

2020 ABATEMENT REQUEST – Staff Notes

Map 173 Block 248 Lot 3.012 – McKenzie Lakehouse Trust, Diane E. McKenzie, Tr

The property owner filed an abatement request on a seasonal condominium unit located in the Proctor House Condominium, Unit #12 at 1144 Weirs Boulevard. She believes to be over assessed based on: the lower selling prices of two nearby properties with similar attributes in 2019; and, a 2019 appraisal provided indicating a value estimate of \$230,000. The property is assessed for \$275,900 for 2020. The property itself sold in December of 2019 for less than the 2020 assessment of the property as shown below.

Sales of like properties including those that they provided are analysed and set the basis for assessments. The following properties sold during the analysis period.

	Sale Date	Grade	Age	*Size	Cond	Sale Price	Price Per Square Foot	2020 Assessment
Subject	12/5/2019	Average	1975	484	AV	\$245,000	\$506.20	\$275,900
1144 Weirs #11	10/8/2019	Average	1971	506	AV	\$250,000	\$494.07	\$265,000
1144 Weirs #10	9/17/2019	Average	1971	506	AV	\$250,000	\$494.07	\$264,900
1144 Weirs #8	4/29/2020	Average	1952	320	AV	\$215,000	\$671.88	\$217,200
1144 Weirs #9	4/2/2020	Average	1952	320	AV	\$210,000	\$656.25	\$217,200
*size is living area								

Sales #1 and #2 are reasonably similar in size, location and condition. Sales #3 and #4 are condominium with similar attributes but are much smaller in size, and therefore not considered as comparable. After reviewing the concerns outlined in the abatement application and reviewing the sales cited above it appears that the assessment of the property is slightly high given the range of selling prices of reasonably similar properties of similar location, size and attributes, including the recent sale of the subject property.

Two important calculations of the property value that appears to be inconsistent with other nearby units is the age description of the unit and the size adjustment factor for a condo unit of its size. The subject condition described as being constructed in 1975, when it appears to be of identical vintage of the other two sales constructed in 1971. I recommend the application of a 5% functional deduction to bring the value more in line with the other very similar waterfront units.

After making those corrections, the assessed value is reduced by \$25,600. My recommendation is that the abatement request be granted by reducing the assessment to \$249,400, an amount that is very consistent with the recent selling price of the property.

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MCKENZIE LAKEHOUSE TRUST MCKENZIE DIANE E TRUSTEE 441 ESSEX ST UNIT 106 SWAMPSCOTT MA 01907		4 Rolling	3 Public Sewer	1 Paved	5 Heavy	Description	Code	Assessed	Assessed	1501 LACONIA, NH
			2 Public Water			RESIDNTL	1020	275,900	275,900	
		SUPPLEMENTAL DATA								
		Alt Prcl ID 123400 OWNOCC N	ZONE 2 ZONE 2 % WARD WARD 6							
		REVIEW ZONE 1 CR ZONE 1 % 100 GIS ID 173-248-3.012	Assoc Pid#							
						Total	275,900	275,900		

VISION
 249,400

RECORD OF OWNERSHIP							PREVIOUS ASSESSMENTS (HISTORY)										
BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	V	Year	Code	Assessed		
MCKENZIE LAKEHOUSE TRUST	3321 0195	06-15-2020	U	I	0	38											
MCKENZIE DIANE E	3282 0651	12-05-2019	Q	I	245,000	00	2020	1020	276,100								
LAKEHOUSE COTTAGES LLC THE	3237 0509	03-22-1999	U	I	0	99											
Total						276,100	Total				Total						

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	Cyclical Group	TIF District	ID Code
0001		B	TIF3	

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	275,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	275,900
Valuation Method	C
Total Appraised Parcel Value	275,900

NOTES
 UNIT 12
 SEASONAL USE ONLY
 PIERS GRAY

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

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpost/Result
01-04-2021	TB	T		25	REVIEWED
01-08-2020	TB			07	INFO BY PLAN

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	1.00000	5	1.00	50	1.150		0.0000	0	0		
Total Card Land Units						0 SF	Parcel Total Land Area						0.00	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	7A	Condo Conv			
Model	05	Res Condo			
Grade	03	Average			
Stories:	1				
Occupancy	1				
Interior Wall 1:	04	Plywood Panel			
Interior Wall 2:					
Interior Floor 1	06	Lino/Vinyl			
Interior Floor 2					
Heat Fuel:	04	Electric			
Heat Type:	07	Electr Basebrd			
AC Type:	01	None			
Ttl Bedrms:	02	2 Bedrooms			
Ttl Bathrms:	1	1 Full			
Ttl Half Bths:	0				
Xtra Fixtres					
Total Rooms:	3				
Bath Style:	02	Average			
Kitchen Style:	02	Average			
			CONDO DATA		
			Parcel Id	2783	C 236
			PROCTORS LAKEH		B 1 S 1
			Adjust Type	Code	Description
			Condo Flr	W	WATERFRONT
			Condo Unit	DET	DET
			Factor%		
			120		
			100		
			COST / MARKET VALUATION		
			Building Value New	377,888	
			Year Built	1975-1993	
			Effective Year Built	1993	
			Depreciation Code	AV	
			Remodel Rating		
			Year Remodeled		
			Depreciation %	27	
			Functional Obsol	5%	
			External Obsol		
			Trend Factor	1.000	
			Condition		
			Condition %		
			Percent Good	73	
			Cns Sect Rcnld	275,900	
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

22

BAS

22

22

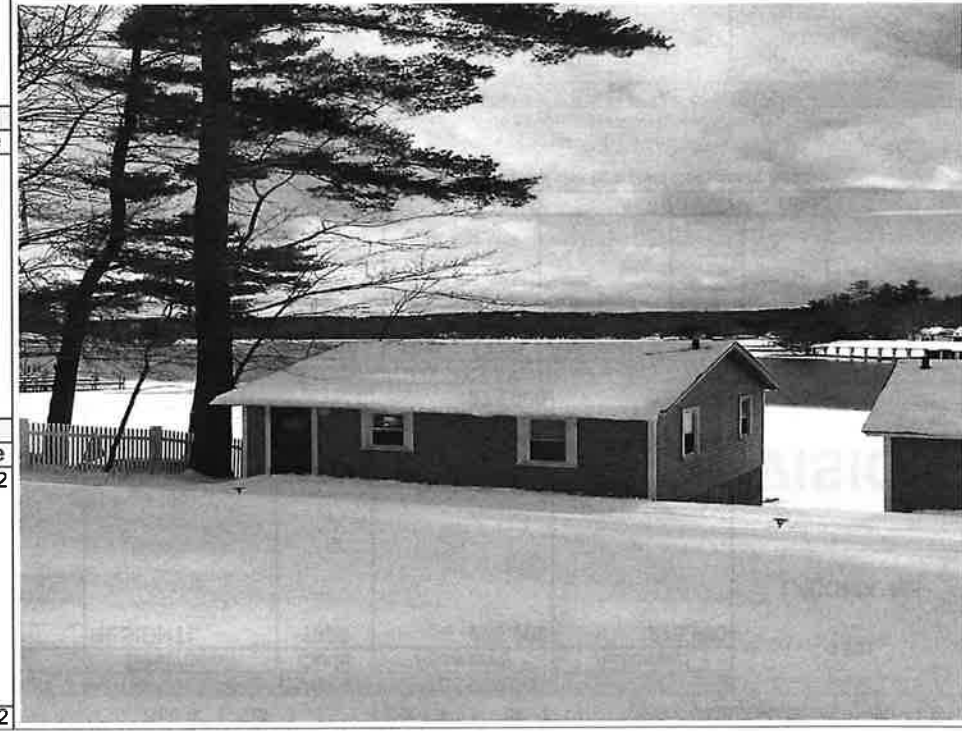
Consistent w/ others

Effective Area given - compare sites adjust over

22

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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	484	484	484	764.22	369,882
Ttl Gross Liv / Lease Area		484	484	484		369,882



2020 APPLICATION FOR ABATEMENT

Please Type or Print Clearly

000010

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

JAN 22 2021

ASSESSOR'S OFFICE
LACONIA, NH

Date: 1-19-2021

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

Name: Diane E. McKenzie

Mailing Address: 441 Essex St. Unit 106, Swampscott, MA 01907 Email Address: dmckenzie5692@gmail.com

Telephone No: (Work): 978-270-7761 (Home): 978-270-7761

*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): N/A

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: 173 Block: 248/3 Lot: 012

Assessed Valuation: \$ 276,100 Tax Account #: 12400

Property Location: 1144 Wells Blvd., Unit 12, 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.

<u>Town Parcel ID#</u>	<u>Street Address</u>	<u>Description</u>	<u>Assessment</u>
N 14			

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 enclosed letter*

- 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# 173/248/3/012 Appeal Year Market Value \$ 230,000

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>
Please see enclosed Appraisal Report					
1144 Weirs Blvd. Unit 11		\$250,000	10/8/2019	\$265,000	N/A
1144 Weirs Blvd. Unit 10		\$250,000	9/17/2019	\$264,900	N/A

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: 1-19-2021 X Diana E. McKenzie
 (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:

- All certifications in Section H are true;
- The Party (ies) applying has (have) authorized this representation and has (have) signed this application; and
- 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: _____