

2024 ABATEMENT REQUEST – Staff Notes

Map 480 Block 160 Lot 1 – Integrity Realty Inc.

The property is a 40-unit apartment building located on 8.40 acres of land at 380 Mile Hill Road.

Upon review of information provided by the owner in the abatement request and after reviewing details and adjustments made after a prior inspection of the interior and exterior of the property, I have determined that the factors affecting the value of the property that have been understood and adjusted for in the valuation of the property.

The site of land has some topography challenges and ground water issues that affect the buildings and parking areas. An adjustment of .90 has been applied to the primary site line to adjust for this negative attribute.

The overall condition of the property had been rated as average (or typical for its age). Upon inspection it was determined that the better description of the condition is Fair. A functional deduction of -10% for the layout and design, and an economic deduction of -10% for the scattered location of the buildings and poor site layout have all combined for a total depreciation of 58%.

The local assessed value for 2024 was \$3,360,000. Given the fact that the condition of the property is less than typical, and the land has some continuing negative attributes, but that these attributes are properly adjusted for, no abatement of value is recommended.

Property Location 380 MILE HILL RD
Vision ID 266 Account # 6111

Map ID 480/ 160/ 1/ /
Bldg # 1

Bldg Name
Sec # 1 of 1 Card # 1 of 5

State Use 1120
Print Date 03-13-2025 11:04:52

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT							1501 LACONIA, NH VISION					
INTEGRITY REALTY INC 90 WOODCHESTER DR NEWTON MA 02467		4 Rolling		5 Well		1 Paved		2 Light		Description	Code	Appraised	Assessed									
				3 Public Sewer						RESIDENTL	1120	2,504,200	2,504,200									
										RES LAND	1120	815,400	815,400									
										RESIDENTL	1120	40,400	40,400									
		SUPPLEMENTAL DATA																				
		Alt Prcd ID 3 160 2A OWNOCC N				ZONE 2 RS ZONE 2 % 50 WARD WARD 4																
		REVIEW ZONE 1 RA ZONE 1 % 50																				
		GIS ID 480-160-1				Assoc Pid#																
										Total							3,360,000 3,360,000					
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
INTEGRITY REALTY INC FLEET BANK OF MAINE		1241 0597 0		02-01-1993 02-01-1993		U I				500,000 0		1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
														2024	1120	2,504,200	2023	1120	1,733,700	2022	1120	2,187,800
															1120	815,400		1120	649,900		1120	716,700
															1120	40,400		1120	40,400		1120	40,400
														Total		3,360,000	Total		2,424,000	Total		2,944,900
EXEMPTIONS				OTHER ASSESSMENTS																		
Year	Code	Description		Amount	Code	Description		Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor											
		Total		0.00																		
ASSESSING NEIGHBORHOOD																						
Nbhd		Nbhd Name		Cyclical Group		TIF District		ID Code														
0001				E																		
NOTES																						
MOUNTAINVIEW UNITS 1-8 3-5/2/1 1/2																						
GREY IA/IF 2-5/3/1 1/2																						
WB+SP=FUNC 1-4/2/1 1/2																						
2-4/2/1																						
STREAM AT REAR OF LOT LAND AREA PER TAX MAP																						
BUILDING PERMIT RECORD																						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments														
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	1120	APT OVER 8 C	RA			256,568 SF	2.30	1.00000	5	0.90	COM	1.500	topo		0	796,600						
1	1120	APT OVER 8 C	RS			2.510 AC	5,000.00	1.00000	0	1.00	COM	1.500			0	18,800						
Total Card Land Units 8.40 AC																Parcel Total Land Area: 8.40		Total Land Value 815,400				

A black and white photograph of a large, two-story house with a gabled roof, surrounded by trees and a lawn. A curved path or driveway leads towards the house, bordered by a low wooden fence.

VISION

A black and white photograph of a two-story house with a gabled roof, surrounded by large trees and a lawn. A small shed is visible on the right side of the frame.

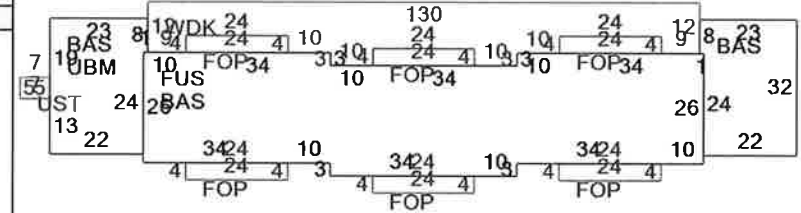
CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT													
INTEGRITY REALTY INC 90 WOODCHESTER DR NEWTON MA 02467		4	Rolling	5	Well	1	Paved	2	Light	Description	Code	Appraised	Assessed	1501 LACONIA, NH VISION									
				3	Public Sewer					RESIDENTL	1120	2,504,200	2,504,200										
										RES LAND	1120	815,400	815,400										
										RESIDENTL	1120	40,400	40,400										
SUPPLEMENTAL DATA																							
Alt Prcd ID 3 160 2A OWNOCC N REVIEW ZONE 1 RA ZONE 1 % 50 GIS ID 480-160-1										ZONE 2 RS ZONE 2 % 50 WARD WARD 4 Assoc Pid#													
										Total		3,360,000		3,360,000									
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)											
INTEGRITY REALTY INC FLEET BANK OF MAINE			1241	0597 0	02-01-1993 02-01-1993	U	I	500,000 0	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
										2024	1120	2,504,200	2023	1120	1,733,700	2022	1120	2,187,800					
											1120	815,400		1120	649,900		1120	716,700					
											1120	40,400		1120	40,400		1120	40,400					
										Total		3,360,000		Total		2,424,000		Total		2,944,900			
EXEMPTIONS				OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor														
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Total			0.00																				
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0001				E																			
NOTES																							
MOUNTAINVIEW UNITS 17-24 2-4/2/1																							
WB+SP=FUNC 1-4/2/1 1/2																							
SOME DEFERRED MAIN 5-5/3/1 1/2																							
OB=SIDING+INT RUGS+																							
PAINT/SOME EXT RENO 2003																							
GREY IA/IF																							
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.	Nbhd Adj	Notes	Location Adjustme		Adj Unit Pric	Land Value						
3	1120	APT OVER 8 C	RA			0 SF	0.00	1.00000	5	1.00	COM	1.500			0	0	0						
Total Card Land Units														0.00 AC		Parcel Total Land Area: 8.40				Total Land Value		815,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	96	Apartment - TH			
Model	94	Commercial			
Grade	03	Average			
Stories:	2				
Occupancy	8.00				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	04	Electric			
Heating Type	07	Electr Basebrd			
AC Type	04	Unit/AC			
Bldg Use	1120	APT OVER 8 CG			
Total Rooms					
Total Bedrms	09				
Total Baths	11				
Heat/AC	00	NONE			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	02	AVERAGE			
Wall Height	8.00				
% Comn Wall	0.00				
1st Floor Use:	112C				

MIXED USE		
Code	Description	Percentage
1120	APT OVER 8 CG	100
		0
		0
COST / MARKET VALUATION		
RCN		1,196,729
Year Built		1974
Effective Year Built		1986
Depreciation Code		FR
Remodel Rating		
Year Remodeled		
Depreciation %		38
Functional Obsol		10
External Obsol		10
Trend Factor		1.000
Condition		
Condition %		
Percent Good		42
RCNLD		502,600
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

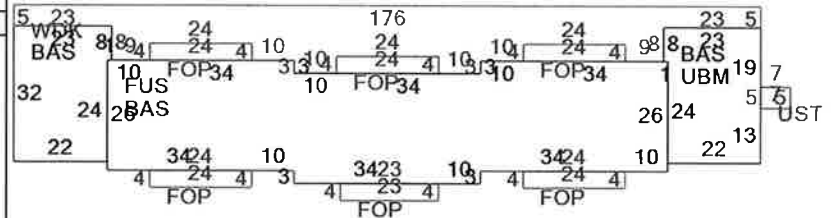
BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	4,856	4,856	4,856	137.65	668,428
FOP	Porch, Open, Finished	0	576	115	27.48	15,830
FUS	Upper Story, Finished	3,432	3,432	3,432	137.65	472,415
UBM	Basement, Unfinished	0	712	142	27.45	19,546
UST	Utility, Storage, Unfinished	0	35	9	35.40	1,239
WDK	Deck, Wood	0	1,404	140	13.73	19,271
Ttl Gross Liv / Lease Area		8,288	11,015	8,694		1,196,729



VISION

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BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	4,856	4,856	4,856	133.87	650,073
FOP	Porch, Open, Finished	0	572	114	26.68	15,261
FUS	Upper Story, Finished	3,432	3,432	3,432	133.87	459,442
UBM	Basement, Unfinished	0	712	142	26.70	19,010
UST	Utility, Storage, Unfinished	0	35	9	34.42	1,205
WDK	Deck, Wood	0	1,764	176	13.36	23,561
Ttl Gross Liv / Lease Area		8,288	11,371	8,729		1,168,552



Property Location 380 MILE HILL RD
Vision ID 266 Account # 6111

Map ID 480/ 160/ 1 / /
Bldg # 5

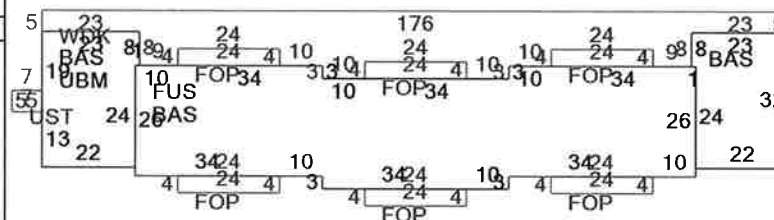
Bldg Name
Sec # 1 of 1 Card # 5 of 5

State Use 1120
Print Date 03-13-2025 11:04:55

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				GIS ID 480-160-1				Assoc Pid#															
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BUILDING PERMIT RECORD																		VISIT / CHANGE HISTORY					
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Total Card Land Units						0.00	AC	Parcel Total Land Area: 8.40						Total Land Value 815,400									

[illegible][illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	4,856	4,856	4,856	137.47	667,554
FOP	Porch, Open, Finished	0	576	115	27.45	15,809
FUS	Upper Story, Finished	3,432	3,432	3,432	137.47	471,797
UBM	Basement, Unfinished	0	712	142	27.42	19,521
UST	Utility, Storage, Unfinished	0	35	9	35.35	1,237
WDK	Deck, Wood	0	1,764	176	13.72	24,195
Ttl Gross Liv / Lease Area		8,288	11,375	8,730		1,200,113



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18

2024 APPLICATION FOR ABATEMENT

Please Type or Print Clearly

ONE APPLICATION FOR EACH PROPERTY APPEALED

Upon completion of this form return to:

**City of Laconia/Assessors
45 Beacon St. East
Laconia, NH 03246**

RECEIVED

MAR 06 2025

ASSESSOR'S OFFICE
LACONIA, NH

Postmarked 2/28/25

Date: 2/21/2025

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

Name: Integrity Realty, Inc

Mailing Address: 90 Woodchester Drive
Chestnut Hill MA 02467 Email address: ROID30@aol.com

Telephone No: (Cell): 617-584-0512 (Home): _____

*If abatement is granted and taxes have been paid, interest on the abatement must be paid in accordance with RSA 76:17-a. Any interest paid to the taxpayer must be reported by the municipality to the Internal Revenue Service, in accordance with federal law. Prior to the payment of an abatement with interest, the taxpayer shall provide the municipality with the applicant's social security number or federal tax identification number. Municipalities shall treat the social security or federal tax identification information as confidential and exempt from a public information request under RSA 91-A. The W-9 form required is enclosed with this application.

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

Name(s): _____

Mailing Address(es): _____

Telephone Number(s): (Work): _____ (Cell): _____

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

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

Map: 480 Block: 160 Lot: 1 Tax Account. #: 6111

2024 Assessed Valuation: \$ 3,360,000

Property Location: 380 Mike Hill Road, 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.

Town Parcel ID#	Street Address	Description	Assessment
None			

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. *Amsara v. City of Nashua*, 118 N.H. 879 (1978).

(Attach additional sheets if needed.)

SECTION F. Taxpayer's(s) Opinion of Market Value

State your opinion of the market value of the property(ies) appealed as of April 1 of the year under appeal.

Map/Block/Lot#	480/160/1	Appeal Year Market Value \$	2,455,000
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>
480/350/4	65-67 Provencal Road				
395/514/1	10-52 Estates Ct.				
The increase in the 2024 assessment from 2023 is excessive compared to other rental properties. I request a current property inspection					

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: 2/21/2025

X Kenneth J. Silverman
(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: _____

X _____
(Representative's Signature)

SECTION J. Disposition of Application* (CITY USE ONLY)

RSA 76:16, II states: the municipality "shall review the application and shall grant or deny the application in writing by July 1' after notice of tax date..."

Abatement Request: **Granted** _____ **Revised Assessment \$** _____

Denied _____

Date _____

Signature of the Board of Assessors: _____

FILING DEADLINE FOR 2024
LOCAL APPEAL: MARCH 1, 2025
BOARD OF TAX & LAND APPEALS/
SUPERIOR COURT: ON OR BEFORE
SEPTEMBER 1, 2025

CITY OF LACONIA TAXPAYER'S RSA 76:16 ABATEMENT APPLICATION

TAX YEAR 2024

**** PLEASE READ ENTIRE APPLICATION BEFORE COMPLETING THIS FORM****

Dear Taxpayer:

1. Complete the application by typing or printing legibly in ink. This application does not stay the collection of taxes; taxes should be paid as assessed. If abatement is granted, a refund with interest will be made.
2. File this application with the municipality by the deadline (see above). Date of filing is the date this form is either hand delivered to the municipality, postmarked by the post office, or received by an overnight delivery service. Applications sent by facsimile or E-mail will not be accepted.
DEADLINES: The "notice of tax" means the date the board of tax and land appeals (BTLA) determines the last tax bill was sent by the municipality. (If your municipality bills twice annually, you must apply after the bill that establishes your final tax liability and not before.)

- Step One:** Taxpayer must file the abatement application with the municipality by March 1 following the notice of tax.
Step Two: Municipality has until July 1 following the notice of tax to grant or deny the abatement application.
Step Three: Taxpayer may file an appeal either at the BTLA (RSA 76:16-a) or in the Superior Court (RSA 76:17), but not both. An appeal must be filed:

1. No earlier than: a) after receiving the municipality's decision on the abatement application; or b) July 1 following the notice of tax if the municipality has not responded to the abatement application; and
2. No later than September 1 following the notice of tax.

FORM COMPLETION GUIDELINES:

1. **SECTION E.** Municipalities may abate taxes "for good cause shown" RSA 76:16. Good cause is generally established by showing an error in the assessment calculation or a disproportionate assessment. Good cause can also be established by showing poverty and inability to pay the tax.
2. **SECTION G.** If the abatement application is based on disproportionate assessment, the taxpayer has the burden to show how the assessment was disproportionate. To carry this burden the taxpayer must show: a) what the property was worth (market value) on the assessment date; and b) the property's "equalized assessment" exceeded the property's market value. To calculate the equalized assessment, simply divide the assessment by the municipality's equalization ratio (assessment / ratio). Because a property's market value is a crucial issue, taxpayers must have an opinion of the market value estimate. This value estimate can be shown by obtaining an appraisal or presenting sales of comparable properties.
3. **SECTION H.** The applicant(s) must sign the application even if a representative (e.g. Tax Representative, Attorney, or other advocate) completes Section I.
4. Make a copy of this document for your own records.