

2021 ABATEMENT REQUEST – Staff Notes

Map 263 Block 178 Lot 1 – NH Big Island Co.

The property owner filed an abatement request on their waterfront dwelling located on Big Island in the middle of Paugus Bay, with a street location known as Paugus Park Rd. The island is a private 1.95 acres in size and has 1,290 feet of frontage on Paugus Bay. It is improved with a seasonal camp building and extensive docks. The property was purchased in December of 2012 for \$750,000, and they have expressed the opinion that the market value of the property is \$896,910. The market value estimate is a conclusory statement unsupported by any evidence or report.

No inspection of the property has been completed in more than ten years. An exterior review from the shore 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 cannot be supported or refuted 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 \$1,281,300 be denied.

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
NH BIG ISLAND CO		4 Rolling	1 All Public		1 None	Description	Code	Appraised	Assessed
14801 QUORUM DR STE #300						RESIDNTL	1013	98,800	98,800
DALLAS TX 75254						RES LAND	1013	1,156,300	1,156,300
						RESIDNTL	1013	26,200	26,200
SUPPLEMENTAL DATA									
Alt Prcl ID 46 178 32		ZONE 2 SPOD		ZONE 2 %					
OWNOCC N		WARD WARD 6		Assoc Pid#					
REVIEW		ZONE 1 RS							
ZONE 1 % 100									
GIS ID 263-178-1									
Total								1,281,300	1,281,300

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	
NH BIG ISLAND CO	2967 0889	05-07-2015	U	I	30,000	31	2021	1013	98,800	2020	1013	98,800	2019	1013	105,400
NH BIG ISLAND CO	2890 0220	12-05-2013	U	I	4,000	38		1013	1,156,300		1013	1,084,100		1013	939,500
EVERETT SCOTT A	2819 0114	12-14-2012	Q	I	725,000	00		1013	26,200		1013	26,200		1013	26,200
BEANE SARA E	1380 0035	06-12-1996	Q	I	240,000	00									
STEADY GEORGE GORDON	1380 0033	06-12-1996	U	I	0	1A									
Total								1,281,300	Total	1,209,100	Total	1,071,100			

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		TIF District		ID Code
Nbhd	Nbhd Name	Cyclical Group	TIF District	ID Code
0001		A		

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	96,700
Appraised Xf (B) Value (Bldg)	2,100
Appraised Ob (B) Value (Bldg)	26,200
Appraised Land Value (Bldg)	1,156,300
Special Land Value	0
Total Appraised Parcel Value	1,281,300
Valuation Method	C
Total Appraised Parcel Value	1,281,300

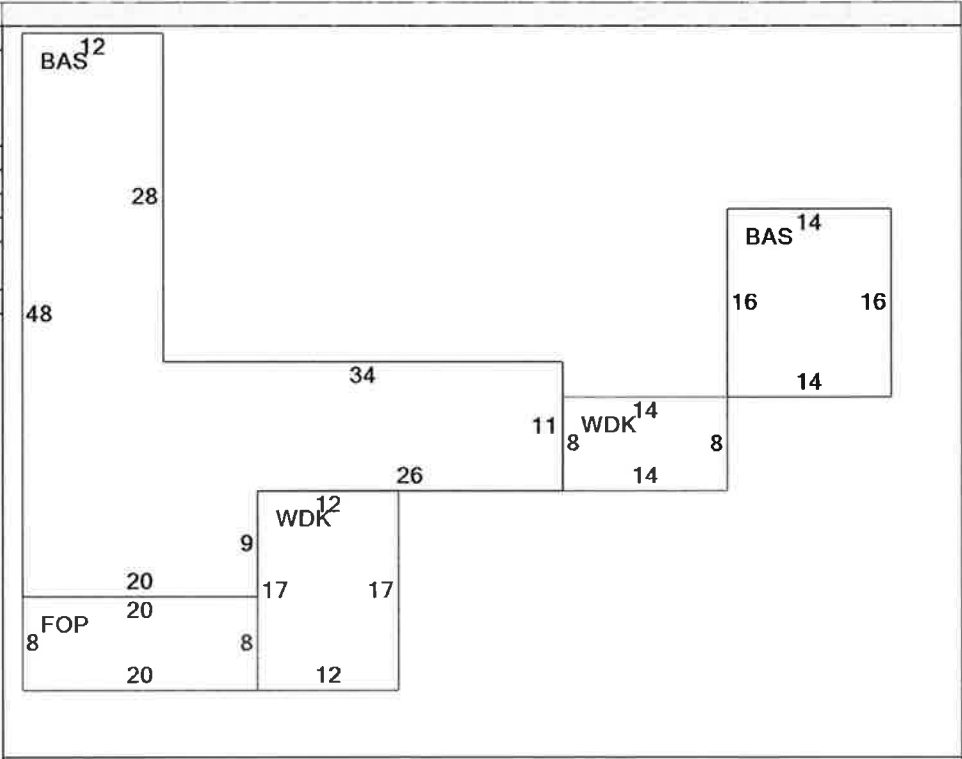
BUILDING PERMIT RECORD							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp
NOA	07-11-2017	AA	Admin Approvl	0		0	
02-1868	12-12-2002	14	WET LANDS		06-05-2003	100	
96-2153	12-06-1996	14	WET LANDS	0	07-23-1997	100	

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpost/Result
03-15-2019	AB			25	REVIEWED
07-01-2013	DD			25	REVIEWED
06-10-2011	BK			25	REVIEWED
07-22-2010	RK			33	RES FIELD REVIEW
10-11-2005	DD			25	REVIEWED
05-06-2004	TS			15	PERMIT VISIT
06-05-2003	TS			25	REVIEWED

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	SPO			43,560	SF	1.24	1.00000	5	1.25	PB1	16.000	cond=island/private/LAKE W	1.0000	24.8	1,080,300	
1	1013	SFR WATER M	SPO			0.950	AC	5,000	1.00000	0	1.00	PB1	16.000		1.0000	80,000	76,000	
1	1013	SFR WATER M	SPO			1,290.00	FF	0	1.00000	0	1.00	PB1	16.000		0.0000	0	0	
Total Card Land Units						1.95	AC	Parcel Total Land Area						1.95	Total Land Value			1,156,300

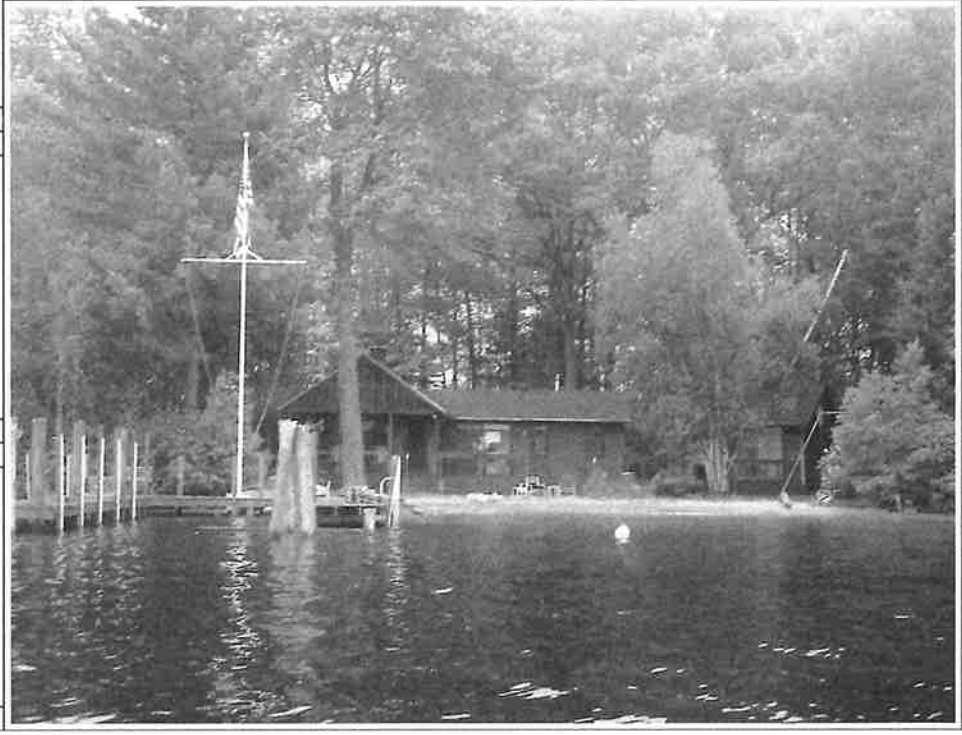
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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	36	Camp Seasonal			
Model:	01	Residential			
Grade:	04	Average +10			
Stories:	1	1 Story			
Occupancy:	1				
Exterior Wall 1:	11	Clapboard			
Exterior Wall 2:					
Roof Structure:	03	Gable/Hip			
Roof Cover:	03	Asph/F Gls/Cmp			
Interior Wall 1:	01	Minim/Masonry			
Interior Wall 2:	02	Wall Brd/Wood			
Interior Fir 1:	12	Hardwood			
Interior Fir 2:	14	Carpet			
Heat Fuel:	01	Coal/Wood/None			
Heat Type:	01	None			
AC Type:	01	None			
Total Bedrooms:	03	3 Bedrooms			
Total Bthrms:	1				
Total Half Baths:	0				
Total Xtra Fixtrs:					
Total Rooms:	5	5 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Average			
			Parcel Id	C	Owne 0.0
				B	S
			Adjust Type	Code	Description
			Condo Fir		
			Condo Unit		
COST / MARKET VALUATION					
			Building Value New	128,965	
			Year Built	1950	
			Effective Year Built	1996	
			Depreciation Code	GD	
			Remodel Rating		
			Year Remodeled		
			Depreciation %	25	
			Functional Obsol	0	
			External Obsol	0	
			Trend Factor	1.000	
			Condition		
			Condition %		
			Percent Good	75	
			RCNLD	96,700	
			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
SHD1	SHED FRAME	L	96	12.00	1950	F	25		0.00	300
DCK1	DOCKS-RES	L	1,152	30.00	1997	G	75		0.00	25,900
FPL1	FIREPLACE B	B	1	2800.00	1999		75		0.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,246	1,246	1,246	94.25	117,433
FOP	Porch, Open, Finished	0	160	32	18.85	3,016
WDK	Deck, Wood	0	316	32	9.54	3,016
Ttl Gross Liv / Lease Area		1,246	1,722	1,310		123,465



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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): NH BIG ISLAND CO
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>263/178/1</u>	<u>Paugus Park Rd.</u>	<u>Land and Building</u>	<u>\$1,281,300</u>

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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# 263/178/1 Appeal Year Market Value \$ 896,910

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]
(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.