

## **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.

|   |            |                                     |             |                          |            |                    |             |                              |            |                           |       |           |            |   |                     |           |            |            |           |           |      |                 |  |
|---|------------|-------------------------------------|-------------|--------------------------|------------|--------------------|-------------|------------------------------|------------|---------------------------|-------|-----------|------------|---|---------------------|-----------|------------|------------|-----------|-----------|------|-----------------|--|
| <b>CURRENT OWNER</b>  |            | <b>TOPO</b>                         |             | <b>UTILITIES</b>         |            | <b>STRT / ROAD</b> |             | <b>LOCATION</b>              |            | <b>CURRENT ASSESSMENT</b> |       |           |            | 1501<br><br>LACONIA, NH<br><br><b>VISION</b>                        |                     |           |            |            |           |           |      |                 |  |
| OTT CYNTHIA C & JAMES E<br><br>9 COW PATH LN<br><br>LACONIA NH 03246        |            | 4 Rolling                           |             | 2 Public Water           |            | 1 Paved            |             | 2 Light                      |            | Description               | Code  | Assessed  | Assessed   |   |                     |           |            |            |           |           |      |                 |  |
|   |            |                                     |             | 3 Public Sewer           |            |                    |             |                              |            | RESIDNTL                  | 1020  | 1,407,100 | 1,407,100  |   |                     |           |            |            |           |           |      |                 |  |
|   |            |                                     |             |                          |            |                    |             |                              |            |                           |       |           |            |   |                     |           |            |            |           |           |      |                 |  |
|   |            | <b>SUPPLEMENTAL DATA</b>            |             |                          |            |                    |             |                              |            |                           |       |           |            |   |                     |           |            |            |           |           |      |                 |  |
|   |            | Alt Prcd ID<br>OWNOCC N             |             |                          |            |                    |             | ZONE 2<br>ZONE 2 %<br>WARD 1 |            |                           |       |           |            |   |                     |           |            |            |           |           |      |                 |  |
|   |            | REVIEW<br>ZONE 1 RS<br>ZONE 1 % 100 |             |                          |            |                    |             |                              |            |                           |       |           |            |   |                     |           |            |            |           |           |      |                 |  |
|   |            | GIS ID 228-348-10                   |             |                          |            |                    |             | Assoc Pid#                   |            |                           |       |           |            |   |                     |           |            |            |           |           |      |                 |  |
|   |            | Total                               |             |                          |            |                    |             |                              |            |                           |       | 1,407,100 |            | 1,407,100   |                     |           |            |            |           |           |      |                 |  |
| <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>                               |                     |           |            |            |           |           |      |                 |  |
| OTT CYNTHIA C & JAMES E<br>OTT CYNTHIA C & JAMES E<br>EUROPEAN REALTY TRUST |            | 3002 0734                           |             | 11-09-2015               |            | U I                |             |                              |            | 0 38                      |       |           |            | Year  | Code                | Assessed  | Year       | Code       | Assessed  | 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 0                         |             | 01-01-1991               |            | U V                |             |                              |            | 0 0                       |       |           |            |   |                     |           |            |            |           |           |      |                 |  |
|   |            | Total                               |             |                          |            |                    |             |                              |            |                           |       |           |            | Total   |                     | 1,548,500 |            | Total      |           | 1,461,200 |      | Total 1,470,400 |  |
| <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                      |            |                           |       |           |            |   |                     |           |            |            |           |           |      |                 |  |
| 0001  |            |                                     |             | A                        |            |                    |             |                              |            |                           |       |           |            |   |                     |           |            |            |           |           |      |                 |  |
| <b>NOTES</b>  |            |                                     |             |                          |            |                    |             |                              |            |                           |       |           |            |   |                     |           |            |            |           |           |      |                 |  |
| PRIDES POINT #4   |            |                                     |             |                          |            |                    |             |                              |            |                           |       |           |            |   |                     |           |            |            |           |           |      |                 |  |
| <b>BUILDING PERMIT RECORD</b>   |            |                                     |             |                          |            |                    |             |                              |            |                           |       |           |            | <b>VISIT / CHANGE HISTORY</b>                                       |                     |           |            |            |           |           |      |                 |  |
| 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            |           |            |            |           |           |      |                 |  |
| <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                         | 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         |      |                 |  |

A black and white photograph of a two-story house with a large garage. The house has a gabled roof with two dormer windows. A white car is parked in the driveway in front of the garage. A date stamp '09/12/2022' is visible in the bottom right corner of the image.

## **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**

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): 508-272-5203

(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.

030013  
B

HP

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FEB 19 2025

ASSESSOR'S OFFICE  
LACONIA, NH

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 \$ \_\_\_\_\_

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).

## SECTION H. Certification by Party(ies) Applying

**Signature of Property Owner(s) and Representatives**

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

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.

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

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. |
|----------------|---------|-----------|-----------|-------------|-------------|

#### **26 Teddington Way**

|            |         |           |           |             |             |
|------------|---------|-----------|-----------|-------------|-------------|
| 228/333/13 | 7/22/24 | 1,360,000 | 1,297,600 | 8161 sq ft. | 2752 sq ft. |
|------------|---------|-----------|-----------|-------------|-------------|

#### **34 Aberry Drive**

|            |         |         |           |             |             |
|------------|---------|---------|-----------|-------------|-------------|
| 227/364/10 | 7/29/24 | 910,000 | 1,190,100 | 6725 sq ft. | 3391 sq ft. |
|------------|---------|---------|-----------|-------------|-------------|

#### **50 Ponds View**

|               |         |           |         |             |             |
|---------------|---------|-----------|---------|-------------|-------------|
| 228/365/1/212 | 8/23/24 | 1,000,000 | 752,900 | 4182 sq ft. | 1842 sq ft. |
|---------------|---------|-----------|---------|-------------|-------------|

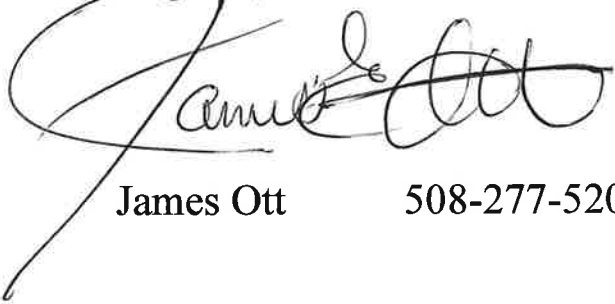
My initial review of the data shows a substantial difference in 2024 assessed property tax values for 9 Cow Path Lane as compared to similar properties within the South Down/Long Bay communities.

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,

A handwritten signature in black ink, appearing to read 'James Ott', with a large, sweeping initial 'J'.

James Ott

508-277-5203