

CITY OF LACONIA
BOARD OF ASSESSORS
Thursday, August 15, 2019 - 5:30 PM
City Hall - Conference Room 200B
AGENDA

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
 - 6.I. May 2019
 - 6.II. June 2019
 - 6.III. July 2019
7. PUBLIC HEARINGS
8. OLD BUSINESS
 - 8.I. Gail Risley Brewer 1996 Trust, 366-82-7

Documents:

[BREWER.PDF](#)
9. NEW BUSINESS
 - 9.I. Santosuosso Joseph A Jr., 165-72-14
10. NON-PUBLIC SESSION
 - 10.I. 14 Spring St., 431-204-35
 - 10.II. 217 Main St., 457-142-83
 - 10.III. 106 Messer St., 412-158-45
 - 10.IV. 121 Messer St., 412-158-50
11. OTHER
 - 11.I. Blue Slips
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 Cheryl Hebert, 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.

2018 ABATEMENT REQUEST – Staff Notes

Map 366 Block 82 Lot 7 – Gail Risley Brewer 1996 Trust, Diane Lyman Trustee

The previous owner of the property applied for an abatement on 68 Franklin St. The property is a 2,889 square foot single family Conventional style that was previously converted from a two-family with water frontage on Lake Opechee. The 2018 assessed value is \$554,300.

The abatement application included two appraisals that were performed nearly a year apart for estate-planning purposes. The appraisal from 2017 estimates market value to be \$448,300 and the appraisal from 2018 is \$458,700.

As part of the abatement review, an interior inspection was performed. The building is currently listed in Good condition for its age. The building has been maintained, but not updated in quite some time. The property was converted from a two-family in the 1960's and that was the last time any major changes occurred. As seen in the inspection, there is still knob and tube wiring in places although it is not active. There is also a coal bin in the basement that is still full. The second kitchen is below average in quality and condition. The condition of the property is Average, with a few Functional deficiencies such as the knob and tube wiring, the quality of the second kitchen, the old furnace still in place in the basement, and the full coal bin. With those changes to the condition, the resulting value would be \$504,800. I recommend granting an abatement of \$49,500 to a value of \$504,800.

Property Location: 68 FRANKLIN ST

MAP ID: 366/ 82/ 7/ /

Bldg Name:

State Use: 1013

Vision ID: 1258

Account #678

Bldg #: 1 of 1

Sec #: 1 of 1 Card 1 of 1

Print Date: 06/10/2019 11:04

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1501 LACONIA, NH VISION
BREWER STEVEN G		4 Rolling	1 All Public	1 Paved	2 Light	Description	Code	Appraised Value	Assessed Value	
2670 DAGAN CR						RESIDENTL	1013	230,200	230,200	
NORTH POLE, AK 99705						RES LAND	1013	312,700	312,700	
Additional Owners:		SUPPLEMENTAL DATA				RESIDENTL	1013	11,400	11,400	504,800
		Other ID: 32 82 10	ZONE 2 SPOD							
		OWNOCC Y	ZONE 2 % 0							
		REVIEW	WARD WARD 6							
		ZONE 1 RS								
		ZONE 1 % 100								
		GIS ID: 366-82-7	ASSOC PID#							
						Total		554,300	554,300	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
BREWER STEVEN G				3212/0957	12/12/2018	U	I	0 38		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
BREWER GAIL RISLEY 1996 TRUST				3136/0827	10/27/2017	U	I	0 38		2018	1013	230,200	2017	1013	186,900	2016	1013	186,900
BREWER DONALD DARRELL 1996 TRUST				3112/0558	06/27/2017	U	I	0 38		2018	1013	312,700	2017	1013	312,700	2016	1013	208,500
BREWER GAIL R & DONALD D								0		2018	1013	11,400	2017	1013	11,400	2016	1013	11,400
										Total:		554,300	Total:		511,000	Total:		406,800

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A		D		

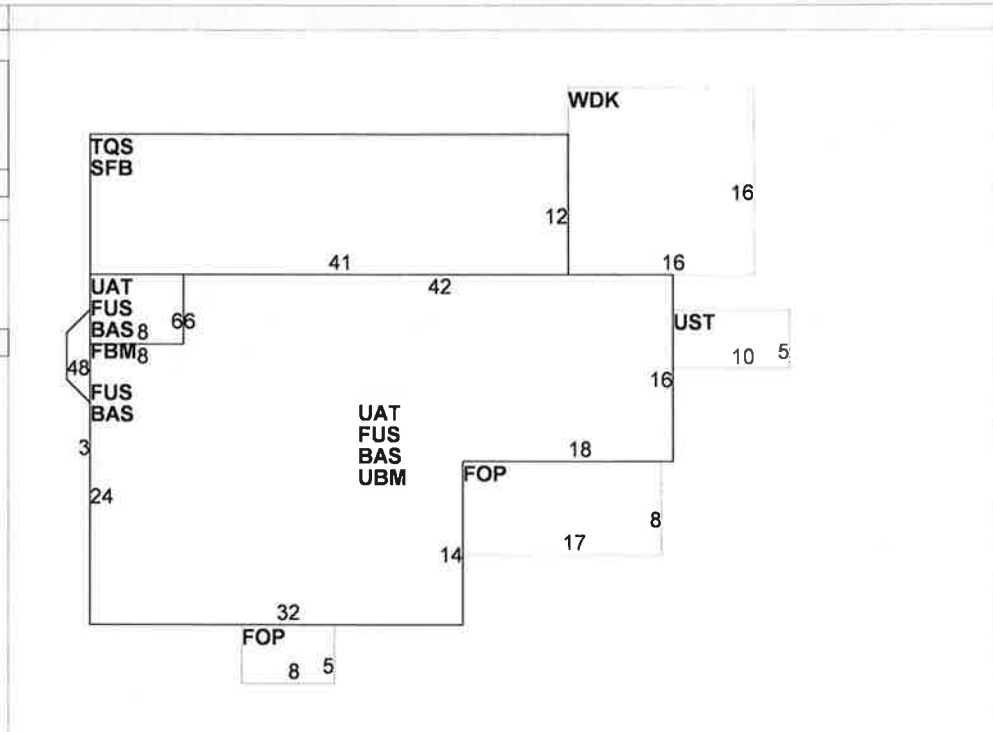
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	227,000
Appraised XF (B) Value (Bldg)	3,200
Appraised OB (L) Value (Bldg)	11,400
Appraised Land Value (Bldg)	312,700
Special Land Value	0
Total Appraised Parcel Value	554,300
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	554,300

NOTES							
IN-LAW APT IN FUS 97 FT WATERFRONT							
SEASONAL DOCK=NO VALUE							

BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments		Date	Type	IS	ID	Cd.	Purpose/Result
										05/23/2014			JD	25	REVIEWED
										07/19/2010			PM	33	RES FIELD REVIEW
										04/03/2007			JM	02	MEASURED
										04/29/2004			TS	25	REVIEWED
										04/20/2001			TS	02	MEASURED
										6/5/19			EG	14	

LAND LINE VALUATION SECTION															
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj
1	1013	SFR WATER MDL-01	SPOD				22,123 SF	2.36	1.0000	5	1.0000	1.00	OB1	6.00	
1	1013	SFR WATER MDL-01	SPOD				97.00 FF	0.00	1.0000	0	1.0000	1.00	OB1	6.00	
Total Card Land Units: 0.51 AC Parcel Total Land Area: 0.51 AC Total Land Value: 312,700															

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		Conventional				
Model	01		Residential				
Grade	04		Average +10				
Stories	2.25		2-1/4 Stories				
Occupancy	2						
Exterior Wall 1	25		Vinyl Siding				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	03		Plastered				
Interior Wall 2	05		Drywall/Sheet				
Interior Flr 1	09		Pine/Soft Wood				
Interior Flr 2	14		Carpet				
Heat Fuel	02		Oil				
Heat Type	04		Forced Air-Duc				
AC Type	01		None				
Total Bedrooms	05		5 Bedrooms				
Total Bthrms	3						
Total Half Baths	0						
Total Xtra Fixtrs	1						
Total Rooms	8		8 Rooms				
Bath Style	02		Average				
Kitchen Style	02		Average				
			MIXED USE				
			Code	Description	Percentage		
			1013	SFR WATER MDL-01	100		
			COST/MARKET VALUATION				
			Adj. Base Rate:	84.92			
			Net Other Adj:	309,109			
			Replace Cost	15,180.00			
			AYB	324,289			
			EYB	1905			
			Dep Code	1988			
			Remodel Rating	GD	AV		
			Year Remodeled				
			Dep %	30			
			Functional Obslnc	0	5		
			External Obslnc	0			
			Cost Trend Factor	1			
			Condition				
			% Complete				
			Overall % Cond	70			
			Apprais Val	227,000			
			Dep % Ovr	0			
			Dep Ovr Comment				
			Misc Imp Ovr	0			
			Misc Imp Ovr Comment				
			Cost to Cure Ovr	0			
			Cost to Cure Ovr Comment				



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
BRNS	2 STORY			L	576	26.00	1905			G	75	11,200
SHD1	SHED FRAME			L	80	12.00	1964			F	25	200
DCK1	DOCKS-RES 1			L	1	30.00	2007			G	75	0
HRTH	HEARTH			B	1	600.00	1988		1	100	100	400
KITH	X KITCHEN			B	1	4,000.00	1988		1	50	100	2,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,260	1,260	1,260	84.92	106,999
FBM	Basement, Finished	0	48	17	30.08	1,444
FOP	Porch, Open, Finished	0	176	35	16.89	2,972
FUS	Upper Story, Finished	1,260	1,260	1,260	84.92	106,999
SFB	Base, Semi-Finished	0	492	295	50.92	25,051
TQS	Three Quarter Story	369	492	369	63.69	31,335
UAT	Attic, Unfinished	0	1,248	125	8.51	10,615
UBM	Basement, Unfinished	0	1,200	240	16.98	20,381
UST	Utility, Storage, Unfinished	0	50	13	22.08	1,104
WDK	Deck, Wood	0	256	26	8.62	2,208
Ttl. Gross Liv/Lease Area:		2,889	6,482	3,640		324,289



000079 ✓
B

2018 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

MAR 01 2019

ASSESSOR'S OFFICE
LACONIA, NH

Date: 2/17/19

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

Name: Gail Ristey Brewer 1996 Trust, Diane B. Lyman, Trustee

Mailing Address: 343 Hoyt Rd, Gilford, NH 03249

Telephone No: (Work): (603) 524-4314 (Home): (603) 387-1902

*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.

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): _____ (Home): _____

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

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

Map: 366 Block: 82 Lot: 7

Assessed Valuation: \$ 554,300 Tax Account #: 678

Property Location: 68 Franklin St.

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.

Town Parcel ID#	Street Address	Description	Assessment

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 *see attached 2017 + 2018 Appraisals and tax data*
- 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.)

68 Franklin St. abuts a commercial building + property which is a massive cinderblock eyesore as a neighbor. This building includes a loading dock which takes deliveries in early morning w/ vehicles using backup alarms and employee noise etc while off loading items. In addition, ~~through~~ we hear hours of the night in winter the noise of plowing the huge parking lot is a nuisance. The comparison values of ~~Hammond~~ etc are high, even though waterfront, they are in nice quiet neighborhoods. The value of Franklin St. should be adjusted down.

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

Map/Block/Lot# 3166/82/7 Appeal Year Market Value \$ 458,700

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>
373-291-2	108 Morningside Dr.	555,000	10/19-16	602,400	
342-278-3	53 Round Bay Rd	549,300	10/20/17	532,000	
352-301-3	20 Chapin Terr.	487,500	1-23-18	545,400	
351-82-13	136 Franklin St	447,000	4-1-15	470,800	
385-291-14	128 Morningside Dr.	599,000	6-24-16	553,700	

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: 2/17/19

X [Signature] Trustee
(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: _____

Tax Collector
 PO Box 489 45 Beacon St East
 Laconia, NH 03247
 www.laconianh.gov

City of Laconia
 Real Estate Tax Bill
 1200 2nd Half Tax Bill

(603) 527-1269
 8:30 - 4:30 Mon. - Fri.
 Make Checks Payable To:
 City of Laconia

Tax Year	Acct. No.	Bill No.	Bill Date	Interest Rate	Due Date
2018	678	333020	12/03/2018	12% if paid after:	1/02/2019
Map/Parcel No.		Location of Property			Area
366/82/7		68 FRANKLIN ST			0.51
Owner of Record				Tax Calculation	
BREWER GAIL RISLEY 1996 TRUST LYMAN DIANE B TRUSTEE 68 FRANKLIN ST LACONIA, NH 03246				Prior Years Due	
				Gross Tax	\$11,556.00
				July Tax	\$5,376.00
				December Tax	\$6,180.00
				Less: Veteran Credit	
				Pre-payments	
				Net December Tax	\$6,180.00
				July Tax Balance	
Tax Rate		Assessed Valuation			
City Tax Rate	8.110	Land Value	312,700		
County Tax Rate	1.350	Building Value	241,600		
Local School Rate	9.290	Total Value	554,300		
State Ed. Rate	2.100	- Exemptions			
Total	20.85	Net Value	554,300	Amount to Pay	\$6,180.00

*Gail
 pd 12/2/18
 #629*

INFORMATION FOR TAXPAYERS

*Plus interest on July Bill if Applicable

- Please use account number on checks and all inquiries. Payable to "City of Laconia."
- REMITTAL PORTION MUST ACCOMPANY PAYMENT. Cancelled check is your receipt. If return receipt is desired send ENTIRE bill and a self-addressed stamped envelope. NO STAMP - NO ENVELOPE - NO RECEIPT.
- Taxes are not considered paid until check clears. A fee is charged on all checks returned for any reason.
- The taxpayer may, by March 1 following the date of notice of tax, and not afterward, apply in writing to the Assessors for a tax abatement. Wait for December bill.
- Valuation questions must be to Assessors (not Tax Collector) 527-1268.
- You are responsible for forwarding your bill to your escrow agent. We suggest you make an extra copy for your records.
- Interest and fees are collected first where applicable. Balance of payment will be applied to principal.
- Unpaid Accounts after January next year will be subject to tax lien and additional charges.
- There is a fee of \$1.00 per account for payment histories or research of records.
- July tax = Valuation x 1/2 prior years rate. December tax = Valuation x current rate less amount of July bill.
- Payment of this bill does not prevent collection of previous unpaid taxes nor does an error in name of person taxed prevent collection.
- Tax year is April 1 to March 31. RSA 76:2
- If you are elderly, disabled, blind, a veteran or surviving spouse of a veteran, or are unable to pay taxes due to poverty or other good cause, you may be eligible for a tax exemption, credit, abatement or deferral. Must be your primary residence to qualify. For details and application contact the Board of Assessors, 45 Beacon Street E., Laconia, NH 03246, phone: 527-1268.
- Credit cards are accepted online and in person only. Convenience fees are applied to all credit card transactions.

PLEASE KEEP THIS ENTIRE UPPER PORTION OF BILL FOR YOUR RECORDS.

detach here TO INSURE PROPER CREDIT, RETURN ENTIRE BOTTOM PORTION OF BILL detach here

Tax Collector
 PO Box 489 45 Beacon St East
 Laconia, NH 03247

City of Laconia
 Real Estate Tax Bill

Prior Years Due

FOR RECEIPT, PLEASE SEND A SELF-ADDRESSED STAMPED ENVELOPE WITH THE ENTIRE BILL

Map/Parcel No.	Location of Property	Tax Year	Acct. No.	Bill No.	Due Date
366/82/7	68 FRANKLIN ST	2018	678	333020	1/02/2019
12% APR Interest Charged After:				1/02/2019	Amount to Pay
				July Tax Balance	
				Net December Tax	\$6,180.00

Address Changes:

BREWER GAIL RISLEY 1996 TRUST
 LYMAN DIANE B TRUSTEE
 68 FRANKLIN ST
 LACONIA, NH 03246

PLEASE RETURN THIS REMITTAL PORTION WITH YOUR PAYMENT

68 FRANKLIN ST

Location 68 FRANKLIN ST

Mblu 366/ 82/ 7/ /

Acct# 678

Owner BREWER GAIL RISLEY 1996 TRUST

Assessment \$511,000

1258

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$198,300	\$312,700	\$511,000

Owner of Record

Owner BREWER GAIL RISLEY 1996 TRUST
Co-Owner LYMAN DIANE B TRUSTEE
Address 68 FRANKLIN ST
 LACONIA, NH 03246

Sale Price \$0
Certificate
Book & Page 3136/0827
Sale Date 10/27/2017
Instrument 38

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BREWER GAIL RISLEY 1996 TRUST	\$0		3136/0827	38	10/27/2017
BREWER DONALD DARRELL 1996 TRUST	\$0		3112/0558	38	06/27/2017
BREWER GAIL R & DONALD D	\$0				

Building Information

Building 1 : Section 1

Year Built: 1905
Living Area: 2,889

Building Attributes	
Field	Description
Style	Conventional
Model	Residential
Grade:	Average +10
Stories:	2-1/4 Stories

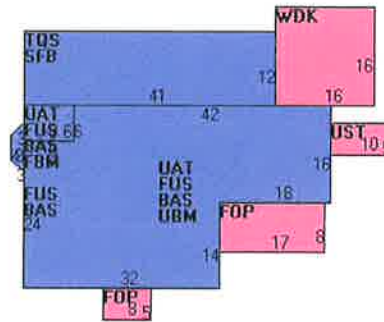
Occupancy	2
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Drywall/Sheet
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	5 Bedrooms
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	1
Total Rooms:	8 Rooms
Bath Style:	Average
Kitchen Style:	Average

Building Photo



(<http://images.vgsi.com/photos/LaconiaNHPhotos/\00\00\32\59>)

Building Layout



Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	1,260	1,260
FUS	Upper Story, Finished	1,260	1,260
TQS	Three Quarter Story	492	369
FBM	Basement, Finished	48	0
FOP	Porch, Open, Finished	176	0
SFB	Base, Semi-Finished	492	0
UAT	Attic, Unfinished	1,248	0
UBM	Basement, Unfinished	1,200	0
UST	Utility, Storage, Unfinished	50	0
WDK	Deck, Wood	256	0
		6,482	2,889

Extra Features

Extra Features

Legend

Code	Description	Size	Value	Bldg #
HRTH	HEARTH	1 UNITS	\$400	1
KITH	X KITCHEN	1 UNITS	\$2,800	1

Land

Land Use

Use Code 1013
Description SFR WATER MDL-01
Zone SPOD
Neighborhood OPECHEE BAY
 No

Land Line Valuation

Size (Acres) 0.51
Frontage 0
Depth 0
Assessed Value \$312,700

Category

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
BRN5	2 STORY			576 S.F.	\$11,200	1
SHD1	SHED FRAME			80 S.F.	\$200	1
DCK1	DOCKS-RES TYPE			1 S.F.	\$0	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$198,300	\$312,700	\$511,000
2016	\$198,300	\$208,500	\$406,800
2015	\$198,300	\$219,200	\$417,500



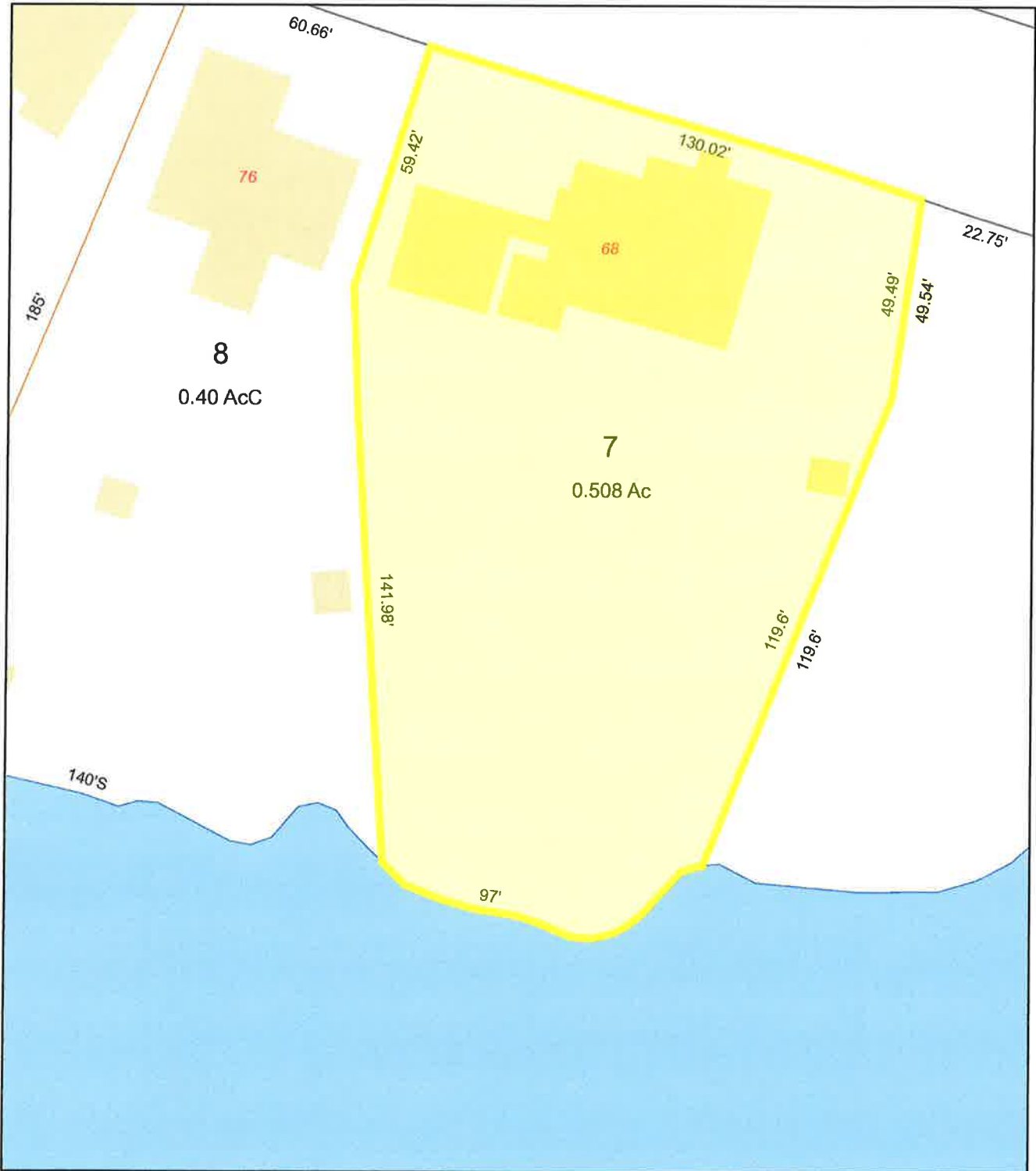
Laconia, NH

1 inch = 33 Feet



January 22, 2018

www.cai-tech.com



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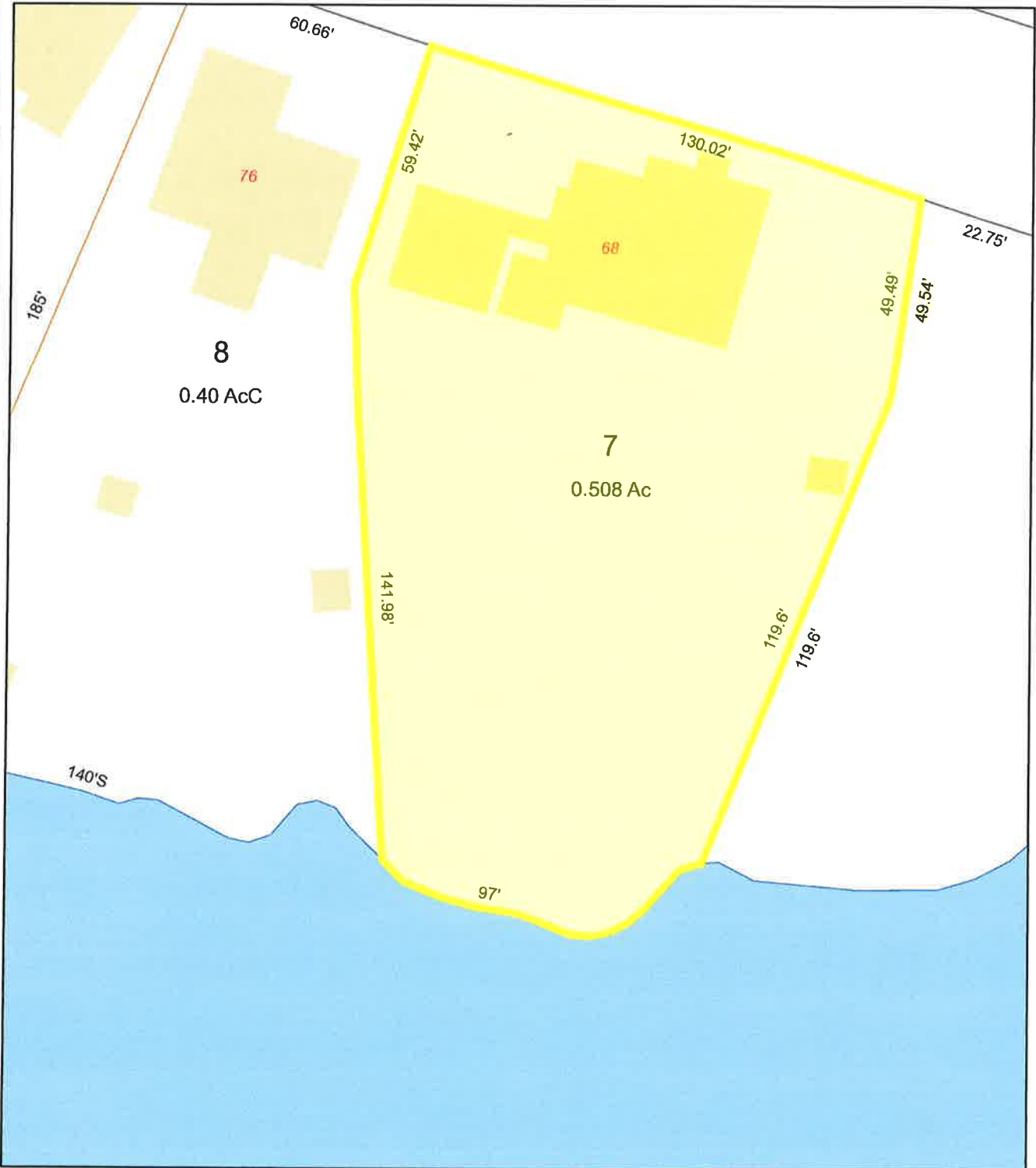
Laconia, NH



January 22, 2018

1 inch = 33 Feet

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Tax Collector
 PO Box 489 45 Beacon St East
 Laconia, NH 03247
 www.city.laconia.nh.us

City of Laconia
 Real Estate Tax Bill

(603) 527-1269
 8:30 - 4:30 Mon. - Fri.
 Make Checks Payable To:
 City of Laconia

1200 2nd Half Tax Bill

Tax Year	Acct. No.	Bill No.	Bill Date	Interest Rate	Due Date
2017	678	302840	11/29/2017	12% if paid after:	12/29/2017

Map/Parcel No.	Location of Property	Area
366/82/7	68 FRANKLIN ST	0.51

Owner of Record **Tax Calculation**

BREWER GAIL RISLEY 1996 TRUST
 LYMAN DIANE B TRUSTEE
 68 FRANKLIN ST
 LACONIA, NH 03246

Prior Years Due

Gross Tax	\$10,746.00
July Tax	\$4,515.00
December Tax	\$6,231.00
Less: Veteran Credit	
Pre-payments	
Net December Tax	\$6,231.00
July Tax Balance	

Tax Rate	Assessed Valuation
City Tax Rate 8.300	Land Value 312,700
County Tax Rate 1.220	Building Value 198,300
Local School Rate 9.330	Total Value 511,000
State Ed. Rate 2.180	- Exemptions

Total	21.03	Net Value	511,000	Amount to Pay	\$6,231.00
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*Plus interest on July Bill if Applicable

INFORMATION FOR TAXPAYERS

- Please use account number on checks and all inquiries. Payable to "City of Laconia."
- REMITTAL PORTION MUST ACCOMPANY PAYMENT. Cancelled check is your receipt. If return receipt is desired send ENTIRE bill and a self-addressed stamped envelope. NO STAMP - NO ENVELOPE - NO RECEIPT.
- Taxes are not considered paid until check clears. A fee is charged on all checks returned for any reason.
- The taxpayer may, by March 1 following the date of notice of tax, and not afterward, apply in writing to the Assessors for a tax abatement. Wait for December bill.
- Valuation questions must be to Assessors (not Tax Collector) 527-1268.
- You are responsible for forwarding your bill to your escrow agent. We suggest you make an extra copy for your records.
- Interest and fees are collected first where applicable. Balance of payment will be applied to principal.
- Unpaid Accounts after January next year will be subject to tax lien and additional charges.
- There is a fee of \$1.00 per account for payment histories or research of records.
- July tax = Valuation x 1/2 prior years rate. December tax = Valuation x current rate less amount of July bill.
- Payment of this bill does not prevent collection of previous unpaid taxes nor does an error in name of person taxed prevent collection.
- Tax year is April 1 to March 31. RSA 76:2
- If you are elderly, disabled, blind, a veteran or surviving spouse of a veteran, or are unable to pay taxes due to poverty or other good cause, you may be eligible for a tax exemption, credit, abatement or deferral. Must be your primary residence to qualify. For details and application contact the Board of Assessors, 45 Beacon Street E., Laconia, NH 03246, phone: 527-1268.
- Credit cards are accepted online and in person only. Convenience fees are applied to all credit card transactions.

PLEASE KEEP THIS ENTIRE UPPER PORTION OF BILL FOR YOUR RECORDS.