

City of Berlin, NH

Office of the City Manager

CITY MANAGER'S REPORT 1-3-2023

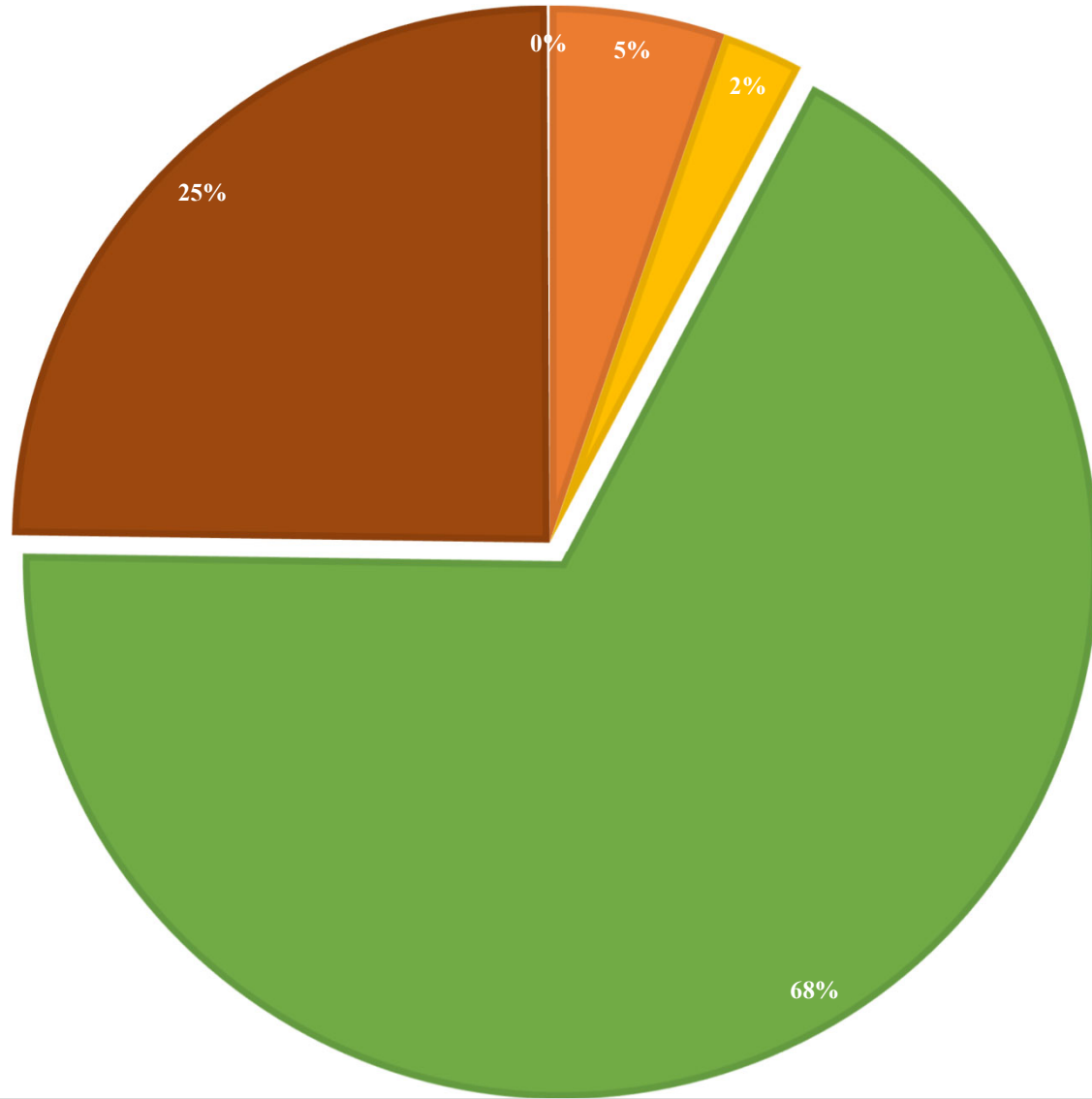


1. Attached is the November 2022 Property Transfer list.
2. Attached is a description of values by classification and the average value increase by classification.
3. During the snowstorm of December 16-18, we had a few issues –Per snow removal policies, the city would have 2 loaders working in each ward –8 machines. We only have 6, 2 are on order, should be here in February (ordered last summer). That means 2 wards only have one loader. Staff began working on Friday, this was a long storm that required rotation of personnel which delayed sidewalk cleaning and snow pickup. One loader was put out of service due to a crash, as well as the operator (he was not injured). Due to the amount of snow, coupled with the tight confines near the school did not allow us to just use the sidewalk plow so sidewalk cleanup was delayed until Monday night, staff did not have the capacity to conduct snow pickup on Sunday. Snow pickup was further delayed due to a gearbox failure on the new large snowblower – we moved to the backup large snowblower and that machine developed mechanical issues – this is why the later in the week snow pickups were done by loader, a time-consuming process. The old snowblower is back in service and the repairs to the newer, primary snowblower are almost complete. The damaged loader is at the dealer being assessed, Primex is working with the vendor to facilitate repairs.
4. During the snow / rain / snow event of December 23, we had many instances of flooding from brooks and or groundwater, blocked storm drain grates, sheet flows of water on city streets, icing and erosion issues. Watson Street was severely damaged due to sheet flows of water jumping the road and heading for the river, temporary repairs will be made this week, permanent work will be done in the spring. We had instances of where sewer backed up into residences. All of this was due to the amount of heavy wet snow, followed by over 2 inches of rain, followed by a hard freeze. This weather event was a non-normal, extraordinary event. Staff was on duty and addressing issues for the duration of the storm, this includes DPW, PC, Fire and Police. Even though this was an extraordinary event there are areas of city infrastructure that can be improved – the benefit being that infrastructure will perform better under normal conditions. 3 property owners have filed claims with the city's insurer.

TRANSFER LIST FOR NOV 2022

Previous Owner	Owner Full Name	Co-Owner Full Name	Address Line 1	Address Line 2	City	State	Zip	Map	Lot	Unit	Property Location	Zone	Stories	Use	Deed Record Date	Sale Price	Total Assessed Parcel Value	Acres
ST. ONGE, PETER JOSEPH & JOHNSON, GARY L	SECINORE, JOHN		289 COUNTRY CLUB RD		SANFORD	ME	04073	000119	000160	000000	175 MADISON AVENUE	RG	1.75	Single Family	11/01/22	\$ 175,000.00	\$ 153,000.00	0.11
	THOMAS, KYLE & ERICA		11 BOX TURTLE DRIVE		ROCHESTER	MA	02770	000118	000084	000000	867 WESTERN AVENUE	RG	2.25	Two Family	11/01/22	\$ 79,933.00	\$ 84,800.00	0.04
CITY OF BERLIN	LABONVILLE, ERIC D. & GOYETTE, JASON D &	MARIANO, CAROL A. LORE, CATHY	176 MADIGAN STREET		BERLIN	NH	03570	000110	000022	000000	176 MADIGAN STREET	RT	2	Single Family	11/02/22		\$ 154,700.00	0.11
	COUTURE, KARL &		11 ALICE STREET		BERLIN	NH	03570	000109	000045	000000	11 ALICE STREET	RS	2	Single Family	11/03/22	\$ 150,000.00	\$ 141,000.00	0.15
DORVAL, SHEILA J & FLYING LANDLORD, LLC	CLARK, SHAWN W & SHANNON MASEEH, BASEM & LINDA G.		39 ROCKY MEADOW ST		MIDDLEBORO UGH	MA	02346	000111	000001	000000	385 FIRST AVENUE	RS	1.75	Single Family	11/03/22	\$ 251,000.00	\$ 247,100.00	0.36
			PO BOX 961292		FORT WORTH	TX	76161-0292	000130	000258	000000	452 BURGESS STREET	RG	1.75	Single Family	11/03/22	\$ 100,000.00	\$ 111,800.00	0.11
LAROCHE, RONALD H	LAROCHE, RONALD H. TRSTE OF	RONALD LAROCHE REV TRUST	584 LINCOLN AVENUE		BERLIN	NH	03570	000121	000085	000000	584 LINCOLN AVENUE	RS	1.75	Single Family	11/07/22		\$ 155,700.00	0.23
KUSTER, ELTON & WALDEMAR	NEW BERLIN PROPERTIES MANAGEMENT, LLC		255 THATCHER STREET		MILTON	MA	02186	000135	000219	000000	56 PERSHING AVENUE	RS	1	Single Family	11/07/22		\$ 66,500.00	0.13
RAMSEY-GAGNE, KAREN & PAUL BAILEY, KELLY &	RAMSEY-GAGNE, KAREN LUCIE BAILEY, KELLY		11 COOLIDGE STREET		BERLIN	NH	03570	000111	000004	000000	11 COOLIDGE STREET	RS	1	Single Family	11/07/22		\$ 194,100.00	0.21
			591 ROCKINGHAM STREET		BERLIN	NH	03570	000130	000184	000000	591 ROCKINGHAM STREET	RG	2	Two Family	11/08/22		\$ 95,100.00	0.07
FORTIN, WILLIAM J SR & LORI DIMITRI, WAYNE A	GRUDZIEN, JOHN P		563 NW OLD RAILROAD TRAIL		MAYO	FL	32066	000128	000144	000000	49 GUILMETTE STREET	RT	2	Single Family	11/09/22		\$ 99,300.00	0.11
	STYLES, NATHAN		509 NORWAY STREET		BERLIN	NH	03570	000403	000025	000000	OFF RIVERSIDE DRIVE	RR	1	Single Family-Cabin	11/09/22	\$ 85,000.00	\$ 58,502.00	17.00
								000403	000026	000000	OFF RIVERSIDE DRIVE		1	Current Use land			\$ 138.00	5.00
BERNIER, JEANNETTE & SWAN, HEATHER ANN	FOURNIER, THEODORE & HEATHER STROUT, KATHERINE E		11 CIANA ROAD		REHOBOTH	MA	02769	000106	000012	000000	113 JERICHO ROAD	BG	1	Single Family	11/09/22	\$ 71,000.00	\$ 77,700.00	0.30
			18 ABENAKI LANE		BERLIN	NH	03570	000128	000201	000000	18 ABENAKI LANE	RG	1.75	Single Family	11/10/22		\$ 138,700.00	0.11
GENNA, PETER J & POULIN, ALEXANDER	TUPICK, KEVIN & KELLY FULFORD, MALCOLM & ROBERTA		142 DENMARK STREET		BERLIN	NH	03570	000127	000131	000000	142 DENMARK STREET	RS	1.75	Single Family	11/10/22		\$ 108,600.00	0.11
	JAV PROPERTIES, LLC		16 WOOD DUCK CIRCLE		SANDOWN	NH	03873	000135	000128	000000	24 RHEIMS STREET	RS	1.25	Single Family	11/14/22	\$ 110,000.00	\$ 107,400.00	0.23
FORTIN, CLAIRE-ESTATE OF	MORRIS, VICTOR		PO BOX 1113		MILTON	NH	03851	000119	000295	000000	168 BLANCHARD STREET	RG	2	Three Family	11/15/22	\$ 184,000.00	\$ 147,600.00	0.11
LEMELIN, SYLVIO & MERRILL, RICHARD &	MORRIS, VICTOR CHAREST, SYLVIA L.		867 FOURTH AVENUE		BERLIN	NH	03570	000110	000012	000000	681 THIRD AVENUE	RT	1.75	Single Family	11/15/22	\$ 125,000.00	\$ 76,200.00	0.08
			505 THIRD AVENUE		BERLIN	NH	03570	000111	000120	000000	56 CHARRON AVENUE	RS	1	Single Family	11/15/22	\$ 150,000.00	\$ 231,400.00	0.31
BANK OF NY MELLON, FKA BANK OF NY SUCCR TO	WORTH, WALTER		2940 STATE 9N		CROWN POINT	NY	12928	000114	000041	000000	35 WESTERN AVENUE	RS	2.5	Two Family	11/15/22		\$ 82,700.00	0.25
GOBIN, MEREDITH LYNN	POULIN, ALEXANDER		133 HIGHLAND PARK AVENUE		BERLIN	NH	03570	000127	000067	000000	133 HIGHLAND PARK AVENUE	RS	1.25	Single Family	11/15/22	\$ 165,000.00	\$ 133,100.00	0.25
MORIN, GEORGE D-EST OF	PATEL, ROHITKUMAR		PO BOX 63		JEFFERSON	NH	03583	000118	000073	000000	761 WESTERN AVENUE	RS	2	Two Family	11/15/22	\$ 109,933.00	\$ 82,200.00	0.10
RAMSEY, JACQUELINE-EST OF	GAGNE, TERRI L. TRSTEE OF	SCOTT & TERRI GAGNE LIV TRUST	7805 REGAL MOUNTAIN CIRCLE		ANCHORAGE	AK	99504	000121	000098	000000	741 HILLSIDE AVENUE	RS	1	Single Family	11/15/22	\$ 150,000.00	\$ 160,200.00	0.37
GAGNON, CIERRA LEE & GIANNOS, PANAGIOTIS & VASILIKI	CONLEY, MICAEL DEVINE & EDWARDS, KATELYN CIARA		451 MADISON AVENUE #1		BERLIN	NH	03570	000110	000030	000000	171 JOLBERT STREET	RT	1.75	Single Family	11/15/22	\$ 81,000.00	\$ 107,700.00	0.09
	GIANNOS, VASILIKI K. REV TRUST		18 EAST NORMANDY DRIVE		WEST HARTFORD	CT	06107	000119	000447	000000	712 SECOND AVENUE	RG	1.75	Three Family	11/16/22		\$ 103,000.00	0.09
GIANNOS, PANAGIOTIS	GIANNOS, VASILIKI K. REV TRUST		18 EAST NORMANDY DRIVE		WEST HARTFORD	CT	06107	000112	000012	000000	527 WESTERN AVENUE	RS	2	Single Family	11/16/22		\$ 120,600.00	0.23
VIENS, DORIS	VIENS, DORIS & MICHAUD, JOANNE		1988 HUTCHINS STREET		BERLIN	NH	03570	000137	000091	000000	1988 HUTCHINS STREET	RS	1	Single Family	11/21/22		\$ 153,100.00	0.23
LEE, JUSTYN R	AUBUT, KYLE ROBERT & ALLYSON LEIGH		4 COUNTRYSIDE AVENUE		BERLIN	NH	03570	000137	000108	000000	4 COUNTRYSIDE AVENUE	RS	1	Single Family	11/21/22	\$ 160,667.00	\$ 192,300.00	0.23
DIPESA, THERESE	SCHIAVONI, CHRISTOPHER J.		579 BURGESS STREET		BERLIN	NH	03570	000130	000309	000000	579 BURGESS STREET	RG	1.75	Single Family	11/22/22	\$ 65,000.00	\$ 101,600.00	0.11
SCHIAVONI, CHRISTOPHER J. EAFRATI, KEVIN T &	WEITEMEYER, MATTHEW & SOPHIE EAFRATI, KASSIE M.		41 BEAR HILL ROAD		NEWTON	NH	03858	000126	000024	000000	262 DENMARK STREET	RS	2	Single Family	11/22/22	\$ 105,933.00	\$ 75,900.00	0.11
			120 PINE STREET APT 2		BERLIN	NH	03570	000130	000141	000000	547 SUNSET STREET	RT	2	Single Family	11/22/22		\$ 137,000.00	0.23
DYMENT, JAMES A & KIMBERLY PILCHER, MONICA &	DYMENT, JAMES A. PILCHER, MONICA		956 MAIN STREET		HAVERHILL	MA	01830	000119	000407	000000	771 SECOND AVENUE	RG	2	Two Family	11/28/22		\$ 135,100.00	0.13
			1936 RIVERSIDE DRIVE		BERLIN	NH	03570	000138	000053	000000	1936 RIVERSIDE DRIVE	RS	1	Single Family	11/28/22		\$ 177,000.00	0.37
DELISLE, HENRY & ELIZ-ESTATE OF	SPEARS, JAMES R. & MCPHERSON SPEARS, ANNEMARIE		9167 HICKORY ST. SOUTH	#712	FOLEY	AL	36535	000133	000022	000000	365 DERRAH STREET	RT	2	Two Family	11/29/22	\$ 170,000.00	\$ 124,200.00	0.25
MATTOS, RICHARD JR.	KAUTZ, MICHAEL J. & KELSIE A.		700 LANCASTER STREET		BERLIN	NH	03570	000129	000092	000000	700 LANCASTER STREET	RT	2.25	Two Family	11/29/22	\$ 135,000.00	\$ 99,700.00	0.13
LAGASSE, RICHARD	LETENDRE-LAGASSE, MICHELLE		133 SPRUCE STREET		BERLIN	NH	03570	000128	000117	000000	133 SPRUCE STREET	RT	2	Two Family	11/29/22		\$ 134,100.00	0.12
U CAN PROPERTY MANAGEMENT, LLC	NORTH COUNTRY ENTERPRISES, LLC		P O BOX 487		BERLIN	NH	03570	000126	000147	000000	1619 MAIN STREET	RS	2.25	Two Family	11/30/22		\$ 149,000.00	0.13

Commercial Industrial Residential Utilities Other



IMPACT STUDY INCREASE IN VALUATION

Average Value Increase

