

2022 ABATEMENT REQUEST – Staff Notes

Map 425 Block 258 Lot 68 – Victoria Woods Housing Associates

The property is improved with 28 unit apartment building, comprised of 183 acres of land located at 16 Charlevoix Pl.

The property owners filed an application for abatement for 2022 based on an unsupported assertion that the market value of the property is \$926,000. There is no valuation analysis or appraisal supplied to support this estimate.

The local assessed value for 2022 is \$1,196,400. Given the lack of any valuation information in the application, no abatement is recommended.

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RECEIVED

FEB 27 2023

ASSESSOR'S OFFICE
LACONIA, NH

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): Victoria Woods Housing Associates LP

Mailing Address: P.O. Box 250, New Ipswich, NH 03071

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 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): Daniel Keenan, Marvin F. Poer and Co/ Ryan LLC

Mailing Address: 1 International Place, 100 Oliver St, Ste 1840, Boston, MA 02110

Telephone Nos.: (Home) _____ (Cell) 978-888-4783 (Work) 857-288-1226 (Email) Daniel.Keenan@ryan.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 of the parcel, and the assessment.

<u>Town Parcel ID#</u>	<u>Street Address/Town</u>	<u>Description</u>	<u>Assessment</u>
425/258/68	16 Charlevoix Pl/ Laconia		\$1,196,400

#3110

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.

- 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):
 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.)

The property is assessed at a value greater than the fair market value.

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# 425/258/68 Appeal Year Market Value \$ 926,000

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

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

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.)

Town Parcel ID#	Street Address	Sale Price/Date of Sale	Rents	Assessment
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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: _____


(Signature)

Annie I Frook
(Print Name)

(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 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: 2-24-23 *Daniel Keenan* Daniel Keenan
(Representative's Signature) (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: _____

(Selectmen/Assessor Signature)

(Selectmen/Assessor Signature)

(Selectmen/Assessor Signature)

(Selectmen/Assessor Signature)

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
VICTORIA WOODS HOUSING ASSOC		1 Level	1 All Public	1 Paved	2 Light	Description	Code	Appraised	Assessed	1501 LACONIA, NH
PO BOX 250						RESIDENTL	1120	945,500	945,500	
NEW IPSWICH NH 03071						RES LAND	1120	217,300	217,300	
						RESIDENTL	1120	33,600	33,600	
SUPPLEMENTAL DATA										
Alt Prcl ID 168 258 6 OWNOCC N				ZONE 2 ZONE 2 % WARD WARD 2						
REVIEW ZONE 1 UC ZONE 1 % 100 GIS ID 425-258-68				Assoc Pid#						
							Total	1,196,400	1,196,400	

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		
VICTORIA WOODS HOUSING ASSOCIATES	1260 0594	07-20-1993	U	I	0	31										
VICTORIA WOODS HOUSING ASSOCTS	1260 0200	07-01-1993	Q	I	180,000	00	2022	1120	945,500	2021	1120	2020	1120	891,500		
KEEWAYDIN REALTY TRUST	0983 0517	07-01-1993			0			1120	217,300		1120		1120	108,800		
					0			1120	33,600		1120		1120	33,600		
							Total	1,196,400	Total	1,033,900	Total	1,033,900	Total	1,033,900		

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		C		

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	895,200
Appraised Xf (B) Value (Bldg)	50,300
Appraised Ob (B) Value (Bldg)	33,600
Appraised Land Value (Bldg)	217,300
Special Land Value	0
Total Appraised Parcel Value	1,196,400
Valuation Method	C
Total Appraised Parcel Value	1,196,400

NOTES	
VICTORIA WOODS/28-3RM 1BD/1BATH	FST=FURNACE+ELEC ROOMS
ELDERLY UNITS	AREA PER TAX MAP
XTRA SINK IN COMMUNITY ROOM	FUNC: ELDERLY UNITS/& 2 HANDICAPPED
ELEV CAP=2500 LBS	
1 CENTRAL VAC FOR COMMON	
AREA/2 HT RECOVERY VENTIL	

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
03-29-2016	DD			14	INSPECTED
10-28-2010	TB			07	INFO BY PLAN
10-19-2010	SW			41	HEARING CHANGE DATA
06-16-2010	JW			32	COM FIELD REVIEW
07-22-2009	DD			25	REVIEWED
06-20-2007	DD			03	MEAS & INSPC
03-20-1996	TS			03	MEAS & INSPC

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	l. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value
1	1120	APT OVER 8 C	UC			79,758 SF	2.18	1.00000	5	1.00	COM	1.250		0	2.73	217,300
Total Card Land Units						1.83 AC	Parcel Total Land Area: 1.83						Total Land Value			217,300

