

2024 ABATEMENT REQUEST – Staff Notes

Union Avenue Holdings, LLC

Map 324, Block 220, Lot 2 – Assessed Value \$1,005,700

The taxpayer cites as the primary rationale for the abatement the amount of physical depreciation attributed to each improved area of Map 324, Block 220, Lot 2 (Spinaker Cove Condominium unit C-1). This unit is comprised of 40,078 square feet of exclusive use land that has 314 feet of frontage on Paugus Bay of Lake Winnipesaukee. In addition to this exclusive use land, the unit has rights of access, rights to use common areas of the Spinaker Cove Condominium, exclusive use of a defined condominium dock space (unit 1-38). From there are four additional boat docks that extend into the lake from the exclusive use area that appear to be limited to the use of unit c-1.

The unit is improved with a building that totals 32,788 square feet of area that is primarily used as boat storage and repair areas. The age of this building ranges from 70 to 100 or so years. The overall condition of the building is average for the age.

The significance of value for the building associated with unit C-1 is not the depreciated condition or cost: it is the impact that its physical presence has on the highest and best use of the property. The shoreline protection act provides for the re-use of a building's footprint when it lies within the protected area of the shore. That is a substantial amount of area that will impact the proximity of any adaptation of the unit to a higher intensity use.

There is also a value to the Littoral Rights, or rights to utilize the waterfrontage in the permitting and construction of additional boat slips.

The sale of the property for \$650,000 on 3/2/2023 does not appear to be an arms-length transaction, as there is no independent verification that there was public marketing of the property.

Map 327, Block 220, Lot 3 - Assessed Value \$545,700

This is a vacant parcel directly adjacent to Map 324, Block 220, Lot 2 that contains 21,780 sf of land that has a total of 423 feet of frontage on Paugus Bay. Access through existing rights of way that include licensed use of the State of NH railroad right of way. Other access to the lot is through existing 16' rights of way that lead directly to Union Avenue.

The land area and additional frontage are critical in any redevelopment of these parcels and have an extensive impact on value.

There is also a value to the Littoral Rights, or rights to utilize the waterfrontage in the permitting and construction of boat slips.

The sale of the property for \$45,000 on 3/2/2023 does not appear to be an arms-length transaction, as there is no independent verification that there was public marketing of the property.

Map 327, Block 220, Lot 4 - Assessed Value \$48,000

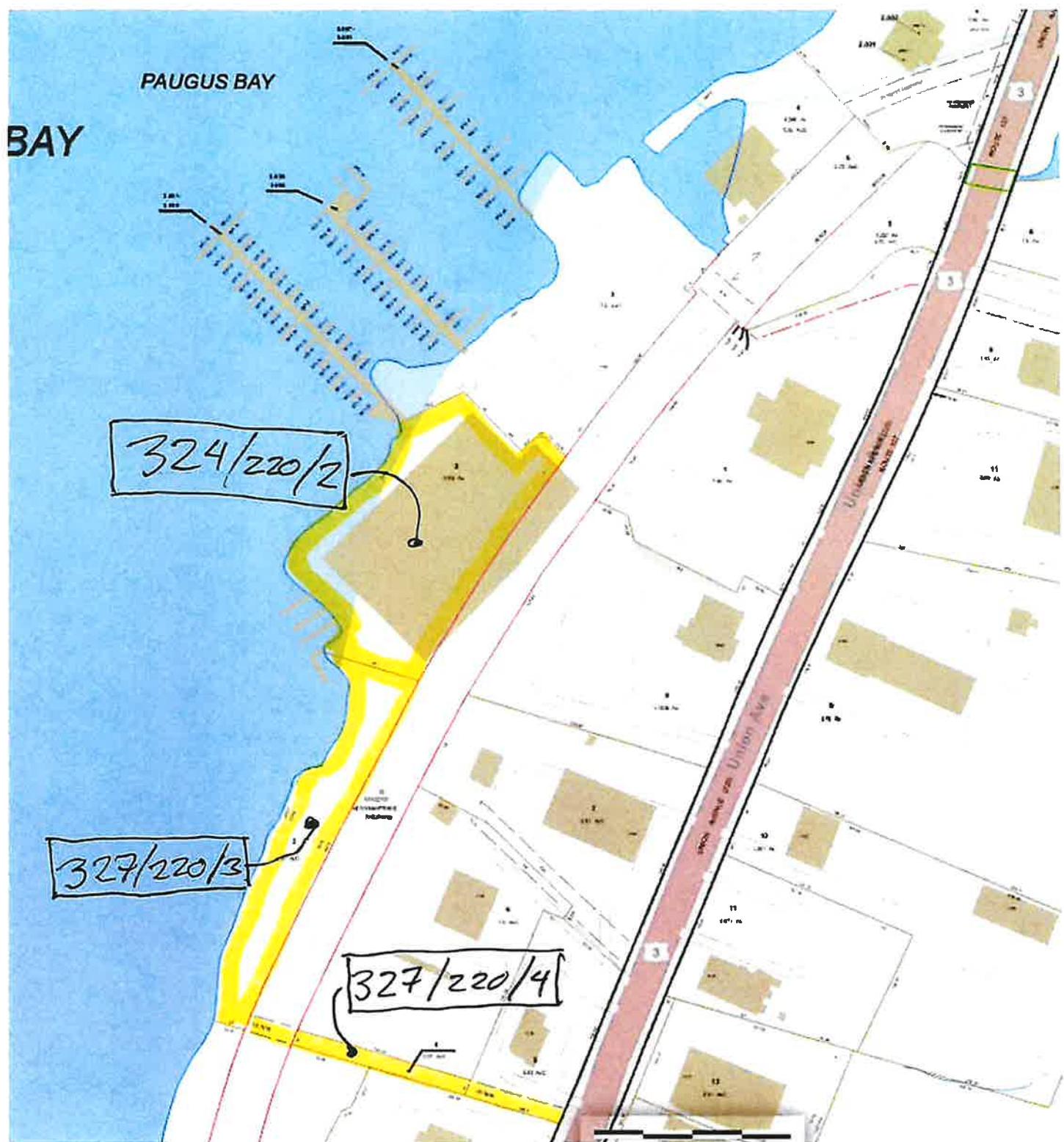
This vacant property provides 16' wide right of way access to Map 327, Block 220, lot 3.

The sale of the property for \$5,000 on 3/2/2023 does not appear to be an arms-length transaction, as there is no independent verification that there was public marketing of the property.

Recommendation

If the properties had been typically exposed to the market the fairly recent sale might have been some indication of their market value(s). There is no information provided that claims or indicates that the property was ever exposed to the open market. The buyer and the seller are owners of extensive properties in the lower Paugus Bay and Lakeport area and may have been aware of the property's availability directly from the owner.

It is recommended that the total value of these three parcels of \$1,599,400 be sustained, and that no abatement should be granted.



Property Location UNION AV
Vision ID 2166

Account # 2939

Map ID 324/220/2/

Bldg # 1

Bldg Name
Sec # 1 of 3

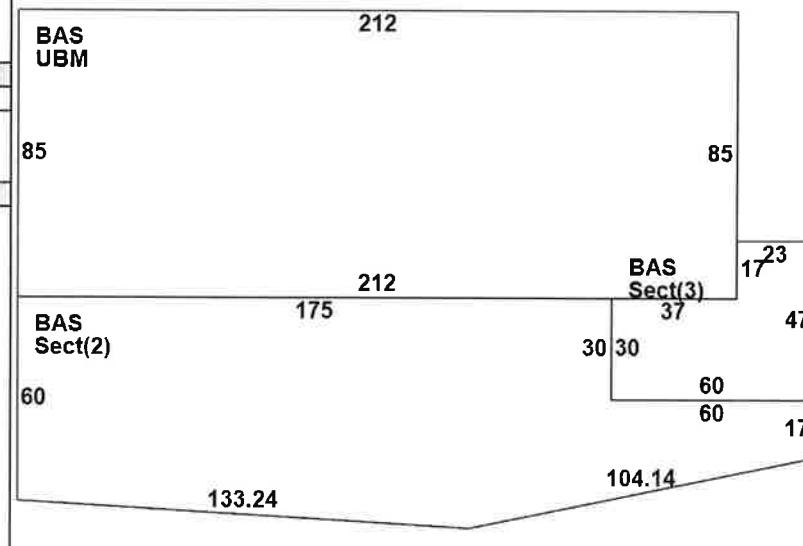
Card # 1 of 3

State Use 3840
Print Date 04-10-2025 10:39:30

CURRENT OWNER			TOPO		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT				1501 LACONIA, NH VISION						
UNION AVENUE HOLDINGS LLC			1 Level	1 All Public	1 Paved	5 Heavy	Description				Code	Appraised	Assessed								
							COMMERC.	3840			416,100	416,100									
PO BOX 6720			SUPPLEMENTAL DATA				COM LAND	3840			574,900	574,900									
			Alt Prcl ID 58 220 10C	OWNOCC N	ZONE 2	ZONE 2 %	COMMERC.	3840			14,700	14,700									
LACONIA NH 03247			REVIEW	WARD	WARD 6																
			ZONE 1 UC																		
			ZONE 1 % 100																		
			GIS ID 324-220-2	Assoc Pid#				Total			1,005,700		1,005,700								
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)												
UNION AVENUE HOLDINGS LLC IRWIN JAMES R & SONS INC IRWIN CORPORATION			3555 0827	03-02-2023	U	I	650,000	33	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
			0984 0116	12-31-1986	U	I	0		2024	3840	416,100	2023	3840	298,700	2022	3840	291,100				
			0917 0580	09-04-1985	U	V	0			3840	574,900		3840	438,200		3840	383,500				
			0775 0817	08-06-1979	U	I	0			3840	14,700		3840	13,800		3840	15,400				
								Total		1,005,700		Total		750,700	Total	690,000					
EXEMPTIONS						OTHER ASSESSMENTS											This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description		Amount	Code	Description		Number	Amount		Comm Int										
ASSESSING NEIGHBORHOOD																APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	Cyclical Group		TIF District		ID Code															
0001																					
NOTES																					
IRWIN MARINE STORAGE #6,				FUNC: OBSOLETE USE OF BLDG													410,700				
BEHIND FRIENDLYS DCK1				FF PER TAX MAP.F: CONCRETE I: NONE													5,400				
ELC BLDG #6 SPR=UNUSABLE				ELECT: 03-TYPICAL													14,700				
5SLPS/PART DB				THIS PARCEL INCLUDES SLIP1-38 SPCOVE													574,900				
PAU FRT/ECO=PART OF				SEE 324-220-3.038													0				
BLDG ENCROACH. ON RR LAND																	0				
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				
												06-12-2023	PS	S		02	MEASURED				
												06-16-2010	JW			32	COM FIELD REVIEW				
												04-02-2007	SC			03	MEAS & INSPC				
												12-14-2005	RC			03	MEAS & INSPC				
												03-17-1999	TS			03	MEAS & INSPC				
												06-01-1994	JM			26	INFO FROM MAILER				
												09-24-1990	99			99	MMC INFO				
LAND LINE VALUATION SECTION																					
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes		Location Adjustme		Adj Unit Pric	Land Value			
1	3841	MARINAS MDL-MARINAS MDL	UC	UC		40,078 SF	1.43 0.00	1.00000 1.00000	5 0	1.00 1.00	PB3 PB2	10.000 8.500					0 0	14.35 0			
	3840																	574,900 0			
Total Card Land Units				0.92	AC	Parcel Total Land Area:				0.92				Total Land Value		574,900					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	48	Warehouse			
Model	94	Commercial			
Grade	02	Below Average			
Stories:	1				
Occupancy	1.00		MIXED USE		
Exterior Wall 1	13	Tex 111	Code	Description	
Exterior Wall 2	27	Pre-finish Metl	384I	MARINAS MDL-96	
Roof Structure	03	Gable/Hip		100	
Roof Cover	02	Rolled Compos		0	
Interior Wall 1	01	Minim/Masonry		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	09	Pine/Soft Wood	RCN		747,568
Interior Floor 2					
Heating Fuel	01	Coal/Wood/None	Year Built	1920	
Heating Type	01	None	Effective Year Built	1984	
AC Type	01	None	Depreciation Code	AV	
Bldg Use	384I	MARINAS MDL-96	Remodel Rating		
Total Rooms			Year Remodeled		
Total Bedrms	00		Depreciation %	40	
Total Baths			Functional Obsol		
Heat/AC	00	NONE	External Obsol		
Frame Type	02	WOOD FRAME	Trend Factor	1.000	
Baths/Plumbing	00	NONE	Condition		
Ceiling/Wall	00	NONE	Condition %		
Rooms/Prtns	02	AVERAGE	Percent Good	60	
Wall Height	14.00		RCNL		
% Conn Wall	0.00		Dep % Ovr	410,700	
1st Floor Use:	384I		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	% Good	Grade	Grade Adj	Appr. Value
DCK1	DOCKS-RES T	L	838	35.00	1976	A	50		0.00	14,700
BG	BSMNT GARA	B	3	3000.00		A	60		0.00	5,400



Property Location UNION AV
Vision ID 2166

Account # 2939

Map ID 324/ 220/ 2 /

Bldg # 1

Bldg Name

Sec # 2 of 3

Card # 2 of 3

State Use 3840

Print Date 04-10-2025 10:39:31

CURRENT OWNER				TOPO		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT				1501 LACONIA, NH VISION										
UNION AVENUE HOLDINGS LLC				1	Level	1	All Public	1	Paved	5	Heavy	Description		Code	Appraised		Assessed									
										COMMERC.	3840	416,100	416,100													
PO BOX 6720				SUPPLEMENTAL DATA										COM LAND	3840		574,900	574,900								
				Alt Prci ID 58 220 10C OWNOCC N REVIEW ZONE 1 UC ZONE 1 % 100 GIS ID 324-220-2				ZONE 2 ZONE 2 % WARD		WARD 6		COMMERC.	3840	14,700	14,700											
LACONIA NH 03247				Assoc Pid#						Total		1,005,700		1,005,700												
										Total		1,005,700		Total		1,005,700										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)													
UNION AVENUE HOLDINGS LLC IRWIN JAMES R & SONS INC IRWIN CORPORATION				3555	0827	03-02-2023	U	I	650,000		33	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
				0984	0116	12-31-1986	U	I	0			2024	3840	416,100	2023	3840	298,700	2022	3840	291,100						
				0917	0580	09-04-1985	U	V	0			3840	574,900	3840	438,200	3840	13,800	3840	3840	383,500						
				0775	0817	08-06-1979	U	I	0			3840	14,700	3840	13,800	3840	13,800	3840	3840	15,400						
								Total		1,005,700		Total		750,700		Total		690,000								
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description			Amount	Code	Description			Number	Amount	Comm Int														
														APPRaised VALUE SUMMARY												
		Total		0.00																						
ASSESSING NEIGHBORHOOD																APPRaised VALUE SUMMARY										
Nbhd	Nbhd Name		Cyclical Group			TIF District			ID Code																	
0001			D																							
NOTES																APPRaised VALUE SUMMARY										
IRWIN MARINE STORAGE #6, BEHIND FRIENDLYS DCK1 ELC BLDG #6 SPR=UNUSABLE 5SLPS/PART DB PAU FRT/ECO=PART OF BLDG ENCROACH. ON RR LAND								FUNC: OBSOLETE USE OF BLDG FF PER TAX MAP.F: CONCRETE I: NONE ELECT: 03-TYPICAL THIS PARCEL INCLUDES SLIP1-38 SPCOVE SEE 324-220-3.038																		
BUILDING PERMIT RECORD																APPRaised VALUE SUMMARY										
Permit Id	Issue Date	Type	Description		Amount	Insp Date	% Comp	Date Comp	Comments						Date							Id	Type	Is	Cd	Purpost/Result
															06-12-2023	PS	S		02	MEASURED						
															06-16-2010	JW			32	COM FIELD REVIEW						
															04-02-2007	SC			03	MEAS & INSPC						
															12-14-2005	RC			03	MEAS & INSPC						
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															06-01-1994	JM			26	INFO FROM MAILER						
															09-24-1990	99			99	MMC INFO						
LAND LINE VALUATION SECTION																APPRaised VALUE SUMMARY										
B	Use Code	Description		Zone	LA	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes							Location Adjustme		Adj Unit Pric	Land Value	
1	384I	MARINAS MDL-MARINAS MDL-		UC	UC		40,078	SF	1.43	1.00000	5	1.00	PB3	10.000						0	14.35	574,900				
1	3840						314	FF	0.00	1.00000	0	1.00	PB2	8.500						0	0	0				
Total Card Land Units								0.92	AC	Parcel Total Land Area: 0.92														Total Land Value		574,900

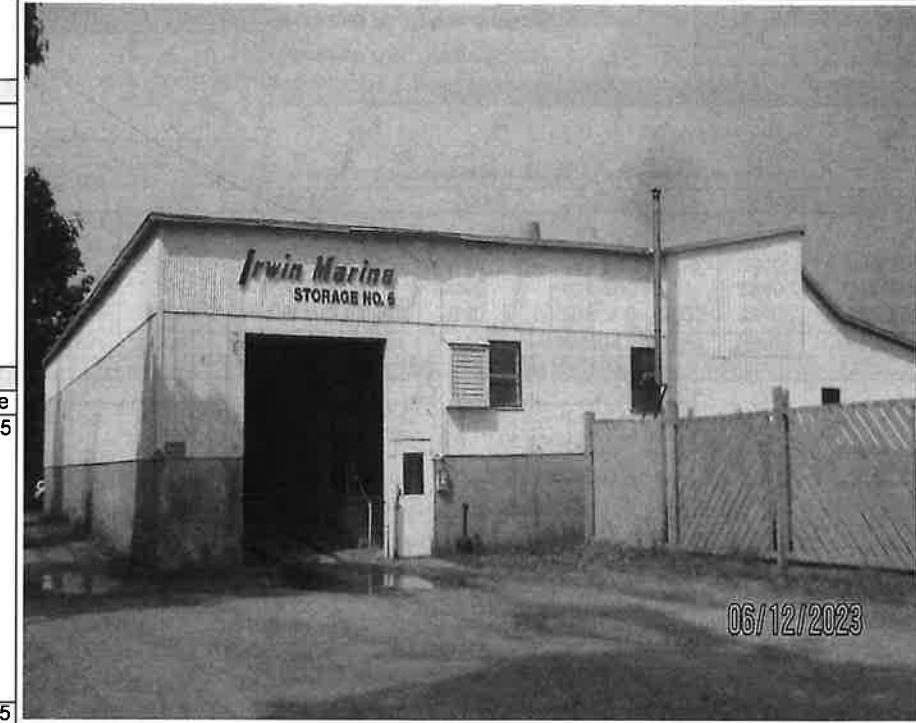
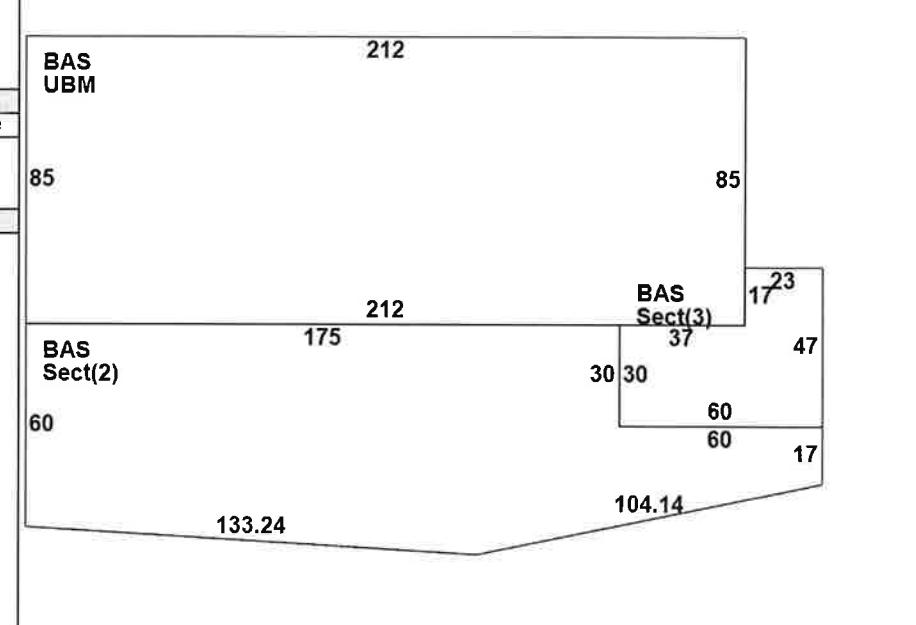
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	48	Warehouse			
Model	94	Commercial			
Grade	02	Below Average			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	13	Tex 111			
Exterior Wall 2	27	Pre-finish Metl			
Roof Structure	03	Gable/Hip			
Roof Cover	02	Rolled Compos			
Interior Wall 1	01	Minim/Masonry			
Interior Wall 2					
Interior Floor 1	03	Concr-Finished	RCN		747,568
Interior Floor 2					
Heating Fuel	01	Coal/Wood/None	Year Built		1940
Heating Type	01	None	Effective Year Built		1984
AC Type	01	None	Depreciation Code		AV
Bldg Use	384I	MARINAS MDL-96	Remodel Rating		
Total Rooms			Year Remodeled		
Total Bedrms	00		Depreciation %		40
Total Baths	0		Functional Obsol		10
Heat/AC	00	NONE	External Obsol		2
Frame Type	02	WOOD FRAME	Trend Factor		1.000
Baths/Plumbing	00	NONE	Condition		
Ceiling/Wall	01	SUSP-CEIL ONLY	Condition %		
Rooms/Prtns	02	AVERAGE	Percent Good		48
Wall Height	14.00		RCNL		410,700
% Comn Wall	0.00		Dep % Ovr		
1st Floor Use:	384I		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	% Good	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	12,577	12,577	12,577	19.97	251,175
	Ttl Gross Liv / Lease Area	12,577	12,577	12,577		251,175



Property Location UNION AV
Vision ID 2166

Account # 2939

Map ID 324/ 220/ 2 /

Bldg # 1

Bldg Name
Sec # 3 of 3
Card # 3 of 3

State Use 3840
Print Date 04-10-2025 10:39:32

CURRENT OWNER				TOPO		UTILITIES		STRT/ ROAD		LOCATION		CURRENT ASSESSMENT				1501 LACONIA, NH VISION			
UNION AVENUE HOLDINGS LLC PO BOX 6720 LACONIA NH 03247				1 Level	1 All Public	1 Paved	5 Heavy					Description	Code	Appraised	Assessed				
								COMMERC.	3840	416,100	416,100								
SUPPLEMENTAL DATA																			
Alt Prcl ID 58 220 10C OWNOCC N REVIEW ZONE 1 UC ZONE 1 % 100 GIS ID 324-220-2				ZONE 2 ZONE 2 % WARD		WARD 6													
				Assoc Pid#								Total	1,005,700	1,005,700					
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	VII	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
UNION AVENUE HOLDINGS LLC IRWIN JAMES R & SONS INC IRWIN CORPORATION				3555 0827	03-02-2023	U	I	650,000	33	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
				0984 0116	12-31-1986	U	I	0		2024	3840	416,100	2023	3840	298,700	2022	3840	291,100	
				0917 0580	09-04-1985	U	V	0			3840	574,900		3840	438,200	3840	383,500		
				0775 0817	08-06-1979	U	I	0			3840	14,700		3840	13,800	3840	15,400		
										Total	1,005,700		Total	750,700		Total	690,000		
EXEMPTIONS								OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor	
Year	Code	Description		Amount		Code	Description		Number	Amount		Comm Int							
						</td													

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description					
Style:	48	Warehouse								
Model	94	Commercial								
Grade	02	Below Average								
Stories:	1									
Occupancy	1.00									
Exterior Wall 1	13	Tex 111								
Exterior Wall 2	27	Pre-finish Metl								
Roof Structure	03	Gable/Hip								
Roof Cover	02	Rolled Compos								
Interior Wall 1	05	Drywall/Sheet								
Interior Wall 2										
Interior Floor 1	03	Concr-Finished								
Interior Floor 2										
Heating Fuel	02	Oil								
Heating Type	04	Forced Air-Duc								
AC Type	01	None								
Bldg Use	3841	MARINAS MDL-96								
Total Rooms										
Total Bedrms	00									
Total Baths	05									
Heat/AC	00	NONE								
Frame Type	02	WOOD FRAME								
Baths/Plumbing	02	AVERAGE								
Ceiling/Wall	01	SUSP-CEIL ONLY								
Rooms/Prtns	02	AVERAGE								
Wall Height	14.00									
% Comm Wall	0.00									
1st Floor Use:	3841									
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	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	2,191	2,191	2,191	29.46	64,540
	Ttl Gross Liv / Lease Area	2,191	2,191	2,191		64,540



RECEIVED
FEB 28 2025
30

2024 APPLICATION FOR ABATEMENT

Please Type or Print Clearly

ONE APPLICATION FOR EACH PROPERTY APPEALED

Upon completion of this form return to:

ASSESSOR'S OFFICE
LACONIA, NH

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

Date: 2/19/25

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

Name: UNION AVENUE HOLDINGS LLC

Mailing Address: PO BOX 6720, LACONIA, NH 03247 Email address: KAmell@WescottLawNH.com
Telephone No: (Cell): _____ (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): Kyle Amell

Mailing Address(es): Wescott Law, PA - 28 Bowman St. Laconia, NH 03246

Telephone Number(s): (Work): 603-524-2166 (Cell): _____

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

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

Map: 324 Block: 220 Lot: 2 Tax Account #: 2439

2024 Assessed Valuation: \$ 1,005,700

Property Location:
Union Ave

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
324/220/3.038	1198 Union Ave #1-38	Boatslip	\$60,000
327/220/3	Union Ave	Vacant Land	\$545,700
327/220/4	Union Ave	Vacant Land	\$48,000

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.)

Please see attached

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# 324/220/2 Appeal Year Market Value \$ 694,370

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).

Map/Block/Lot Please see attached	Property Address	Sale Price	Date of Sale	Assessment	Rent(s)

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: 4/24/25

X _____
(Signature) 
UNION AVENUE HOLDINGS LLC, by Doug Epperson - Manager

X _____
(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: 4/28/25

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: _____

Union Avenue Holdings LLC
Map 324, Block 220, Lot 2
Map 327, Block 220, Lot 3
Map 327, Block 200, Lot 4

SECTIONS E, F & G

Lot 2

The factual information on the tax assessment card is incorrect. The three boat storage buildings were constructed circa 1920 and 1940 and have reached the end of their economic lives. According to *Marshall & Swift Valuation Service*, the economic life of an average boat storage building is 25 years. The effective age is more than 26 years; therefore, according to *Marshall & Swift* the correct amount of depreciation should be 80%, not 40% as reflected on the tax assessment cards. The following is a summary of the correct depreciation.

	RCN	Physical	Functional	RCNLD
Building #1	\$747,568	80%	10%	\$74,757
Building #2	\$747,568	80%	10%	\$74,757
Building #3	\$747,568	80%	10%	\$74,757

The following is a summary of the correct assessment for the property.

Appraised Bldg. Value	\$224,270
Appraised Xf	\$5,400
Appraised Ob	\$14,700
Appraised Land Value	<u>\$450,000</u>
Correct Assessment	\$694,370

The correct assessment of \$694,370 is further supported by the sale of the property in March 2023 for \$650,000.

Lot 3

The assessment of the vacant 0.50 acre land parcel is not supported by sale data. There is a right of way that crosses through the parcel rendering its development potential limited at best. Additionally, this lot is largely inaccessible from the street and in the drinking water protection area. The waterfront setback requirements further limit buildability. By applying a 0.2 condition factor, the correct assessed value calculates to \$109,140.

Lot 4

This parcel is 16' x 182' and is not developable. The condition factor is inadequate as this parcel has little to no value. The correct condition factor should be 0.10 and the correct assessment calculates to \$4,800.