

2024 ABATEMENT REQUEST – Staff Notes

Margate Motel Inc.

Innvest Hotel Properties

Margate Inc.

Map 304, Block 220, Lot 16 – 1301 Union Avenue - Assessed Value \$99,700

Map 303, Block 23, Lot 3 – Lake Street - Assessed Value \$7,700

Map 304, Block 220, Lot 17 – Union Avenue - Assessed Value \$376,400

Map 303, Block 23, Lot 1 – 76 Lake Street - Assessed Value \$6,428,600

Map 283, Block 23, Lot 1 – 94 Lake Street - Assessed Value \$1,534,200

Map 303, Block 23, Lot 2 – 84 Lake Street - Assessed Value \$618,300

The taxpayer cites no rationale for the abatement.

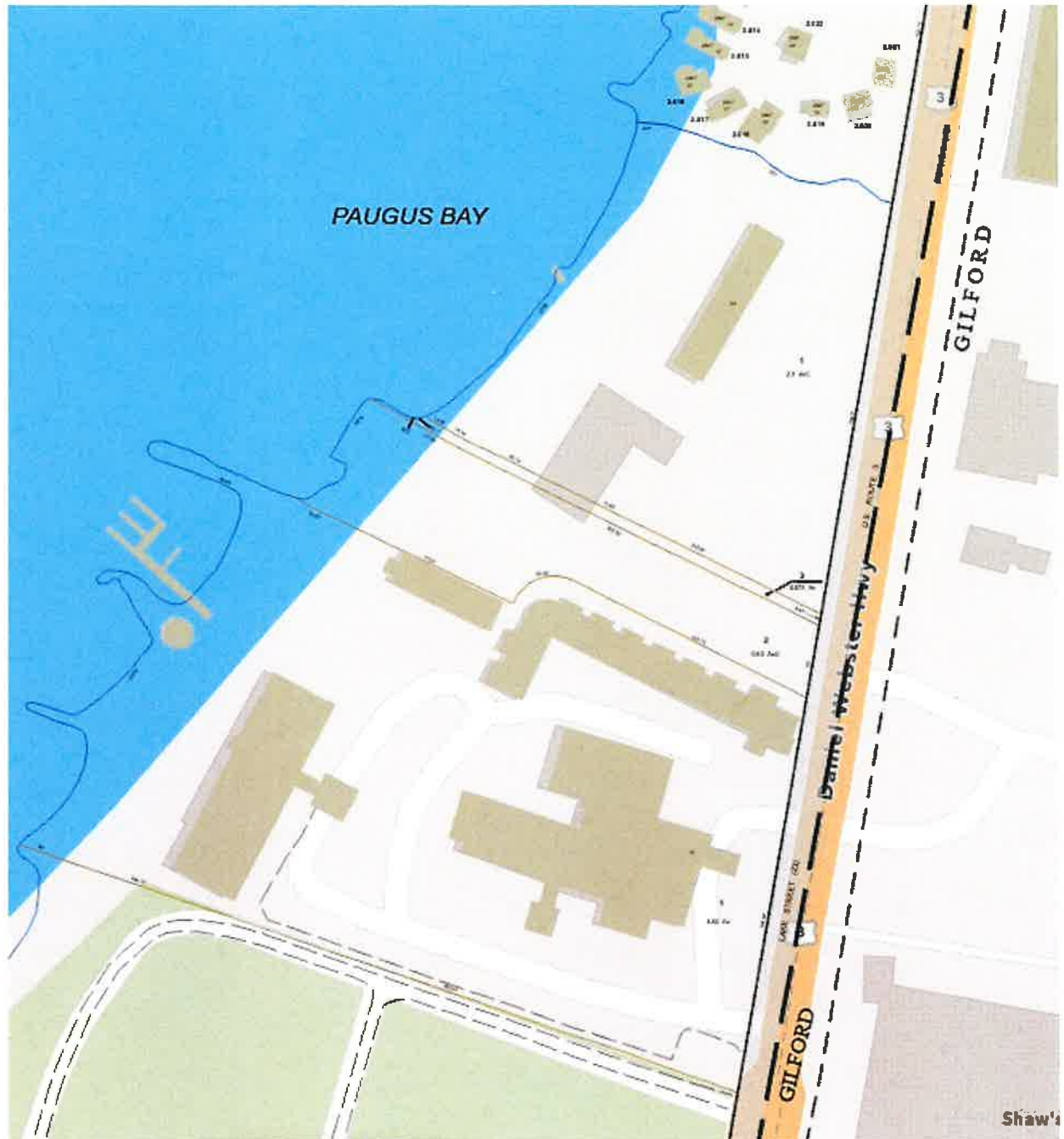
The abatement is represented by a Tax Rep who has also not provided any information, and no evidence of or even estimate of market value has been provided.

These properties are utilized together as a single economic unit, and in addition to the use as the Margate Hotel, the site is the location of a very significant wedding venue.

Additionally, from the perspective of the highest and best use of the property these lots total more than eight acres of land with approximately 850 feet of frontage on Paugus Bay of Lake Winnepesaukee. Most motel and resort properties have either been converted to condominium form of ownership or have been redeveloped into high-end lakefront residential units. Such a redevelopment occurred over the last few years about 1,000 feet south of Margate.

Recommendation

It is recommended that the total value of these six parcels of \$9,064,900 be sustained, and that no abatement should be granted.



Postmarked 2/28/25

000034 ✓
DB

FOR MUNICIPALITY USE ONLY:

Town File No.: MAR 05 2025

Taxpayer Name: ASSESSOR'S OFFICE
LACONIA, NH

TAXPAYER'S RSA 76:16 ABATEMENT APPLICATION TO MUNICIPALITY

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

Name(s): Margate Motel Inc/Innvest Hotel Properties/Margate Inc.

Mailing Address: 76 Lake St, Laconia, NH 03246

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): Ian McKinley, c/o Ryan, LLC

Mailing Address: 1 International Pl, 100 Oliver St, Boston, MA 02110

Telephone Nos.: (Home) _____ (Cell) 617.763.0419 (Work) 857.288.1973 (Email) ian.mckinley@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>
34A	304-220-16 ✓	1301 Union Ave/Laconia		\$99,700
34B	303-23-3 ✓	Lake St/Laconia		\$7,700
34C	304-220-17 ✓	Union Ave/Laconia		\$376,400
34D	303-23-1 ✓	76 Lake St/Laconia		\$6,428,600
34E	283-23-1 ✓	94 Lake St/Laconia		\$1,534,200
34F	303-23-2 ✓	84 Lake St/Laconia		\$618,300

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.)

Overvaluation-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# _____ Appeal Year Market Value \$ _____

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
-----------------	----------------	-------------------------	-------	------------

_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

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 641:3 the application has a good faith basis and the facts stated are true to the best of my/our knowledge.

Date: 2-25-25

(Signature)

JOHN C. PARISI
(Print Name)

(Signature)

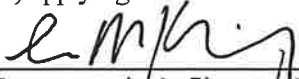
(Print Name)

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 641:3:

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: 2/27/25


(Representative's Signature)

Ian McKinley
(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				1501 LACONIA, NH VISION									
INNVEST HOTEL PROPERTIES INC 76 LAKE ST LACONIA NH 03246				1 All Public						Description	Code	Appraised	Assessed										
										COM LAND	3900	99,700	99,700										
SUPPLEMENTAL DATA																							
Alt Prcl ID 59 220 23 OWNOCC N REVIEW ZONE 1 UC ZONE 1 % 100 GIS ID 304-220-16										ZONE 2 ZONE 2 % WARD WARD 6 Assoc Pid#													
										Total				99,700		99,700							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
INNVEST HOTEL PROPERTIES INC ANTICO LOUIS J/YOLANDA/CAROL & BROUILLARD PHILIP A		1921 0249		07-24-2003		U I				45,000		1A		Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
		1105 0350		08-02-1989		U V				0				2024	3900	99,700	2023	3900	85,400	2022	3900	71,200	
		1062 0595		07-01-1988		Q V				100,000		00											
										Total		99,700		Total		85,400		Total		71,200			
EXEMPTIONS				OTHER ASSESSMENTS																			
Year	Code	Description		Amount		Code	Description		Number	Amount		Comm Int		This signature acknowledges a visit by a Data Collector or Assessor									
Total				0.00																			
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name		Cyclical Group		TIF District		ID Code															
0001				D																			
NOTES																							
BOUNDRY SURVEY 4/23/99																							
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						
												07-14-1994	JM			19	NO CHG @ HEA						
												03-26-1993	99			99	MMC INFO						
LAND LINE VALUATION SECTION																							
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustmen		Adj Unit P	Land Value					
1	3900	LAND-C MDL-0	UC			7,581 SF	5.48	1.00000	5	0.80	UNIO	3.000				1.0000	13.15	99,700					
Total Card Land Units						0.17 AC		Parcel Total Land Area						0.17		Total Land Value						99,700	

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style:	99	Vacant Land									
Model:	00	Vacant									
Grade:											
Stories:											
Occupancy											
Exterior Wall 1											
Exterior Wall 2											
Roof Structure:											
Roof Cover											
Interior Wall 1											
Interior Wall 2											
Interior Flr 1											
Interior Flr 2											
Heat Fuel											
Heat Type:											
AC Type:											
Total Bedrooms											
Total Bthrms:											
Total Half Baths											
Total Xtra Fixtrs											
Total Rooms:											
Bath Style:											
Kitchen Style:											
CONDO DATA Parcel Id C Owne 0.0 B S Adjust Type Code Description Factor% Condo Flr Condo Unit											
COST / MARKET VALUATION											
Building Value New			0								
Year Built			0								
Effective Year Built			0								
Depreciation Code											
Remodel Rating											
Year Remodeled											
Depreciation %											
Functional Obsol			0								
External Obsol			0								
Trend Factor			1.000								
Condition											
Condition %			0								
Percent Good											
RCNLD			0								
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	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area		0	0	0		0					

No Sketch

Property Location LAKE ST
Vision ID 2293

Account # 3850

Map ID 303/ 23/ 3/ /

Bldg # 1

Bldg Name

Sec # 1 of 1

Card # 1 of 1

State Use 3920

Print Date 3/13/2025 1:54:08 PM

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				1501 LACONIA, NH VISION															
MARGATE MOTEL INC % MARY ANTICO 76 LAKE ST LACONIA NH 03246				1 All Public						Description	Code	Appraised	Assessed																
										COM LAND	3920	7,700	7,700																
SUPPLEMENTAL DATA																													
Alt Prcl ID 61 23 12 OWNOCC Y REVIEW ZONE 1 CR ZONE 1 % 100 GIS ID 303-23-3										ZONE 2 ZONE 2 % WARD WARD 6 Assoc Pid#																			
										Total				7,700		7,700													
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
MARGATE MOTEL INC ANTICO MARY		0730 0081		12-08-1977		U		V		0				Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed							
		0321 0063		06-06-1950						0				2024	3920	7,700	2023	3920	7,300	2022	3920	7,300							
														Total	7,700	Total	7,300	Total	7,300										
EXEMPTIONS				OTHER ASSESSMENTS																									
Year	Code	Description		Amount		Code	Description		Number	Amount		Comm Int		This signature acknowledges a visit by a Data Collector or Assessor															
Total		0.00																											
ASSESSING NEIGHBORHOOD																													
Nbhd		Nbhd Name		Cyclical Group		TIF District		ID Code																					
0001				D																									
NOTES																													
400X10=UNBUILDABLE VACANT LAND USE OF MARGATE ON GILFORD SIDE BY DEED *400X10=UNBLD,LAKE PAUGUS FRNTG																													
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														
										10-24-2010	AS			42	HEARING REVIEW														
										07-14-1994	JM			18	CHG @ HEARIN														
										09-07-1990	99			99	MMC INFO														
LAND LINE VALUATION SECTION																													
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustmen		Adj Unit P	Land Value											
1	3920	UNDEV-C	CR			3,000	SF	10.73	1.00000	5	0.10	COR	2.300	SIZE/SHAPE		1.0000	2.47	7,400											
1	3920	UNDEV-C	CR			8	FF	250.00	1.00000	0	0.10	50	1.700	SIZE/SHAPE		1.0000	42.5	300											
Total Card Land Units																0.07	AC	Parcel Total Land Area						0.07	Total Land Value				7,700

[illegible]

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				1501 LACONIA, NH VISION					
MARGATE MOTEL INC % MARY ANTICO 76 LAKE ST LACONIA NH 03246				1 All Public						Description	Code	Appraised	Assessed						
										COM LAND	3900	376,400	376,400						
SUPPLEMENTAL DATA																			
Alt Prcl ID 59 220 21 OWNOCC N REVIEW ZONE 1 UC ZONE 1 % 100 GIS ID 304-220-17										ZONE 2 ZONE 2 % WARD WARD 6 Assoc Pid#									
										Total				376,400		376,400			
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)								
MARGATE MOTEL INC ANTICO MARY		0886 0182		10-31-1984		U	V	0			Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
		0321 0063		06-06-1950				0			2024	3900	376,400	2023	3900	96,700	2022	3900	80,600
												Total	376,400	Total	96,700	Total	80,600		
EXEMPTIONS				OTHER ASSESSMENTS															
Year	Code	Description		Amount	Code	Description		Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 0 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 376,400 Special Land Value 0 Total Appraised Parcel Value 376,400 Valuation Method C Total Appraised Parcel Value 376,400								
Total				0.00															
ASSESSING NEIGHBORHOOD																			
Nbhd		Nbhd Name		Cyclical Group		TIF District		ID Code											
0001				D															
NOTES																			
BOUNDRY SURVEY 4/23/99																			
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				
										07-14-1994 09-10-1987	JM 99			19 99	NO CHG @ HEA MMC INFO				
LAND LINE VALUATION SECTION																			
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustmen		Adj Unit P	Land Value	
1	3900	LAND-C MDL-0	UC			15,666 SF	3.20	1.00000	5	0.75	PB3	10.000				1.0000	24.03	376,400	
Total Card Land Units						0.36	AC	Parcel Total Land Area						0.36	Total Land Value				376,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	99	Vacant Land			
Model:	00	Vacant			
Grade:					
Stories:					
Occupancy					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure:					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Flr 1					
Interior Flr 2					
Heat Fuel					
Heat Type:					
AC Type:					
Total Bedrooms					
Total Bthrms:					
Total Half Baths					
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:					
Kitchen Style:					

Property Location 76 LAKE ST
Vision ID 2291

Account # 3846

Map ID 303/ 23/ 1/ 1

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 5

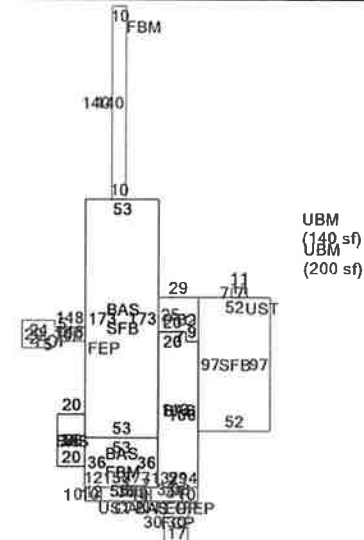
State Use 3010
Print Date 3/13/2025 1:55:27 PM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1501 LACONIA, NH VISION								
		1 Level	3 Public Sewer	1 Paved	5 Heavy	Description	Code	Appraised	Assessed									
MARGATE MOTEL INC % MARY ANTICO 76 LAKE ST LACONIA NH 03246			2 Public Water			COMMERC.	3010	3,576,500	3,576,500									
						COM LAND	3010	2,729,500	2,729,500									
						COMMERC.	3010	122,600	122,600									
SUPPLEMENTAL DATA																		
Alt Prcl ID 61 23 4 OWNOCC Y REVIEW ZONE 1 CR ZONE 1 % 100 GIS ID 303-23-1						ZONE 2 ZONE 2 % WARD WARD 6		Assoc Pid#										
						Total		6,428,600	6,428,600									
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MARGATE MOTEL INC ANTICO ANTONIO/MARY			0460	0175	02-16-1966	U	I	0	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
			0432	0375	05-20-1963			0	2024	3010	3,576,500	2023	3010	3,022,400	2022	3010	2,956,500	
										3010	2,729,500		3010	1,291,200		3010	1,184,300	
										3010	122,600		3010	121,300		3010	117,800	
									Total	6,428,600	Total	4,434,900	Total	4,258,600				
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															
ASSESSING NEIGHBORHOOD																		
Nbhd		Nbhd Name		Cyclical Group		TIF District		ID Code										
0001				D														
NOTES																		
THE MARGATE 3/80 SURVEY 10X140 FBM=TUNNEL ECONO=PARK ACROSS THE ST CONFERENCE ROOMS IN SFB LAKE PAUGUS FRNTG 36X53 FBM=LQ SERVICE KIT AREA & FF PER TAX MAP SPR FBM+SERVICE KIT ONLY SFB=POOL AREA=52X97																		
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				
2019-00017	02-05-2019	35	C-RENOVATE	1,200		100		ADD 6 WALLS FOR BEAUTY	05-08-2019	TB	B		15	PERMIT VISIT				
2017-00090	05-03-2017		NEW BIZ		04-23-2018	100	05-03-2017	CO ISSUED- NEW BUSINES	04-23-2018	BD	B		30	EXTERIOR INSPECTION				
2014-3320	12-03-2014		WETLANDS		08-26-2015	100		REPAIR DOCKS	09-28-2016	TB			25	REVIEWED				
DES	04-01-2011		WETLANDS			100		PATIO & ETC	08-27-2015	DD			15	PERMIT VISIT				
									10-24-2010	AS			42	HEARING REVIEW				
									06-16-2010	JW			32	COM FIELD REVIEW				
									06-27-2006	RC	01	1	14	INSPECTED				
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	3010	MOTELS MDL-9	CR			209,959	SF	1.30	1.00000	5	1.00	PB3			0	2,729,500		
1	3010	MOTELS MDL-9	CR			855	FF	0.00	1.00000	0	1.00	50	BEACH FRONT		0	0		
Total Card Land Units						4.82	AC	Parcel Total Land Area: 4.82						Total Land Value		2,729,500		

[illegible]

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
CLR1	COOLER	B	49	86.00	1986	A	65.00		0	2,700
CLR1	COOLER	B	63	86.00	1986		65.00		0	3,500
SPL1	POOL-INGR C	L	1,500	38.00	1965		50		0	28,500
SNA	SAUNA	B	1	3600.00	1986		65.00		0	2,300
MEZ3	W/PARTITIONS	B	1,056	39.00	1986		65.00		0	26,800
CLR2	FREEZER TEM	B	63	110.00	1986		65.00		0	4,500
WHL	WHIRLPOOL	B	1	3400.00	1986		65.00		0	2,200
MEZ2	FINISHED	B	726	22.00	1986		65.00		0	10,400
FPL1	FIREPLACE B	B	1	3100.00	1986		65.00		0	2,000
LT1	LIGHTS-IN W/P	L	11	1800.00	1980	A	50		0	9,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	15,086	15,086	15,086	87.07	1,313,463
CAN	Canopy	0	290	29	8.71	2,525
FBM	Basement, Finished	0	3,308	1,158	30.48	100,821
FCP	Carport	0	510	102	17.41	8,881
FEP	Porch, Enclosed, Finished	0	136	95	60.82	8,271
FOP	Porch, Open, Finished	0	939	188	17.43	16,368
PTO	Patio	0	788	39	4.31	3,396
SFB	Base, Semi-Finished	0	14,213	8,528	52.24	742,490
UBM	Basement, Unfinished	0	340	68	17.41	5,920
UST	Utility, Storage, Unfinished	0	197	49	21.66	4,266
Ttl Gross Liv / Lease Area		15,086	35,807	25,342		2,206,401



Print Date 3/13/2025 1:55:28 PM

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT													
MARGATE MOTEL INC % MARY ANTICO 76 LAKE ST LACONIA NH 03246				1 Level		3 Public Sewer		1 Paved		5 Heavy		Description		Code	Appraised	Assessed	1501 LACONIA, NH VISION								
						2 Public Water						COMMERC.		3010	3,576,500	3,576,500									
												COM LAND		3010	2,729,500	2,729,500									
												COMMERC.		3010	122,600	122,600									
				SUPPLEMENTAL DATA										Total		6,428,600		6,428,600							
Alt Prcl ID 61 23 4				ZONE 2				ZONE 2 % WARD WARD 6 Assoc Pid#																	
OWNOCC Y																									
REVIEW																									
ZONE 1 CR																									
ZONE 1 % 100																									
GIS ID 303-23-1																									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
														Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
														2024		3010	3,576,500	2023		3010	3,022,400	2022		3010	2,956,500
																3010	2,729,500			3010	1,184,300				
																3010	122,600			3010	117,800				
														Total		6,428,600		Total		4,434,900		Total		4,258,600	
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description		Amount	Code	Description		Number	Amount	Comm Int															
												APPAISED VALUE SUMMARY Appraised Bldg. Value (Card)													

State Use 3010
Print Date 3/13/2025 1:55:28 PM

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1501 LACONIA, NH VISION					
MARGATE MOTEL INC % MARY ANTICO 76 LAKE ST LACONIA NH 03246		1	Level	3	Public Sewer	1	Paved	5	Heavy	Description	Code	Appraised	Assessed										
				2	Public Water					COMMERC.	3010	3,576,500	3,576,500										
										COM LAND	3010	2,729,500	2,729,500										
										COMMERC.	3010	122,600	122,600										
		SUPPLEMENTAL DATA																					
		Alt Prcl ID 61 23 4 OWNOCC Y				ZONE 2 ZONE 2 % WARD WARD 6																	
		REVIEW ZONE 1 CR ZONE 1 % 100																					
		GIS ID 303-23-1				Assoc Pid#																	
										Total		6,428,600		6,428,600									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
MARGATE MOTEL INC ANTICO ANTONIO/MARY				0460	0175	02-16-1966	U	I		0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				0432	0375	05-20-1963				0	2024	3010	3,576,500	2023	3010	3,022,400	2022	3010	2,956,500				
											3010	2,729,500		3010	1,291,200		3010	1,184,300					
											3010	122,600		3010	121,300		3010	117,800					
				Total								Total		6,428,600		Total		4,434,900		Total		4,258,600	
EXEMPTIONS				OTHER ASSESSMENTS																			
Year	Code	Description		Amount		Code	Description		Number	Amount		Comm Int		This signature acknowledges a visit by a Data Collector or Assessor									
Total				0.00																			
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name		Cyclical Group		TIF District		ID Code															
0001				D																			
NOTES																							
UNITS 1-12A+14-18 BLDG ANGLED WALL UNIT ZONE LINE HEAT APT FRONT=5/3/2 34X22+16X24 LAUNDRY AREA EACH UNIT=1RM+1 BATH																							
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								
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					
2	3011	MOTELS MDL-9	CR			0 SF	0.00	1.00000	5	1.00	50	1.700				0	0	0					
Total Card Land Units						0.00 AC		Parcel Total Land Area: 4.82						Total Land Value						2,729,500			

[illegible]A black and white photograph showing a building with a brick lower section and a stucco upper section. A large, dark tree stands in front of the building. To the right, a parking lot contains several cars, including a dark SUV and a light-colored sedan. The sky is overcast.

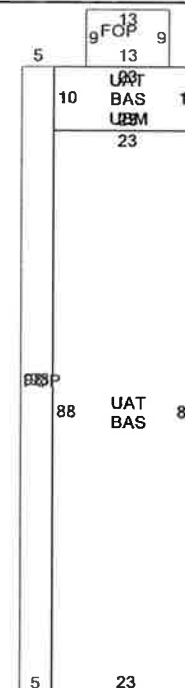
Print Date 3/13/2025 1:55:30 PM

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						1501 LACONIA, NH VISION								
MARGATE MOTEL INC % MARY ANTICO 76 LAKE ST LACONIA NH 03246				1 Level		3 Public Sewer		1 Paved		5 Heavy		Description		Code	Appraised		Assessed									
						2 Public Water						COMMERC.		3010	3,576,500		3,576,500									
												COM LAND		3010	2,729,500		2,729,500									
				SUPPLEMENTAL DATA								COMMERC.		3010	122,600		122,600									
				Alt Prcl ID 61 23 4 OWNOCC Y				ZONE 2 ZONE 2 % WARD WARD 6																		
				REVIEW ZONE 1 CR ZONE 1 % 100																						
				GIS ID 303-23-1				Assoc Pid#																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
MARGATE MOTEL INC ANTICO ANTONIO/MARY				0460 0175		02-16-1966		U		I		0				Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
				0432 0375		05-20-1963						0				2024		3010	3,576,500	2023	3010	3,022,400	2022	3010	2,956,500	
																		3010	2,729,500	3010	1,291,200	3010	1,184,300			
																Total		6,428,600	Total		4,434,900	Total		4,258,600		
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor														
Year	Code	Description			Amount		Code	Description		Number	Amount		Comm Int													
Total				0.00																						
ASSESSING NEIGHBORHOOD																										
Nbhd		Nbhd Name			Cyclical Group			TIF District			ID Code															
0001					D																					
NOTES																										
UNITS 27-33 (7 ROOMS) WALL UNIT ZONE LINE HEAT & AC 1/2 BATH IN UBM														Appraised Bldg. Value (Card) 3,362,200 Appraised Xf (B) Value (Bldg) 214,300 Appraised Ob (B) Value (Bldg) 122,600 Appraised Land Value (Bldg) 2,729,500 Special Land Value 0 Total Appraised Parcel Value 6,428,600 Valuation Method C Total Appraised Parcel Value 6,428,600												
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							
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								
3	3011	MOTELS MDL-9	CR			0 SF	0.00	1.00000	5	1.00	50	1.700					0	0	0							
Total Card Land Units												0.00	AC	Parcel Total Land Area: 4.82				Total Land Value				2,729,500				

<i>CONSTRUCTION DETAIL</i>			<i>CONSTRUCTION DETAIL (CONTINUED)</i>		
Element	Cd	Description	Element	Cd	Description
Type:	39	Motel			
Model	94	Commercial			
Grade	03	Average			
Stories:	1				
Occupancy	7.00		<i>MIXED USE</i>		
Exterior Wall 1	19	Brick Veneer	Code	Description	Percentage
Exterior Wall 2	15	Concr/Cinder	301I	MOTELS MDL-96	100
RooF Structure	03	Gable/Hip			0
RooF Cover	03	Asph/F Gls/Cmp			0
Interior Wall 1	05	Drywall/Sheet	<i>COST / MARKET VALUATION</i>		
Interior Wall 2			RCN		305,375
Interior Floor 1	14	Carpet	Year Built		1953
Heating Fuel	04	Electric	Effective Year Built		1984
Heating Type	03	Hot Air-no Duc	Depreciation Code		AV
AC Type	03	Central	Remodel Rating		
Bldg Use	301I	MOTELS MDL-96	Year Remodeled		
Total Rooms			Depreciation %		40
Total Bedrms	07		Functional Obsol		5
Total Baths	7.5		External Obsol		
Heat/AC	01	HEAT/AC PKGS	Trend Factor		1.000
Frame Type	03	MASONRY	Condition		
Baths/Plumbing	02	AVERAGE	Condition %		
Ceiling/Wall	06	CEIL & WALLS	Percent Good		55
Rooms/Prtns	02	AVERAGE	RCNLD		168,000
Wall Height	8.00		Dep % Ovr		
% Cornn Wall	0.00		Dep Ovr Comment		
1st Floor Use:	301I		Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,254	2,254	2,254	115.41	260,134
FOP	Porch, Open, Finished	0	607	121	23.01	13,965
UAT	Attic, Unfinished	0	2,254	225	11.52	25,967
UBM	Basement, Unfinished	0	230	46	23.08	5,309
Ttl Gross Liv / Lease Area		2,254	5,345	2,646		305,375



State Use 3010
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CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						1501 LACONIA, NH VISION																									
MARGATE MOTEL INC % MARY ANTICO 76 LAKE ST LACONIA NH 03246				1 Level		3 Public Sewer		1 Paved		5 Heavy		Description		Code		Appraised				Assessed																							
						2 Public Water						COMMERC.		3010		3,576,500				3,576,500																							
												COM LAND		3010		2,729,500				2,729,500																							
				SUPPLEMENTAL DATA								COMMERC.		3010		122,600		122,600																									
				Alt Prcl ID 61 23 4 OWNOCC Y				ZONE 2 ZONE 2 % WARD WARD 6																																			
				REVIEW ZONE 1 CR ZONE 1 % 100																																							
				GIS ID 303-23-1				Assoc Pid#																																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																											
MARGATE MOTEL INC ANTICO ANTONIO/MARY				0460 0175		02-16-1966		U		I		0				Year		Code		Assessed		Year		Code		Assessed																	
				0432 0375		05-20-1963						0				2024		3010		3,576,500		2023		3010		3,022,400																	
																3010		2,729,500		1,291,200		2022		3010		1,184,300																	
																3010		122,600		121,300				3010		117,800																	
				Total		0.00								Total		6,428,600		Total		4,434,900		Total		4,258,600																			
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																																											
Nbhd		Nbhd Name		Cyclical Group		TIF District		ID Code																																			
0001				D																																							
NOTES																																											
UNITS 301-314,401-429 NO A/C HALLS																																											
501-527																																											
OB2=OUTSIDE BAY GAZEBO=																																											
PLASTIC ROOF																																											
FHS=FUNCTION.ROOM=FPL																																											
HERE																																											
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															
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											
4		301I		MOTELS MDL-9		CR						0 SF		0.00		1.00000		5		1.00		50		1.700						0		0											
Total Card Land Units																				0.00 AC		Parcel Total Land Area: 4.82										Total Land Value										2,729,500	

MIXED USE		
Code	Description	Percentage
301I	MOTELS MDL-96	100
		0
		0

COST / MARKET VALUATION	
1	100
2	100
3	100
4	100
5	100
6	100
7	100
8	100
9	100
10	100
11	100
12	100
13	100
14	100
15	100
16	100
17	100
18	100
19	100
20	100
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90	100
91	100
92	100
93	100
94	100
95	100
96	100
97	100
98	100
99	100
100	100

RCN	1,997,444
Year Built	1979
Effective Year Built	1996
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	28
Functional Obsol	5
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	67
RCNLD	1,338,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

BUILDING SUB-AREA SUMMARY SECTION

Ttl Gross Liv / Lease Area	25,043	40,219	30,570		1,997,444
----------------------------	--------	--------	--------	--	-----------

A black and white photograph of a large, multi-story building, likely a school or institutional structure. The building features a prominent central tower with a small cupola. To the left, there is a covered entrance area. The building is surrounded by trees, and a paved area is visible in the foreground.

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								1501 LACONIA, NH VISION					
MARGATE, INC 76 LAKE ST LACONIA NH 03246		1	Level	3	Public Sewer	1	Paved	5	Heavy	Description	Code	Appraised		Assessed									
				2	Public Water					COMMERC.	3010	211,200		211,200									
										COM LAND	3010	1,302,400		1,302,400									
										COMMERC.	3010	20,600		20,600									
		SUPPLEMENTAL DATA																					
		Alt Prcd ID 61 23 14 OWNOCC Y				ZONE 2 ZONE 2 % WARD WARD 6																	
		REVIEW ZONE 1 CR ZONE 1 % 100																					
		GIS ID 283-23-1				Assoc Pid#																	
										Total		1,534,200		1,534,200									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
MARGATE, INC GILFORD ASSOCIATES MONACO BEACH JACQUES MAURICE C/COLETTE				1526	0658	04-27-1999	U	I	838,000		1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				1526	0656	04-27-1999	Q	I	838,000		00	2024	3010	211,200	2023	3010	176,400	2022	3010	169,400			
				0689	0386	10-28-1976	U	I	0				3010	1,302,400		3010	415,200		3010	394,700			
					0	10-28-1976			0				3010	20,600		3010	13,600		3010	13,400			
												Total		1,534,200		Total		605,200		Total		577,500	
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description		Amount		Code	Description		Number	Amount												Comm Int	
Total				0.00																			
ASSESSING NEIGHBORHOOD												APPAISED VALUE SUMMARY											
Nbhd		Nbhd Name		Cyclical Group		TIF District		ID Code															
0001				B																			
NOTES												Appraised Bldg. Value (Card) 211,200											
16 UNITS THIS BUILDING SEASONAL DOCK/PAUGUS FF & AREA PER TAX MAP												Appraised Xf (B) Value (Bldg) 0											
												Appraised Ob (B) Value (Bldg) 20,600											
												Appraised Land Value (Bldg) 1,302,400											
												Special Land Value 0											
												Total Appraised Parcel Value 1,534,200											
												Valuation Method C											
												Total Appraised Parcel Value 1,534,200											
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						
521-03	10-15-2003	22	DEMOLISHED		01-28-2004	100		DEMO 13 BDLG				01-17-2024	PS	CY		02	MEASURED						
128-96	05-22-1996	MN	MANUAL	1,700		100		VOIDED BY				09-28-2016	TB			25	REVIEWED						
												06-16-2010	JW			32	COM FIELD REVIEW						
												05-13-2008	DD			29	DRIVE BY REVIEW						
												03-15-2005	TB			29	DRIVE BY REVIEW						
												01-28-2004	TS			15	PERMIT VISIT						
												06-13-2003	TS			02	MEASURED						
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	301I	MOTELS MDL-9				100,188	SF	1.30	1.00000	5	1.00	PB3	10.000			0	13	1,302,400					
1	3010	MOTELS MDL-9				329	FF	0.00	1.00000	0	1.00	50	1.700			0	0	0					
Total Card Land Units												2.30	AC	Parcel Total Land Area: 2.30						Total Land Value		1,302,400	

Property Location 94 LAKE ST
Vision ID 2294

Account # 4098

Map ID 283/ 23/ 1/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 3010
Print Date 3/13/2025 1:56:09 PM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	39	Motel			
Model	94	Commercial			
Grade	02	Below Average			
Stories:	2				
Occupancy	16.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	12	Membrane			
Interior Wall 1	01	Minim/Masonry			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	04	Electric			
Heating Type	03	Hot Air-no Duc			
AC Type	01	None			
Bldg Use	3011	MOTELS MDL-96			
Total Rooms					
Total Bedrms	00				
Total Baths	9				
Heat/AC	00	NONE			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	02	AVERAGE			
Wall Height	8.00				
% Comn Wall	0.00				
1st Floor Use:	3011				

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
WDK	WOOD DECK	L	84	17.00	1988	G	75		0	1,100
PAV1	PAVING-ASPH	L	20,000	2.50	1959	F	25		0	12,500
FN6	W/O TOP RL-4'	L	398	8.00		A	50		0	1,600
BTH2	W/PLUMBING	L	171	29.00		VG	90		0	4,500
SHD1	SHED FRAME	L	96	12.00		G	75		0	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,556	2,556	2,556	56.85	145,316
FOP	Porch, Open, Finished	0	2,840	568	11.37	32,293
FUS	Upper Story, Finished	2,556	2,556	2,556	56.85	145,316
UBM	Basement, Unfinished	0	2,556	511	11.37	29,052
Ttl Gross Liv / Lease Area		5,112	10,508	6,191		351,977

5 FOP (x2)	142	5
FUS	142	
18 BAS		18
UBM	142	
5 FOP (x2)	142	5



Property Location 84 LAKE ST
Vision ID 2292

Account # 3160

Map ID 303/ 23/ 2/ /

Bldg # 1

Bldg Name

Sec # 1 of 1

Card # 1 of 1

State Use 3010

Print Date 3/13/2025 1:56:47 PM

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				1501 LACONIA, NH VISION					
MARGATE, INC 76 LAKE ST LACONIA NH 03246				1	Level	3	Public Sewer	1	Paved	5	Heavy	Description	Code	Appraised	Assessed						
						2	Public Water					COM LAND	3010	584,700	584,700						
										COMMERC.	3010	33,600	33,600								
SUPPLEMENTAL DATA																					
Alt Prcl ID 61 23 10 OWNOCC Y						ZONE 2 ZONE 2 % WARD WARD 6															
REVIEW ZONE 1 CR ZONE 1 % 100																					
GIS ID 303-23-2						Assoc Pid#															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)								
MARGATE, INC GILFORD ASSOCIATES LMTD P KELLEY CURRAN P TRUST KELLEY CURRAN P/HELEN T KELLEY CURRAN P/HELEN T				1526	0660	04-27-1999	U	I	395,000		1	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
				1525	0033	04-16-1999	Q	I	395,000		00	2024	3010	584,700	2023	3010	204,300	2022	3010	192,300	
				1096	0087	05-12-1989	Q	I	4,000		00		3010	33,600		3010	33,600		3010	33,600	
				0		05-12-1989	Q	V	4,000		00										
				1096	0087	05-01-1989	Q	I	4,000		00										
				Total								618,300		Total		237,900		Total		225,900	
EXEMPTIONS				OTHER ASSESSMENTS																	
Year	Code	Description		Amount		Code	Description		Number	Amount		Comm Int		This signature acknowledges a visit by a Data Collector or Assessor							
Total				0.00																	
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Cyclical Group		TIF District		ID Code													
0001				D																	
NOTES																					
VACANT LAND LAND AREA+FF PER TAX MAP																					
WATERFRONT																					
WETLANDS PERMIT - PATIO 2013																					
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				
520-03	10-15-2003	22	DEMOLISHED		01-28-2004	100		DEMO ALL BDLG				08-01-2013	DD			15	PERMIT VISIT				
												10-24-2010	AS			42	HEARING REVIEW				
												05-12-2009	DD			29	DRIVE BY REVIEW				
												04-04-2008	DD			29	DRIVE BY REVIEW				
												06-27-2006	RC			25	REVIEWED				
												03-15-2005	TB			29	DRIVE BY REVIEW				
												01-28-2004	TS			15	PERMIT VISIT				
LAND LINE VALUATION SECTION																					
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustmen		Adj Unit P	Land Value			
1	301V	MOTELS MDL-0	CR			36,155	SF	1.62	1.00000	5	1.00	PB3	10.000	SIZE/SHAPE		1.0000	16.17	584,700			
1	3010	MOTELS MDL-9	CR			137	FF	0.00	1.00000	0	0.70	50	1.700	SIZE/SHAPE		0.0000	0	0			
Total Card Land Units						0.83	AC	Parcel Total Land Area						0.83	Total Land Value						584,700

