

2021 ABATEMENT REQUEST – Staff Notes

Map 228 Block 348 Lot 10.001 – Boris Bulanov

The property owner filed an abatement request on their condominium unit located at 33 Cow Path Lane, part of the Prides Point Complex. This residential property is improved with a detached condominium unit assessed for \$549,600, and they have expressed the opinion that the market value of the property is \$400,000. The market value estimate is a statement unsupported by any analysis or valuation analysis.

The taxpayer recites the assessed value of some of their neighbour's homes. The attributes of all units are considered in their individual valuations, and variations in those attributes are reflected in those unit's values. The higher valuation of this unit reflects the significantly different attributes.

The taxpayer provided a list of specific repairs or improvements that would restore the property to as new condition, as well as add new features to the property. As there is a deduction of over \$100,000 to account for physical depreciation, there does not appear to be an inaccurate development of assessed value.

Without having any specific 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 \$549,600 be denied.

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BULANOV BORIS 14 WALNUT HILL RD CHESTNUT HIL MA 02467		4 Rolling	2 Public Water	1 Paved	2 Light	RESIDENTL	1020	549,600	549,600	1501 LACONIA, NH VISION
			3 Public Sewer							
		SUPPLEMENTAL DATA								
		Alt Prcl ID 23HH 348 22 1	ZONE 2							
		OWNOCC N	ZONE 2 %		WARD WARD 1					
		REVIEW								
		ZONE 1 RS								
		ZONE 1 % 100								
		GIS ID 228-348-10	Assoc Pid#							
						Total	549,600	549,600		

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	
1533 0273	06-01-1999	Q	I	240,000	00	2021	1020	549,600	2020	1020	515,600		2019	1020	486,100	
1160 0495	01-01-1991	U	I	900,000	1											
1140 0018	06-01-1990	U	I	1,000,000	1L											
Total						549,600			515,600			486,100				

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	544,700
Appraised Xf (B) Value (Bldg)	4,900
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	549,600
Valuation Method	C
Total Appraised Parcel Value	549,600

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	Cyclical Group	TIF District	ID Code
0001		A		LB

NOTES

PRIDES POINT #1 ANGLE
 FPL PREFAB

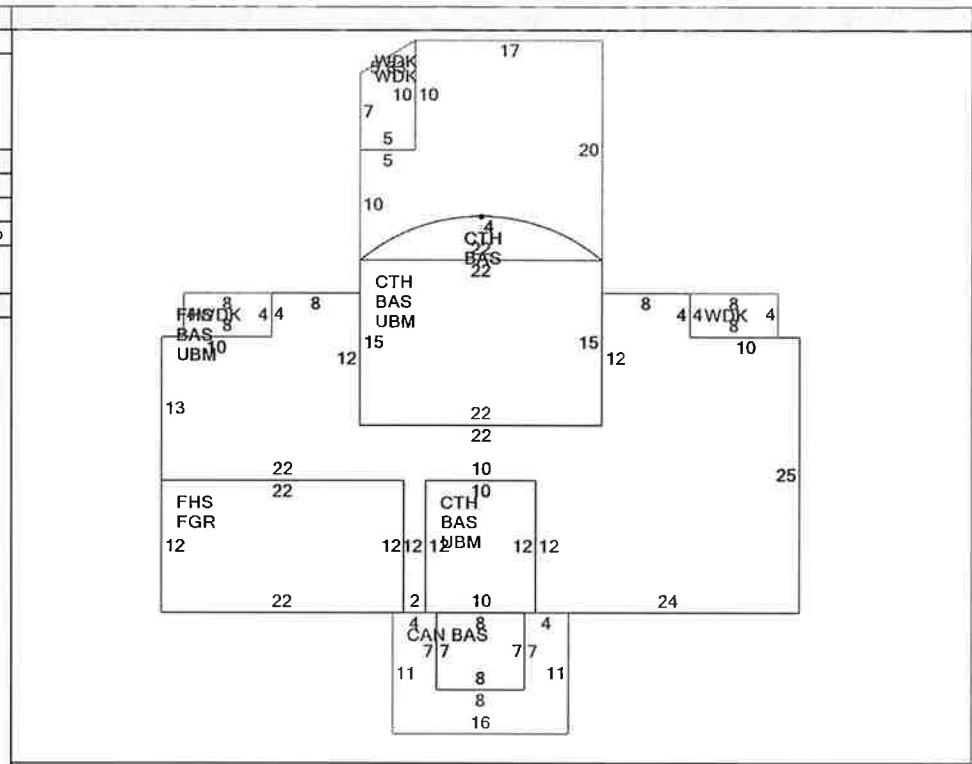
BEIGE

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
12-30-2015	DD			14	INSPECTED
10-04-2008	CM			02	MEASURED
07-12-1999	TS			02	MEASURED
05-06-1992	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	RS			0 SF	0	1.00000	5	1.00	00	1.000			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:	8A	Det Condo			
Model	05	Res Condo			
Grade	05	Average +20			
Stories:	1.75	1 3/4 Stories			
Occupancy	1				
Interior Wall 1:	05	Drywall/Sheet			
Interior Wall 2:					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel:	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Ttl Bedrms:	03	3 Bedrooms			
Ttl Bathrms:	2	2 Full			
Ttl Half Bths:	1				
Xtra Fixtres	1				
Total Rooms:	6	6 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Average			
			CONDO DATA		
			Parcel Id	104063	C 065
			PRIDES POINT		Owne 0.0
			Adjust Type	Code	Description
			Condo Fir	G	Good
			Condo Unit	D	D
			COST / MARKET VALUATION		
			Building Value New	672,471	
			Year Built	1989	
			Effective Year Built	2002	
			Depreciation Code	AV	
			Remodel Rating		
			Year Remodeled		
			Depreciation %	19	
			Functional Obsol	0	
			External Obsol	0	
			Trend Factor	1.000	
			Condition		
			Condition %		
			Percent Good	81	
			Cns Sect Rcnld	544,700	
			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 Bld	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
JTUB	JET TUB	B	1	3400.00	2001		81		0.00	2,800
FPL	FIREPLACE	B	2	1300.00	2001		81		0.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,520	1,520	1,520	245.62	373,343
CAN	Canopy	0	120	12	24.56	2,947
CTH	Cathedral Ceiling	0	510	26	12.52	6,386
FGR	Garage, Finished	0	264	106	98.62	26,036
FHS	Half Story, Finished	609	1,218	609	122.81	149,583
UBM	Basement, Unfinished	0	1,404	281	49.16	69,019
WDK	Deck, Wood	0	497	50	24.71	12,281
Ttl Gross Liv / Lease Area		2,129	5,533	2,604		639,595



000012 TB ✓

RECEIVED

FEB 25 2022

2021 APPLICATION FOR ABATEMENT

Please Type or Print Clearly

ASSESSOR'S OFFICE
LACONIA, NH

ONE APPLICATION FOR EACH PROPERTY APPEALED

Upon completion of this form return to:

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

Date: 02/15/2022

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

Name: Boris Bulanov

Mailing Address: 14 Walnut hill rd, Chestnut hill, MA,02467 Email Address: boris_bulanov@yahoo.com

Telephone No: (Work): 617-281-3816 (Home): 617 640 8092 Olga

*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: 228 Block: 348 Lot: 10.U1(10.001)

Assessed Valuation: \$ assessment 2021 Tax Account. #: 9355

Property Location: 33 Cow Path Lane Laconia NH 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.

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.) **Please see property analysis document 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.

Map/Block/Lot# 228-348-10.001 Appeal Year Market Value \$ 400,000

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

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).

<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>
please see the excel spreadsheet attached					

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: 12/15/2022

X Boris Bulanov
(Signature)
X _____
(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: _____

Address	Location	Assessment Year	Assessment	Price per square	Year Built	Features	Finished Area
5 Deerfiled Turn	2nd row from the lake, water view	2020	\$504,600	\$240	1988	2.5 bathroom	2,100
43 Cow Path Drive	2nd row from the lake, water view	2020	\$660,100	\$211	2005	3 bathrooms, Central Air	3,129
33 Cow Path Drive	3rd row from the lake, obstructed view, multiple infrustructural repairs needed (see below)	2020	\$515,600	\$242	1989	2.5 bathrooms	2,129

33 Cow Path Drive	Outstanding Repairs	Estimated Cost
	Roof	\$35,000
	Boiler and Oil Tank	\$20,000
	2nd Floor large Windows	\$7,000
	1st Floor Patio Doors	\$15,000
	2nd Floor Balcony doors	\$15,000
	Roof Skylights	\$40,000
	Garage Ceiling	\$3,000
	Living Room Cathedral Ceiling paint	\$10,000
	Deck repair	\$4,000
	Front Lawn Walkway Re-Pavement	\$3,500
	First Floor Carpet Replacement	\$15,000
	External House Painting	\$10,000
	Subtotal:	\$177,500
	Central A/C installation	\$50,000

Total	\$227,500
--------------	-----------