

2024 ABATEMENT REQUEST – Staff Notes**Map 264 Block 410 Lot 6.011 – Gillis, Toni Jane & Richard C., Trustees**

The property owner filed an abatement request on the year-round residential condominium unit located at 7 Hidden Cove, Unit 3-4 in the Beach Club Condominium. This complex of stand-alone and attached residential units has direct water frontage on Paugus Bay, with an exclusive use private beach and a common clubhouse for the use of each unit owners. The taxpayer's unit is a stand-alone unit comprised of 1,327 square feet of living area containing 2 bedrooms and 3 bathrooms.

The taxpayer has recited the assessed values of three other units that are located in Beach Club as the source of their market value estimate, including one that sold. All of these comparable properties are attached units. No other value evidence has been provided.

A review of recent sales in Beach Club indicates a range from \$750,000 to \$800,000 attached units, and \$985,000 for a detached unit on October 2, 2023.

It is recommended that no abatement be granted, and that the assessed value of \$947,900 be sustained.

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: 2-24-2025

RECEIVED

FEB 27 2025

ASSESSOR'S OFFICE
LACONIA, NH

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

Name: Toni Jane Gillis and Richard C Gillis, Trustees of the
Toni Jane Gillis TRUST of 2005
Mailing Address: 3716 Montreux Lane Apt 103, Naples FL 34114 Email address: toni.jane.gillis@gmail.com
Telephone No: (Cell): 781-789-4267 (Home): —

*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: 264 Block: 410 Lot: 610#1 Tax Account #: 7554

2024 Assessed Valuation: \$ 947,900.

Property Location:

7 Hidden Cove, Laconia, NH 03246

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.

Town Parcel ID#	Street Address	Description	Assessment
264/410/6/011	7 Hidden Cove	single condo	947,900

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.)

The property of 7 Hidden Cove is assessed 100,000⁺ higher than all surrounding properties. 6A + 6.B are closer to the water with a better view. These units almost totally block all water view. 46 A Rockport Drive is assessed 120,000 less than 7 Hidden Cove. this unit is closer to the water with an excellent water view.

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.

<i>48 A Rockport Dr</i>	Map/Block/Lot#	<i>264/409/6/007</i>	Appeal Year Market Value \$	<i>824,600</i>	<i>Laconia assessed value (120,000 less than 7 Hidden Cove)</i>
<i>6 B Hidden Cove</i>	Map/Block/Lot#	<i>264/410/6/010</i>	Appeal Year Market Value \$	<i>821,900</i>	<i>Laconia assessed value (120,000 less than 7 Hidden Cove)</i>

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).

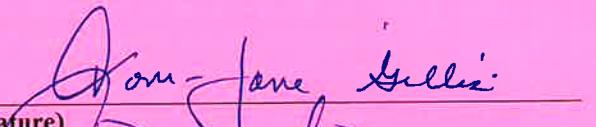
<u>Map/Block/Lot</u>	<u>Property Address</u>	<u>Sale Price</u>	<u>Date of Sale</u>	<u>Assessment</u>	<u>Rent(s)</u>
264/410/6/010	6B Hidden Col	800,000	8/15/23	821,900	

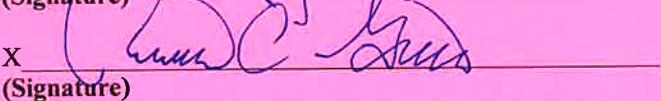
SECTION H. Certification by Party(ies) Applying

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: 2/24/2025

X 
(Signature)

X 
(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)

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: _____

FILING DEADLINE FOR 2024
LOCAL APPEAL: MARCH 1, 2025
BOARD OF TAX & LAND APPEALS/
SUPERIOR COURT: ON OR BEFORE
SEPTEMBER 1, 2025

CITY OF LACONIA
TAXPAYER'S RSA 76:16 ABATEMENT APPLICATION
TAX YEAR 2024

**** PLEASE READ ENTIRE APPLICATION BEFORE COMPLETING THIS FORM****

Dear Taxpayer:

1. Complete the application by typing or printing legibly in ink. This application does not stay the collection of taxes; taxes should be paid as assessed. If abatement is granted, a refund with interest will be made.
2. File this application with the municipality by the deadline (see above). Date of filing is the date this form is either hand delivered to the municipality, postmarked by the post office, or received by an overnight delivery service. Applications sent by facsimile or E-mail will not be accepted.

DEADLINES: The "notice of tax" means the date the board of tax and land appeals (BTLA) determines the last tax bill was sent by the municipality. (If your municipality bills twice annually, you must apply after the bill that establishes your final tax liability and not before.)

Step One: Taxpayer must file the abatement application with the municipality by March 1 following the notice of tax.

Step Two: Municipality has until July 1 following the notice of tax to grant or deny the abatement application.

Step Three: Taxpayer may file an appeal either at the BTLA (RSA 76:16-a) or in the Superior Court (RSA 76:17), but not both. An appeal must be filed:

1. No earlier than: a) after receiving the municipality's decision on the abatement application; or b) July 1 following the notice of tax if the municipality has not responded to the abatement application; and
2. No later than September 1 following the notice of tax.

FORM COMPLETION GUIDELINES:

1. **SECTION E.** Municipalities may abate taxes "for good cause shown" RSA 76:16. Good cause is generally established by showing an error in the assessment calculation or a disproportionate assessment. Good cause can also be established by showing poverty and inability to pay the tax.
2. **SECTION G.** If the abatement application is based on disproportionate assessment, the taxpayer has the burden to show how the assessment was disproportionate. To carry this burden the taxpayer must show: a) what the property was worth (market value) on the assessment date; and b) the property's "equalized assessment" exceeded the property's market value. To calculate the equalized assessment, simply divide the assessment by the municipality's equalization ratio (assessment / ratio). Because a property's market value is a crucial issue, taxpayers must have an opinion of the market value estimate. This value estimate can be shown by obtaining an appraisal or presenting sales of comparable properties.
3. **SECTION H.** The applicant(s) must sign the application even if a representative (e.g. Tax Representative, Attorney, or other advocate) completes Section I.
4. **Make a copy of this document for your own records.**

Property Location 7 HIDDEN COVE
Vision ID 6198

Account # 7554

Map ID 264/ 410/ 6/ 011/

Bldg # 1

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

State Use 1020
Print Date 02-28-2025 10:03:55

CURRENT OWNER			TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				 					
GILLIS TONI JANE TRUST OF 2005			4	Rolling	1	All Public	1	Paved	2	Light	RESIDNTL	1020	947,900	947,900						
GILLIS TONI JANE & RICHARD C TR 3710 MONTREUX LN #103																				
NAPLES FL 31441-6474			SUPPLEMENTAL DATA																	
			Alt Prcl ID 23E 275 4 11 OWNOCC N		ZONE 2 ZONE 2 % WARD		WARD 1													
			REVIEW ZONE 1 RS ZONE 1 % 100		Assoc Pid#															
			GIS ID 264-410-6						Total		947,900		947,900							
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)										
GILLIS TONI JANE TRUST OF 2005 GILLIS RICHARD C & TONI JANE YOUNG JANET/GRENON STEPHEN & GRENON ERNEST W JR/JANET			2962 0506 1626 0988 1397 0411 0969 0827	04-03-2015 01-23-2001 10-31-1996 10-01-1986	U Q U Q	I I I I	0 230,000 0 192,900		44 00 1A 00	Year 2024	Code 1020	Assessed 947,900	Year 2023	Code 1020	Assessed 895,900	V 2022	Year 1020 1020	Code 778,400 500	Assessed	
										Total	947,900		Total	895,900		Total	778,900			
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									
											Appraised Bldg. Value (Card) 942,200									
			Total	0.00							Appraised Xf (B) Value (Bldg) 5,700									
ASSESSING NEIGHBORHOOD											Appraised Ob (B) Value (Bldg) 0									
Nbhd		Nbhd Name		Cyclical Group		TIF District		ID Code		Appraised Land Value (Bldg) 0										
0001				A				SD		Special Land Value 0										
NOTES											Total Appraised Parcel Value 947,900									
BEACH CLUB # 11 DETACHED UNIT MONITORS TAN											Valuation Method C									
											Total Appraised Parcel Value 947,900									
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			
225-05	06-09-2005	11	DECK/W			04-25-2006	100					11-02-2022	PS	CY	02		MEASURED			
												08-03-2017	KRT	CY	14		INSPECTED			
												07-20-2017	KRT	CY	02		MEASURED			
												04-25-2006	DD		15		PERMIT VISIT			
												05-02-2002	TS		06		INFO BY PHON			
												06-05-2001	TS		02		MEASURED			
												06-05-2001	KT		11		ENTRY DENIED			
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	00	1.000					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						
Model	05	Res Condo						
Grade	05	Average +20						
Stories:	1.5							
Occupancy	1							
Interior Wall 1:	05	Drywall/Sheet						
Interior Wall 2:								
Interior Floor 1	14	Carpet						
Interior Floor 2								
Heat Fuel:	02	Oil						
Heat Type:	05	Hot Water						
AC Type:	03	Central						
Ttl Bedrms:	02	2 Bedrooms						
Ttl Bathrms:	3	3 Full						
Xtra Fixtres	1							
Total Rooms:	5							
Bath Style:	02	Average						
Kitchen Style:	02	Average						
			</					

7 HIDDEN COVE

Location 7 HIDDEN COVE

Mblu 264/ 410/ 6/ 011/

Acct# 7554

Owner GILLIS TONI JANE TRUST OF 2005

Assessment \$947,900

6198

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$947,900	\$0	\$947,900

Owner of Record

Owner GILLIS TONI JANE TRUST OF 2005
Co-Owner GILLIS TONI JANE & RICHARD C TRUSTEES
Address 3710 MONTREUX LN #103
 NAPLES, FL 31441-6474

Sale Price \$0
Book & Page 2962/0506
Sale Date 04/03/2015
Instrument 44

Ownership History

Ownership History					
Owner	Sale Price	Book & Page	Instrument	Sale Date	
GILLIS TONI JANE TRUST OF 2005	\$0	2962/0506	44	04/03/2015	
GILLIS RICHARD C & TONI JANE	\$230,000	1626/0988	00	01/23/2001	
YOUNG JANET/GRENON STEPHEN &	\$0	1397/0411	1A	10/31/1996	
GRENON ERNEST W JR/JANET	\$192,900	0969/0827	00	10/01/1986	

Building Information

Building 1 : Section 1

Year Built: 1987
Living Area: 1,327

Building Attributes	
Field	Description
Style:	Det Condo
Model	Res Condo

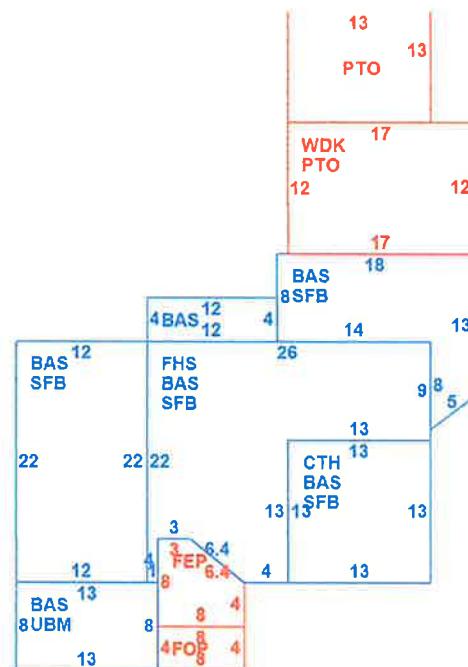
Stories:	1.5
Grade	Average +20
Occupancy	1
Interior Wall 1:	Drywall/Sheet
Interior Wall 2:	
Interior Floor 1	Carpet
Interior Floor 2	
Heat Fuel:	Oil
Heat Type:	Hot Water
AC Type:	Central
Ttl Bedrms:	2 Bedrooms
Ttl Bathrms:	3 Full
Ttl Half Bths:	1
Xtra Fixtres	
Total Rooms:	5
Bath Style:	Average
Kitchen Style:	Average
Kitchen Type	00
Kitchen Func	00
Primary Bldg Use	
Htwtr Type	00
Atypical	
Park Type	N
Park Own	N
Park Tandem	N
Fireplaces	
Num Part Bedrm	
Base Flr Ptn	
Num Park	00
Pct Low Ceiling	
Unit Locn	
Grade	Average +20
Stories:	1.25
Residential Units:	19
Exterior Wall 1:	Clapboard
Exterior Wall 2:	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Cmrl Units:	0
Res/Com Units:	0
Section #:	

Building Photo



(https://images.vgsi.com/photos/LaconiaNHPhotos/A0020/7554_20159.jp)

Building Layout



Parking Spaces	
Section Style:	
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	
Grade	
Usrid 703	0
Usrid 706	0

WDK	Deck, Wood	204	0
		3,437	1,327

Extra Features

Extra Features				Legend
Code	Description	Size	Bldg #	
JTUB	JET TUB	1.00 UNITS		1
FPL1	FIREPLACE BRICK	1.00 UNITS		1
HRTH	HEARTH	1.00 UNITS		1

Land

Land Use

Land Use		Land Line Valuation	
Use Code	1020	Size (Acres)	0
Description	CONDO MDL-05	Frontage	0
Zone	RS	Depth	0
Neighborhood	CONDO	Assessed Value	\$0
	No		

Category

Outbuildings

Outbuildings		Legend
No Data for Outbuildings		

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$947,900	\$0	\$947,900
2023	\$895,900	\$0	\$895,900
2022	\$778,900	\$0	\$778,900

38 ROCKPORT DR #B

Location 38 ROCKPORT DR #B

Mblu 264/ 409/ 6/ 006/

Acct# 7549

Owner CARUSO REVOCABLE TRUST

Assessment \$817,600

6211

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$817,600	\$0	\$817,600

Owner of Record

Owner CARUSO REVOCABLE TRUST

Sale Price \$4,000

Co-Owner CARUSO ANTHONY F & JANICE E TRUSTEES

Book & Page 2912/0294

Address 20 BRACKENWOOD DR
NASHUA, NH 03062

Sale Date 05/16/2014

Instrument 44

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
CARUSO REVOCABLE TRUST	\$4,000	2912/0294	44	05/16/2014
CARUSO ANTHONY F & JANICE E	\$350,000	2378/0919	01	02/02/2007
BRAYTON FAMILY REVOCABLE TRST	\$4,000	1511/0121	1F	01/14/1999
BRAYTON ROBERT K & RUTH B	\$155,000	1356/0896	00	11/20/1995
GILFOY VICTOR JR & KATHER	\$172,000	1226/0175	00	10/01/1992

Building Information

Building 1 : Section 1

Year Built: 1987

Living Area: 1,268

Building Attributes	
Field	Description
Style:	CONDO DUPLEX
Model	Res Condo

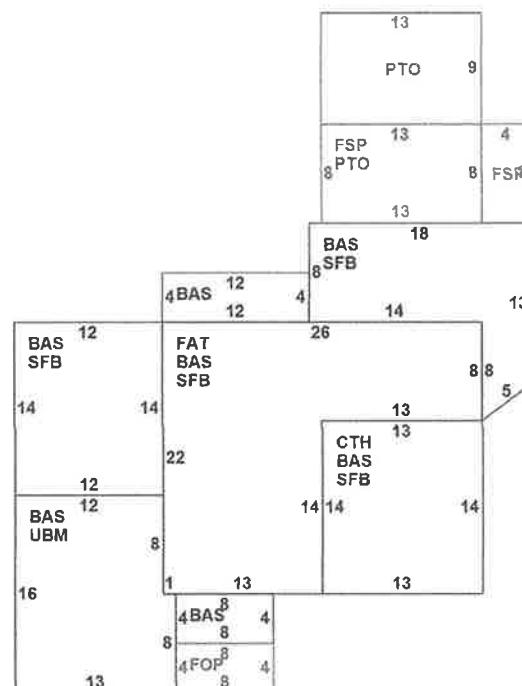
Stories:	1 1/4 Stories
Grade	Average +20
Occupancy	1
Interior Wall 1:	Drywall/Sheet
Interior Wall 2:	
Interior Floor 1	Woodlam/Vinylplank
Interior Floor 2	Carpet
Heat Fuel:	Oil
Heat Type:	Hot Air-no Duc
AC Type:	Heat Pump
Ttl Bedrms:	3 Bedrooms
Ttl Bathrms:	3 Full
Ttl Half Bths:	1
Xtra Fixtres	
Total Rooms:	6 Rooms
Bath Style:	Average
Kitchen Style:	Average
Kitchen Type	00
Kitchen Func	00
Primary Bldg Use	
Hwttr Type	00
Atypical	
Park Type	N
Park Own	N
Park Tandem	N
Fireplaces	
Num Part Bedrm	
Base Fir Pm	
Num Park	00
Pct Low Ceiling	
Unit Locn	
Grade	Average +20
Stories:	1.25
Residential Units:	19
Exterior Wall 1:	Clapboard
Exterior Wall 2:	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Cmrcl Units:	0
Res/Com Units:	0
Section #:	

Building Photo



(https://images.vgsi.com/photos/LaconiaNHPhotos/A0020\7549_20191.jpg)

Building Layout



(ParcelSketch.ashx?pid=6211&bid=6908)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	1,190	1,190
FAT	Attic, Finished	390	78
CTH	Cathedral Ceiling	182	0
FOP	Porch, Open, Finished	32	0
FSP	Porch, Screen, Finished	136	0
PTO	Patio	221	0
SFB	Base, Semi-Finished	910	0
UBM	Basement, Unfinished	200	0
		3,261	1,268

Parking Spaces	
Section Style:	
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	
Grade	
Usrfd 703	0
Usrfd 706	0

Extra Features

Extra Features			Legend
Code	Description	Size	Bldg #
JTUB	JET TUB	1.00 UNITS	1
HRTH	HEARTH	1.00 UNITS	1
FPL1	FIREPLACE BRICK	1.00 UNITS	1

Land

Land Use

		Land Line Valuation	
Use Code	1020	Size (Acres)	0
Description	CONDO MDL-05	Frontage	0
Zone	RS	Depth	0
Neighborhood	CONDO	Assessed Value	\$0
	No		

Category

Outbuildings

Outbuildings			Legend
No Data for Outbuildings			

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$817,600	\$0	\$817,600
2023	\$702,000	\$0	\$702,000
2022	\$644,100	\$0	\$644,100

6 HIDDEN COVE #B

Location 6 HIDDEN COVE #B

Mblu 264/ 410/ 6/ 010/

Acct# 7553

Owner AFKF LLC

Assessment \$821,900

6197

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$821,900	\$0	\$821,900

Owner of Record

Owner AFKF LLC

Sale Price \$800,000

Co-Owner

Book & Page 3582/0719

Address 50 BEALE ST STE 2300
SAN FRANCISCO, CA 94105

Sale Date 08/15/2023

Instrument 21

Ownership History

Ownership History					
Owner	Sale Price	Book & Page	Instrument	Sale Date	
AFKF LLC	\$800,000	3582/0719	21	08/15/2023	
CASSELL 2013 FAMILY TRUST/TRUSTEES MELANIE PRUGH & TRACY CASSELL	\$0	2846/0887	44	05/08/2013	
CASSELL PETER I & VERONICA S	\$199,900	1502/0702	00	11/25/1998	
K S D REALTY TRUST	\$180,000	1435/0193	00	09/19/1997	
DER MARDEROSIAN ARMEN & A	\$170,000	1133/0242	00	04/01/1990	

Building Information

Building 1 : Section 1

Year Built: 1987

Living Area: 1,271

Building Attributes	
Field	Description
Style:	CONDO DUPLEX
Model	Res Condo

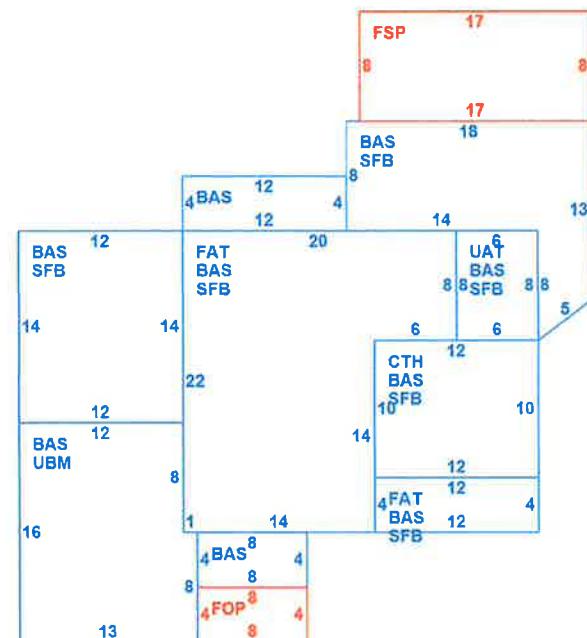
Stories:	1.25
Grade	Average +20
Occupancy	1
Interior Wall 1:	Drywall/Sheet
Interior Wall 2:	
Interior Floor 1	Carpet
Interior Floor 2	Hardwood
Heat Fuel:	Oil
Heat Type:	Hot Air-no Duc
AC Type:	Heat Pump
Ttl Bedrms:	2 Bedrooms
Ttl Bathrms:	3 Full
Ttl Half Bths:	1
Xtra Fixtres	2
Total Rooms:	6 Rooms
Bath Style:	Average
Kitchen Style:	Average
Kitchen Type	00
Kitchen Func	00
Primary Bldg Use	
Htwtr Type	00
Atypical	
Park Type	N
Park Own	N
Park Tandem	N
Fireplaces	
Num Part Bedrm	
Base Flr Prn	
Num Park	00
Pct Low Ceiling	
Unit Locn	
Grade	Average +20
Stories:	1.25
Residential Units:	19
Exterior Wall 1:	Clapboard
Exterior Wall 2:	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Cmrl Units:	0
Res/Com Units:	0
Section #:	

Building Photo



(https://images.vasi.com/photos/LaconiaNHPhotos/A0023\7553_23705.JF)

Building Layout



(ParcelSketch.ashx?pid=6197&bid=6894)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,190	1,190
FAT	Attic, Finished	404	81
CTH	Cathedral Ceiling	120	0
FOP	Porch, Open, Finished	32	0
FSP	Porch, Screen, Finished	136	0
SFB	Base, Semi-Finished	910	0
UAT	Attic, Unfinished	48	0
UBM	Basement, Unfinished	200	0
		3,040	1,271

Parking Spaces	
Section Style:	
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	
Grade	
Usrid 703	0
Usrid 706	0

Extra Features

Extra Features			Legend
Code	Description	Size	Bldg #
HRTH	HEARTH	1.00 UNITS	1
FPL1	FIREPLACE BRICK	1.00 UNITS	1

Land

Land Use

Use Code	1020	Size (Acres)	0
Description	CONDO MDL-05	Frontage	0
Zone	RS	Depth	0
Neighborhood	CONDO	Assessed Value	\$0
	No		

Category

Outbuildings

Outbuildings		Legend
No Data for Outbuildings		

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$821,900	\$0	\$821,900
2023	\$706,100	\$0	\$706,100
2022	\$652,600	\$0	\$652,600

46 ROCKPORT DR #A

Location 46 ROCKPORT DR #A

Mblu 264/ 409/ 6/ 007/

Acct# 7550

Owner DAGOSTINO JAMES A & BEVERLY M

Assessment \$826,600

6212

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$826,600	\$0	\$826,600

Owner of Record

Owner DAGOSTINO JAMES A & BEVERLY M

Sale Price \$310,000

Co-Owner

Book & Page 2953/0531

Address 70 HUNTING HILL RD
LUNENBURG, MA 01462

Sale Date 02/03/2015

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Book & Page	Instrument	Sale Date	
DAGOSTINO JAMES A & BEVERLY M	\$310,000	2953/0531	00	02/03/2015	
BRIDGEMAN GEORGE G & MARY E	\$169,900	0962/0768	00	09/03/1986	
NAK ASSOCIATES	\$0	0930/0195		01/17/1985	

Building Information

Building 1 : Section 1

Year Built: 1987

Living Area: 1,277

Building Attributes	
Field	Description
Style:	CONDO DUPLEX
Model	Res Condo
Stories:	1 Story

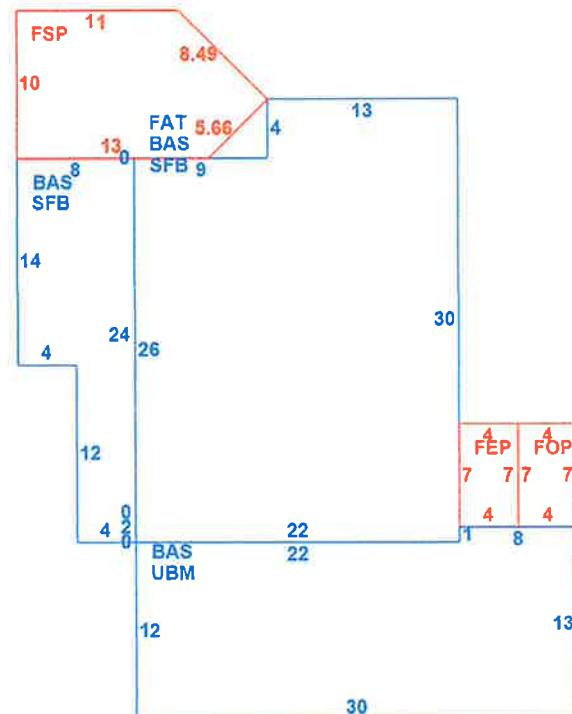
Grade	Average +20
Occupancy	1
Interior Wall 1:	Drywall/Sheet
Interior Wall 2:	
Interior Floor 1	Hardwood
Interior Floor 2	
Heat Fuel:	Oil
Heat Type:	Hot Water
AC Type:	Central
Ttl Bedrms:	2 Bedrooms
Ttl Bathrms:	2 Full
Ttl Half Bths:	1
Xtra Fixtres	
Total Rooms:	5 Rooms
Bath Style:	Average
Kitchen Style:	Average
Kitchen Type	00
Kitchen Func	00
Primary Bldg Use	
Htwtr Type	00
Atypical	
Park Type	N
Park Own	N
Park Tandem	N
Fireplaces	
Num Part Bedrm	
Base Fir Pm	
Num Park	00
Pct Low Ceiling	
Unit Locn	
Grade	Average +20
Stories:	1.25
Residential Units:	19
Exterior Wall 1:	Clapboard
Exterior Wall 2:	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Cmrci Units:	0
Res/Com Units:	0
Section #:	
Parking Spaces	

Building Photo



(https://images.vgsi.com/photos/LaconiaNHPhotos/A0020\7550_20192.JF)

Building Layout



(ParcelSketch.ashx?pid=6212&bid=6909)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	1,152	1,152
FAT	Attic, Finished	624	125
FEP	Porch, Enclosed, Finished	28	0
FOP	Porch, Open, Finished	28	0
FSP	Porch, Screen, Finished	144	0
SFB	Base, Semi-Finished	784	0
UBM	Basement, Unfinished	368	0
		3,128	1,277

Section Style:	
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	
Grade	
Usrid 703	0
Usrid 706	0

Extra Features

Extra Features			Legend
Code	Description	Size	Bldg #
JTUB	JET TUB	1.00 UNITS	1
FPL	FIREPLACE	1.00 UNITS	1

Land

Land Use

Use Code 1020
Description CONDO MDL-05
Zone RS
Neighborhood CONDO
 No

Land Line Valuation

Size (Acres) 0
Frontage 0
Depth 0
Assessed Value \$0

Category

Outbuildings

Outbuildings					Legend
Code	Description	Sub Code	Sub Description	Size	Bldg #
PAT1	PATIO-AVG			260.00 S.F.	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$826,600	\$0	\$826,600
2023	\$707,100	\$0	\$707,100
2022	\$651,800	\$0	\$651,800