

2020 ABATEMENT REQUEST – Staff Notes

Map 251 Block 275 Lot 14 – Frarie, Michael and Debra

Beaudette, Scott and Katherine

The property owners filed an abatement request on their single-family dwelling at 310 Davidson Drive. The .47-acre lot is improved with a modern/contemporary home containing 9 rooms including 4 bedrooms, five full bathrooms, with 4,353 square feet of living area built in 1987. The property is located in the South Down community. The assessed value of the property for 2020 was \$888,200.

The property had been listed on the market for over a year and a half beginning in April 2019 and ended with the sale of the property on 11/10/2020 for a consideration of \$676,000. The original price of the property was \$799,000.

The abatement application included an appraisal report completed for the financing of the property, however the appraiser declined using the report for the abatement process. I conducted a careful review of the Multiple Listing Service Records and completed a telephone interview with one of the owners on June 8, 2021.

The overall condition of the property is not typical. The property has approximately 14 large skylights that are not currently in serviceable condition. There has been no replacement or maintenance of flooring. The kitchen cabinets and appliances are original and need replacement. The exterior needs extensive painting and repairs. There are areas of interior drywall that required repair and repainting from actively leaking skylights.

In reviewing the assessing records there are two areas of concern with our description and valuation: the overall quality of construction is rated as Good +20; and, the condition rating is good. Both of these ratings lead to a very high valuation for the property. I believe that the quality rating is not reflective of the materials and design of the house, and requires a downward adjustment. The extensive repairs and renovations required is best adjusted for by applying an under construction depreciation. Applying the under construction depreciation technique will have us revisit the property on an annual basis to check progress and valuation.

It is recommended to change the quality of construction from Good +20 to Good, and applying a total under construction depreciation of 75%, which would result in an abatement of \$213,500 to an assessed value of \$674,700.

000009

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

JAN 20 2021

ASSESSOR'S OFFICE
LACONIA, NH

Date: 1/17/2021

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

Name: Scott Beaudette

Mailing Address: 198 McLane Lane Email Address: scott.beaudette@cigna.com
Manchester, NH 03104

Telephone No: (Work): 603-722-9603 (Home): Same

*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: Mblu 251/275/14/1

Map: Book: 109, pages 17 and 18 Block: _____ Lot: #35

Assessed Valuation: \$ 888,200 Tax Account #: 7070

Property Location: 310 Davidson Dr, Laconia NH 03246

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.)

The enclosed appraisal is reflecting a much lower property value than the current assessment. All equivalent properties in the surrounding area noted in the appraisal are also appraised at a much lower market value, warranting a re-assessment of taxes for our property.

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# Book 109, pages 174/8, Lot #35 Appeal Year Market Value \$ 650,000 (per appraisal)

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

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1501 LACONIA, NH VISION
FRARIE MICHAEL W & DEBRA L & BEAUDETTE SCOTT M & KATHERIN 198 MCLANE LN MANCHESTER NH 03104		2 Above Street	1 All Public	1 Paved	2 Light	Description	Code	Appraised	Assessed	
		SUPPLEMENTAL DATA				RESIDNTL	1010	714,400	714,400	
		Alt Prcl ID 23E 275 35 OWNOCC Y REVIEW ZONE 1 RS ZONE 1 % 100 GIS ID 251-275-14				RES LAND	1010	172,700	172,700	
ZONE 2 ZONE 2 % WARD WARD 1 Assoc Pid#				RESIDNTL	1010	1,100	1,100			
						Total	888,200	888,200		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed					
FRARIE MICHAEL W & DEBRA L &	3363	0625	11-10-2020	Q	I	676,000	00	2020	1010	714,400	2019	1010	714,400	2018	1010	701,400
HENDERSON DONALD MAX LIVING TRUST/	2776	0252	05-30-2012	U	I	0	44		1010	172,700		1010	157,000		1010	157,000
HENDERSON DONALD MAX LIVING TRUST/	2776	0250	05-30-2012	U	I	0	44		1010	1,100		1010	1,100		1010	1,100
HENDERSON DONALD MAX & ANDREA	1916	0818	07-17-2003	Q	I	725,000	00									
PORTER RONALD V AMND RV TST/TE	1484	0666	08-14-1998	Q	I	425,000	00									
Total								888,200	Total		872,500	Total		859,500		

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	Cyclical Group	TIF District	ID Code
0001		A		SD

NOTES	

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	697,100
Appraised Xf (B) Value (Bldg)	17,300
Appraised Ob (B) Value (Bldg)	1,100
Appraised Land Value (Bldg)	172,700
Special Land Value	0
Total Appraised Parcel Value	888,200
Valuation Method	C
Total Appraised Parcel Value	888,200

BUILDING PERMIT RECORD								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
213-99	06-25-1999	05	R-RENOVATE	5,000	05-03-2000	100		

VISIT / CHANGE HISTORY						
Date	Id	Type	Is	Cd	Purpost/Result	
07-27-2017	KRT	CY		02	MEASURED	
07-22-2010	RK			33	RES FIELD REVIEW	
09-30-2004	VI			02	MEASURED	
05-03-2000	TS			15	PERMIT VISIT	
06-02-1999	TS			03	MEAS & INSPC	
05-24-1990	99			99	MMC INFO	

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	1010	SINGLE FAM M	RS			20,391 SF	2.5	1.40000	7	1.00	75	2.200	WA	WA	1.0000	8.47	172,700
Total Card Land Units						0.47 SF	Parcel Total Land Area						0.47	Total Land Value			172,700

