

Alternate Property Locations for New Firehouse

Below are possible alternate locations for a new firehouse to built with “pros & cons” for each property’s location.

208 MAIN ST



MBLU : 57 / / 78 / / /
Location: 208 MAIN ST
Owner Name: MOZZOCHI ALBERT JR & LOUIS P SR

Land Information

1.50 AC

Zone

R80

Parcel Value

Appraised Value	Assessed Value
323,900	226,730

Pros & Cons:

Pros – Centrally located
Meets ISO code requirement

Cons – Comes off tax base
Objections by neighbors
Not on market
Land configuration
Access



245 MAIN ST (OPEN LOT NORTH OF DRIVEWAY)



MBLU : 57 / / 142 / / /
Location: 245 MAIN ST
Owner Name: DEEP RIVER HISTORICAL SOCIETY

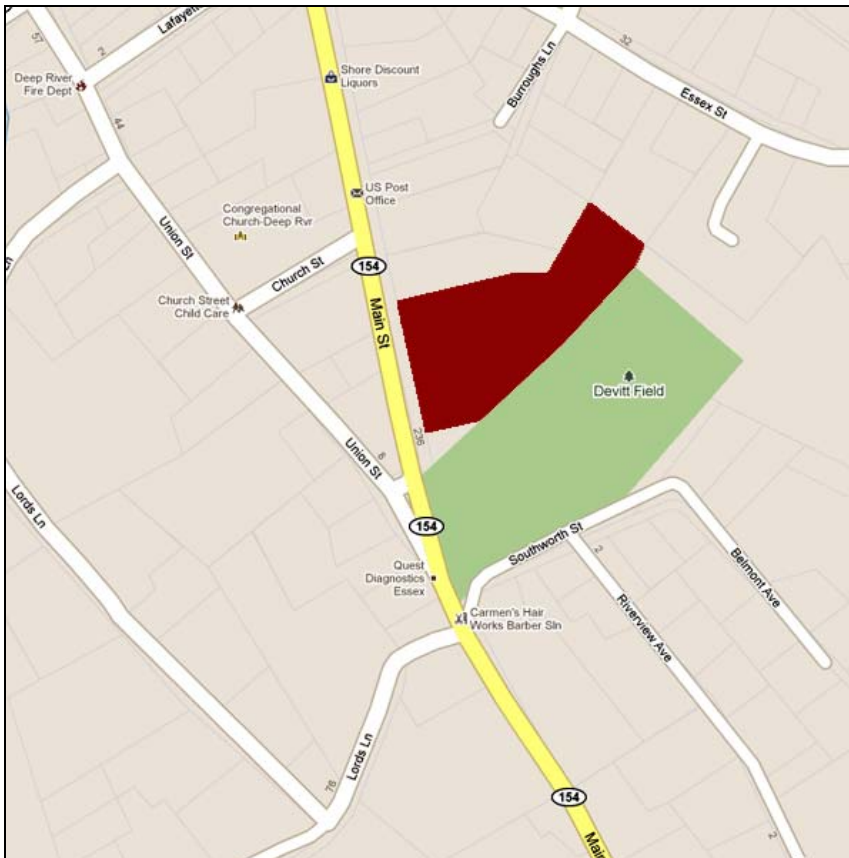
Land Information
10.52 AC
Zone
R80

Parcel Value

Appraised Value	Assessed Value
756,500	529,550

Pros & Cons:

Legally not possible, land willed to trust



246 MAIN ST



MBLU : 57 / / 88 / /
Location: 246 MAIN ST
Owner Name: SLATER DONALD E
Account Number: 00151200

Land Information

0.48 AC
Zone
CG

Parcel Value

Appraised Value	Assessed Value
321,600	225,120

Pros & Cons:

Pros – Centrally located
Meets ISO code requirement
Currently on Market
Commercially zoned

Cons – Property configuration
Comes off tax base, commercially
zoned, multiple store fronts
Objections by neighbors
Property would have to be purchased
Access potentially hazardous



SOUTHWORTH ST (DEVITT FIELD)



MBLU : 57 / / 139 / / /
Location: SOUTHWORTH ST
Owner Name: TOWN OF DEEP RIVER
Account Number: 00138700

Land Information
3.75 AC
Zone
R80

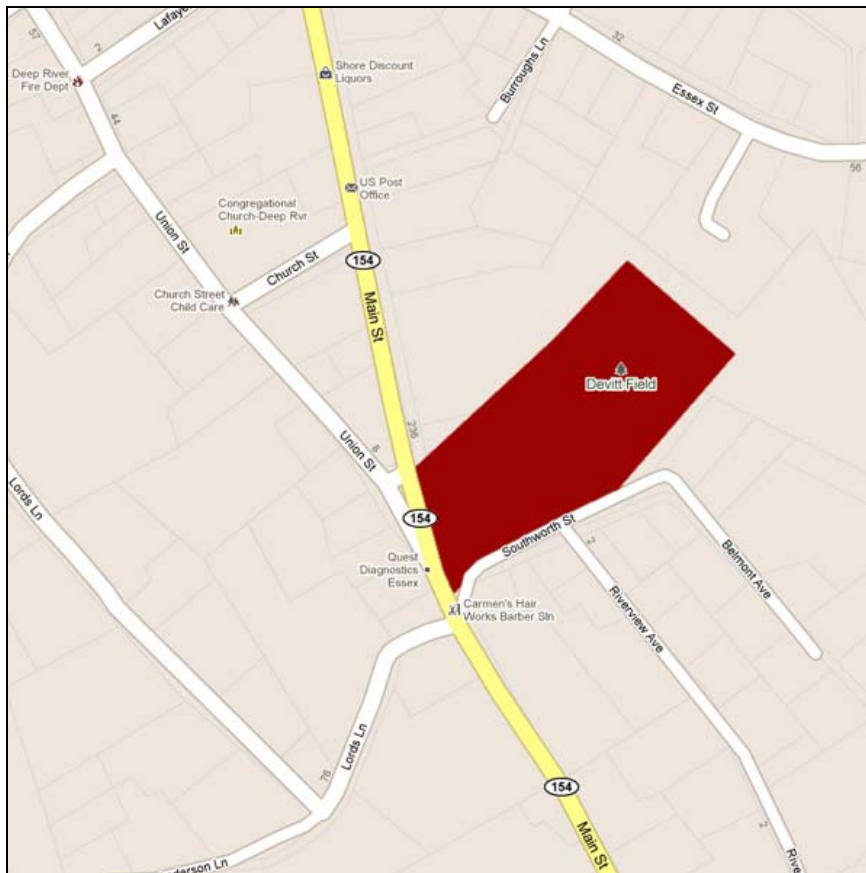
Parcel Value

Appraised Value	Assessed Value
383,200	268,240

Pros & Cons:

Pros – Centrally located
Already owned by the town
Meets ISO code requirement
No impact on tax base

Cons – Narrow road access, poor turning area
Takes away public area/grounds,
recreational use
Objections by neighbors



12 WINTHROP RD



MBLU : 43 / 3 / /
Location: 12 WINTHROP RD
Owner Name: DIFFENDALL WARREN E ESTATE OF
Account Number: 00054500

Land Information
3.50 AC
Zone
R80

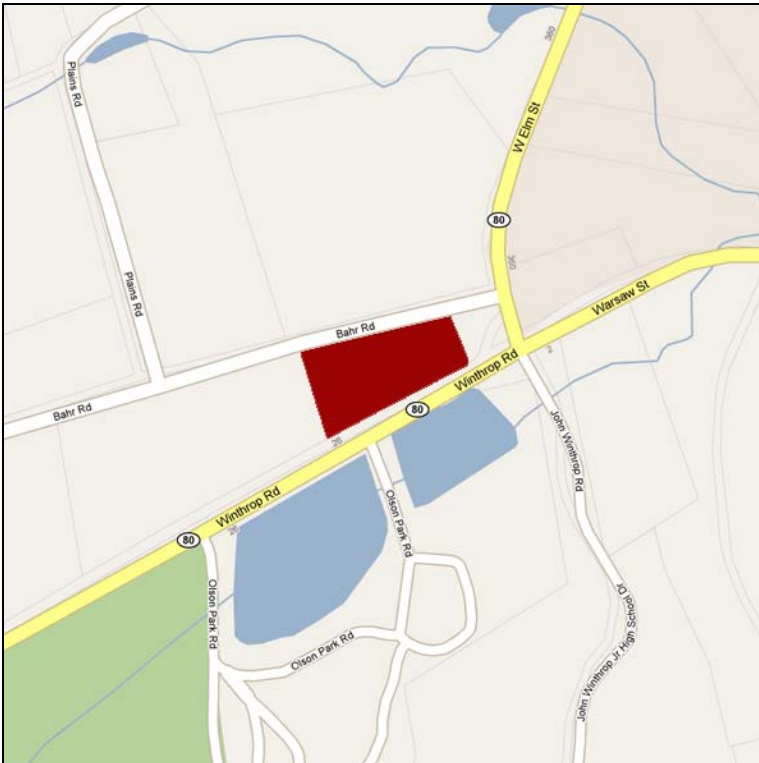
Parcel Value

Appraised Value	Assessed Value
286,600	200,620

Pros & Cons:

Pros – Good access and location
Large property
Potential consolidation of firehouses at one location

Cons – Not currently on market
Property would have to be purchased
No city water or sewer
Comes off tax base
Probably would not meet ISO rating for residences on Winterberry Road. According the ISO, closing both stations and moving into one central location in the center of the jurisdiction could have a negative impact on your overall score in the ISO rating and could cause the department to Retrogress to a worse class then what the department currently has.



1 WINTHROP RD (LAND ON LOWER DRIVEWAY)



MBLU : 43 / / 4A / /
Location: 1 WINTHROP RD
Owner Name: JOHN WINTHROP JR HIGH SCHOOL
Account Number: 00055400

Land Information

66.05 AC

Zone

R80

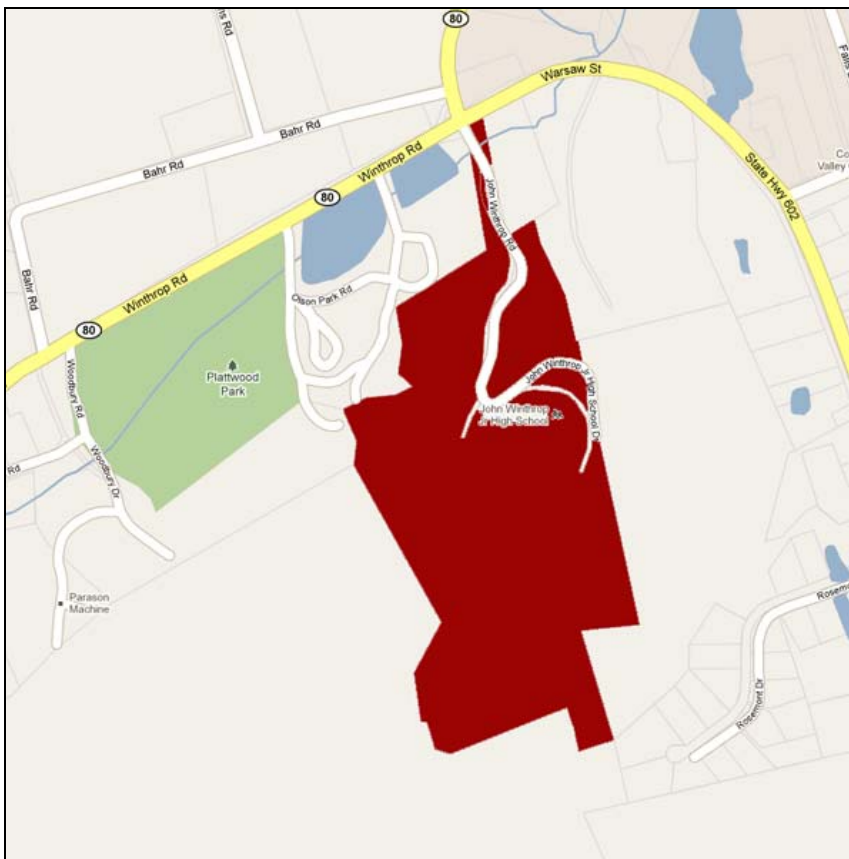
Parcel Value

Appraised Value	Assessed Value
29,345,300	20,541,710

Pros & Cons:

Pros – Town owned
Large area available
No impact on tax base
Potential consolidation of firehouses

Cons – Take away recreational area
Potential safety issues when school in session
No city water or sewer
Seasonal weather issues due to road layout and equipment size could impact service
Probably would not meet ISO rating for residences on Winterberry Road



BAHR RD (ACROSS FROM PLATTWOOD PARK)



MBLU : 38 / 3 / /
Location: Bahr Rd
Owner Name: DEEP RIVER PROPERTIES INC
Account Number: 00050500
Land Information
14.08 AC
Zone
R80

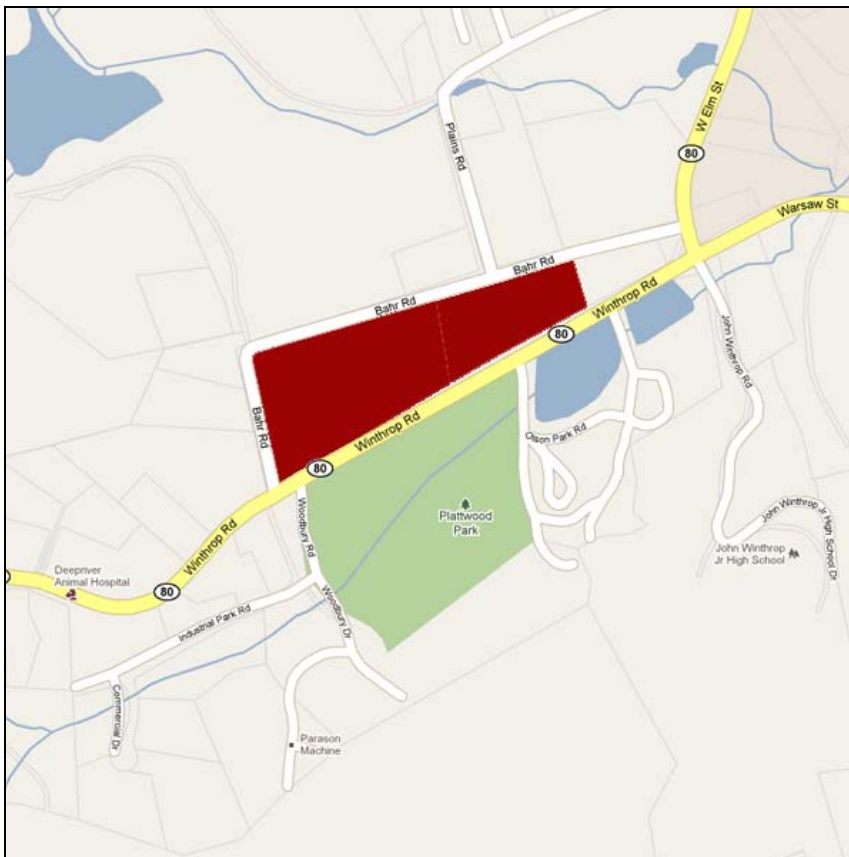
Parcel Value

Appraised Value	Assessed Value
184,600	129,220

Pros & Cons:

Pros – Centrally located
Large area
Good access
Potential consolidation of firehouses

Cons – Not on market
Land would have to be purchased
History, owners not interested in selling to town
Probably would not meet ISO rating
Comes off tax base
No city water or sewer



77 WINTHROP RD (PLATTWOOD PARK)



MBLU : 38 / 6C / /
Location: 77 WINTHROP RD
Owner Name: TOWN OF DEEP RIVER
Account Number: 00050700

Land Information
23.34 AC
Zone
R80

Parcel Value

Appraised Value	Assessed Value
700,700	490,490

Pros & Cons:

Pros – Town owned
Large area
No deduction in tax base

Cons – Take away recreational area
Probably does meet ISO code requirement
No city water or sewer



206 WINTHROP RD (DEEP RIVER TOWN GARAGE)



MBLU : 33 / 3 / 1
Location: 206 WINTHROP RD
Owner Name: TOWN OF DEEP RIVER
Account Number: 00047100

Land Information

11.00 AC

Zone

R40

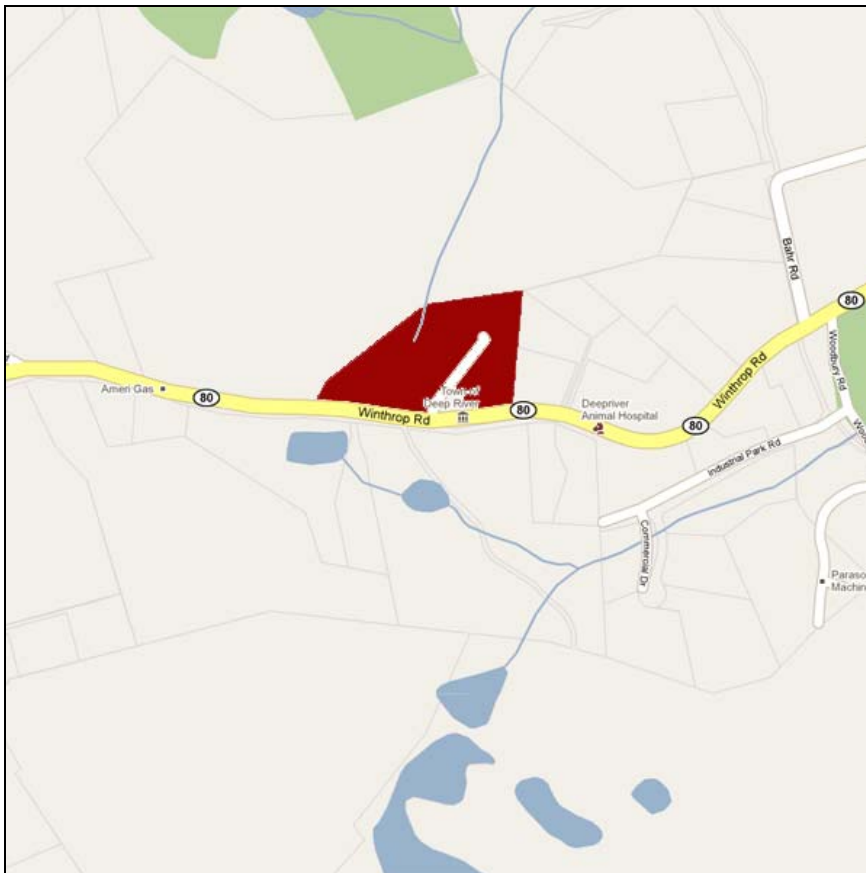
Parcel Value

Appraised Value	Assessed Value
425,700	297,990

Pros & Cons:

Pros – Town owned
Large area
No reduction in tax base

Cons – Doesn't meet ISO code requirements
No city water or sewer
Property formerly a dumping location, not able to be built on



Current Location of Deep River Firehouse

Below are the “pros & cons” for the current location of the Deep River Firehouse.

57 UNION STREET (DEEP RIVER FIREHOUSE)



MBLU : 57 / 55 / /
Location: 57 UNION ST
Owner Name: TOWN OF DEEP RIVER
Account Number: 00147400

Land Information
0.35 AC
Zone
R20

Parcel Value

Appraised Value	Assessed Value
793,900	555,730

Pros & Cons:

Pros - Town owned
No resident objections
Centrally located with good access
Adequate property for new building and future expansion, adjacent property/home currently owned by firehouse
No reduction in tax base

Cons - Winthrop Station would have to remain open to maintain ISO rating
Property and existing building in flood plain
Residential area

