

2024 ABATEMENT REQUEST – Staff Notes

Carey John Michael Revocable Trust

Carey John Michael, Trustee

Map 174, Block 40, Lot 5 – Assessed Value \$1,632,700

194 Channel Lane. This property is a 0.27-acre waterfront lot improved with an 800 square foot ranch style dwelling built in 1968 and substantially renovated. The overall condition of the building relative to its age is good. The lot has approximately 270 feet of frontage on Paugus Bay of Lake Winnipesaukee.

The taxpayer presented a claim of \$1,115,203 market value. Support for that claim is an application of Marshall and Swift Valuation Service calculated depreciation using that national cost rather than the locally derived depreciation. The taxpayer also provided sales of property that mostly occurred in 2020.

No other evidence was provided.

Map 174, Block 40, Lot 4 – Assessed Value \$2,765,700

178 Channel Lane. This property is a 0.45-acre waterfront lot improved with a 3,939 square foot ranch style dwelling built in 1968 and substantially renovated. The overall condition of the building relative to its age is good. The lot has approximately 253 feet of frontage on Paugus Bay of Lake Winnipesaukee.

The taxpayer presented a claim of \$1,911,094 market value. Support for that claim is an application of Marshall and Swift Valuation Service calculated depreciation using that national cost rather than the locally derived depreciation. The taxpayer also provided sales of property that mostly occurred in 2020.

No other evidence was provided.

Recommendation

It is recommended that the individual value(s) of these two parcels of \$1,632,700 and \$2,765,700 be sustained, and that no abatement should be granted based on the lack of evidence provided.

Property Location 194 CHANNEL LN
Vision ID 3245

Account # 3087

Map ID 174/ 40/ 5/ /

Bldg # 1

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

State Use 1013
Print Date 02-24-2025 11:55:18

| CURRENT OWNER | | | TOPO | | UTILITIES | | STRT/ ROAD | | LOCATION | | CURRENT ASSESSMENT | | | | 1501 LACONIA, NH | | | | | | | | | |
|---|------------|-------------|-------------------|--------------|--------------|-------------|------------|------------|---|------------|---|--------------------------------|------------|--------------|--|-----------|--------------------|------------------|------------|------------|------------------|--|--|-----------|
| CAREY JOHN MICHAEL REV TRUST- CAREY JOHN MICHAEL TRUSTEE 8 DARRELL DR N READING MA 01864 | 4 | Rolling | 3 | Public Sewer | 1 | Paved | 2 | Light | SUPPLEMENTAL DATA Alt Prcl ID 96 40 16 OWNOCC N REVIEW ZONE 1 CR ZONE 1 % 100 GIS ID 174-40-5 | | Description | | Code | Appraised | | Assessed | | | | | | | | |
| | | | 2 | Public Water | | | | | | | RESIDNTL RES LAND | | 1013 | 142,200 | 142,200 | | | | | | | | | |
| | | | | | | | | | | | | | 1013 | 1,490,500 | 1,490,500 | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | Total | | 1,632,700 | 1,632,700 | | | | | | | | |
| RECORD OF OWNERSHIP | | | BK-VOL/PAGE | | SALE DATE | | Q/U | V/I | SALE PRICE | | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | | | | | |
| CAREY JOHN MICHAEL REV TRUST- 2005 GORMAN JOHN W TRUST OF 1996 GORMAN JOHN W REV TRUST OF 1996 GORMAN JOHN W GORMAN PHILLIP A REV TRST 1985 | 2703 | 0511 | 04-25-2011 | U | I | 250,000 | 24 | Year | Code | Assessed | Year | Code | Assessed V | Year | Code | Assessed | | | | | | | | |
| | 2601 | 0672 | 10-13-2009 | U | I | 4,000 | 44 | 2024 | 1013 | 142,200 | 2023 | 1013 | 138,300 | 2022 | 1013 | 112,800 | | | | | | | | |
| | 2513 | 0668 | 08-18-2008 | U | I | 4,000 | 44 | | 1013 | 1,490,500 | | 1013 | 1,289,100 | | 1013 | 1,054,800 | | | | | | | | |
| | 2513 | 0664 | 08-18-2008 | U | I | 0 | 44 | | | | | | | | | | | | | | | | | |
| | 1363 | 0649 | 01-26-1996 | U | I | 97,800 | 1L | | | | | | | | | | | | | | | | | |
| | | | | | | | | | Total | 1,632,700 | Total | 1,427,400 | Total | 1,167,600 | | | | | | | | | | |
| EXEMPTIONS | | | OTHER ASSESSMENTS | | | | | | | | | | | | | | | | | | | | | |
| Year | Code | Description | | Amount | Code | Description | | Number | Amount | Comm Int | This signature acknowledges a visit by a Data Collector or Assessor | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | 0.00 | | | | | | | | | | | | | | | | | | | | |
| ASSESSING NEIGHBORHOOD | | | | | | | | | | | | | | | | | | | | | | | | |
| Nbhd | Nbhd Name | | Cyclical Group | | TIF District | | ID Code | | APPRaised VALUE SUMMARY | | | | | | | | | | | | | | | |
| 0001 | | | B | | | | | | Appraised Bldg. Value (Card) 142,200 | | | | | | | | | | | | | | | |
| NOTES | | | | | | | | | | | | | | | Appraised Xf (B) Value (Bldg) 0 | | | | | | | | | |
| BLA L66-86 9/18/09 | | | | | | | | | | | | | | | Appraised Ob (B) Value (Bldg) 0 | | | | | | | | | |
| R-RAILROAD | | | | | | | | | | | | | | | Appraised Land Value (Bldg) 1,490,500 | | | | | | | | | |
| FUNC=OUTSIDE ACC BMT | | | | | | | | | | | | | | | Special Land Value 0 | | | | | | | | | |
| AREA & FF PER TAX MAP | | | | | | | | | | | | | | | Total Appraised Parcel Value 1,632,700 | | | | | | | | | |
| CITY SEWER EASEMENT | | | | | | | | | | | | | | | Valuation Method C | | | | | | | | | |
| 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 | | | | | | |
| 9701963 | 12-11-1997 | 14 | WET LANDS | | 0 | 03-27-1998 | 100 | | NOT START | | | | 08-16-2023 | PS | CY | 02 | | MEASURED | | | | | | |
| | | | | | | | | | | | | | 06-01-2011 | DD | | 03 | | MEAS & INSPC | | | | | | |
| | | | | | | | | | | | | | 07-19-2010 | JG | | 33 | | RES FIELD REVIEW | | | | | | |
| | | | | | | | | | | | | | 12-10-2009 | TB | | 07 | | INFO BY PLAN | | | | | | |
| | | | | | | | | | | | | | 03-19-1997 | TS | | 15 | | PERMIT VISIT | | | | | | |
| | | | | | | | | | | | | | 04-09-1992 | 99 | | 99 | | MMC INFO | | | | | | |
| LAND LINE VALUATION SECTION | | | | | | | | | | | | | | | Total Appraised Parcel Value 1,632,700 | | | | | | | | | |
| 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 | 1013 | SFR WATER M | | CR | | | 11,645 SF | 5.93 | 1.00000 | 5 | 0.90 | PB1 | 24.000 | EASEMENT -10 | | | | 1.0000 | 128 | 1,490,500 | | | | |
| 1 | 1013 | SFR WATER M | | CR | | | 325 FF | 0.00 | 1.00000 | 0 | 1.00 | PB1 | 24.000 | | | | 0.0000 | 0 | | 0 | | | | |
| Total Card Land Units | | | | | | | | | | 0.27 | AC | Parcel Total Land Area | | | | 0.27 | | | | | Total Land Value | | | 1,490,500 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | | | | | | |
|--|----------------------|--------------------|---------------------------------|------------|-------------|----------------|------|-------|------------|-------------|
| Element | Cd | Description | Element | Cd | Description | | | | | |
| Style: | 01 | Ranch | | | | | | | | |
| Model: | 01 | Residential | | | | | | | | |
| Grade: | 03 | Average | | | | | | | | |
| Stories: | 1 | 1 Story | | | | | | | | |
| Occupancy | 1 | | | | | | | | | |
| Exterior Wall 1 | 11 | Clapboard | | | | | | | | |
| Exterior Wall 2 | | | | | | | | | | |
| Roof Structure: | 03 | Gable/Hip | | | | | | | | |
| Roof Cover: | 03 | Asph/F Gls/Cmp | | | | | | | | |
| Interior Wall 1 | 05 | Drywall/Sheet | | | | | | | | |
| Interior Wall 2 | | | | | | | | | | |
| Interior Flr 1 | 14 | Carpet | | | | | | | | |
| Interior Flr 2 | 20 | Woodlam/Vinylplank | | | | | | | | |
| Heat Fuel: | 03 | Gas | | | | | | | | |
| Heat Type: | 04 | Forced Air-Duc | | | | | | | | |
| AC Type: | 03 | Central | | | | | | | | |
| Total Bedrooms: | 02 | 2 Bedrooms | | | | | | | | |
| Total Bthrms: | 1 | | | | | | | | | |
| Total Half Baths: | 0 | | | | | | | | | |
| Total Xtra Fixtrs: | | | | | | | | | | |
| Total Rooms: | 4 | 4 Rooms | | | | | | | | |
| Bath Style: | 02 | Average | | | | | | | | |
| Kitchen Style: | 02 | Average | | | | | | | | |
| 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 | | | | |
| BAS | First Floor | 800 | 800 | 800 | 173.55 | 138,844 | | | | |
| UBM | Basement, Unfinished | 0 | 800 | 160 | 34.71 | 27,769 | | | | |
| WDK | Deck, Wood | 0 | 400 | 40 | 17.36 | 6,942 | | | | |
| Ttl Gross Liv / Lease Area | | 800 | 2,000 | 1,000 | | 173,555 | | | | |

| | |
|-----|----|
| BAS | 40 |
| UBM | 20 |
| WDK | 40 |
| | 10 |
| | 40 |



Property Location 178 CHANNEL LN
Vision ID 3247

Account # 2452

Map ID 174/40/4/

Bldg # 1

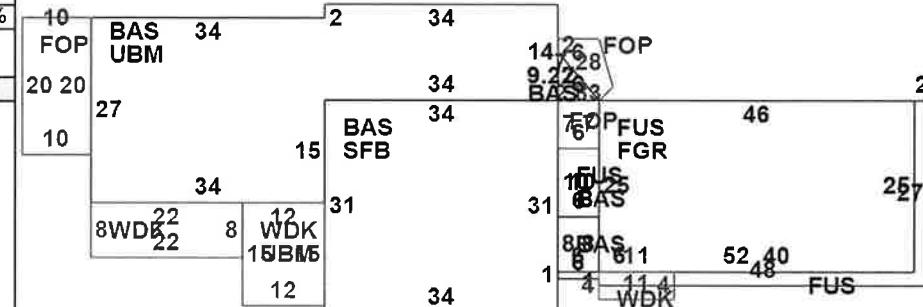
Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 1013
Print Date 02-24-2025 11:51:48

| | | | | | | | | | | | | | | | | | | | | | | | | |
|---|------------|-----------------|--------------------------|------|------------------|--------------------------|------------------|------------------------|--------------------|------------|---------------------------|---------------------------------------|---|-----------|--|------------|--------------------|------------------|------------|---------------------|--|--|----|-----------------|
| CURRENT OWNER | | | TOPO | | UTILITIES | | STRT/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> | | | | | | | | | |
| CAREY JOHN MICHAEL REV TRUST- CAREY JOHN MICHAEL TRUSTEE 8 DARRELL DR | | | 4 Rolling | | 3 Public Sewer | | 1 Paved | | 2 Light | | Description | | Code | Appraised | | Assessed | | | | | | | | |
| | | | | | 2 Public Water | | | | | | | | RESIDNTL | | | 1013 | 787,200 | 787,200 | | | | | | |
| N READING MA 01864 | | | SUPPLEMENTAL DATA | | | | | | | | | | RES LAND | | | 1013 | 1,889,400 | 1,889,400 | | | | | | |
| | | | Alt Prcl ID 96 40 14B | | OWNOCC N | | ZONE 2 | | ZONE 2 % | | WARD | | WARD 1 | | | RESIDNTL | | 1013 | 89,100 | 89,100 | | | | |
| | | | REVIEW | | ZONE 1 CR | | | | | | | | | | | | | | | | | | | |
| ZONE 1 % 100 | | GIS ID 174-40-4 | | | | | | | | | | | | | | | | | | | | | | |
| | | | Assoc Pid# | | | | | | | | | | Total | | 2,765,700 | 2,765,700 | | | | | | | | |
| RECORD OF OWNERSHIP | | | BK-VOL/PAGE | | SALE DATE | | Q/U | VII | SALE PRICE | | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | | | | | |
| CAREY JOHN MICHAEL REV TRUST-2005 GORMAN JOHN W REV TRUST OF 1996 GORMAN JOHN W REV TRUST OFF 1996 GORMAN JOHN W GORMAN PHILLIP A & GORMAN JOHN W | | | 2703 | 0485 | 04-25-2011 | Q | I | 1,050,000 | | 01 | Year | Code | Assessed | Year | Code | Assessed V | Year | Code | Assessed | | | | | |
| | | | 2601 | 0672 | 10-13-2009 | U | I | 4,000 | | 44 | 2024 | 1013 | 787,200 | 2023 | 1013 | 767,500 | 2022 | 1013 | 651,100 | | | | | |
| | | | 2513 | 0670 | 08-18-2008 | U | I | 4,000 | | 44 | | 1013 | 1,889,400 | | 1013 | 1,635,600 | | 1013 | 1,338,300 | | | | | |
| | | | 1962 | 0626 | 10-17-2003 | U | I | 0 | | 1 | | 1013 | 89,100 | | 1013 | 83,800 | | 1013 | 46,700 | | | | | |
| | | | 1962 | 0623 | 10-17-2003 | U | I | 0 | | 1 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | Total | 2,765,700 | | Total | 2,486,900 | | Total | 2,036,100 | | | | |
| 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 | | | B | | | | | | | | | | | | | | | | | | | | | |
| NOTES | | | | | | | | | | | | | | | | | | | | | | | | |
| BLA L66-86 9/18/09 AREA & FF PER TAX MAP | | | | | | | | | | | | | | | | | | | | | | | | |
| MIXED HEATING SYSTEMS | | | | | | | | | | | | | | | | | | | | | | | | |
| BUILDING PERMIT RECORD | | | | | | | | | | | | | | | | | | | | | | | | |
| Permit Id | Issue Date | Type | Description | | Amount | Insp Date | % Comp | Date Comp | Comments | | | | | | Date | Id | Type | Is | Cd | Purpost/Result | | | | |
| 2012-00096 | 04-03-2012 | 05 | R-RENOVATE | | 38,700 | | 100 | | & DECK | | | | | | 08-16-2023 | PS | CY | | 02 | MEASURED | | | | |
| 2012-096-1 | 03-27-2012 | 22 | DEMOLISHED | | 10,000 | 07-24-2013 | 100 | | | | | | | | 07-24-2013 | DD | | | 30 | EXTERIOR INSPECTION | | | | |
| 97-1963 | 12-11-1997 | 14 | WET LANDS | | 0 | 05-29-1998 | 100 | 04-23-1999 | NOT START | | | | | | 01-10-2013 | DD | | | 30 | EXTERIOR INSPECTION | | | | |
| 376-95 | 11-12-1995 | 05 | R-RENOVATE | | 75,000 | 04-26-1996 | 100 | 03-19-1997 | NOT COMPL | | | | | | 06-01-2011 | DD | | | 03 | MEAS & INSPC | | | | |
| | | 14 | WET LANDS | | | 08-07-2009 | 100 | | REPAIR DOCK | | | | | | 07-19-2010 | JG | | | 33 | RES FIELD REVIEW | | | | |
| | | | | | | | | | | | | | | | | | | | 12-10-2009 | TB | | | 07 | INFO BY PLAN |
| | | | | | | | | | | | | | | | | | | | 08-07-2009 | DD | | | 29 | DRIVE BY REVIEW |
| 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 | 1013 | SFR WATER M | | CR | | | 19,610 SF | 4.01 0.00 | 1.00000 1.00000 | 5 0 | 1.00 1.00 | PB1 PB1 | 24.000 24.000 | | | | | 1.0000 0.0000 | 96.35 0 | 1,889,400 0 | | | | |
| 1 | 1013 | SFR WATER M | | CR | | | 253 FF | | | | | | | | | | | | | | | | | |
| Total Card Land Units | | | | | | 0.45 | AC | Parcel Total Land Area | | | | | | 0.45 | | | | | | | | | | |
| | | | | | | | | | | | | Total Land Value | | | | | | | 1,889,400 | | | | | |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|----|----------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style: | 01 | Ranch | | | |
| Model | 01 | Residential | | | |
| Grade: | 06 | Good | | | |
| Stories: | 1 | | CONDO DATA | | |
| Occupancy | 1 | | Parcel Id | C | Owner |
| Exterior Wall 1 | 11 | Clapboard | | | 0 |
| Exterior Wall 2 | | | | B | S |
| Roof Structure: | 03 | Gable/Hip | Adjust Type | Code | Description |
| Roof Cover | 03 | Asph/F Gls/Cmp | Condo Flr | | Factor |
| Interior Wall 1 | 05 | Drywall/Sheet | Condo Unit | | |
| Interior Wall 2 | | | COST / MARKET VALUATION | | |
| Interior Flr 1 | 14 | Carpet | Building Value New | | 825,788 |
| Interior Flr 2 | | | | | |
| Heat Fuel | 03 | Gas | Year Built | | 1970 |
| Heat Type: | 04 | Forced Air-Duc | Effective Year Built | | 2013 |
| AC Type: | 03 | Central | Depreciation Code | | VG |
| Total Bedrooms | 06 | 6 Bedrooms | Remodel Rating | | |
| Total Bthrms: | 6 | | Year Remodeled | | |
| Total Half Baths | 0 | | Depreciation % | | 11 |
| Total Xtra Fixtrs | 3 | | Functional Obsol | | 0 |
| Total Rooms: | 8 | 8 Rooms | External Obsol | | 0 |
| Bath Style: | 02 | Average | Trend Factor | | 1.000 |
| Kitchen Style: | 02 | Average | Condition | | |
| | | | Condition % | | |
| | | | Percent Good | | 89 |
| | | | RCNL | | 735,000 |
| | | | 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(L)

| Code | Description | L/B | Units | Unit Price | Yr Blt | Cond. Cd | % Gd | Grade | Grade Adj. | Appr. Val |
|------|-------------|-----|-------|------------|--------|----------|-------|-------|------------|-----------|
| DCK1 | DOCKS-RES | L | 867 | 35.00 | 1988 | VG | 90 | | 0 | 27,3 |
| BHS3 | BOAT HSE PR | L | 858 | 65.00 | 1988 | S | 100 | | 0 | 55,8 |
| ELV2 | ELEV PASSE | B | 1 | 60000.00 | 2009 | | 75.00 | | 0 | 45,0 |
| FPL | FIREPLACE | B | 2 | 1500.00 | 2009 | | 89.00 | | 0 | 2,7 |
| ELV3 | ELEVATOR S | B | 1 | 6000.00 | 2009 | | 75.00 | | 0 | 4,5 |
| DCK1 | DOCKS-RES | L | 144 | 35.00 | 1988 | G | 75 | | 0 | 3,8 |
| PAT1 | PATIO-AVG | L | 411 | 6.00 | | VG | 90 | | 0 | 2,2 |
| GEN | GENERATOR | B | 1 | 0.00 | | A | 89.00 | | 0 | |

BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Gross Area | Eff Area | Unit Cost | Undeprec Val |
|----------------------------|-----------------------|-------------|------------|----------|-----------|--------------|
| BAS | First Floor | 2,577 | 2,577 | 2,577 | 144.35 | 372,0 |
| FGR | Garage, Finished | 0 | 1,150 | 460 | 57.74 | 66.4 |
| FOP | Porch, Open, Finished | 0 | 284 | 57 | 28.97 | 8.2 |
| FUS | Upper Story, Finished | 1,362 | 1,362 | 1,362 | 144.35 | 196.6 |
| SFB | Base, Semi-Finished | 0 | 1,054 | 632 | 86.56 | 91.2 |
| UBM | Basement, Unfinished | 0 | 1,574 | 315 | 28.89 | 45.4 |
| WDK | Deck, Wood | 0 | 400 | 40 | 14.44 | 5.7 |
| Ttl Gross Liv / Lease Area | | 3,020 | 9,401 | 5,443 | | 785.7 |

100012 FedEx

RECEIVED

FEB 19 2025

ASSESSOR'S OFFICE
LACONIA, NH

FOR MUNICIPALITY USE ONLY:

Town File No.: _____

Taxpayer Name: _____

TAXPAYER'S RSA 76:16 ABATEMENT APPLICATION TO MUNICIPALITY

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

Name(s): John Michael Carey Rev. Trust, Elizabeth Carey, Trustee

Mailing Address: 8 Darrell Drive, North Reading, MA 01864

Telephone Nos.: (Home) _____ (Cell) 617.851.1101 (Work) _____ (Email) lclapp7777@yahoo.com

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): _____

Mailing Address: _____

Telephone Nos.: (Home) _____ (Cell) _____ (Work) _____ (Email) _____

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> | |
|-----|------------------------|----------------------------|--------------------|-------------------|------|
| 12A | 170-40-4 | 178 Channel Ln. Laconia | Single Family | \$2,765,700 | 2452 |
| 12B | 170-40-5 | 194 Channel Ln. Laconia | Single Family | \$1,632,700 | 3087 |

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> |
|------------------------|----------------------------|--------------------|-------------------|
|------------------------|----------------------------|--------------------|-------------------|

None.

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.)

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.

| | | |
|-----------------|-----------------|--|
| Town Parcel ID# | <u>170-40-4</u> | Appeal Year Market Value \$ <u>1,911,094</u> |
| Town Parcel ID# | <u>170-40-5</u> | Appeal Year Market Value \$ <u>1,115,203</u> |

Explain the basis for your value opinion(s). (Attach additional sheets if necessary.)

Please see attached.

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 |
|-----------------|----------------|-------------------------|-------|------------|
|-----------------|----------------|-------------------------|-------|------------|

Please see attached.

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: 2/18/25

Elizabeth A Carey Trustee
(Signature)
Elizabeth A Carey Trustee
(Print Name)

(Signature)

(Print Name)

SECTIONS E, F & G

178 Channel Lane

The factual information on the tax assessment card is incorrect. The house was constructed circa 1970 and renovated circa 2013. Since then, there has been no other significant work done to the house. Therefore, the overall age of the house is 54 years and the effective age is 27 years. According to *Marshall & Swift Valuation Service*, the economic life of the building is 55 years. The physical depreciation is 31% according to the depreciation table.

There are no comparable waterfront land sales that support a value of \$1,889,400 for the site. Waterfront land sales were researched from January 1, 2020 to April 1, 2024 in both Laconia and nearby Gilford. Although the property is located on Paugus Bay, it has access to Lake Winnipesaukee. Excluding sales located on Governor's Island and Meredith Bay that are far superior in location, view, and amenities, there were no comparable waterfront land sales.

Comparable improved sales were also researched during the same period in Laconia.

822 Weirs Boulevard, Laconia

Map 199, Lot 248-8

\$2,550,000 on April 28, 2023

The 0.33 acre with 100 feet on Paugus Bay waterfront property has a 2,224 ft² restored home built circa 1910. The house has 5 bedrooms and 4 bathrooms. There is also a boathouse. The property has expansive views given its location on the widest part of the bay. The property sold for \$1,147 per ft².

128 Paugus Park Road, Laconia

Map 287, Lot 8-178

\$1,875,000 on August 21, 2020

The 0.24 acre with 60 feet on Paugus Bay waterfront property has a 2,486 ft² home built circa 2009. The house has 4 bedrooms and 4 bathrooms. There is also a 40 foot dock and a sandy beach. The property has expansive views given its location on the widest part of the bay. The property sold for \$754 per ft².

31 Boathouse Road, Laconia

Map 149, Lot 226-3

\$1,712,500 on May 29, 2020

The 2.29 acres with 155 feet on Meredith Bay waterfront property has a 2,586 ft² renovated home built circa 1979. The house has 5 bedrooms and 3 bathrooms. There is also three boatslips dock and a sandy beach. The property is in a superior location and setting. The property sold for \$662 per ft².

164 Paugus Park Road, Laconia

Map 286, Lot 178-1

\$1,500,000 on July 2, 2020

The 0.41 acre with 120 feet on Paugus Bay waterfront property has a 3,154 ft² renovated home built circa 1982. The house has 5 bedrooms and 3 bathrooms. There is also a dock and a sandy beach. The property has expansive views given its location on the widest part of the bay. The property sold for \$476 per ft².

154 Channel Lane, Laconia
Map 174, Lot 40-1
\$1,250,000 on December 20, 2022

The 0.10 acre with 51 feet on Paugus Bay waterfront property has a 1,440 ft² renovated home built circa 1900. The house has 2 bedrooms and 3 bathrooms. There is also two docks. The property is located in close proximity to the subject. The property sold for \$868 per ft².

148 Channel Lane, Laconia
Map 173, Lot 40-12
\$1,200,000 on January 31, 2025 (after 4/1/24)

The 0.30 acre with 127 feet on Paugus Bay waterfront property has a 1,125 ft² home built circa 1910 in poor condition. The house has no contributory value. There is also two docks. The property is located in close proximity to the subject. This is considered a land sale in the subject property's neighborhood.

Summary

The comparable sales ranged in sale price from \$1.25 million to \$2.55 million. The highest sale had a far superior location on the widest part of the bay with expansive views and a house with superior quality finish and appeal. This sale sets the upper limit of value for the property but requires substantial negative adjustments to account for its superior location, views, and access compared to the subject property. Furthermore, the sales on Channel Road provide additional support to the fact that the underlying land assessment is excessive.

The subject property is a long shallow lot with a road and railroad in close proximity to the front of the house. The access to the property is past a busy marina with intensive commercial use unlike any of the comparable sale data. Given these factors, the following is the correct assessment for the property.

| <u>Current Assessment</u> | |
|----------------------------|--------------------|
| Building | \$735,000 |
| Features | \$141,300 |
| Land | <u>\$1,889,400</u> |
| Total Assessment | \$2,765,700 |

| <u>Correct Assessment</u> | |
|----------------------------|--------------------|
| Building | \$569,794 |
| Features | \$141,300 |
| Land | <u>\$1,200,000</u> |
| Total Assessment | \$1,911,094 |

194 Channel Lane

The factual information on the tax assessment card is incorrect. The cottage was constructed circa 1968 and renovated circa 2008. Since then, there has been no other significant work done to the cottage. Therefore, the overall age of the cottage is 56 years and the effective age is 30 years. According to *Marshall & Swift Valuation Service*, the economic life of the building is 55 years. The physical depreciation is 36% according to the depreciation table.

Of the sales listed above, the two sales located on Channel Lane are most similar. They ranged in sale price from \$1.2 to \$1.25 million. Given that the vast majority of value is found in the underlying land for waterfront property, this sets the upper limit of value. The cottage is only

800 ft², nearly half the size of 154 Channel Lane. The property is subject to a sewer easement unlike the comparables and is also impacted by the close proximity of the railroad. Given these factors, the following is the correct assessment for the property.

Current Assessment

| | |
|-----------------------------------|--------------------|
| Building | \$142,200 |
| Features | \$0 |
| Land | <u>\$1,490,500</u> |
| Total Assessment | \$1,632,700 |

Correct Assessment

| | |
|-----------------------------------|--------------------|
| Building | \$115,203 |
| Features | \$0 |
| Land | <u>\$1,000,000</u> |
| Total Assessment | \$1,115,203 |