

2021 ABATEMENT REQUEST – Staff Notes

Map 423 Block 199 Lot 20 – Tarr Family Trust of 2015

The property owner filed an abatement request on their property at 48 Shore Rd. This is a single-family house on 0.38 acres with waterfront on Lake Winnisquam. The property owner submitted the abatement application based on physical data that was listed on their property record card, which included a jet tub valued at \$3,000. The abatement application states that the jet tub was removed in 2010 after it became non-functional. The last time the property had an interior inspection was in 2008.

This property was part of the cyclical inspection process and was visited by Pat Sohlman in November 2021. During the inspection it was noted that the jet tub no longer exists and to remove it. While at the property Mr. Sohlman also noted that the patio was larger in size than during a previous inspection and corrected the measurements of a front section on the house. This visit was performed in the same manner as all other cyclical inspections. As this information was collected prior to the abatement application and was the catalyst to the abatement, it is utilized for the recommendation but the recommendation is made by Emily Goldstein.

The final assessment for the 2021 tax year was \$979,100. With the corrections applied from the November 2021 visit, the assessed value is \$978,000. It is recommended to abate the assessed value from \$979,100 to \$978,000.

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | |
|-----------------------------------|--|--|----------------|-------------|----------|--------------------|------|-----------|----------|---------------------|
| TARR FAMILY TRUST OF 2015 | | 4 Rolling | 3 Public Sewer | 1 Paved | 2 Light | Description | Code | Appraised | Assessed | 1501 LACONIA, NH |
| TARR THOMAS K & SANDRA G TRUS | | | 2 Public Water | | | RESIDNTL | 1013 | 299,700 | 299,700 | |
| 48 SHORE DR | | | | | | RES LAND | 1013 | 677,400 | 677,400 | |
| LACONIA NH 03246 | | SUPPLEMENTAL DATA | | | | RESIDNTL | 1013 | 7,700 | 900 | |
| Alt Prcl ID 128 199 4 OWNOCC Y | | ZONE 2 SPOD ZONE 2 % WARD WARD 3 | | | | Total | | 984,800 | 978,000 | |

Card after changes made after inspection.

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 | Year | Code | Assessed | |
| TARR FAMILY TRUST OF 2015 | 2954 0775 | 02-12-2015 | U | 4,000 | 44 | 2021 | 1013 | 300,800 | 2020 | 1013 | 300,800 | 2019 | 1013 | 292,800 | |
| TARR THOMAS K & SANDRA G | 1907 0294 | 06-27-2003 | Q | 615,000 | 01 | | 1013 | 677,400 | | 1013 | 556,500 | | 1013 | 508,100 | |
| TAMMINGA SHARON H | 1440 0767 | 10-28-1997 | Q | 259,000 | 00 | | 1013 | 900 | | 1013 | 900 | | 1013 | 900 | |
| STEIN W TRUST/STEIN D TST | 1199 0507 | 02-01-1992 | U | 0 | 1F | | | | | | | | | | |
| STEIN WOLFGANG J & DORA L | 1199 0505 | 02-01-1992 | U | 0 | 1F | | | | | | | | | | |
| Total | | | | | | 979,100 | | 858,200 | | 801,800 | | | | | |

| EXEMPTIONS | | | | OTHER ASSESSMENTS | | | |
|------------|------|----------------|--------|-------------------|-------------|--------|--------|
| Year | Code | Description | Amount | Code | Description | Number | Amount |
| 2004 | T201 | VETLAN 1 TRUST | 500.00 | | | | |
| Total | | | 500.00 | | | | |

This signature acknowledges a visit by a Data Collector or Assessor

| APPRAISED VALUE SUMMARY | |
|-------------------------------|---------|
| Appraised Bldg. Value (Card) | 295,000 |
| Appraised Xf (B) Value (Bldg) | 4,700 |
| Appraised Ob (B) Value (Bldg) | 7,700 |
| Appraised Land Value (Bldg) | 677,400 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 984,800 |
| Valuation Method | C |
| Total Appraised Parcel Value | 984,800 |

| ASSESSING NEIGHBORHOOD | | | | |
|------------------------|-----------|----------------|--------------|---------|
| Nbhd | Nbhd Name | Cyclical Group | TIF District | ID Code |
| 0001 | | C | | |

| NOTES | |
|------------------------|--------------------------|
| WALK OUT SFB | SEASONAL DOCK=NO VALUE |
| STONE IG | 7/9/98 WATERFRONT |
| BEACH RIGHT/ TAN | AFTER THE FACT RETAINING |
| LOWER QUALITY ADD REAR | WALL PER DES 2001 |
| | LAND AREA PER TAXMAP |

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

| VISIT / CHANGE HISTORY | | | | | |
|------------------------|----|------|----|----|---------------------|
| Date | Id | Type | Is | Cd | Purpost/Result |
| 11-09-2021 | PS | CY | | 03 | MEAS & INSPC |
| 05-21-2014 | JD | | | 25 | REVIEWED |
| 09-25-2013 | TB | | | 30 | EXTERIOR INSPECTION |
| 09-13-2012 | DD | | | 30 | EXTERIOR INSPECTION |
| 06-24-2008 | SC | | | 14 | INSPECTED |
| 12-04-2003 | TS | | | 03 | MEAS & INSPC |
| 07-09-1998 | TS | | | 11 | ENTRY DENIED |

| 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 | RS | | | 16,553 | SF 2.92 | 1.00000 | 5 | 1.00 | WS1 | 14.000 | | | 40.92 | 677,400 | | |
| 1 | 1013 | SFR WATER M | RS | | | 100 | FF 0 | 1.00000 | 0 | 1.00 | WS1 | 14.000 | | 0.0000 | 0 | 0 | | |
| Total Card Land Units | | | | | | 0.38 | AC | Parcel Total Land Area | | | | | | 0.38 | Total Land Value | | | 677,400 |

| Element | Cd | Description |
|---------|----|-------------|
| Style: | 01 | Ranch |
| Model: | 01 | Residential |
| Grade: | 04 | Average +10 |
| Stores: | 1 | 1 Story |

| Element | Cd | Description |
|-------------------|----|----------------|
| Occupancy | 1 | |
| Exterior Wall 1 | 19 | Brick Veneer |
| Exterior Wall 2 | 08 | Wood on Sheath |
| Roof Structure: | 03 | Gable/Hip |
| Roof Cover | 03 | Asph/F Gls/Cmp |
| Interior Wall 1 | 05 | Drywall/Sheet |
| Interior Wall 2 | 07 | K PINE/A WD |
| Interior Fir 1 | 12 | Hardwood |
| Interior Fir 2 | 14 | Carpet |
| Heat Fuel | 02 | Oil |
| Heat Type: | 05 | Hot Water |
| AC Type: | 02 | Heat Pump |
| Total Bedrooms | 04 | 4 Bedrooms |
| Total Bathrms: | 3 | |
| Total Half Baths | 0 | |
| Total Xtra Fixtrs | 2 | |
| Total Rooms: | 6 | 6 Rooms |
| Bath Style: | 02 | Average |
| Kitchen Style: | 02 | Average |

| Adjust Type | Code | Description | Factor% |
|-------------|------|-------------|---------|
| Condo Fir | | | |
| Condo Unit | | | |

| CONDO DATA | |
|------------|-----|
| Parcel Id | 0.0 |
| Ownr | 0.0 |
| CONDO DATA | |

| COST / MARKET VALUATION | |
|--------------------------|--------------|
| Building Value New | 335,179 |
| Year Built | 1957 |
| Effective Year Built | 2009 |
| Remodel Rating | VG |
| Depreciation Code | |
| Condition | Percent Good |
| Condition % | 88 |
| Cost to Cure Ovr Comment | |
| Misc Imp Ovr | |
| Misc Imp Ovr Comment | |
| Cost to Cure Ovr | |
| Cost to Cure Ovr Comment | |

CONSTRUCTION DETAIL

| Code | Element | Description | Unit Price | Yr Bilt | Cond. Cd | % Gd | Grade | Grade Adj. | Appr. Value |
|------|------------|-------------|------------|---------|----------|-------|-------|------------|-------------|
| FPL1 | FIREPLACE | B | 1 | 2800.00 | 2007 | 88.00 | | | 0 |
| FPO | EXTRA FLO | B | 1 | 1000.00 | 2007 | 88.00 | | | 0 |
| FPO | CENTRAL VA | B | 1 | 1500.00 | 2007 | 88.00 | | | 0 |
| CV | | B | 1 | 900 | 2007 | 900 | | | 0 |
| PAT1 | PATIO-AVG | L | 288 | 6.00 | 2000 | 50 | | | 0 |
| DCK1 | DOCKS-RES | L | 300 | 30.00 | 2011 | 75 | | | 0 |

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

| Code | Description | L/B | Units | Unit Price | Yr Bilt | Cond. Cd | % Gd | Grade | Grade Adj. | Appr. Value |
|------|-------------|-----|-------|------------|---------|----------|------|-------|------------|-------------|
| FPL1 | FIREPLACE | B | 1 | 2800.00 | 2007 | 88.00 | | | | 0 |
| FPO | EXTRA FLO | B | 1 | 1000.00 | 2007 | 88.00 | | | | 0 |
| CV | CENTRAL VA | B | 1 | 1500.00 | 2007 | 88.00 | | | | 0 |
| PAT1 | PATIO-AVG | L | 288 | 6.00 | 2000 | 50 | | | | 0 |
| DCK1 | DOCKS-RES | L | 300 | 30.00 | 2011 | 75 | | | | 0 |

BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | L/B | Units | Unit Price | Yr Bilt | Cond. Cd | % Gd | Grade | Grade Adj. | Appr. Value |
|------|-------------|-----|-------|------------|---------|----------|------|-------|------------|-------------|
| PAT1 | PATIO-AVG | L | 288 | 6.00 | 2000 | 50 | | | | 900 |
| DCK1 | DOCKS-RES | L | 300 | 30.00 | 2011 | 75 | | | | 9000 |

| Code | Description | L/B | Units | Unit Price | Yr Bilt | Cond. Cd | % Gd | Grade | Grade Adj. | Appr. Value |
|------|-------------|-----|-------|------------|---------|----------|------|-------|------------|-------------|
| PAT1 | PATIO-AVG | L | 288 | 6.00 | 2000 | 50 | | | | 900 |
| DCK1 | DOCKS-RES | L | 300 | 30.00 | 2011 | 75 | | | | 9000 |

| Code | Description | L/B | Units | Unit Price | Yr Bilt | Cond. Cd | % Gd | Grade | Grade Adj. | Appr. Value |
|------|-------------|-----|-------|------------|---------|----------|------|-------|------------|-------------|
| PAT1 | PATIO-AVG | L | 288 | 6.00 | 2000 | 50 | | | | 900 |
| DCK1 | DOCKS-RES | L | 300 | 30.00 | 2011 | 75 | | | | 9000 |

| Code | Description | L/B | Units | Unit Price | Yr Bilt | Cond. Cd | % Gd | Grade | Grade Adj. | Appr. Value |
|------|-------------|-----|-------|------------|---------|----------|------|-------|------------|-------------|
| PAT1 | PATIO-AVG | L | 288 | 6.00 | 2000 | 50 | | | | 900 |
| DCK1 | DOCKS-RES | L | 300 | 30.00 | 2011 | 75 | | | | 9000 |

| Code | Description | L/B | Units | Unit Price | Yr Bilt | Cond. Cd | % Gd | Grade | Grade Adj. | Appr. Value |
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| PAT1 | PATIO-AVG | L | 288 | 6.00 | 2000 | 50 | | | | 900 |
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| Code | Description | L/B | Units | Unit Price | Yr Bilt | Cond. Cd | % Gd | Grade | Grade Adj. | Appr. Value |
|------|-------------|-----|-------|------------|---------|----------|------|-------|------------|-------------|
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| Code | Description | L/B | Units | Unit Price | Yr Bilt | Cond. Cd | % Gd | Grade | Grade Adj. | Appr. Value |
|------|-------------|-----|-------|------------|---------|----------|------|-------|------------|-------------|
| PAT1 | PATIO-AVG | L | 288 | 6.00 | 2000 | 50 | | | | 900 |
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|------|-------------|-----|-------|------------|---------|----------|------|-------|------------|-------------|
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|------|-------------|-----|-------|------------|---------|----------|------|-------|------------|-------------|
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|------|-------------|-----|-------|------------|---------|----------|------|-------|------------|-------------|
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|------|-------------|-----|-------|------------|---------|----------|------|-------|------------|-------------|
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| Code | Description | L/B | Units | Unit Price | Yr Bilt | Cond. Cd | % Gd | Grade | Grade Adj. | Appr. Value |
|------|-------------|-----|-------|------------|---------|----------|------|-------|------------|-------------|
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|------|-------------|-----|-------|------------|---------|----------|------|-------|------------|-------------|
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|------|-------------|-----|-------|------------|---------|----------|------|-------|------------|-------------|
| PAT1 | PATIO-AVG | L | 288 | 6.00 | 2000 | 50 | | | | 900 |
| DCK1 | DOCKS-RES | L | 300 | 30.00 | 2011 | 75 | | | | 9000 |



000004 ✓

2021 APPLICATION FOR ABATEMENT

Please Type or Print Clearly

RECEIVED

DEC 23 2021

ONE APPLICATION FOR EACH PROPERTY APPEALED

ASSESSOR'S OFFICE
LACONIA, NH

Upon completion of this form return to:

City of Laconia/Assessors
45 Beacon St. East
Laconia, NH 03246

Date: December 21, 2021

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

Name: TARR Family Trust of 2015, THOMAS & SARAVA TARR, Trustees

Mailing Address: 48 Shore Dr. Email Address: 48shore@gmail.com

Telephone No: (Work): N/A (Home): 534-6455

*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): N/A

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: 423/199/20 Block: 199 Lot: 20

Assessed Valuation: \$ 4979,100 Tax Account #: 5610

Property Location: 48 Shore Dr., LACONIA, N.H. 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. *N/A*

| Town Parcel ID# | Street Address | Description | Assessment |
|-----------------|----------------|-------------|------------|
| | | | |
| | | | |

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.)

The Jet tub listed under the "Extra features" portion of Assessment was removed in 2010 when it became non-functional. PAT SOHLMAN verified that the tub no longer existed during a visit to the property in November, 2021.

SECTION F. Taxpayer's(s') Opinion of Market Value *N/A*

State your opinion of the market value of the property(ies) appealed as of April 1 of the year under appeal.

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

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

SECTION G. Sales, Rental and/or Assessment Comparisons *N/A*

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> |
|----------------------|-------------------------|-------------------|---------------------|-------------------|----------------|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

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: December 21, 2021

X Shomy R. Jan, Trustee
(Signature)

X Sandra H. Jan, Trustee
(Signature)

SECTION I. Certification and Appearance by Representative (If other than Party (ies) Applying) *N/A*

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: _____