

RECEIVED

JAN 15 2021

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Planning/Zoning
City of Laconia

CODE
ENFORCEMENT

DEMOLITION PERMIT Application

DATE: 1/15/2021

Laconia Code Enforcement Department
Phone: (603) 527-1293 / FAX: (603) 527-1266

YEAR BUILT: 1900

NOTE: Any structure 50 years or older AND 700 square feet or larger must be reviewed and approved by the Heritage Commission, which meets on the second Wednesday of each month. If the structure meets the criteria to be reviewed by the Heritage Commission, NO demo permit will be issued, and NO actual demolition can occur until after the Commission's decision.

Each BUILDING requires a separate application

LOCATION OF BUILDING TO BE DEMOLISHED: <u>23 Summit Ave</u>	SQUARE FOOTAGE of STRUCTURE <u>1487</u>
OWNER'S NAME & MAILING ADDRESS: <u>Todd, Gregg, Lorr, Christa Kubelski</u> <u>6 Fairview Ln</u> <u>Whittemore Ter</u> <u>Acba, MA</u> <u>Andover, MA 01810</u>	IS STRUCTURE VISIBLE FROM ADJACENT PUBLIC RIGHT-OF-WAY OR PUBLIC LANDS? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
OWNER'S TEL NO: <u>617-233-9189</u>	VALUE: <u>149,573</u>
SCOPE OF WORK: <u>Tearing down existing property to divide lot into 2 new properties. Have received variance to subdivide effective year of cottage</u>	
CONTRACTOR'S NAME: <u>TBD</u>	CONTRACTOR'S TELEPHONE NO:
CONTRACTOR'S ADDRESS:	

FORMER USE OF BUILDING

ONE/TWO FAM. MULTI-FAM. COMMERCIAL STORAGE OTHER

APPROXIMATE START DATE: 9/1/2021 APPROXIMATE FINISH DATE: TBD

APPLICANT IS REQUIRED TO OBTAIN SIGN-OFFS BY THE FOLLOWING AGENCIES BEFORE PERMIT WILL BE ISSUED:

DEPT. OF PUBLIC WORKS:	GAS SUPPLIER:
WATER DEPT:	FIRE DEPT:
ELECTRIC SUPPLIER:	PLANNING DEPT:
HERITAGE (structure over 50 years old) COMMISSION:	TAX (Mobile Homes) COLLECTOR:
CONDO ASSOC.	

See reverse side for more important information



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1501 LACONIA, NH VISION
KOBELSKI TODD & CHRISTINE & KOBELSKI GREGG & LORRI 6 FARMSTEAD WY ACTON MA 01720		4 Rolling	C Artisan Well	1 Paved	2 Light	Description	Code	Appraised	Assessed	
						RESIDNTL	1013	518,800	518,800	
						RES LAND	1013	879,400	879,400	
SUPPLEMENTAL DATA						RESIDNTL	1013	1,900	1,900	
Alt Prcl ID 80C 270 2		ZONE 2 SPOD								
OWNOCC N		ZONE 2 % 100		WARD WARD 6						
REVIEW										
ZONE 1 SFR										
ZONE 1 % 100										
GIS ID 169-270-10		Assoc Pid#								
						Total		1,400,100	1,400,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
		3284 0943	12-16-2019	U	I	1,500,000	38	Year	Code	Assessed	Year	Code	Assessed
KOBELSKI TODD & CHRISTINE & KOBELSKI GERALD E & CAROL M		2397 0924	04-18-2007	U	I	0	1	2020	1013	518,800	2019	1013	518,800
KOBELSKI GERALD E LIVING TRUST		1603 0423	08-31-2000	U	I	4,000	1F		1013	879,400		1013	769,500
KOBELSKI GERALD E & CAROL M		1585 0422	05-12-2000	Q	I	899,000	01		1013	1,900		1013	1,900
BI LIN & TWEI AN		1116 0704	11-13-1989	Q	I	400,000	00						
						Total		1,400,100	Total	1,290,200	Total	1,241,900	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
2016	C201	VETLAN 1	500.00									
			Total					500.00				

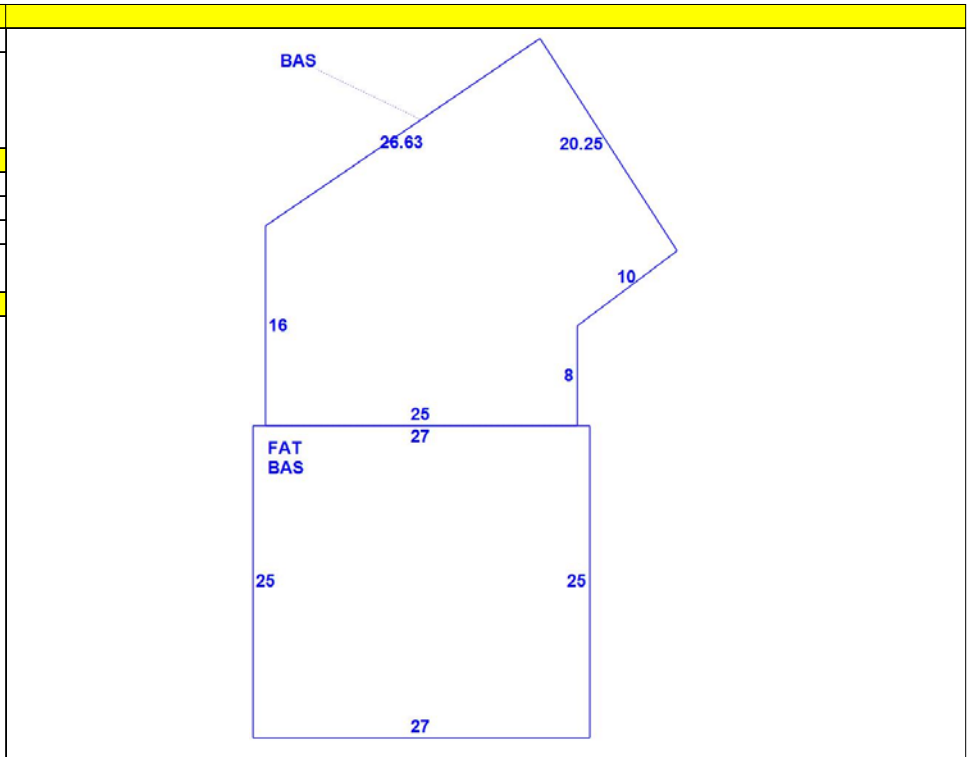
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	Cyclical Group	TIF District	ID Code				
0001		B			Appraised Bldg. Value (Card)			509,200
					Appraised Xf (B) Value (Bldg)			9,600
					Appraised Ob (B) Value (Bldg)			1,900
					Appraised Land Value (Bldg)			879,400
					Special Land Value			0
					Total Appraised Parcel Value			1,400,100
					Valuation Method			C
					Total Appraised Parcel Value			1,400,100

NOTES									
2015: REPAIRS COMPLETE									
ART WELL 2000									
FUNC: BLDG 1 SMALL COTTAGE-LAYOUT									
CRAWL GREY IA/IG									
GREAT MTN VIEWS									

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
2014-00011	01-21-2014	27	EXTERIOR RE	10,000	03-05-2015	100		REPAIR FROM FALLEN TRE	12-10-2015	JD			25	REVIEWED
									03-05-2015	DD			29	DRIVE BY REVIEW
									03-14-2014	DD			14	INSPECTED
									08-12-2011	JD			25	REVIEWED
									10-12-2006	SC			01	LEFT NOTICE
									01-17-2001	TS			02	MEASURED
									01-12-2001	TS			14	INSPECTED

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	1013	SFR WATER M	RS			43,560 SF	1.24	1.00000	5	1.00	WN2	16.000		1.0000	19.84	864,200		
1	1013	SFR WATER M	RS			217 FF	0	1.00000	0	1.00	WN2	16.000		0.0000	0	0		
1	1013	SFR WATER M	RS			0.190 AC	5,000	1.00000	0	1.00	WN2	16.000		1.0000	80,000	15,200		
						Total Card Land Units	1.19 SF	Parcel Total Land Area						1.19			Total Land Value	879,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	36	Camp Seasonal			
Model	01	Residential			
Grade:	04	Average +10			
Stories:	1.25	1 1/4 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	02	Wall Brd/Wood			
Interior Wall 2	07	K PINE/A WD			
Interior Flr 1	12	Hardwood			
Interior Flr 2	09	Pine/Soft Wood			
Heat Fuel	01	Coal/Wood/None			
Heat Type:	01	None			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	6	6 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Average			
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		149,572			
Year Built		1900			
Effective Year Built		1980			
Depreciation Code		AV			
Remodel Rating					
Year Remodeled					
Depreciation %		40			
Functional Obsol					
External Obsol		0			
Trend Factor		1.000			
Condition					
Condition %					
Percent Good		60			
RCNLD		89,700			
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
HRTH	HEARTH	B	1	600.00	1979		60		0.00	400
CAB1	CABIN-MINIM	L	190	40.00	1950	F	25		0.00	1,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,352	1,352	1,352	96.89	130,993
FAT	Attic, Finished	135	675	135	19.38	13,080
Ttl Gross Liv / Lease Area		1,487	2,027	1,487		144,073



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SUPPLEMENTAL DATA						RESIDNTL	1013	1,900	1,900	
Alt Prcl ID 80C 270 2		ZONE 2 SPOD								
OWNOCC N		ZONE 2 % 100		WARD WARD 6						
REVIEW										
ZONE 1 SFR										
ZONE 1 % 100										
GIS ID 169-270-10		Assoc Pid#								
						Total		1,400,100	1,400,100	

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KOBELSKI GERALD E LIVNG TRUST		1603 0423	08-31-2000	U	I	4,000	1F		1013	879,400	2018	1013	769,500
KOBELSKI GERALD E & CAROL M		1585 0422	05-12-2000	Q	I	899,000	01		1013	1,900		1013	1,900
BI LIN & TWEI AN		1116 0704	11-13-1989	Q	I	400,000	00						
						Total		1,400,100	Total	1,290,200	Total	1,241,900	

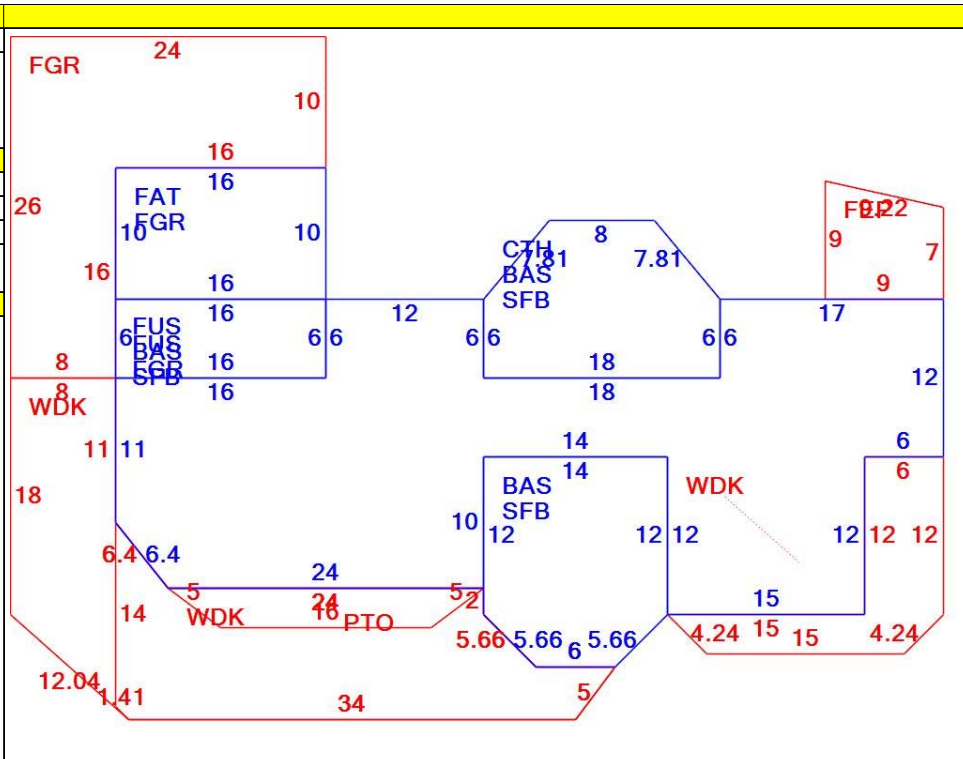
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Total			500.00									

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					Special Land Value	0		
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					Valuation Method	C		
					Total Appraised Parcel Value	1,400,100		

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Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result

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		
2	1013	SFR WATER M	RS			0 SF	0	1.00000	5	1.00	WN2	16.000		0.0000	0	0		
Total Card Land Units						0.00 SF	Parcel Total Land Area						1.19	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	07	Modern/Contemp			
Model:	01	Residential			
Grade:	07	Good +10			
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	14	Carpet			
Interior Flr 2					
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	03	Central			
Total Bedrooms	05	5 Bedrooms			
Total Bthrms:	3				
Total Half Baths	1				
Total Xtra Fixtrs	2				
Total Rooms:	9	9 Rooms			
Bath Style:	03	Modern			
Kitchen Style:	03	Good			
			CONDO DATA		
			Parcel Id	C	Ownr 0.0
			Adjust Type	Code	Description
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		476,724
			Year Built		1989
			Effective Year Built		2008
			Depreciation Code		GD
			Remodel Rating		
			Year Remodeled		
			Depreciation %		12
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1.000
			Condition		
			Condition %		
			Percent Good		88
			RCNLD		419,500
			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
JTUB	JET TUB	B	1	3400.00	2007		88		0.00	3,000
FPL2	FIREPLACE S	B	1	3500.00	2007		88		0.00	3,100
CV	CENTRAL VA	B	1	1500.00	2007		88		0.00	1,300
FPO	EXTRA FPL O	B	2	1000.00	2007		88		0.00	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,396	1,396	1,396	119.19	166,389
CTH	Cathedral Ceiling	0	186	9	5.77	1,073
FAT	Attic, Finished	32	160	32	23.84	3,814
FEP	Porch, Enclosed, Finished	0	72	50	82.77	5,960
FGR	Garage, Finished	0	624	250	47.75	29,798
FUS	Upper Story, Finished	1,098	1,098	1,098	119.19	130,871
PTO	Patio	0	332	17	6.10	2,026
SFB	Base, Semi-Finished	0	1,396	838	71.55	99,881
WDK	Deck, Wood	0	690	69	11.92	8,224
Ttl Gross Liv / Lease Area		2,526	5,954	3,759		448,036

