

## **2022 ABATEMENT REQUEST – Staff Notes**

### **Map 163 Block 72 Lot 1 – Endicott Plaza LLC**

The property is improved with small retail center, comprised of 4.6 acres of land located at 28-36 Endicott Street East.

The property owners filed an application for abatement for 2022 based on a claim of market value of \$1,900,000, a claim that is well supported by the recent (4/28/2022) sale of the property for \$1,900,000. There is no valuation analysis or appraisal.

The local assessed value for 2022 is \$1,549,500. Given the assertion of a much higher market value. And the lack of any other valuation information in the application, no abatement is recommended.

*Postmarked 3/1/23*  
 RECEIVED DB  
 MAR 02 2023  
 ASSESSOR'S OFFICE  
 LACONIA, NH

FOR MUNICIPALITY USE ONLY:	
Town File No.:	_____
Taxpayer Name:	<u>000000</u>

**RSA 76:16 ABATEMENT APPLICATION TO MUNICIPALITY**  
**TAX YEAR APPEALED: 2022**  
**MUNICIPALITY: LACONIA**

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

Name(s): ENDICOTT PLAZA LLC  
 Mailing Address: c/o Property Tax Advisors, Inc. – 60 Pointe Place – Suite 5 – Dover, NH 03820  
 Telephone Nos: (Home) (Cell) (Work) (Email)

**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 public information request under RSA 91-A.

**SECTION B. Party's(ies)' Representative if other than Person(s) Applying (Also complete Section A)**

Name: Property Tax Advisors, Inc.  
 Mailing Address: 60 Pointe Place – Suite 5, Dover, NH 03820  
 Telephone Nos: (Home) (Cell) (Work)603.742.4400(Email) csnow@nhpta.com

**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, and the assessment.

<u>Town Parcel ID#</u>	<u>Street Address/Town</u>	<u>Description</u>	<u>Assessment</u>
163-72-1	28-36 Endicott Street – Laconia	Com-Shop Ctr	\$1,549,500

**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>
162-112-14	Interlaken Ave – Laconia	Vacant Land	\$7,300

**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.

- 1) If claiming disproportionality, state with specificity all the reason 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):
1. physical data - incorrect description or measurement of property;
  2. 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
  3. 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

- 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 refer to attached documentation.**

**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 # 163-72-1 Appeal Year Market Value \$ 1,900,000  
 Town Parcel ID # \_\_\_\_\_ \$ \_\_\_\_\_  
 Town Parcel ID # \_\_\_\_\_ \$ \_\_\_\_\_

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

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**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/Town</u>	<u>Sale Price/Date of Sale</u>	<u>Rents</u>	<u>Assessment</u>
Please refer to attached documentation.				

**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: 2-27-2023

*Spiros G. Athanas*  
 (Signature)

Spiros G. Athanas, Manager  
 (Print Name) (Title)

\_\_\_\_\_  
(Signature)

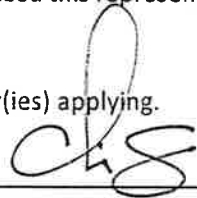
\_\_\_\_\_  
(Print Name)

**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 G 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: 2-28-23



\_\_\_\_\_  
Property Tax Advisors, Inc.,  
(Authorized Representative Signature)

Christopher Snow  
(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)

# 28-36 ENDICOTT ST E

**Location** 28-36 ENDICOTT ST E

**Mblu** 163/ 72/ 1/ 1

**Acct#** 1554

**Owner** ENDICOTT PLAZA LLC

**Assessment** \$1,549,500

2907

**Building Count** 3

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$1,181,500	\$368,000	\$1,549,500

## Owner of Record

**Owner** ENDICOTT PLAZA LLC  
**Co-Owner**  
**Address** 186 GUNSTOCK HILL RD  
GILFORD, NH 03249

**Sale Price** \$1,900,000  
**Book & Page** 3503/0265  
**Sale Date** 04/29/2022  
**Instrument** 20

## Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
ENDICOTT PLAZA LLC	\$1,900,000	3503/0265	20	04/29/2022
1084 UNION AVE LLC	\$2,200,000	3453/0597	00	09/30/2021
LEISURE TIME RENTALS LLC	\$0	2717/0928	31	07/21/2011
LEISURE TIME RENTALS LLC	\$0	2118/0381	1N	12/03/2004
LEISURE TIMES RENTALS LLC	\$0	2103/0997	1E	10/26/2004

## Building Information

### Building 1 : Section 1

**Year Built:** 1979  
**Living Area:** 3,443

Building Attributes	
Field	Description
Style:	Shop Center LO

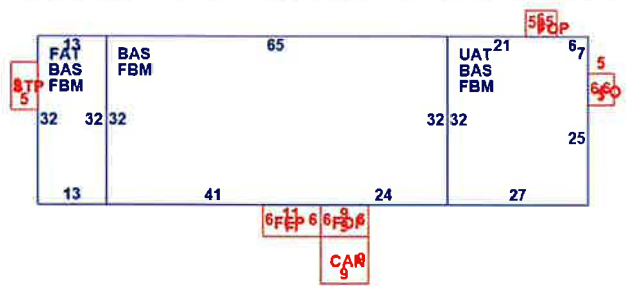
Model	Commercial
Grade	Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Logs
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Minim/Masonry
Interior Wall 2	K PINE/A WD
Interior Floor 1	Lino/Vinyl
Interior Floor 2	Carpet
Heating Fuel	Gas
Heating Type	Hot Air-no Duc
AC Type	Central
Struct Class	
Bldg Use	SHOPNGMALL
Total Rooms	
Total Bedrms	00
Total Baths	.5
1st Floor Use:	3230
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & MIN WL
Rooms/Prtns	AVERAGE
Wall Height	8.00
% Comn Wall	0.00

### Building Photo



([https://images.vgsi.com/photos/LaconiaNHPhotos//0019\1554-1\\_19749.jpg](https://images.vgsi.com/photos/LaconiaNHPhotos//0019\1554-1_19749.jpg))

### Building Layout



2005:

(ParcelSketch.ashx?pid=2907&bid=3351)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	3,360	3,360	
FAT	Attic, Finished	416	83	
CAN	Canopy	81	0	
FBM	Basement, Finished	3,360	0	
FEP	Porch, Enclosed, Finished	66	0	
FOP	Porch, Open, Finished	114	0	
STP	Stoop	45	0	
UAT	Attic, Unfinished	864	0	
		8,306	3,443	

### Building 2 : Section 1

Year Built: 1989

Living Area: 6,986

Building Attributes : Bldg 2 of 3	
Field	Description

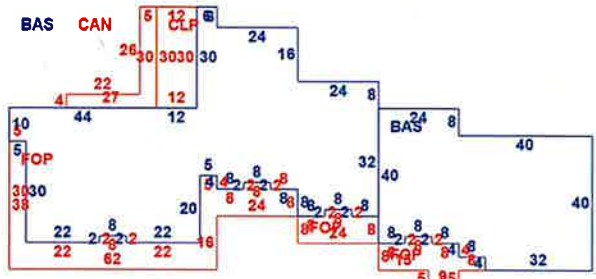
Style:	Shop Center LO
Model	Commercial
Grade	Average +10
Stories:	1
Occupancy	5.00
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Vinyl/Asphalt
Interior Floor 2	Concr-Finished
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	SHOPNGMALL
Total Rooms	
Total Bedrms	00
Total Baths	1.5
1st Floor Use:	3230
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	10.00
% Comn Wall	0.00

### Building Photo



([https://images.vgsi.com/photos/LaconiaNHPhotos/A0019\1554-2\\_19750.jpg](https://images.vgsi.com/photos/LaconiaNHPhotos/A0019\1554-2_19750.jpg))

### Building Layout



(ParcelSketch.aspx?pid=2907&bid=3352)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	6,986	6,986
CAN	Canopy	238	0
CLP	Loading Platform, Finished	360	0
FOP	Porch, Open, Finished	1,463	0
		9,047	6,986

### Building 3 : Section 1

Year Built: 1989  
 Living Area: 12,321

Building Attributes : Bldg 3 of 3	
Field	Description
Style:	Shop Center LO
Model	Commercial
Grade	Average +10
Stories:	2
Occupancy	10.00
Exterior Wall 1	Wood Shingle



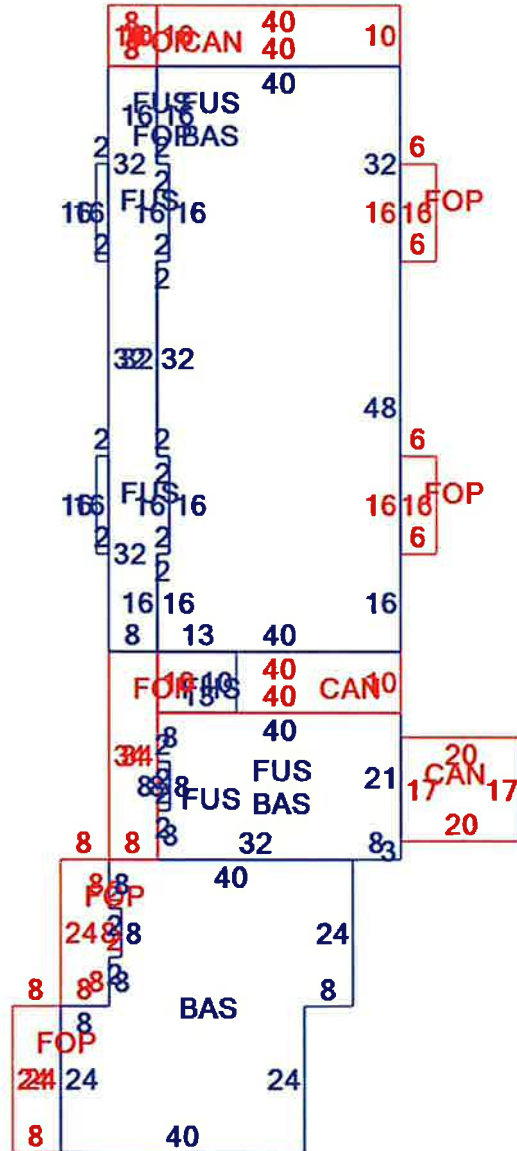
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Vinyl/Asphalt
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	SHOPNGMALL
Total Rooms	
Total Bedrms	00
Total Baths	5
1st Floor Use:	3230
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	10.00
% Corn Wall	0.00

### Building Photo



([https://images.vgsi.com/photos/LaconiaNHPhotos/A0019\1554-3\\_19751.jpg](https://images.vgsi.com/photos/LaconiaNHPhotos/A0019\1554-3_19751.jpg))

### Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	6,624	6,624
FUS	Upper Story, Finished	5,632	5,632
FHS	Half Story, Finished	130	65
CAN	Canopy	1,140	0
FOP	Porch, Open, Finished	1,776	0
		15,302	12,321

### Extra Features

Extra Features				Legend
Code	Description	Size	Bldg #	
SPR1	SPRINKLERS-WET	6720.00 S.F.		1

### Land

#### Land Use

**Use Code** 3230  
**Description** SHOPNGMALL  
**Zone** CR  
**Neighborhood** RESORT GOOD  
 No

#### Land Line Valuation

**Size (Acres)** 4.60  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$368,000

#### Category

### Outbuildings

Outbuildings					Legend
Code	Description	Sub Code	Sub Description	Size	Bldg #
PAV1	PAVING-ASPHALT			71854.00 S.F.	1
LT2	W/DOUBLE LIGHT			8.00 UNITS	1
LT1	LIGHTS-IN W/PL			9.00 UNITS	1
MG3	MINI GOLF 3			18.00 UNITS	1
LT3	W/TRIPLE LIGHT			2.00 UNITS	1
SHD1	SHED FRAME			96.00 S.F.	1

### Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$1,181,500	\$368,000	\$1,549,500
2021	\$1,047,600	\$507,500	\$1,555,100
2020	\$1,047,600	\$463,400	\$1,511,000

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1501  LACONIA, NH  <b>VISION</b>
ENDICOTT PLAZA LLC  186 GUNSTOCK HILL RD  GILFORD NH 03249			1 Level	3 Public Sewer	1 Paved	5 Heavy	Description	Code	Appraised	Assessed	
				2 Public Water			COMMERC.	3230	789,900	789,900	
			<b>SUPPLEMENTAL DATA</b>				COM LAND	3230	368,000	368,000	
Alt Prcl ID 81 72 1 OWNOCC N  REVIEW ZONE 1 CR ZONE 1 % 100  GIS ID 163-72-1				ZONE 2 ZONE 2 % WARD WARD 6		COMMERC.	3230	391,600	391,600		
							Total		1,549,500	1,549,500	

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				
ENDICOTT PLAZA LLC	3503 0265	04-29-2022	U	I	1,900,000	20	2022	3230	789,900	2021	3230	619,300	2020	3230	619,300			
1084 UNION AVE LLC	3453 0597	09-30-2021	Q	I	2,200,000	00												
LEISURE TIME RENTALS LLC	2717 0928	07-21-2011	U	I	0	31		3230	368,000		3230	507,500		3230	463,400			
LEISURE TIME RENTALS LLC	2118 0381	12-03-2004	U	I	0	1		3230	391,600		3230	428,300		3230	428,300			
LEISURE TIMES RENTALS LLC	2103 0997	10-26-2004	U	I	0	1E												
							Total			1,549,500	Total			1,555,100	Total			1,511,000

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)	784,900
Appraised Xf (B) Value (Bldg)	5,000
Appraised Ob (B) Value (Bldg)	391,600
Appraised Land Value (Bldg)	368,000
Special Land Value	0
Total Appraised Parcel Value	1,549,500
Valuation Method	C
Total Appraised Parcel Value	1,549,500

NOTES	
AREA PER	EASMT TO VERIZO&PSNH
TAX MAP LOW CEIL FAT/UAT	SEE ALSO 162-112-14 AGREEMENT ATTCH
SOME ELEC UNIT HEATERS	EASMT TO DES; EASMT TO CITY
+ MONITOR/	NC=CHECK 23 FOR NEW TENANT DOG GROOMER
50% CHANEL	LOGS OF FUN ARCADE

BUILDING PERMIT RECORD									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	
2023-00017	01-25-2023	00	Undefined	10,000		0		UNIT #36-INSTALL FLOOR J	
2021-00081	03-19-2021	00	Undefined			100		NEW BUSINESS VIDA MEXIC	
2021-00072	03-16-2021	00	Undefined		03-15-2021	100		NEW BUSINESS- DEW YOU	
2021-00029	02-09-2021	00	Undefined	5,000		0		16X24 PATIO WITH ROOF	
2017-00088	06-08-2017	00	Undefined		04-11-2018	100	12-01-2017	CO ISSUED-NEW BUSINESS	
2016-00130	06-09-2016		NEW BIZ		03-31-2017	100		CO ISSUED-EL JIMADOR III I	
2015-00037	03-20-2015	35	C-RENOVATE	22,000	06-29-2016	100		NEW BIZ- DANCE STUDIO	

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpost/Result
09-23-2022	TB	S		02	MEASURED
03-29-2022	PS	B		15	PERMIT VISIT
11-30-2021	TB			35	CERT OCC SIGN OFF
03-15-2021	TB			35	CERT OCC SIGN OFF
02-09-2021	TB			35	CERT OCC SIGN OFF
04-11-2018	BD	B		30	EXTERIOR INSPECTION
03-31-2017	BD	B		29	DRIVE BY REVIEW

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	3230	SHOPNGMALL	CR			145,857	SF	1.24	1.00000	5	0.85	COR	2.300	WET LAND& ROW	0	2.42	353,600
1	3230	SHOPNGMALL	CR			1.250	AC	5,000	1.00000	0	1.00	COR	2.300		0	11,500	14,400
1	3230	SHOPNGMALL	CR			264.000	FF	0	1.00000	0	1.00	COR	2.300		0	0	0
Total Card Land Units						4.60	AC	Parcel Total Land Area: 4.60						Total Land Value		368,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	16	Shop Center LO			
Model	94	Commercial			
Grade	03	Average			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	09	Logs			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	01	Minim/Masonry			
Interior Wall 2	07	K PINE/A WD			
Interior Floor 1	06	Lino/Vinyl			
Interior Floor 2	14	Carpet			
Heating Fuel	03	Gas			
Heating Type	03	Hot Air-no Duc			
AC Type	03	Central			
Bldg Use	3230	SHOPNGMALL			
Total Rooms					
Total Bedrms	00				
Total Baths	.5				
Heat/AC	00	NONE			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	04	CEIL & MIN WL			
Rooms/Prtns	02	AVERAGE			
Wall Height	8.00				
% Comn Wall	0.00				
1st Floor Use:	3230				

MIXED USE		
Code	Description	Percentage
3230	SHOPNGMALL	100
		0
		0

COST / MARKET VALUATION	
RCN	196,909
Year Built	1979
Effective Year Built	1991
Depreciation Code	AV
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	
External Obsol	20
Trend Factor	1,000
Condition	NC
Condition %	0
Percent Good	50
RCNLD	98,500
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 Bilt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	71,854	2.50	1979	F	25		0.00	44,900
LT2	W/DOUBLE LI	L	8	2600.00	1979	A	50		0.00	10,400
LT1	LIGHTS-IN W/P	L	9	1800.00	1979	A	50		0.00	8,100
MG3	MINI GOLF 3	L	18	24000.00	2004	G	75		0.00	324,000
SPR1	SPRINKLERS-	B	6,720	1.50	1989		50		0.00	5,000
LT3	W/TRIPLE LIG	L	2	3300.00		A	50		0.00	3,300
SHD1	SHED FRAME	L	96	12.00		G	75		0.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,360	3,360	3,360	41.16	138,298
CAN	Canopy	0	81	8	4.07	329
FAT	Attic, Finished	83	416	83	8.21	3,416
FBM	Basement, Finished	0	3,360	1,176	14.41	48,404
FEP	Porch, Enclosed, Finished	0	66	46	28.69	1,893
FOP	Porch, Open, Finished	0	114	23	8.30	947
STP	Stoop	0	45	2	1.83	82
UAT	Attic, Unfinished	0	864	86	4.10	3,540
Ttl Gross Liv / Lease Area		3,443	8,306	4,784		196,909

