

2020 ABATEMENT REQUEST – Staff Notes

Map 227 Block 333 Lot 4 – Perreault, Mark S and Susan M

The property owners filed an abatement request on their single family home at 36 Teddington Wy. They purchased the property 9/9/2020 for \$1,150,000 and the 2020 assessed value is \$1,252,500.

The abatement application includes five additional sales and the difference between assessed value and sales price. One of the sales occurred in 2014, and is not valid in reviewing how assessments perform against sales prices. Three of the four remaining sales have assessed values lower than sales prices, and the assessed value of the last sale included was nearly identical to the sales price. There were no sales included that had assessed values above the sales price, as is the case with their property and other properties within the City.

The process of mass appraisal includes using sales leading up to a given date to understand what a reasonable expectation of the market would bear for all properties. This particular sale was not included in the 2020 valuation as it occurred after the assessment date. Also, it is important to note that a range of values is expected with any appraisal.

In consideration of the above information, it is recommended the abatement be denied.

000016 ↙

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

FEB 22 2021

ASSESSOR'S OFFICE
LACONIA, NH

Date: Feb 18^m 2021

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

Name: SUSAN & MARK PERREAULT

Mailing Address: 36 Teddington way Email Address: S.PFRANKLIN4@AOL.COM

Telephone No: (Work): _____ (Home): 508 505 1832

*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:

Map: 227 Block: 333 Lot: 4

Assessed Valuation: \$ 1,252,500.00 Tax Account #: 7689

Property Location: 36 Teddington way, 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.

see spreadsheet supporting why we believe assessment is not appropriate

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# 227/333/4 Appeal Year Market Value \$ 1,100,000.00

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>
see attached spreadsheet.					
227/333/4	36 Teddington way	\$ 1,150,000 ^{x1}	9/9/20	\$ 1,252,500.00	

* 1 included \$ 50,000 of personal property - items were discussed on sales questionnaire

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: Feb 18 / 2021

X Susan P... [Signature]
(Signature)

X [Signature]
(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: _____

Laconia Property Comparison

Property	YEAR BUILT	CONDITION	ASSESSMENT (IMPROVEMENTS only)	LIVING AREA	Rate Per Sq Ft	Notes	Total Assessed Value	Sale Price	ASSESSED VALU VS SALE PRICE	SALE DATE	NOTES
36 Teddington Way	2003	Good/Fair	\$944,900	4,526	208.77		\$1,252,500	\$1,150,000	\$102,500	9/9/20	SALE PRICE INCLUDED \$50K WORTH OF FURNITURE
14 Andover Place	2002	Good/Fair	\$809,500	4,561	177.48	Rate per square foot is 15% less than 36 Teddington Way	\$1,133,900	\$1,130,000	\$3,900	13-Jan-2020	
44 Teddington Way	1993	Totally Renovate Prior to sale	\$678,000	3,996	169.67	Rate per square foot is almost 20% less than 36 Teddington Way	\$985,100	\$1,175,000	-\$189,900	7-Aug-2019	
15 Teddington Way	2000		\$578,700	3,670	157.68	Rate per square foot is almost 25% less than 36 Teddington Way	\$751,600	\$605,000	\$146,600	30-Jun-2014	not a recent sale
47 Lighthouse Cliffs	2017	Good	\$732,100	3,310	221.18	higher rate per sq ft but significantly newer home	\$1,272,600	\$1,450,000	-\$177,400	10-Dec-2020	
81 Lighthouse Cliffs	2016	Good	\$867,800	4,137	209.77	slightly higher rate per sq ft but significantly newer home	\$1,310,000	\$1,338,300	-\$28,300	30-Mar-2020	

1. There are not that many homes with a similar profile to 36 Teddington Way in terms of size and age etc.. 14 Andover is the most comparable
2. We do not know how assessed value is calculated but came up with a rate per square foot for a comparison and to show disparities
3. Most homes (ex 36 Teddington) RECENTLY sold were assessed at or below the sale price as shown.

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1501 LACONIA, NH VISION
PERREAULT MARK S & SUSAN M 36 TEDDINGTON WY LACONIA NH 03246		4 Rolling	2 Public Water	1 Paved	2 Light	Description	Code	Appraised	Assessed	
			3 Public Sewer			RESIDENTL	1010	943,800	943,800	
						RES LAND	1010	307,600	307,600	
SUPPLEMENTAL DATA						RESIDENTL	1010	1,100	1,100	
Alt Prcl ID 23HH 333 20 OWNOCC Y		ZONE 2 ZONE 2 % WARD WARD 1		Assoc Pid#		Total 1,252,500 1,252,500				

RECORD OF OWNERSHIP								PREVIOUS ASSESSMENTS (HISTORY)									
BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
PERREAULT MARK S & SUSAN M	3344 0471	09-09-2020	Q	I	1,150,000	00	2020	1010	943,800	2019	1010	943,800	2018	1010	926,200		
IPPOLITO VINCENT J JR	2322 0655	07-27-2006	U	V	0	1A											
IPPOLITO VINCENT J JR & SUE ANN	1662 0312	06-29-2001	Q	V	136,530	00		1010	307,600		1010	279,600		1010	279,600		
ZOLNER JOSEPH TRUST B FAMILY	1496 0200	10-21-1998	U	V	0	1		1010	1,100		1010	1,100		1010	1,100		
ZOLNER JOSEPH TRUST B FAM	1221 0054	08-01-1992	U	V	0	1F											
Total								1,252,500			Total	1,224,500		Total	1,206,900		

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)	938,500
Appraised Xf (B) Value (Bldg)	5,300
Appraised Ob (B) Value (Bldg)	1,100
Appraised Land Value (Bldg)	307,600
Special Land Value	0
Total Appraised Parcel Value	1,252,500
Valuation Method	C
Total Appraised Parcel Value	1,252,500

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

NOTES
 TURQ

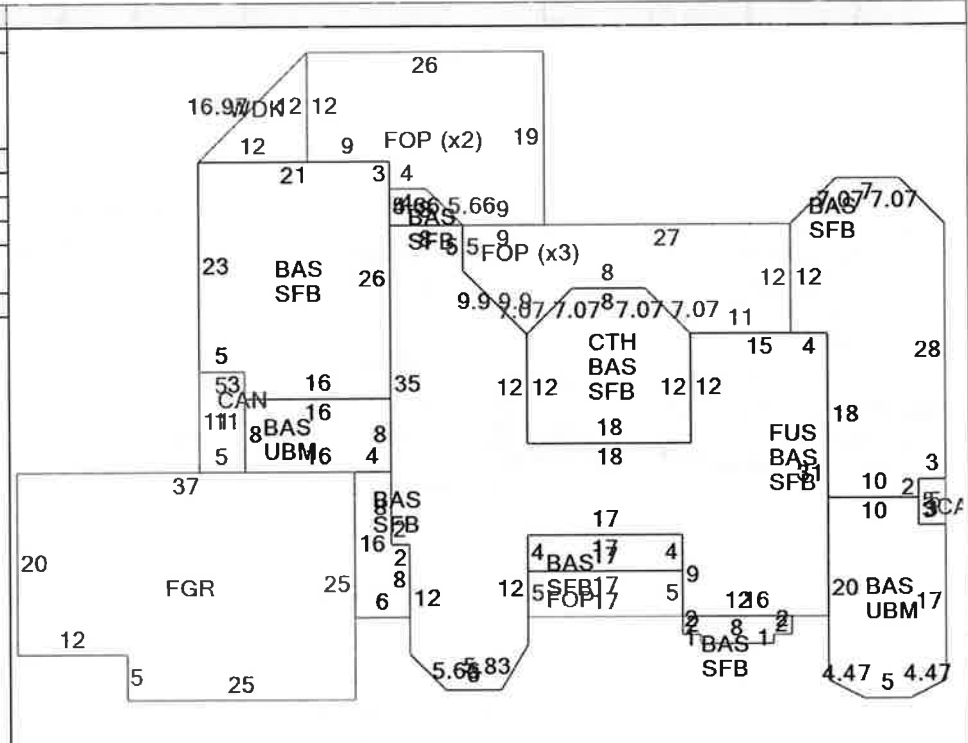
 ZONE CHANGE 3/13/85

BUILDING PERMIT RECORD								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
8-03	01-06-2003	07	NEW HOME	600,000	04-20-2005	100	04-23-2004	TEMP CO ISSUED

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpost/Result
03-31-2020	TB			30	EXTERIOR INSPECTION
07-27-2017	KRT	CY		02	MEASURED
01-11-2012	DD			25	REVIEWED
07-22-2010	RK			33	RES FIELD REVIEW
04-20-2005	TB			29	DRIVE BY REVIEW
03-22-2004	TS			15	PERMIT VISIT
01-26-2004	TS			03	MEAS & INSPC

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			20,118 SF	2.53	2.50000	8	1.00	75	2.200	WA	WA	1.0000	15.29	307,600	
Total Card Land Units						0.46 SF	Parcel Total Land Area						0.46	Total Land Value				307,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	07	Modern/Contemp			
Model:	01	Residential			
Grade:	08	Good +20			
Stories:	2	2 Stories			
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
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	14	Carpet			
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Total Bedrooms	06	6 Bedrooms			
Total Bthrms:	5				
Total Half Baths	0				
Total Xtra Fixtrs	3				
Total Rooms:	16	16 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Average			
			CONDO DATA		
			Parcel Id	C	Owne 0.0
			Adjust Type Code Description Factor%		
			Condo Fir		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New	1,066,488	
			Year Built	2003	
			Effective Year Built	2008	
			Depreciation Code	AV	
			Remodel Rating		
			Year Remodeled		
			Depreciation %	12	
			Functional Obsol	0	
			External Obsol	0	
			Trend Factor	1.000	
			Condition		
			Condition %		
			Percent Good	88	
			RCNLD	938,500	
			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	2	1300.00	2007		88.00		0	2,300
JTUB	JET TUB	B	1	3400.00	2007		88.00		0	3,000
PAT1	PATIO-AVG	L	380	6.00		A	50		0	1,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,217	3,217	3,217	145.12	466,843
CAN	Canopy	0	70	7	14.51	1,016
CTH	Cathedral Ceiling	0	281	14	7.23	2,032
FGR	Garage, Finished	0	865	346	58.05	50,211
FOP	Porch, Open, Finished	0	1,927	385	28.99	55,870
FUS	Upper Story, Finished	1,312	1,312	1,312	145.12	190,394
SFB	Base, Semi-Finished	0	2,820	1,692	87.07	245,539
UBM	Basement, Unfinished	0	397	79	28.88	11,464
WDK	Deck, Wood	0	72	7	14.11	1,016
Ttl Gross Liv / Lease Area		4,529	10,961	7,059		1,024,385

