

2021 ABATEMENT REQUEST – Staff Notes

Map 290 Block 416 Lot 1.10 – Scott A. Everett Living Trust

The property owner filed an abatement request on their condominium unit located at 21 Fells Way, Unit B. This residential property is improved with a townhouse style condominium unit. The property was purchased in August of 2013 for \$120,000, and they have expressed the opinion that the market value of the property is \$104,650. The market value estimate is a conclusory statement unsupported by any evidence or report.

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 \$149,500 be denied.

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
EVERETT SCOTT A LIVING TRUST/T			1 All Public			Description	Code	Assessed	Assessed	1501 LACONIA, NH
14801 QUORUM DR STE 300						RESIDNTL	1020	149,500	149,500	
DALLAS TX 75254		SUPPLEMENTAL DATA				Total				VISION
		Alt Prcl ID 23E 361 7 10 OWNOCC Y		ZONE 2 ZONE 2 % WARD WARD 1				149,500 149,500		
		REVIEW ZONE 1 RS ZONE 1 % 100		Assoc Pid#						
		GIS ID 290-416-1								

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			
3312 0157	05-05-2020	U	I	10,000	81	2021	1020	149,500	2020	1020	149,500		2019	1020	149,500			
3038 0512	06-08-2016	U	I	0	38													
2890 0231	12-05-2013	U	I	4,000	44													
2869 0241	08-14-2013	Q	I	120,000	00													
2707 0168	05-17-2011	Q	I	120,000	04													
Total								149,500		Total		149,500		Total		149,500		

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	
FELLOWS VILLAGE #10 INTERIOR UNIT SLAB GREY IA/LOFT CATH-C FUNC=SPIRALS TO HST C-TILE KIT/HALL MONITOR X1	

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	147,600
Appraised Xf (B) Value (Bldg)	1,900
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	149,500
Valuation Method	C
Total Appraised Parcel Value	149,500

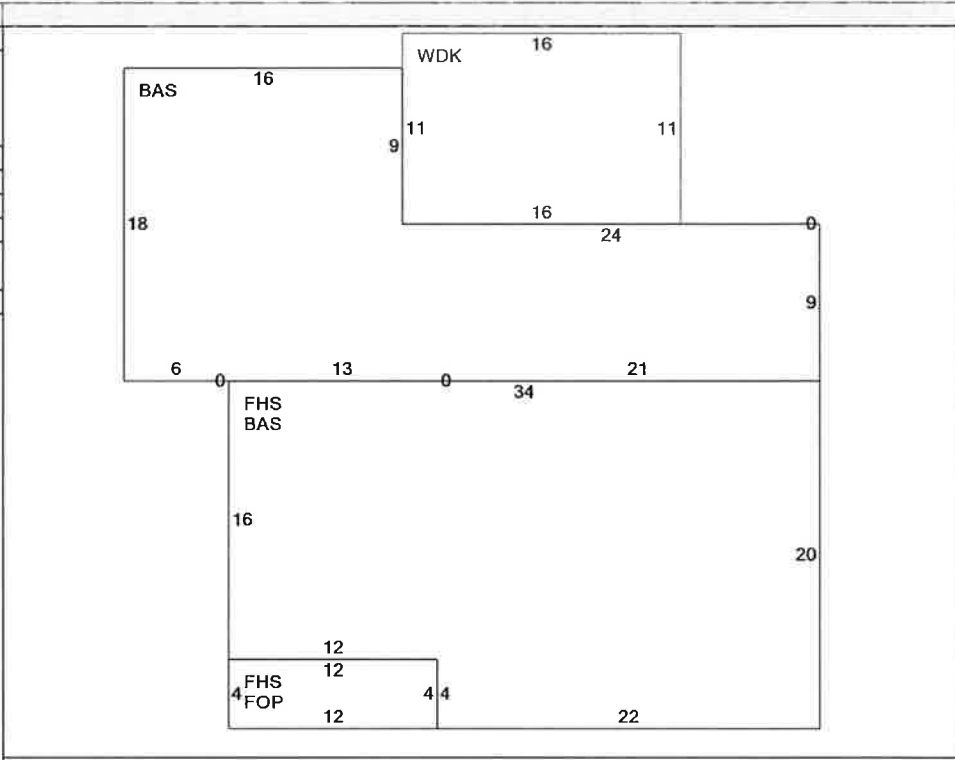
BUILDING PERMIT RECORD							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp
6064	11-01-1981	08	NEW CONDO	0		100	

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpost/Result
07-05-2017	KRT			11	ENTRY DENIED
05-21-2014	DD			30	EXTERIOR INSPECTION
05-23-2012	DD			30	EXTERIOR INSPECTION
05-18-2009	CM			02	MEASURED
11-22-1996	TS			14	INSPECTED
11-03-1993	99			99	MMC INFO

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	RR			0 SF	0	1.00000	5	1.00	00	1.000		0.0000	0	0		
Total Card Land Units						0 AC	Parcel Total Land Area						0.00	Total Land Value				0

CONSTRUCTION DETAIL		
Element	Cd	Description
Style:	55	Condo Trnhs
Model	05	Res Condo
Grade	04	Average +10
Stories:	1.5	1 1/2 Stories
Occupancy	1	
Interior Wall 1:	05	Drywall/Sheet
Interior Wall 2:		
Interior Floor 1	14	Carpet
Interior Floor 2		
Heat Fuel:	04	Electric
Heat Type:	07	Electr Basebrd
AC Type:	02	Heat Pump
Ttl Bedrms:	01	1 Bedroom
Ttl Bathrms:	2	2 Full
Ttl Half Bths:	0	
Xtra Fixtres		
Total Rooms:	4	4 Rooms
Bath Style:	02	Average
Kitchen Style:	02	Average

CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	
CONDO DATA			
Parcel Id	104125	C 086	Owne 0.0
THE FELLOWS			
Adjust Type	Code	Description	Factor%
Condo Fir	A	Average	100
Condo Unit	I	I	100
COST / MARKET VALUATION			
Building Value New		220,265	
Year Built		1982	
Effective Year Built		1998	
Depreciation Code		AV	
Remodel Rating			
Year Remodeled			
Depreciation %		23	
Functional Obsol		10	
External Obsol		0	
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		67	
Cns Sect Rcld		147,600	
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
FPL1	FIREPLACE B	B	1	2800.00	1996		67		0.00	1,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,136	1,136	1,136	137.68	156,400
FHS	Half Story, Finished	340	680	340	68.84	46,810
FOP	Porch, Open, Finished	0	48	10	28.68	1,377
WDK	Deck, Wood	0	176	18	14.08	2,478
Ttl Gross Liv / Lease Area		1,476	2,040	1,504		207,065



RECEIVED

FEB 28 2022

ASSESSOR'S OFFICE
LACONIA, NH

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FOR MUNICIPALITY USE ONLY: Town File No.: _____ Taxpayer Name: _____
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RSA 76:16 ABATEMENT APPLICATION TO MUNICIPALITY

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

Name(s): EVERETT, SCOTT - A LIVING TRUST/TRUSTEE

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

Telephone Nos.: (Home) _____ (Cell) _____ (Work) 214-442-6654 (Email) Brayden.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>
<u>290/416/1/010</u>	<u>21 Fells Way #B</u>	<u>Land and Building</u>	<u>\$149,500</u>

Act
2464

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# 290/416/1/010 Appeal Year Market Value \$ 104,650

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
(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.