

2024 ABATEMENT REQUEST – Staff Notes

Map 367 Block 495 Lot 6 – Clearview Realty

The property is improved with an inn and spa that includes room rentals, a restaurant and conference center, comprised of 11.11 acres of land that has 1,256 feet of frontage on Opechee Bay of Lake Winnipesaukee, aka Lake Opechee.

The property owners filed an application for abatement for 2024 based on an income approach to value that includes the actual report of Net Operating Income (NOI) attributable to real estate in calendar years 2018 through 2022, the average of which is \$681,636 per year over that period. A significant portion of the building is reported to have no rental income while it is being actively used by the owners of the property (but not rented).

A NOI can be converted into a market value estimate by dividing it by a market-based capitalization rate. In this case the capitalization rate is estimated by the analyst at .1119, the result of which would be a market value estimate of \$6,091,500 (rounded) of the real estate.

The analyst “stabilizes” the Net Operating Income at \$475,425, significantly less than the actual experience of the property. The analyst also adjusts for personal property which is not included in the cash flow valuation by exclusion of the non-realty income.

The local assessed value for 2024 is \$7,221,500. Given the significant adjustments made to the NOI by the analyst, and recognition that no income is reported for significant areas of the building, no abatement is recommended.

Property Location 56-126 DORIS RAY CT
Vision ID 1169

Account # 439

Map ID 367/495/6//

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 3

State Use 4000
Print Date 03-13-2025 11:06:06

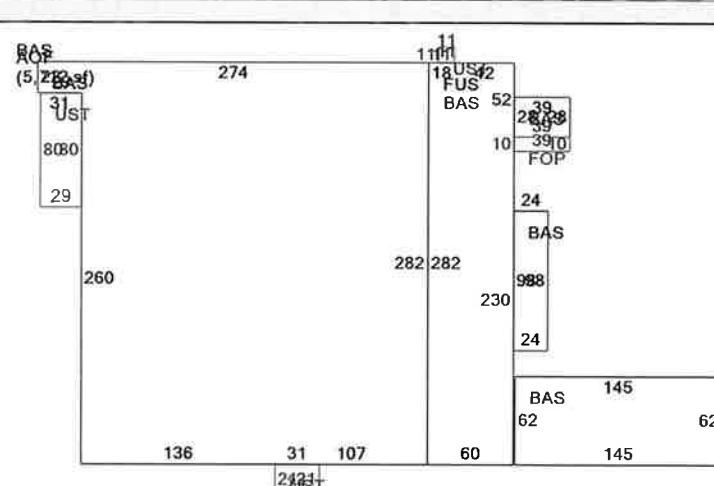
CURRENT OWNER			TOPO		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT				1501 LACONIA, NH							
CLEARVIEW REALTY VENTURES LL 62 DORIS RAY CT LACONIA NH 03246			1 Level	1 All Public	1 Paved	5 Heavy					Description	Code	Appraised	Assessed								
											COMMERC.	3010	3,997,800	3,997,800								
			SUPPLEMENTAL DATA										COMMERC.	3010	38,900	38,900						
			Alt Prcl ID 29 71 2 OWNOCC N	ZONE 2 ZONE 2 % WARD		WARD 2						INDUSTR.	4000	2,298,700	2,298,700							
			REVIEW EG ZONE 1 UC ZONE 1 %									IND LAND	4000	669,100	669,100							
			GIS ID 367-495-6	Assoc Pid#								INDUSTR.	4000	217,000	217,000							
												Total	7,221,500	7,221,500								
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)										
CLEARVIEW REALTY VENTURES LLC			2147	0950	03-08-2005	U	I	4,000		1	Year	Code	Assessed	Year	Code	Assessed						
			1899	0679	06-12-2003	U	I	0		1E	2024	3010	3,997,800	2023	3010	2,491,800	2022	3010	2,386,800			
			1880	0069	05-05-2003	U	I	4,000		1		3010	38,900		3010	38,900		3010	38,900			
			1730	0300	02-26-2002	U	I	0		1E		4000	2,298,700		4000	1,131,700		4000	1,105,900			
			1729	0643	02-25-2002	U	I	4,000		1		4000	669,100		4000	640,900		4000	640,900			
												Total	7,221,500	Total	4,520,300	Total	4,389,500					
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) 5,997,600												
0001				D		TIF2				Appraised Xf (B) Value (Bldg) 298,900												
NOTES														Appraised Ob (B) Value (Bldg) 255,900								
BLDG#70/NEW ROOF 1992 INT RENO 1/2 BLDG 2001														Appraised Land Value (Bldg) 669,100								
WINNIPESAUKEE EXPOS CENTER 326 PARKING SPACES+4														Special Land Value 0								
O=CONTAMINATION=NCN/C4/02 LOADING/FOUR 1/2 BTHS=2														Total Appraised Parcel Value 7,221,500								
INT W=VINYL CTD WD PNLS ECON: H-HI VAC/2-26-02														Valuation Method C								
2600 SQ FT MANUF/REMAIN EASMT TO CITY														Total Appraised Parcel Value 7,221,500								
INT RENO 1/3 BLDG 2000														VISIT / CHANGE HISTORY								
BUILDING PERMIT RECORD														Date	Id	Type	Is	Cd	Purpost/Result			
Permit Id	Issue Date	Type	Description		Amount	Insp Date	% Comp	Date Comp	Comments													
2015-00222	08-04-2015	CELL TOWER			90,000	09-19-2016	100		TOWERS & ARRAYS				04-27-2021	TB		07	INFO BY PLAN					
397	10-03-2007	25	ROOF NEW		255,200	05-30-2008	100						10-24-2018	DD		25	REVIEWED					
320	08-09-2006	35	C-RENOVATE		150,000	05-15-2007	100						09-24-2018	DD		25	REVIEWED					
717-04	12-14-2004	09	NEW ADD		4,000,000	03-28-2005	100	08-04-2006	CO ISSUE				10-20-2016	KH		18	CHG @ HEARIN					
525-04	09-14-2004	22	DEMOLISHED			03-28-2005	100						09-28-2016	TB		25	REVIEWED					
396-04	07-21-2004	35	C-RENOVATE		50,000	03-28-2005	100						04-22-2011	JD		25	REVIEWED					
486-00	12-11-2000	35	C-RENOVATE		7,500	04-18-2001	100	01-09-2002					06-16-2010	JW		32	COM FIELD REVIEW					
LAND LINE VALUATION SECTION																						
B	Use Code	Description		Zone	LA	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes		Location Adjustme		Adj Unit Pric	Land Value		
1	400C	FACTORY MDL-		UC			261,360	SF	1.30	1.00000	5	0.80	COM	2.250	6 AC PRIME/SHAPE			0	2.34	611,600		
1	4000	FACTORY MDL-		UC			5,110	AC	5,000.00	1.00000	0	1.00	COM	2.250			0	11,250	57,500			
1	4000	FACTORY MDL-		UC			1,256.00	FF	0.00	1.00000	0	1.00	COM	2.250			0	0	0			
Total Card Land Units						11.11	AC	Parcel Total Land Area: 11.11												Total Land Value		669,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description					
Style:	9C	Convent Centr								
Model	94	Commercial								
Grade	02	Below Average								
Stories:	1									
Occupancy	3.00									
Exterior Wall 1	20	Brick/Masonry								
Exterior Wall 2	14	Wood Shingle								
Roof Structure	01	Flat								
Roof Cover	12	Membrane								
Interior Wall 1	05	Drywall/Sheet								
Interior Wall 2	04	Plywood Panel								
Interior Floor 1	05	Vinyl/Asphalt								
Interior Floor 2	14	Carpet								
Heating Fuel	03	Gas								
Heating Type	06	Steam								
AC Type	03	Central								
Bldg Use	400C	FACTORY MDL-94								
Total Rooms										
Total Bedrms	00									
Total Baths	2									
Heat/AC	01	HEAT/AC PKGS								
Frame Type	05	STEEL								
Baths/Plumbing	02	AVERAGE								
Ceiling/Wall	05	SUS-CEIL & WL								
Rooms/Prtns	02	AVERAGE								
Wall Height	14.00									
% Comm Wall	0.00									
1st Floor Use:	400C									
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
PAV1	PAVING-ASPH	L	11,700	2.50	1966	P	10		0	2,900
PAV1	PAVING-ASPH	L	44,682	2.50	1975	F	25		0	27,900
PAV1	PAVING-ASPH	L	36,742	2.50	1991	A	50		0	45,900
FN3	FENCE-6' CHAI	L	2,100	13.00	1967	F	25		0	6,800
LT1	LIGHTS-IN W/P	L	1	1800.00	1975	A	50		0	900
SPR3	DRY	B	30,930	3.50	1981		37.00		0	40,100
ANT1	ANTENNA-ARA	L	1	125000.0	2016		100		0	125,000
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description		Living Area	Gross Area	Eff Area	Unit Cost	Undeprec	Value		
BAS	First Floor		30,930	30,930	30,930	150.44	4,652,955			
CAN	Canopy		0	21	2	14.33	301			
FOP	Porch, Open, Finished		0	162	32	29.72	4,814			
Ttl Gross Liv / Lease Area		30,930	31,113	30,964		4,658,070				



CURRENT OWNER		TOPO		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT										
CLEARVIEW REALTY VENTURES LL 62 DORIS RAY CT LACONIA NH 03246		1 Level		1 All Public		1 Paved		5 Heavy		Description COMMERC. COMMERC. INDUSTR. IND LAND INDUSTR.	Code 3010 3010 4000 4000 4000	Appraised 3,997,800 38,900 2,298,700 669,100 217,000	Assessed 3,997,800 38,900 2,298,700 669,100 217,000	1501 LACONIA, NH VISION						
		SUPPLEMENTAL DATA																		
		Alt Prcl ID 29 71 2 OWNOCC N		REVIEW EG ZONE 1 UC ZONE 1 %		GIS ID 367-495-6		ZONE 2 % WARD							WARD 2					
		Assoc Pid#																		
				Total 7,221,500 7,221,500																
		RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)							
CLEARVIEW REALTY VENTURES LLC CLEARVIEW REALTY VENTURES LLC CLEARVIEW REALTY VENTURES LLC CLEARVIEW REALTY VENTURES LLC CLEARVIEW REALTY VENTURES LLC		2147 1899 1880 1730 1729	0950 0679 0069 0300 0643	03-08-2005 06-12-2003 05-05-2003 02-26-2002 02-25-2002	U U U U U	I I I I I	4,000 0 4,000 0 4,000		1 1E 1 1E 1	Year 2024	Code 3010 3010 4000 4000 4000	Assessed 3,997,800 38,900 2,298,700 669,100 217,000	Year 2023	Code 3010 3010 4000 4000 4000	Assessed 2,491,800 38,900 1,131,700 640,900 217,000	Year 2022	Code 3010 3010 4000 4000 4000	Assessed 2,386,800 38,900 1,105,900 640,900 217,000		
											Total 7,221,500	Total 4,520,300	Total 4,389,500							
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		APPRaised VALUE SUMMARY										
0001				D		TIF2				Appraised Bldg. Value (Card) 5,997,600										
NOTES																				
BUILDING 80+40 N/C 4/99 BLDG 40=1957/BLDG 80=1942 OB=1/2 PLUMB NOT WORKING 2 FRT ELEV NOT USEABLE DEMO LARGE BLDG+BOILER 94 ROOF 92/NEW BOILER 93								AREA & FRONTAGE PER 10/02 B.L.A/9/01 PLAN FFL 100 OFC 5 O A ECON: H-HI VAC FUNC: L-LAYOUT								Appraised Xf (B) Value (Bldg) 298,900				
																Appraised Ob (B) Value (Bldg) 255,900				
																Appraised Land Value (Bldg) 669,100				
																Special Land Value				
																Total Appraised Parcel Value 7,221,500				
																Valuation Method				
																Total Appraised Parcel Value 7,221,500				
BUILDING PERMIT RECORD																				
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.	Nhbd Adj	Notes			Location Adjustme		Adj Unit Pric	Land Value	
2	4000	FACTORY MDL-	UC		0 SF	0.00	1.00000	5	1.00	COM	2.250					0	0			
Total Card Land Units					0.00 AC	Parcel Total Land Area: 11.11										Total Land Value			669,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	42	Mill Bldg			
Model	96	Industrial			
Grade	03	Average			
Stories:	2				
Occupancy	2.00		MIXED USE		
Exterior Wall 1	20	Brick/Masonry	Code	Description	
Exterior Wall 2	27	Pre-finish Metl	4000	FACTORY MDL-96	
Roof Structure	01	Flat			100
Roof Cover	02	Rolled Compos			0
Interior Wall 1	01	Minim/Masonry			0
Interior Wall 2	05	Drywall/Sheet	COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	RCN	4,609,113	
Interior Floor 2	03	Concr-Finished			
Heating Fuel	03	Gas	Year Built	1942	
Heating Type	06	Steam	Effective Year Built	1974	
AC Type	01	None	Depreciation Code	PR	
Bldg Use	4000	FACTORY MDL-96	Remodel Rating		
Total Rooms			Year Remodeled		
Total Bedrms	00		Depreciation %	50	
Total Baths	5		Functional Obsol		
Heat/AC	00	NONE	External Obsol	40	
Frame Type	05	STEEL	Trend Factor	1.000	
Baths/Plumbing	02	AVERAGE	Condition		
Ceiling/Wall	03	SUS-CEIL/MN WL	Condition %		
Rooms/Prtns	02	AVERAGE	Percent Good	10	
Wall Height	20.00		RCNL	460,900	
% Conn Wall	0.00		Dep % Ovr		
1st Floor Use:	4000		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
ELV1	ELEV FREIGH	B	3	44100.00	1969		10.0		0	13,200
MSC9	STK1	L	125	500.00	1942	P	10.0		0	6,300
MEZ2	FINISHED	B	4,800	22.00	1969		10.0		0	10,600
SHD3	METAL	L	288	9.00	1980	A	50		0	1,300
GIR1	GIRDERS LT 1	B	100	28.00	1969		10.0		0	300
SPR3	DRY	B	143,00	3.50	1969		10.0		0	50,100

BUILDING SUB-AREA SUMMARY SECTION

BUILDING SUB AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value
AOF	Office, (Average)	5,712	5,712	5,712	39.62	226,309
BAS	First Floor	92,850	92,850	92,850	39.62	3,678,717
FOP	Porch, Open, Finished	0	390	78	7.92	3,090
FUS	Upper Story, Finished	16,920	16,920	16,920	39.62	670,370
UST	Utility, Storage, Unfinished	0	3,092	773	9.91	30,626



Property Location 56-126 DORIS RAY CT
Vision ID 1169

Account # 439

Map ID 367/495/6/

Bldg # 3

Bldg Name
Sec # 1 of 1

State Use 4000
Print Date 03-13-2025 11:06:08

CURRENT OWNER			TOPO		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT				1501 LACONIA, NH VISION																																						
CLEARVIEW REALTY VENTURES LL 62 DORIS RAY CT LACONIA NH 03246			1	Level	1	All Public	1	Paved	5	Heavy	Description	Code	Appraised	Assessed																																							
											COMMERC.	3010	3,997,800	3,997,800																																							
											COMMERC.	3010	38,900	38,900																																							
											INDUSTR.	4000	2,298,700	2,298,700																																							
											IND LAND	4000	669,100	669,100																																							
											INDUSTR.	4000	217,000	217,000																																							
											Total	7,221,500	7,221,500																																								
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																																									
CLEARVIEW REALTY VENTURES LLC			2147	0950	03-08-2005		U	I	4,000		1	Year	Code	Assessed	Year	Code	Assessed																																				
CLEARVIEW REALTY VENTURES LLC			1899	0679	06-12-2003		U	I	0		1E	2024	3010	3,997,800	2023	3010	2,491,800																																				
CLEARVIEW REALTY VENTURES LLC			1880	0069	05-05-2003		U	I	4,000		1	3010	38,900	3010	38,900	3010	38,900																																				
CLEARVIEW REALTY VENTURES LLC			1730	0300	02-26-2002		U	I	0		1E	4000	2,298,700	4000	1,131,700	4000	1,105,900																																				
CLEARVIEW REALTY VENTURES LLC			1729	0643	02-25-2002		U	I	4,000		1	4000	669,100	4000	640,900	4000	640,900																																				
												Total	7,221,500	Total	4,520,300	Total	4,389,500																																				
EXEMPTIONS						OTHER ASSESSMENTS																																															
Year	Code	Description			Amount	Code	Description		Number	Amount		Comm Int	This signature acknowledges a visit by a Data Collector or Assessor																																								
ASSESSING NEIGHBORHOOD																																																					
Nbhd		Nbhd Name		Cyclical Group		TIF District		ID Code		APPRAISED VALUE SUMMARY																																											
0001				D		TIF2																																															
NOTES																																																					
# OF ROOMS ?																																																					
#66 TRANQUILITY SPRINGS																																																					
#86 FRONEK																																																					
#126 EXPO CENTER																																																					
SPA/INN EST. 100%@4/1/06																																																					
#56 RESTAURANT																																																					
#62 LAKE OPECHEE INN																																																					
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	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustmen		Adj Unit P	Land Value																																			
3	301R	MOTELS MDL-0	UC			0.000	AC	0.00	1.00000	5	1.00	COM	2.250					0.0000	0	0																																	
Total Card Land Units								0.00	AC	Parcel Total Land Area		11.11					Total Land Value		0																																		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style:	39	Motel				
Model	01	Residential				
Grade:	06	Good				
Stories:	2	2 Stories				
Occupancy	1		CONDO DATA			
Exterior Wall 1	20	Brick/Masonry	Parcel Id		C	Ownne
Exterior Wall 2					B	S
Roof Structure:	01	Flat	Adjust Type	Code	Description	Factor
Roof Cover	12	Membrane	Condo Flr			
Interior Wall 1	05	Drywall/Sheet	Condo Unit			
Interior Wall 2	03	Plastered	COST / MARKET VALUATION			
Interior Flr 1	05	Vinyl/Asphalt	Building Value New		5,084,308	
Interior Flr 2	11	Ceram Clay Til				
Heat Fuel	03	Gas	Year Built		1942	
Heat Type:	05	Hot Water	Effective Year Built		1999	
AC Type:	03	Central	Depreciation Code		GD	
Total Bedrooms	09	9+ Bedrooms	Remodel Rating			
Total Bthrms:	38		Year Remodeled			
Total Half Baths	4		Depreciation %		25	
Total Xtra Fixtrs	4		Functional Obsol			
Total Rooms:	34	34 Rooms	External Obsol			
Bath Style:	03	Modern	Trend Factor		1.000	
Kitchen Style:	03	Good	Condition			
			Condition %			
			Percent Good		75	
			RCNL		3,813,200	
			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 Bkt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL1	FIREPLACE B	B	17	3100.00	1994		75.00		0	39,500
ELV2	ELEV PASSE	B	3	60000.00	1994		75.00		0	135,000
CLR1	COOLER	B	156	86.00	1994		75.00		0	10,100
SPL2	VINYL/PLASTI	L	1,800	24.00	2004	VG	90		0	38,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	17,540	17,540	17,540	112.38	1,971,110
CAN	Canopy	0	3,576	358	11.25	40,237
FUS	Upper Story, Finished	25,110	25,110	25,110	112.38	2,821,812
	Ttl Gross Liv / Lease Area	42,650	46,226	43,008		4,833,152



RECEIVED

MAR 04 2025

026733 ✓
DB

ASSESSOR'S OFFICE
LACONIA, NH

POSTmarked 3/3/25

Tax YearAppealed 2024

FOR MUNICIPALITY USE ONLY:

Town File No.: _____

Taxpayer Name: _____

TAXPAYER'S RSA 76:16 ABATEMENT APPLICATION TO MUNICIPALITY

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

Name(s): Clearview Realty Ventures LLC

Mailing Address: 62 Doris Ray Court, Laconia, NH 03246

Telephone Nos.: (Home) N/A (Cell) _____ (Work) 603.524.0111 (Email) _____

Note: If an abatement is granted and taxes have been paid, interest on the abatement shall be paid in accordance with RSA 76:17-a. Any interest paid to the applicant must be reported by the municipality to the United States 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.

SECTION B. Party's(ies) Representative if other than Person(s) Applying (Also Complete Section A)

Name(s): Commercial Property Tax Management, LLC

Mailing Address: 788 Elm Street, Manchester, NH 03101

Telephone Nos.: (Home) _____ (Cell) _____ (Work) 603.314.0135 (Email) _____

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

List the tax map and lot number, the actual street address and town of each property for which abatement is sought, a brief description of the parcel, and the assessment.

<u>Town Parcel ID#</u>	<u>Street Address/Town</u>	<u>Description</u>	<u>Assessment</u>
367-495-6	56-126 Doris Ray Court, Laconia	Industrial	\$7,221,500

SECTION D. Other Property(ies)

List other property(ies) 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(ies) is (are) disproportionately assessed.

<u>Town Parcel ID#</u>	<u>Street Address/Town</u>	<u>Description</u>	<u>Assessment</u>
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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.

- 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):
 1. physical data – incorrect description or measurement of property;
 2. market data – the property's market value on the April 1 assessment date, supported by comparable sales or a professional opinion of value; and/or
 3. level of assessment – the property's assessment is disproportionate by comparing the property's market value and the town-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.)

Please note that the information we have supplied in support of the abatement request is illustrative of the fact that the property's assessment is not based on the property's fair market value and is excessive and disproportional. The Taxpayer reserves the right to present additional information in support of the abatement request, including an appraisal, considering and analyzing all pertinent approaches to value. The Taxpayer notes that the New Hampshire Supreme Court has held that the tax abatement system is to be construed liberally to advance remedial justice and to be free from technical and formal obstructions. See, GGP Steeplegate, Inc. v Concord, 150 N.H.683, 845 A.2d 581(2004); Arlington Mills v Salem, 83 N.H.148, 140 A.163(1937)

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.

Town Parcel ID# 367-495-6 Appeal Year Market Value \$4,112,700

Town Parcel ID# _____ Appeal Year Market Value _____

Explain the basis for your value opinion(s). (Attach additional sheets if necessary.)

See attached

SECTION G. Sales, Rental and/or Assessment Comparisons

List the properties you are relying upon to show overassessment of your property(ies). If you are appealing an income producing property, list the comparable rental properties and their rents.
(Attach additional sheets if needed.)

Town Parcel ID#	Street Address	Sale Price/Date of Sale	Rents	Assessment

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) applying certifies (certify) and swear(s) under the penalties of RSA 641:3 the application has a good faith basis and the facts stated are true to the best of my/our knowledge.

Date: March 2, 2025

Michelle B-DuPont
(Signature)

Michelle Bassaneau-DuPont
(Print Name) (Title)

(Signature)

(Print Name)

(Title)

SECTION I. Certification and Appearance by Representative (If Other Than Party(ies) Applying)

By signing below, the representative of the Party(ies) applying certifies and swears under penalties of RSA 641:3:

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 sent to the Party(ies) applying

Date: 2/1/2025



(Representative's Signature)

Robert Lisk

(Print Name)

Commercial Property Tax Management LLC

SECTION J. Disposition of Application* (For Use by Selectmen/Assessor)

*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 _____

Remarks:

Date: _____

(Selectmen/Assessor Signature)

(Selectmen/Assessor Signature)

(Selectmen/Assessor Signature)

(Selectmen/Assessor Signature)

INCOME APPROACH									
Lake Opechee Inn and Spa									
56 - 126 Doris Ray Court									
Parcel No. 367-495-6									
STABILIZED YEAR PROFORMA (TY 2024)									
Occupancy Rate							54.0%		
Average Daily Rate							\$245.00		
Revenue per Available Room							\$132.30		
No. of Rooms							34		
Available Rooms							12,410		
Occupied Rooms							6,701		
	Area (SF)								
Inn & Spa	38,400								
Industrial Space	26,000								
Storage Space	87,000								
Conference Center	30,000								
Restaurant	5,600								
	187,000								
	Calendar Year	2018	Calendar Year	2019	COVID-19	Calendar Year	2021	Calendar Year	2022
REVENUES									
Rooms	\$1,102,319		\$1,214,965		\$935,546	\$1,409,570	\$1,491,541	\$1,641,800	58.9%
Spa	474,654		426,012		273,272	429,895	426,493	410,450	25.0%
Conference Center	5,851		7,880		(577)	3677	7,802	0	\$0.00
Commercial Rental	601,014		628,604		751,280	627,131	602,673	638,588	22.9%
Other Operated Departments	0		(12)		0			98,000	3.5%
Total Revenues	\$2,183,837		\$2,277,449		\$1,959,520	\$2,470,273	\$2,528,509	\$2,768,838	100.0%
LESS DEPARTMENTAL EXPENSES									
Rooms	\$77,484		\$62,325		\$47,834	\$83,252	\$65,540	\$131,344	8.0%
Spa	34,837		28,427		18,471	\$42,012	34,173	287,315	70.0%
Conference Center	609		0		317	(143)	1,736	0	#DIV/0!
Other Operated Departments	(107)		(115)		0			0	0.0%
Total Departmental Expenses	\$112,822		\$90,637		\$66,622	\$125,121	\$101,449	\$418,659	15.0%
Total Departmental Income	\$2,071,015		\$2,186,812		\$1,892,899	\$2,345,152	\$2,427,060	\$2,370,179	85.0%
UNDISTRIBUTED OPERATING AND FIXED EXPENSES									
Administrative & General	\$932,421		\$986,706		\$827,937	\$1,022,939	\$1,059,938	\$1,199,200	43.0%
Business Expenses	\$91,823		\$168,901		\$72,468	\$170,890	\$141,618	\$165,000	5.9%
Franchise Fee	0		0		0			0	0.0%
Marketing	27,391		28,306		31,448	\$26,280	\$39,116	31,000	1.1%
Other operating expenses	35,443		45,742		42,600	\$97,365	\$96,688	43,000	1.5%
Energy/Utilities	227,704		253,140		241,279	\$261,429	\$294,369	275,000	9.9%
Total Undistributed Expenses	\$1,314,782		\$1,482,794		\$1,215,732	\$1,578,903	\$1,631,729	\$1,713,200	61.4%
Income Before Fixed Costs	\$756,234		\$704,018		\$677,167	\$766,249	\$795,331	\$656,979	23.6%
FIXED EXPENSES									
Property Taxes (See Below)	\$0		\$0		\$0			\$0	0.0%
Reserves for Replacement (Estimate for Entire Building)	0		0		0			111,554	4.0%
Management Fees (Estimate for Inn and Spa)	\$0		\$0		\$0			0	0.0%
Insurance (Estimate for Entire Building)	48,254		50,780		50,780	\$68,380	\$72,626	70,000	2.5%
Total Fixed Expenses	\$48,254		\$50,780		\$50,780	\$68,380	\$72,626	\$181,554	6.5%
Net Operating Income	\$707,979		\$653,238		\$626,387	\$697,869	\$722,705	\$475,425	17.0%
DIRECT CAPITALIZATION									
Representative Year NOI									
	Overall Rate			Effective Tax Rate		Capitalization Rate		\$475,425	
	10.00%		(+)	1.19%	(=)	TY 2024	11.19%		
Divided by a Loaded Capitalization Rate of									
Less: Contributory Value of Personality - 34 rooms (Assessed)								\$4,248,699	
Indicated Market Value Of Subject								\$136,000	\$4,000
								\$4,112,699	
	ROUNDED			\$4,112,700					
	Tax Year 2024 Assessment			\$7,221,500					
	Equalized Value @ 100% Est.			\$7,221,500					

**CITY OF LACONIA
STATE OF NEW HAMPSHIRE
AGENT AUTHORIZATION**

TAXPAYER: Clearview Realty Ventures LLC

AGENT FIRM: Commercial Property Tax Management, LLC
788 Elm Street
Manchester, NH 03101
Telephone: 603-314-0135
Fax: 603-314-0138

SPECIFIC AGENTS: Commercial Property Tax Management, LLC & Consultants

PROPERTY/PARCEL(S): 56-126 Doris Ray Court
PARCEL ID: 367-495-6

On behalf of Taxpayer, Taxpayer authorizes Commercial Property Tax Management, LLC to sign and file applications for changed assessments, inspect all Assessor's records available to Taxpayer, negotiate and execute stipulations, settlements and similar agreements regarding changed assessments and procedural matters with the Assessor and Assessment Appeals Board, and represent Taxpayer at hearings before the Assessment Appeals Board. Agents shall provide Taxpayer with a copy of any application filed with the Assessment Appeals Board. Agents shall also be copied on all documents pertaining to the assessment, abatement, hearing notifications and findings of the above-referenced property. This agency is subject to the terms and conditions of the contract between Taxpayer and Agents and is for:

[Check applicable box]

The specific parcels and/or assessments referenced above.

All parcels and assessments of Taxpayer in the above-named jurisdiction.

TAXPAYER:

Clearview Realty Ventures LLC

Signature: Michelle B-DuPont

Printed Name: Michelle Boissoneau-DuPont

Title: owner

DATED: January 2, 2025