

2020 ABATEMENT REQUEST – Staff Notes

Map 254 Block 248 Lot 8.021 – Barteveyan, Arno & Eiro-Barteveyan, Mary C

The property owners filed an abatement request on their condo at 257 Weirs Bv #21. This is a townhouse style condo with two bedrooms, two full baths, one half-bath, and an attached garage. The unit was built in 1986 and is in average condition. The 2020 assessed value was \$178,000. The abatement application outlines some of the older aspects of the property along with a problem in the garage.

On November 30, 2020 Emily Goldstein inspected the property with the owner. They pointed out the original kitchen, original baths, original windows, etc. Although somewhat outdated, most items are functional. At this time, the average condition rating is appropriate for the well maintained but original unit. Most of the windows have been sealed shut but do not currently leak. The windows are reaching the end of their useful life and will likely need to be replaced in the next five to ten years which is typical. It is recommended to give an additional 1% functional adjustment for the windows being sealed shut as that is uncommon and would most likely have an impact on value.

The other, bigger problem to the property is the large crack in the garage. It extends the entire width of the garage and is large enough to keep the garage door from sealing. The garage floor has been covered with indoor/outdoor carpet since prior to the purchase by the current owner. Due to the crack in the floor, the garage door doesn't seal properly and mold has become a problem. During the inspection the rain water had seeped a good portion of the way through garage. The owner has indicated the cost to cure the garage crack would cost around \$5,000. A functional adjustment of 2% is recommended as a cost-to-cure remediation.

In all, the property would receive a 3% adjustment for the sealed windows and the large crack throughout the garage. An abatement in the amount of \$6,800 is recommended for a final value of \$171,200.

CURRENT OWNER	BARTEVYAN ARNO & EIRO-BARTEV	UTILITIES	1 Rolling 2 Above Street	STRT / ROAD	1 Paved	LOCATION	5 Heavy	DESCRIPTION	RESIDENTL	Code	1020	Assessed	178,000	Assessed	178,000	Code	1501	Assessed	178,000
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170 FOX RUN DR	TEWKSBURY MA 01876	REVIEW	CR	ZONE 1	100	ZONE 2	WARD 6	WARD	WARD 6	Code	1020	Assessed	178,000	Assessed	178,000	Code	1020	Assessed	155,800
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RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
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BARTEVYAN ARNO & EIRO-BARTEVYAN MA	2719	0892	08-02-2011	Q	125,000	00	2020	1020	178,000	2019	1020	169,000	2018	1020	155,800
SALERNO MICHAEL & CHERYL M	1946	0240	09-15-2003	Q	180,000	00									
GIORDANO ANTHONY A JR &	1774	0375	07-26-2002	Q	124,930	00									
FRENCH AUBREY F & MARY A	1597	0201	07-26-2000	Q	80,000	01									
MACDONALD CLAIRE M	1112	0659	10-10-1989	U	0	0									
Total							Total	Total	178000	Total	Total	169000	Total	Total	155800

EXEMPTIONS	Description	Amount	Code	Description	Number	Amount	Comm Int
		0.00					

OTHER ASSESSMENTS	Description	Amount	Code	Description	Number	Amount	Comm Int

ASSESSING NEIGHBORHOOD	Nbhd	Nbhd Name	Batch
	0001	B	Tracing

NOTES	
OVERLOOK #21	
END UNIT	
6 UNIT BLDG	

APPRaised VALUE SUMMARY	Appraised Bldg. Value (Card)	177,000
	Appraised Xf (B) Value (Bldg)	1,000
	Appraised Ob (B) Value (Bldg)	0
	Appraised Land Value (Bldg)	0
	Special Land Value	0
	Total Appraised Parcel Value	178,000
	Valuation Method	C

BUILDING PERMIT RECORD	Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

LAND LINE VALUATION SECTION	Use Code	Description	Zone	Dist	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
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	B	CONDO MDL-0	CR			0 SF	0	1.00000	5	1.00	00	1,000	11/30/20	0.0000	0	0
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VISIT / CHANGE HISTORY	Date	Id	Type	Is	Cd	Purpose/Result
	01-29-2020	TB			29	DRIVE BY REVIEW
	03-28-2019	ML			30	EXTERIOR INSPECTION
	04-23-2018	BD			29	DRIVE BY REVIEW
	11-22-2016	DD			14	INSPECTED
	06-01-2016	DD			25	REVIEWED
	05-20-2015	DD			30	EXTERIOR INSPECTION
	12-22-2014	DD			14	INSPECTED

VISION	1501	LACONIA, NH
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None - garage covered - last to drive

Total Card Land Units	0	SF	0	Parcel Total Land Area	0.0000	Total Land Value	0
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CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 55		Condo Trns			
Model 05		Res Condo			
Grade 03		Average			
Stories: 2		2 Stories			
Occupancy 1					
Interior Wall 1: 05		Drywall/Sheet			
Interior Wall 2: 14		Carpet			
Interior Floor 1: 03		Gas			
Interior Floor 2: 04		Forced Air-Duc			
Heat Fuel: 03		Central			
Heat Type: 03		2 Bedrooms			
AC Type: 02		2 Full			
Ttl Bathrms: 2					
Ttl Half Bths: 1					
Xtra Fixtres: 5		5 Rooms			
Total Rooms: 02		Average			
Bath Style: 02		Average			
Kitchen Style: 02		Average			

CONDO DATA

Parcel Id	104273	C1050	Owne	0.0
Adjust Type	OVERLOOK	IB1	SI1	
Condo Flr	A	Average	Factor%	100
Condo Unit	E	E	100	

COST / MARKET VALUATION

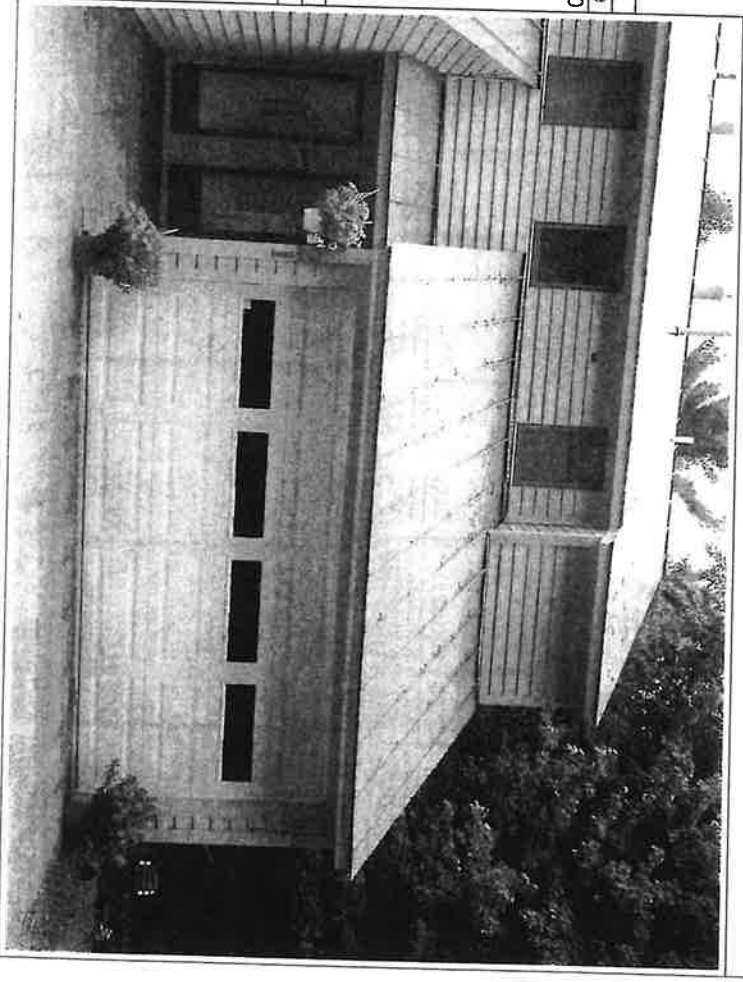
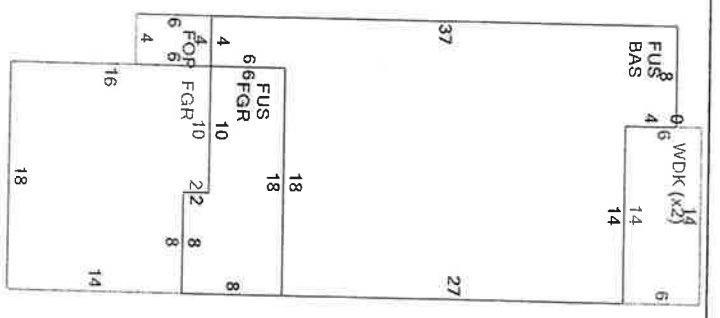
Building Value New	223,990
Year Built	1986
Effective Year Built	1999
Depreciation Code	AV
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	0
External Obsol	0
Trend Factor	1,000
Condition	AV
Condition %	79
Percent Good	
Cns Sect Rchld	177,000
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
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	LB	Units	Unit Price	Yr Bilt	Cond Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL	FIREPLACE	B	1	1300.00	1999		79		0.00	1,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	650	650	650	130.48	84,812
FGR	Garage, Finished	0	396	158	52.06	20,616
FOP	Porch, Open, Finished	0	24	5	27.18	652
FUS	Upper Story, Finished	774	774	774	130.48	100,992
WDK	Deck, Wood	0	168	17	13.20	2,218
Ttl Gross Liv / Lease Area		1,424	2,012	1,604		209,290



000002 ✓
JB

2020 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 14 2020
ASSESSOR'S OFFICE
LACONIA, NH

Date: 12-10-2020

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

Name: ARNO & MART BARTEVYAN

Mailing Address: 170 Fox Run Dr. Tewksbury MA 01876 Email Address: ABARTEVYAN@GMAIL.COM

Telephone No: (Work): 978 314-8488 (Home): 978-314-8488

*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: 254 Block: 248 Lot: 8.021

Assessed Valuation: \$ 178,000 Tax Account #: 7938

Property Location: 257 Weirs Blvd, #21, 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.)

FAMILY WAS KIND ENOUGH TO VISIT US IN LATE NOV 2020. SHE NOTICED THAT KITCHEN CABINETS & COUNTERTOPS ARE ORIGINAL, FIRE PLACE DOES NOT WORK. ALL WINDOWS ARE NOW FUNCTIONING CAN NOT BE OPENED. GARAGE FLOOR IS CRACKED NOTHING CAN BE PARKED IN THERE AND ALL BATHROOMS AND KITCHEN DRAPS CAN NOT BE OPENED. ORIGINAL.

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 \$ 161000

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

Based on all the work that needs to be done? comparing to other units in the same complex w/ new windows, kitchen, garage etc.

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).

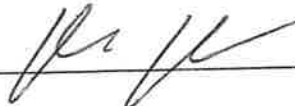
<u>Map/Block/Lot</u>	<u>Property Address</u>	<u>Sale Price</u>	<u>Date of Sale</u>	<u>Assessment</u>	<u>Rent(s)</u>

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: 12-10-2020

X _____
(Signature) 

X Maya Rato
(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: _____