

## **2020 ABATEMENT REQUEST – Staff Notes**

### **Map 182 Block 248 Lot 4.009 – Sena, Maria L**

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 \$463,700 and the building value is \$438,700. The building value for the 312 days not available for use would be \$374,998 ( $438,700/365*312$ ).

Therefore, the total assessed value for 2020 should be \$88,702 after the proration is applied resulting in an abatement of \$374,998.

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

TAX YEAR 2020

OCT 20 2020

ASSESSOR'S OFFICE  
LACONIA, NH

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

Name(s): Maria L Sena  
Mailing Address: 8 Humphreys Street Dorchester, MA 02125  
Telephone Numbers: (Home) 617.825.3397 (Work) 617.733.7995 (Cell) 617.733.7995

**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: 182/248/4/009 Street Address/Town: 1044 Weirs Blvd, Unit #9, Laconia  
Tax Year Date: 2020 Date of Event: 5/23/2020 Total # of Days of Intended Use: 290 Assessment: \$ \_\_\_\_\_  
Nature of Event: Fire Extent of Damage (Describe): Extensive fire and water damage to entire unit

**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: 10/14/2020

Maria L Sena  
Signature

Signature

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1501 LACONIA, NH
						Description	Code	Assessed	Assessed	
SENA MARIA L						RESIDNTL	1020	438,700	438,700	
8 HUMPHREYS ST						RESIDNTL	1020	25,000	25,000	
BOSTON MA 02125		<b>SUPPLEMENTAL DATA</b>								<b>VISION</b>
		Alt Prcl ID 11377		ZONE 2						
		OWNOCC N		ZONE 2 %						
		REVIEW		WARD WARD 6						
		ZONE 1 CR								
		ZONE 1 % 100								
		GIS ID 182-248-4		Assoc Pid#						
						Total		463,700	463,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
SENA MARIA L		3141 0113	11-16-2017	Q	I	460,000	01									
BILSBURY BRIAN L & MICHELLE S		2699 0828	04-01-2011	Q	I	357,000	01	4000	1020	438,700	2019	1020	438,700	2018	1020	430,300
FRANCIS WILLIAM & JOANN		2227 0743	10-05-2005	Q	I	475,000	00		1020	25,000		1020	25,000		1020	20,000
TRUMBLE STEVEN R		2203 0938	08-03-2005	U	I	425,000	1									
RCR REALTY LLC		1771 0511	07-16-2002	U	I	0	1									
		Total				463700		Total		463700	Total		463700	Total		450300

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
Total			0.00																	

ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)						
0001		B			438,700						
		B			0						
					25,000						
					0						
					0						
					463,700						
					C						
Total Appraised Parcel Value					463,700						

NOTES															
COURTYARD @ PAUGUS BAY															
UNIT #9															
YELLOW															
PARK SPACE P12 & P16															
DOCK SPACE D2															
BUILDING PERMIT RECORD															
VISIT / CHANGE HISTORY															
2020-00406	10-14-2020	05	R-RENOVATE	50,000		Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
2017-00320	10-20-2017	20	FIN BMT	2,000		12-27-2017	100		REMOVE AND REPAIR FIRE	06-18-2018	DD	CY		30	EXTERIOR INSPECTION
376	03-21-2006	05	R-RENOVATE	16,000		06-25-2007	100		FINISH BASEMENT FOR 3RD	12-27-2017	BD	S		03	MEAS & INSPC
										03-09-2016	BD			30	EXTERIOR INSPECTION
										05-13-2011	DD			14	INSPECTED
										06-25-2007	SC			01	LEFT NOTICE
										04-28-2006	DD			03	MEAS & INSPC
										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				
Occupancy	1				
Interior Wall 1:	05	Drywall/Sheet			
Interior Wall 2:					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel:	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Ttl Bedrms:	03	3 Bedrooms			
Ttl Bathrms:	2	2 Full			
Ttl Half Bths:	0				
Xtra Fixtres					
Total Rooms:	5				
Bath Style:	02	Average			
Kitchen Style:	02	Average			
			<b>CONDO DATA</b>		
			Parcel Id	104320	C 051
			COURTYARD PB		
			Adjust Type	Code	Description
			Condo Flr	W	Waterfront
			Condo Unit	M	M
			Factor%		
			120		
			100		
			<b>COST / MARKET VALUATION</b>		
			Building Value New	487,431	
			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	438,700	
			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	25,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,439	1,439	1,439	310.90	447,385
FOP	Porch, Open, Finished	0	63	13	64.15	4,042
WDK	Deck, Wood	0	56	6	33.31	1,865
FBM	Basement, Finished	0	212	74	108.52	23,007
Ttl Gross Liv / Lease Area		1,439	1,770	1,532		476,299

