

2021 ABATEMENT REQUEST – Staff Notes

Map 215 Block 266 Lot 11 –Antaeus Holdings LTD

The property owner filed an abatement request on their waterfront dwelling located at 112 Prescott Ave. This residential property is improved with a seasonal camp building and 965 square foot boathouse and has 681' of frontage on Paugus Bay. The property was purchased in September of 2020 for \$1,250,000, and they have expressed the opinion that the market value of the property is \$834,960. The market value estimate is a conclusory statement unsupported by any evidence or report.

Subsequent to the 2020 sale the property had been renovated under a building permit issued 3/31/2021. Two inspections of the property were completed following the renovations. An exterior review from the street was completed by Mr. Hamilton on 5/5/2022. The general statement contained in the abatement application that total depreciation for the property is not accurately depicted is not supported by any provided or available evidence.

Given the claim of inaccurate recognition of deferred maintenance items impacting the valuation of the property, an inspection is necessary. We began the process of contacting the property owner's representatives on March 17, 2022 to schedule such an inspection. Despite numerous requests over the last several weeks no inspection has been provided.

Without having an inspection, any specific condition information, and/or report or analysis to support the estimate of market value provided, it is recommended that no abatement is appropriate at this time, and that the request to lower the 2021 assessed value of from ~~\$1,250,000~~ be denied.

\$1,192,800

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ANTAEUS HOLDINGS LTD		4 Rolling		1 Paved	2 Light	Description	Code	Appraised	Assessed
14801 QUORUM DR STE 300		SUPPLEMENTAL DATA Alt Prcl ID 72 266 10 OWNOC N REVIEW ZONE 1 CR ZONE 1 % 100 GIS ID 215-266-11 ZONE 2 ZONE 2 % WARD WARD 6 Assoc Pid#				RESIDNTL	1013	85,700	85,700
DALLAS TX 75254						RES LAND	1013	1,053,100	1,053,100
						RESIDNTL	1013	54,000	54,000
						Total		1,192,800	1,192,800

VISION

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	
3343 0034	09-02-2020	Q	I	1,250,000	00	2021	1013	85,700	2020	1013	85,600	2019	1013	76,000	
3241 0630	06-05-2019	Q	I	825,000	00		1013	1,053,100		1013	987,300		1013	855,600	
3215 0175	12-21-2018	U	I	0	81		1013	54,000		1013	53,000		1013	56,500	
PB20 0	06-27-2016	U	I	0	38	Total			Total			Total			
1517 0748	02-26-1999	U	I	4,000	1	1,192,800			1,125,900			988,100			

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	Cyclical Group	TIF District	ID Code
0001		B		

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	84,900
Appraised Xf (B) Value (Bldg)	800
Appraised Ob (B) Value (Bldg)	54,000
Appraised Land Value (Bldg)	1,053,100
Special Land Value	0
Total Appraised Parcel Value	1,192,800
Valuation Method	C
Total Appraised Parcel Value	1,192,800

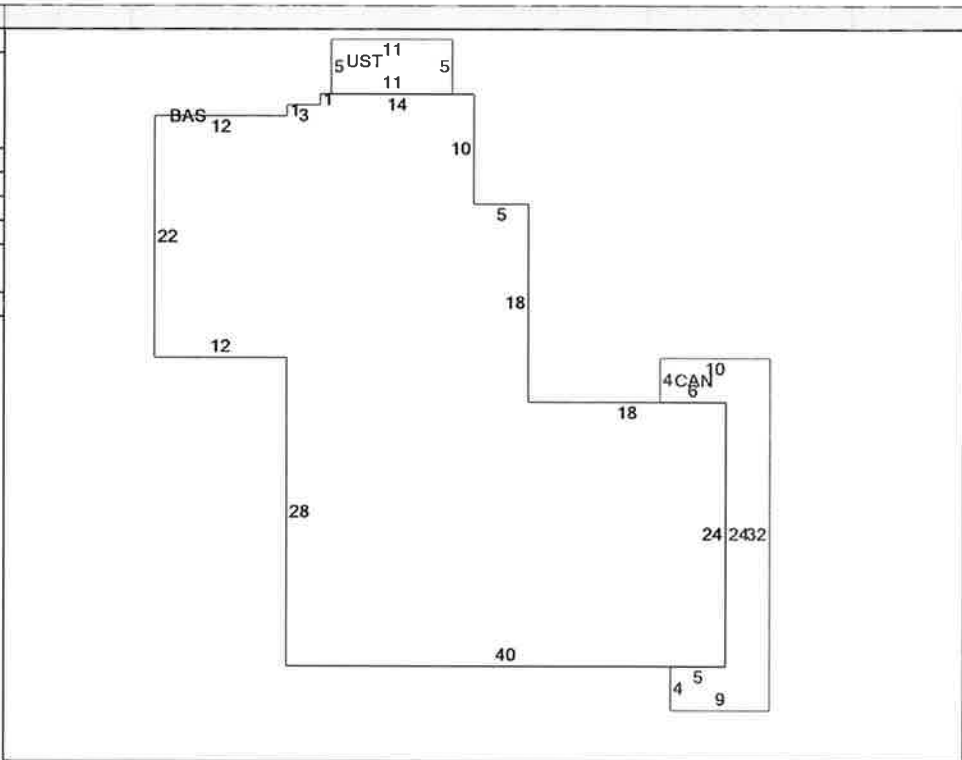
NOTES
 **650X80X80=VAC&STEEP F: PIERS I: TYPICAL
 *650X80=520 STEEP
 WATERFRONT,WATERFRONTAG ELECT: 03-TYPICAL
 E,EXTRA LOT**
 PATIO IRREG SHAPE
 B/L/A/2/26/99W/72-266-12A

BUILDING PERMIT RECORD								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
2021-00089	03-31-2021	05	R-RENOVATE	30,000		0		SPLIT 2 BATHS INTO 4, NEW
2021-00094	03-25-2021	25	ROOF NEW	5,000		0		REPLACE ROOF ON BOATH

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpost/Result
05-12-2021	TB	S		30	EXTERIOR INSPECTION
12-12-2019	MPL	S		02	MEASURED
12-05-2019	TB	S		28	NO SHOW APPT
07-19-2010	RK			33	RES FIELD REVIEW
10-08-2008	CM			02	MEASURED
07-27-1987	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	1013	SFR WATER M	CR			43,560	SF	1.24	1.00000	5	1.20	PB1	16,000	EXCESS WF	1.0000	23.81	1,037,100
1	1013	SFR WATER M	CR			0.200	AC	5,000	1.00000	0	1.00	PB1	16,000		1.0000	80,000	16,000
1	1013	SFR WATER M	CR			521.000	FF	0	1.00000	0	1.00	PB1	16,000		0.0000	0	0
1	1013	SFR WATER M	CR			160.000	FF	0	1.00000	0	1.00	PB1	16,000		0.0000	0	0
Total Card Land Units						1.20	AC	Parcel Total Land Area						1.20	Total Land Value		1,053,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	36	Camp Seasonal			
Model	01	Residential			
Grade:	04	Average +10			
Stories:	1	1 Story			
Occupancy	1				
Exterior Wall 1	02	Comp./Wall Brd			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F GlS/Cmp			
Interior Wall 1	04	Plywood Panel			
Interior Wall 2	03	Plastered			
Interior Flr 1	14	Carpet			
Interior Flr 2					
Heat Fuel	04	Electric			
Heat Type:	07	Electr Basebrd			
AC Type:	01	None			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	2				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	7	7 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Average			
			CONDO DATA		
			Parcel Id	C	Owne 0.0
			B S		
			Adjust Type	Code	Description
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		141,427
			Year Built		1920
			Effective Year Built		1981
			Depreciation Code		AV
			Remodel Rating		
			Year Remodeled		
			Depreciation %		40
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1.000
			Condition		BP
			Condition %		0
			Percent Good		60
			RCNLD		84,900
			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
BHS1	BOAT HSE AV	L	1,064	76.00	1950	A	50		0.00	40,400
PAT1	PATIO-AVG	L	684	6.00	1920	A	50		0.00	2,100
DCK1	DOCKS-RES	L	296	30.00	1965	G	75		0.00	6,700
SHD1	SHED FRAME	L	55	12.00	1920	F	25		0.00	200
FPL	FIREPLACE	B	1	1300.00	1979		60		0.00	800
WDK	WOOD DECK	L	608	15.00	1950	A	50		0.00	4,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,787	1,787	1,787	71.74	128,203
CAN	Canopy	0	172	17	7.09	1,220
UST	Utility, Storage, Unfinished	0	55	14	18.26	1,004
Ttl Gross Liv / Lease Area		1,787	2,014	1,818		130,427

RECEIVED

FEB 28 2022

ASSESSOR'S OFFICE
LACONIA, NH

000031
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FOR MUNICIPALITY USE ONLY:	
Town File No.:	_____
Taxpayer Name:	_____

RSA 76:16 ABATEMENT APPLICATION TO MUNICIPALITY

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

Name(s): ANTAEUS HOLDINGS LTD

Mailing Address: 14801 QUORUM DR STE 300 DALLAS, TX 75254

Telephone Nos.: (Home) _____ (Cell) _____ (Work) 214-442-6654 (Email) Bryden.Harris@BaseCapitalFunding.com

Note: If an abatement is granted and taxes have been paid, interest on the abatement shall be paid in accordance with RSA 76:17-a. Any interest paid to the applicant must be reported by the municipality to the United States 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): Sarah Rubury - Wescott Law, P.A.

Mailing Address: 28 Bowman St., Laconia NH 03246

Telephone Nos.: (Home) _____ (Cell) _____ (Work) 603-524-2166 (Email) srubury@wescottlawnh.com

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

List the tax map and lot number, the actual street address and town of each property for which abatement is sought, a brief description of the parcel, and the assessment.

<u>Town Parcel ID#</u>	<u>Street Address/Town</u>	<u>Description</u>	<u>Assessment</u>
215/266/11	112 Prescott Av.	Land and Building	\$1,192,800

Acct
921

SECTION D. Other Property(ies)

List other property(ies) 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(ies) is (are) disproportionately assessed.

<u>Town Parcel ID#</u>	<u>Street Address/Town</u>	<u>Description</u>	<u>Assessment</u>
See attached			

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.

- 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):
 - 1. physical data – incorrect description or measurement of property;
 - 2. market data – the property's market value on the April 1 assessment date, supported by comparable sales or a professional opinion of value; and/or
 - 3. level of assessment – the property's assessment is disproportionate by comparing the property's market value and the town-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 attached

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.

Town Parcel ID# 215/266/11 Appeal Year Market Value \$ 834,960

Town Parcel ID# _____ Appeal Year Market Value \$ _____

Explain the basis for your value opinion(s). (Attach additional sheets if necessary.)

Our preliminary expert opinion indicates that the above market valuation is appropriate. A written expert report will be furnished upon receipt.

SECTION G. Sales, Rental and/or Assessment Comparisons

List the properties you are relying upon to show overassessment of your property(ies). If you are appealing an income producing property, list the comparable rental properties and their rents. (Attach additional sheets if needed.)

Town Parcel ID# Street Address Sale Price/Date of Sale Rents Assessment

Comparable sale data is being collected for the property and will be provided in the near future. An income and expense analysis may also be provided to further support the excessive assessment of the property.

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) applying certifies (certify) 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.

Date: 2/23/22


(Signature)

Scott Everett, President
(Print Name)

(Signature)


(Print Name)

SECTION I. Certification and Appearance by Representative (If Other Than Party(ies) Applying)

By signing below, the representative of the Party(ies) applying 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 sent to the Party(ies) applying.

Date: 2/23/22


(Representative's Signature)

Sarah Rubury
(Print Name)

SECTION J. Disposition of Application* (For Use by Selectmen/Assessor)

*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 _____

Remarks:

Date: _____

(Selectmen/Assessor Signature)

(Selectmen/Assessor Signature)

(Selectmen/Assessor Signature)

(Selectmen/Assessor Signature)

SECTION D Addendum

Entity/Individual	Town Parcel ID#	Street Address	Description	Assessment
Antaeus Holdings LTD	350/21/2	12 Belvidere St.	Land and Building	\$176,700
	350/21/23	2 Belvidere St.	Land and Docks	\$41,200
	367/495/6/1	15 Doris Ray Ct.	Land Only	\$167,500
	367/100/49	28 Harrison St.	Land and Building	\$211,300
	367/48/59	59 Clinton St.	Land and Building	\$161,200
	215/266/11	112 Prescott Av.	Land and Building	\$1,192,800
	350/92/1	171 Gold St.	Land and Building	\$218,900
NH Big Island Co	350/168/20	9 North St.	Land and Building	\$333,700
	350/168/19	17 North St.	Land and Building	\$390,100
	263/178/1	Paugus Park Rd.	Land and Building	\$1,281,300
Granting Hands LLC	174/40/1	154 Channel Ln.	Land and Building	\$640,600
Paugus Fore I LLC	367/81/13	21 Fore St.	Land and Building	\$224,800
	367/71/15	79 Elm St.	Land and Building	\$689,600
Scott A. Everett	274/178/3	16 Paugus Park Rd.	Land and Building	\$712,600
Scott Everett Trust	290/416/1/010	21 Fells Way #B	Land and Building	\$149,500
	308/71/5	Elm St.	Land Only	\$294
	321/71/4	493 Elm St.	Land Only	\$741
	300/178/12/002	250 Paugus Park Rd.	Land and Building	\$815,900
	308/71/4/1	527 Elm St.	Land Only	\$645
	322/168/4/2	290 North St.	Land Only	\$276
	300/178/12/001	246 Paugus Park Rd.	Land and Building	\$121,800
RE Closing LLC	287/307/13	87 Van Buren Rd.	Land and Building	\$309,000
	273/275/7	Davidson Dr.	Land Only	\$151,800
	297/71/16	Elm St.	Land Only	\$7,474

Section E. Reason for Abatement Application

Physical Data: The properties are in fair to average condition. The physical, functional, and economic status is not accurately depicted on the tax assessment card. The additional amount of total depreciation for the applicable categories is estimated at 30%. Deferred maintenance is not reflected in the depreciation estimate. A detailed list of deferred maintenance items is currently being compiled for each property. In summary, the tax assessment card does not adequately reflect the overall amount of accrued depreciation based on the current condition of the improvements.

Market Data: Market data is being collected for the property and will be provided in the near future. Given the overall age and condition of the improvements, along with deferred maintenance items, market data does not support the current level of assessment.