

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 Winnepesaukee, 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.

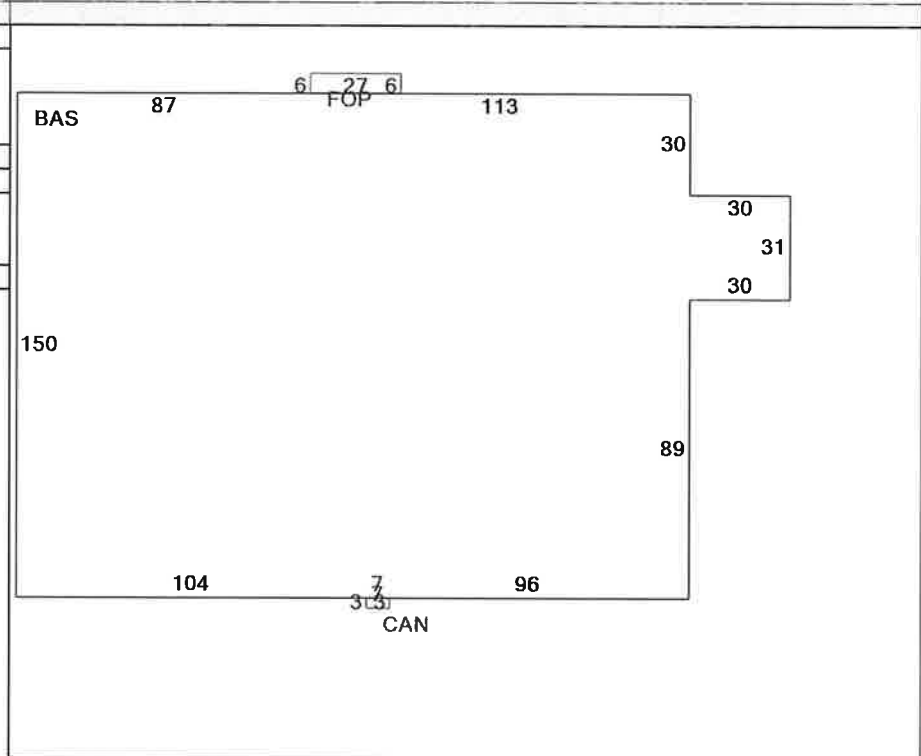
The analyst “stabilizes” the Net Operating Income at \$475,425, significantly less than the actual experience of the property. The analyst also adjusts for personal property which is not included in the cash flow valuation by exclusion of the non-realty income.

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.

VISION

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				
% Conn Wall	0.00				
1st Floor Use:	400C				

MIXED USE		
Code	Description	Percentage
400C	FACTORY MDL-94	100
		0
		0
COST / MARKET VALUATION		
RCN		4,658,069
Year Built		1967
Effective Year Built		1986
Depreciation Code		AV
Remodel Rating		
Year Remodeled		
Depreciation %		38
Functional Obsol		
External Obsol		25
Trend Factor		1.000
Condition		
Condition %		
Percent Good		37
RCNLD		1,723,500
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
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				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		
SUPPLEMENTAL DATA																
			Alt Prcd ID 29 71 2 OWNOCC N				ZONE 2 ZONE 2 % WARD WARD 2				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					
			REVIEW EG ZONE 1 UC ZONE 1 %													
			GIS ID 367-495-6				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)												
										Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
CLEARVIEW REALTY VENTURES LLC		2147	0950	03-08-2005	U	I		4,000	1	2024	3010	3,997,800	2023	3010	2,491,800	2022	3010	2,386,800				
CLEARVIEW REALTY VENTURES LLC		1899	0679	06-12-2003	U	I		0	1E		3010	38,900		3010	38,900		3010	38,900				
CLEARVIEW REALTY VENTURES LLC		1880	0069	05-05-2003	U	I		4,000	1		4000	2,298,700		4000	1,131,700		4000	1,105,900				
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				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount											Comm Int	
									APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 5,997,600 Appraised Xf (B) Value (Bldg) 298,900 Appraised Ob (B) Value (Bldg) 255,900 Appraised Land Value (Bldg) 669,100 Special Land Value 0 Total Appraised Parcel Value 7,221,500 Valuation Method C Total Appraised Parcel Value 7,221,500										
Total			0.00																
ASSESSING NEIGHBORHOOD																			
Nbhd		Nbhd Name		Cyclical Group		TIF District		ID Code											
0001				D		TIF2													
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									

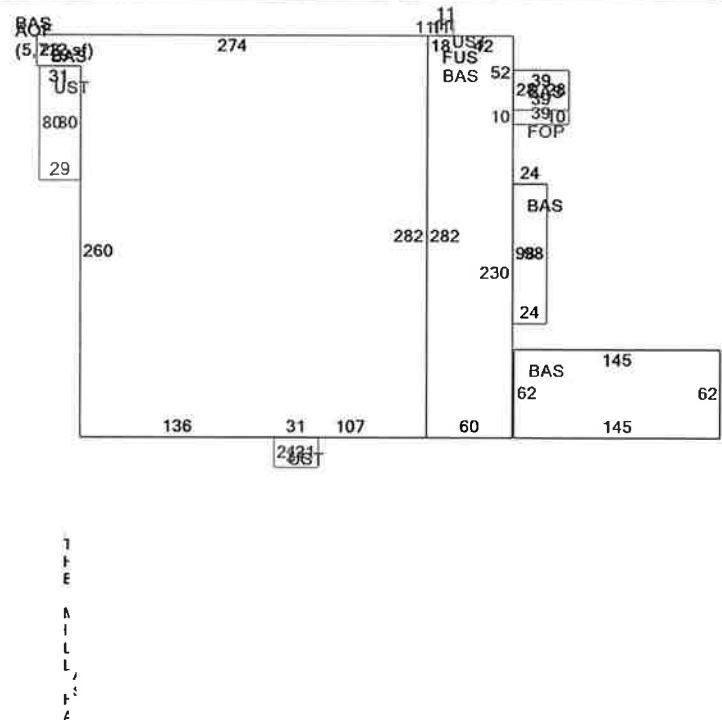
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	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	
</																	

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				
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2	27	Pre-finish Metl			
Roof Structure	01	Flat			
Roof Cover	02	Rolled Compos			
Interior Wall 1	01	Minim/Masonry			
Interior Wall 2	05	Drywall/Sheet			
Interior Floor 1	12	Hardwood			
Interior Floor 2	03	Concr-Finished			
Heating Fuel	03	Gas			
Heating Type	06	Steam			
AC Type	01	None			
Bldg Use	4000	FACTORY MDL-96			
Total Rooms					
Total Bedrms	00				
Total Baths	5				
Heat/AC	00	NONE			
Frame Type	05	STEEL			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	03	SUS-CEIL/MN WL			
Rooms/Prtns	02	AVERAGE			
Wall Height	20.00				
% Corn 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	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						
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
Ttl Gross Liv / Lease Area		115,482	118,964	116,333		4,609,112

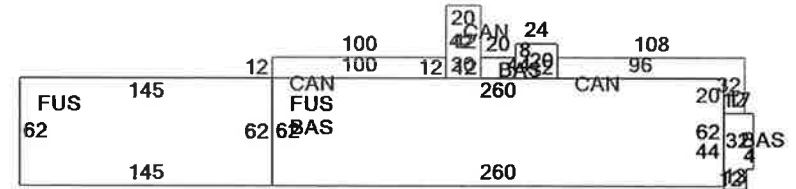


VISION

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	Owne	0.0
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	Year Built			1942	
Heat Fuel	03	Gas	Effective Year Built			1999	
Heat Type:	05	Hot Water	Depreciation Code			GD	
AC Type:	03	Central	Remodel Rating				
Total Bedrooms	09	9+ Bedrooms	Year Remodeled				
Total Bthrms:	38		Depreciation %			25	
Total Half Baths	4		Functional Obsol				
Total Xtra Fixtrs	4		External Obsol				
Total Rooms:	34	34 Rooms	Trend Factor			1.000	
Bath Style:	03	Modern	Condition				
Kitchen Style:	03	Good	Condition %				
			Percent Good			75	
			RCNLD			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 Bit	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	40,231
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		4,833,153



RECEIVED

MAR 04 2025

ASSESSOR'S OFFICE
LACONIA, NH

POB marked 3/3/25

Tax Year Appealed

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>

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 Bissoneau-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	Calendar Year	COVID-19	Calendar Year	Calendar Year	Stabilized		
		2018	2019	2020	2021	2022	Annual	Ratio	Annual
							Amount		Per Rm
									Daily /
									Occupied Rm
REVENUES									
Rooms		\$1,102,319	\$1,214,965	\$935,546	\$1,409,570	\$ 1,491,541	\$1,641,800	58.9%	\$48,288
Spa		474,654	426,012	273,272	429,895	\$ 426,493	410,450	25.0%	\$244.99
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	\$2,788,838	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									
								\$475,425	

**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

DATED: January 2, 2025

Printed Name: Michelle Boissoneau-DuPont

Title: owner