

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

### **Map 228 Block 348 Lot 10.04 – Ott, Cynthia & James**

The property owner filed an abatement request on the year-round residential condominium unit located at 9 Cow Path Lane, in the Prides Point Condominium. This complex of stand-alone residential units is located in South Down/Long Bay and has use rights to a set of shared amenities. The taxpayer's unit is a detached unit comprised of 2,777 square feet of living area containing 4 bedrooms and 3 ½ bathrooms. The unit was constructed in 2012, while most of the units in the complex were constructed from 1989 to the early 2000's.

The taxpayer has recited the assessed values of selling price of several other units that are in and around Prides Point as the source of their market value estimate. These comparable properties are all detached units. No other value evidence has been provided.

A review of those recent sales around Prides Point indicates a range from \$1,000,000 to \$1,360,000 for detached condominium units and single-family dwellings. This unit is one of the newer units in the complex, and the calculated depreciation appears to be understated relative to the other original units. An adjustment factor of .95 has been added to the subject cost calculation to bring it more in line with the value of other units.

It is recommended that abatement be granted to reduce the original assessed value of \$1,548,000 to \$1,407,100, resulting in an abatement of \$140,900 in assessed value.

Property Location 9 COW PATH LN  
Vision ID 100818

Account # 10399

Map ID 228/ 348/ 10/ 004/  
Bldg # 1

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

State Use 1020  
Print Date 6/13/2025 1:06:13 PM

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				1501  LACONIA, NH  <b>VISION</b>					
OTT CYNTHIA C & JAMES E				4   Rolling	2   Public Water	1   Paved	2   Light	RESIDNTL		Description		Code	Assessed	Assessed							
					3   Public Sewer							1020	1,407,100	1,407,100							
9 COW PATH LN				SUPPLEMENTAL DATA																	
				Alt Prcl ID OWNOCC N REVIEW ZONE 1 RS ZONE 1 % 100 GIS ID 228-348-10				ZONE 2 ZONE 2 % WARD 1 Assoc Pid#													
								Total		1,407,100		1,407,100									
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)										
OTT CYNTHIA C & JAMES E OTT CYNTHIA C & JAMES E EUROPEAN REALTY TRUST				3002	0734	11-09-2015	U	I	0		38	Year	Code	Assessed	Year	Code	Assessed	V	Year	Code	Assessed
				2997	0170	10-09-2015	Q	I	715,000		00	2024	1020	1,548,500	2023	1020	1,461,200	2022	1020	1,470,400	
				1160	0495	01-01-1991	U	V	0		0	Total	1,548,500	Total	1,461,200	Total	1,470,400				
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										
				0.00																	
ASSESSING NEIGHBORHOOD												Appraised Bldg. Value (Card) 1,407,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 0 Special Land Value 0 Total Appraised Parcel Value 1,407,100 Valuation Method C									
Nbhd	Nbhd Name		Cyclical Group		TIF District		ID Code														
0001			A																		
NOTES												Total Appraised Parcel Value 1,407,100									
PRIDES POINT #4																					
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			
2022-00117	04-01-2022	23	ELECTRICAL		12,000		100		GENERATOR				09-12-2022	PS	B		04	INFO AT DOOR			
2011-00207	06-26-2014	07	NEW HOME		250,000	04-27-2016	100	10-08-2015	CO ISSUED				09-12-2022	PS	CY		12	MEAS DENIED			
													01-09-2017	BD	B		29	DRIVE BY REVIEW			
													04-27-2016	DD			30	EXTERIOR INSPECTION			
													06-04-2015	DD			02	MEASURED			
													04-30-2014	DD			30	EXTERIOR INSPECTION			
													04-30-2013	DD			02	MEASURED			
LAND LINE VALUATION SECTION																					
B	Use Code	Description		Zone	Dist	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustmen		Adj Unit P	Land Value	
1	1020	CONDO MDL-0		RS			0	SF	0.00	1.00000	5	1.00	50	1.700	6/13/25 SA				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:	8A	Det Condo				36		
Model	05	Res Condo				12		
Grade	06	Good						
Stories:	1.75							
Occupancy	1							
Interior Wall 1:	05	Drywall/Sheet						
Interior Wall 2:								
Interior Floor 1	14	Carpet						
Interior Floor 2	12	Hardwood						
Heat Fuel:	02	Oil						
Heat Type:	05	Hot Water						
AC Type:	05	Central						
Ttl Bedrms:	03	4 Bedrooms						
Ttl Bathrms:	04	3 Full						
Ttl Half Bths:	1							
Xtra Fixtures	2							
Total Rooms:	7							
Bath Style:	02	Average						
Kitchen Style:	02	Average						

## 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 19 2025

ASSESSOR'S OFFICE  
LACONIA, NH

Date: 2/20/2025

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

Name: James & Cynthia OTT

Mailing Address: 9 Cow Path Ln Email address: jim.OTT4@gmail.com  
Telephone No: (Cell): 508-277-5803 (Home): N/A

\*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: 228 Block: 348 Lot: 10/004 Tax Account #: 10399

2024 Assessed Valuation: \$ 1,548,500

Property Location: 9 Cow Path Ln. Laconia

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>

#### **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.)

*See ATTACHED Sheet*

#### **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# 228/348/10/004 Appeal Year Market Value \$ 1,150,000

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).

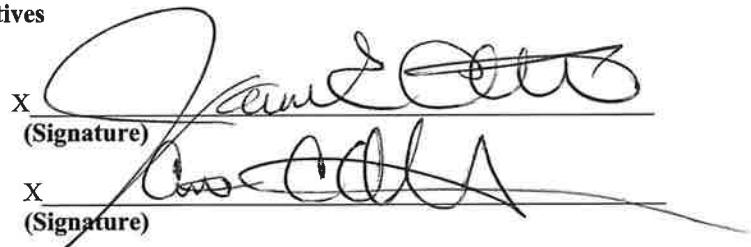
<u>Map/Block/Lot</u>	<u>Property Address</u>	<u>Sale Price</u>	<u>Date of Sale</u>	<u>Assessment</u>	<u>Rent(s)</u>
<u>See Attached Sheet</u>					

#### **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: 2/19/2025



#### **SECTION I. Certification and Appearance by Representative (If other than Party (ies) Applying)**

By signing below, the applying party's representative certifies and swears under penalties of RSA ch. 641:

1. All certifications in Section H are true;
2. The Party (ies) applying has (have) authorized this representation and has (have) signed this application; and
3. A copy of this form was provided to the person applying.

Date: \_\_\_\_\_ X \_\_\_\_\_  
(Representative's Signature)

#### **SECTION J. Disposition of Application\* (CITY USE ONLY)**

RSA 76:16, II states: the municipality "shall review the application and shall grant or deny the application in writing by July 1 after notice of tax date..."

Abatement Request: Granted \_\_\_\_\_ Revised Assessment \$ \_\_\_\_\_

Denied \_\_\_\_\_

Date \_\_\_\_\_

Signature of the Board of Assessors: \_\_\_\_\_

# 2024 Property Tax Abatement Request and Assessment

Below are listed the properties to be compared to the current property tax assessment for 9 Cow Path Ln. All properties were sold in 2024 and their current 2024 tax assessment is listed from review of the Laconia web site property records database.

## **The current property records for 9 Cow Path Lane are:**

Map/Block/Lot	Sale Date	Sale Price	2024 Tax	Gross Area	Living Area
228/348/10/004	10/9/15	715,000	1,548,000	5956 sq ft.	2777 sq ft.

## **The comparison properties for review are:**

### **22 Prides Point**

228/356/10/008	3/29/24	1,025,000	1,192,000	5586 sq ft.	3130 sq ft.
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### **26 Teddington Way**

228/333/13	7/22/24	1,360,000	1,297,600	8161 sq ft.	2752 sq ft.
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### **34 Aberry Drive**

227/364/10	7/29/24	910,000	1,190,100	6725 sq ft.	3391 sq ft.
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### **50 Ponds View**

228/365/1/212	8/23/24	1,000,000	752,900	4182 sq ft.	1842 sq ft.
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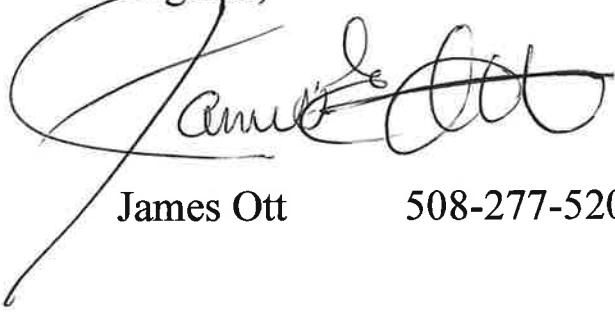
My initial review of the data shows a substantial difference in 2024 assessed property tax values for 9 Cow Path Lane as compared to similar properties within the South Down/Long Bay communities.

In addition, my understanding is the age of the home as well as the lake view are additional considerations for property tax values and assessments.

The newest home listed above at 26 Teddington Way was built in 2018 and has a significantly closer and better lake view as compared to my home at 9 Cow Path Lane which was built in 2012. I would appreciate your review and appropriate adjustment to the current property tax assessment for 9 Cow Path Ln.

Thank you in advance for your consideration of this request.

Regards,



James Ott

508-277-5203