



## **Request for Proposals**

### **REDEVELOPMENT OF TOWN OWNED PARCEL**

**19 ELM STREET  
DERRY, NEW HAMPSHIRE**

**Offered By:**

**Town of Derry**

**RFP Process Coordinated by:**

**Beverly Donovan**

**[beverlydonovan@derrynh.org](mailto:beverlydonovan@derrynh.org)**

**Proposals due June 1, 2019**

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## INTRODUCTION

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### 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 266,000 workers supporting a wide range of industries. Furthermore, the expansion of Interstate 93, Exit 4-A, will promote 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 being business-friendly at every level 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 proximity to colleges and universities. Superb dining, 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 at 19 Elm Street. The site is approximately 1.69 acres in size. The Town is interested in a residential development that stimulates economic activity and is a catalyst for smart, sustainable growth. The Town will consider proposals that are creative, visionary and benefit the community.

This property is located within the **Medium High Density Residential (MHDR)** zone. The property is located within five minutes walking distance of the Hood Park Recreational Area which includes tennis and basketball courts, a public fishing pond, and the Derry Rail Trail (*bike path and walking trail*) which connects several miles of the town recreation trail south to Salem and north to Londonderry. The property is within five minutes walking distance of Downtown Derry and its main thoroughfare of Route 102/West Broadway. Water and sewer connections are available at this location.

The site is immediately adjacent to the Central Business District. Redevelopment of the site will be subject to Planning Board Architectural Design Review Guidelines, due to 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

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### ZONING CHARACTERISTICS

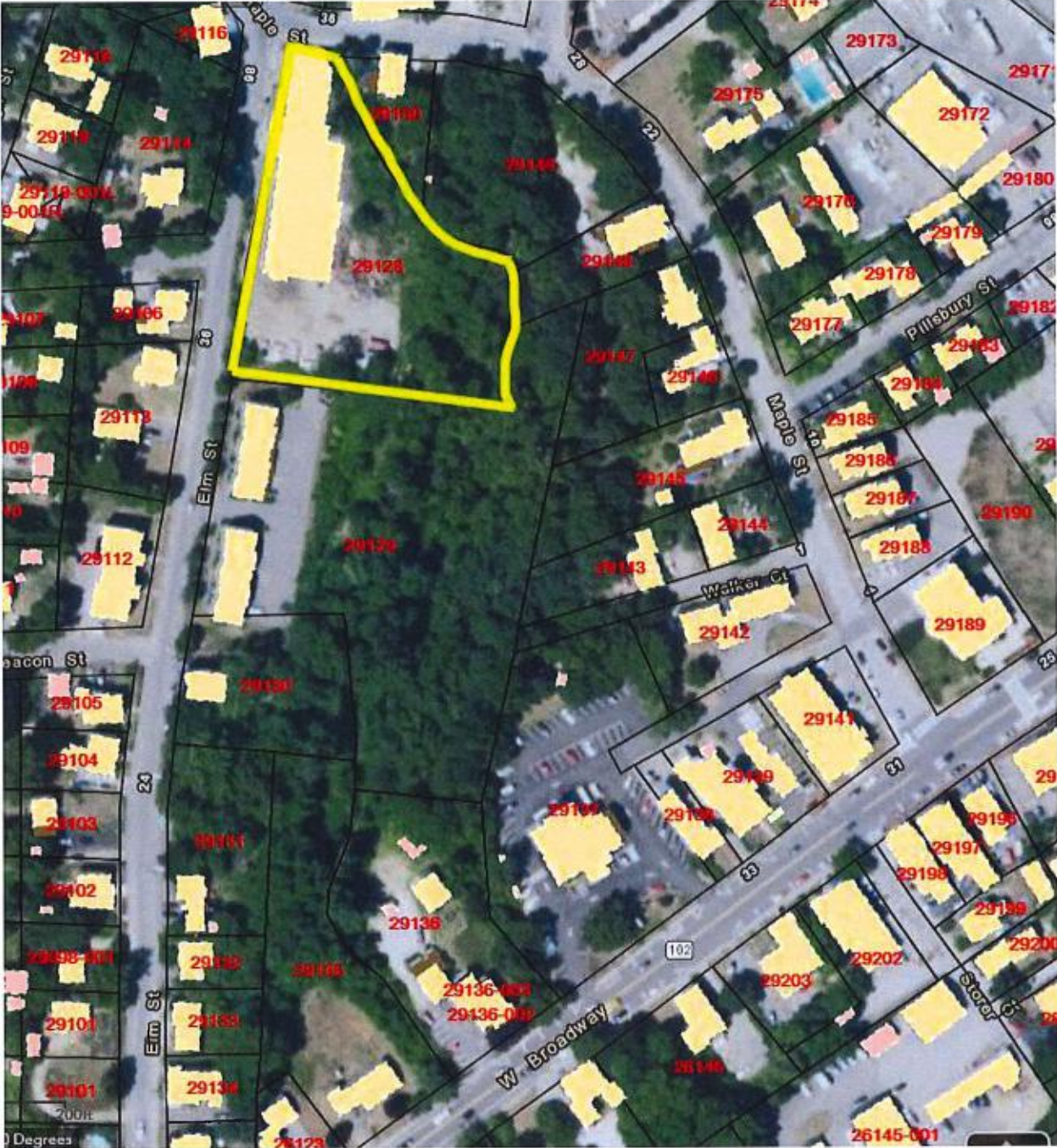
The **Medium High-Density Residential District (MHDR)** was established to allow high density residential use in an area where municipal water and sewer are readily available. The Town encourages interested parties to be creative in their approach to redevelopment. A summary of the relevant provisions from the Town of Derry Zoning Ordinance is provided below with the actual MHDR ordinance provided in the Appendix.

1. **Permitted Uses:** Multi-family residential, single family residential, two family, private school, commercial performing and fine arts schools and studios.
2. **Dimensional Requirements:**

Lot Area per unit:	10,000 SF with public sewer and water – single or two family 5,000 SF – multifamily 1 acre – private school
Frontage/Lot Width:	100 feet with public sewer or water – single or two family 150 feet – multifamily 125 feet – private school
Front Setback:	35 feet – single or two family 30 feet – private school
Side/Rear Yard:	15 feet – single or two family 30 feet - multifamily 20 feet – private school
Building Dimensions:	Multifamily shall not exceed 110% of existing structure height within a certain radius
3. **Buffer Zone:** Required when a non-residential use abuts a residential zone
4. **Prohibited Uses:** There are two categories of prohibited uses – sexually oriented businesses, and all uses not expressly permitted.
5. **Parking:** Parking is off street and as provided in the Land Development Control Regulations: 1.5 spaces per bedroom with a minimum of two spaces per dwelling unit.

### ZONING CHARACTERISTICS *(Continued)*

LOCATION MAP – 19 ELM STREET



## **DEPARTMENT OF PUBLIC WORKS – STATUS OF PROPERTIES**

The property once contained an approximately 44,000-square-foot three-story former mill building built in 1901 as a shoe factory. At least three different shoe factories operated in the building until the mid-1970's. Following that time, it was operated by NH Marble and Fiberglass and a woodworking shop. After the taking the property by the Town in 2015 for back taxes, large quantities of various types of hazardous waste were discovered abandoned inside the building. The Town enlisted assistance from NHDES and USEPA. USEPA inspected the building, conducted a Preliminary Assessment, and initiated a Time Critical Removal Action at which time the property became formally known as the NH Marble and Fiberglass Site (the Site). USEPA oversaw the removal and disposal of all hazardous waste from the building. It was reported that although many containers appeared to be compromised and some had leaked inside the building, it did not appear that a release to the environment occurred. Four pole-mounted transformers were also located behind the building, one of which contained PCBs. All transformers were removed from the property for proper disposal. Following removal of the hazardous waste, an asbestos abatement was performed on the building followed by building demolition. Building footings and concrete slabs, where present, were not removed.

USEPA performed soil sampling behind the building and identified elevated levels of metals (primarily arsenic and lead) and PCBs in the soil. In August and September 2016, USEPA oversaw excavation of contaminated soils to a depth of 3 feet. Confirmatory sampling indicated some metals (arsenic, lead, barium, antimony, and zinc) contaminated the soils at concentrations exceeding unrestricted cleanup standards. The soil was located behind the former building at a depth of 3 feet. The areas with greatest concentrations were covered with a marker fabric (snow fence) and the entire excavation was backfilled with permeable fill. During excavation, an asbestos-wrapped pipe was discovered and subsequently removed from the site for proper disposal. Several of the USEPA reports documenting actions taken during the Time Critical Removal Action are available for review at the Derry Municipal Center.

NHDES requires an Activity and Use Restriction (AUR) to identify areas where subsurface soil contamination remains above cleanup standards. The areas where contaminated soil remained were surveyed and an AUR will be required prior to any property transfer.

No subsurface soil samples were collected from within the footprint of the building nor were groundwater samples collected from anywhere on the property. Therefore, the presence or absence of subsurface contamination within the building footprint has not been confirmed.

The property is subject to a sewer easement along the eastern portion of the property adjacent to the brook as well as a storm drain easement along the northern edge of the property.

## PROPOSAL CRITERIA

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### 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.
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 contracted 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:

*Beverly Donovan*  
*Economic Development Director*  
*Town of Derry, New Hampshire*  
*14 Manning Street – 3<sup>rd</sup> floor*  
*Derry, New Hampshire 03038*  
[beverlydonovan@derrynh.org](mailto:beverlydonovan@derrynh.org)

Proposals will be accepted until 3:00 p.m. on June 1, 2019. 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 or electronically, 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 [beverlydonovan@derrynh.org](mailto:beverlydonovan@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 19 Elm Street, 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 several 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 finalists. 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 [beverlydonovan@derrynh.org](mailto:beverlydonovan@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	6/1/2019
Review Team Completion	6/15/2019
Interview Completion	6/22/2019
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
- DEED
- TAX ACCESSOR CARD & LOCATION MAP

# 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](mailto:georgesioras@derrynh.org)  
[www.derry-nh.org](http://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**

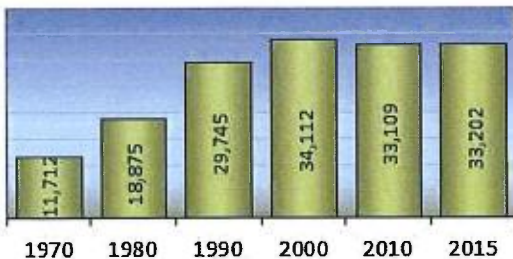
**Incorporated: 1827**

**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

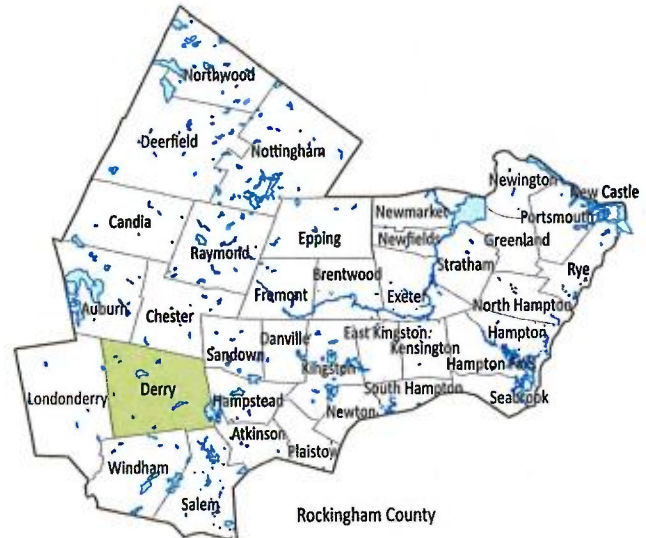
**Population, Year of the First Census Taken:** 2,176 residents in 1830

**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	
<i>(NH Dept. of Revenue Administration)</i>	
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	
<i>(ACS 2011-2015)</i>	
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		<i>(US Census Bureau)</i>	
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 \$	
<i>(ACS 2011-2015)</i>	
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		
<i>(NHES - ELM)</i>		
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		
<i>(NHES - ELM)</i>		
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	<b>6</b>	<b>2</b>	<b>3</b>	<b>1</b>
Grade Levels	<b>P K 1-5</b>	<b>6-8</b>	<b>9-12</b>	<b>P K 1-8</b>
Total Enrollment	<b>2,252</b>	<b>1,229</b>	<b>3,275</b>	<b>181</b>

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

**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): <b>McIntyre</b>
	Other: <b>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</b>

**COMMUTING TO WORK (ACS 2011-2015)**

Workers 16 years and over	
Drove alone, car/truck/van	<b>85.4%</b>
Carpooled, car/truck/van	<b>8.4%</b>
Public transportation	<b>0.8%</b>
Walked	<b>1.1%</b>
Other means	<b>0.5%</b>
Worked at home	<b>3.7%</b>
Mean Travel Time to Work	<b>32.4 minutes</b>
Percent of Working Residents: ACS 2011-2015	
Working in community of residence	<b>18.6</b>
Commuting to another NH community	<b>53.2</b>
Commuting out-of-state	<b>28.2</b>

**19 ELM ST**

**Location** 19 ELM ST

**Mblu** 29/ 128/ //

**Acct#**

**Owner** TOWN OF DERRY

**Assessment** \$133,400

**Appraisal** \$133,400

**PID** 10540

**Building Count** 1

**Current Value**

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$0	\$133,400	\$133,400

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$0	\$133,400	\$133,400

**Owner of Record**

**Owner** TOWN OF DERRY  
**Co-Owner**  
**Address** 14 MANNING ST  
 DERRY, NH 03038

**Sale Price** \$0  
**Book & Page** 5629/1600  
**Sale Date** 06/24/2015  
**Instrument** 35

**Ownership History**

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
TOWN OF DERRY	\$0	5629/1600	35	06/24/2015
FISHERCRAFT INC	\$0	2309/ 202		

**Building Information**

**Building 1 : Section 1**

**Year Built:**  
**Living Area:** 0  
**Replacement Cost:** \$0  
**Building Percent Good:**  
**Replacement Cost Less Depreciation:** \$0

**Building Photo**

Building Attributes	
Field	Description
Style	Vacant Land



Model	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Flxtrs:	
Total Rooms:	
Total Fixtures	
Attic	
Bsmt	



(<http://images.vgsi.com/photos/DerryNHPhotos//\00\01\83\27.jpg>)

**Building Layout**

(<http://images.vgsi.com/photos/DerryNHPhotos//Sketches/10540>)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land**

**Land Use**

Use Code 903V  
 Description MUNICIPAL  
 Zone CBD  
 Neighborhood 704  
 Alt Land Appr No  
 Category

**Land Line Valuation**

Size (Acres) 1.69  
 Frontage  
 Depth  
 Assessed Value \$133,400  
 Appraised Value \$133,400

**Outbuildings**

Outbuildings	Legend
No Data for Outbuildings	

**Valuation History**

<b>Appraisal</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2018	\$0	\$133,400	\$133,400
2017	\$0	\$198,100	\$198,100
2016	\$110,700	\$198,100	\$308,800

<b>Assessment</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2018	\$0	\$133,400	\$133,400
2017	\$0	\$198,100	\$198,100
2016	\$110,700	\$198,100	\$308,800

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