

2024 ABATEMENT REQUEST – Staff Notes

Map 324 Block 220 Lot 3.70 – Lokken, Michael & Sheila, Trustees

The property owner filed an abatement request on the 15.2 foot wide boatslip condominium unit located at 1198 Union Avenue, Unit 3-4 in the Spinnaker Cove Condominium. This complex of boatslip units has direct water frontage on Paugus Bay, with exclusive use parking spots and a common clubhouse for the use of each unit owners.

The taxpayer has recited the assessed values of two of the other boatslip units that are less than 15' wide as the source of their market value estimate. No other value evidence has been provided.

A review of recent sales in Spinnaker Cove indicates a range from \$130,000 for a 9.7 foot wide unit to \$182,000 for a 10' wide unit.

It is recommended that no abatement be granted, and that the assessed value of \$150,000 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

RECEIVED
FEB 28 2025
ASSESSOR'S OFFICE
LACONIA, NH

Date: 1/2/25

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

Name: Michael & Sheila Lokken, Lokken Investment Trust
Mailing Address: 5 Janes Dr. Littleton Email address: 10Ktalk@comcast.net
Telephone No: (Cell): 978-479-2990 (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): N/A
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: 324/220/3/070 Block: _____ Lot: _____ Tax Account. #: 4012
2024 Assessed Valuation: \$ 150,000.00

Property Location: 1198 Union Ave 3-4

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
325/220/2/002	1212 Union Ave	Unit 2 townhouse	1,129,300

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):

- 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
- 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
- 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.

- 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.)

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#	3-6, BOOK 324-220-3-072	Appeal Year Market Value \$	\$130,000.00
Map/Block/Lot#	3-3, 324-220-3-069	Appeal Year Market Value \$	\$130,000.00

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>
324/220/3/085	3-19	1198	Union Ave	\$ 110,000	N/A
324/220/3/054	3-24	1198	Union Ave	110,000	

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.

Date:

1/2/25

x

(Signature)

3

(Signature)

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)

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:

Property Location 1198 UNION AV #3-4
Vision ID 2243 Account # 4012

Map ID 324/ 220/ 3/ 070/
Bldg # 1

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

State Use 1023
Print Date 02-28-2025 1:08:41 P

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1501 LACONIA, NH VISION								
LOKKEN INVESTMENT TRUST LOKKEN MICHAEL C & SHEILA S TR 5 JANES DR LITTLETON MA 01460			1 All Public			Description	Code	Appraised	Assessed									
						RESIDNTL	1023	150,000	150,000									
		SUPPLEMENTAL DATA																
		Alt Prcl ID 58 2203 12D OWNOCC N	ZONE 2 ZONE 2 % WARD WARD 6															
		REVIEW ZONE 1 C ZONE 1 % 100																
		GIS ID 324-220-3	Assoc Pid#															
						Total		150,000		150,000								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
LOKKEN INVESTMENT TRUST		2799 0768	09-21-2012	Q	I	95,000	00	Year	Code	Assessed	Year	Code	Assessed	V				
GAGNON LORRAINE REV TRUST OF 2003		2526 0287	10-22-2008	Q	I	95,000	00	2024	1023	150,000	2023	1023	135,000	2022				
TOOMEY RONALD J		1750 0523	08-14-2002	Q	I	50,000	00											
WALSH CHARLES P & JOYCE C		1458 0409	03-13-1998	Q	V	30,000	00											
LUSSIER GEORGE P/MARGARET		1458 0407	03-13-1998	U	V	0	1A											
								Total		150,000	Total		135,000	Total				
											Total		120,000					
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
		Total	0.00															
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY								
Nbhd		Nbhd Name		Cyclical Group		TIF District		ID Code		Appraised Bldg. Value (Card)								
0001				D						Appraised Xf (B) Value (Bldg)								
										Appraised Ob (B) Value (Bldg)								
										Appraised Land Value (Bldg)								
										Special Land Value								
										Total Appraised Parcel Value								
										Valuation Method								
										Total Appraised Parcel Value								
										150,000								
NOTES																		
SPINNAKER COVE YACHT CLUB PARK'G SPACE/BTSLIP #3-4 15.2 FT WIDE																		
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			
										10-24-2011	JD			25	REVIEWED			
										05-19-2010	RK			29	DRIVE BY REVIEW			
										05-27-2009	DD			25	REVIEWED			
										03-18-2009	PR			10	VACANT LAND			
										12-01-1987	99			99	MMC INFO			
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	1023	BOATSLIP	C			0 SF	0.00	1.00000	5	1.00	05	1.000		0.0000	0	0		
Total Card Land Units						0.00	AC	Parcel Total Land Area						0.00	Total Land Value			0

No Sketch