

2024 ABATEMENT REQUEST – Staff Notes

New Hampshire Ball Bearings, Inc.

Map 376, Block 324, Lot 3 – Assessed Value \$6,518,200

155 Lexington Drive. This property is a 15.47-acre industrial lot improved with a 148,787 square foot light manufacturing building built in 1967. The overall condition of the building relative to its age is good.

The taxpayer presented only the unsupported claim of \$4,285,000 market value. This was the 2023 assessed value of the property.

A single comparable was presented, the sale of an industrial building at 84 Union Avenue for \$650,000. No other evidence was provided.

Recommendation

It is recommended that the individual value of this parcel of \$6,518,200 be sustained, and that no abatement should be granted based on the lack of evidence provided.

000025 kb

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

HD

RECEIVED

FEB 28 2025

ASSESSOR'S OFFICE
LACONIA, NH

Date: February 25, 2025

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

Name: New Hampshire Ball Bearings, Inc. Sean Sullivan
155 Lexington Dr. Laconia, NH 03246
Mailing Address: _____ Email address: SSullivan@NHBB.com
Telephone No: (Cell): (603) 831-8235 (Home): (603)524-0004 X 6215

*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): Madeline Blackburn
Mailing Address(es): 155 Lexington Dr. Laconia, NH 03246
Telephone Number(s): (Work): (603)524-000 X 6457 (Cell): (603)832-3749

SECTION C. Property(ies) for which Abatement is Sought

For the property on which the abatement is sought, please fill in the following:

Map: 376 Block: 324 Lot: 3 Tax Account #: 4309

2024 Assessed Valuation: \$ 6,518,200.00

Property Location: 155 Lexington Drive, 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.

<u>Town Parcel ID#</u>	<u>Street Address</u>	<u>Description</u>	<u>Assessment</u>
1040/0429	1480 Old N. Main St. #7	Residential Condominium	\$427,500

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.)

~~New Hampshire Ball Bearings, Inc. is currently awaiting the receipt of the assessor's USPAP report in order to gain a clearer understanding of the methods and data used to determine the assessed value. As we have not yet had the opportunity to review all relevant documentation related to this application, we are filing to preserve our claim. Please refer to the attached Appendix A for an outline of our reasons for seeking abatement, which will be updated once we have reviewed the assessor's report.~~

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# 376/324/3 Appeal Year Market Value \$ 4,285,000

Map/Block/Lot# _____ 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>
442/220/10	84 Union Ave, Laconia, NH	\$650,000	5/25/23	\$695,000	

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: 2/28/25

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: 2/28/25

X 
(Representative's Signature)

Digitally signed by Madeline Blackburn
Date: 2025.02.28 12:09:50 -05'00'

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				
NEW HAMPSHIRE BALL BEARINGS I 155 LEXINGTON DR LACONIA NH 03246	1	Level	3	Public Sewer	1	Paved	5	Heavy	Description	Code		Assessed	Assessed		
			2	Public Water					INDUSTR.	4000		5,551,800	5,551,800		
									IND LAND	4000		599,400	599,400		
									INDUSTR.	4000	367,000	367,000			
SUPPLEMENTAL DATA							Total						6,518,200	6,518,200	
Alt Prcl ID 181 324 3A OWNOCC N			ZONE 2 ZONE 2 % WARD WARD 1												
REVIEW ZONE 1 IP ZONE 1 % 100			Assoc Pid#												
GIS ID 376-324-3															

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed									
NEW HAMPSHIRE BALL BEARINGS INC	1595	0970	07-17-2000	U	I	6,000	1					2024	4000	5,551,800	2023	4000	3,343,400	2022	4000	3,209,500
NEW HAMPSHIRE BALL BEARING INC	1511	0747	01-20-1999	U	I	6,000	1						4000	599,400		4000	574,600		4000	574,600
NEW HAMPSHIRE BALL BEARIN	0496	0392	12-22-1967	U	I	0							4000	367,000		4000	367,000		4000	329,200
KEEWAYDIN SHORES INC		0	12-22-1967			0														
Total												6,518,200	Total	4,285,000	Total	4,113,300				

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)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method
0001		C			5,177,000	374,800	367,000	599,400	0	6,518,200	C
Total Appraised Parcel Value										6,518,200	

NOTES												VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			
N.H. BALL BEARING/ASTRO												06-14-2023	PS	CY		02	MEASURED
FHW MAIN HEAT CENTRAL + HEAT PUMPS ROOF												02-28-2020	MPL	B		30	EXTERIOR INSPECTION
SHOP=HEATED WAITING ROOM												05-08-2019	ML	B		29	DRIVE BY REVIEW
50X50 EASEMENT RELAYSTATN												09-28-2016	TB			25	REVIEWED
1N=ESMENT TO TEL&PSNH												02-11-2016	DD			14	INSPECTED
												08-06-2013	DD			15	PERMIT VISIT
												03-12-2012	DD			15	PERMIT VISIT

BUILDING PERMIT RECORD												LAND LINE VALUATION SECTION					
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	4000	FACTORY MDL-	IP			295.958	SF	1.30	1.00000	5	1.00	INDG	1.400		0	1.82	538,600
1	4000	FACTORY MDL-	IP			8.680	AC	5,000.00	1.00000	0	1.00	INDG	1.400		0	7,000	60,800

Total Card Land Units						15.47	AC	Parcel Total Land Area:						15.47	Total Land Value			599,400
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CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1501 LACONIA, NH VISION	
NEW HAMPSHIRE BALL BEARINGS I 155 LEXINGTON DR LACONIA NH 03246	1	Level	3 Public Sewer 2 Public Water	1 Paved	5 Heavy	Description	Code	Appraised	Assessed		
						INDUSTR.	4000	5,551,800	5,551,800		
						IND LAND	4000	599,400	599,400		
						INDUSTR.	4000	367,000	367,000		
SUPPLEMENTAL DATA						Total				6,518,200	6,518,200
Alt Prcl ID 181 324 3A OWNOCC N		ZONE 2 ZONE 2 % WARD WARD 1		Assoc Pid#							
REVIEW ZONE 1 IP ZONE 1 % 100											
GIS ID 376-324-3											

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
2024	4000	5,551,800	2023	4000	3,343,400	2022	4000	3,209,500					
	4000	599,400		4000	574,600		4000	574,600					
	4000	367,000		4000	367,000		4000	329,200					
Total		6,518,200	Total		4,285,000	Total		4,113,300					

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												

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	Cyclical Group	TIF District	ID Code
0001		C		

NOTES				

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

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value
Total Card Land Units					Parcel Total Land Area:					Total Land Value					599,400	

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description			Element	Cd	Description			
Style:	40	Light Indust								
Model	96	Industrial								
Grade	04	Average +10								
Stories:	1									
Occupancy	1.00				MIXED USE					
Exterior Wall 1	22	Precast Panel			Code	Description		Percentage		
Exterior Wall 2	27	Pre-finish Metl								
Roof Structure	01	Flat								
Roof Cover	12	Membrane			COST / MARKET VALUATION					
Interior Wall 1	01	Minim/Masonry			RCN Year Built Effective Year Built Depreciation Code Remodel Rating Year Remodeled Depreciation % Functional Obsol External Obsol Trend Factor Condition Condition % Percent Good RCNLD Dep % Ovr Dep Ovr Comment Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Comment					
Interior Wall 2	05	Drywall/Sheet								
Interior Floor 1	03	Concr-Finished								
Interior Floor 2	06	Lino/Vinyl								
Heating Fuel	03	Gas								
Heating Type	05	Hot Water								
AC Type	03	Central								
Bldg Use	4000	FACTORY MDL-96								
Total Rooms										
Total Bedrms	00									
Total Baths	6									
Heat/AC	01	HEAT/AC PKGS								
Frame Type	05	STEEL								
Baths/Plumbing	02	AVERAGE								
Ceiling/Wall	03	SUS-CEIL/MN WL								
Rooms/Prtns	02	AVERAGE								
Wall Height	14.00									
% Conn Wall	0.00									
1st Floor Use:	4000									
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
LT4	W/FOUR LIGH	L	1	4100.00		G	75		0.00	3,100
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area										

Record Detail by Land Use and Land Use
LACONIA, NH

11/15/2024

Land Use	Land Use -	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land N8HD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
1110, APT 4-B UNIT (2 items)																
1110, APT 4-B UNIT		0.193985	5134	411//88//57///	53 GILFORD AV	\$465,000.00	0001	40	182	4,232	04/11/2023	0.1871	\$509,500.00	1.0957	RG	R
1110, APT 4-B UNIT		0.279074	5382	425//256//85///	14 RIVER ST	\$500,000.00	0001	40	144	4,185	01/16/2024	0.0576	\$483,100.00	0.9662	UC	R
1120, APT OVER 8 CG (2 items)																
1120, APT OVER 8 CG		0.168848	4355	442//192//54///	50-52 ROWE CT	\$815,000.00	0001	COMA	124	5,910	07/25/2023	0.3017	\$494,600.00	0.6069	UC	R
1120, APT OVER 8 CG		4.459995	5622	395//336//13///	150 BLUEBERRY LN	\$6,000,000.00	0001	COMA	39	22,118	10/31/2023	0.3818	\$3,160,500.00	0.5268	RA	R
1300, LAND-R MDL-00 (4 items)																
1300, LAND-R MDL-00		1.92	10	489//20//11///	OLD PRESCOTT HILL RD	\$133,000.00	0001	50	2,024	0	09/28/2023	0.4305	\$178,100.00	1.3391	RA	R
1300, LAND-R MDL-00		0.336088	1915	371//106//41///	12 HILL ST	\$67,500.00	0001	50	2,024	0	10/06/2023	0.8292	\$117,300.00	1.7378	RG	R
1300, LAND-R MDL-00		1.51	3415	36//67//22///	119 EASTMAN SHORE RD N	\$120,000.00	0001	50	2,024	0	03/04/2024	0.6889	\$191,700.00	1.5975	RR1	R
1300, LAND-R MDL-00		0.461272	102697	140//486//5//125/	141 AKWA VISTA	\$1,000,000.00	0001	90	2,024	0	09/21/2023	0.3329	\$575,700.00	0.5757	SFR	R
3250, STORE/SHOP MDL-94 (1 item)																
3250, STORE/SHOP MDL-94		0.8441	4627	432//33//29///	55 CANAL ST	\$300,000.00	0001	DWTN	104	2,308	05/31/2023	0.1549	\$226,100.00	0.7537	UC	R
3260, REST/CLUBS (1 item)																
3260, REST/CLUBS		0.670868	2151	327//220//11///	1137 UNION AV	\$818,200.00	0001	UNIO	52	2,091	06/01/2023	0.1408	\$628,200.00	0.7678	UC	R
3320, AUTO REPR (1 item)																
3320, AUTO REPR		1.281198	2152	327//220//10///	1145-1147 UNION AV	\$1,200,000.00	0001	UNIO	35	2,608	10/10/2023	0.2822	\$751,700.00	0.6264	UC	R
4000, FACTORY MDL-96 (1 item)																
4000, FACTORY MDL-96		0.642998	837	442//220//10///	84 UNION AV	\$650,000.00	0001	UNIO	104	16,594	05/25/2023	0.1608	\$695,100.00	1.0694	UC	R
905R, CHARITY MDL-01 (1 item)																
905R, CHARITY MDL-01		0.17034	778	448//184//2///	40 PINE ST	\$440,000.00	0001	40	114	3,770	01/05/2024	0.0118	\$394,600.00	0.8968	RG	R

Property Location 155 LEXINGTON DR
 Vision ID 5694

Account # 4309

Map ID 376/ 324/ 3/ /

Card # 1 of 2

Bldg Name
 Sec # 1 of 1

Card # 1 of 2

State Use 4000
 Print Date 12/12/2024 12:21:58

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1501 LACONIA, NH						
NEW HAMPSHIRE BALL BEARINGS I		1 Level	3 Public Sewer 2 Public Water	1 Paved	5 Heavy	Description	Code	Appraised	Assessed							
155 LEXINGTON DR						INDUSTR.	4000	5,551,800	5,551,800	VISION						
LACONIA NH 03246						IND LAND	4000	599,400	599,400							
						INDUSTR.	4000	367,000	367,000							
		SUPPLEMENTAL DATA														
		Alt Prcl ID 181 324 3A OWNOCC N		ZONE 2 ZONE 2 % WARD WARD 1												
		REVIEW ZONE 1 IP ZONE 1 % 100		Assoc Pid#												
		GIS ID 376-324-3				Total 6,518,200 6,518,200										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
NEW HAMPSHIRE BALL BEARINGS INC		1595 0970	07-17-2000	U	I	6,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
NEW HAMPSHIRE BALL BEARING INC		1511 0747	01-20-1999	U	I	6,000	1	2024	4000	5,551,800	2023	4000	3,343,400	2022	4000	3,209,500
NEW HAMPSHIRE BALL BEARIN		0496 0392	12-22-1967	U	I	0			4000	599,400		4000	574,600		4000	574,600
KEEWAYDIN SHORES INC		0 0	12-22-1967			0			4000	367,000		4000	367,000		4000	329,200
		Total						6,518,200		Total		4,285,000		Total		4,113,300
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																
Nbhd	Nbhd Name	Cyclical Group	TIF District	ID Code												
0001		C														
NOTES																
N.H. BALL BEARING/ASTRO																
FHW MAIN HEAT CENTRAL + HEAT PUMPS ROOF																
SHOP=HEATED WAITING ROOM 1N=ESMENT TO TEL&PSNH																
50X50 EASEMENT RELAYSTATN																
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		
2019-00285	08-27-2019	25	ROOF NEW	204,823	02-28-2020	100		REPLACE 12,500 SF ROOFIN	06-14-2023	PS	CY		02	MEASURED		
2018-00228	08-14-2018	25	ROOF NEW	129,075	05-08-2019	100		REPLACE ROOF	02-28-2020	MPL	B		30	EXTERIOR INSPECTION		
2016-00095	04-15-2016	27	EXTERIOR RE	12,000	05-11-2016	100		SITE PREP	05-08-2019	ML	B		29	DRIVE BY REVIEW		
2015-00306	10-05-2015	25	ROOF NEW	187,375	02-11-2016	100			09-28-2016	TB			25	REVIEWED		
2015-00087	04-29-2015	35	C-RENOVATE	22,599	02-11-2016	100			02-11-2016	DD			14	INSPECTED		
2012-00405	01-23-2013		ANTENNA	1,000	08-06-2013	100			08-06-2013	DD			15	PERMIT VISIT		
2033-00252	09-21-2011	35	C-RENOVATE	210,000	03-12-2012	100			03-12-2012	DD			15	PERMIT VISIT		
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	l. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value
1	4000	FACTORY MDL-	IP			295,958	SF 1.30	1.00000	5	1.00	INDG	1.400			1.82	538,600
1	4000	FACTORY MDL-	IP			8.680	AC 5,000.00	1.00000	0	1.00	INDG	1.400			7,000	60,800
Total Card Land Units						15.47	AC	Parcel Total Land Area: 15.47						Total Land Value		599,400

Property Location 155 LEXINGTON DR
 Vision ID 5694

Account # 4309

Map ID 376/324/3/1

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 2 of 2

State Use 4000
 Print Date 12/12/2024 12:21:59

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1501 LACONIA, NH						
NEW HAMPSHIRE BALL BEARINGS I		1 Level	3 Public Sewer	1 Paved	5 Heavy	Description	Code	Appraised	Assessed							
155 LEXINGTON DR LACONIA NH 03246								INDUSTR.	4000	5,551,800	5,551,800					
								IND LAND	4000	599,400	599,400					
								INDUSTR.	4000	367,000	367,000					
								Total		6,518,200	6,518,200					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
								Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2024	4000	5,551,800	2023	4000	3,343,400	2022	4000	3,209,500
									4000	599,400		4000	574,600		4000	574,600
									4000	367,000		4000	367,000		4000	329,200
								Total		6,518,200	Total		4,285,000	Total		4,113,300
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													
			ASSESSING NEIGHBORHOOD					APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 5,177,000 Appraised Xf (B) Value (Bldg) 374,800 Appraised Ob (B) Value (Bldg) 367,000 Appraised Land Value (Bldg) 599,400 Special Land Value 0 Total Appraised Parcel Value 6,518,200 Valuation Method C Total Appraised Parcel Value 6,518,200								
Nbhd	Nbhd Name	Cyclical Group	TIF District	ID Code												
0001		C														
NOTES																
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpos/Result		
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value
Total Card Land Units						Parcel Total Land Area:						Total Land Value				599,400

Property Location 155 LEXINGTON DR
 Vision ID 5694

Account # 4309

Map ID 376/324/3/1

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 2 of 2

State Use 4000
 Print Date 12/12/2024 12:21:59

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description					
Style:	40	Light Indust								
Model:	96	Industrial								
Grade	04	Average +10								
Stories:	1									
Occupancy	1.00									
Exterior Wall 1	22	Precast Panel								
Exterior Wall 2	27	Pre-finish Metl								
Roof Structure	01	Flat								
Roof Cover	12	Membrane								
Interior Wall 1	01	Minim/Masonry								
Interior Wall 2	05	Drywall/Sheet								
Interior Floor 1	03	Concr-Finished								
Interior Floor 2	06	Lino/Vinyl								
Heating Fuel	03	Gas								
Heating Type	05	Hot Water								
AC Type	03	Central								
Bldg Use	4000	FACTORY MDL-96								
Total Rooms										
Total Bedrms	00									
Total Baths	6									
Heat/AC	01	HEAT/AC PKGS								
Frame Type	05	STEEL								
Baths/Plumbing	02	AVERAGE								
Ceiling/Wall	03	SUS-CEIL/MN WL								
Rooms/Prtns	02	AVERAGE								
Wall Height	14.00									
% Conn Wall	0.00									
1st Floor Use:	4000									
			MIXED USE Code Description Percentage							
			COST / MARKET VALUATION RCN Year Built Effective Year Built Depreciation Code Remodel Rating Year Remodeled Depreciation % Functional Obsoi External Obsoi Trend Factor Condition Condition % Percent Good RCNLD 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 Bilt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
LT4	W/FOUR LIGH	L	1	4100.00		G	75		0.00	3,100
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area										

Property Location 155 LEXINGTON DR
 Vision ID 5694 Account # 4309

Map ID 376/324/3//
 Bldg # 1

Bldg Name
 Sec # 1 of 1 Card # 1 of 2

State Use 4000
 Print Date 2/12/2025 9:22:23 AM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1501 LACONIA, NH
NEW HAMPSHIRE BALL BEARINGS I		1 Level	3 Public Sewer 2 Public Water	1 Paved	5 Heavy	Description	Code	Appraised	Assessed	
155 LEXINGTON DR		SUPPLEMENTAL DATA			INDUSTR.	4000	3,343,400	3,343,400	LACONIA, NH	
LACONIA NH 03246		Alt Prcl ID 181 324 3A OWNOCC N			INDUSTR.	4000	574,600	574,600		LACONIA, NH
		REVIEW ZONE 1 IP ZONE 1 % 100			INDUSTR.	4000	367,000	367,000	LACONIA, NH	
		GIS ID 376-324-3			INDUSTR.	4000	367,000	367,000		LACONIA, NH
		Assoc Pid#			Total 4,285,000 4,285,000				LACONIA, NH	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)														
NEW HAMPSHIRE BALL BEARINGS INC	1595	0970	07-17-2000	U	I	6,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
NEW HAMPSHIRE BALL BEARING INC	1511	0747	01-20-1999	U	I	6,000	1	2022	4000	3,209,500	2021	4000	2,984,900	2020	4000	2,984,900						
NEW HAMPSHIRE BALL BEARIN	0496	0392	12-22-1967	U	I	0		2023	4000	574,600		4000	554,000		4000	513,000						
KEEWAYDIN SHORES INC		0	12-22-1967			0			4000	329,200		4000	329,200		4000	329,200						
Total								4,113,300			Total			3,868,100			Total			3,827,100		

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	Cyclical Group	TIF District	ID Code
0001		C		

NOTES	
N.H. BALL BEARING/ASTRO	
FHW MAIN HEAT CENTRAL + HEAT PUMPS ROOF	
SHOP=HEATED WAITING ROOM	
50X50 EASEMENT RELAYSTATN	
1N=ESMENT TO TEL&PSNH	

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	2,968,600
Appraised Xf (B) Value (Bldg)	374,800
Appraised Ob (B) Value (Bldg)	367,000
Appraised Land Value (Bldg)	574,600
Special Land Value	0
Total Appraised Parcel Value	4,285,000
Valuation Method	C
Total Appraised Parcel Value	4,285,000

BUILDING PERMIT RECORD							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp
2019-00285	08-27-2019	25	ROOF NEW	204,823	02-28-2020	100	
2018-00228	08-14-2018	25	ROOF NEW	129,075	05-08-2019	100	
2016-00095	04-15-2016	27	EXTERIOR RE	12,000	05-11-2016	100	
2015-00306	10-05-2015	25	ROOF NEW	187,375	02-11-2016	100	
2015-00087	04-29-2015	35	C-RENOVATE	22,599	02-11-2016	100	
2012-00405	01-23-2013		ANTENNA	1,000	08-06-2013	100	
2033-00252	09-21-2011	35	C-RENOVATE	210,000	03-12-2012	100	

VISIT / CHANGE HISTORY						
Date	Id	Type	Is	Cd	Purpost/Result	
06-14-2023	PS	CY		02	MEASURED	
02-28-2020	MPL	B		30	EXTERIOR INSPECTION	
05-08-2019	ML	B		29	DRIVE BY REVIEW	
09-28-2016	TB			25	REVIEWED	
02-11-2016	DD			14	INSPECTED	
08-06-2013	DD			15	PERMIT VISIT	
03-12-2012	DD			15	PERMIT VISIT	

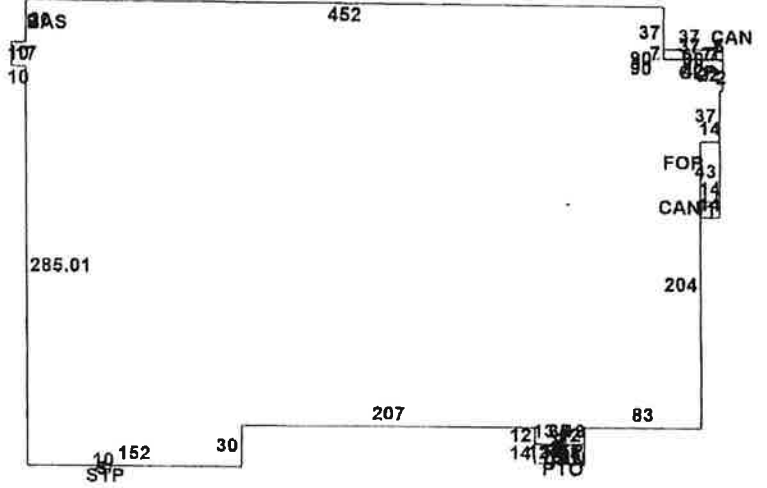
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	4000	FACTORY MDL-	IP			295,958	SF 1.24	1.00000	5	1.00	INDG	1.400			0	1.74	513,800
1	4000	FACTORY MDL-	IP			8.680	AC 5,000.00	1.00000	0	1.00	INDG	1.400			0	7,000	60,800
Total Card Land Units						15.47	AC	Parcel Total Land Area: 15.47						Total Land Value		574,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	40	Light Indust			
Model	96	Industrial			
Grade	04	Average +10			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	22	Precast Panel			
Exterior Wall 2	27	Pre-finish Metl			
Roof Structure	01	Flat			
Roof Cover	12	Membrane			
Interior Wall 1	01	Minim/Masonry			
Interior Wall 2	05	Drywall/Sheet			
Interior Floor 1	03	Concr-Finished			
Interior Floor 2	06	Lino/Vinyl			
Heating Fuel	03	Gas			
Heating Type	05	Hot Water			
AC Type	03	Central			
Bldg Use	4000	FACTORY MDL-96			
Total Rooms					
Total Bedrms	00				
Total Baths	6				
Heat/AC	01	HEAT/AC PKGS			
Frame Type	05	STEEL			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	03	SUS-CEIL/MN WL			
Rooms/Prtns	02	AVERAGE			
Wall Height	14.00				
% Comn Wall	0.00				
1st Floor Use:	4000				

MIXED USE		
Code	Description	Percentage
4000	FACTORY MDL-96	100
		0
		0

COST / MARKET VALUATION		
RCN		4,430,777
Year Built		1967
Effective Year Built		1990
Depreciation Code		GD
Remodel Rating		
Year Remodeled		
Depreciation %		33
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		67
RCNLD		2,968,600
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

BAS
 4,435 sf
 (4,435 sf)



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Ad	Appr. Value
LDL1	LOAD LEVELE	B	2	5900.00	1986		67		0.00	7,900
FGR1	GARAGE-AVE	L	2,400	25.00	1967	A	50		0.00	30,000
PAV1	PAVING-ASPH	L	166,73	2.50	1967	G	75		0.00	312,600
LT3	W/TRIPLE LIG	L	1	3300.00	1967	G	75		0.00	2,500
FN4	FENCE-8' CHA	L	120	17.00	1967	F	25		0.00	500
SHP1	WORK SHOP A	L	288	16.00	1990	VG	90		0.00	4,100
SPR3	DRY	B	156,47	3.50	1986		67		0.00	366,900
PAV2	PAVING-CONC	L	2,820	4.25	2016	A	50		0.00	6,000
SHD3	METAL	L	80	9.00		A	50		0.00	400
LT2	W/DOUBLE LI	L	4	2500.00		G	75		0.00	7,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value
AOF	Office, (Average)	13,304	13,304	13,304	29.72	395,421
BAS	First Floor	135,483	135,483	135,483	29.72	4,026,826
CAN	Canopy	0	234	23	2.92	684
CLP	Loading Platform, Finished	0	259	78	8.95	2,318
FEP	Porch, Enclosed, Finished	0	63	44	20.76	1,308
FOP	Porch, Open, Finished	0	602	120	5.92	3,567
PTO	Patlo	0	382	19	1.48	565
STP	Stoop	0	50	3	1.78	89
Ttl Gross Liv / Lease Area		148,787	150,377	149,074		4,430,778



Property Location 155 LEXINGTON DR
 Vision ID 5694 Account # 4309

Map ID 376/324/3/1
 Bldg # 1

Bldg Name
 Sec # 1 of 1 Card # 2 of 2

State Use 4000
 Print Date 2/12/2025 9:22:24 AM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1501 LACONIA, NH
NEW HAMPSHIRE BALL BEARINGS I 155 LEXINGTON DR LACONIA NH 03246	1 Level	3 Public Sewer	1 Paved	5 Heavy	Description	Code	Appraised	Assessed	3,343,400 574,600 367,000	
		2 Public Water			INDUSTR.	4000	3,343,400	3,343,400		
					SUPPLEMENTAL DATA					VISION
Alt Prcl ID 181 324 3A OWNOCC N			ZONE 2 ZONE 2 % WARD WARD 1		IND LAND	4000	574,600	574,600		
REVIEW ZONE 1 IP ZONE 1 % 100			Assoc Pid#		INDUSTR.	4000	367,000	367,000		
GIS ID 376-324-3					Total		4,285,000	4,285,000		

RECORD OF OWNERSHIP						PREVIOUS ASSESSMENTS (HISTORY)								
BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
						2022	4000	3,209,500	2021	4000	2,984,900	2020	4000	2,984,900
							4000	574,600		4000	554,000		4000	513,000
							4000	329,200		4000	329,200		4000	329,200
						Total		4,113,300	Total		3,868,100	Total		3,827,100

EXEMPTIONS				OTHER ASSESSMENTS				APPROAISED VALUE SUMMARY		
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int		
									Appraised Bldg. Value (Card)	2,968,600
									Appraised Xf (B) Value (Bldg)	374,800
									Appraised Ob (B) Value (Bldg)	367,000
									Appraised Land Value (Bldg)	574,600
									Special Land Value	0
									Total Appraised Parcel Value	4,285,000
									Valuation Method	C
									Total Appraised Parcel Value	4,285,000

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

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value
Total Card Land Units															574,600	

Parcel Total Land Area:

Total Land Value

574,600

Property Location 155 LEXINGTON DR
 Vision ID 5694 Account # 4309

Map ID 376/324/3//
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 2 of 2

State Use 4000
 Print Date 2/12/2025 9:22:24 AM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description					
Style:	40	Light Indust								
Model	96	Industrial								
Grade	04	Average +10								
Stories:	1									
Occupancy	1.00									
Exterior Wall 1	22	Precast Panel								
Exterior Wall 2	27	Pre-finish Metl								
Roof Structure	01	Flat								
Roof Cover	12	Membrane								
Interior Wall 1	01	Minim/Masonry								
Interior Wall 2	05	Drywall/Sheet								
Interior Floor 1	03	Concr-Finished								
Interior Floor 2	06	Lino/Vinyl								
Heating Fuel	03	Gas								
Heating Type	05	Hot Water								
AC Type	03	Central								
Bldg Use	4000	FACTORY MDL-96								
Total Rooms										
Total Bedrms	00									
Total Baths	6									
Heat/AC	01	HEAT/AC PKGS								
Frame Type	05	STEEL								
Baths/Plumbing	02	AVERAGE								
Ceiling/Wall	03	SUS-CEIL/MN WL								
Rooms/Prtns	02	AVERAGE								
Wall Height	14.00									
% Comn Wall	0.00									
1st Floor Use:	4000									
			MIXED USE							
			Code	Description	Percentage					
			COST / MARKET VALUATION							
			RCN							
			Year Built							
			Effective Year Built							
			Depreciation Code							
			Remodel Rating							
			Year Remodeled							
			Depreciation %							
			Functional Obsol							
			External Obsol							
			Trend Factor							
			Condition							
			Condition %							
			Percent Good							
			RCNLD							
			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	% Good	Grade	Grade Ad	Appr. Value
LT4	W/FOUR LIGH	L	1	4100.00		G	75		0.00	3,100
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area										

Property Location 155 LEXINGTON DR
 Vision ID 5694 Account # 4309

Map ID 376/ 324/ 3/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1 Card # 1 of 2

State Use 4000
 Print Date 2/12/2025 9:22:13 AM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1501 LACONIA, NH							
NEW HAMPSHIRE BALL BEARINGS I		1 Level	3 Public Sewer 2 Public Water	1 Paved	5 Heavy	Description	Code	Appraised	Assessed								
155 LEXINGTON DR		SUPPLEMENTAL DATA Alt Prcl ID 181 324 3A OWNOC N REVIEW ZONE 1 IP ZONE 1 % 100 GIS ID 376-324-3				INDUSTR.	4000	3,209,500	3,209,500	VISION							
LACONIA NH 03246						IND LAND	4000	574,600	574,600								
						INDUSTR.	4000	329,200	329,200								
						Total		4,113,300	4,113,300								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
NEW HAMPSHIRE BALL BEARINGS INC		1595 0970	07-17-2000	U	I	6,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
NEW HAMPSHIRE BALL BEARING INC		1511 0747	01-20-1999	U	I	6,000	1	2022	4000	3,209,500	2021	4000	2,984,900	2020	4000	2,984,900	
NEW HAMPSHIRE BALL BEARIN		0496 0392	12-22-1967	U	I	0			4000	574,600		4000	554,000		4000	513,000	
KEEWAYDIN SHORES INC		0	12-22-1967			0			4000	329,200		4000	329,200		4000	329,200	
						Total		4,113,300	Total		3,868,100	Total		3,827,100			
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							APPRAISED VALUE SUMMARY							
									Appraised Bldg. Value (Card)			2,920,300					
									Appraised Xf (B) Value (Bldg)			289,200					
									Appraised Ob (B) Value (Bldg)			329,200					
									Appraised Land Value (Bldg)			574,600					
									Special Land Value			0					
									Total Appraised Parcel Value			4,113,300					
									Valuation Method			C					
									Total Appraised Parcel Value			4,113,300					
NOTES																	
N.H. BALL BEARING/ASTRO																	
8 DIFFERENT HEATINGSYSTEMS																	
SHOP=HEATED WAITING ROOM 1N=ESMENT TO TEL&PSNH																	
50X50 EASEMENT RELAYSTATN																	
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			
2019-00285	08-27-2019	25	ROOF NEW	204,823	02-28-2020	100		REPLACE 12,500 SF ROOFIN	02-28-2020	MPL	B		30	EXTERIOR INSPECTION			
2018-00228	08-14-2018	25	ROOF NEW	129,075	05-08-2019	100		REPLACE ROOF	05-08-2019	ML	B		29	DRIVE BY REVIEW			
2016-00095	04-15-2016	27	EXTERIOR RE	12,000	05-11-2016	100		SITE PREP	09-28-2016	TB			25	REVIEWED			
2015-00306	10-05-2015	25	ROOF NEW	187,375	02-11-2016	100			02-11-2016	DD			14	INSPECTED			
2015-00087	04-29-2015	35	C-RENOVATE	22,599	02-11-2016	100			08-06-2013	DD			15	PERMIT VISIT			
2012-00405	01-23-2013		ANTENNA	1,000	08-06-2013	100			03-12-2012	DD			15	PERMIT VISIT			
2033-00252	09-21-2011	35	C-RENOVATE	210,000	03-12-2012	100			10-21-2010	SW			41	HEARING CHANGE DATA			
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	4000	FACTORY MDL-	IP			295,958	SF 1.24	1.00000	5	1.00	INDG	1.400			0	1.74	513,800
1	4000	FACTORY MDL-	IP			8.680	AC 5,000.00	1.00000	0	1.00	INDG	1.400			0	7,000	60,800
Total Card Land Units						15.47	AC	Parcel Total Land Area:						15.47	Total Land Value		574,600

Property Location 155 LEXINGTON DR
 Vision ID 5694 Account # 4309

Map ID 376/324/3//
 Bldg # 1

Bldg Name
 Sec # 1 of 1

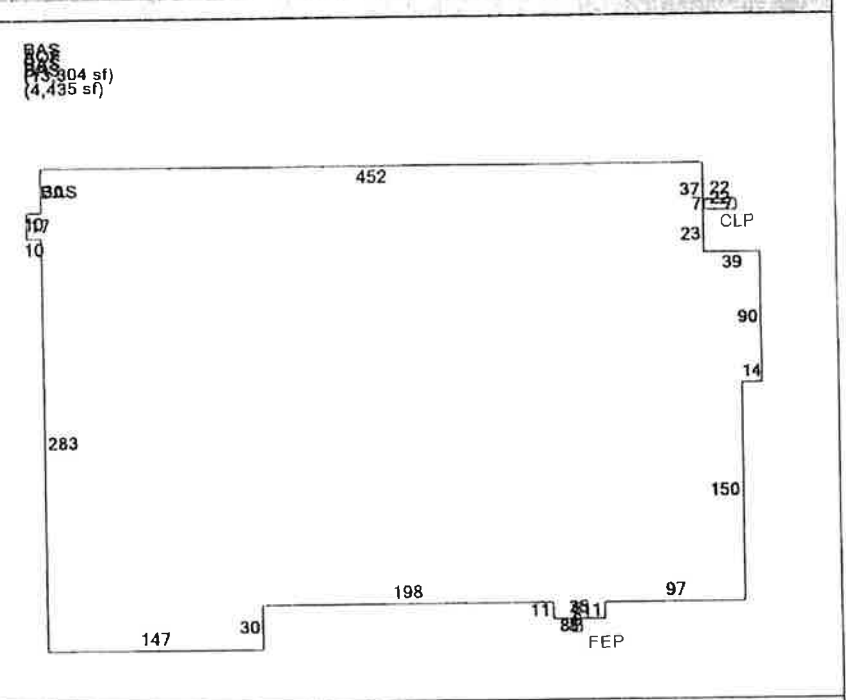
Card # 1 of 2

State Use 4000
 Print Date 2/12/2025 9:22:14 AM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	40	Light Indust			
Model	96	Industrial			
Grade	04	Average +10			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	22	Precast Panel			
Exterior Wall 2	27	Pre-finish Metl			
Roof Structure	01	Flat			
Roof Cover	12	Membrane			
Interior Wall 1	01	Minim/Masonry			
Interior Wall 2	05	Drywall/Sheet			
Interior Floor 1	03	Concr-Finished			
Interior Floor 2	06	Lino/Vinyl			
Heating Fuel	03	Gas			
Heating Type	06	Steam			
AC Type	03	Central			
Bldg Use	4000	FACTORY MDL-96			
Total Rooms					
Total Bedrms	00				
Total Baths	3				
Heat/AC	01	HEAT/AC PKGS			
Frame Type	05	STEEL			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	03	SUS-CEIL/MN WL			
Rooms/Prtns	02	AVERAGE			
Wall Height	14.00				
% Comn Wall	0.00				
1st Floor Use:	4000				

MIXED USE		
Code	Description	Percentage
4000	FACTORY MDL-96	100
		0
		0

COST / MARKET VALUATION		
RCN		4,358,612
Year Built		1967
Effective Year Built		1988
Depreciation Code		GD
Remodel Rating		
Year Remodeled		
Depreciation %		33
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		67
RCNLD		2,920,300
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	% Good	Grade	Grade Adj	Appr. Value
LDL1	LOAD LEVELE	B	2	5900.00	1986			67		0.00	7,900
FGR1	GARAGE-AVE	L	2,400	22.00	1967	A		50		0.00	26,400
PAV1	PAVING-ASPH	L	130.00	2.50	1967	VG		90		0.00	292,500
LT1	LIGHTS-IN W/P	L	5	1800.00	1967	A		50		0.00	4,500
LT3	W/TRIPLE LIG	L	1	3300.00	1967	F		25		0.00	800
FN4	FENCE-8' CHAI	L	120	17.00	1967	F		25		0.00	500
SHP1	WORK SHOP A	L	288	16.00	1990	VG		90		0.00	4,100
SPR3	DRY	B	156.47	2.50	1986			67		0.00	262,100
KITH	X KITCHEN	B	1	4000.00	1986			67		0.00	2,700
CLR1	COOLER	B	63	86.00	1986			67		0.00	3,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value
AOF	Office, (Average)	13,304	13,304	13,304	29.47	392,056
BAS	First Floor	134,521	134,521	134,521	29.47	3,964,199
CLP	Loading Platform, Finished	0	154	46	8.80	1,356
FEP	Porch, Enclosed, Finished	0	48	34	20.87	1,002
Ttl Gross Liv / Lease Area		147,825	148,027	147,905		4,358,613

Property Location 155 LEXINGTON DR
 Vision ID 5694

Account # 4309

Map ID 376/ 324/ 3/ /

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 2 of 2

State Use 4000
 Print Date 2/12/2025 9:22:15 AM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1501 LACONIA, NH								
NEW HAMPSHIRE BALL BEARINGS I 155 LEXINGTON DR LACONIA NH 03246		1 Level	3 Public Sewer 2 Public Water	1 Paved	5 Heavy	Description	Code	Appraised	Assessed									
						INDUSTR.	4000	3,209,500	3,209,500	VISION								
						IND LAND	4000	574,600	574,600									
						INDUSTR.	4000	329,200	329,200									
SUPPLEMENTAL DATA						Total				4,113,300	4,113,300							
Alt Prcl ID 181 324 3A OWNOC N REVIEW ZONE 1 IP ZONE 1 % 100 GIS ID 376-324-3 ZONE 2 ZONE 2 % WARD WARD 1 Assoc Pid#																		
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
										Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
										2022	4000	3,209,500	2021	4000	2,984,900	2020	4000	2,984,900
											4000	574,600		4000	554,000		4000	513,000
											4000	329,200		4000	329,200		4000	329,200
										Total		4,113,300	Total		3,868,100	Total		3,827,100
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																		
ASSESSING NEIGHBORHOOD									APPRAISED VALUE SUMMARY									
Nbhd	Nbhd Name	Cyclical Group	TIF District	ID Code					Appraised Bldg. Value (Card)				2,920,300					
0001		C							Appraised Xf (B) Value (Bldg)				289,200					
									Appraised Ob (B) Value (Bldg)				329,200					
									Appraised Land Value (Bldg)				574,600					
									Special Land Value				0					
									Total Appraised Parcel Value				4,113,300					
									Valuation Method				C					
									Total Appraised Parcel Value				4,113,300					
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				
LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value		
Total Card Land Units					Parcel Total Land Area:					Total Land Value					574,600			

Property Location 155 LEXINGTON DR
 Vision ID 5694 Account # 4309

Map ID 376/ 324/ 3/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 2 of 2

State Use 4000
 Print Date 2/12/2025 9:22:15 AM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description					
Style:	40	Light Indust								
Model	96	Industrial								
Grade	04	Average +10								
Stories:	1									
Occupancy	1.00									
Exterior Wall 1	22	Precast Panel								
Exterior Wall 2	27	Pre-finish Metl								
Roof Structure	01	Flat								
Roof Cover	12	Membrane								
Interior Wall 1	01	Minim/Masonry								
Interior Wall 2	05	Drywall/Sheet								
Interior Floor 1	03	Concr-Finished								
Interior Floor 2	06	Lino/Vinyl								
Heating Fuel	03	Gas								
Heating Type	06	Steam								
AC Type	03	Central								
Bldg Use	4000	FACTORY MDL-96								
Total Rooms										
Total Bedrms	00									
Total Baths	3									
Heat/AC	01	HEAT/AC PKGS								
Frame Type	05	STEEL								
Baths/Plumbing	02	AVERAGE								
Ceiling/Wall	03	SUS-CEIL/MN WL								
Rooms/Prtns	02	AVERAGE								
Wall Height	14.00									
% Cornn Wall	0.00									
1st Floor Use:	4000									
			MIXED USE Code Description Percentage RCN Year Built Effective Year Built Depreciation Code Remodel Rating Year Remodeled Depreciation % Functional Obsol External Obsol Trend Factor Condition Condition % Percent Good RCNLD Dep % Ovr Dep Ovr Comment Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Comment							
			COST / MARKET VALUATION RCN Year Built Effective Year Built Depreciation Code Remodel Rating Year Remodeled Depreciation % Functional Obsol External Obsol Trend Factor Condition Condition % Percent Good RCNLD 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 Bilt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
CLR2	FREEZER TEM	B	63	110.00	1986		67		0.00	4,600
PAV2	PAVING-CONC	L	100	4.25	2016	VG	90		0.00	400
CLR2	FREEZER TEM	B	112	110.00	1986		67		0.00	8,300
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area										

Property Location 155 LEXINGTON DR
 Vision ID 5694 Account # 4309

Map ID 376/ 324/ 3/ /
 Bldg # 1

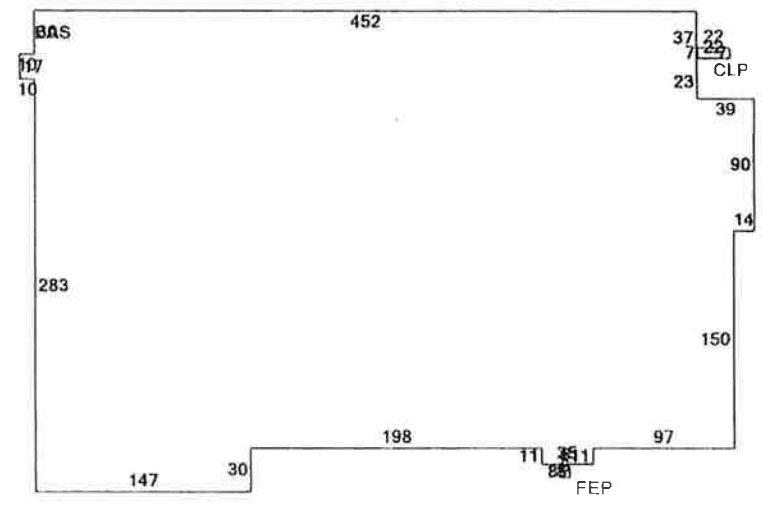
Bldg Name
 Sec # 1 of 1 Card # 1 of 2

State Use 4000
 Print Date 2/12/2025 9:21:41 AM

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				1501 LACONIA, NH														
NEW HAMPSHIRE BALL BEARINGS I		1 Level	3 Public Sewer	1 Paved	5 Heavy	Description	Code	Appraised	Assessed															
155 LEXINGTON DR LACONIA NH 03246						INDUSTR.	4000	2,984,900	2,984,900	VISION														
						IND LAND	4000	554,000	554,000															
		SUPPLEMENTAL DATA				INDUSTR.	4000	329,200	329,200															
		Alt Prcl ID 181 324 3A OWNOCC N		ZONE 2 ZONE 2 % WARD WARD 3																				
		REVIEW ZONE 1 IP ZONE 1 % 100		Assoc Pid#																				
		GIS ID 376-324-3				Total		3,868,100	3,868,100															
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)														
NEW HAMPSHIRE BALL BEARINGS INC				1595 0970	07-17-2000	U	I	6,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
NEW HAMPSHIRE BALL BEARING INC				1511 0747	01-20-1999	U	I	6,000	1	2021	4000	2,984,900	2020	4000	2,984,900	2019	4000	2,984,900						
NEW HAMPSHIRE BALL BEARIN				0496 0392	12-22-1967	U	I	0			4000	554,000		4000	513,000		4000	513,000						
KEEWAYDIN SHORES INC				0	12-22-1967			0			4000	329,200		4000	329,200		4000	329,200						
				Total							3,868,100		Total	3,827,100		Total	3,827,100							
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)	2,695,700													
0001		C								Appraised Xf (B) Value (Bldg)	289,200													
										Appraised Ob (B) Value (Bldg)	329,200													
										Appraised Land Value (Bldg)	554,000													
										Special Land Value	0													
										Total Appraised Parcel Value	3,868,100													
										Valuation Method	C													
										Total Appraised Parcel Value	3,868,100													
NOTES										VISIT / CHANGE HISTORY														
N.H. BALL BEARING/ASTRO										Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
8 DIFFERENT HEATINGSYSTEMS										2019-00285	08-27-2019	25	ROOF NEW	204,823	02-28-2020	100		REPLACE 12,500 SF ROOFIN	02-28-2020	MPL	B		30	EXTERIOR INSPECTION
SHOP=HEATED WAITING ROOM										2018-00228	08-14-2018	25	ROOF NEW	129,075	05-08-2019	100		REPLACE ROOF	05-08-2019	ML	B		29	DRIVE BY REVIEW
50X50 EASEMENT RELAYSTATN										2016-00095	04-15-2016	27	EXTERIOR RE	12,000	05-11-2016	100		SITE PREP	09-28-2016	TB			25	REVIEWED
										2015-00306	10-05-2015	25	ROOF NEW	187,375	02-11-2016	100			02-11-2016	DD			14	INSPECTED
										2015-00087	04-29-2015	35	C-RENOVATE	22,599	02-11-2016	100			08-06-2013	DD			15	PERMIT VISIT
										2012-00405	01-23-2013		ANTENNA	1,000	08-06-2013	100			03-12-2012	DD			15	PERMIT VISIT
										2033-00252	09-21-2011	35	C-RENOVATE	210,000	03-12-2012	100			10-21-2010	SW			41	HEARING CHANGE DATA
BUILDING PERMIT RECORD										LAND LINE VALUATION SECTION														
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value								
1	4000	FACTORY MDL-	IP			295,958	SF	1.24	1.00000	5	1.00	INDG	1.350		0	1.67	495,400							
1	4000	FACTORY MDL-	IP			8,680	AC	5,000.00	1.00000	0	1.00	INDG	1.350		0	6,750	58,600							
Total Card Land Units						15.47	AC	Parcel Total Land Area: 15.47						Total Land Value		554,000								

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	40	Light Indust			
Model	96	Industrial			
Grade	04	Average +10			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	22	Precast Panel			
Exterior Wall 2	27	Pre-finish Metl			
Roof Structure	01	Flat			
Roof Cover	12	Membrane			
Interior Wall 1	01	Minim/Masonry			
Interior Wall 2	05	Drywall/Sheet			
Interior Floor 1	03	Concr-Finished			
Interior Floor 2	06	Lino/Vinyl			
Heating Fuel	03	Gas			
Heating Type	06	Steam			
AC Type	03	Central			
Bldg Use	4000	FACTORY MDL-96			
Total Rooms					
Total Bedrms	00				
Total Baths	3				
Heat/AC	01	HEAT/AC PKGS			
Frame Type	05	STEEL			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	03	SUS-CEIL/MN WL			
Rooms/Prtns	02	AVERAGE			
Wall Height	14.00				
% Conn Wall	0.00				
1st Floor Use:	4000				
			MIXED USE		
			Code	Description	Percentage
			4000	FACTORY MDL-96	100
					0
					0
			COST / MARKET VALUATION		
			RCN		4,023,460
			Year Built		1967
			Effective Year Built		1988
			Depreciation Code		GD
			Remodel Rating		
			Year Remodeled		
			Depreciation %		33
			Functional Obsol		
			External Obsol		
			Trend Factor		1.000
			Condition		
			Condition %		
			Percent Good		67
			RCNLD		2,695,700
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

BAS
 BAS
 43,304 sf
 (4,435 sf)



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
LDL1	LOAD LEVELE	B	2	5900.00	1986		67		0.00	7,900
FGR1	GARAGE-AVE	L	2,400	22.00	1967	A	50		0.00	26,400
PAV1	PAVING-ASPH	L	130,00	2.50	1967	VG	90		0.00	292,500
LT1	LIGHTS-IN W/P	L	5	1800.00	1967	A	50		0.00	4,500
LT3	W/TRIPLE LIG	L	1	3300.00	1967	F	25		0.00	800
FN4	FENCE-8' CHAI	L	120	17.00	1967	F	25		0.00	500
SHP1	WORK SHOP A	L	288	16.00	1990	VG	90		0.00	4,100
SPR3	DRY	B	156,47	2.50	1986		67		0.00	262,100
KITH	X KITCHEN	B	1	4000.00	1986		67		0.00	2,700
CLB1	COOLER	B	63	86.00	1986		67		0.00	3,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
AOF	Office, (Average)	13,304	13,304	13,304	27.20	361,909
BAS	First Floor	134,521	134,521	134,521	27.20	3,659,375
CLP	Loading Platform, Finished	0	154	46	8.13	1,251
FEP	Porch, Enclosed, Finished	0	48	34	19.27	925
Ttl Gross Liv / Lease Area		147,825	148,027	147,905		4,023,460



CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				1501 LACONIA, NH						
NEW HAMPSHIRE BALL BEARINGS I		1 Level	3 Public Sewer 2 Public Water	1 Paved	5 Heavy	Description	Code	Appraised	Assessed							
155 LEXINGTON DR		SUPPLEMENTAL DATA Alt Prcl ID 181 324 3A OWNOC N REVIEW ZONE 1 IP ZONE 1 % 100 GIS ID 376-324-3 ZONE 2 ZONE 2 % WARD WARD 3 Assoc Pid#				INDUSTR.	4000	2,984,900	2,984,900							
LACONIA NH 03246						IND LAND	4000	554,000	554,000	INDUSTR.	4000	329,200	329,200			
						Total		3,868,100	3,868,100							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
								Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2021	4000	2,984,900	2020	4000	2,984,900	2019	4000	2,984,900
									4000	554,000		4000	513,000		4000	513,000
									4000	329,200		4000	329,200		4000	329,200
						Total		3,868,100		Total		3,827,100		Total		3,827,100
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																
ASSESSING NEIGHBORHOOD																
Nbhd	Nbhd Name	Cyclical Group	TIF District	ID Code												
0001		C														
NOTES																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments								
VISIT / CHANGE HISTORY																
Date	Id	Type	Is	Cd	Purpost/Result											
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value
Total Card Land Units						Parcel Total Land Area:						Total Land Value				
												554,000				

Property Location 155 LEXINGTON DR
 Vision ID 5694

Account # 4309

Map ID 376/324/3/1

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 2

State Use 4000
 Print Date 2/12/2025 9:21:30 AM

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT			
NEW HAMPSHIRE BALL BEARINGS I 155 LEXINGTON DR LACONIA NH 03246	1 Level	3 Public Sewer	1 Paved	5 Heavy	Description	Code	Appraised	Assessed	1501 LACONIA, NH VISION
		2 Public Water			INDUSTR.	4000	2,984,900	2,984,900	
SUPPLEMENTAL DATA					IND LAND	4000	513,000	513,000	
Alt Prcl ID 181 324 3A OWNOC N REVIEW ZONE 1 IP ZONE 1 % 100 GIS ID 376-324-3					INDUSTR.	4000	329,200	329,200	
							Total	3,827,100	3,827,100

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
NEW HAMPSHIRE BALL BEARINGS INC	1595	0970	07-17-2000	U	I	6,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
NEW HAMPSHIRE BALL BEARING INC	1511	0747	01-20-1999	U	I	6,000	1	2020	4000	2,984,900	2019	4000	2,984,900	2018	4000	3,040,000
NEW HAMPSHIRE BALL BEARIN	0496	0392	12-22-1967	U	I	0			4000	513,000		4000	513,000		4000	513,000
KEEWAYDIN SHORES INC		0	12-22-1967			0			4000	329,200		4000	329,200		4000	329,200
								Total	3,827,100		Total	3,827,100		Total	3,882,200	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			0.00				
Total			0.00				

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	Cyclical Group	TIF District	ID Code
0001		C		

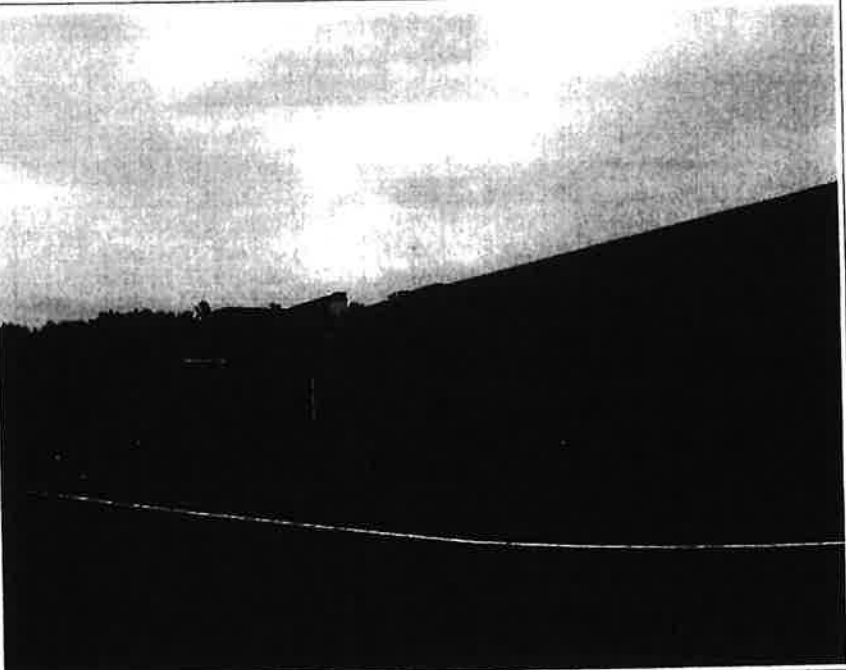
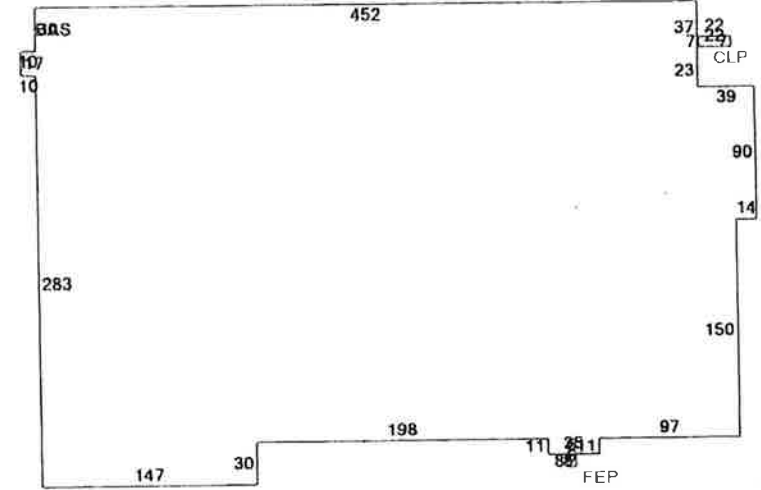
NOTES	
N.H. BALL BEARING/ASTRO 8 DIFFERENT HEATINGSYSTEMS SHOP=HEATED WAITING ROOM 50X50 EASEMENT RELAYSTATN	1N=ESMENT TO TEL&PSNH

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
2019-00285	08-27-2019	25	ROOF NEW	204,823	02-28-2020	100		REPLACE 12,500 SF ROOFIN		02-28-2020	MPL	B		30	EXTERIOR INSPECTION
2018-00228	08-14-2018	25	ROOF NEW	129,075	05-08-2019	100		REPLACE ROOF		05-08-2019	ML	B		29	DRIVE BY REVIEW
2016-00095	04-15-2016	27	EXTERIOR RE	12,000	05-11-2016	100		SITE PREP		09-28-2016	TB			25	REVIEWED
2015-00306	10-05-2015	25	ROOF NEW	187,375	02-11-2016	100				02-11-2016	DD			14	INSPECTED
2015-00087	04-29-2015	35	C-RENOVATE	22,599	02-11-2016	100				08-06-2013	DD			15	PERMIT VISIT
2012-00405	01-23-2013		ANTENNA	1,000	08-06-2013	100				03-12-2012	DD			15	PERMIT VISIT
2033-00252	09-21-2011	35	C-RENOVATE	210,000	03-12-2012	100				10-21-2010	SW			41	HEARING CHANGE DATA

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes		Location Adjustme	Adj Unit Pric	Land Value
1	4000	FACTORY MDL-	IP			295,958	SF	1.24	1.00000	5	1.00	INDG	1.250		0	1.55	458,700
1	4000	FACTORY MDL-	IP			8.680	AC	5,000.00	1.00000	0	1.00	INDG	1.250		0	6,250	54,300
Total Card Land Units						15.47	AC	Parcel Total Land Area: 15.47						Total Land Value		513,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	40	Light Indust			
Model	96	Industrial			
Grade	04	Average +10			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	22	Precast Panel			
Exterior Wall 2	27	Pre-finish Metl			
Roof Structure	01	Flat			
Roof Cover	12	Membrane			
Interior Wall 1	01	Minim/Masonry			
Interior Wall 2	05	Drywall/Sheet			
Interior Floor 1	03	Concr-Finished			
Interior Floor 2	06	Lino/Vinyl			
Heating Fuel	03	Gas			
Heating Type	06	Steam			
AC Type	03	Central			
Bldg Use	4000	FACTORY MDL-96			
Total Rooms					
Total Bedrms	00				
Total Baths	3				
Heat/AC	01	HEAT/AC PKGS			
Frame Type	05	STEEL			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	03	SUS-CEIL/MN WL			
Rooms/Prtns	02	AVERAGE			
Wall Height	14.00				
% Comn Wall	0.00				
1st Floor Use:	4000				
			MIXED USE		
			Code	Description	Percentage
			4000	FACTORY MDL-96	100
					0
					0
			COST / MARKET VALUATION		
			RCN		4,023,460
			Year Built	1967	
			Effective Year Built	1987	
			Depreciation Code	GD	
			Remodel Rating		
			Year Remodeled		
			Depreciation %	33	
			Functional Obsol		
			External Obsol		
			Trend Factor	1,000	
			Condition		
			Condition %		
			Percent Good	67	
			RCNLD		2,695,700
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

BAS
 BAS
 13,304 sf)
 (4,435 sf)



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
LDL1	LOAD LEVELE	B	2	5900.00	1986			67		0.00	7,900
FGR1	GARAGE-AVE	L	2,400	22.00	1967	A		50		0.00	26,400
PAV1	PAVING-ASPH	L	130,000	2.50	1967	VG		90		0.00	292,500
LT1	LIGHTS-IN W/P	L	5	1800.00	1967	A		50		0.00	4,500
LT3	W/TRIPLE LIG	L	1	3300.00	1967	F		25		0.00	800
FN4	FENCE-8' CHAI	L	120	17.00	1967	F		25		0.00	500
SHP1	WORK SHOP A	L	288	16.00	1990	VG		90		0.00	4,100
SPR3	DRY	B	156,47	2.50	1986			67		0.00	262,100
KITH	X KITCHEN	B	1	4000.00	1986			67		0.00	2,700
CLR1	COOLER	B	63	86.00	1986			67		0.00	3,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
AOF	Office, (Average)	13,304	13,304	13,304	27.20	361,909
BAS	First Floor	134,521	134,521	134,521	27.20	3,659,375
CLP	Loading Platform, Finished	0	154	46	8.13	1,251
FEP	Porch, Enclosed, Finished	0	48	34	19.27	925
Ttl Gross Liv / Lease Area		147,825	148,027	147,905		4,023,460

Property Location 155 LEXINGTON DR
 Vision ID 5694

Account # 4309

Map ID 376/324/3/1

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 2 of 2

State Use 4000
 Print Date 2/12/2025 9:21:31 AM

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				1501 LACONIA, NH						
NEW HAMPSHIRE BALL BEARINGS I 155 LEXINGTON DR LACONIA NH 03246	1 Level	3 Public Sewer	1 Paved	5 Heavy	Description	Code	Appraised	Assessed	INDUSTR. 4000 2,984,900 IND LAND 4000 513,000 INDUSTR. 4000 329,200							
		2 Public Water														
SUPPLEMENTAL DATA										VISION						
Alt Prcl ID 181 324 3A OWNOCC N			ZONE 2 ZONE 2 % WARD WARD 3													
REVIEW ZONE 1 IP ZONE 1 % 100 GIS ID 376-324-3			Assoc Pid#													
					Total		3,827,100	3,827,100								
RECORD OF OWNERSHIP						PREVIOUS ASSESSMENTS (HISTORY)										
BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
							2020	4000	2,984,900	2019	4000	2,984,900	2018	4000	3,040,000	
								4000	513,000		4000	513,000		4000	513,000	
								4000	329,200		4000	329,200		4000	329,200	
							Total		3,827,100	Total		3,827,100	Total		3,882,200	
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																
ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name	Cyclical Group	TIF District	ID Code												
0001		C														
NOTES																
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Ca	Purpost/Result	
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value
Total Card Land Units					Parcel Total Land Area:					Total Land Value					513,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description					
Style:	40	Light Indust								
Model	96	Industrial								
Grade	04	Average +10								
Stories:	1									
Occupancy	1.00									
Exterior Wall 1	22	Precast Panel								
Exterior Wall 2	27	Pre-finish Metl								
Roof Structure	01	Flat								
Roof Cover	12	Membrane								
Interior Wall 1	01	Minim/Masonry								
Interior Wall 2	05	Drywall/Sheet								
Interior Floor 1	03	Concr-Finished								
Interior Floor 2	06	Lino/Vinyl								
Heating Fuel	03	Gas								
Heating Type	06	Steam								
AC Type	03	Central								
Bldg Use	4000	FACTORY MDL-96								
Total Rooms										
Total Bedrms	00									
Total Baths	3									
Heat/AC	01	HEAT/AC PKGS								
Frame Type	05	STEEL								
Baths/Plumbing	02	AVERAGE								
Ceiling/Wall	03	SUS-CEIL/MN WL								
Rooms/Prtns	02	AVERAGE								
Wall Height	14.00									
% Comn Wall	0.00									
1st Floor Use:	4000									
			MIXED USE							
			Code	Description	Percentage					
			COST / MARKET VALUATION							
			RCN							
			Year Built							
			Effective Year Built							
			Depreciation Code							
			Remodel Rating							
			Year Remodeled							
			Depreciation %							
			Functional Obsol							
			External Obsol							
			Trend Factor							
			Condition							
			Condition %							
			Percent Good							
			RCNLD							
			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	% Good	Grade	Grade Adj	Appr. Value
CLR2	FREEZER TEM	B	63	110.00	1986		67		0.00	4,600
PAV2	PAVING-CONC	L	100	4.25	2016	VG	90		0.00	400
CLR2	FREEZER TEM	B	112	110.00	1986		67		0.00	8,300
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area										

APPENDIX A

New Hampshire Ball Bearings, Inc.

2024 Tax Abatement Application

New Hampshire Ball Bearings, Inc. ("NHBB") is seeking to abate the 2024 property taxes assessed for the property located at 155 Lexington Drive, Laconia, NH 03426 for the following reasons:

1. Errors in Factual Data.

- a. Outbuilding/Extra Features – NHBB contends the units calculated for Outbuildings & Yard Items (OB), and Extra Features (XF) – including the asphalt and concrete pavement areas – are incorrect. These discrepancies likely contributed to inaccurate calculations of the Appraised XF Value and/or Appraised OB Value. NHBB is in the process of measuring these outbuildings and features and intends to update the application with the revised measurements as soon as they are completed.
- b. Building Sub-Area – NHBB asserts that the Gross Area measurements for several locations – specifically the First Floor, Office Space, Loading Platform, and both Open and Enclosed Porches – are erroneous. These inaccuracies appear to have led to an incorrect Appraised Building Value. NHBB has measured the First Floor at 123,262 ft², the Office Space at 26,720 ft², and the total square footage of the main building plus all out buildings at 152,720 ft². NHBB is currently gathering more specific measurements for the porches, Patio, and Loading Platform and will amend the application with the corrected data at the earliest opportunity.

2. Errors in Market Data.

- a. Cost/Market Evaluation – NHBB contends that the depreciation percentage applied in calculating the Replacement Cost New Less Depreciation (RCNLD) is flawed. A review of property records over the last five years reveals no adjustment in depreciation, despite the passage of time. NHBB plans to seek an independent valuation from a professional appraiser and will amend the application with this expert opinion as soon as it is available.

3. Disproportionate Assessment.

- a. Preserving Claim - Because the property value is still under review, NHBB is unable to fully assess the issue of proportionality at this time. However, after reviewing all available documentation, including the USPAP report, NHBB believes it has grounds for a claim of disproportionate assessment. We have included this matter here to preserve any potential claims that may arise during our ongoing research and investigation.

SIGNATURE

Tax Collector
PO Box 489 45 Beacon St East
Laconia, NH 03247
www.laconianh.gov 1200

City of Laconia
Real Estate Tax Bill
2024 2nd Half Tax Bill

(603) 527-1269
8:30 - 4:30 Mon. - Fri.
Make Checks Payable To:
City of Laconia

Tax Year	Acct. No.	Bill No.	Bill Date	Interest Rate	Due Date																								
2024	4309	455609	12/09/2024	8% if paid after:	1/10/2025																								
Map/Parcel No.		Location of Property			Area																								
376/324/3		155 LEXINGTON DR			15.47																								
Owner of Record				Tax Calculation																									
NEW HAMPSHIRE BALL BEARINGS INC 155 LEXINGTON DR LACONIA, NH 03246				Prior Years Due																									
<i>5034936</i> <i>DTO OF 503600</i>				Gross Tax	\$88,843.00																								
				July Tax	\$29,802.00																								
<table border="1"> <thead> <tr> <th>Tax Rate</th> <th colspan="3">Assessed Valuation</th> </tr> </thead> <tbody> <tr> <td>City Tax Rate</td> <td>5.440</td> <td>Land Value</td> <td>599,400</td> </tr> <tr> <td>County Tax Rate</td> <td>0.960</td> <td>Building Value</td> <td>5,918,800</td> </tr> <tr> <td>Local School Rate</td> <td>6.080</td> <td>Total Value</td> <td>6,518,200</td> </tr> <tr> <td>State Ed. Rate</td> <td>1.150</td> <td>- Exemptions</td> <td></td> </tr> <tr> <td>Total</td> <td>13.63</td> <td>Net Value</td> <td>6,518,200</td> </tr> </tbody> </table>				Tax Rate	Assessed Valuation			City Tax Rate	5.440	Land Value	599,400	County Tax Rate	0.960	Building Value	5,918,800	Local School Rate	6.080	Total Value	6,518,200	State Ed. Rate	1.150	- Exemptions		Total	13.63	Net Value	6,518,200	December Tax	\$59,041.00
Tax Rate	Assessed Valuation																												
City Tax Rate	5.440	Land Value	599,400																										
County Tax Rate	0.960	Building Value	5,918,800																										
Local School Rate	6.080	Total Value	6,518,200																										
State Ed. Rate	1.150	- Exemptions																											
Total	13.63	Net Value	6,518,200																										
				Less: Veteran Credit																									
				Pre-payments																									
				Net December Tax	\$59,041.00																								
				July Tax Balance																									
				Amount to Pay	\$59,041.00																								

INFORMATION FOR TAXPAYERS

*Plus interest on Prior Years & July Bill if Applicable

1. Please use account number on checks and all inquiries. Payable to "City of Laconia."
2. REMITTAL PORTION MUST ACCOMPANY PAYMENT. Cancelled check is your receipt. If return receipt is desired send ENTIRE bill and a self-addressed stamped envelope. NO STAMP - NO ENVELOPE - NO RECEIPT.
3. Taxes are not considered paid until the check clears. A fee is charged on all payments returned for any reason.
4. The taxpayer may, by March 1 following the date of notice of tax, and not afterward, apply in writing to the Assessors for a tax abatement. Wait for December bill.
5. Valuation questions must be to Assessors (not Tax Collector) 603-527-1268.
6. You are responsible for forwarding your bill to your escrow agent. We suggest you make an extra copy for your records.
7. Interest and fees are collected first where applicable. Balance of payment will be applied to principal.
8. **Unpaid Accounts after January next year will be subject to tax lien and additional charges.**
9. There is a fee of \$1.00 per account for payment histories or research of records.
10. July tax = Valuation x 1/2 prior years rate. December tax = Valuation x current rate less amount of July bill.
11. Payment of this bill does not prevent collection of previous unpaid taxes nor does an error in name of person taxed prevent collection.
12. Tax year is April 1 to March 31, RSA 76:2
13. If you are elderly, disabled, blind, a veteran or surviving spouse of a veteran, or are unable to pay taxes due to poverty or other good cause, you may be eligible for a tax exemption, credit, abatement or deferral. Must be your primary residence to qualify. For details and application contact the Board of Assessors, 45 Beacon Street E., Laconia, NH 03246, phone: 603-527-1268.
14. Credit cards are accepted online, in person, or by calling (855) 906-0411. Convenience fees are applied to all credit card transactions.

PLEASE KEEP THIS ENTIRE UPPER PORTION OF BILL FOR YOUR RECORDS.

detach here

TO INSURE PROPER CREDIT, RETURN ENTIRE BOTTOM PORTION OF BILL

detach here

Tax Collector
PO Box 489 45 Beacon St East
Laconia, NH 03247

City of Laconia
Real Estate Tax Bill

Prior Years Due *

FOR RECEIPT, PLEASE SEND A SELF-ADDRESSED STAMPED ENVELOPE WITH THE ENTIRE BILL

* Plus Interest

Map/Parcel No.	Location of Property	Tax Year	Acct. No.	Bill No.	Due Date
376/324/3	155 LEXINGTON DR	2024	4309	455609	1/10/2025
8% APR Interest Charged After:				1/10/2025	
				Amount to Pay	\$59,041.00

July Tax Balance
Net December Tax \$59,041.00

Address Changes:

NEW HAMPSHIRE BALL BEARINGS INC
155 LEXINGTON DR
LACONIA, NH 03246

PLEASE RETURN THIS REMITTAL PORTION WITH YOUR PAYMENT

Property Location 155 LEXINGTON DR Map ID 376/ 324/ 3/ / Bldg Name State Use 4000
 Vision ID 5694 Account # 4309 Bldg # 1 Sec # 1 of 1 Card # 1 of 2 Print Date 12/12/2024 12:21:58

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1501						
NEW HAMPSHIRE BALL BEARINGS I	1 Level	3 Public Sewer	1 Paved	5 Heavy	INDUSTR.	4000	5,551,800	5,551,800	LACONIA, NH							
155 LEXINGTON DR		2 Public Water			IND LAND	4000	599,400	599,400	VISION							
LACONIA NH 03246					INDUSTR.	4000	367,000	367,000								
SUPPLEMENTAL DATA					Total		6,518,200	6,518,200								
All Prol ID 181 324 3A OWNOC N REVIEW ZONE 1 IP ZONE 1 % 100 GIS ID 376-324-3 ZONE 2 ZONE 2 % WARD WARD 1 Assoc Pid#																
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
NEW HAMPSHIRE BALL BEARINGS INC	1595	0970	07-17-2000	U	I	6,000	1	Year	Code	Assessed	Year	Code	Assessed			
NEW HAMPSHIRE BALL BEARING INC	1511	0747	01-20-1999	U	I	6,000	1	2024	4000	5,551,800	2023	4000	3,343,400			
NEW HAMPSHIRE BALL BEARING INC	0496	0392	12-22-1967	U	I	0			4000	599,400		4000	574,600			
KEEWAYDIN SHORES INC		0	12-22-1967			0			4000	367,000		4000	329,200			
Total								6,518,200	Total	4,285,000	Total	4,113,300				
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																
Nbhd	Nbhd Name	Cyclical Group	TIF District	ID Code												
0001		C														
NOTES																
N.H. BALL BEARING/ASTRO																
FHW MAIN HEAT CENTRAL + HEAT PUMPS ROOF																
SHOP=HEATED WAITING ROOM 1N=ESMENT TO TEL&PSNH																
50X50 EASEMENT RELAYSTATN																
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpos/Result		
2019-00285	08-27-2019	25	ROOF NEW	204,823	02-28-2020	100		REPLACE 12,500 SF ROOFIN	06-14-2023	PS	CY		02	MEASURED		
2018-00228	08-14-2018	25	ROOF NEW	129,075	05-08-2019	100		REPLACE ROOF	02-28-2020	MPL	B		30	EXTERIOR INSPECTION		
2016-00095	04-15-2016	27	EXTERIOR RE	12,000	05-11-2016	100		SITE PREP	05-08-2019	ML	B		29	DRIVE BY REVIEW		
2015-00306	10-05-2015	25	ROOF NEW	187,375	02-11-2016	100			09-28-2016	TB			25	REVIEWED		
2015-00087	04-29-2015	35	C-RENOVATE	22,599	02-11-2016	100			02-11-2016	DD			14	INSPECTED		
2012-00405	01-23-2013		ANTENNA	1,000	08-06-2013	100			08-06-2013	DD			15	PERMIT VISIT		
2033-00252	09-21-2011	35	C-RENOVATE	210,000	03-12-2012	100			03-12-2012	DD			15	PERMIT VISIT		
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value
1	4000	FACTORY MDL-	IP			295,958	SF	1.30	1.00000	5	1.00	INDG	1.400	0	1.82	538,600
1	4000	FACTORY MDL-	IP			8.680	AC	5,000.00	1.00000	0	1.00	INDG	1.400	0	7,000	60,800
Total Card Land Units						15.47	AC	Parcel Total Land Area: 15.47						Total Land Value	599,400	