

2022 ABATEMENT REQUEST – Staff Notes

Map 397 Block 199 Lot 18 – Brian Jeffery

The property owner filed an application for abatement for 2022 based on the assertion that the assessment does not represent a fair market value, and that factors such as the lack of nearby recent sales should limit the estimate of assessed value to \$1,676,800. This assertion is not supported by the evidence presented.

The property is an improved 1.06-acre parcel of land and building located at 466 Shore Dr.. The property has 236 feet of frontage on Lake Winnisquam, and it is improved with a one and one half-story modern/contemporary style residential dwelling constructed in 1986.

There are no sale comparable properties are presented. There are six assessments listed and described as being documentation of erroneous assessment of the subject property. The first and most glaring is the property located next door to the subject property, at 472 Shore Drive. That comparable property has an erroneous land condition factor applied to it reducing the land value by 20% instead of what should have been a positive adjustment. In researching the records back to 2013, there is no way for me to determine why the minus 20% adjustment has been present from that time to now.

210 Leighton Avenue North is a property that was under construction on April 1, 2022, and the value reflected a partially completed property.

133 Leighton Avenue South is located on a modestly improved section of the road, not similar to the subject property.

Three of the properties 322 Shore Road, 514 Shore Road and 432 Shore Road have some greater land attributes than the subject properties lot (larger area, frontage). The property owner believes that the adjusted land value for those properties prove that his assessment should be significantly lower.

The owner proposes that his assessment should be calculated by reducing the land value by \$400,000. This calculation would reduce the assessment of the subject to the erroneous level of the property at 472 Shore Drive, and eliminate important differences in the valuation of the land, in terms of size, waterfrontage and other factors.

It is recommended that the abatement request be denied for the 2022 tax year, and that the assessment of \$2,076,800 be sustained.