

2020 ABATEMENT REQUEST – Staff Notes

Map 116 Block 479 Lot 5-37 – Bollimpalli, Srilata & Srinivas

The property owners filed an abatement request on their single family home at 14 Yachtsmans Ridge. The property was purchased on 8/5/2020 for \$595,000. The 2020 assessed value is \$747,700.

The abatement application included sales from properties around the City, but did not include the property across the street that sold 10/21/2019 for \$855,000. There are differences to the properties, but they both have the same amenities being part of Meredith Bay. The other properties ranged from South Down to properties within the Summit at Four Seasons.

On June 11, 2021 Tara Baker did an exterior measure of the property. The owners were not available for an interior inspection, instead a review of the property listing was done. The quality of construction was listed as Good +20, but the property did not reflect that same quality. There are many small windows in the front area, the kitchen is open to the cathedral area in the back but has a drop beam, the finished basement area has columns for support throughout, with several other factors impacting the quality. The quality rating should be Good, as a better representation of the building and consistency within the City. The sketch of the property, with other data elements such as exterior siding and cooling system also needed to be updated.

With these changes, the assessed value for 2020 would be \$662,900. An abatement of \$84,800 of assessed value is recommended, bringing the 2020 value from \$747,700 to \$662,900.

000021

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

MAR 01 2021
ASSESSOR'S OFFICE
LACONIA, NH

Date: 2-22-21

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

Name: Srilata and Srinivas Bollimpalli
Mailing Address: 11417 N. 61st Pl, SC, AZ 85254 Email Address: litabollia@hotmail.com
Telephone No: (Work): 602 663 7786 (Home): 602 910 0541

*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: 116/479/5/37 Block: 479 Lot: 5-37
Assessed Valuation: \$ 747,700 Tax Account. #: 11159
Property Location: 14 Yachtsman's Ridge, Laconia, NH 03246
**2020 Tax Bill attached*

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>
None			

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.)

SEE Comparable sales report provided by Kevin Shaw of Roche Realty Group. Based on actual sales price of property of \$595,000. and comparable sales, the assessed value should reflect the \$595,000.00 sales price.

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# 116/479/5-37 Appeal Year Market Value \$ 595,000.00

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).

See attached Comps

<u>Map/Block/Lot</u>	<u>Property Address</u>	<u>Sale Price</u>	<u>Date of Sale</u>	<u>Assessment</u> <small>2020</small>	<u>Rent(s)</u>
230/476/1128	58 Carriage Ln, Laconia	\$630,000	7/17/20	\$574,400	
182/486/139	15 Violette Circle, Laconia	\$625,000	2/28/20	\$616,700	
307/148/4/3	322 North Street, Laconia, NH	\$615,000	11/6/20	\$639,800	
178/322/11	12 Hillcroft Rd, Laconia, NH	\$610,000	4/17/20	\$563,300	
228/338/04	99 Deerfield Turn, Laconia	\$585,000	11/23/20	\$559,300	

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: 2-22-21

X *Sulata Bddhupai*
(Signature)

X *Srinivas Bddhupali*
(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: _____

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BOLLIMPALLI SRILATA & SRINIVAS 11417 NORTH 61ST PLACE SCOTTSDALE AZ 85254				1 All Public			Description	Code	Appraised	Assessed	1501 LACONIA, NH VISION
							RESIDNTL	1010	495,600	495,600	
							RES LAND	1010	252,100	252,100	
SUPPLEMENTAL DATA							Total				
Alt Prcl ID OWNOCC N				ZONE 2 ZONE 2 % WARD WARD 1					747,700		747,700
REVIEW ZONE 1 SFR ZONE 1 % 100				Assoc Pid#							
GIS ID 116-479-5.37											

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BOLLIMPALLI SRILATA & SRINIVAS							3335	0112	08-05-2020	U	I	595,000	22	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MARSHALL DAVID & SARA							2621	0059	01-19-2010	U	V	186,400	1P	2020	1010	495,600	2019	1010	500,900	2018	1010	497,100
AKWA VISTA LLC							9021	0927	04-05-2004	U	V	0	1		1010	252,100		1010	252,100		1010	196,100
							0	0			0											
							0	0			0											
														Total	747,700	Total	753,000	Total	693,200			

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		B		

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	484,700
Appraised Xf (B) Value (Bldg)	10,900
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	252,100
Special Land Value	0
Total Appraised Parcel Value	747,700
Valuation Method	C
Total Appraised Parcel Value	747,700

NOTES
 SUBDIVISION L61-98
 10/12/07 LOT 37
 24250 SQ FT
 FORMERLY: 3/4 OF OLD LOT 54, 1/2 OF LOTS 53 & 55, 1/4 OF LOT 56

BUILDING PERMIT RECORD								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
2010-00007	02-08-2010	07	NEW HOME	505,000	01-24-2011	100	10-14-2010	CO ISSUED

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpost/Result
02-09-2021	TB	S		30	EXTERIOR INSPECTION
01-24-2011	DD			14	INSPECTED
10-04-2010	RK			41	HEARING CHANGE DATA
06-22-2010	DD			03	MEAS & INSPC
6/11/21	TB	A		12/30	

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	SFR			24,250 SF	2.2	1.40000	7	1.00	90	2.700	WA	WAA	1.0000	10.4	252,100

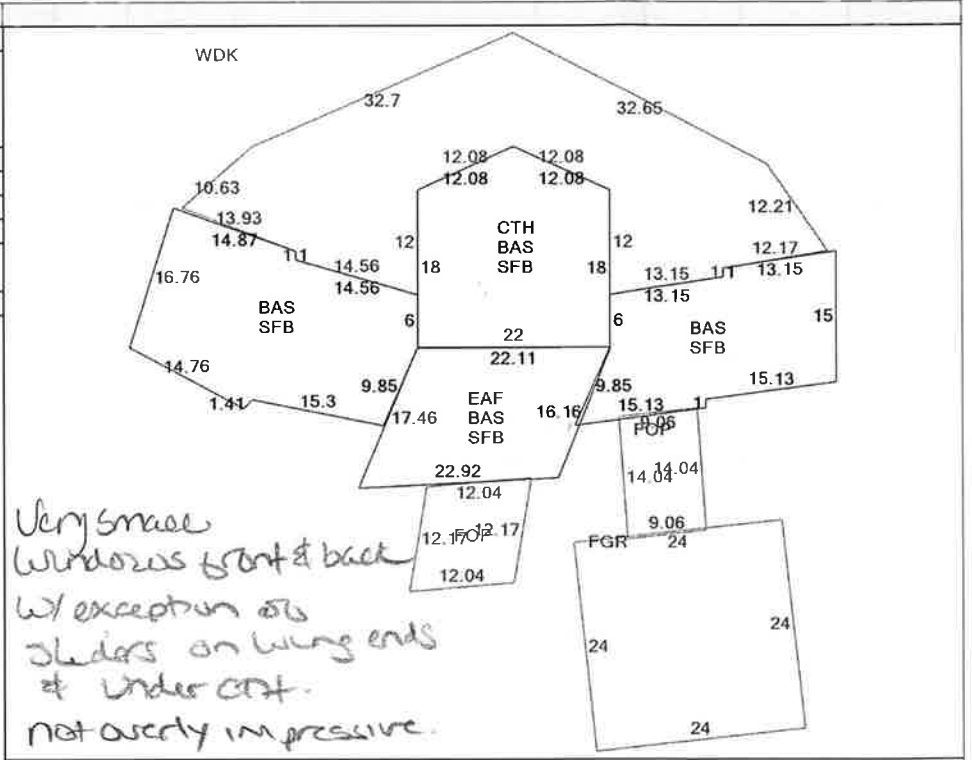
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	07	Modern/Contemp			
Model:	01	Residential			
Grade:	08	Good 2B			
Stories:	1				
Occupancy:	1				
Exterior Wall 1:	11	Clapboard			
Exterior Wall 2:	06	Board & Batten			
Roof Structure:	03	Gable/Hip			
Roof Cover:	03	Asph/F Gls/Cmp			
Interior Wall 1:	05	Drywall/Sheet			
Interior Wall 2:					
Interior Flr 1:	12	Hardwood			
Interior Flr 2:		carpet			
Heat Fuel:	03	Gas			
Heat Type:	05	Hot Water			
AC Type:	01	None Heat pump			
Total Bedrooms:	04	4 Bedrooms			
Total Bthrms:	4				
Total Half Baths:	0				
Total Xtra Fixtrs:	6				
Total Rooms:	6				
Bath Style:	03	Modern			
Kitchen Style:	03	Good			

CONDO DATA				
Parcel Id		C	Owne	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	532,630
Year Built	2011
Effective Year Built	2011
Depreciation Code	AV
Remodel Rating	
Year Remodeled	
Depreciation %	9
Functional Obsol	0
External Obsol	0
Trend Factor	1.000
Condition	
Condition %	
Percent Good	91
RCNLD	484,700
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
FPL	FIREPLACE	B	1	1300.00	2011		91.00		0	1,200
SNA	SAUNA	B	1	3600.00	2011		91.00		0	3,300
SPR2	WET/CONCE	B	3,500	2.00	2011		91.00		0	6,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,719	1,719	1,719	154.29	265,227
CTH	Cathedral Ceiling	0	451	23	7.87	3,549
EAF	Attic, Expansion, Finished	121	346	121	53.96	18,669
FGR	Garage, Finished	0	576	230	61.61	35,487
FOP	Porch, Open, Finished	0	269	54	30.97	8,332
SFB	Base, Semi-Finished	0	1,719	1,031	92.54	159,075
WDK	Deck, Wood	0	1,030	103	15.43	15,892
Ttl Gross Liv / Lease Area		1,840	6,110	3,281		506,231



10 20 30 40 50 60 70 80 90 100

