

2024 ABATEMENT REQUEST – Staff Notes

Map 325 Block 220 Lot 2.002 – Lokken, Michael & Sheila, Trustees

The property owner filed an abatement request on the 2,198 square foot condominium unit located at 1212 Union Avenue, Unit 2 in the Dock Four Condominium. This year-round complex of four townhouse units has direct water frontage on Paugus Bay, with a common beach area and four limited use easement boatslips (one for each unit). The unit has a total of 6 rooms, four bedrooms, 3 ½ bathrooms located on three levels. There is a three-stop elevator that serves this unit exclusively.

The taxpayer has recited the assessed values of two of the other units that do not have elevators as the source of their market value estimate. No other value evidence has been provided.

It is recommended that no abatement be granted, and that the assessed value of \$1,129,300 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 Jones Dr. Littleton, MA 01460 Email address: LOKtall@comcast.net
Telephone No: (Cell): 978-479-2990 miko (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: 325 Block: 220 Lot: 002 Tax Account. #: 12357

2024 Assessed Valuation: \$ 1,129,300

Property Location: 1212 Union Ave, Unit 2 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.

Town Parcel ID#	Street Address	Description	Assessment
324/220/2/070	1198	Union Ave 3-4 Slip	180,000

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.

- 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#	325/220/2/003	Appeal Year Market Value \$	999,900
Map Block/Lot#	325/220/2/001	Appeal Year Market Value \$	1,028,000

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).

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: _____

☒ 
 (Signature)

☒ 
 (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 LITTLETON MA 01460				1 All Public						Description		Code		Assessed		Assessed																							
										RESIDNTL		1020		1,095,800		1,095,800																							
										RESIDNTL		1020		33,500		33,500																							
SUPPLEMENTAL DATA																																							
Alt Prcl ID 12357 OWNOCC N REVIEW ZONE 1 C ZONE 1 % 100 GIS ID 325-220-2										ZONE 2 ZONE 2 % WARD WARD 6		Assoc Pid#																											
RECORD OF OWNERSHIP										BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
LOKKEN INVESTMENT TRUST DOCK 4 SHORES LLC										3211 0729		12-05-2018		U V		100,000		00				Year		Code		Assessed		Year		Code		Assessed V		Year		Code		Assessed	
										3138 0297		11-01-2017		U V		0		99				2024		1020 1020		1,095,800 33,500		2023		1020 1020		949,700 31,500		2022		1020 1020		289,100 27,500	
										Total		1,129,300		Total		981,200		Total		316,600																			
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)										1,007,300									
0001				D																Appraised Xf (B) Value (Bldg)										88,500									
																				Appraised Ob (B) Value (Bldg)										33,500									
																				Appraised Land Value (Bldg)										0									
																				Special Land Value										0									
																				Total Appraised Parcel Value										1,129,300									
																				Valuation Method										C									
																				Total Appraised Parcel Value										1,129,300									
NOTES																																							
UNIT #2 L80-40 11/16/18 DOCK SPACE 2 PER PLAN																																							
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											
2021-00102		04-05-2021		08		NEW CONDO		375,000		03-28-2022		100				TOWNHOUSE TO BE BUILT		12-20-2022		TB		B				03		MEAS & INSPC											
																		03-28-2022		TB		B				03		MEAS & INSPC											
																		01-24-2019		TB						07		INFO BY PLAN											
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		C						0 SF		0.00		1.00000		0		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:	9H	CONDO DUPLEX			
Model	05	Res Condo			
Grade	06	Good			
Stories:	3				
Occupancy	1				
Interior Wall 1:	05	Drywall/Sheet			
Interior Wall 2:	06	Cust Wd Panel			
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel:	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Ttl Bedrms:	04	4 Bedrooms			
Ttl Bathrms:	3	3 Full			
Ttl Half Bths:	1				
Xtra Fixtres	4				
Total Rooms:	6				
Bath Style:	02	Average			
Kitchen Style:	02	Average			

CONDO DATA			
Parcel Id	2270	C 234	Owne 0.0
	DOCK 4 SHORES	B 1	S 1
Adjust Type	Code	Description	Factor%
Condo Flr	W	WATERFRONT	120
Condo Unit	END	END	100

COST / MARKET VALUATION	
Building Value New	1,007,323
Year Built	2022
Effective Year Built	2024
Depreciation Code	AV
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	0
External Obsol	0
Trend Factor	1.000
Condition	
Condition %	
Percent Good	100
Cns Sect Rcnd	1,007,300
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 Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BSLP	BOATSLIPS C	L	1	67000.00	2019	A	50		0.00	33,500
FPL	FIREPLACE	B	1	1500.00			100		0.00	1,500
SPR1	SPRINKLERS-	B	4,500	2.00			100		0.00	9,000
ELV2	ELEV PASSE	B	1	60000.00		A	100		0.00	60,000
ELV3	EVEVATOR S	B	3	6000.00		A	100		0.00	18,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,010	1,010	1,010	341.26	344,675
FAT	Attic, Finished	198	990	198	68.25	67,570
FGR	Garage, Finished	0	345	138	136.50	47,094
FOP	Porch, Open, Finished	0	90	18	68.25	6,143
FUS	Upper Story, Finished	990	990	990	341.26	337,849
PTO	Patio	0	400	20	17.06	6,825
SFB	Base, Semi-Finished	0	645	387	204.76	132,068
UBM	Basement, Unfinished	0	90	18	68.25	6,143
WDK	Deck, Wood	0	140	14	34.13	4,778
Ttl Gross Liv / Lease Area		2,198	4,700	2,793		953,145

