



City of Manchester Archives
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Collection Summary

Repository: Manchester City Archives. Office of the City Clerk. City of Manchester, NH.

Creator: Board of Assessors. City of Manchester, NH.

Title: Property Assessment Records

Collection Number: 0102.001

Accession Numbers: 2003.41; 2004.24

Dates: 1875; 1931

Volume: 2 items

Languages: Collection materials are in English.

Related Collections: Property/Real Estate Tax Records (0310.001); Property Transfer Records (0102.002).

Access: Access to collection is open to the public. Please contact the archives for an appointment to view materials. Cite the collection number, box and folder numbers when making an appointment. Materials may be accessible online; please reference the digital note below.

Digital Note: Data from the 1875 Appraisal Book has been made available online. A link can be found in the collection description of this finding aid.

Conservation Notes: Not applicable.

Finding Aid Prepared by: Mike Intranuovo, 2015.

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Historical Note

Also known as the Office of the Assessor or the Assessor's Office, the Board of Assessors deals with tax assessments, abatements, exemptions, and credits, especially in regards to property.

Collection Description

The collection consists of records describing property within the City of Manchester, including its assessed value and other details. The collection consists of two items, described in detail below. Links to data from the records are in the description.

Appraisal Book, 1875 (Accession 2004.24)

This record lists the property owners (including corporations), descriptions of land and buildings, and assessed values. The book lists individuals who owned property within the city limits. The majority of these people owned land and buildings in an area that would now be considered the central district. Individuals and companies were assessed according to property owned. This included land, buildings, lots, barns, water privileges, and houses on land. Sometimes the number of acres owned is given and in other instances, the lot size.

Land and Building descriptions range from being very specific to just naming the street or area. Some property listings are referenced by who owned the land. For instance, Patrick Doyle's barn was located on the land of E.M. Topliff, Park Street. Others cite either the A.J. Lane Plan or Co. Plan. A.J. Lane was Adoniram J. Lane, a real estate agent, who worked at 14 Hanover Street and whose home was located at 87 Prospect Street. Co. Plan may be referring to the Amoskeag Company Plan. The Amoskeag Manufacturing Company owned land throughout the city, and the company drew up extensive plans referencing their holdings.

There are two other location abbreviations. Squog refers to Piscataquog Village and Skeag refers to Amoskeag Village. Both were located in the present day area of West Manchester.

There was a recreation area in West Manchester called the Highland Trotting Park. It was located on Railroad Street in the Piscataquog District and was owned by individuals named Whittemore and Rowley.

Former Mayor of Manchester, Frederick Smyth, had an estate located on River Road North. It was situated east of the Amoskeag Falls, and the grounds consisted of 10 acres, according to historian John C. Clarke. The value of the land and building was \$23,000 which now would be worth approximately \$489,000. Mayor Smyth also owned other land and buildings throughout the City.

The Stark family owned many houses and acres of land in Manchester. General John Stark's farm on River Road was valued at \$19,000 and was owned by the heirs of William Stark. His heirs owned property on both sides of the Merrimack River, and Charles Stark had extensive holdings on Beech Street.

The Manchester House, located at 783 Elm Street, was one of the most expensive properties with a valuation of \$40,000. William Shepherd was the owner.

When the assessment had been completed, the total value of the real estate in Manchester was \$9,763,919. Factories and machinery were worth \$3,496,750. The assessors were William W. Baker, Christopher C. Colby, Nicholas Nichols, W.B. Johnson, Timothy Sullivan and John C. Head.

[Data from the book is available online.](#)

Property Owned by the City of Manchester, 1931 (Accession 2003.41)

Records contain individual sheets of information relating to property owned by the City of Manchester in 1931. It was created as the result of a survey executed by Harry J. Briggs, the engineer of the Board of Assessors. Information includes the name of the company or individual who gave or sold the property; restrictions; square footage; assessor's plan number; volume and page; date of transaction; purchase price; land value; building value; and total value. There are also sketches of the land where a building is located, and a picture of the structure. There is an oversized drawing of the land used for the Derryfield Country Club.