

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

### **Map 228 Block 356 Lot 10-019 – Titlebaum, Rosemarie Rev Trust**

The property owner filed an abatement request on their condominium at 29 Pride's Point Wy. The unit is detached with 4 bedrooms, 3 and a half baths, with 2,065 square feet of living area built in 2007. The property is located in the Long Bay community. The assessed value of the unit for 2020 was \$787,900.

The abatement application included a Comparative Market Analysis prepared by a local realtor. The closest sale represented in the analysis is within the same complex at 155 Long Bay Dr on 7/17/2020 for \$689,000. The unit is slightly older than the subject, but has 2,227 square feet of living area with 4 bedrooms and 3 and a half baths. The assessed value of 155 Long Bay Dr is \$709,600.

In looking at similar units within the Pride's Point condominium complex, there is some discrepancy between the quality of construction for each unit. The subject, 29 Pride's Point, is listed as Good quality, while most others, including the sale property at 155 Long Bay Dr, are listed in Average +20. There are other units in varying quality, and those will be reviewed for tax year 2021.

It is recommended to change the quality of construction from Good to Average +20, which would result in an abatement of \$70,200 to an assessed value of \$717,700.

RECEIVED

JAN 27 2021

ASSESSOR'S OFFICE  
LACONIA, NH

**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**

000012

Date: 1/25/2021

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

Name: mark Titlebaum

Mailing Address: 29 Prides Point Way Laconia NH 03246 Email Address: mark.titlebaumeymail.com

Telephone No: (Work): 774-573-5020 (Home): N/A  
*cell*

\*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): ROSEMARIE TITLEBAUM

Mailing Address(es): 29 Prides Point Way Laconia NH 03246

Telephone Number(s): (Work): 508-245-3751 (Home): N/A  
*cell*

**SECTION C. Property(ies) for which Abatement is Sought**

For the property on which the abatement is sought, please fill in the following:

Map: 228 Block: 356 Lot: 10/019

Assessed Valuation: \$ 787,900 Tax Account #: 10391

Property Location: 29 Prides Point Wy

**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.)

**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# 228/356/10/019 Appeal Year Market Value \$ 689,000.00

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>

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: 11/25/2021

X Mark Tulo  
(Signature)

X Rosemarie Lettbaum  
(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: \_\_\_\_\_

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
TITLEBAUM ROSEMARIE REV TRUS  29 PRIDES POINT WY  LACONIA NH 03246		4 Rolling	2 Public Water	1 Paved	2 Light	Description	Code	Assessed	Assessed
			3 Public Sewer			RESIDENTL	1020	787,900	787,900
		<b>SUPPLEMENTAL DATA</b>							
		Alt Prcl ID OWNOCC N	ZONE 2 ZONE 2 % WARD 1						
		REVIEW ZONE 1 RS ZONE 1 % 100	Assoc Pid#						
		GIS ID 228-356-10-019							
						Total	787,900	787,900	

1501  
 LACONIA, NH  
**VISION**

717,700

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
TITLEBAUM ROSEMARIE REV TRUST/TRUS	2838 0219	03-27-2013	Q	I	540,000	01	2020	1020	787,900	2019	1020	741,800	2018	1020	728,400
GOODWIN FAMILY TRUST	2466 0272	01-07-2008	Q	I	750,000	01									
EUROPEAN REALTY TRUST	1160 0495	01-01-1991	U	V	0										
	0				0										
						Total	787,900	Total	741,800	Total	728,400				

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			0.00				
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		A		LB

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	778,600
Appraised Xf (B) Value (Bldg)	9,300
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	787,900
Valuation Method	C
Total Appraised Parcel Value	787,900

**NOTES**  
 PRIDES POINT #19

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
2017-00296	09-29-2017	13	SCREEN POR	25,000	04-13-2018	100		SCREEN EXISTING PORCH,	04-13-2018	BD	B		15	PERMIT VISIT
580	12-13-2006	07	NEW HOME	275,000	02-11-2008	100	01-02-2007	CO ISSUE	07-26-2017	KRT	CY		12	MEAS DENIED
									04-29-2013	DD			03	MEAS & INSPC
									02-11-2008	DD			14	INSPECTED
									06-19-2007	SC			03	MEAS & INSPC
									6/4/21	EG				

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	RS			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						0.00	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	8A	Det Condo			
Model	05	Res Condo			
Grade	06	Good <i>avg 2.0</i>			
Stories:	1.5				
Occupancy	1				
Interior Wall 1:	05	Drywall/Sheet			
Interior Wall 2:					
Interior Floor 1	12	Hardwood			
Interior Floor 2	11	Ceram Clay Til			
Heat Fuel:	03	Gas			
Heat Type:	05	Hot Water			
AC Type:	03	Central			
Ttl Bedrms:	04	4 Bedrooms			
Ttl Bathrms:	3	3 Full			
Ttl Half Bths:	1				
Xtra Fixtres	1				
Total Rooms:	8				
Bath Style:	02	Average			
Kitchen Style:	03	Good			
			<b>CONDO DATA</b>		
			Parcel Id	104063	C 065
			PRIDES POINT		
			Adjust Type	Code	Description
			Condo Fir	G	Good
			Condo Unit	D	D
			<b>COST / MARKET VALUATION</b>		
			Building Value New	819,590	
			Year Built	2007	
			Effective Year Built	2015	
			Depreciation Code	AV	
			Remodel Rating		
			Year Remodeled		
			Depreciation %	5	
			Functional Obsol	0	
			External Obsol	0	
			Trend Factor	1.000	
			Condition		
			Condition %	95	
			Percent Good	778,600	
			Cns Sect Rcnd		
			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	2015		95		0.00	3,200
FPL1	FIREPLACE B	B	1	2800.00	2015		95		0.00	2,700
FPO	EXTRA FPL O	B	1	1000.00	2015		95		0.00	1,000
BG	BSMNT GARA	B	1	2500.00	2015		95		0.00	2,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,426	1,426	1,426	245.80	350,517
CTH	Cathedral Ceiling	0	364	18	12.16	4,424
FEP	Porch, Enclosed, Finished	0	220	154	172.06	37,854
FHS	Half Story, Finished	366	731	366	123.07	89,964
FOP	Porch, Open, Finished	0	193	39	49.67	9,586
FSP	Porch, Screen, Finished	0	240	60	61.45	14,748
SFB	Base, Semi-Finished	0	1,062	637	147.44	156,577
TQS	Three Quarter Story	273	364	273	184.35	67,104
URB	Basement, Unfinished, Raised	0	584	175	73.66	43,016
Ttl Gross Liv / Lease Area		2,065	5,184	3,148		773,790

