

2021 ABATEMENT REQUEST – Staff Notes

Map 156 Block 252 Lot 3.004 – Bourgoine Morrissey Joint Revocable Trust

The property owner filed an abatement request on their condominium unit located at 130 Endicott St N unit 104. The 2021 assessment for their 2 bedroom, 2 bath unit at Meredith Bridge was \$121,400.

The property owner provided little evidence of market value in the application other than a list of similar units and their respective percentage of change from 2020 to 2021. The application contends that the assessment of their property increased at a greater percentage than the other properties in the condo complex. The market may treat attributes of any property differently each year, and it's possible for physical changes to happen to individual units therefor it is not uncommon to see properties value change at varying percentages, even within one condo complex or street.

The best indicator of market value is a sale of the property itself. Although the owners purchased the property after the assessment date, the sale was reviewed and was considered an arms-length and valid sale. The purchase price of the unit on July 19, 2021 was \$196,000, and the increase in value is consistent with other sales within the complex that occurred after 4/1/2021. The owner also stated in the abatement application that their opinion of market value is \$185,000, which still exceeds the assessed value.

Taking into consideration the sale price of the unit and the owners opinion of market value, it is recommended that no abatement is appropriate and that the request to lower the 2021 assessed value of \$121,400 be denied.

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2021 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 09 2022

ASSESSOR'S OFFICE
LACONIA, NH

Date: 2/3/2022

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

Name: Bourgoine Morrissey Joint Revocable Trust, Peter A. Bourgoine + Kim S. Morrissey, Trustees

Mailing Address: 3798 21st Ave N. St. Petersburg, FL 33713 Email Address: kimm2649@gmail.com

Telephone No: (Work): N/A (Home): 603-419-0300 (cell)

*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: 156 Block: 252 Lot: 3/004 ^{unit}

Assessed Valuation: \$ 121,400 Tax Account. #: 9081

Property Location: 130 Endicott St. N 104

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.

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# 156|252|3|004 Appeal Year Market Value \$ 185,000

Map/Block/Lot# _____ Appeal Year Market Value \$ _____

X 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).

Map/Block/Lot Property Address Sale Price Date of Sale Assessment Rent(s)

Attached spreadsheet shows all condos of same size in the complex. 30 units total.
1 unit assessed value went up by 20%
2 units, including ours went up by 29% (511)
27 units went up by 22%. The unit that sold 1 month before ours, for almost same price went up 22%. Ours went up 29%. Unit 112 - 2 mos. before also only went up 22%.

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: 2/3/2022

X Peter A. Boyce, Trustee
(Signature)
X Kim S. Morrissey, Trustee
(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: _____

156/252/3/004

Sheet1

Map/Block/Lot	Unit No	Sale Price	Sale Date	Assessmt	PCT INCR
156/252/3/003	103	155,000	10/24/2005	114,200	22
156/252/3/004	104	196,000	07/15/2021	121,400	US 29
156/252/3/007	107	61,000	05/01/1993	114,200	22
156/252/3/008	108	154,930	03/21/2005	114,200	22
156/252/3/011	111	147,530	09/23/2005	114,200	22
156/252/3/012	112	190,000	05/25/2021	114,200	2 MO BEFORE 22
156/252/3/027	203	82,100	06/01/2015	114,200	22
156/252/3/028	204	135,900	05/05/2020	119,400	14 MO BEFORE 20
156/252/3/031	207	75,000	05/16/2018	114,200	22
156/252/3/032	208	80,000	06/04/2018	114,200	22
156/252/3/035	211	149,930	06/21/2005	114,200	22
156/252/3/036	212	143,000	10/22/2020	114,200	22
156/252/3/051	303	185,000	04/19/2021	121,500	3 MO BEFORE 29
156/252/3/052	304	80,000	08/19/2015	114,200	22
156/252/3/055	307	81,900	11/01/1988	114,200	22
156/252/3/056	308	97,930	07/23/2003	114,200	22
156/252/3/059	311	73,000	06/16/2017	112,500	22
156/252/3/060	312	106,500	10/31/2017	114,200	22
156/252/3/075	403	107,530	07/14/2009	112,500	22
156/252/3/076	404	130,000	01/07/2005	114,200	22
156/252/3/079	407	136,000	10/19/2004	112,800	22
156/252/3/080	408	72,000	10/08/2013	112,800	22
156/252/3/083	411	71,530	10/10/2001	112,800	22
156/252/3/084	412	82,000	07/28/2014	112,500	22
156/252/3/099	503	107,000	07/22/2019	114,200	22
156/252/3/100	504	113,000	09/13/2019	114,200	22
156/252/3/103	507	61,000	09/01/1992	114,200	22
156/252/3/104	508	68,000	07/02/2001	114,200	22
156/252/3/107	511	195,000	06/18/2021	114,200	1 MO BEFORE 22
156/252/3/108	512	65,000	10/18/1990	114,200	22

Assessed Valuation ranges from 112,500 to 121,500, with majority being at 114,200. (21 out of 30 units).
6 units are below 114,200. 3 are above. We believe our valuation should be at 114,200.

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BOURGOINE MORRISSEY JOINT RE BOURGOINE PETER A & MORRISSE 3798 21ST AV N ST PETERSBUR FL 33713	1 Level	1 All Public	1 Paved	3 Typical	Description	Code	Assessed	Assessed
					RESIDNTL	1020	119,000	119,000
					RESIDNTL	1020	2,400	2,400
SUPPLEMENTAL DATA								
Alt Prcl ID 23K 252 8 104		ZONE 2						
OWNOCC Y		ZONE 2 %						
REVIEW		WARD WARD 1						
ZONE 1 CR								
ZONE 1 % 100								
GIS ID 156-252-3		Assoc Pid#						
					Total		121,400	121,400

1501
 LACONIA, NH
VISION

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BOURGOINE MORRISSEY JOINT REV TRUS	3432 0963	07-19-2021	Q	I	196,000	04	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WATERS RUSSELL J & JOAN\	1753 0837	05-16-2002	Q	I	77,000	01	2021	1020	119,000	2020	1020	91,400	2019	1020	91,400
LEONARD CHARLES C & TERRY	1614 0812	11-01-2000	Q	I	68,000	00		1020	2,400		1020	2,400		1020	2,400
NUTH RICHARD & WILKENS JUDITH	1542 0782	07-27-1999	Q	I	59,900	01									
MARTIN FRANK H	1081 0530	12-01-1988	Q	I	81,900	00									
							Total		121,400	Total		93,800	Total		93,800

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	TIF3	

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	119,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,400
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	121,400
Valuation Method	C
Total Appraised Parcel Value	121,400

NOTES
 MEREDITH BRIDGE #104
 IA
 1ST FLR INT.

BUILDING PERMIT RECORD								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

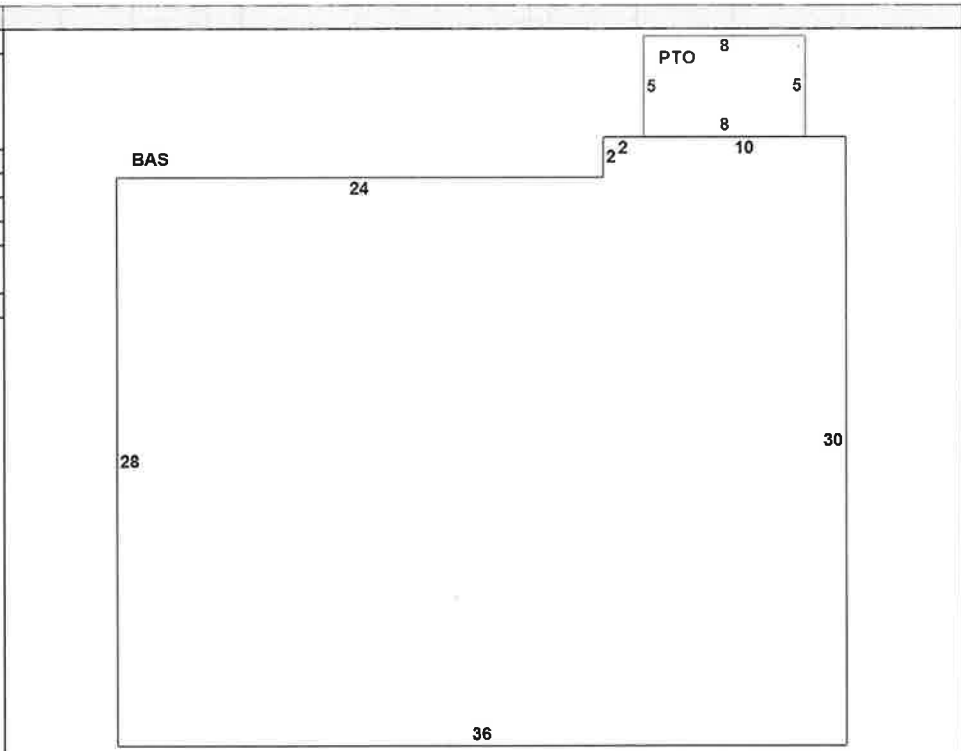
VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpost/Result
10-01-2021	TB	S		25	REVIEWED
07-03-2002	TS			14	INSPECTED
05-31-2000	TS			14	INSPECTED
04-14-1992	99			99	MMC INFO

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	CR			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			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	49	Condo Garden			
Model	05	Res Condo			
Grade	03	Average			
Stories:	1	1 Story			
Occupancy	1				
Interior Wall 1:	05	Drywall/Sheet			
Interior Wall 2:					
Interior Floor 1	14	Carpet			
Interior Floor 2	20	Wood Laminate			
Heat Fuel:	04	Electric			
Heat Type:	07	Electr Basebrd			
AC Type:	04	Unit/AC			
Ttl Bedrms:	02	2 Bedrooms			
Ttl Bathrms:	2	2 Full			
Ttl Half Bths:	0				
Xtra Fixtres					
Total Rooms:	4	4 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Average			

CONDO DATA				
Parcel Id	104045	C 044	Owne	0.0
MEREDITH BRIDG				
		B 1	S 1	
Adjust Type	Code	Description	Factor%	
Condo Flr	A	Average	100	
Condo Unit	I	I	100	

COST / MARKET VALUATION	
Building Value New	139,954
Year Built	1987
Effective Year Built	2006
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	15
Functional Obsol	0
External Obsol	0
Trend Factor	1.000
Condition	
Condition %	
Percent Good	85
Cns Sect Rcld	119,000
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
FCP	CARPOR	L	220	13.00	1987	G	75		0.00	2,100
SHD1	SHED FRAME	L	55	12.00	1987	A	50		0.00	300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,032	1,032	1,032	126.84	130,900
PTO	Patio	0	40	2	6.34	254
Ttl Gross Liv / Lease Area		1,032	1,072	1,034		131,154

