

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

870-122-1322
RECEIVED
XO

FEB 28 2025

ASSESSOR'S OFFICE
LACONIA, NH

Date: 1/2/25

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

Name: Michael & Sheila Loxcen, 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 Block: 220 Lot: 31070 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 122012 1002	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):

- 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.)

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	\$ 130,000.00
Appeal Year Market Value			
Map/Block/Lot#	3-3	324-220-3-069	\$ 130,000.00
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>
324/220/3/085	3-19 1198 Union Ave	\$110,000	4/110,000	N/A	
324/220/3/054	3-24 1198 Union Ave			\$110,000	

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: 1/2/25

Wade Rabe
(Signature)

Sheila Rabe
(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: _____

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					1	All Public					Description		Code	Appraised		Assessed							
												RESIDNTL		1023		150,000	150,000						
LITTLETON MA 01460			SUPPLEMENTAL DATA																				
			Alt Prcl ID	58 2203 12D		ZONE 2		ZONE 2 %		WARD		WARD 6											
			OWNOCC	N		REVIEW		C		WARD		WARD 6											
			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 GAGNON LORRAINE REV TRUST OF 2003 TOOMEY RONALD J WALSH CHARLES P & JOYCE C LUSSIER GEORGE P/MARGARET			2799	0768	09-21-2012	Q	I	95,000		00	Year	Code	Assessed	Year	Code	Assessed	V	Year	Code	Assessed			
			2526	0287	10-22-2008	Q	I	95,000		00	2024	1023	150,000	2023	1023	135,000	2022	1023	120,000				
			1750	0523	08-14-2002	Q	I	50,000		00													
			1458	0409	03-13-1998	Q	V	30,000		00													
			1458	0407	03-13-1998	U	V	0		1A													
												Total		150,000	Total	135,000	Total	120,000					
EXEMPTIONS			OTHER ASSESSMENTS									<p>This signature acknowledges a visit by a Data Collector or Assessor</p> <p>APPRaised VALUE SUMMARY</p> <p>Appraised Bldg. Value (Card) 0</p> <p>Appraised Xf (B) Value (Bldg) 0</p> <p>Appraised Ob (B) Value (Bldg) 150,000</p> <p>Appraised Land Value (Bldg) 0</p> <p>Special Land Value 0</p> <p>Total Appraised Parcel Value 150,000</p> <p>Valuation Method C</p> <p>Total Appraised Parcel Value 150,000</p>											
Year	Code	Description	Amount		Code	Description		Number		Amount											Comm Int		
			Total		0.00																		
ASSESSING NEIGHBORHOOD																							
Nbhd	Nbhd Name		Cyclical Group		TIF District		ID Code																
0001			D																				
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		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description					
Style:	94	Outbuildings								
Model:	00	Vacant								
Grade:			CONDO DATA							
Stories:			Parcel Id	C	Owne 0.0					
Occupancy				B	S					
Exterior Wall 1			Adjust Type	Code	Description Factor%					
Exterior Wall 2			Condo Fir							
Roof Structure:			Condo Unit							
Roof Cover			COST / MARKET VALUATION							
Interior Wall 1			Building Value New	0						
Interior Wall 2			Year Built	0						
Interior Flr 1			Effective Year Built	0						
Interior Flr 2			Depreciation Code							
Heat Fuel			Remodel Rating							
Heat Type:			Year Remodeled							
AC Type:			Depreciation %							
Total Bedrooms			Functional Obsol	0						
Total Bthrms:			External Obsol	0						
Total Half Baths			Trend Factor	1.000						
Total Xtra Fixtrs			Condition							
Total Rooms:			Condition %	0						
Bath Style:			Percent Good							
Kitchen Style:			RCNL	0						
			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(B)										
Code	Description	L/B	Units	Unit Price	Yr Bld	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SPC7	SPINNAKER	L	1	150000.0		S	100		0.00	150,000
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description		Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value			
	Ttl Gross Liv / Lease Area		0	0	0		0			