

Laconia Abatement Review Worksheet

Abatement #: 000002

Address: 616 Scenic Rd #403

Date Received: 12/18/2024

Owner: Brian & Hope Ann Bailey

Contact#: 603-674-0883

Email: bdb616@atlanticbb.net

Assessment: \$888,600

Building: \$844,200

Features: \$44,400

Land: \$0

Opinion of Value: \$750,000

Reason for Abatement:

1. 2 Recent Sales in same building
 - a. #203 – sold for \$750,000 on 8/23/24
 - b. #204 – sold for \$760,000 on 4/19/24

Date Reviewed: 3/6/2025

Reviewed By: Adrienne Summers

Action to be Taken: Desk Review

Reviewer's Notes: The subject property is on the 4th floor. The owner has used two sales on the second floor as comps for his abatement. The most recent sale on the fourth floor was in 2022 and it was unit #405 in 2022 for \$1M. The 2 comps are located on the second floor. Due to the condo adjustment factors having a unit on the fourth floor is more desirable than the second floor. The analysis I did is as follows:

Unit #	Assessed Value	Sq FT	Cond	# Beds	# Baths	Condo Adjust for Floor	Condo Adjustment for Location	If 4th floor Condo adj were used for these sales
203	\$ 814,900	1573	AV	2	2	GD = 105	SCN FLR INTER = 95	\$ 927,400
204	\$ 806,700	1568	AV	2	2	GD = 105	SCN FLR INTER = 95	\$ 917,900
402	\$ 996,200	1815	AV	3	2	EX = 115	FRTH FLR INT=100	
403	\$ 888,600	1462	AV	2	2	EX = 115	FRTH FLR INT=100	
404	\$ 872,400	1409	AV	2	2	EX = 115	FRTH FLR INT=100	
405	\$ 998,800	1813	AV	3	2	EX = 115	FRTH FLR INT=100	
406	\$1,034,400	1913	AV	3	2	EX = 115	FRTH FLR INT=100	

Recommendation:

Grant:

Deny: X

The assessed value is in line with the other units on the fourth floor. A sale price of \$1,00,000 for Unit #405 2 years ago, is more than the assessed value for 2024. IF the condo adjustments for the fourth floor units was applied to the units of the second floor the assessed values are greater than the assessed value of the subject unit, but are also slightly greater in square feet.

000002 ✓
PB

2024 APPLICATION FOR ABATEMENT

Please Type or Print Clearly

ONE APPLICATION FOR EACH PROPERTY APPEALED

Upon completion of this form return to:

RECEIVED

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

DEC 20 2024

ASSESSOR'S OFFICE
LACONIA, NH

Date: 12-18-24

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

Name: Brian & Hope Anne Bailey
LACONIA NH 03246

Mailing Address: 616 Scenic Rd #403 Email address: bds616@atlanticbb.net
Telephone No: (Cell): 603-674-0283 (Home): _____

*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. The W-9 form required is enclosed with this application.

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): _____ (Cell): _____

SECTION C. Property(ies) for which Abatement is Sought

For the property on which the abatement is sought, please fill in the following:

124/234/3/021

Map: _____ Block: _____ Lot: _____ Tax Account #: 12282

2024 Assessed Valuation: \$ \$888,600

Property Location: 616 Scenic Rd #403 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
<u>N/A</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.** 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.)

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# Q7/234 13/021 Appeal Year Market Value \$ \$750,000 @ most

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>
	616 Scenic Rd #203	750,000	8/23/24		
	616 Scenic Rd #204	700,000	4/19/24		

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: 12/18/24

X Brian Bailey
(Signature)

X Heather M P
(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: _____

To whom it may concern:

I am filing for an abatement due to an extremely high evaluation that is well over any recent sale values in our complex. Included are Zillow estimates of my property at \$709,900 and two other two bedroom properties that have recently sold in my building. One 2 bdrm unit was sold for \$750,000 and the other 2 bdrm unit for \$760,000. If you notice, the unit that sold for \$760,000 is also approximately 200 sqft larger. I obtained the sales data from Mike Robichaud who is the director of business development for the Meredith Bay development which oversees sales at our condo building Bluegill Lodge. I think the \$709,900 from Zillow is probably low and the unit is most likely in the \$730-740,000 range based on recent sales. I believe my evaluation is being influenced by a new complex selling larger, brand new units on a hill with spectacular views of Meredith Bay about a mile or so away. I would appreciate a re-evaluation of my property to resemble its true value.

Thank you
Brian Bailey
616 Scenic road 403
Laconia NH 03246

2 Messages
[Back](#) **Comps to chall...** [^](#) [v](#)

[See More](#)



Mike Robichaud Yesterday

To: bdb616@atlantic... >

Good morning, Brian,

The last two sales of 2-bedroom units in Bluegill Lodge are:

Unit [203 – 8/23/2024](#) for \$750,000; and,

Unit [204 – 4/19/2024](#) for \$760,000

I realize Unit 204 is our or your time range; however, it is more relevant to current values.

Good luck,

Mike R.

**Michael Robichaud | Director of
Business Development | Meredith Bay**
[50 Lighthouse Cliffs, Laconia, NH](#)
[03246-1820](#) | phone [\(888\) 559 4141](#) or [\(603\) 524 4141](#) | fax [\(603\) 524 8841](#) | cell [\(413\) 530-3853](#)
www.MeredithBayNH.com



10:18 Fri Dec 13

100% 



mail.breezeline.net



(183) UKRAINE'S INTELLIGENCE...

Join meeting - Zoom

Pronto!



EMAIL TOOLS HELP



Back

Compose



...



From: Mike Robichaud To: bdb616@atlanticbb.net

Show details

Re: Comps to challenge tax evaluation

10:18 AM

Use this, my first floor 3-bedroom at 1,776 sq. ft. is assessed at \$791,700 (\$446 per sq. ft.). Vs your unit (\$616 sq. ft.). View isn't worth \$160 sq. ft. more.



Mail



Contacts

08:32

83%



Zillow App

5.0 ★★★★★ 6.6M Ratings

Open App



2 bd 2 ba 1,414 sqft

MY UNIT

616 Scenic Rd UNIT 403, Laconia, NH 03246

● **Off market**

Zestimate®: **\$709,900** Rent Zestimate®:

\$2,342

Est. refi payment: \$5,198/mo

Refinance your loan

[Home value](#)

[Owner tools](#)

[Home details](#)



zillow.com





...

[Home value](#)[Owner tools](#)[Home details](#)[This home](#)**\$709,900**[Off Market](#)**1 616 Scenic Road UNIT 204****\$760,000**[Sold 8 months ago](#)**2 beds****2 beds****2 baths****2 baths****1414 sqft****1602 sqft****\$502 / sqft****\$474 / sqft**MLS ID #4987649, Michael
Robichaud

Comparative value

Here's how this home's value estimate



...



2 bd 2 ba 1,602 sqft

616 Scenic Road UNIT 204, Laconia, NH 03246

● **Closed**

: **\$760,000** Sold on 04/19/24 Zestimate®:
\$824,400

Est. refi payment: \$5,687/mo

● [Refinance your loan](#)

[Home value](#) [Owner tools](#) [Home details](#)



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CURRENT OWNER			TOPO		UTILITIES		STR/ROAD		LOCATION		CURRENT ASSESSMENT				<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;">1501 LACONIA, NH</div> <div style="font-size: 2em; font-weight: bold;">VISION</div>						
BAILEY BRIAN & HOPE ANN REV TR BAILEY BRIAN DANIEL & HOPE ANN 616 SCENIC RD #403 LACONIA NH 03246	4	Rolling	3	Public Sewer	1	Paved	5	Heavy	SUPPLEMENTAL DATA Alt Prcl ID 12282 OWNOCC Y REVIEW ZONE 1 SFR ZONE 1 % 100 GIS ID 124-234-3		Description RESIDNTL RESIDNTL	Code 1020 1020	Assessed 860,100 28,500			Assessed 860,100 28,500					
			2	Public Water																	
											Total	888,600	888,600								
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)									
BAILEY BRIAN & HOPE ANN REV TRUST BAILEY FAMILY TRUST BAILEY BRIAN DANIEL & HOPE ANN AKWA VILLAGE LLC	3605	0902	01-04-2024	U	I		0	38	Year	Code	Assessed	Year	Code	Assessed	V	Year	Code	Assessed			
	3400	0061	03-24-2021	U	I		0	38	2024	1020	860,100	2023	1020	804,000	2022	1020	768,000				
	3283	0635	12-10-2019	Q	I		495,000	04	1020	1020	28,500	1020	25,000	1020	23,000						
	1942	0972	09-05-2003	U	I		0	99													
											Total	888,600	Total	829,000	Total	791,000					
EXEMPTIONS			OTHER ASSESSMENTS																		
Year	Code	Description		Amount		Code	Description		Number		Amount		Comm Int								
2021	T201	VETRAN 1 TRUST		600.00																	
		Total		600.00																	
ASSESSING NEIGHBORHOOD																					
Nbhd	Nbhd Name		Cyclical Group		TIF District		ID Code														
0001			B		TIF3																
NOTES																					
CONDO DOCS 2970/997 05/26/15				MEASUREMENTS PER RECORDED AS BUILT PLANS																	
PARKING SPACE 7																					
STORAGE SPACE 7																					
BUILDING PERMIT RECORD																					
Permit Id	Issue Date	Type	Description		Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpost/Result			
													05-31-2023	PS	CY		04	INFO AT DOOR			
													07-20-2020	TB	S		25	REVIEWED			
													09-25-2017	BD			25	REVIEWED			
													07-24-2017	DD			20	CHG FM OTHER			
													02-23-2017	DD	A		14	INSPECTED			
													01-28-2016	TB			07	INFO BY PLAN			
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		SFR			0	SF	0.00	1.00000	5	1.00	00	1.000				0.0000	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:	49	Condo Garden			
Model:	05	Res Condo			
Grade:	07	Good +10			
Stories:	1				
Occupancy:	1				
Interior Wall 1:	05	Drywall/Sheet			
Interior Wall 2:					
Interior Floor 1:	12	Hardwood			
Interior Floor 2:	14	Carpet			
Heat Fuel:	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	04	Central			
Ttl Bedrms:	03	2 Bedrooms			
Ttl Bathrms:	02	2 Full			
Ttl Half Bths:	0				
Xtra Fixtres:	1				
Total Rooms:	4				
Bath Style:	02	Average			
Kitchen Style:	02	Average			

CONDO DATA			
Parcel Id	7500	C 229	Ownr
	BLUEGILL CONDO@ B-1	S 1	
Adjust Type	Code	Description	Factor%
Condo Flr	E	EXCELLENT	115
Condo Unit	14	14	100

COST / MARKET VALUATION			
	Building Value New	870,307	
Year Built		2014	
Effective Year Built		2021	
Depreciation Code		AV	
Remodel Rating			
Year Remodeled			
Depreciation %		3	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		97	
Cns Sect Rcnld		844,200	
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
ELV3	ELEVATOR S	B	1	6000.00	2018		97		0.00	5,800
FPL2	FIREPLACE S	B	1	4000.00	2018		97		0.00	3,900
SS	SECURITY SY	B	1	3500.00	2018		97		0.00	3,400
FGR7	CONDO/GAR	L	1	25000.00	2014	A	50		0.00	12,500
STGL	STORAGE LA	L	1	16000.00	2014		100		0.00	16,000
SPR1	SPRINKLERS-	B	1,437	2.00	2018		97		0.00	2,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,437	1,437	1,437	570.64	820,015
FOP	Porch, Open, Finished	0	96	19	112.94	10,842
WDK	Deck, Wood	0	64	6	53.50	3,424

Ttl Gross Liv / Lease Area	1,437	1,597	1,462	834,281
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