

2021 ABATEMENT REQUEST – Staff Notes

Map 442 Block 142 Lot 45 – Northway Bank

The property owner filed an abatement request on their property at 400 Main St with a tax representative. The property at 400 Main St is a 5,000 square foot bank building, owned and operated by Northway Bank. The 2021 assessment is \$573,000.

The abatement does not contain any valuation information for market value. The tax representative claims that residential and commercial properties are not increasing in value at the same rate, and that these properties should be adjusted “downward for that fact”. As indicated in the abatement application, a general statement of disproportionality is insufficient. In order to understand if the property’s equalized assessment is disproportional, an opinion of fair market value would need to be provided with some basis for opinion. The representative did not include any opinion of market value nor analysis of a reasonable assessment.

As there was no indication of fair market value provided by the representative on the abatement application, it is recommended to deny the 2021 abatement application.

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
NORTHWAY BANK		1 Level	1 All Public	1 Paved	5 Heavy	Description	Code	Appraised	Assessed
9 MAIN ST						COMMERC.	3410	433,700	433,700
BERLIN NH 03570						COM LAND	3410	86,100	86,100
						COMMERC.	3410	53,200	53,200
SUPPLEMENTAL DATA									
Alt Prcl ID 141 142 12		ZONE 2		WARD WARD 4					
OWNOCC Y		ZONE 2 %							
REVIEW		WARD							
ZONE 1 UC									
ZONE 1 % 100									
GIS ID 442-142-45		Assoc Pid#							
							Total	573,000	573,000

1501
 LACONIA, NH
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		
NORTHWAY BANK	2229 0866	10-12-2005	U	I	1,603,730	1B	2021	3410	433,700	2020	3410	433,700	2019	3410	436,500	
PEMIGEWASSET NATIONAL BANK	1803 0321	10-18-2002	U	I	650,000	1		3410	86,100		3410	86,100		3410	83,300	
INDIAN HEAD PROPERTIES INC	0682 0478	08-20-1976	U	I	0			3410	53,200		3410	53,200		3410	53,200	
STAFFORD ANNE M	0	08-20-1976			0											
							Total	573,000	Total	573,000	Total	573,000	Total	573,000		

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			0.00				
ASSESSING NEIGHBORHOOD							
Nbhd	Nbhd Name	Cyclical Group	TIF District	ID Code			
0001		D	TIF				

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	346,500
Appraised Xf (B) Value (Bldg)	87,200
Appraised Ob (B) Value (Bldg)	53,200
Appraised Land Value (Bldg)	86,100
Special Land Value	0
Total Appraised Parcel Value	573,000
Valuation Method	O
Total Appraised Parcel Value	573,000

NOTES	
THE PEMI BANK --NORTHWAY 2005	FOUR 1/2 BATHS=2 BATHS
REVIEW FOR ABATE. NO CHG."04	
ELEV=3 STOPS 2100LB CAP	IG=PURCHASED 3 BANKS FOR
VERY SMALL VAULT	1 PRICE AND ASSIGNED THIS
4/1/06: 2ND FL 100% FIN 1ST FL NO WORK	PRICE TO THIS PROPERTY
SPRINK-50% INST	

BUILDING PERMIT RECORD								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
014	01-20-2006	05	R-RENOVATE	200,000	06-08-2006	100		2ND FL DONE/1ST FL NOT S

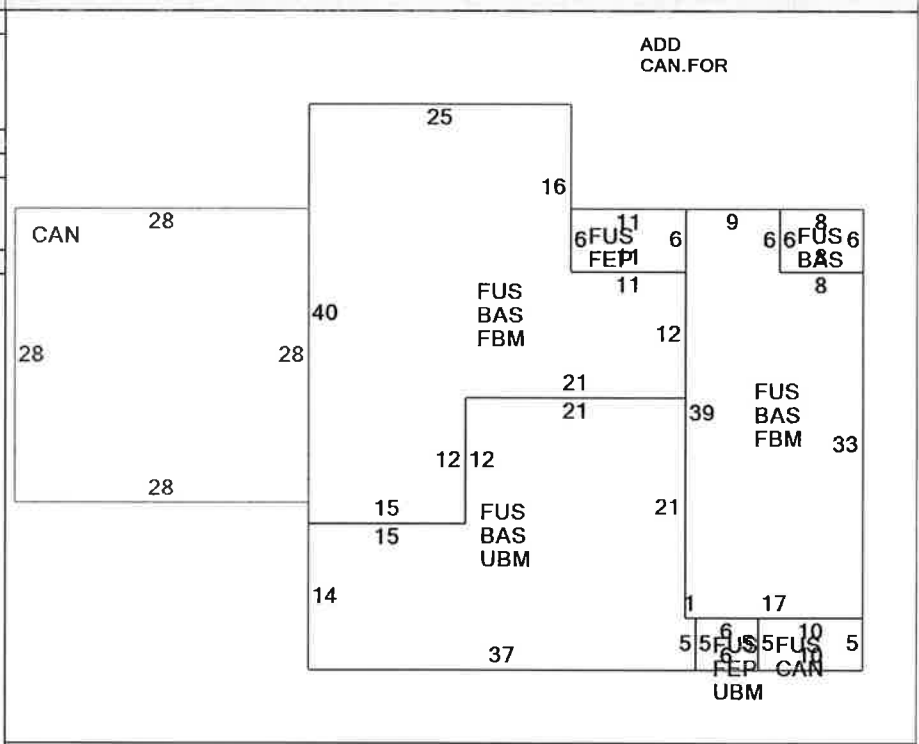
VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpost/Result
12-22-2017	DD	A		20	CHG FM OTHER
10-19-2010	SW			41	HEARING CHANGE DATA
06-16-2010	JW			32	COM FIELD REVIEW
06-14-2007	DD			20	CHG FM OTHER
06-08-2006	RC	01	6	14	INSPECTED
07-28-2005	RC	01	1	03	MEAS & INSPC
01-31-2003	TS			03	MEAS & INSPC

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	3410	BANK BLDG	UC			36,617 SF	1.52	1.00000	5	1.00	COM	1.550			0	2.35	86,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	31	Branch Bank			
Model	94	Commercial			
Grade	03	Average			
Stories:	2				
Occupancy	1.00				
Exterior Wall 1	19	Brick Veneer			
Exterior Wall 2					
RooF Structure	01	Flat			
RooF Cover	04	Tar & Gravel			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2	04	Plywood Panel			
Interior Floor 1	11	Ceram Clay Til			
Interior Floor 2	14	Carpet			
Heating Fuel	03	Gas			
Heating Type	05	Hot Water			
AC Type	03	Central			
Bldg Use	3410	BANK BLDG			
Total Rooms					
Total Bedrms	00				
Total Baths	2.5				
Heat/AC	01	HEAT/AC PKGS			
Frame Type	05	STEEL			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Rooms/Prtns	02	AVERAGE			
Wall Height	10.00				
% Comn Wall	0.00				
1st Floor Use:	3410				
			RCN		611,901
			Year Built		1981
			Effective Year Built		1991
			Depreciation Code		AV
			Remodel Rating		
			Year Remodeled		
			Depreciation %		30
			Functional Obsol		
			External Obsol		1.000
			Trend Factor		
			Condition		
			Condition %		
			Percent Good		70
			RCNLD		428,300
			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	% Good	Grade	Grade Adj	Appr. Value
DUW	W/PNEU TUBE	B	1	22000.00	1989			70.0		0	15,400
NDP	NITE DEPOSIT	B	1	13100.00	1989			70.0		0	9,200
PAV1	PAVING-ASPH	L	25,000	2.50	1981	G		75		0	46,900
LT1	LIGHTS-IN W/P	L	7	1800.00	1981	A		50		0	6,300
ELV2	ELEV PASSEN	B	1	50900.00	1989			70.0		0	35,600
DUW	DRIVE-UP WIN	B	1	10700.00	1989			70.0		0	7,500
VLT1	VAULT-AVG	B	45	140.00	1989			70.0		0	4,400
SPR3	DRY	B	5,902	2.50	1989			50.0		0	7,400
ELV3	EVEVATOR ST	B	2	5500.00	1989			70.0		0	7,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,436	2,436	2,436	103.80	252,857
CAN	Canopy	0	834	83	10.33	8,615
FBM	Basement, Finished	0	1,627	569	36.30	59,062
FEP	Porch, Enclosed, Finished	0	96	67	72.44	6,955
FUS	Upper Story, Finished	2,582	2,582	2,582	103.80	268,012
UBM	Basement, Unfinished	0	791	158	20.73	16,400
Ttl Gross Liv / Lease Area		5,018	8,366	5,895		611,901



2021

RECEIVED

FEB 22 2022

ASSESSOR'S OFFICE
LACONIA, NH

000009

✓

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): Northway Bank

Mailing Address(es) c/o Gary Laurash PO Box 9, Berlin, NH 03570

Telephone Number(s): (Work) _____ (Home) _____

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): Mark Lutter/Northeast Property Tax Consultants

Mailing Address(es): 14 Roy Drive, Hudson, NH 03051

Telephone Number(s): (Work) (603) 579-0544 (Home) _____

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>
442/142/45	400 Main St., Laconia	Bank Bldg	\$573,000

Rec'd
2928

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>

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.

- 3) 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):
 - 6. physical data - incorrect description or measurement of property;
 - 7. 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
 - 8. 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.

4) 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.

(See Ansara v. City of Nashua, 118 N.H. 879 (1978)).

(Attach additional sheets if needed.)

SEE ENCLOSED INFORMATION

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 # 442/142/45 Appeal Year Market Value \$ see below

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

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

Over the past 2 years residential properties are up about 20% to 30%. Commercial properties are only up about 5% to 10%. Both types of properties must be at the same proportional assessed value. The equalization ratio will show that the commercial properties are over assessed around 10% to 20%. These commercial properties need to be adjusted downward for that fact.

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.)

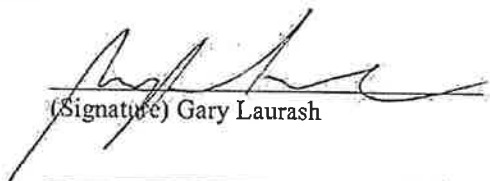
<u>Town Parcel ID#</u>	<u>Street Address</u>	<u>Sale Price/Date of Sale</u>	<u>Rents</u>	<u>Assessment</u>
------------------------	-----------------------	--------------------------------	--------------	-------------------

_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

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) 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: 2/14/2022


(Signature) Gary Laurash

(Signature)

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: 2/14/22

Mark Lutter
(Representative's Signature)

Mark Lutter
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: _____

(Selectman/Assessor Signature)

(Selectman/Assessor Signature)

(Selectman/Assessor Signature)

(Selectman/Assessor Signature)

AGENT AUTHORIZATION

NAME: Northway Bank
ADDRESS: 400 Main St
DATE: 2/14/22
PARCEL #: 442/142/45

To: Laconia Assessor,

This is to authorize: **NORTHEAST PROPERTY-TAX CONSULTANTS**, its agents and employees

14 Roy Drive
Hudson, NH 03051
(603) 579-0544

to act in our behalf as our agent in assessment matters for those properties which are owned, possessed, or controlled by the undersigned.

The authority of the agent is as follows: (Please check appropriate items.)

This agent is delegated full authority to handle all matters relative to assessments with the properties listed above. This includes signing municipality abatement forms and the Board of Tax and Land Appeals' forms for the taxpayer. You are to divulge to him any and all information which we have submitted to you.

Other (Please specify): _____

This authorization is to be effective until revoked by certified letter signed by the owner, a partner, or a corporate officer.

While we have delegated the above authority to this agent, we accept full responsibility for any and all actions he makes in our behalf. We understand that we may be required to furnish additional information and will furnish information on request.

SIGNED BY: 
Gary L. Aurash

TITLE: CFO

TELEPHONE: (603) 326-7377