

2021 ABATEMENT REQUEST – Staff Notes

Map 151 Block 269 Lot 40.002 – Srihari, Michael & Sandra Anna

The property owner filed an abatement request on their improved property at 19 Wentworth Cove Rd. This is residential building lot that is comprised of 1.39 acres located on Lake Winnepesaukee, with 284 feet of frontage the lake. The assessed value of the property is \$2,235,700.

The taxpayer expressed that the recent selling price of the property is proof of the market value of the property. The property was sold on March 24, 2021 for \$2,295,000 in a sale that involved this property and two other lots. Sale of multiple properties that have separate rights of transfer are difficult to interpret, and are typically considered non-arms-length sales.

City staff inspected the exterior of the property on June 3, 2022, and determined that the description of the improvements is appropriate.

A review of the land valuation revealed a site-specific adjustment factor of 1.20 had been applied to the primary land value. After review of other nearby sites it was determined that this factor is inconsistent with other properties, and that there was no explanation of the additional factor. The condition factor has been removed.

With that change applied, the assessed value would be \$1,919,400. It is recommended to abate \$316,300 in assessed value.

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | |
|--------------------------------------|--|---------|----------------|--|----------|--------------------|------|-----------|-----------|---------------------|
| SRIHARI MICHAEL & SANDRA ANNA | | 1 Level | 3 Public Sewer | 3 Unpaved | 2 Light | Description | Code | Appraised | Assessed | 1501 LACONIA, NH |
| 61 BULKLEY AV NORTH | | | | | | RESIDNTL | 1013 | 319,300 | 319,300 | |
| WESTPORT CT 06880 | | | | | | RES LAND | 1013 | 1,897,800 | 1,897,800 | |
| | | | | | | RESIDNTL | 1013 | 18,600 | 18,600 | |
| SUPPLEMENTAL DATA | | | | | | | | | | |
| Alt Prcl ID OWNOCC N | | | | ZONE 2 SPOD ZONE 2 % WARD WARD 6 | | | | | | |
| REVIEW ZONE 1 SFR ZONE 1 % 100 | | | | Assoc Pid# | | | | | | |
| GIS ID 151-269-40.2 | | | | | | Total 2,235,700 | | | | |

1,919,400

VISION

| RECORD OF OWNERSHIP | | | | | | | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | | | |
|---|------------|----|----|------------|----|-----------------|--------------------------------|-----------|-----------------|------|-----------|-----------------|------|-----------|--|--|--|
| BK-VOL/PAGE | SALE DATE | QU | VI | SALE PRICE | VC | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed | | | |
| SRIHARI MICHAEL & SANDRA ANNA E 3428 0103 | 06-29-2021 | U | I | 0 | 31 | 2021 | 1013 | 319,300 | 2020 | 1013 | 319,300 | 2019 | 1013 | 324,600 | | | |
| SRIHARI MICHAEL & SANDRA ANNA E 3428 0101 | 06-29-2021 | U | I | 0 | 31 | | | | | | | | | | | | |
| SRIHARI MICHAEL & SANDRA ANNA E 3400 0001 | 03-24-2021 | U | I | 2,295,000 | 21 | | 1013 | 1,897,800 | | 1013 | 1,446,000 | | 1013 | 1,265,200 | | | |
| 191 WENTWORTH COVE LACONIA REV TR 3153 0331 | 01-25-2018 | U | I | 1,500,000 | 21 | | 1013 | 18,600 | | 1013 | 26,100 | | 1013 | 26,100 | | | |
| REMINGTON JOHN D & JACQUELINE 2613 0985 | 12-11-2009 | U | I | 0 | 31 | | | | | | | | | | | | |
| | | | | | | Total 2,235,700 | | | Total 1,791,400 | | | Total 1,615,900 | | | | | |

| 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 | | |

| APPRAISED VALUE SUMMARY | |
|-------------------------------|-----------|
| Appraised Bldg. Value (Card) | 319,300 |
| Appraised Xf (B) Value (Bldg) | 0 |
| Appraised Ob (B) Value (Bldg) | 18,600 |
| Appraised Land Value (Bldg) | 1,897,800 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 2,235,700 |
| Valuation Method | C |
| Total Appraised Parcel Value | 2,235,700 |

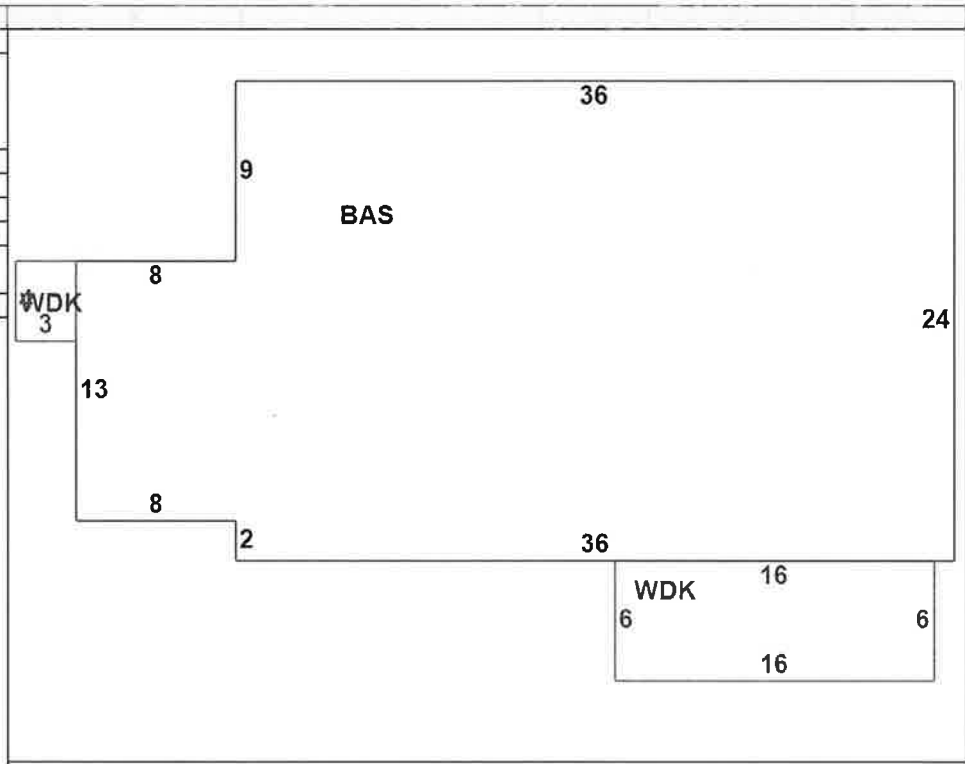
| NOTES | | |
|----------------------|--|--|
| PHASE 1 LOT2 | SUB-DIV 12/30/03 | |
| E=PLACEMENT OF SEWER | L46/PG64 | |
| | AMENDED PLAN L76-18 12/2/15 60,735 SQ FT | |
| BLA L68-019 06/15/10 | | |
| BLA L70-73 01/30/12 | | |

| BUILDING PERMIT RECORD | | | | | | | | |
|------------------------|------------|------|-------------|---------|------------|--------|------------|------------------------|
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments |
| 2021-00197 | 05-19-2021 | 05 | R-RENOVATE | 100,000 | | 0 | | REMODEL EXISTING GARAG |
| 0 | 12-30-2016 | 00 | Undefined | | | 100 | | REMOVE 132SQ FT OF BRE |
| 2008-00176 | 06-27-2008 | 07 | NEW HOME | | 06-05-2009 | 100 | 08-28-2009 | CANCELED |
| | | 14 | WET LANDS | | 08-20-2009 | 100 | | NEW DOCK |

| VISIT / CHANGE HISTORY | | | | | | |
|------------------------|----|------|----|----|-----------------|--|
| Date | Id | Type | Is | Cd | Purpost/Result | |
| 07-28-2021 | TB | S | | 02 | MEASURED | |
| 07-31-2018 | BD | | | 25 | REVIEWED | |
| 09-06-2017 | TB | | | 25 | REVIEWED | |
| 09-05-2017 | TB | | | 25 | REVIEWED | |
| 04-18-2017 | BD | | | 29 | DRIVE BY REVIEW | |
| 02-01-2012 | TB | | | 07 | INFO BY PLAN | |
| 08-12-2011 | JD | | | 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 | SFR | | | 60,735 | SF 1.24 | 1.00000 | 5 | 1.20 | WN2 | 21.000 | | | 31.25 | 1,897,800 | | |
| 1 | 1013 | SFR WATER M | SFR | | | 284 | FF 0 | 1.00000 | 0 | 1.20 | WN2 | 21.000 | 6/23/22 Sit 25 | 0.0000 | 0 | 0 | | |
| Total Card Land Units | | | | | | 1.39 | AC | Parcel Total Land Area | | | | | | 1.39 | Total Land Value | | | 1,897,800 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|----|----------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style: | 36 | Camp Seasonal | | | |
| Model | 01 | Residential | | | |
| Grade: | 03 | Average | | | |
| Stories: | 1 | | | | |
| Occupancy | 1 | | | | |
| Exterior Wall 1 | 08 | Wood on Sheath | | | |
| Exterior Wall 2 | | | | | |
| Roof Structure: | 03 | Gable/Hip | | | |
| Roof Cover | 03 | Asph/F Gls/Cmp | | | |
| Interior Wall 1 | 02 | Wall Brd/Wood | | | |
| Interior Wall 2 | 01 | Minim/Masonry | | | |
| Interior Flr 1 | 06 | Lino/Vinyl | | | |
| Interior Flr 2 | 14 | Carpet | | | |
| Heat Fuel | 04 | Electric | | | |
| Heat Type: | 03 | Hot Air-no Duc | | | |
| AC Type: | 01 | None | | | |
| Total Bedrooms | 03 | 3 Bedrooms | | | |
| Total Bthrms: | 1 | | | | |
| Total Half Baths | 0 | | | | |
| Total Xtra Fixtrs | 2 | | | | |
| Total Rooms: | 6 | | | | |
| Bath Style: | 02 | Average | | | |
| Kitchen Style: | 02 | Average | | | |
| | | | Parcel Id | C | Owne |
| | | | | B | S |
| | | | Adjust Type | Code | Description |
| | | | Condo Fir | | Factor% |
| | | | Condo Unit | | |
| | | | COST / MARKET VALUATION | | |
| | | | Building Value New | | 102,385 |
| | | | Year Built | | 1924 |
| | | | Effective Year Built | | 1981 |
| | | | Depreciation Code | | AV |
| | | | Remodel Rating | | |
| | | | Year Remodeled | | |
| | | | Depreciation % | | 40 |
| | | | Functional Obsol | | 0 |
| | | | External Obsol | | 0 |
| | | | Trend Factor | | 1.000 |
| | | | Condition | | BP |
| | | | Condition % | | 0 |
| | | | Percent Good | | 60 |
| | | | RCNLD | | 61,400 |
| | | | 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 |
| | | | | | | | | | | |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|-------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Gross Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 968 | 968 | 968 | 97.84 | 94,709 |
| WDK | Deck, Wood | 0 | 108 | 11 | 9.97 | 1,076 |
| Tot Gross Liv / Lease Area | | 968 | 1,076 | 979 | | 95,785 |



| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | |
|---|--|-----------------------------------|----------------|-------------|----------|--------------------|------|-----------|-----------|--|
| SRIHARI MICHAEL & SANDRA ANNA 61 BULKLEY AV NORTH WESTPORT CT 06880 | | 1 Level | 3 Public Sewer | 3 Unpaved | 2 Light | Description | Code | Appraised | Assessed | 1501 LACONIA, NH VISION |
| | | | | | | RESIDNTL | 1013 | 319,300 | 319,300 | |
| | | | | | | RES LAND | 1013 | 1,897,800 | 1,897,800 | |
| | | | | | | RESIDNTL | 1013 | 18,600 | 18,600 | |
| SUPPLEMENTAL DATA | | | | | | | | | | |
| Alt Prcl ID OWNOCC N | | ZONE 2 ZONE 2 % WARD WARD 6 | | SPOD | | | | | | |
| REVIEW ZONE 1 SFR ZONE 1 % 100 | | GIS ID 151-269-40.2 | | Assoc Pid# | | | | | | |
| | | | | | | Total | | 2,235,700 | 2,235,700 | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | | |
|-----------------------------------|--|-------------|------------|-----|-----|------------|----|--------------------------------|-----------|-----------|-------|-----------|------------|-------|-----------|-----------|--|
| SRIHARI MICHAEL & SANDRA ANNA E | | 3428 0103 | 06-29-2021 | U | I | 0 | 31 | Year | Code | Assessed | Year | Code | Assessed V | Year | Code | Assessed | |
| SRIHARI MICHAEL & SANDRA ANNA E | | 3428 0101 | 06-29-2021 | U | I | 0 | 31 | 2021 | 1013 | 319,300 | 2020 | 1013 | 319,300 | 2019 | 1013 | 324,600 | |
| SRIHARI MICHAEL & SANDRA ANNA E | | 3400 0001 | 03-24-2021 | U | I | 2,295,000 | 21 | | 1013 | 1,897,800 | | 1013 | 1,446,000 | | 1013 | 1,265,200 | |
| 191 WENTWORTH COVE LACONIA REV TR | | 3153 0331 | 01-25-2018 | U | I | 1,500,000 | 21 | | 1013 | 18,600 | | 1013 | 26,100 | | 1013 | 26,100 | |
| REMINGTON JOHN D & JACQUELINE | | 2613 0985 | 12-11-2009 | U | I | 0 | 31 | Total | | | Total | | | Total | | | |
| | | | | | | | | | 2,235,700 | | | 1,791,400 | | | 1,615,900 | | |

| EXEMPTIONS | | | | OTHER ASSESSMENTS | | | |
|------------|------|-------------|--------|-------------------|-------------|--------|--------|
| Year | Code | Description | Amount | Code | Description | Number | Amount |
| | | | Total | | | | |
| | | | 0.00 | | | | |

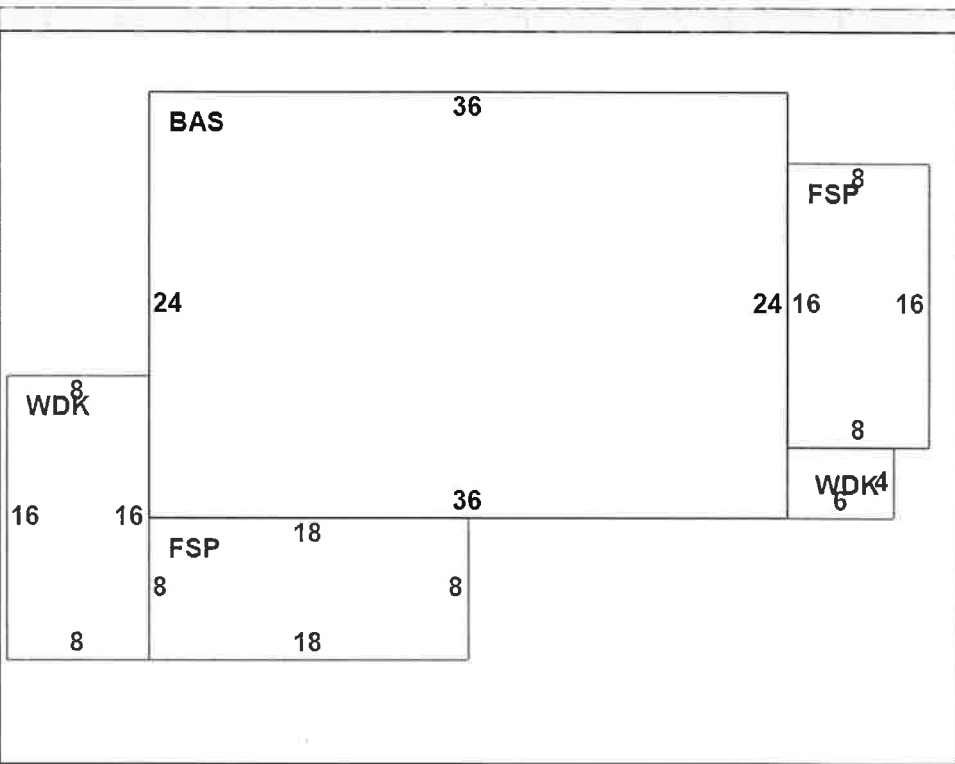
| ASSESSING NEIGHBORHOOD | | | | |
|------------------------|-----------|----------------|--------------|---------|
| Nbhd | Nbhd Name | Cyclical Group | TIF District | ID Code |
| 0001 | | B | | |

| NOTES | | | | | | | | | |
|-------|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | |

| BUILDING PERMIT RECORD | | | | | | | | | | VISIT / CHANGE HISTORY | | | | | |
|------------------------|------------|------|-------------|--------|-----------|--------|-----------|----------|--|------------------------|----|------|----|----|----------------|
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | | Date | Id | Type | Is | Cd | Purpost/Result |
| | | | | | | | | | | | | | | | |

| 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 | | |
| 2 | 1013 | SFR WATER M | | | | SF | 0 | 1.00000 | | 1.00 | | 1.000 | | | 0 | 0 | | |
| Total Card Land Units | | | | | | 0.00 | AC | Parcel Total Land Area | | | | | | 1.39 | Total Land Value | | | 0 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|--------------------------------|----|----------------|---------------------------------|---------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style: | 37 | Camp Year Rnd | | | |
| Model | 01 | Residential | | | |
| Grade: | 03 | Average | | | |
| Stories: | 1 | | | | |
| Occupancy | 1 | | | | |
| Exterior Wall 1 | 25 | Vinyl Siding | | | |
| Exterior Wall 2 | | | | | |
| Roof Structure: | 03 | Gable/Hip | | | |
| Roof Cover | 03 | Asph/F GlS/Cmp | | | |
| Interior Wall 1 | 05 | Drywall/Sheet | | | |
| Interior Wall 2 | 02 | Wall Brd/Wood | | | |
| Interior Flr 1 | 14 | Carpet | | | |
| Interior Flr 2 | | | | | |
| Heat Fuel | 04 | Electric | | | |
| Heat Type: | 07 | Electr Basebrd | | | |
| AC Type: | 01 | None | | | |
| Total Bedrooms | 03 | 3 Bedrooms | | | |
| Total Bthrms: | 1 | | | | |
| Total Half Baths | 0 | | | | |
| Total Xtra Fixtrs | 2 | | | | |
| Total Rooms: | 5 | | | | |
| Bath Style: | 02 | Average | | | |
| Kitchen Style: | 02 | Average | | | |
| | | | Parcel Id | C | Owne |
| | | | | B | S |
| | | | Adjust Type | Code | Description |
| | | | Condo Flr | | Factor% |
| | | | Condo Unit | | |
| COST / MARKET VALUATION | | | | | |
| | | | Building Value New | 106,177 | |
| | | | Year Built | 1930 | |
| | | | Effective Year Built | 1981 | |
| | | | Depreciation Code | AV | |
| | | | Remodel Rating | | |
| | | | Year Remodeled | | |
| | | | Depreciation % | 40 | |
| | | | Functional Obsol | | |
| | | | External Obsol | | |
| | | | Trend Factor | 1.000 | |
| | | | Condition | OB | |
| | | | Condition % | 3 | |
| | | | Percent Good | 57 | |
| | | | RCNLD | 60,500 | |
| | | | 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 |
| DCK1 | DOCKS-RES | L | 690 | 30.00 | 1997 | VG | 90 | | 0 | 18,600 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|-------------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Gross Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 864 | 864 | 864 | 105.15 | 90,850 |
| FSP | Porch, Screen, Finished | 0 | 272 | 68 | 26.29 | 7,150 |
| WDK | Deck, Wood | 0 | 152 | 15 | 10.38 | 1,577 |
| Ttl Gross Liv / Lease Area | | 864 | 1,288 | 947 | | 99,577 |



| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | |
|-------------------------------|--|-------------|----------------|-------------|----------|--------------------|-----------|-----------|-----------|-------------------------|
| SRIHARI MICHAEL & SANDRA ANNA | | 1 Level | 3 Public Sewer | 3 Unpaved | 2 Light | Description | Code | Appraised | Assessed | 1501 LACONIA, NH |
| 61 BULKLEY AV NORTH | | | | | | RESIDNTL | 1013 | 319,300 | 319,300 | |
| WESTPORT CT 06880 | | | | | | RES LAND | 1013 | 1,897,800 | 1,897,800 | |
| | | | | | | RESIDNTL | 1013 | 18,600 | 18,600 | |
| SUPPLEMENTAL DATA | | | | | | | | | | |
| Alt Prcl ID | | ZONE 2 SPOD | | | | | | | | |
| OWNOCC N | | ZONE 2 % | | | | | | | | |
| REVIEW | | WARD WARD 6 | | | | | | | | |
| ZONE 1 SFR | | | | | | | | | | |
| ZONE 1 % 100 | | | | | | | | | | |
| GIS ID 151-269-40.2 | | Assoc Pid# | | | | | | | | |
| Total | | | | | | | 2,235,700 | | 2,235,700 | |

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 | | |
| 3428 0103 | 06-29-2021 | U | I | 0 | 31 | 2021 | 1013 | 319,300 | 2020 | 1013 | 319,300 | | 2019 | 1013 | 324,600 | | |
| 3428 0101 | 06-29-2021 | U | I | 0 | 31 | | | | | | | | | | | | |
| 3400 0001 | 03-24-2021 | U | I | 2,295,000 | 21 | | 1013 | 1,897,800 | | 1013 | 1,446,000 | | | 1013 | 1,265,200 | | |
| 3153 0331 | 01-25-2018 | U | I | 1,500,000 | 21 | | 1013 | 18,600 | | 1013 | 26,100 | | | 1013 | 26,100 | | |
| 2613 0985 | 12-11-2009 | U | I | 0 | 31 | | | | | | | | | | | | |
| Total | | | | | | | 2,235,700 | | Total | | 1,791,400 | | Total | | 1,615,900 | | |

| 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 | | |

| APPRAISED VALUE SUMMARY | |
|-------------------------------|-----------|
| Appraised Bldg. Value (Card) | 319,300 |
| Appraised Xf (B) Value (Bldg) | 0 |
| Appraised Ob (B) Value (Bldg) | 18,600 |
| Appraised Land Value (Bldg) | 1,897,800 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 2,235,700 |
| Valuation Method | C |
| Total Appraised Parcel Value | 2,235,700 |

NOTES

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

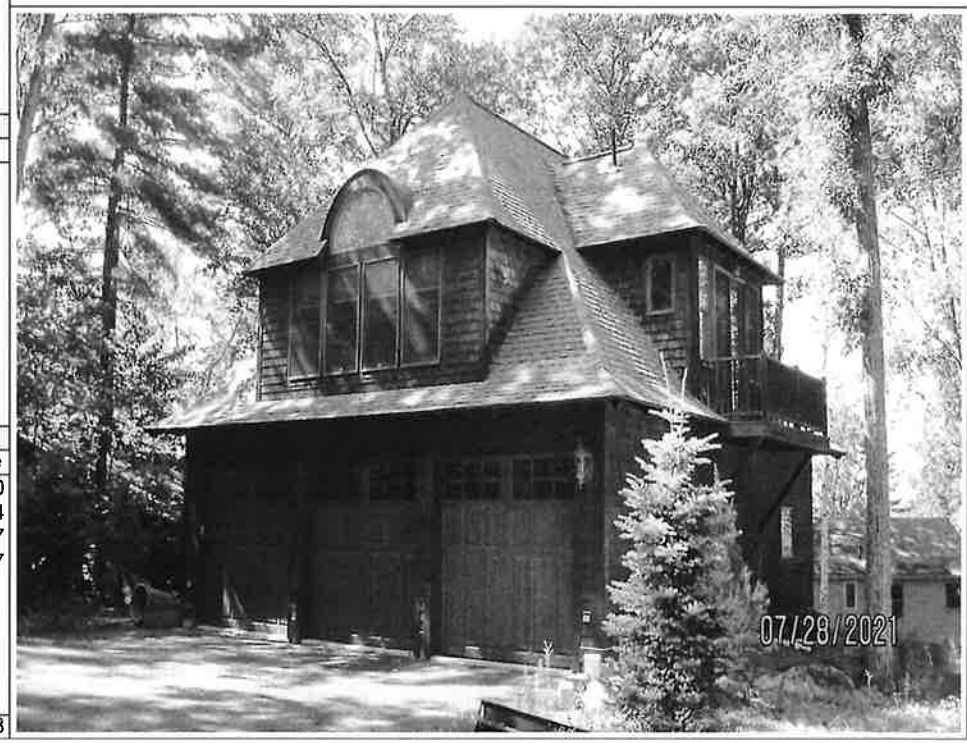
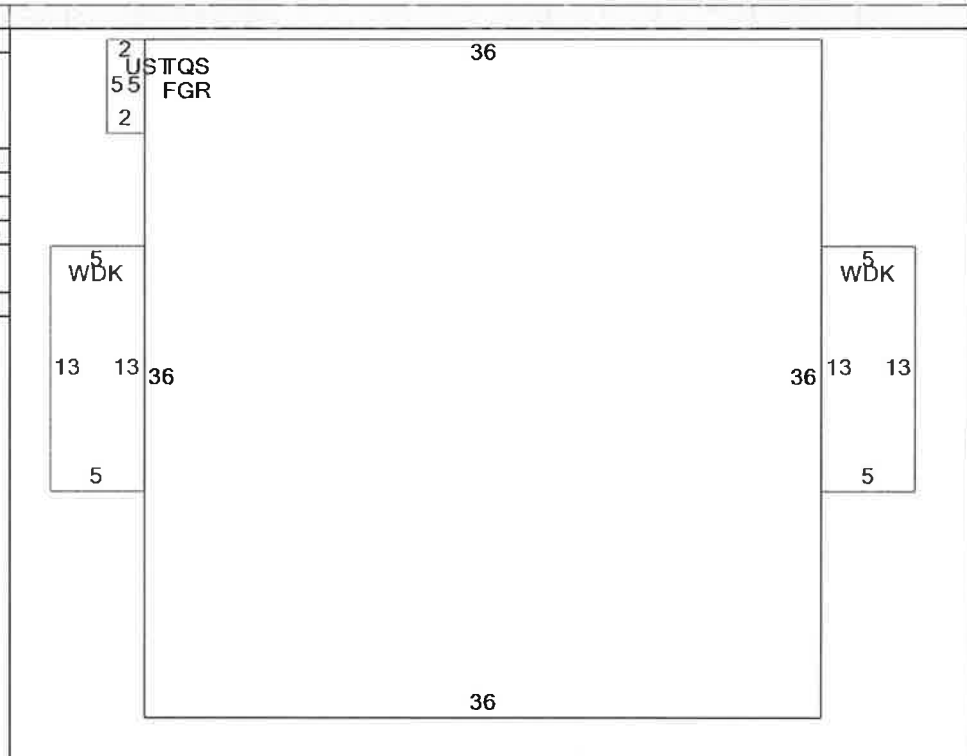
| VISIT / CHANGE HISTORY | | | | | |
|------------------------|----|------|----|----|----------------|
| Date | Id | Type | Is | Cd | Purpost/Result |
| | | | | | |

| 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 | | | |
| 3 | 1013 | SFR WATER M | SFR | | | SF | 0 | 1.00000 | 0 | 1.00 | WN2 | 21.000 | | 0.0000 | 0 | 0 | | | |
| Total Card Land Units | | | | | | 0.00 | AC | Parcel Total Land Area | | | | | | 1.39 | Total Land Value | | | | 0 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|------|----------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style: | 07 | Modern/Contemp | | | |
| Model | 01 | Residential | | | |
| Grade: | 06 | Good | | | |
| Stories: | 1.75 | | | | |
| 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 | 05 | Drywall/Sheet | | | |
| Interior Wall 2 | | | | | |
| Interior Flr 1 | 14 | Carpet | | | |
| Interior Flr 2 | 03 | Concr-Finished | | | |
| Heat Fuel | 03 | Gas | | | |
| Heat Type: | 04 | Forced Air-Duc | | | |
| AC Type: | 03 | Central | | | |
| Total Bedrooms | 03 | 3 Bedrooms | | | |
| Total Bthrms: | 2 | | | | |
| Total Half Baths | 0 | | | | |
| Total Xtra Fixtrs | | | | | |
| Total Rooms: | 6 | | | | |
| Bath Style: | 02 | Average | | | |
| Kitchen Style: | 02 | Average | | | |
| | | | Parcel Id | C | Owne |
| | | | | B | S |
| | | | Adjust Type | Code | Description |
| | | | Condo Flr | | |
| | | | Condo Unit | | |
| | | | COST / MARKET VALUATION | | |
| | | | Building Value New | | 224,286 |
| | | | Year Built | | 2002 |
| | | | Effective Year Built | | 2009 |
| | | | Depreciation Code | | AV |
| | | | Remodel Rating | | |
| | | | Year Remodeled | | |
| | | | Depreciation % | | 12 |
| | | | Functional Obsol | | |
| | | | External Obsol | | |
| | | | Trend Factor | | 1.000 |
| | | | Condition | | |
| | | | Condition % | | |
| | | | Percent Good | | 88 |
| | | | RCNLD | | 197,400 |
| | | | 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 |
| | | | | | | | | | | |
| | | | | | | | | | | |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|------------------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Gross Area | Eff Area | Unit Cost | Undeprec Value |
| FGR | Garage, Finished | 0 | 1,296 | 518 | 55.56 | 72,000 |
| TQS | Three Quarter Story | 972 | 1,296 | 972 | 104.25 | 135,104 |
| UST | Utility, Storage, Unfinished | 0 | 10 | 3 | 41.70 | 417 |
| WDK | Deck, Wood | 0 | 130 | 13 | 13.90 | 1,807 |
| Ttl Gross Liv / Lease Area | | 972 | 2,732 | 1,506 | | 209,328 |



RECEIVED

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2021 APPLICATION FOR ABATEMENT

ASSESSOR'S OFFICE
LACONIA, NH

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**

Date: 2/27/2022

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

Name: MICHAEL SRIHARI AND SANDRA SRIHARI

Mailing Address: 61 BULKLEY AVEN. WEST, CT 06880 Email Address: michael_srihari@yahoo.com

Telephone No: (Work): 914 625 4736 (Home): 203 292 3843

*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: 151 Block: 269 Lot: 40/2

Assessed Valuation: \$ 2,235,700 Tax Account. #: 10735

Property Location: 191 WENTWORTH COVE ROAD 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 |
|-----------------|-----------------------|-------------|------------|
| 151 269 40 3 | 184 WENTWORTH CAVS RD | LAND | \$ 162,400 |
| 151 269 40 4 | 194 WENTWORTH CAVS RD | LAND | \$ 146,300 |

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.)

SEE ATTACHED EXPLANATION

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# 151|269|40|2 Appeal Year Market Value \$ 1,756,800

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> |
|----------------------|-------------------------|-------------------|---------------------|-------------------|----------------|
| 151 269 40 2 | 191 WENTWORTH COVE RD. | | | | |
| 151 269 40 3 | 184 WENTWORTH COVE RD. | \$2,295,000 | ON 3/24/2021 | | |
| 151 269 40 4 | 191 WENTWORTH COVE RD. | | | | |
| ALL 3 PROPERTIES | | | | | |

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: 2/27/2022

X *Muel Sibi*
(Signature)

X *Santa Sribani*
(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:

- All certifications in Section H are true;
- The Party (ies) applying has (have) authorized this representation and has (have) signed this application; and
- 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: _____

CITY OF LACONIA TAXPAYER'S RSA 76:16 ABATEMENT APPLICATION

OWNERS: Michael and Sandra Srihari

PROPERTY LOCATION: 191 Wentworth Cove Road Laconia, NH 03246

MAP/PARCEL NO.: 151/269/40/2

TAX ACCOUNT #: 10735

To Whom it May Concern:

We believe the 2021 Assessment of 191 Wentworth Cove Road in Laconia far exceeds the Market Value of the property as of April 1, 2021. The current 2021 assessed value of 191 Wentworth Cove Road is \$2,235,700. Assuming a 90% Equalization Ratio, that implies an Equalized Assessment value of \$2,484,111.

On March 24, 2021, 191 Wentworth Cove Road sold along with 184 Wentworth Cove Road and 194 Wentworth Cove Road for \$2,295,000 for all three properties. Using the 2021 assessed values for 194 Wentworth Cove Road (\$146,300) and 184 Wentworth Cove Road (\$162,400) – the implied Equalized Assessment value of all three properties combined is \$2,827,111 (see table below) – over half a million dollars more than what all three properties sold for on March 24, 2021.

| Address | 2021 Assessment | Equalization Ratio | Equalized Assessment |
|----------------------------|-----------------|--------------------|----------------------|
| 184 Wentworth Cove Road | \$162,400 | 90% | \$180,444 |
| 194 Wentworth Cove Road | \$146,300 | 90% | \$162,556 |
| 191 Wentworth Cove Road | \$2,235,700 | 90% | \$2,484,111 |
| Total All Three Properties | \$2,544,400 | 90% | \$2,827,111 |

It is implausible that if all three properties sold for \$2,295,000 on March 24, 2021 that their market value on April 1, 2021, just 8 days later, would have risen by more than half a million dollars.

We believe an appropriate assessment of 191 Wentworth Cove Road would use this extremely timely market data, adjust for the value of 184 and 194 Wentworth Cove Road (which were included in the total sale), and come to a more reasonable assessment of the value of 191 Wentworth Cove Road. Following that approach, the proposed 2021 assessment for 191 Wentworth Cove Road would be \$1,756,800 (see table below).

| Address | Market Value @ Sale on March 24, 2021 | Equalization Ratio | Proposed Assessment | Notes |
|----------------------------|---------------------------------------|--------------------|---------------------|--------------------------------------|
| 184 Wentworth Cove Road | \$180,444 | 90% | \$162,400 | Equivalent to current assessed value |
| 194 Wentworth Cove Road | \$162,556 | 90% | \$146,300 | Equivalent to current assessed value |
| 191 Wentworth Cove Road | \$1,952,000 | 90% | \$1,756,800 | |
| Total All Three Properties | \$2,295,000 | | \$2,065,500 | |

This is further triangulated by the appraisal done on February 2, 2021 by Moulton Appraisal Group on behalf of Meredith Village Savings Bank in conjunction with the sale, which values 191 Wentworth Cove

Road at \$2,097,000, which using an equalization ratio of 90% would suggest a proposed 2021 assessment of \$1,877,300. See table below as well as the enclosed copy of the appraisal report.


| Address | Appraisal Value as of February 2021 | Equalization Ratio | Proposed Assessment (Appraisal) |
|----------------------------|---|-----------------------|---------------------------------------|
| 184 Wentworth Cove Road | \$106,000 | 90% | \$95,400 |
| 194 Wentworth Cove Road | \$106,000 | 90% | \$95,400 |
| 191 Wentworth Cove Road | \$2,097,000 | 90% | \$1,887,300 |
| Total All Three Properties | \$2,309,000 | | \$2,078,100 |

Please do not hesitate to contact us with any questions regarding our abatement application – the best number to reach us at is 914.625.4736.

Respectfully,

 2/27/2022

Michael Srihari

 2/27/2022

Sandra Srihari