007 03/14/2006 03/14/2006			JF RS RRD SW SW	22 22 05 15 15	Vacant Parcel Vacant Parcel Permit / Inspected interior Commercial Field Review Commercial Field Review																	
LAND LINE VALUATION SECTION																															
B #	Use Code	Use Description	Zone	Frontage	Depth	Units	Unit Price	I. Factor	S A	Acre Disc	C. Factor	ST. Idx	S.I. Adj.	Notes- Adj	Rec Y/N	CU Cond	Special Pricing	Adj. Unit Price	Land Value												
1	903V	MUNICIPAL	CBD			27,443 SF	4.35	1.0000	1	1.0000	1.00	704	1.25		N	0.000		5.44	149,200												
Total Card Land Units:						0.63 AC	Parcel Total Land Area:				0.63 AC	Total Land Value:								149,200											

Parcel Description					CONSTRUCTION DETAIL (CONTINUED)							
CONSTRUCTION DETAIL												
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description			
Model	00		Vacant									
						MIXED USE						
						Code	Description				Percentage	
						903V	MUNICIPAL				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
PAV1	COM PAVING	-	ASPHALT	L	5,500	0.90	1970	P		P	10	200
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description			Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value
Ttl. Gross Liv/Lease Area:				0		0						



Property Location: 3 CENTRAL CT

MAP ID: 30/ 037/ / /

Bldg Name:

State Use: 903V

Vision ID: 10598

Account #

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 07/21/2017 07:48

CURRENT OWNER

TOWN OF DERRY
ATTN ASSESSOR'S OFFICE
14 MANNING ST

DERRY, NH 03038
Additional Owners:

Parcel Description

1 Level

UTILITIES

1 All Public

STRT./ROAD

1 Paved

LOCATION

CURRENT ASSESSMENT

Description

EXM LAND

Code

9030

Appraised Value

101,700

Assessed Value

101,700

2208
DERRY, NH
Effective Date of Value
April 1, 2017

VISION

SUPPLEMENTAL DATA

Other ID: 30037

Value Flag 2 - Override

Class E - EXEMPT

Solar Panels

Fire Dist 1

Wtr Ac or Vw

GIS ID: 30037

TIF District X

Tracking D=DATA

For Sale

APT Data

ASSOC PID#

Total

101,700

101,700

RECORD OF OWNERSHIP

TOWN OF DERRY
DIFEO LLC
DUSTON OIL CO

BK-VOL/PAGE

5023/0820
4169/1071
2505/ 435

SALE DATE

06/18/2009
10/08/2003

q/u

U
U
U

v/i

1
1
1

SALE PRICE

225,000
160,000
0

V.C.

35
1N

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2016

Code

9030

Assessed Value

101,700

Yr.

2015

Code

9030

Assessed Value

101,700

Yr.

2014

Code

9030

Assessed Value

101,700

Total:

101,700

Total:

101,700

Total:

101,700

Total:

101,700

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

OTHER ASSESSMENTS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

0

0

0

101,700

0

101,700

C

0

101,700

ASSESSING NEIGHBORHOOD

NBHD/ SUB

704/A

NBHD NAME

STREET INDEX NAME

TRACING

BATCH

NOTES

ECONOMIC DEVELOPMENT

VACANT

TOWN PURCHASED 6.18.09 BK5023PG0280

CENTRAL COURT PLANT

LOADING BAYS FOR DUSTIN OIL

OWNER OCCUPIED

NO ONE ON SITE

09:BLD DEMO'D/TANKS REMOVED

EXEMPT FOR 2010 - DNG 10/16/09.

FORMERLY DIFEO OIL / DUSTIN OIL

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

D-08-0465

12/09/2008

DE

Demolish

0

100

INDUSTRIAL

07/17/2017
09/19/2012
02/27/2009
03/06/2008
03/14/2006

JF
RS
TC
RRD
SW

22
22
22
04
15

Vacant Parcel
Vacant Parcel
Vacant Parcel
Measur/Vac/Boarded up
Commercial Field Review

LAND LINE VALUATION SECTION

B #

Use Code

Use Description

Zone

Frontage

Depth

Units

Unit Price

I. Factor

S A

Acre Disc

C. Factor

ST. Idx

S.I. Adj.

Notes- Adj

Rec Y/N

CU Cond

Special Pricing

Adj. Unit Price

Land Value

1

903V

MUNICIPAL

CBD

18,295 SF

6.35

1.0000

1

1.0000

0.70

704

1.25

N

0.000

5.56

101,700

Total Card Land Units:

0.42 AC

Parcel Total Land Area:

0.42 AC

Total Land Value:

101,700

Parcel Description					CONSTRUCTION DETAIL (CONTINUED)								
CONSTRUCTION DETAIL													
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description				
Model	00		Vacant										
						MIXED USE							
						Code	Description			Percentage			
						903V	MUNICIPAL			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
BUILDING SUB-AREA SUMMARY SECTION													
Code	Description				Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value
Ttl. Gross Liv/Lease Area:					0		0						



Property Location: 2 CENTRAL CT EXT										MAP ID: 27/ 138/ / /										Bldg Name:										State Use: 903V																																							
Vision ID: 10527										Account #										Bldg #: 1 of 1										Sec #: 1 of 1										Card 1 of 1										Print Date: 07/21/2017 07:50																			
CURRENT OWNER										Parcel Description										UTILITIES										STRT./ROAD										LOCATION										CURRENT ASSESSMENT										2208 DERRY, NH Effective Date of Value April 1, 2017 									

Parcel Description					CONSTRUCTION DETAIL (CONTINUED)								
CONSTRUCTION DETAIL													
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description				
Model	00		Vacant										
						MIXED USE							
						Code	Description			Percentage			
						903V	MUNICIPAL			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
BUILDING SUB-AREA SUMMARY SECTION													
Code	Description				Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value
Ttl. Gross Liv/Lease Area:					0		0						



Vision ID: 10594

Account #

Bldg #: 1 of 1

Sec #: **1 of**

1 Card 1 of 1

Print Date: 07/21/2017 07:44

CURRENT OWNER			Parcel Description			UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT						2208 DERRY, NH Effective Date of Value April 1, 2017							
TOWN OF DERRY 14 MANNING ST DERRY, NH 03038 Additional Owners:												Description		Code		Appraised Value				Assessed Value					
												EXM LAND		9030		153,500				153,500					
												EXEMPT		9030		16,800				16,800					
SUPPLEMENTAL DATA												Total170,300170,300						VISION							
Other ID:			30026-001			TIF District Tracking D=DATA For Sale APT Data ASSOC PID#																			
Value Flag			2 - OVERRIDE																						
Class			E - Exempt																						
Solar Panels																									
Fire Dist			1																						
Wtr Ac or Vw																									
GIS ID:			30026-001																						
RECORD OF OWNERSHIP					BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
TOWN OF DERRY					2499/ 400				U	V	0			Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
														2016	9030	153,500		2015	9030	153,500		2014	9030	153,500	
														2016	9030	16,800		2015	9030	16,800		2014	9030	16,800	
Total:												170,300		Total:		170,300		Total:		170,300					
EXEMPTIONS					OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor												
Year	Type	Description			Amount		Code	Description			Number										Amount		Comm. Int.		
Total:																									
ASSESSING NEIGHBORHOOD													Appraised Bldg. Value (Card) Appraised XF (B) Value (Bldg) Appraised OB (L) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method: Adjustment: Net Total Appraised Parcel Value												
NBHD/ SUB		NBHD NAME			STREET INDEX NAME			TRACING			BATCH														
704/A																									
NOTES																									
MUNBLDG/PARKING																									
PARKING LOT - END OF ABBOTT CT																									
DERRY HOUSING AUTHORITY																									
CORRECT ACREAGE - PLAN 1/3/83 AND SCALE																									
OF MAP - AND DEED FOR PLAN #D-11430 DNG																									
2/11/08.																									
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			
																	07/17/2017	01		JF	22	Vacant Parcel			
																	09/19/2012			RS	01	Measure + 1st Visit			
																	02/11/2008			DNG	62	Town Data Check			
																	01/11/2006			TH	00	Measure + Listed			
																	08/21/2003			TC	02	Measure + 2nd Visit			
LAND LINE VALUATION SECTION																									
B #	Use Code	Use Description		Zone	Frontage	Depth	Units	Unit Price	I. Factor	S A	Acre Disc	C. Factor	ST. Idx	S.I. Adj.	Notes- Adj	Rec Y/N	CU Cond	Special Pricing		Adj. Unit Price	Land Value				
1	903V	MUNICIPAL		CBD			37,137 SF	3.31	1.0000	1	1.0000	1.00	704	1.25		N	0.000			4.13	153,500				
Total Card Land Units:							0.85	AC	Parcel Total Land Area:				0.85	AC	Total Land Value:								153,500		

Parcel Description													
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)									
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description						
Model	00		Vacant										
				MIXED USE									
				Code	Description	Percentage							
				903V	MUNICIPAL	100							
				COST/MARKET VALUATION									
				Adj. Base Rate:					0.00				
				Replace Cost					0				
				AYB									
				EYB					0				
				Dep Code									
Remodel Rating													
Year Remodeled													
Dep %													
Functional ObsInc													
External ObsInc													
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	
PAV1	COM PAVING	ASPHALT		L	18,000	0.90	2006	G		G	75	13,400	
LT1	LIGHTS-IN W/PL			L	6	690.00	2006	G		G	75	3,400	
BUILDING SUB-AREA SUMMARY SECTION													
Code	Description	Living Area			Gross Area			Eff. Area		Unit Cost		Undeprec. Value	
Ttl. Gross Liv/Lease Area:				0			0						

