

CITY OF LACONIA  
BOARD OF ASSESSORS  
Thursday, March 20, 2025 - 5:30 PM  
City Hall - Conference Room 200B –

1. CALL TO ORDER
2. RECORDING SECRETARY
3. SALUTE TO THE FLAG
4. ROLL CALL
5. STAFF IN ATTENDANCE
6. ACCEPTANCE OF MINUTES OF PREVIOUS MEETING
7. PUBLIC HEARINGS
8. OLD BUSINESS
9. NEW BUSINESS

9.I. Bailey, Brian & Hope Ann, 616 Scenic Rd 403

Documents:

[BAILEY.PDF](#)

9.II. Barbuto, Barbara, 833 Weirs Bv B1

Documents:

[BARBUTO.PDF](#)

9.III. Beaupre, Brian, 42 Centenary Av.

Documents:

[BEAUPRE.PDF](#)

9.IV. Perreault, Mark & Susan, 36 Teddington Wy.

Documents:

[PERREAULT.PDF](#)

9.V. Robarge Family Trust, 554 Endicott St. N 3

Documents:

[ROBARGE.PDF](#)

9.VI. Villemare, Aaron, 656 Endicott St N 96

Documents:

[VILLEMAIRE.PDF](#)

9.VII. Weinreb, Mark & Susan, 410-27-28

Documents:

[WEINREB.DOCX](#)

9.VIII. Sitar, Michael & Diane, 156-545-14.013

Documents:

[SITAR.PDF](#)

9.IX. 5 Tranquility Turn, 160-529-5.47

Documents:

[LEVESQUE.PDF](#)

10. NON-PUBLIC SESSION

10.I. Big Island, 263-178-1

10.II. 16 Irving St., 391-113-4

10.III. 203 Long Bay Dr, 228-330-5

11. OTHER

11.I. Gravel Warrant

12. ADJOURNMENT

**This meeting facility is ADA accessible. Any Person with a disability who wishes to attend this public meeting and needs additional accommodations, please contact Katie Gargano, meeting ADA coordinator, at City Hall by calling (603) 527-1265 at least 72 hours in advance so that the City can make any necessary arrangements.**

## Laconia Abatement Review Worksheet

**Abatement #:** 000002

**Address:** 616 Scenic Rd #403

**Date Received:** 12/18/2024

**Owner:** Brian & Hope Ann Bailey

**Contact#:** 603-674-0883

**Email:** bdb616@atlanticbb.net

**Assessment:** \$888,600

**Building:** \$844,200

**Features:** \$44,400

**Land:** \$0

**Opinion of Value:** \$750,000

**Reason for Abatement:**

1. 2 Recent Sales in same building
  - a. #203 – sold for \$750,000 on 8/23/24
  - b. #204 – sold for \$760,000 on 4/19/24

**Date Reviewed:** 3/6/2025

**Reviewed By:** Adrienne Summers

**Action to be Taken:** Desk Review

**Reviewer's Notes:** The subject property is on the 4<sup>th</sup> floor. The owner has used two sales on the second floor as comps for his abatement. The most recent sale on the fourth floor was in 2022 and it was unit #405 in 2022 for \$1M. The 2 comps are located on the second floor. Due to the condo adjustment factors having a unit on the fourth floor is more desirable than the second floor. The analysis I did is as follows:

Unit #	Assessed Value	Sq FT	Cond	# Beds	# Baths	Condo Adjust for Floor	Condo Adjustment for Location	If 4th floor Condo adj were used for these sales
203	\$ 814,900	1573	AV	2	2	GD = 105	SCN FLR INTER = 95	\$ 927,400
204	\$ 806,700	1568	AV	2	2	GD = 105	SCN FLR INTER = 95	\$ 917,900
402	\$ 996,200	1815	AV	3	2	EX = 115	FRTH FLR INT=100	
403	\$ 888,600	1462	AV	2	2	EX = 115	FRTH FLR INT=100	
404	\$ 872,400	1409	AV	2	2	EX = 115	FRTH FLR INT=100	
405	\$ 998,800	1813	AV	3	2	EX = 115	FRTH FLR INT=100	
406	\$1,034,400	1913	AV	3	2	EX = 115	FRTH FLR INT=100	

**Recommendation:**

**Grant:**

**Deny: X**

The assessed value is in line with the other units on the fourth floor. A sale price of \$1,00,000 for Unit #405 2 years ago, is more than the assessed value for 2024. IF the condo adjustments for the fourth floor units was applied to the units of the second floor the assessed values are greater than the assessed value of the subject unit, but are also slightly greater in square feet.

000002 ✓  
PB**2024 APPLICATION FOR ABATEMENT**

Please Type or Print Clearly

**ONE APPLICATION FOR EACH PROPERTY APPEALED**

Upon completion of this form return to:

**City of Laconia/Assessors  
45 Beacon St. East  
Laconia, NH 03246**

RECEIVED

DEC 20 2024

ASSESSOR'S OFFICE  
LACONIA, NHDate: 12-18-24**SECTION A. Party(ies) Applying (Owner(s)/Taxpayer(s))**Name: Brian & Hope Ann Bailey  
Laconia NH 03246Mailing Address: 616 Seward Rd #403 Email address: hdb616@atlanticbb.netTelephone No: (Cell): 603-674-0283 (Home): \_\_\_\_\_

\*If abatement is granted and taxes have been paid, interest on the abatement must be paid in accordance with RSA 76:17-a. Any interest paid to the taxpayer must be reported by the municipality to the Internal Revenue Service, in accordance with federal law. Prior to the payment of an abatement with interest, the taxpayer shall provide the municipality with the applicant's social security number or federal tax identification number. Municipalities shall treat the social security or federal tax identification information as confidential and exempt from a public information request under RSA 91-A. The W-9 form required is enclosed with this application.

**SECTION B. Party's (ies') Representative if other than Person(s) applying (Also complete Section A)**

Name(s): \_\_\_\_\_

Mailing Address(es): \_\_\_\_\_

Telephone Number(s): (Work): \_\_\_\_\_ (Cell): \_\_\_\_\_

**SECTION C. Property(ies) for which Abatement is Sought**

For the property on which the abatement is sought, please fill in the following:

124/234/3/021Map: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Tax Account. #: 122822024 Assessed Valuation: \$ \$888,600Property Location: 616 Seward Rd #403 Laconia NH 03246**CODE OF THE CITY OF LACONIA  
CHAPTER 215, ARTICLE 1 § 215-1**

*All delinquent taxes, charges or fees due to the City of Laconia from any person, business or other entity shall in all cases be deducted from any monies that may become due such person, business or other entity from the City of Laconia and such person, business or other entity shall receive the balance over and above the amount due for such delinquent taxes, charges and fees. The City's right to off-set shall be limited by applicable New Hampshire law and all such set-offs shall be credited first against interest due and then against principal. The City shall have no right to set-off against wages due any employee of the City.*

Passed and approved the 18th day of October 1990.

List other property in the municipality owned in the same name(s), even if abatements for the other property(ies) have not been sought. The taxpayer's entire real property estate must be considered in determining whether the appealed property is disproportionately assessed.

<u>Town Parcel ID#</u>	<u>Street Address</u>	<u>Description</u>	<u>Assessment</u>
N/A			

#### **SECTION E. Reasons for Abatement Application**

RSA 76:16 provides that an abatement may be granted for "good cause shown". "Good cause" generally means: 1) establishing an assessment is disproportionate to market value and the municipality's level of assessment; or 2) establishing poverty and inability to pay the tax. This form can be utilized for either basis of requesting an abatement. **The taxpayer has the burden to prove good cause for an abatement.** To carry this burden, the taxpayer generally must show what the property was worth on April 1 of the year appealed. The property's market value would then be compared to the assessment by using the municipality's assessment ratio. Therefore, comparable sales or other market information are an essential part of most abatement applications.

1) If claiming disproportionality, state with specificity all the reasons supporting your application. Statements such as "taxes too high", "disproportionately assessed" or "assessment exceeds market value" are insufficient. Generally, specificity requires the taxpayer to present material on the following (all may not apply):

- a) **Physical data** -- incorrect description or measurement of property (if you are appealing your assessment due to factual error(s), please explain in detail. Please furnish the assessor's office with any and all information, which supports your reasons. Examples: Sketch of building(s) with outside dimensions, building contracts, surveys, deeds, site plans, appraisals, pictures, etc. If you are questioning land area or frontage, a deed or survey must be included.); and/or
- b) **Market data** -- the property's value on the April 1 assessment date, supported by comparable sales, income analysis, or a professional opinion of value; and/or
- c) **Assessment data** -- the property's assessment exceeds the general level of assessment shown by comparing the property's market value and the city-wide level of assessment.

**NOTE:** If you have an appraisal or other documentation, please submit it with this application.

- 2) If claiming poverty or inability to pay, state in detail why abatement of taxes is appropriate as opposed to some other relief such as relocating, refinancing, or obtaining some alternative public assistance. Ansara v. City of Nashua, 118 N.H. 879 (1978).

(Attach additional sheets if needed.)

#### **SECTION F. Taxpayer's(s') Opinion of Market Value**

State your opinion of the market value of the property(ies) appealed as of April 1 of the year under appeal.

Map/Block/Lot# 124/234 /3/021 Appeal Year Market Value \$ \$750,000 @ most  
Map/Block/Lot# \_\_\_\_\_ Appeal Year Market Value \$ \_\_\_\_\_

**SECTION G. Sales, Rental and/or Assessment Comparisons**

List the properties you are relying upon to show over assessment of your property(ies). If you are appealing an income producing property, list the comparable rental properties and their rents (attach additional sheet if necessary).

<u>Map/Block/Lot</u>	<u>Property Address</u>	<u>Sale Price</u>	<u>Date of Sale</u>	<u>Assessment</u>	<u>Rent(s)</u>
	616 SCENIC RD #203	750,000	8/23/24		
	616 SCENIC RD #204	760,000	4/19/24		

**SECTION H. Certification by Party(ies) Applying**

Pursuant to BTLA Tax 203.02(d), **the applicant(s) MUST sign the application.** By signing below, the Party(ies) certifies and swear(s) under the penalties of RSA ch. 641, the application has a good faith basis, and the facts stated are true to the best of my/our knowledge.

**Signature of Property Owner(s) and Representatives**

Date: 12/18/24

X Brian Baulig  
(Signature)  
X [Signature]  
(Signature)

**SECTION I. Certification and Appearance by Representative (If other than Party (ies) Applying)**

By signing below, the applying party's representative certifies and swears under penalties of RSA ch. 641:

1. All certifications in Section H are true;
2. The Party (ies) applying has (have) authorized this representation and has (have) signed this application; and
3. A copy of this form was provided to the person applying.

Date: \_\_\_\_\_ X \_\_\_\_\_  
(Representative's Signature)

**SECTION J. Disposition of Application\* (CITY USE ONLY)**

RSA 76:16, II states: the municipality "shall review the application and shall grant or deny the application in writing by July 1 after notice of tax date..."

Abatement Request: **Granted** \_\_\_\_\_ **Revised Assessment \$** \_\_\_\_\_  
**Denied** \_\_\_\_\_  
**Date** \_\_\_\_\_

Signature of the Board of Assessors: \_\_\_\_\_  
\_\_\_\_\_

To whom it may concern:

I am filing for an abatement due to an extremely high evaluation that is well over any recent sale values in our complex. Included are Zillow estimates of my property at \$709,900 and two other two bedroom properties that have recently sold in my building. One 2 ~~bdr~~ unit was sold for \$750,000 and the other 2 ~~bdr~~ unit for \$760,000. If you notice, the unit that sold for \$760,000 is also approximately 200 sqft larger. I obtained the sales data from Mike ~~Robichaud~~ who is the director of business development for the Meredith Bay development which oversees sales at our condo building Bluegill Lodge. I think the \$709,900 from Zillow is probably low and the unit is most likely in the \$730-740,000 range based on recent sales. I believe my evaluation is being influenced by a new complex selling larger, brand new units on a hill with spectacular views of Meredith Bay about a mile or so away. I would appreciate a re-evaluation of my property to resemble its true value.

Thank you

Brian Bailey

616 Scenic road 403

Laconia NH 03246

---

08:33

📶 83%

2 Messages  
 **Back** **Comps to chall...**  

[See More](#)



**Mike Robich...** Yesterday  
To: bdb616@atlantic... >

Good morning, Brian,

The last two sales of 2-bedroom units in Bluegill Lodge are:

Unit [203 – 8/23/2024](#) for \$750,000; and,  
Unit [204 – 4/19/2024](#) for \$760,000

I realize Unit 204 is our or your time range; however, it is more relevant to current values.

Good luck,

Mike R.

**Michael Robichaud | Director of  
Business Development | Meredith Bay**  
[50 Lighthouse Cliffs, Laconia, NH](#)  
[03246-1820](#) | phone [\(888\) 559](#)  
[4141](#) or [\(603\) 524 4141](#) | fax [\(603\) 524](#)  
[8841](#) | cell [\(413\) 530-3853](#)  
[www.MeredithBayNH.com](http://www.MeredithBayNH.com)



10:18 Fri Dec 13

100%



mail.breezeline.net



(183) UKRAINE'S INTELLIGENC...

Join meeting - Zoom



Pronto!



breezeline™

EMAIL TOOLS

HELP

Back



Compose



...



From: Mike Robichaud To: bdb616@atlanticbb.net

Show details

**Re: Comps to challenge tax evaluation**

10:13 AM

Use this, my first floor 3-bedroom at 1,776 sq. ft. is assessed at \$791, 700 (\$446 per sq. ft.). Vs your unit (\$616 sq. ft.). View isn't worth \$160 sq. ft. more.



Mail



Contacts

08:32

83%



Zillow App

★★★★★ 6.6M Ratings

Open App



2 bd 2 ba 1,414 sqft

*my unit*

616 Scenic Rd UNIT 403, Laconia, NH 03246

● **Off market**

Zestimate<sup>®</sup>: **\$709,900** Rent Zestimate<sup>®</sup>:

**\$2,342**

Est. refi payment: \$5,198/mo

💰 **Refinance your loan**

[Home value](#) [Owner tools](#) [Home details](#) ▸



🔒 **zillow.com**





This home  
**\$709,900**  
 **Off Market**

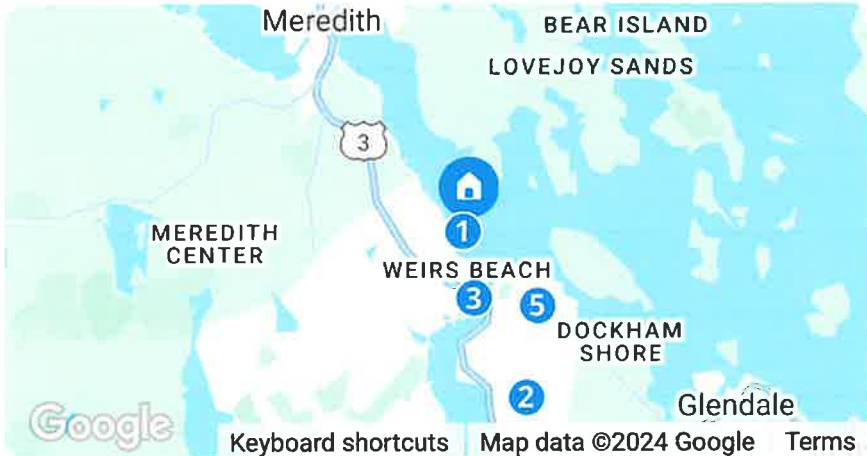
2 beds  
2 baths  
1414 sqft  
\$502 / sqft



616 Scenic Road UNIT 204  
**\$760,000**  
 **Sold** 8 months ago

2 beds  
2 baths  
**1602 sqft**  
**\$474 / sqft**

MLS ID: #4987649, Michael Robichaud



## Comparative value

Here's how this home's value estimate



2 bd 2 ba 1,602 sqft

616 Scenic Road UNIT 204, Laconia, NH 03246

● **Closed**

: **\$760,000** Sold on 04/19/24 Zestimate®:  
**\$824,400**

Est. refi payment: \$5,687/mo

💰 [Refinance your loan](#)

[Home value](#) [Owner tools](#) [Home details](#) >



[Zillow Home Loans](#)

### Get pre-qualified for a loan

At Zillow Home Loans, we can pre-qualify you in as little as 3 minutes with no impact to your credit score.

 [zillow.com](https://www.zillow.com)

Property Location 616 SCENIC RD #403  
Vision ID 106236 Account # 12282

Map ID 124/ 234/ 3/ 021/  
Bldg # 1

Bldg Name  
Sec # 1 of 1 Card # 1 of 1

State Use 1020  
Print Date 01-03-2025 11:55:15

<b>CURRENT OWNER</b>		<b>TOPO</b>		<b>UTILITIES</b>		<b>STRT / ROAD</b>		<b>LOCATION</b>		<b>CURRENT ASSESSMENT</b>						1501  LACONIA, NH  <b>VISION</b>																					
BAILEY BRIAN & HOPE ANN REV TR		4 Rolling		3 Public Sewer		1 Paved		5 Heavy		Description		Code		Assessed				Assessed																			
BAILEY BRIAN DANIEL & HOPE ANN				2 Public Water						RESIDNTL		1020		860,100				860,100																			
616 SCENIC RD #403										RESIDNTL		1020		28,500				28,500																			
LACONIA NH 03246		<b>SUPPLEMENTAL DATA</b>										Total		888,600		888,600																					
Alt Prol ID 12282		ZONE 2 ZONE 2 % WARD 1																																			
OWNOCC Y																																					
REVIEW																																					
ZONE 1 SFR																																					
ZONE 1 % 100																																					
GIS ID 124-234-3		Assoc Pid#																																			
<b>RECORD OF OWNERSHIP</b>				<b>BK-VOL/PAGE</b>		<b>SALE DATE</b>		<b>Q/U</b>		<b>V/I</b>		<b>SALE PRICE</b>		<b>VC</b>		<b>PREVIOUS ASSESSMENTS (HISTORY)</b>																					
BAILEY BRIAN & HOPE ANN REV TRUST				3605 0902		01-04-2024		U		I		0 38		38		Year		Code		Assessed		Year		Code		Assessed V		Year		Code		Assessed					
BAILEY FAMILY TRUST				3400 0061		03-24-2021		U		I		0 38		38		2024		1020		860,100		2023		1020		804,000		2022		1020		768,000					
BAILEY BRIAN DANIEL & HOPE ANN				3283 0635		12-10-2019		Q		I		495,000 04		04				1020		28,500				1020		25,000				1020		23,000					
AKWA VILLAGE LLC				1942 0972		09-05-2003		U		I		0 99		99																							
				Total												Total		888,600		Total		829,000		Total		791,000											
<b>EXEMPTIONS</b>				<b>OTHER ASSESSMENTS</b>										This signature acknowledges a visit by a Data Collector or Assessor																							
Year		Code		Description		Amount		Code		Description		Number		Amount		Comm Int																					
2021		T201		VETTRAN 1 TRUST		600.00																															
				Total		600.00																															
<b>ASSESSING NEIGHBORHOOD</b>																																					
Nbhd		Nbhd Name		Cyclical Group		TIF District		ID Code																													
0001				B		TIF3																															
<b>NOTES</b>																																					
CONDO DOCS 2970/997 05/26/15																		MEASUREMENTS PER RECORDED AS BUILT PLANS																			
PARKING SPACE 7																																					
STORAGE SPACE 7																																					
																		Total Appraised Parcel Value 888,600																			
																		Valuation Method C																			
<b>BUILDING PERMIT RECORD</b>																		<b>VISIT / CHANGE HISTORY</b>																			
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Id		Type		Is		Cd		Purpost/Result									
																		05-31-2023		PS		CY				04		INFO AT DOOR									
																		07-20-2020		TB		S				25		REVIEWED									
																		09-25-2017		BD						25		REVIEWED									
																		07-24-2017		DD						20		CHG FM OTHER									
																		02-23-2017		DD		A				14		INSPECTED									
																		01-28-2016		TB						07		INFO BY PLAN									
<b>LAND LINE VALUATION SECTION</b>																																					
B		Use Code		Description		Zone		Dist		Land Type		Land Units		Unit Price		Size Adj		Site Index		Cond.		Nbhd.		Nbhd. Adj		Notes		Location Adjustmen		Adj Unit P		Land Value					
1		1020		CONDO MDL-0		SFR						0 SF		0.00		1.00000		5		1.00		00		1.000						0.0000		0		0			
Total Card Land Units 0 AC																		Parcel Total Land Area 0.00										Total Land Value 0									



## Laconia Abatement Review Worksheet

**Abatement #:** 00021

**Address:** 833 Weirs BV #B1

**Date Received:** 2/28/2025

**Owner:** Barbuto, Barbara

**Contact#:** 603-387-9164

**Email:** barbuto@metrocast.net

**Assessment:** \$402,300

**Building:** \$401,500

**Features:** \$800

**Land:** \$0

**Opinion of Value:** \$361,700

**Reason for Abatement:**

1. Does not believe her unit should be in GD condition

**Date Reviewed:** 3/6/2025

**Reviewed By:** Adrienne Summers

**Action to be Taken:** Desk Review

**Reviewer's Notes:** This unit was revised from Avg to Gd condition after a cyclical visit in July 2024. According to the owner, only the basement was inspected and not the first or second floor. Pictures that were submitted with the abatement show older, basic cabinets, water damage to the kitchen ceiling, cracks in the walls and just overall average condition. Her assessment is the highest one in the entire complex. Looking at units that have recently sold the units that are in Good Condition have been completely updated, to include flooring, kitchen/bath countertops and cabinets.

**Recommendation**

**Grant:** X

**Deny:**

Revising the Condition to Average would adequately describe the condition of the unit based on the pictures provided and recent sales reviews. An assessed Value of \$361,700 appears to be fair and equitable. I recommend a decrease in assessed value of \$40,600 bringing the Assessed Value for the 2024 Tax Year to \$361,700.

Property Location 833 WEIRS BV #B1  
Vision ID 2872 Account # 5590

Map ID 199/ 248/ 15/ 001/  
Bldg # 1

Bldg Name BACKHAND  
Sec # 1 of 1 Card # 1 of 1

State Use 1020  
Print Date 02-28-2025 1:12:41 P

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1501 LACONIA, NH  <b>VISION</b>  2024														
BARBUTO BARBARA H TRUST BARBUTO BARBARA TRUSTEE 833 WEIRS BLVD B-1  LACONIA NH 03246		4 Rolling	3 Public Sewer	1 Paved	2 Light	Description	Code	Assessed	Assessed															
			C Artisan Well			RESIDENTL	1020	401,500	401,500															
		SUPPLEMENTAL DATA				RESIDENTL	1020	800	800															
		Alt Prcl ID 79 248B 3A OWNOCC Y  REVIEW ZONE 1 CR ZONE 1 % 100 GIS ID 199-248-15				ZONE 2 ZONE 2 % WARD WARD 6		Assoc Pid#																
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)																
BARBUTO BARBARA H TRUST		1520	0893	03-19-1999	U	I	4,000	1F	Year	Code	Assessed	Year	Code	Assessed	V	Year	Code	Assessed						
BARBUTO BARBARA HATCH		0872	0617	06-06-1984	U	I	0		2024	1020	401,500	2023	1020	282,400		2022	1020	242,000						
SULLIVAN LISE S		0	0	06-06-1984			0			1020	800													
		Total							Total	402,300		Total	282,400		Total	242,000								
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int																
		Total	0.00																					
ASSESSING NEIGHBORHOOD																								
Nbhd		Nbhd Name		Cyclical Group		TIF District		ID Code																
0001				B																				
NOTES																								
PAUGUS BAY RACQUET CLUB BACKHAND #1  CHANGED TO AVERAGE ASSESSED VALUE: 36,700.																								
BUILDING PERMIT RECORD																								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result										
									07-05-2024	PS	CY		03	MEAS & INSPC										
									01-15-2015	BD			29	DRIVE BY REVIEW										
									10-26-2004	VI			18	CHG @ HEARIN										
									07-21-1989	99			99	MMC INFO										
LAND LINE VALUATION SECTION																								
B	Use Code	Description	Zone	Dist	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value								
1	1020	CONDO MDL-0	CR			0 SF	0.00	1.00000	5	1.00	00	1.000			0	0								
Total Card Land Units																0 AC	Parcel Total Land Area				0.00	Total Land Value		0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	55	Condo Tnhs			
Model	05	Res Condo			
Grade	03	Average			
Stories:	2	2 Stories			
Occupancy	1				
Interior Wall 1:	05	Drywall/Sheet			
Interior Wall 2:					
Interior Floor 1	20	Woodlam/Vinylplank			
Interior Floor 2					
Heat Fuel:	04	Electric			
Heat Type:	07	Electr Basebrd			
AC Type:	03	Central			
Ttl Bedrms:	02	2 Bedrooms			
Ttl Bathrms:	1	1 Full			
Ttl Half Bths:	2				
Xtra Fixtres					
Total Rooms:	5	5 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Average			

CONDO DATA			
Parcel Id	104067	C 027	Ownr 0.0
FOUR SEASONS B 1 S 1			
Adjust Type	Code	Description	Factor%
Condo Flr	A	Average	100
Condo Unit	E	E	100
COST / MARKET VALUATION			
Building Value New		508,283	
Year Built		1974	
Effective Year Built		2083	
Depreciation Code		GD	
Remodel Rating		AN	
Year Remodeled			
Depreciation %		21	
Functional Obsol		0	
External Obsol		0	
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		79	
Cns Sect Rcld		401,500	
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
Cost to Cure Ovr			
Cost to Cure Ovr Comment			

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
PAT1	PATIO-AVG	L	280	6.00		A	50		0.00	800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	568	568	568	316.57	179,811
FOP	Porch, Open, Finished	0	176	35	62.95	11,080
FUS	Upper Story, Finished	617	617	617	316.57	195,322
SFB	Base, Semi-Finished	0	460	276	189.94	87,373
UBM	Basement, Unfinished	0	80	16	63.31	5,065
UST	Utility, Storage, Unfinished	0	56	14	79.14	4,432
Ttl Gross Liv / Lease Area		1,185	1,957	1,526		483,083

4 FOP 7	4 FOP 6(x3)	4 FUS 7
4 UST 7	4 6	4 UST 7
	20	
FUS		
BAS		
SFB		
23		23
	20	
4 FUS	20	4
4 BAS		
UBM	20	
3 FUS 7	3 FOP 6(x2)	4 FUS 7
7	4 6	4 BAS 7



## 2024 APPLICATION FOR ABATEMENT

Please Type or Print Clearly

### ONE APPLICATION FOR EACH PROPERTY APPEALED

Upon completion of this form return to:

**City of Laconia/Assessors**  
**45 Beacon St. East**  
**Laconia, NH 03246**

RECEIVED

FEB 28 2025

ASSESSOR'S OFFICE  
LACONIA, NH

Date: 2/28/25

#### SECTION A. Party(ies) Applying (Owner(s)/Taxpayer(s))

Name: BARBARA BARBUTO, TRUSTEE OF BARBARA H BARBUTO TRUST

Mailing Address: 833 WEIRS BLVD. #81  
Telephone No: (Cell): 603-387-9164

Email address: BARBUTO@METROCAST.NET  
(Home): \_\_\_\_\_

\*If abatement is granted and taxes have been paid, interest on the abatement must be paid in accordance with RSA 76:17-a. Any interest paid to the taxpayer must be reported by the municipality to the Internal Revenue Service, in accordance with federal law. Prior to the payment of an abatement with interest, the taxpayer shall provide the municipality with the applicant's social security number or federal tax identification number. Municipalities shall treat the social security or federal tax identification information as confidential and exempt from a public information request under RSA 91-A. The W-9 form required is enclosed with this application.

#### SECTION B. Party's (ies') Representative if other than Person(s) applying (Also complete Section A)

Name(s): \_\_\_\_\_

Mailing Address(es): \_\_\_\_\_

Telephone Number(s): (Work): \_\_\_\_\_ (Cell): \_\_\_\_\_

#### SECTION C. Property(ies) for which Abatement is Sought

For the property on which the abatement is sought, please fill in the following:

Map: 199 Block: 248 Lot: 15/001 Tax Account. #: 5590

2024 Assessed Valuation: \$ 402,300

Property Location: 833 WEIRS BLVD UNIT B1

**CODE OF THE CITY OF LACONIA**  
**CHAPTER 215, ARTICLE 1 § 215-1**

*All delinquent taxes, charges or fees due to the City of Laconia from any person, business or other entity shall in all cases be deducted from any monies that may become due such person, business or other entity from the City of Laconia and such person, business or other entity shall receive the balance over and above the amount due for such delinquent taxes, charges and fees. The City's right to off-set shall be limited by applicable New Hampshire law and all such set-offs shall be credited first against interest due and then against principal. The City shall have no right to set-off against wages due any employee of the City.*

Passed and approved the 18th day of October 1990.

List other property in the municipality owned in the same name(s), even if abatements for the other property(ies) have not been sought. The taxpayer's entire real property estate must be considered in determining whether the appealed property is disproportionately assessed.

<u>Town Parcel ID#</u>	<u>Street Address</u>	<u>Description</u>	<u>Assessment</u>
<i>N/A</i>			

#### SECTION E. Reasons for Abatement Application

RSA 76:16 provides that an abatement may be granted for "good cause shown". "Good cause" generally means: 1) establishing an assessment is disproportionate to market value and the municipality's level of assessment; or 2) establishing poverty and inability to pay the tax. This form can be utilized for either basis of requesting an abatement. **The taxpayer has the burden to prove good cause for an abatement.** To carry this burden, the taxpayer generally must show what the property was worth on April 1 of the year appealed. The property's market value would then be compared to the assessment by using the municipality's assessment ratio. Therefore, comparable sales or other market information are an essential part of most abatement applications.

1) If claiming disproportionality, state with specificity all the reasons supporting your application. Statements such as "taxes too high", "disproportionately assessed" or "assessment exceeds market value" are insufficient. Generally, specificity requires the taxpayer to present material on the following (all may not apply):

- See attached statement & photos*
- a) **Physical data** -- incorrect description or measurement of property (if you are appealing your assessment due to factual error(s), please explain in detail. Please furnish the assessor's office with any and all information, which supports your reasons. Examples: Sketch of building(s) with outside dimensions, building contracts, surveys, deeds, site plans, appraisals, pictures, etc. If you are questioning land area or frontage, a deed or survey must be included.); and/or
  - b) **Market data** -- the property's value on the April 1 assessment date, supported by comparable sales, income analysis, or a professional opinion of value; and/or
  - c) **Assessment data** -- the property's assessment exceeds the general level of assessment shown by comparing the property's market value and the city-wide level of assessment.

**NOTE:** If you have an appraisal or other documentation, please submit it with this application.

- 2) If claiming poverty or inability to pay, state in detail why abatement of taxes is appropriate as opposed to some other relief such as relocating, refinancing, or obtaining some alternative public assistance. Ansara v. City of Nashua, 118 N.H. 879 (1978).

(Attach additional sheets if needed.)

#### SECTION F. Taxpayer's(s') Opinion of Market Value

State your opinion of the market value of the property(ies) appealed as of April 1 of the year under appeal.

Map/Block/Lot# 199/248/15/001 Appeal Year Market Value \$ 361,700

Map/Block/Lot# \_\_\_\_\_ Appeal Year Market Value \$ \_\_\_\_\_

List the properties you are relying upon to show over assessment of your property(ies). If you are appealing an income producing property, list the comparable rental properties and their rents (attach additional sheet if necessary).

Signature of the Board of Assessors: \_\_\_\_\_

FILING DEADLINE FOR 2024  
LOCAL APPEAL: MARCH 1, 2025  
BOARD OF TAX & LAND APPEALS/  
SUPERIOR COURT: ON OR BEFORE  
SEPTEMBER 1, 2025

**CITY OF LACONIA**  
**TAXPAYER'S RSA 76:16 ABATEMENT APPLICATION**  
**TAX YEAR 2024**

\*\*\*\* PLEASE READ ENTIRE APPLICATION BEFORE COMPLETING THIS FORM\*\*\*\*

Dear Taxpayer:

1. Complete the application by typing or printing legibly in ink. **This application does not stay the collection of taxes; taxes should be paid as assessed. If abatement is granted, a refund with interest will be made.**
2. File this application with the municipality by the deadline (see above). Date of filing is the date this form is either hand delivered to the municipality, postmarked by the post office, or receipted by an overnight delivery service. **Applications sent by facsimile or E-mail will not be accepted.**

**DEADLINES:** The "notice of tax" means the date the board of tax and land appeals (BTLA) determines the last tax bill was sent by the municipality. (If your municipality bills twice annually, you must apply after the bill that establishes your final tax liability and not before.)

**Step One:** Taxpayer must file the abatement application with the municipality by March 1 following the notice of tax.

**Step Two:** Municipality has until July 1 following the notice of tax to grant or deny the abatement application.

**Step Three:** Taxpayer may file an appeal **either** at the BTLA (RSA 76:16-a) or in the Superior Court (RSA 76:17), but not both. An appeal must be filed:

1. **No earlier than:** a) after receiving the municipality's decision on the abatement application; or b) July 1 following the notice of tax if the municipality has not responded to the abatement application; and
2. **No later than** September 1 following the notice of tax.

**FORM COMPLETION GUIDELINES:**

1. **SECTION E.** Municipalities may abate taxes "for good cause shown" RSA 76:16. Good cause is generally established by showing an error in the assessment calculation or a disproportionate assessment. Good cause can also be established by showing poverty and inability to pay the tax.
2. **SECTION G.** If the abatement application is based on disproportionate assessment, the taxpayer has the burden to show how the assessment was disproportionate. To carry this burden the taxpayer must show: a) what the property was worth (market value) on the assessment date; and b) the property's "equalized assessment" exceeded the property's market value. To calculate the equalized assessment, simply divide the assessment by the municipality's equalization ratio (assessment / ratio). Because a property's market value is a crucial issue, taxpayers must have an opinion of the market value estimate. This value estimate can be shown by obtaining an appraisal or presenting sales of comparable properties.
3. **SECTION H.** The applicant(s) must sign the application even if a representative (e.g. Tax Representative, Attorney, or other advocate) completes Section I.
4. **Make a copy of this document for your own records.**

# REASONS FOR 2024 APPLICATION FOR ABATEMENT

**199/248/15/001**

833 Weirs Blvd Unit B1, Laconia

Barbara H Barbuto Trust, owner

I am appealing the assessment of the above property based on the assessed "condition" of that property as inspected in July, 2024.

This property was rated "average" prior to 2024. The only change in the property in 2024 was the addition of one half-bath and updates in the basement. There has been NO work done on the other two thirds of the unit. In fact, deterioration of the walls(due to settling), ceilings (due to leaks), and kitchen cabinets(due to age and use) are very evident. However the inspection was only of the basement. The main two floors of living space have not been painted for 20 years. The kitchen cabinets are 30 years old. The flooring has been down for 20 years and shows lots of wear and tear.

Other units in this same condo building that are rated "average" have been repainted, have redone kitchens and floors more recently than in my unit.

On the whole in this Unit B1 the condition is "average" everywhere except the basement that was redone. It seems disproportionate to upgrade the assessment of the whole unit based on the basement.

*Barbara Barbuto*  
owner  
2/28/25

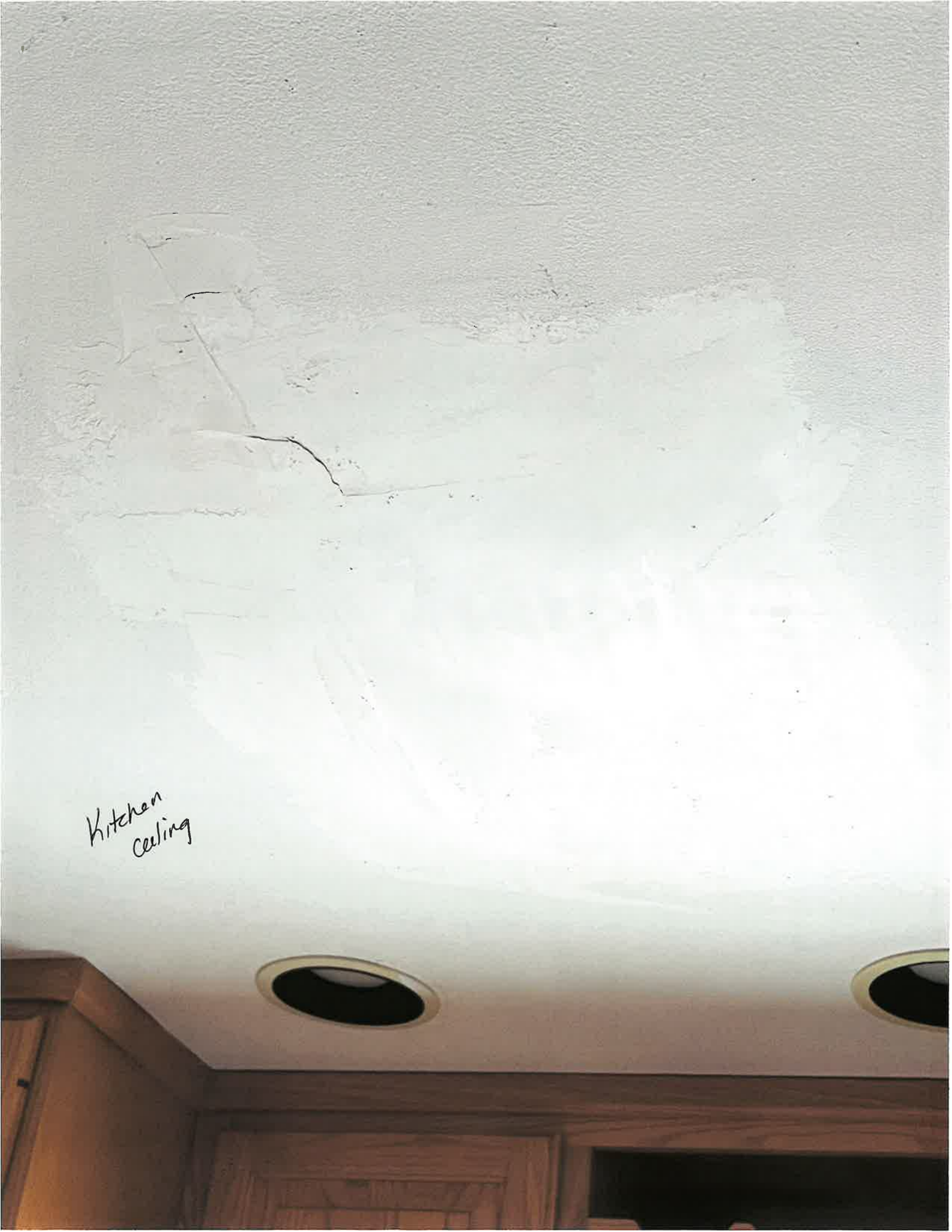
Four Photos attached



Kitchen  
Cabinets

wall  
corner of stairwell in  
living room.

Kitchen  
ceiling



sample 8  
electric heater  
(unit in bathroom)



## Laconia Abatement Review Worksheet

**Abatement #:** 00004

**Address:** 42 Centenary Av

**Date Received:** 12/26/2024

**Owner:** Brian Beaupre

**Contact#:** 603-620-7547

**Email:** weirsbeachguy@aol.com

**Assessment:** \$298,100

**Building:** \$74,800

**Features:** \$400

**Land:** \$100,900

**Opinion of Value:** \$100,900

**Reason for Abatement:**

1. Pipe Burst on 4/30/2024

**Date Reviewed:** 3/6/2025

**Reviewed By:** Adrienne Summers

**Action to be Taken:** Desk Review

**Reviewer's Notes:** ON 4/30/2024 the Fire Department received a call from the owner from the subject property that a pipe burst and there was water spewing all over. A demo permit was taken out on 9/10/2024 to demolish the "cottage". As of 12/11/2024 the building is demolished and the basement is capped off.

**Recommendation**

**Grant: X**

**Deny:**

I recommend prorating the building value only. There are no notes of the shed not being present on 4/1/2024. The land has value whether there is a livable structure on the site or not. Assess building value at 100% for the month of April 2024 only.

Building Value = \$74,800

# Days in a Year = 365

# Days in April = 30

$30/365 = 0.0822 \times 74800 = 6,148$

$\$74,800 - \$6,148 = \$68,652$

Abate \$68,652 in assessed value for 2024, bringing the total assessed value for this parcel for the 2024 Tax Year to \$107,448.00

000004

**2024 APPLICATION FOR ABATEMENT**

Please Type or Print Clearly

**ONE APPLICATION FOR EACH PROPERTY APPEALED**

Upon completion of this form return to:

**City of Laconia/Assessors**  
**45 Beacon St. East**  
**Laconia, NH 03246**

RECEIVED

DEC 26 2024

ASSESSOR'S OFFICE  
DEC 26 2024Date: 12-12-24**SECTION A. Party(ies) Applying (Owner(s)/Taxpayer(s))**Name: Brian Beaupre Manchester, NH 03104Mailing Address: 132 Rhode Island Ave Email address: weirsbearh97@Aol.comTelephone No: (Cell): 603-620-7547 (Home): \_\_\_\_\_

\*If abatement is granted and taxes have been paid, interest on the abatement must be paid in accordance with RSA 76:17-a. Any interest paid to the taxpayer must be reported by the municipality to the Internal Revenue Service, in accordance with federal law. Prior to the payment of an abatement with interest, the taxpayer shall provide the municipality with the applicant's social security number or federal tax identification number. Municipalities shall treat the social security or federal tax identification information as confidential and exempt from a public information request under RSA 91-A. The W-9 form required is enclosed with this application.

**SECTION B. Party's (ies)' Representative if other than Person(s) applying (Also complete Section A)**

Name(s): \_\_\_\_\_

Mailing Address(es): \_\_\_\_\_

Telephone Number(s): (Work): \_\_\_\_\_ (Cell): \_\_\_\_\_

**SECTION C. Property(ies) for which Abatement is Sought**

For the property on which the abatement is sought, please fill in the following:

Map: 139 Block: 37 Lot: 37 Tax Account. #: 24302024 Assessed Valuation: \$ 176,100.00Property Location: 42 Centenary Ave, Laconia NH.

**CODE OF THE CITY OF LACONIA**  
**CHAPTER 215, ARTICLE 1 § 215-1**

*All delinquent taxes, charges or fees due to the City of Laconia from any person, business or other entity shall in all cases be deducted from any monies that may become due such person, business or other entity from the City of Laconia and such person, business or other entity shall receive the balance over and above the amount due for such delinquent taxes, charges and fees. The City's right to off-set shall be limited by applicable New Hampshire law and all such set-offs shall be credited first against interest due and then against principal. The City shall have no right to set-off against wages due any employee of the City.*

Passed and approved the 18th day of October 1990.

List other property in the municipality owned in the same name(s), even if abatements for the other property(ies) have not been sought. The taxpayer's entire real property estate must be considered in determining whether the appealed property is disproportionately assessed.

<u>Town Parcel ID#</u>	<u>Street Address</u>	<u>Description</u>	<u>Assessment</u>

#### SECTION E. Reasons for Abatement Application

RSA 76:16 provides that an abatement may be granted for "good cause shown". "Good cause" generally means: 1) establishing an assessment is disproportionate to market value and the municipality's level of assessment; or 2) establishing poverty and inability to pay the tax. This form can be utilized for either basis of requesting an abatement. **The taxpayer has the burden to prove good cause for an abatement.** To carry this burden, the taxpayer generally must show what the property was worth on April 1 of the year appealed. The property's market value would then be compared to the assessment by using the municipality's assessment ratio. Therefore, comparable sales or other market information are an essential part of most abatement applications.

1) If claiming disproportionality, state with specificity all the reasons supporting your application. Statements such as "taxes too high", "disproportionately assessed" or "assessment exceeds market value" are insufficient. Generally, specificity requires the taxpayer to present material on the following (all may not apply):

- Physical data** -- incorrect description or measurement of property (if you are appealing your assessment due to factual error(s), please explain in detail. Please furnish the assessor's office with any and all information, which supports your reasons. Examples: Sketch of building(s) with outside dimensions, building contracts, surveys, deeds, site plans, appraisals, pictures, etc. If you are questioning land area or frontage, a deed or survey must be included.); and/or
- Market data** -- the property's value on the April 1 assessment date, supported by comparable sales, income analysis, or a professional opinion of value; and/or
- Assessment data** -- the property's assessment exceeds the general level of assessment shown by comparing the property's market value and the city-wide level of assessment.

**NOTE:** If you have an appraisal or other documentation, please submit it with this application.

- 2) If claiming poverty or inability to pay, state in detail why abatement of taxes is appropriate as opposed to some other relief such as relocating, refinancing, or obtaining some alternative public assistance. *Ansara v. City of Nashua, 118 N.H. 879 (1978).*

*Property was destroyed end of April 2024  
Due to a water burst. Made uninhabitable.  
(Attach additional sheets if needed.)  
Property was issued a demo permit in Sept. 2024.  
The building and all structures were torn down mid Sept. 2024  
All that exists as of Dec. 12, 2024 is a cased foundation.  
Hopefully framing shall start for the rebuild in the next  
few weeks.*

#### SECTION F. Taxpayer's(s') Opinion of Market Value

State your opinion of the market value of the property(ies) appealed as of April 1 of the year under appeal.

Map/Block/Lot# \_\_\_\_\_ Appeal Year Market Value \$ \_\_\_\_\_

Map/Block/Lot# \_\_\_\_\_ Appeal Year Market Value \$ \_\_\_\_\_

*According to the Dec. 2024 Tax Bill the Land  
Value is/was Assesed At \$100,900.00.*

**SECTION G. Sales, Rental and/or Assessment Comparisons**

List the properties you are relying upon to show over assessment of your property(ies). If you are appealing an income producing property, list the comparable rental properties and their rents (attach additional sheet if necessary).

<u>Map/Block/Lot</u>	<u>Property Address</u>	<u>Sale Price</u>	<u>Date of Sale</u>	<u>Assessment</u>	<u>Rent(s)</u>
N/A.	Building was demolished and AS				
0F12-11-24	Basement is called.				

**SECTION H. Certification by Party(ies) Applying**

Pursuant to BTLA Tax 203.02(d), **the applicant(s) MUST sign the application**. By signing below, the Party(ies) certifies and swear(s) under the penalties of RSA ch. 641, the application has a good faith basis, and the facts stated are true to the best of my/our knowledge.

**Signature of Property Owner(s) and Representatives**

Date: 12-12-24

X Brian Deane  
(Signature)

X \_\_\_\_\_  
(Signature)

**SECTION I. Certification and Appearance by Representative (If other than Party (ies) Applying)**

By signing below, the applying party's representative certifies and swears under penalties of RSA ch. 641:

1. All certifications in Section H are true;
2. The Party (ies) applying has (have) authorized this representation and has (have) signed this application;  
and
3. A copy of this form was provided to the person applying.

Date: \_\_\_\_\_

X \_\_\_\_\_  
(Representative's Signature)

**SECTION J. Disposition of Application\* (CITY USE ONLY)**

RSA 76:16, II states: the municipality "shall review the application and shall grant or deny the application in writing by July 1 after notice of tax date..."

Abatement Request:      **Granted** \_\_\_\_\_      **Revised Assessment \$** \_\_\_\_\_

**Denied** \_\_\_\_\_

**Date** \_\_\_\_\_

Signature of the Board of Assessors: \_\_\_\_\_  
\_\_\_\_\_

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT											
BEAUPRE BRIAN O REV TRUST/TRU  132 RHODE ISLAND AV  MANCHESTER NH 03104		1	Level	1	All Public	1	Paved	4	Medium	Description	Code	Appraised	Assessed	1501  LACONIA, NH  <b>VISION</b>							
										RESIDNTL	1010	74,800	74,800								
										RES LAND	1010	100,900	100,900								
										RESIDNTL	1010	400	400								
SUPPLEMENTAL DATA																					
Alt Prcl ID 92D 37 18 OWNOCC Y  REVIEW ZONE 1 CR ZONE 1 % 100  GIS ID 139-37-37										ZONE 2 ZONE 2 % WARD WARD 1  Assoc Pid#											
Total										176,100 176,100											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
BEAUPRE BRIAN O REV TRUST/TRUSTEE BEAUPRE BRIAN MILLER RICHARD & LEAVITT				3497	0043	03-31-2022	U	I		0	38	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
				1353	0225	10-20-1995	Q	I		26,900	00	2024	1010	74,800	2023	1010	72,100	2022	1010	70,800	
				1099	0649	06-01-1989	Q	I		44,000	00		1010	100,900		1010	95,200		1010	95,200	
													1010	400		1010	400		1010	500	
Total										176,100 167,700 166,500											
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int													
Total 0.00												APPRaised VALUE SUMMARY									
Nbhd				Nbhd Name		Cyclical Group		TIF District		ID Code		Appraised Bldg. Value (Card) 74,800									
0001						B						Appraised Xf (B) Value (Bldg) 0									
										Appraised Ob (B) Value (Bldg) 400											
										Appraised Land Value (Bldg) 100,900											
										Special Land Value 0											
										Total Appraised Parcel Value 176,100											
										Valuation Method C											
										Total Appraised Parcel Value 176,100											
NOTES																					
COURT CASE 2005-0159																					
PIERS/CRWL YELLOW																					
IA																					
CAMP YEAR ROUND - MINIMAL HEAT AND INSULATION.																					
"LITTLE BEACH" BEACH RIGHTS PER																					
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY											
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result						
2024-00352	10-09-2024	07	NEW HOME	180,000		0		NEW SINGLE FAMILY DWELL		06-20-2023	PS	CY		03	MEAS & INSPC						
2024-00352	09-10-2024	22	DEMOLISHED	92,200		0		DEMO EXISTING HOME		03-19-2014	DD			14	INSPECTED						
68-96	04-11-1996	MN	MANUAL	300		100				12-08-2010	DD			20	CHG FM OTHER						
59-96	04-07-1996	22	DEMOLISHED	0	12-05-1996	100				10-05-2010	RK			41	HEARING CHANGE DATA						
										07-20-2010	RK			33	RES FIELD REVIEW						
										10-05-2006	DD			20	CHG FM OTHER						
										07-31-2006	SC			01	LEFT NOTICE						
LAND LINE VALUATION SECTION																					
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value					
1	1010	SINGLE FAM M	CR			1,496 SF	28.10	1.00000	5	1.00	MG	2.400	WA		1.0000	67.45	100,900				
Total Card Land Units 0.03 AC Parcel Total Land Area 0.03 Total Land Value 100,900																					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	37	Camp Year Rnd			
Model	01	Residential			
Grade:	03	Average			
Stories:	1.75	1 3/4 Stories			
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2	04	Plywood Panel			
Interior Flr 1	09	Pine/Soft Wood			
Interior Flr 2					
Heat Fuel	03	Gas			
Heat Type:	02	Floor Furnace			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	5				
Bath Style:	02	Average			
Kitchen Style:	01	Fair			

CONDO DATA				
Parcel Id		C	Owne	0.0
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				
COST / MARKET VALUATION				
Building Value New			124,653	
Year Built			1880	
Effective Year Built			1984	
Depreciation Code			AV	
Remodel Rating				
Year Remodeled				
Depreciation %			40	
Functional Obsol			0	
External Obsol			0	
Trend Factor			1.000	
Condition			BP	
Condition %			0	
Percent Good			60	
RCNLD			74,800	
Dep % Ovr				
Dep Ovr Comment				
Misc Imp Ovr				
Misc Imp Ovr Comment				
Cost to Cure Ovr				
Cost to Cure Ovr Comment				

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	SHED FRAME	L	48	12.00	2005	G	75		0.00	400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	590	590	590	116.15	68,529
FEP	Porch, Enclosed, Finished	0	70	49	81.31	5,691
TQS	Three Quarter Story	383	510	383	87.23	44,486
UST	Utility, Storage, Unfinished	0	24	6	29.04	697
Ttl Gross Liv / Lease Area		973	1,194	1,028		119,403

		4	UST	
		6	6	
		4		
TQS	17	5	BAS	
BAS				
		16	16	
30		30	5	
			FEP	
		14	14	
17		5		



## 011601169Laconia Abatement Review Worksheet

**Abatement #:** 00024

**Address:** 36 Teddington Way

**Date Received:** 2/28/2025

**Owner:** Mark & Susan Perreault

**Contact#:** 508-404-7920

**Email:** spfranklin4@aol.com

**Assessment:** \$1,953,700

**Building:** \$1,366,600

**Features:** \$7,800

**Land:** \$579,300

**Opinion of Value:** \$N/A

**Reason for Abatement:**

1. Easement over property and wants a -5% adjustment on land value

**Date Reviewed:** 3/6/2025

**Reviewed By:** Adrienne Summers

**Action to be Taken:** Desk Review

**Reviewer's Notes:** The easement that was recorded on 12/23/2001, BK 3476 PG 881, benefits the owner of the subject property and does not diminish in anyway the value of his property.

**Recommendation**

**Grant:**

**Deny: X**

I recommend denying the request for a negative land adjustment for the property located at 36 Teddington Way. The easement benefits his property and doesn't diminish the value of his land. In addition the filer has failed to come up with an opinion of value.

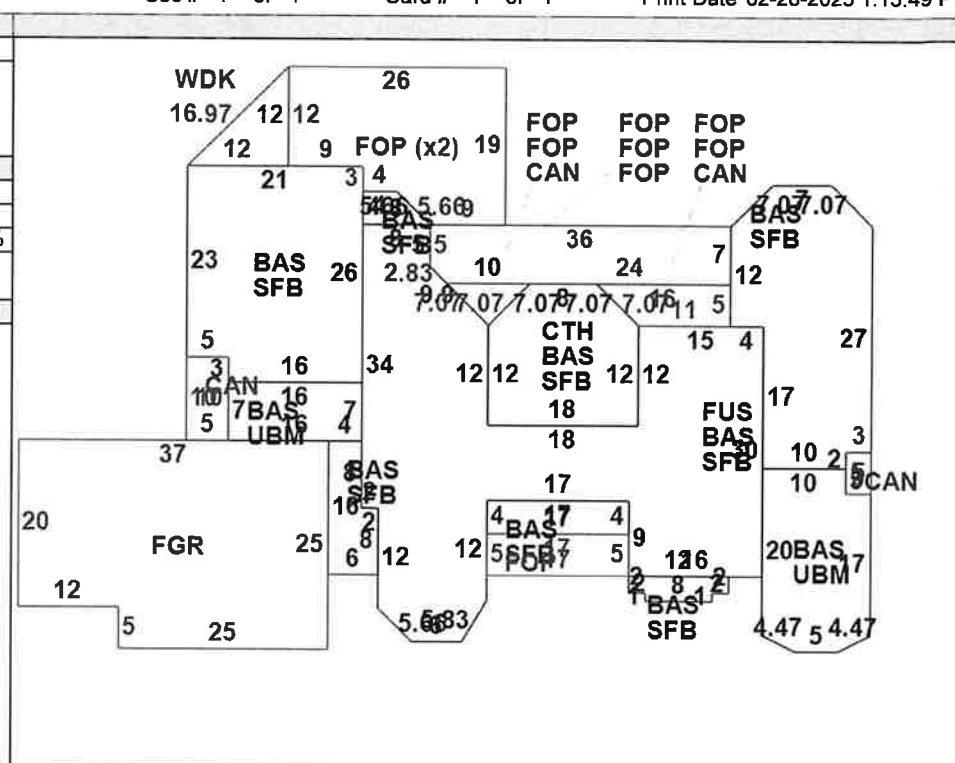
## VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	07	Modern/Contemp			
Model:	01	Residential			
Grade:	08	Good +20			
Stories:	2	2 Stories			
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F GlS/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2	11	Ceram Clay Til			
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Total Bedrooms	06	6 Bedrooms			
Total Bthrms:	4				
Total Half Baths	2				
Total Xtra Fixtrs	5				
Total Rooms:	16	16 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Average			

CONDO DATA			
Parcel Id		C	Ownr 0.0
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Building Value New			1,570,839
Year Built			2003
Effective Year Built			2011
Depreciation Code			AV
Remodel Rating			
Year Remodeled			
Depreciation %			13
Functional Obsol			0
External Obsol			0
Trend Factor			1.000
Condition			
Condition %			87
Percent Good			
RCNLD			1,366,600
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
Cost to Cure Ovr			
Cost to Cure Ovr Comment			

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL	FIREPLACE	B	2	1500.00	2007	G	87.00		0	2,600
JTUB	JET TUB	B	1	3400.00	2007		87.00		0	3,000
PAT1	PATIO-AVG	L	494	6.00			75		0	2,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,140	3,140	3,140	220.90	693,620
CAN	Canopy	0	158	16	22.37	3,534
CTH	Cathedral Ceiling	0	281	14	11.01	3,093
FGR	Garage, Finished	0	865	346	88.36	76,431
FOP	Porch, Open, Finished	0	1,835	367	44.18	81,070
FUS	Upper Story, Finished	1,264	1,264	1,264	220.90	279,215
SFB	Base, Semi-Finished	0	2,759	1,655	132.51	365,586
UBM	Basement, Unfinished	0	381	76	44.06	16,788
WDK	Deck, Wood	0	72	7	21.48	1,546
Ttl Gross Liv / Lease Area		4,404	10,755	6,885		1,520,883



RECEIVED

FEB 28 2025

ASSESSOR'S OFFICE  
LACONIA, NH

## 2024 APPLICATION FOR ABATEMENT

Please Type or Print Clearly

### ONE APPLICATION FOR EACH PROPERTY APPEALED

Upon completion of this form return to:

City of Laconia/Assessors  
45 Beacon St. East  
Laconia, NH 03246

Date: 02/27/2025

#### SECTION A. Party(ies) Applying (Owner(s)/Taxpayer(s))

Name: PERREAULT MARK S & SUSAN M

Mailing Address: 36 Teddington Way, Laconia Email address: SPFRANKLIN4@AOL.COM  
Telephone No: (Cell): 508 404 7920 (Home): \_\_\_\_\_

\*If abatement is granted and taxes have been paid, interest on the abatement must be paid in accordance with RSA 76:17-a. Any interest paid to the taxpayer must be reported by the municipality to the Internal Revenue Service, in accordance with federal law. Prior to the payment of an abatement with interest, the taxpayer shall provide the municipality with the applicant's social security number or federal tax identification number. Municipalities shall treat the social security or federal tax identification information as confidential and exempt from a public information request under RSA 91-A. The W-9 form required is enclosed with this application.

#### SECTION B. Party's (ies') Representative if other than Person(s) applying (Also complete Section A)

Name(s): \_\_\_\_\_

Mailing Address(es): \_\_\_\_\_

Telephone Number(s): (Work): \_\_\_\_\_ (Cell): \_\_\_\_\_

#### SECTION C. Property(ies) for which Abatement is Sought

For the property on which the abatement is sought, please fill in the following:

Map: 227 Block: 333 Lot: 4 Tax Account #: 7689

2024 Assessed Valuation: \$ 1,953,700.00

Property Location: 36 TEDDINGTON WAY, LACONIA, NH 03246

CODE OF THE CITY OF LACONIA  
CHAPTER 215, ARTICLE 1 § 215-1

*All delinquent taxes, charges or fees due to the City of Laconia from any person, business or other entity shall in all cases be deducted from any monies that may become due such person, business or other entity from the City of Laconia and such person, business or other entity shall receive the balance over and above the amount due for such delinquent taxes, charges and fees. The City's right to off-set shall be limited by applicable New Hampshire law and all such set-offs shall be credited first against interest due and then against principal. The City shall have no right to set-off against wages due any employee of the City.*

Passed and approved the 18th day of October 1990.

List other property in the municipality owned in the same name(s), even if abatements for the other property(ies) have not been sought. The taxpayer's entire real property estate must be considered in determining whether the appealed property is disproportionately assessed.

<u>Town Parcel ID#</u>	<u>Street Address</u>	<u>Description</u>	<u>Assessment</u>

#### SECTION E. Reasons for Abatement Application

RSA 76:16 provides that an abatement may be granted for "good cause shown". "Good cause" generally means: 1) establishing an assessment is disproportionate to market value and the municipality's level of assessment; or 2) establishing poverty and inability to pay the tax. This form can be utilized for either basis of requesting an abatement. **The taxpayer has the burden to prove good cause for an abatement.** To carry this burden, the taxpayer generally must show what the property was worth on April 1 of the year appealed. The property's market value would then be compared to the assessment by using the municipality's assessment ratio. Therefore, comparable sales or other market information are an essential part of most abatement applications.

1) If claiming disproportionality, state with specificity all the reasons supporting your application. Statements such as "*taxes too high*", "*disproportionately assessed*" or "*assessment exceeds market value*" are insufficient. Generally, specificity requires the taxpayer to present material on the following (all may not apply):

- ✓ a) **Physical data** -- incorrect description or measurement of property (if you are appealing your assessment due to factual error(s), please explain in detail. Please furnish the assessor's office with any and all information, which supports your reasons. Examples: Sketch of building(s) with outside dimensions, building contracts, surveys, deeds, site plans, appraisals, pictures, etc. If you are questioning land area or frontage, a deed or survey must be included.); and/or
- b) **Market data** -- the property's value on the April 1 assessment date, supported by comparable sales, income analysis, or a professional opinion of value; and/or
- c) **Assessment data** -- the property's assessment exceeds the general level of assessment shown by comparing the property's market value and the city-wide level of assessment.

**NOTE:** If you have an appraisal or other documentation, please submit it with this application.

- 2) If claiming poverty or inability to pay, state in detail why abatement of taxes is appropriate as opposed to some other relief such as relocating, refinancing, or obtaining some alternative public assistance. Ansara v. City of Nashua, 118 N.H. 879 (1978).

(Attach additional sheets if needed.)

#### SECTION F. Taxpayer's(s') Opinion of Market Value

State your opinion of the market value of the property(ies) appealed as of April 1 of the year under appeal.

Map/Block/Lot# \_\_\_\_\_ Appeal Year Market Value \$ \_\_\_\_\_

Map/Block/Lot# \_\_\_\_\_ Appeal Year Market Value \$ \_\_\_\_\_

<u>Map/Block/Lot</u>	<u>Property Address</u>	<u>Sale Price</u>	<u>Date of Sale</u>	<u>Assessment</u>	<u>Rent(s)</u>
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Pursuant to BTLA Tax 203.02(d), **the applicant(s) MUST sign the application.** By signing below, the Party(ies) certifies and swear(s) under the penalties of RSA ch. 641, the application has a good faith basis, and the facts stated are true to the best of my/our knowledge.

Date: 02/27/2025

X  \_\_\_\_\_  
(Signature)

X  \_\_\_\_\_  
(Signature)

By signing below, the applying party's representative certifies and swears under penalties of RSA ch. 641:

1. All certifications in Section H are true;
2. The Party (ies) applying has (have) authorized this representation and has (have) signed this application;  
and
3. A copy of this form was provided to the person applying.

Date: \_\_\_\_\_ X  
(Representative's Signature)

RSA 76:16, II states: the municipality “shall review the application and shall grant or deny the application in writing by July 1<sup>st</sup> after notice of tax date...”

Abatement Request:      **Granted** \_\_\_\_\_ **Revised Assessment \$** \_\_\_\_\_

**Denied** \_\_\_\_\_

**Date** \_\_\_\_\_

Signature of the Board of Assessors: \_\_\_\_\_

FILING DEADLINE FOR 2024  
LOCAL APPEAL: MARCH 1, 2025  
BOARD OF TAX & LAND APPEALS/  
SUPERIOR COURT: ON OR BEFORE  
SEPTEMBER 1, 2025

**CITY OF LACONIA**  
**TAXPAYER'S RSA 76:16 ABATEMENT APPLICATION**  
**TAX YEAR 2024**

\*\*\*\* PLEASE READ ENTIRE APPLICATION BEFORE COMPLETING THIS FORM\*\*\*\*

Dear Taxpayer:

1. Complete the application by typing or printing legibly in ink. **This application does not stay the collection of taxes; taxes should be paid as assessed. If abatement is granted, a refund with interest will be made.**
2. File this application with the municipality by the deadline (see above). Date of filing is the date this form is either hand delivered to the municipality, postmarked by the post office, or receipted by an overnight delivery service. **Applications sent by facsimile or E-mail will not be accepted.**

**DEADLINES:** The "notice of tax" means the date the board of tax and land appeals (BTLA) determines the last tax bill was sent by the municipality. (If your municipality bills twice annually, you must apply after the bill that establishes your final tax liability and not before.)

**Step One:** Taxpayer must file the abatement application with the municipality by March 1 following the notice of tax.

**Step Two:** Municipality has until July 1 following the notice of tax to grant or deny the abatement application.

**Step Three:** Taxpayer may file an appeal **either** at the BTLA (RSA 76:16-a) or in the Superior Court (RSA 76:17), but not both. An appeal must be filed:

1. **No earlier than:** a) after receiving the municipality's decision on the abatement application; or b) July 1 following the notice of tax if the municipality has not responded to the abatement application; and
2. **No later than** September 1 following the notice of tax.

**FORM COMPLETION GUIDELINES:**

1. **SECTION E.** Municipalities may abate taxes "for good cause shown" RSA 76:16. Good cause is generally established by showing an error in the assessment calculation or a disproportionate assessment. Good cause can also be established by showing poverty and inability to pay the tax.
2. **SECTION G.** If the abatement application is based on disproportionate assessment, the taxpayer has the burden to show how the assessment was disproportionate. To carry this burden the taxpayer must show: a) what the property was worth (market value) on the assessment date; and b) the property's "equalized assessment" exceeded the property's market value. To calculate the equalized assessment, simply divide the assessment by the municipality's equalization ratio (assessment / ratio). Because a property's market value is a crucial issue, taxpayers must have an opinion of the market value estimate. This value estimate can be shown by obtaining an appraisal or presenting sales of comparable properties.
3. **SECTION H.** The applicant(s) must sign the application even if a representative (e.g. Tax Representative, Attorney, or other advocate) completes Section I.
4. **Make a copy of this document for your own records.**

Abatement support letter.

Dated: 02/27/2025

Property : 36 Teddington Way, Laconia, NH 03246

This abatement is being sought based on incorrect or incomplete physical data on the property.

It is our understanding that the city applies an adjustment if a property has a registered easement with a neighbor. After a review of our property in 2023 the city identified (not us) an easement with 44 Teddington Way and applied an adjustment of -5%. At the time there was another easement with 26 Teddington Way that was not identified by the city. A copy of that registered easment is attached.

On 02/26/2025 I went to the city assessor's office and asked if that easement could be acknowledged and our property assesment be adjusted by another -5% for a total of -10%. I was advised to file an abatement application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Perreault', written over a horizontal line.

Mark Perreault.

E # 2119062 12/23/2021 02:20:40  
 Book 3476 Page 881 Page 1 of 6  
 Register of Deeds, Belknap County

*Judith A. McHath*



**For recorder's use:**

Transfer Tax: \$40.00

Recording Fee: \$32.00

(eRecording Fee: \$4.50)

LCHIP Surcharge: \$25.00

**Return to:**

Devine, Millimet & Branch

Attn: amw/(SB)

111 Amherst Street

Manchester, NH 03101

STATE OF NEW HAMPSHIRE		
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX
40 DOLLARS		
DATE	BE854054	AMOUNT
12/23/2021		40.00
VOID IF ALTERED		

## EASEMENT DEED AND AGREEMENT

THIS EASEMENT DEED AND AGREEMENT is made as of the 22nd day of November, 2021, by and between **JEANNE C. LACASSE**, married, having an address of 26 Teddington Way, Laconia, New Hampshire 03246 ("Grantor"), and **MARK S. PERREAULT and SUSAN M. PERREAULT**, husband and wife, having an address of 36 Teddington Way, Laconia, New Hampshire 03246 ("Grantees") (the Grantor and the Grantees each individually the "Party" and collectively the "Parties").

### RECITALS

**WHEREAS**, Grantor is the owner of certain property located at 26 Teddington Way, Laconia, Belknap County, New Hampshire described in the City of Laconia's assessment records as Tax Map 228, Block 333, Lot 13, and more fully described in the Warranty Deed from LPH, Inc. to the Grantor dated November 26, 2018, and recorded at Book 3210, Page 957 of the Belknap County Registry of Deeds (the "Burdened Property"); and

**WHEREAS**, Grantees are the owners of the property located at 36 Teddington Way, Laconia, Belknap County, New Hampshire described in the City of Laconia's assessment records as Tax Map 227, Block 333, Lot 4, and more fully described in the deed from Vincent J. Ippolito, Jr. to the Grantees dated September 9, 2020, and recorded with said Registry of Deeds at Book 3344, Page 471 (the "Benefitted Property"); and

**WHEREAS**, LPH, Inc., the prior owner of the Burdened Property and Vincent J. Ippolito, Jr., the prior owner of the Benefitted Property entered into that certain Joint Property Maintenance Agreement recorded with the Belknap County Registry of Deeds on April 2, 2018, at Book 3163, Page 11 (the "Joint Property Maintenance Agreement") for the maintenance of a "certain Stone Wall"; and

**WHEREAS**, Grantor has agreed to grant to Grantees certain rights and easements over that portion of the Burdened Property described in Exhibit A attached hereto and made a part hereof (the "Easement Area") for the benefit of the Benefitted Property on the terms and conditions provided herein; and

**WHEREAS**, the Parties desire to memorialize by this written instrument the rights, easements, terms, conditions and obligations created hereunder and to terminate the terms, conditions and obligations of the Joint Property Maintenance Agreement.

**NOW THEREFORE**, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration, including but not limited to the mutual promises of the Parties herein, the Parties hereby agree as follows:

1. **Grant of Easements.** Grantor hereby conveys with QUITCLAIM COVENANTS the following perpetual and unrestricted rights and easements to Grantees, their heirs, successors, assigns and agents over, across and under the Easement Area:

- (a) to construct or reconstruct, maintain and repair a concrete block retaining wall, gravel bed, paved driveway, electrical outlets and zone boxes, water lines, wires, sprinkler heads and any and all other apparatus relating to irrigation located within the Easement Area;
- (b) to remove vegetation from time to time from the Easement Area, including, without limitation, earth removal, grading, clearing, depositing sand, gravel and earthen materials and asphalt as necessary to construct, reconstruct, maintain and repair said concrete block retaining wall, paved driveway, gravel bed, electrical outlets and irrigation apparatus located within the Easement Area or connected to the Easement Area as the Grantees, their heirs, successors or assigns may deem necessary or appropriate for the purpose of maintaining the Easement Area; and
- (c) to pass and repass by foot and by vehicle and/or equipment in, under, over and across the Easement Area for the purpose of accessing the Easement Area to effect the rights and easements conveyed hereby, including the right to access and use that portion of the Grantees' driveway located within the Easement Area for all purposes typically associated with residential driveways.

2. **Covenants, Conditions, Restrictions, Reservations and Encumbrances.** The above described rights and easements are SUBJECT TO the following:

- (a) Grantor, for herself and her heirs, successors and assigns, covenants that she shall not in any way disturb the Easement Area or erect any structure or obstruction within the Easement Area, nor will she permit others to do so or otherwise permit any action which would in any way interfere with Grantees' exercise of the rights and easements granted herein; however, said obligation of Grantor shall cease at the time she no longer holds an ownership interest in the Burdened Property, said obligation from that point on being that of Grantor's heirs, successors or assigns.
- (b) Grantees, their heirs, successors and assigns, shall, at their sole cost and expense, be responsible for all construction, maintenance and repair of the Easement Area.

(c) No permanent structure other than those described at paragraph 1(a) herein shall be constructed within the Easement Area.

(d) The easement rights described herein are subject to all other rights, easements, covenants, conditions, obligations, agreements, liens and other matters of record affecting the Burdened Property.

3. **Termination of Joint Property Maintenance Agreement.** The Parties hereby permanently and forever release and terminate all rights, easements, terms, conditions and obligations established by and/or contained in the Joint Property Maintenance Agreement.

4. **Manner of Performing Work.** All work to construct or reconstruct, maintain and repair the concrete block retaining wall, gravel bed, paved driveway, electrical outlets and zone boxes, water lines, wires, sprinkler heads and any and all other apparatus relating to irrigation shall be done expeditiously and in a good and workmanlike manner and in accordance with all applicable laws, codes, rules, statutes and regulations of governmental authorities having jurisdiction thereof. Such work shall be carried out in such manner so as to cause the least amount of disruption of the use and enjoyment by the owner of the Burdened Property as is reasonably practicable.

5. **Extent of Liability.** Notwithstanding any other provision set forth in this Easement Deed and Agreement to the contrary, the obligations and liabilities of the owners of the Burdened Property and the Benefited Property shall be limited solely to that owner's interest in its respective tract. Nothing contained in this paragraph shall limit or affect any right that any Party might otherwise have to seek, or to obtain injunctive relief, or to specifically enforce the rights, terms, conditions and obligations set forth herein, provided that such injunctive relief or specific performance does not involve the payment of money from a source other than such Party's interest in its property.

6. **Term.** Unless terminated by instrument executed by the Parties hereto, their heirs, successors or assigns, and recorded with the Belknap County Registry Deeds, the rights and easements set forth herein shall run with land as an encumbrance to the Burdened Property and as an appurtenance to the Benefited Property and the terms, conditions and obligations herein shall be binding upon the Parties hereto, their heirs, successors and assigns.

5. **Miscellaneous.** This Easement Deed and Agreement shall be governed in accordance with the laws of the State of New Hampshire. The paragraph headings in this instrument are for convenience only, shall in no way define or limit the scope or content of the rights and agreements set forth herein, and shall not be considered in any construction or interpretation of this instrument or any part thereof. No owner of the Benefited Property or the Burdened Property shall be obligated to take any action to enforce the terms of the rights, easements and agreements herein or to exercise any easement, right, power, privilege or remedy granted, created, conferred or established hereunder unless otherwise required by the City of Laconia or any other governmental authority. This instrument may be amended, modified or terminated only in writing.

**ROMEO R. LACASSE**, spouse of the Grantor, joins herein for the purpose of releasing all rights of homestead and any other rights in and to the Easement Area.


Executed on this 22<sup>nd</sup> day of November, 2021, and effective as of the date hereinabove written.

  
\_\_\_\_\_  
**Jeanne C. LaCasse**

  
\_\_\_\_\_  
**Romeo R. LaCasse**

State of New Hampshire  
County of Belknap

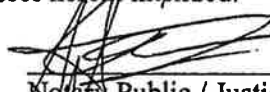
The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of November, 2021, by **Jeanne C. LaCasse** for the purposes herein intended.

  
\_\_\_\_\_  
Notary Public / Justice of the Peace  
Print Name:  
My Commission Expires:  
Affix Seal:



State of New Hampshire  
County of Belknap

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of November, 2021, by **Romeo R. LaCasse** for the purposes herein intended.

  
\_\_\_\_\_  
Notary Public / Justice of the Peace  
Print Name:  
My Commission Expires:  
Affix Seal:



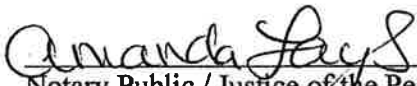
Executed on this 9 day of Sept, 2021, and effective as of the date hereinabove written.

  
\_\_\_\_\_  
Mark S. Perreault

  
\_\_\_\_\_  
Susan M. Perreault

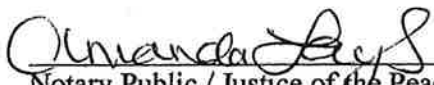
State of NH  
County of Memrock

The foregoing instrument was acknowledged before me this 9 day of September, 2021, by **Mark S. Perreault** for the purposes herein intended.

  
\_\_\_\_\_  
Notary Public / Justice of the Peace  
Print Name: Amanda Laughy  
My Commission Expires:  
Affix Seal: **Amanda M Laughy  
Notary Public  
State of New Hampshire  
My Commission Expires  
March 13, 2024**

State of NH  
County of Memrock

The foregoing instrument was acknowledged before me this 9 day of September, 2021, by **Susan M. Perreault** for the purposes herein intended.

  
\_\_\_\_\_  
Notary Public / Justice of the Peace  
Print Name: Amanda Laughy  
My Commission Expires:  
Affix Seal: **Amanda M Laughy  
Notary Public  
State of New Hampshire  
My Commission Expires  
March 13, 2024**

**EXHIBIT A**

A certain tract or parcel of land, together with all improvements thereon, situate in Laconia, Belknap County, New Hampshire depicted as "Easement Area, 1.881 S.F." on the plan entitled "Easement Plan, Prepared for Mark S. & Susan M. Perreault, Tax Map 227, Block 333, Lot 4, 36 Teddington Way, Laconia (Belknap Co.), N.H." dated April 20, 2021, revised through July 12, 2021, prepared by Yerkes Survey Associates, LLC and recorded with the Belknap County Registry of Deeds at Plan Drawer 484, Page 98 (the "Plan"), more fully described as follows:

Beginning at a point located 78.24 north of the southeasterly corner of the property depicted on the Plan as lot "228-333-13, Jeanne C. LaCasse" and the southwesterly corner of lot "227-333-4, 20,175 S.F., 0.46 Acres" as shown on the Plan, on a course running North 22° 32' 47" West; thence continuing North 22° 32' 47" West for a distance of 91.87 feet to a point; thence turning and running South 57° 18' 55" West for a distance of 18.14 feet to a point; thence turning and running South 22° 30' 39" West for a distance of 18.58 feet to a point; thence turning and running South 38° 24' 41" East a distance of 78.54 feet to a point; thence turning and running North 67° 27' 13" East a distance of 9.54 feet to the point and place of beginning.

## Laconia Abatement Review Worksheet

**Abatement #:** 00007

**Address:** 554 Endicott St N #3

**Date Received:** 02/04/2025

**Owner:** Robarge Family Trust

**Contact#:** 978-273-5015

**Email:** lindarobarge9@gmail.com

**Assessment:** \$31,100

**Building:** \$21,100

**Features:** \$0

**Land:** \$10,000

**Opinion of Value:** \$0

**Reason for Abatement:**

1. Floor cracked from bedroom to kitchen
2. Floor is rotted in front of sink & stove in kitchen
3. Unlivable

**Date Reviewed:** 3/6/2025

**Reviewed By:** Adrienne Summers

**Action to be Taken:** Desk Review

**Reviewer's Notes:** The assessment is comprised of the travel trailer, the wood deck that is attached to it as well as the campground feature value. In a letter written from a Park Board Member, the owners were waiting for someone to haul it away or buy it. The Campground Feature Value is fair and equitable as well as the wood deck. Would update Property Record Card to revise the depreciation to accurately reflect the current condition.

**Recommendation**

**Grant:** X

**Deny:**

Revised the current condition to 30%, which resulted in an assessed value for the travel trailer, including the wood deck, of \$7,700.00. Keeping the Campground Feature Value at \$10,000, brings the Total Assessed Value for the parcel to \$17,700 for the 2024 Tax Year, resulting in an abatement of \$13,400 in assessed value.

## VISION

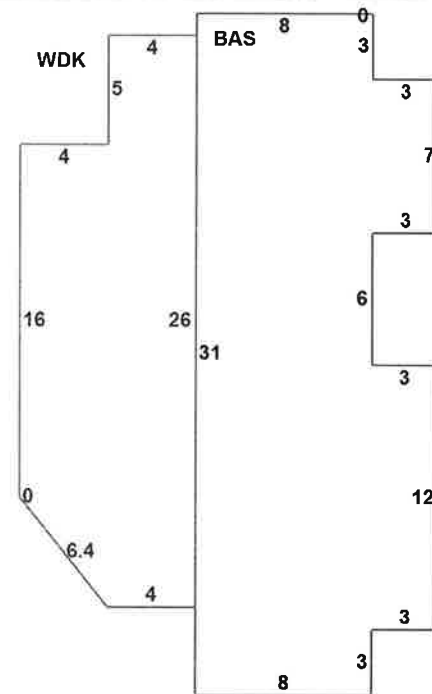
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	1A	Trvl Trlr			
Model	07	Mobile/Cmpgrnd			
Grade	04	Average +10			
Stories:	1	1 Story			
Occupancy	1				
Interior Wall 1:	05	Drywall/Sheet			
Interior Wall 2:					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel:	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	04	Unit/AC			
Ttl Bedrms:	01	1 Bedroom			
Ttl Bathrms:	1	1 Full			
Ttl Half Bths:	0				
Xtra Fixtres					
Total Rooms:	3	3 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Average			

CONDO DATA				
Parcel Id	7628	C/206	Owne	0.0
	PINE HOLLOW CO B 1 S 2			
Adjust Type	Code	Description	Factor%	
Condo Flr	A	Average	100	
Condo Unit	D	D	100	

COST / MARKET VALUATION	
Building Value New	25,786
Year Built	2008
Effective Year Built	2006
Depreciation Code	AV
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	0
External Obsol	0
Trend Factor	1.000
Condition	NC OK
Condition %	30%
Percent Good	82
Cns Sect Rcnd	21,100
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
CMP	CAMPGROUN	L	1	10000.00	1987	S	100		0.00	10,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	305	305	305	79.83	24,349
WDK	Deck, Wood	0	178	18	8.07	1,437
Ttl Gross Liv / Lease Area		305	483	323		25,786



000007

**2024 APPLICATION FOR ABATEMENT**

Please Type or Print Clearly

**ONE APPLICATION FOR EACH PROPERTY APPEALED**

Upon completion of this form return to:

**City of Laconia/Assessors**  
**45 Beacon St. East**  
**Laconia, NH 03246**

RECEIVED

FEB 04 2025

ASSESSOR'S OFFICE  
LACONIA, NHDate: January 6, 2025**SECTION A. Party(ies) Applying (Owner(s)/Taxpayer(s))**Name: Robert and Linda RobargeMailing Address: 7 Autumn Leaf Dr #5 Email address: lindarobarge9@gmail.com  
Telephone No: (Cell): 978-273-5015 (Home): N/A

\*If abatement is granted and taxes have been paid, interest on the abatement must be paid in accordance with RSA 76:17-a. Any interest paid to the taxpayer must be reported by the municipality to the Internal Revenue Service, in accordance with federal law. Prior to the payment of an abatement with interest, the taxpayer shall provide the municipality with the applicant's social security number or federal tax identification number. Municipalities shall treat the social security or federal tax identification information as confidential and exempt from a public information request under RSA 91-A. The W-9 form required is enclosed with this application.

**SECTION B. Party's (ies') Representative if other than Person(s) applying (Also complete Section A)**

Name(s): \_\_\_\_\_

Mailing Address(es): \_\_\_\_\_

Telephone Number(s): (Work): \_\_\_\_\_ (Cell): \_\_\_\_\_

**SECTION C. Property(ies) for which Abatement is Sought**

For the property on which the abatement is sought, please fill in the following:

Map: 128/252/1/003 Block: \_\_\_\_\_ Lot: 3 Tax Account #: 82982024 Assessed Valuation: \$ 31,100Property Location: Aine Hollow Condominiums 554 Endicott St N3 Laconia, NH

03247

**CODE OF THE CITY OF LACONIA**  
**CHAPTER 215, ARTICLE 1 § 215-1**

All delinquent taxes, charges or fees due to the City of Laconia from any person, business or other entity shall in all cases be deducted from any monies that may become due such person, business or other entity from the City of Laconia and such person, business or other entity shall receive the balance over and above the amount due for such delinquent taxes, charges and fees. The City's right to off-set shall be limited by applicable New Hampshire law and all such set-offs shall be credited first against interest due and then against principal. The City shall have no right to set-off against wages due any employee of the City.

Passed and approved the 18th day of October 1990.

List other property in the municipality owned in the same name(s), even if abatements for the other property(ies) have not been sought. The taxpayer's entire real property estate must be considered in determining whether the appealed property is disproportionately assessed.

(554)

Town Parcel ID#	Street Address	Description	Assessment
128/252/1/003	554 Endicott St N 3	Leconia, NH	03247 31,100.-

#### SECTION E. Reasons for Abatement Application

RSA 76:16 provides that an abatement may be granted for "good cause shown". "Good cause" generally means: 1) establishing an assessment is disproportionate to market value and the municipality's level of assessment; or 2) establishing poverty and inability to pay the tax. This form can be utilized for either basis of requesting an abatement. **The taxpayer has the burden to prove good cause for an abatement.** To carry this burden, the taxpayer generally must show what the property was worth on April 1 of the year appealed. The property's market value would then be compared to the assessment by using the municipality's assessment ratio. Therefore, comparable sales or other market information are an essential part of most abatement applications.

1) If claiming disproportionality, state with specificity all the reasons supporting your application. Statements such as "taxes too high", "disproportionately assessed" or "assessment exceeds market value" are insufficient. Generally, specificity requires the taxpayer to present material on the following (all may not apply):

- Physical data** -- incorrect description or measurement of property (if you are appealing your assessment due to factual error(s), please explain in detail. Please furnish the assessor's office with any and all information, which supports your reasons. Examples: Sketch of building(s) with outside dimensions, building contracts, surveys, deeds, site plans, appraisals, pictures, etc. If you are questioning land area or frontage, a deed or survey must be included.); and/or
- Market data** -- the property's value on the April 1 assessment date, supported by comparable sales, income analysis, or a professional opinion of value; and/or
- Assessment data** -- the property's assessment exceeds the general level of assessment shown by comparing the property's market value and the city-wide level of assessment.

**NOTE:** If you have an appraisal or other documentation, please submit it with this application.

- If claiming poverty or inability to pay, state in detail why abatement of taxes is appropriate as opposed to some other relief such as relocating, refinancing, or obtaining some alternative public assistance. Ansara v. City of Nashua, 118 N.H. 879 (1978).

(Attach additional sheets if needed.)

See attached photo -  
Floor was cracked from the Bedroom out to the Kitchen  
on front of the work area (sink/stove/kitchenette) to soft  
steelhold up.  
Concerned that someone would fall through - too costly to replace all flooring + wood  
unlivable.  
Did not stay in unit. Letter with details from  
the Association

#### SECTION F. Taxpayer's(s) Opinion of Market Value

State your opinion of the market value of the property(ies) appealed as of April 1 of the year under appeal.

Map/Block/Lot# 128/252/1/003 Appeal Year Market Value \$ 0

Map/Block/Lot# \_\_\_\_\_ Appeal Year Market Value \$ \_\_\_\_\_

List the properties you are relying upon to show over assessment of your property(ies). If you are appealing an income producing property, list the comparable rental properties and their rents (attach additional sheet if necessary).

<u>Map/Block/Lot</u>	<u>Property Address</u>	<u>Sale Price</u>	<u>Date of Sale</u>	<u>Assessment</u>	<u>Rent(s)</u>
n/a					

Pursuant to BTLA Tax 203.02(d), **the applicant(s) MUST sign the application.** By signing below, the Party(ies) certifies and swear(s) under the penalties of RSA ch. 641, the application has a good faith basis, and the facts stated are true to the best of my/our knowledge.

Date: Jan. 6, 2015

X Abel C. Peelye  
(Signature)

X Lincoln R. Guberge  
(Signature)

By signing below, the applying party's representative certifies and swears under penalties of RSA ch. 641:

1. All certifications in Section H are true;
2. The Party (ies) applying has (have) authorized this representation and has (have) signed this application;  
and
3. A copy of this form was provided to the person applying.

Date: \_\_\_\_\_

X  
(Representative's Signature)

RSA 76:16, II states: the municipality “shall review the application and shall grant or deny the application in writing by July 1<sup>st</sup> after notice of tax date...”

Abatement Request:      **Granted** \_\_\_\_\_ **Revised Assessment \$** \_\_\_\_\_

**Denied** \_\_\_\_\_

**Date** \_\_\_\_\_

Signature of the Board of Assessors: \_\_\_\_\_

FILING DEADLINE FOR 2024  
LOCAL APPEAL: MARCH 1, 2025  
BOARD OF TAX & LAND APPEALS/  
SUPERIOR COURT: ON OR BEFORE  
SEPTEMBER 1, 2025

**CITY OF LACONIA**  
**TAXPAYER'S RSA 76:16 ABATEMENT APPLICATION**  
**TAX YEAR 2024**

\*\*\*\* PLEASE READ ENTIRE APPLICATION BEFORE COMPLETING THIS FORM\*\*\*\*

Dear Taxpayer:

1. Complete the application by typing or printing legibly in ink. **This application does not stay the collection of taxes; taxes should be paid as assessed. If abatement is granted, a refund with interest will be made.**
2. File this application with the municipality by the deadline (see above). Date of filing is the date this form is either hand delivered to the municipality, postmarked by the post office, or receipted by an overnight delivery service. **Applications sent by facsimile or E-mail will not be accepted.**

**DEADLINES:** The "notice of tax" means the date the board of tax and land appeals (BTLA) determines the last tax bill was sent by the municipality. (If your municipality bills twice annually, you must apply after the bill that establishes your final tax liability and not before.)

**Step One:** Taxpayer must file the abatement application with the municipality by March 1 following the notice of tax.

**Step Two:** Municipality has until July 1 following the notice of tax to grant or deny the abatement application.

**Step Three:** Taxpayer may file an appeal **either** at the BTLA (RSA 76:16-a) or in the Superior Court (RSA 76:17), but not both. An appeal must be filed:

1. **No earlier than:** a) after receiving the municipality's decision on the abatement application; or b) July 1 following the notice of tax if the municipality has not responded to the abatement application; and
2. **No later than** September 1 following the notice of tax.

**FORM COMPLETION GUIDELINES:**

1. **SECTION E.** Municipalities may abate taxes "for good cause shown" RSA 76:16. Good cause is generally established by showing an error in the assessment calculation or a disproportionate assessment. Good cause can also be established by showing poverty and inability to pay the tax.
2. **SECTION G.** If the abatement application is based on disproportionate assessment, the taxpayer has the burden to show how the assessment was disproportionate. To carry this burden the taxpayer must show: a) what the property was worth (market value) on the assessment date; and b) the property's "equalized assessment" exceeded the property's market value. To calculate the equalized assessment, simply divide the assessment by the municipality's equalization ratio (assessment / ratio). Because a property's market value is a crucial issue, taxpayers must have an opinion of the market value estimate. This value estimate can be shown by obtaining an appraisal or presenting sales of comparable properties.
3. **SECTION H.** The applicant(s) must sign the application even if a representative (e.g. Tax Representative, Attorney, or other advocate) completes Section I.
4. **Make a copy of this document for your own records.**



Re: Robert R Robarge / Linda  
Pine Hollow Condominiums  
554 Endicott St. N  
Lacrosse, WI 54601

Site/Lot 3

107.5

1 of 2



1064

Rebange

Damage due to WATER / FLOOR is soft and damaged

Zof1

City Of Laconia,

October 9, 2024

My name is Bradford Morrison, and I am a current board member at Pine Hollow Park located at 554 N Endicott Street Laconia N.H. 03246. I am also an owner at this location, Bradford & Susan Morrison 554 N Endicott Street Laconia N.H. 03246 LOT # 2.

My neighbor Bob & Linda Robarge are at lot # 3. Bob & Linda had paid our park dues in full for the 2024 season.

I helped open their camper at the beginning of the season of 2024. During the opening it was discovered the floor was rotted and in bad shape. There were a few minor issues, but the floor was a major issue. Bob & Linda did not stay at this lot # 3 all season, nor were there any guests or renters. The camper stayed vacant all season until they could find a buyer or someone to haul it away. Bob & Linda also have another location here in Laconia and were at this location all season. Being the neighbor and board member, I can fully attest to this as I am there the full season at lot # 2 and help cutting grass and minor items to help them out.

If you have any questions I am available at email: [msmaddog17@yahoo.com](mailto:msmaddog17@yahoo.com) or cell # 603-225-7625

  
October 9, 2024

Ashley - Tax office  
603-527-1268

## **2024 ABATEMENT REQUEST – Staff Notes**

### **Map 126-252-2.096, Aaron Villemaire**

The property owner filed an application for abatement for 2024 for his recreational vehicle located at 656 Endicott St N site 96.

The property is a Grand Design 5<sup>th</sup> Wheel trailer, year built 2021.

The owner has since the billing provided a copy of valid registration for the unit as of April 1, 2024. As it was registered on October 27, 2023 and expired July 31, 2024. There were no additional outbuildings such as decks, sheds or screen rooms, etc. on site.

It is recommended that the abatement request be granted, reducing the 2024 tax year assessment of \$28,100 be reduced to \$0 resulting in an abatement of \$28,100 in value.

## **2024 APPLICATION FOR ABATEMENT**

Please Type or Print Clearly

### **ONE APPLICATION FOR EACH PROPERTY APPEALED**

Upon completion of this form return to:

**City of Laconia/Assessors  
45 Beacon St. East  
Laconia, NH 03246**

RECEIVED

FEB 28 2025

CITY CLERK'S OFFICE  
LACONIA, NH

Date: 2-25-2025

#### **SECTION A. Party(ies) Applying (Owner(s)/Taxpayer(s))**

Name: Aaron Villemaire

Mailing Address: 65 Sparks St Dracut Ma 01826

Email address: Avillemaire@cmprecisiontech.com

Telephone No: (Cell): 978-479-3598

(Home): \_\_\_\_\_

\*If abatement is granted and taxes have been paid, interest on the abatement must be paid in accordance with RSA 76:17-a. Any interest paid to the taxpayer must be reported by the municipality to the Internal Revenue Service, in accordance with federal law. Prior to the payment of an abatement with interest, the taxpayer shall provide the municipality with the applicant's social security number or federal tax identification number. Municipalities shall treat the social security or federal tax identification information as confidential and exempt from a public information request under RSA 91-A. The W-9 form required is enclosed with this application.

#### **SECTION B. Party's (ies') Representative if other than Person(s) applying (Also complete Section A)**

Name(s): \_\_\_\_\_

Mailing Address(es): \_\_\_\_\_

Telephone Number(s): (Work): \_\_\_\_\_ (Cell): \_\_\_\_\_

#### **SECTION C. Property(ies) for which Abatement is Sought**

For the property on which the abatement is sought, please fill in the following:

Map: 126 Block: 252 Lot: \_\_\_\_\_ Tax Account. #: 12066

2024 Assessed Valuation: \$ 26,500

#### **Property Location:**

656 Endicott St N Laconia NH

#### **CODE OF THE CITY OF LACONIA CHAPTER 215, ARTICLE 1 § 215-1**

*All delinquent taxes, charges or fees due to the City of Laconia from any person, business or other entity shall in all cases be deducted from any monies that may become due such person, business or other entity from the City of Laconia and such person, business or other entity shall receive the balance over and above the amount due for such delinquent taxes, charges and fees. The City's right to off-set shall be limited by applicable New Hampshire law and all such set-offs shall be credited first against interest due and then against principal. The City shall have no right to set-off against wages due any employee of the City.*

Passed and approved the 18th day of October 1990.

List other property in the municipality owned in the same name(s), even if abatements for the other property(ies) have not been sought. The taxpayer's entire real property estate must be considered in determining whether the appealed property is disproportionately assessed.

<u>Town Parcel ID#</u>	<u>Street Address</u>	<u>Description</u>	<u>Assessment</u>

#### SECTION E. Reasons for Abatement Application

RSA 76:16 provides that an abatement may be granted for "good cause shown". "Good cause" generally means: 1) establishing an assessment is disproportionate to market value and the municipality's level of assessment; or 2) establishing poverty and inability to pay the tax. This form can be utilized for either basis of requesting an abatement. **The taxpayer has the burden to prove good cause for an abatement.** To carry this burden, the taxpayer generally must show what the property was worth on April 1 of the year appealed. The property's market value would then be compared to the assessment by using the municipality's assessment ratio. Therefore, comparable sales or other market information are an essential part of most abatement applications.

1) If claiming disproportionality, state with specificity all the reasons supporting your application. Statements such as "*taxes too high*", "*disproportionately assessed*" or "*assessment exceeds market value*" are insufficient. Generally, specificity requires the taxpayer to present material on the following (all may not apply):

- a) **Physical data** -- incorrect description or measurement of property (if you are appealing your assessment due to factual error(s), please explain in detail. Please furnish the assessor's office with any and all information, which supports your reasons. Examples: Sketch of building(s) with outside dimensions, building contracts, surveys, deeds, site plans, appraisals, pictures, etc. If you are questioning land area or frontage, a deed or survey must be included.); and/or
- b) **Market data** -- the property's value on the April 1 assessment date, supported by comparable sales, income analysis, or a professional opinion of value; and/or
- c) **Assessment data** -- the property's assessment exceeds the general level of assessment shown by comparing the property's market value and the city-wide level of assessment.

**NOTE:** If you have an appraisal or other documentation, please submit it with this application.

- 2) If claiming poverty or inability to pay, state in detail why abatement of taxes is appropriate as opposed to some other relief such as relocating, refinancing, or obtaining some alternative public assistance. Ansara v. City of Nashua, 118 N.H. 879 (1978).

(Attach additional sheets if needed.)

Trailer was registered as of April 1st, 2024

#### SECTION F. Taxpayer's(s') Opinion of Market Value

State your opinion of the market value of the property(ies) appealed as of April 1 of the year under appeal.

Map/Block/Lot# \_\_\_\_\_ Appeal Year Market Value \$ \_\_\_\_\_

Map/Block/Lot# \_\_\_\_\_ Appeal Year Market Value \$ \_\_\_\_\_

**SECTION G. Sales, Rental and/or Assessment Comparisons**

List the properties you are relying upon to show over assessment of your property(ies). If you are appealing an income producing property, list the comparable rental properties and their rents (attach additional sheet if necessary).


<u>Map/Block/Lot</u>	<u>Property Address</u>	<u>Sale Price</u>	<u>Date of Sale</u>	<u>Assessment</u>	<u>Rent(s)</u>

**SECTION H. Certification by Party(ies) Applying**

Pursuant to BTLA Tax 203.02(d), **the applicant(s) MUST sign the application**. By signing below, the Party(ies) certifies and swear(s) under the penalties of RSA ch. 641, the application has a good faith basis, and the facts stated are true to the best of my/our knowledge.

**Signature of Property Owner(s) and Representatives**

Date: 2-25-2025

X   
(Signature)

X \_\_\_\_\_  
(Signature)

**SECTION I. Certification and Appearance by Representative (If other than Party (ies) Applying)**

By signing below, the applying party's representative certifies and swears under penalties of RSA ch. 641:

1. All certifications in Section H are true;
2. The Party (ies) applying has (have) authorized this representation and has (have) signed this application;  
and
3. A copy of this form was provided to the person applying.

Date: \_\_\_\_\_

X \_\_\_\_\_  
(Representative's Signature)

**SECTION J. Disposition of Application\* (CITY USE ONLY)**

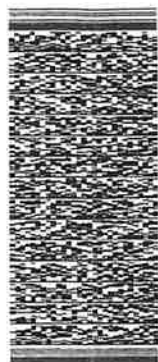
RSA 76:16, II states: the municipality "shall review the application and shall grant or deny the application in writing by July 1 after notice of tax date..."

Abatement Request:      **Granted** \_\_\_\_\_ **Revised Assessment \$** \_\_\_\_\_

**Denied** \_\_\_\_\_

**Date** \_\_\_\_\_

Signature of the Board of Assessors: \_\_\_\_\_  
\_\_\_\_\_



LEGAL ADDRESS  
656 NORTH ENDICOTT ST #96  
LACONIA NH  
03246

For Commercial Motor Vehicles Only:  
by signing this form, I certify knowledge of applicable  
federal and state motor carrier safety regulations and  
laws as adopted by the State of New Hampshire.

# State of New Hampshire

REGISTRATION CERTIFICATE 0114A0298596

Registration certificate not valid for title purposes. All resident taxes for which I am liable have been paid.

PLATE T763621 TYPE TRAI CD 7 VSN S368804 GVW 11000  
MAKE GRAND MODEL REFLECTI BDY STL CAMP CLR WHI  
YEAR 2021 F T AXLES 2 LP NEW 67000 VIN 573FR3824M9909103  
PP# PP TYPE SP# SP TYPE  
DOB/ID LAST NAME SUFFIX FIRST NAME M  
07/10/1980 VILLEMAIRE AARON S  
07/19/1980 VILLEMAIRE VICKI

O  
W  
N  
E  
R  
S

NEW REGISTRATION  
NON RESIDENT ADD CHG CTA: 011400016511  
27OCT2023 5004.0002 0114 9889 1 \$59.00

AARON S VILLEMAIRE  
65 SPARKS ST  
DRACUT MA 018265552



N.H.S.D. - M.V.  
OFFICIAL DIRECTOR  
VALIDATION # 1800

NOT VALID WITHOUT DIRECTOR'S SEAL

## ATTENTION:

RSA 266:1 IV provides that newly registered vehicles and vehicles of which the ownership has been transferred must be inspected within 10 consecutive days of the registration date stamped on the registration certificate. If a new vehicle is purchased at retail from a licensed dealer the vehicle must be inspected no later than 20 days after the date of transfer.

RDMV 344 (REV 08/18)

OWNER'S COPY

## RETAIN FOR TAX PURPOSES

### STATE FEES

REGISTRATION	\$59.00
STATE PARK PLATE	\$0.00
TITLE	\$25.00
TOTAL FEES	\$84.00

### MUNICIPAL FEES

MOS/MILLS 10 12	\$670.00
MOS/MILLS 0 0	\$0.00
PERMIT FEE	\$670.00
AGENT	\$3.00
CLERK	\$2.00
LOCAL TITLE	\$2.00
TRANSFER	\$0.00
TRANSFER CREDIT	\$0.00

TRANSPORTATION \$5.00

TOTAL FEES \$682.00

### GRAND TOTAL FEES

\$ 766.00

### MUNICIPAL COMMENT:

Receipt: 216421;

Pursuant to RSA 261:55, the Director must be notified in writing within 30 days when moving from the address printed on the registration certificate.



LEGAL ADDRESS  
656 NORTH ENDICOTT ST #96  
LACONIA NH  
03246

For Commercial Motor Vehicles Only:  
by signing this form, I certify knowledge of applicable  
federal and state motor carrier safety regulations and  
laws as adopted by the State of New Hampshire.

# State of New Hampshire

REGISTRATION CERTIFICATE 0114A0317028

Registration certificate not valid for title purposes. All resident taxes for which I am liable have been paid.

PLATE T763621 TYPE TRAI CD 7 VSN S161760 GVW 11000  
MAKE GRAND MODEL REFLECTI BDY STL CAMP CLR WHI  
YEAR 2021 F T AXLES 2 LP NEW 67000 VIN 573FR3824M9909103  
PP# PP TYPE SP# SP TYPE  
DOB/ID LAST NAME SUFFIX FIRST NAME M  
07/10/1980 VILLEMAIRE AARON S  
07/19/1980 VILLEMAIRE VICKI

O  
W  
N  
E  
R  
S

RENEW REGISTRATION  
NON RESIDENT  
26AUG2024 5045.0001 0114 9892 1 \$66.00

AARON S VILLEMAIRE  
65 SPARKS ST  
DRACUT MA 018265552



N.H.S.D. - M.V.  
OFFICIAL DIRECTOR  
VALIDATION # 1824

NOT VALID WITHOUT DIRECTOR'S SEAL

## ATTENTION:

RSA 266:1 IV provides that newly registered vehicles and vehicles of which the ownership has been transferred must be inspected within 10 consecutive days of the registration date stamped on the registration certificate. If a new vehicle is purchased at retail from a licensed dealer the vehicle must be inspected no later than 20 days after the date of transfer.

RDMV 344 (REV 08/18)

OWNER'S COPY

## RETAIN FOR TAX PURPOSES

### STATE FEES

REGISTRATION	\$66.00
STATE PARK PLATE	\$0.00
TITLE	\$0.00
TOTAL FEES	\$66.00

### MUNICIPAL FEES

MOS/MILLS 2 12	\$134.00
MOS/MILLS 10 9	\$503.00
PERMIT FEE	\$637.00
AGENT	\$3.00
CLERK	\$2.00
LOCAL TITLE	\$0.00
TRANSFER	\$0.00
TRANSFER CREDIT	\$0.00

TRANSPORTATION \$5.00

TOTAL FEES \$647.00

### GRAND TOTAL FEES

\$ 713.00

### MUNICIPAL COMMENT:

Receipt: 239729;

Pursuant to RSA 261:55, the Director must be notified in writing within 30 days when moving from the address printed on the registration certificate.

Property Location 656 ENDICOTT ST N  
Vision ID 105249 Account # 12066

Map ID 126/ 252/ 2/ 096/  
Bldg # 1

Bldg Name  
Sec # 1 of 1 Card # 1 of 1

State Use 103D  
Print Date 3/13/2025 2:09:02 PM

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						1501  LACONIA, NH  <b>VISION</b>							
VILLEMAIRE AARON  65 SPARKS ST  DRACUT MA 01826		4	Rolling	C	Artisan Well	1	Paved	4	Medium	Description	Code	Assessed	Assessed										
				3	Public Sewer					RESIDNTL	1031	28,400	28,400										
SUPPLEMENTAL DATA																							
Alt Prcl ID 12066 OWNOCC				ZONE 2 ZONE 2 % WARD WARD 1																			
REVIEW ZONE 1 CR ZONE 1 % 100 GIS ID 126-191-2				Assoc Pid#																			
										Total		28,400		28,400									
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
VILLEMAIRE AARON DOW ARTHUR JAYCORLIS TRUST		PER	CMP	04-01-2024	U	V				0	33	Year	Code	Assessed	Year	Code	Assessed	V	Year	Code	Assessed		
		0000	0000	04-01-2008	U	I				0	33	2024	1031	28,100	2023	9120	0	2022	9120	0			
		0000	0000	04-01-2008	U	I				0	33												
		Total		0.00								Total		28,100		Total		0		Total		0	
EXEMPTIONS				OTHER ASSESSMENTS																			
Year	Code	Description		Amount		Code	Description		Number	Amount		Comm Int		This signature acknowledges a visit by a Data Collector or Assessor									
		Total		0.00																			
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name		Cyclical Group		TIF District		ID Code															
0001				B																			
NOTES																							
SITE 96 2021 GRAND DESIGN  NC-REG EXP 7.31.2025																							
BUILDING PERMIT RECORD														VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result								
										04-09-2024	PS			30	EXTERIOR INSPECTION								
										04-01-2024	TB			30	EXTERIOR INSPECTION								
										04-11-2020	TB			30	EXTERIOR INSPECTION								
										04-03-2018	BD			29	DRIVE BY REVIEW								
										03-27-2018	TB			25	REVIEWED								
										04-11-2017	BD			29	DRIVE BY REVIEW								
										04-08-2016	BD			02	MEASURED								
LAND LINE VALUATION SECTION																							
B	Use Code	Description	Zone	Dist	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustmen		Adj Unit P	Land Value					
1	103D	TRAILER MDL-				0 SF	0.00	1.00000	5	1.00	10	1.400				0.0000	0	0					
Total Card Land Units						0 AC		Parcel Total Land Area						0.00		Total Land Value						0	

	BAS	36	BAS	3
			BAS	3
			BAS	3
8				

## **2024 ABATEMENT REQUEST – Staff Notes**

### **Map 410 Block 27 Lot 28 – Weinreb, Mark & Susan**

The property owner filed an application for abatement for 2024 based on incorrect overall condition and physical data applied to the property. The property is an improved .20-acre parcel of land and building located at 21 Brigham St. in Laconia. It is improved with a 1 1/2 - story dwelling.

A detailed inspection and remeasure of the property was made by Pat Sohlman on November 21, 2024. It was determined that the condition of the property for its age was described as good. The property has flooring issues, most of it heavily worn and damaged along with damaged walls and trim throughout. Interior and exterior are no better than average. It is recommended that the interior floor description be corrected to a combination of mostly linoleum and hardwood and the condition be corrected to average. Making these changes reduced the value from \$295,300 to \$268,200.

It is recommended that the abatement request be granted for the 2024 tax year, abating \$27,100.

## **2024 ABATEMENT REQUEST – Staff Notes**

### **Map 156 Block 545 Lot 14.013 –Michael & Dianne Sitar**

The property owner filed an abatement request for interest charged on their June 2024 tax bill on their detached residential condominium at 37 Vantagepoint Dr. #2.

This is a restatement of a previous request to waive \$117.11 of interest. The taxpayer purchased the property in February of 2024. The taxpayer claims that the tax bill was sent to the wrong address, notwithstanding the fact that assessing utilized the mailing address indicated on the deed from this purchase. On April 17, 2024, the Assessing office received an Inventory of Property Transfer Form PA-34 from the owner that indicated a revised (correct) mailing address.

There is no single opinion among staff to recommend (or not) this abatement request.

Prior action of this board has denied the request.

It is recommended that as the assessing had in its possession the PA-34 that indicated a revised address in time for it to be changed prior to the June tax warrant creation that an abatement be granted in the amount of \$117.11.

**From:** Michael W Sitar <[mwsitar@tnfd.org](mailto:mwsitar@tnfd.org)>  
**Sent:** Monday, October 28, 2024 12:29 PM  
**To:** Ashley Cartier <[ACartier@laconianh.gov](mailto:ACartier@laconianh.gov)>  
**Subject:** Forgive interest charged

ERT 2013

RECEIVED

HD

FEB 28 2025

ASSESSOR'S OFFICE  
LACONIA, NH

**EXTERNAL:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Cartier,

I request that the Board of Assessors reimburse the interest on my property's first half tax bill. I received a Courtesy Notice of unpaid tax on Friday, October 25, 2024, dated October 24, 2024. On Monday, October 28, 2024, I paid \$4,607.11, of which \$117.11 was interest due to the bill not being paid on time. Unfortunately, the original tax bill was sent to an address where I have not lived for two years, and I no longer receive forwarded mail for that address. I moved into my new house in April of this year and have received and paid two water and sewer bills at my new address. In January 2023, I changed my address in the City Clerk's Office to PO Box 5338, Lacinia, NH 03247, to renew my driver's license and car registration. I did receive mail at this PO box until the end of August of this year. I now receive all my mail at my home address, 37 Vantage Point Drive #2, Laconia, NH 03246. I am also registered to vote at this address. I am sure there was an oversight somewhere along the way, and I am glad it is now corrected.

I look forward to hearing from you.

Sincerely,



**Michael W. Sitar, Jr., MPA, CFO, EFO**  
Fire Chief, Tilton-Northfield Fire & EMS

**Phone:** 603-286-4781  
**Mobile:** 978-265-3629  
**Email:** [mwsitar@tnfd.org](mailto:mwsitar@tnfd.org)

12 Center Street  
Tilton, NH 03276

[www.tnfd.org](http://www.tnfd.org)

*[Handwritten signature]* 2/27/2025

#### STATEMENT OF CONFIDENTIALITY

The information contained in this electronic message and any attachments to this message may contain confidential or privileged information and are intended for the exclusive use of the addressee(s). Please notify Tilton-Northfield Fire & EMS immediately at (603) 286-4781 or reply to [info@tnfd.org](mailto:info@tnfd.org) if you are not the intended recipient and destroy all copies of this electronic message and any attachments.

Run: 3/14/25  
11:47AM

# Property Billing Statement

Page: 1  
tbaker

## CITY OF LACONIA

45 BEACON ST EAST  
PO BOX 489  
LACONIA, NH 03247  
603-527-1269

### Summary of Account by Property

Interest Calculated as of: 3/14/2025

SITAR MICHAEL W JR & DIANNE J  
37 VANTAGEPOINT DR #2  
LACONIA, NH 03246

Map Lot: 156/545/14/013  
PID: 12618  
Alt ID:  
Location: 37 VANTAGEPOINT DR 2

Date	Activity	Chk#	Amount	Costs	Penalties	Interest	Rate	Per Diem	Total
Current Assessments									
Land:		0.00	Bldg: 685,500.00	CU:	0.00	Other:	0.00	Total:	685,500.00
Year: 2024	Total Assessment:		685,500.00	Exemptions:		Credits:			
Land:		0.00	CU:		0.00				
Bldg:		685,500.00	Other:		0.00				
Bill #:	447215	Date: 5/23/2024	Due: 7/01/2024	Year: 2024	Type: 1100	Original Amnt:		4,490.00	
10/28/2024	Payment	174	4,490.00	0.00	0.00	117.11			4,607.11
Balance Due:			0.00	0.00	0.00	0.00	8.00	0.0000	0.00
Bill #:	450272	Date: 12/09/2024	Due: 1/10/2025	Year: 2024	Type: 1200	Original Amnt:		4,853.00	
12/20/2024	Payment	995150	4,853.00	0.00	0.00	0.00			4,853.00
Balance Due:			0.00	0.00	0.00	0.00	8.00	0.0000	0.00
2024 Balance:			0.00	0.00	0.00	0.00			0.00
Totals Parcel - 156/545/14/013			0.00	0.00	0.00	0.00			0.00

000038

5 Tranquility Turn

Laconia, NH 03246

10 February 2025

RECEIVED

FEB 18 2025

ASSESSOR - TOWN OF  
LACONIA, NH

Katie Gargano

Tax Collector

45 Beacon St. E.

Laconia, NH 03246

Dear Ms. Gargano:

Re: penalty fee

I am requesting forgiveness of the penalty fee as the bill was paid as soon as I received the real estate tax bill that did not arrive till 5 February as it was forwarded from New Hampshire. At present I am out-of-state. Unfortunately, I have had mail forwarded from the post office take 3-4 weeks to arrive from New Hampshire.

When I called the tax office this morning to explain the problem, I was told that I should know when the tax bill is due. If I had received the statement, I would have known, and thus, paid it promptly.

Please contact me with a decision in this matter. I can be reached as follows:

Phone: 6039656081

Email: [pelenh49@gmail.com](mailto:pelenh49@gmail.com)

Thank you for your time,



Peter Levesque

160-529-5.47

Run: 3/14/25  
11:50AM

# Property Billing Statement

Page: 1  
tbaker

## CITY OF LACONIA

45 BEACON ST EAST  
PO BOX 489  
LACONIA, NH 03247  
603-527-1269

### Summary of Account by Property

Interest Calculated as of: 3/14/2025

LEVESQUE PETER R & JESSICA E REV  
TRUST/T  
5 TRANQUILITY TURN  
LACONIA, NH 03246

Map Lot: 160/529/5/47

PID: 12018

Alt ID:

Location: 5 TRANQUILITY TURN

Date	Activity	Chk#	Amount	Costs	Penalties	Interest	Rate	Per Diem	Total
Current Assessments									
Land:	0.00	Bldg:	323,900.00	CU:	0.00	Other:	0.00	Total:	323,900.00
Year: 2024	Total Assessment:		323,900.00	Exemptions:		Credits:			
Land:	0.00	CU:	0.00						
Bldg:	323,900.00	Other:	0.00						
Bill #:	447075	Date: 5/23/2024	Due: 7/01/2024	Year: 2024	Type: 1100	Original Amnt:		2,212.00	
5/30/2024	Payment	1734	2,212.00	0.00	0.00	0.00	2,212.00		
Balance Due:			0.00	0.00	0.00	0.00	8.00	0.0000	0.00
Bill #:	450412	Date: 12/09/2024	Due: 1/10/2025	Year: 2024	Type: 1200	Original Amnt:		2,202.00	
2/11/2025	Payment	1765	2,189.05	0.00	0.00	12.95	2,202.00		
3/10/2025	Modificati		0.00	-22.50	0.00	0.00	-22.50		
Balance Due:			12.95	22.50	0.00	0.18	8.00	0.0028	35.63
2024 Balance:			12.95	22.50	0.00	0.18	0.0028		35.63
Totals Parcel - 160/529/5/47			12.95	22.50	0.00	0.18	0.0028		35.63