

2020 ABATEMENT REQUEST – Staff Notes

Map 182 Block 248 Lot 4.010 – Fabroski, Kris J & Kerri A

The property owner filed an application for Prorated Assessment for Damaged Buildings – RSA 76:21. The fire occurred in the building on 5/24/2020 and needed to be completely gutted due to the water and smoke damage. The building has not been occupied since the date of the fire, rendering it unable to be used for its intended use. As of 3/31/2021 the condo unit has undergone substantial renovations, but are still incomplete and not habitable. The building was unavailable for use for 312 days in the tax year. The 2020 total assessed value is \$387,700 and the building value is \$362,700. The building value for the 312 days not available for use would be \$310,034 ($362,700/365*312$).

Therefore, the total assessed value for 2020 should be \$77,666 after the proration is applied resulting in an abatement of \$310,034.

TAXPAYER'S RSA 76:21 PRORATION APPLICATION TO MUNICIPALITY
Prorated Assessment for Damaged Buildings - RSA 76:21

RECEIVED

TAX YEAR _____

NOV 05 2020

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

ASSESSOR'S OFFICE
LACONIA, NH

Name(s): Kris & Ferni Fabroski
Mailing Address: 35 Sandra Drive East Bridgewater MA 02333
Telephone Numbers: (Home) _____ (Work) _____ (Cell) 508 958 6540

SECTION B. Party's(ies)' Representative if other than Person(s) Applying (Also Complete Section A)

Name(s): _____
Mailing Address: _____
Telephone Numbers: (Home) _____ (Work) _____ (Cell) _____

SECTION C. Property(ies) for which a Prorated Assessment is Sought

RSA 76:21 provides that a prorated assessment shall be granted for taxable building(s) damaged by unintended fire or natural disaster and therefore unable to be used for its intended use. For the purpose of RSA 76:21, paragraph I, an "unintended fire" means a fire which does not arise out of an act committed by or at the direction of the property owner with the intent to cause a loss.

- 1) A person aggrieved by a property tax for a damaged building as provided in RSA 76:21, paragraph I, shall file an application with the assessing officials, in writing, within 60 days of the event.
- 2) The proration of the building assessment shall be based on the number of days the building was available for its intended use divided by the number of days in the tax year, multiplied by the building assessment.

Complete the following information for the property which a prorated assessment is being sought.

Tax Map/Lot: 182-248-4.010 Street Address/Town: 1044 Wews Blvd Unit 10
Tax Year Date: 04/01 Date of Event: MAY 24-20 Total # of Days of Intended Use: _____ Assessment: \$ _____
Nature of Event: Fire Extent of Damage (Describe): FIRE, LOSS OF USE
Till May 2021

SECTION D. Certification by Party(ies) Applying

By signing below, the Party(ies) applying certify (certifies) and swear(s) under penalties of RSA ch. 641, the applicant has good faith basis the event complies with the requirements of RSA 76:21, I, and the facts stated are true to the best of my/our knowledge.

Date: Oct 15-20

Signature [Handwritten Signature]
Signature Kris A. Fabroski

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1501 LACONIA, NH
FABROSKI KRIS J & KERRI A		1 Level		3 Unpaved	3 Typical	Description	Code	Assessed	Assessed	
35 SANDRA DR					A Light	RESIDNTL	1020	362,700	362,700	
E BRIDGEWATE MA 02333		SUPPLEMENTAL DATA				RESIDNTL	1020	25,000	25,000	
		Alt Prcl ID 11378	ZONE 2							
		OWNOCC N	ZONE 2 %							
		REVIEW	WARD WARD 6							
		ZONE 1 CR								
		ZONE 1 % 100								
		GIS ID 182-248-4	Assoc Pid#							
						Total	387,700	387,700		

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FABROSKI KRIS J & KERRI A		2227 0858	10-05-2005	Q	I	399,000	04	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
RCR REALTY LLC		1771 0511	07-16-2002	U	I	0	1	4000	1020	362,700	2019	1020	362,700	2018	1020	355,600
									1020	25,000		1020	25,000		1020	20,000
						Total		387700		Total		387700		Total		375600

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	362,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	25,000
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	387,700
Valuation Method	C
Total Appraised Parcel Value	387,700

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001		B	

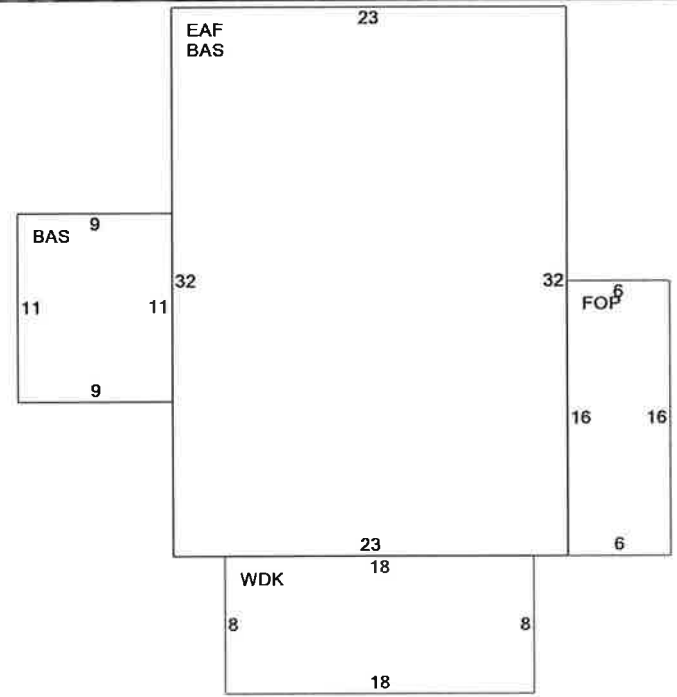
NOTES	
COURTYARD @ PAUGUS BAY UNIT #10 FIRE 05/24/2020 YEAR ROUND USE APPROVED DOCK SPACE D4 PARKING SPACE P5 & P8	

BUILDING PERMIT RECORD						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp
2020-00407	10-19-2020	05	R-RENOVATE	50,000		
104	04-19-2006	11	DECK/W	6,000	04-23-2007	100

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpost/Result
06-18-2018	DD	CY		30	EXTERIOR INSPECTION
03-09-2016	BD			30	EXTERIOR INSPECTION
04-23-2007	SC			03	MEAS & INSPC
08-01-2006	DD		5	30	EXTERIOR INSPECTION
04-20-2005	RC			03	MEAS & INSPC

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	00	1.000		0.0000	0	0		
Total Card Land Units						0 SF	Parcel Total Land Area						0.0000	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	7A	Condo Conv			
Model	05	Res Condo			
Grade	05	Average +20			
Stories:	1.25				
Occupancy	1				
Interior Wall 1:	05	Drywall/Sheet			
Interior Wall 2:					
Interior Floor 1	14	Carpet			
Interior Floor 2	06	Lino/Vinyl			
Heat Fuel:	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	03	Central			
Ttl Bedrms:	02	2 Bedrooms			
Ttl Bathrms:	1	1 Full			
Ttl Half Bths:	0				
Xtra Fixtres					
Total Rooms:	5				
Bath Style:	02	Average			
Kitchen Style:	02	Average			
CONDO DATA					
Parcel Id	104320	C 051	Owne		
COURTYARD PB					
Adjust Type	Code	Description	Factor%		
Condo Fir	W	Waterfront	120		
Condo Unit	M	M	100		
COST / MARKET VALUATION					
Building Value New		402,964			
Year Built		1900			
Effective Year Built		2010			
Depreciation Code		EX			
Remodel Rating		05			
Year Remodeled		2005			
Depreciation %		10			
Functional Obsol					
External Obsol					
Trend Factor		1.000			
Condition		BP			
Condition %		0			
Percent Good		90			
Cns Sect Rcld		362,700			
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
BSLP	BOATSLIPS C	L	1	50000.00		A	50		0.00	25,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	835	835	835	352.93	294,693
EAF	Attic, Expansion, Finished	258	736	258	123.72	91,055
FOP	Porch, Open, Finished	0	96	19	69.85	6,706
WDK	Deck, Wood	0	144	14	34.31	4,941
Ttl Gross Liv / Lease Area		1,093	1,811	1,126		397,395

