

## **2024 ABATEMENT REQUEST – Staff Notes**

### **Map 283-023-2.24, Cheri Mullin & James Garside**

The property owner filed an application for abatement for 2024 for a year-round condominium unit located at 144 Lake Street, Unit #24. The unit is 2,101 square feet of living area, has a total of 5 bedrooms and three full bathrooms, and has an extra kitchen. The unit is configured to have an accessory dwelling unit. The complex is Eastern Shores Condominiums and has access to waterfront/beach areas on Paugus Bay. All the other units in the complex are seasonal.

The taxpayer cites as the rationale for the abatement the recent sale of the subject property. The property was purchased on September 18, 2024, for a recorded consideration of \$669,000. There was reportedly extensive marketing of the property. The previous sale had been in 2021 for a consideration of \$875,000. Recently the condominium has limited the ability of owners to conduct short term rentals of their units. This action affected this unit more directly than other single units, as it is configured as two units.

While the sale occurred at a lower price than our abatement recommendation it is reasonable as no one sale defines the value of a unit, even if it were the sale of the unit itself. The adjusted value reflects the reduction of the Main House Adjustment Factor to .80 from 1.00.

It is recommended that the value of \$956,300 be reduced to \$780,900, and that an abatement of \$175,400 in value should be granted.

Property Location 144 LAKE ST #24  
Vision ID 2312

Account # 8063

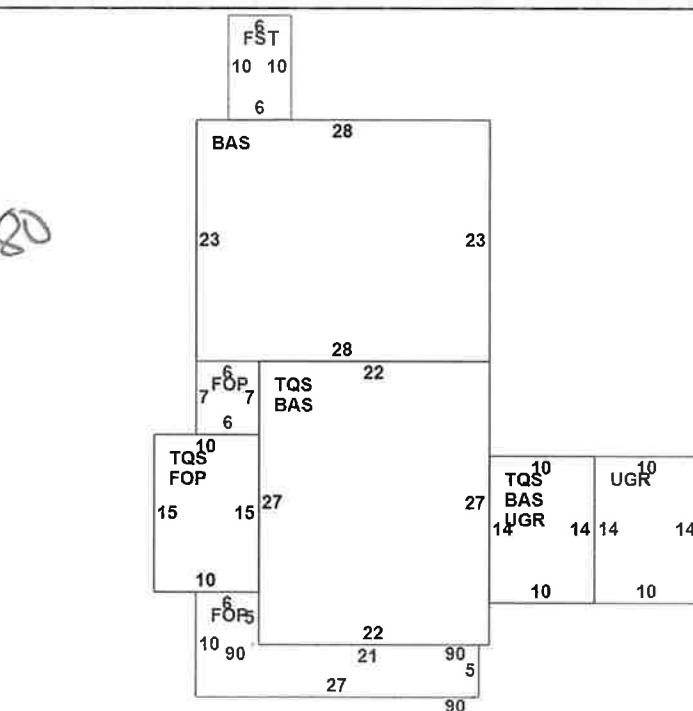
Map ID 283/ 23/ 2/ 024/  
Bldg # 1

Bldg Name  
Sec # 1 of 1  
Card # 1 of 1

State Use 1020  
Print Date 02-24-2025 11:45:58

<b>CURRENT OWNER</b> MULLIN CHERI L GARSIDE JAMES J 144 LAKE ST #24 LACONIA NH 03246				<b>TOPO</b>	<b>UTILITIES</b>	<b>STRT / ROAD</b>	<b>LOCATION</b>	<b>CURRENT ASSESSMENT</b>				1501 LACONIA, NH <b>VISION</b> <i>160,900</i>						
				1 Level	1 All Public	1 Paved	5 Heavy	Description	Code	Assessed	Assessed							
				<b>SUPPLEMENTAL DATA</b>				RESIDNTL	1020	956,300	956,300							
Alt Prcl ID 62 23 2 24 OWNOCC Y REVIEW ZONE 1 CR ZONE 1 % 100 GIS ID 283-23-2				ZONE 2 ZONE 2 % WARD WARD 6 Assoc Pid#														
								Total	956,300	956,300								
<b>RECORD OF OWNERSHIP</b>				<b>BK-VOL/PAGE</b>	<b>SALE DATE</b>	<b>Q/U</b>	<b>V/I</b>	<b>SALE PRICE</b>	<b>VC</b>	<b>PREVIOUS ASSESSMENTS (HISTORY)</b>								
MULLIN CHERI L LAKE 144 LLC NAGRI FAMILY TRUST NAGRI ROBERT J JR & COLLEEN OSHEA JOHN J & CATHERINE M				3642 0889	09-18-2024	Q	I	669,000 00	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
				3449 0154	09-16-2021	Q	I	875,000 00	00	2024	1020	956,300	2023	1020	947,500	2022	1020	819,700
				3284 0072	12-11-2019	U	I	0 38	0									
				3042 0376	06-28-2016	Q	I	215,000 04	04									
				0839 0831	03-07-1983	U	I	0 00	00	Total	956,300	Total	947,500	Total	819,700			
<b>EXEMPTIONS</b>								<b>OTHER ASSESSMENTS</b>										
Year	Code	Description		Amount	Code	Description		Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor							
Total		0.00																
<b>ASSESSING NEIGHBORHOOD</b>																		
Nbhd	Nbhd Name		Cyclical Group		TIF District		ID Code		<b>APPRAISED VALUE SUMMARY</b>									
0001			B						Appraised Bldg. Value (Card) 952,200									
<b>NOTES</b>																		
SWEDISH VILLAGE #24 INT=																		
YEAR ROUND APPROVED																		
<b>BUILDING PERMIT RECORD</b>																		
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpost/Result	
2017-00117 450	05-16-2017 08-05-2005	12 05	OPEN PORCH R-RENOVATE	2,500	06-19-2018 08-10-2006	100 100		REPLACE/REPAIR EXISTING				01-25-2024 01-25-2022 06-19-2018 03-28-2018 07-20-2017 05-25-2017 07-16-2014	PS TB DD BD DD BD DD	CY S CY B S S	02 30 30 15 25 02 03	MEASURED EXTERIOR INSPECTION EXTERIOR INSPECTION PERMIT VISIT REVIEWED MEASURED MEAS & INSPC		
<b>LAND LINE VALUATION SECTION</b>																		
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	CR			0 SF	0.00	1.00000	5	1.00	00	1.000	5/16/25 STA-A 25		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:	7A	Condo Conv			
Model	05	Res Condo			
Grade	05	Average +20			
Stories:	1.75	2 Stories			
Occupancy	1		CONDO DATA		
Interior Wall 1:	05	Drywall/Sheet	Parcel Id	104120	C 021
Interior Wall 2:					Owner 0.0
Interior Floor 1	20	Woodlam/Vinylplank	EASTERN SHORE		
Interior Floor 2	14	Carpet	Adjust Type	Code	Description
Heat Fuel:	02	Oil	Condo Fir	A	Average
Heat Type:	02	Hot Water	Condo Unit	M	100
AC Type:	05	Heat Pump			100
Ttl Bedrms:	02	5 Bedrooms	COST / MARKET VALUATION		
Ttl Bathrms:	05	3 Full	Building Value New		1,161,164
Ttl Half Bths:	0		Year Built		1910
Xtra Fixtures:	2		Effective Year Built		2006
Total Rooms:	8		Depreciation Code		VG
Bath Style:	02	Average	Remodel Rating		
Kitchen Style:	02	Average	Year Remodeled		
			Depreciation %		18
			Functional Obsol		0
			External Obsol		
			Trend Factor		1.000
			Condition		
			Condition %		
			Percent Good		82
			Cns Sect Rcnld		952,200
			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 Bld	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
KITH	X KITCHEN	B	1	5000.00		G	82		0.00	4,100

Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,378	1,378	1,378	502.42	692,330
FOP	Porch, Open, Finished	0	357	71	99.92	35,672
FST	Utility, Finished	0	60	30	251.21	15,072
TQS	Three Quarter Story	663	884	663	376.81	333,102
UGR	Garage, Unfinished	0	280	84	150.72	42,203
Ttl Gross Liv / Lease Area		2,041	2,959	2,226		1,118,379

(HD) 03/03/11 ✓

## 2024 APPLICATION FOR ABATEMENT

Please Type or Print Clearly

**ONE APPLICATION FOR EACH PROPERTY APPEALED**

Upon completion of this form return to:

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

RECEIVED

FEB 14 2025

Date: 14 FEB 2025

ASSESSOR'S OFFICE  
LACONIA, NH

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

Name: CHERI L. MULLIN, JAMES J. GARSIDE

Mailing Address: 144 LAKE ST #24 Email address: MULLINCHERI@gmail.com

Telephone No: (Cell): 978-726-1140 (Home): 978-726-1140

\*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:

Map: 283 Block: 23 Lot: 21024 Tax Account #: 8063

2024 Assessed Valuation: \$ 956,300

Property Location: 144 LAKE ST UNIT # 24

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.

<u>Town Parcel ID#</u>	<u>Street Address</u>	<u>Description</u>	<u>Assessment</u>
41/4			

#### **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. - ATTACHED

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.)

SEE ATTACHED ABATEMENT APPLICATION  
REQUEST

#### **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# 283/23/2/024 Appeal Year Market Value \$ \$ 669,000.

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>
	<i>SEE ATTACHMENT &lt;</i>				

#### **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: 14 FEB 2025

  
X Chuck Miller  
(Signature)

  
X John Doe  
(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)

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#### **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:** City of Laconia Assessors

**From:** Cheri Mullin and James Garside

**Subject:** Abatement Application Request

144 Lake Street, Unit #24, Currently assessed at \$956,300

We respectfully request an abatement based on disproportionate assessment based on market value and sale price.

We purchased this condo in September 2024, furnished, as our primary year-round residence for \$669,000 (the other 22 units in the association are all seasonal residence). Our purchase was not at a discounted price, it aligned with the market and the circumstance where the previous owner overpaid for investment purposes. The condo was previously sold in September 2021 to a real estate investor and was used as an Airbnb. Due to a change in association by-laws, rentals are not allowed, limiting this home to a single owner occupied only property which contributes to the reduced value. This condo was listed for sale for almost two years with continued price reduction because it was overvalued (Sold in September 2021 for 875K; Listed for sale November 2022 for 925K; Listing price reduced in April 2023 to 899K; Listing price reduced in May 2023 to 885K; Listing price reduced in Feb 2024 to 799K; Listing price reduced in May 2024 to 699K; We made an offer of 655K in June 2024 that was not accepted; We submitted another offer in August 2024 and agreed to 669K furnished). It took many price reductions to bring the home back down to a fair market/assessed value before we purchased as our primary residence. The following is a list of other available assessment tools to consider when reassessing the value: Mortgage appraisal in August 2024 at 705K (Attached; also identifies comparable properties); Zillow value is 709K (Feb 2025); Quantarium value is 702K (Feb 2025); CoreLogic value is 687K (Feb 2025). Additionally, please consider that the main view from the home is “The Village at Paugus Bay” sign and main entrance. The front door of the condo is also approximately 20 feet of Lake Street, with a high volume of traffic and noise.

Thank you for considering this request, if you need additional information, please let us know. We look forward to hearing back from you,

Cheri Mullin and James Garside

144 Lake Street Unit #24

Laconia NH, 03246

(978) 726-1140