

2024 ABATEMENT REQUEST – Staff Notes

Baron Kim Revocable Trust od 1995

Baron Kim, Trustee

Map 383, Block 325, Lot 2 – Assessed Value \$499,300

50 Primrose Drive South. This property is a 1.50-acre industrial lot improved with a 9,366 square foot light manufacturing building built in 1970. The overall condition of the building relative to its age is average.

The taxpayer presented only the unsupported claim of \$322,100 market value.

No other evidence was provided.

Map 383, Block 325, Lot 1 – Assessed Value \$941,600

40 Primrose Drive South. This property is a 2.0-acre industrial lot improved with a 20,880 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 \$613,800 market value.

No other evidence was provided.

Recommendation

It is recommended that the individual value(s) of these two parcels of \$499,300 and \$941,600 be sustained, and that no abatement should be granted based on the lack of evidence provided.

Property Location 40 PRIMROSE DR S
Vision ID 5702

Account # 105

Map ID 383/ 325/ 1 //

Bldg # 1

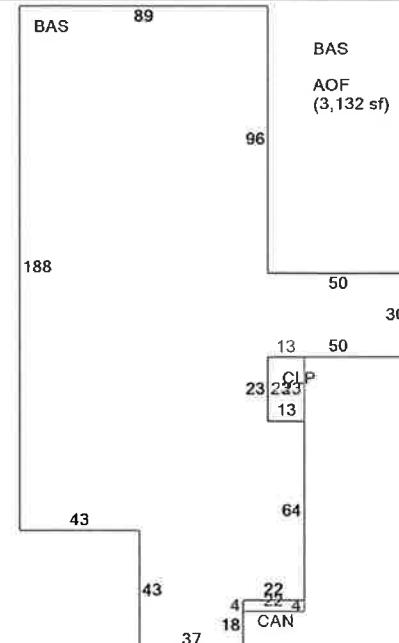
Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 4000
Print Date 03-13-2025 10:57:19

CURRENT OWNER				TOPO		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT				
KEBARON REALTY LLC				1 Level	1 All Public	1 Paved	4 Medium					Description	Code	Appraised	Assessed	
40 PRIMROSE DR												INDUSTR.	4000	806,600	806,600	
LACONIA NH 03246												IND LAND	4000	124,800	124,800	
												INDUSTR.	4000	10,200	10,200	
				</												

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	15	Concr/Cinder	Code	Description	
Exterior Wall 2	19	Brick Veneer	4000	FACTORY MDL-96	100
Roof Structure	01	Flat			0
Roof Cover	04	Tar & Gravel			0
Interior Wall 1	01	Minim/Masonry	COST / MARKET VALUATION		
Interior Wall 2	05	Drywall/Sheet	RCN		
Interior Floor 1	03	Concr-Finished		1,108,153	
Interior Floor 2	14	Carpet			
Heating Fuel	02	Oil	Year Built	1967	
Heating Type	03	Hot Air-no Duc	Effective Year Built	1991	
AC Type	01	None	Depreciation Code	GD	
Bldg Use	4000	FACTORY MDL-96	Remodel Rating		
Total Rooms			Year Remodeled		
Total Bedrms	00		Depreciation %	33	
Total Baths	1.5		Functional Obsol	0	
Heat/AC	00	NONE	External Obsol	0	
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	67	
Wall Height	14.00		RCNL	742,500	
% Comm 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 Bld	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAT1	PATIO-AVG	L	288	6.00	1967	F	25		0	400
PAV1	PAVING-ASPH	L	15,750	2.50	1967	F	25		0	9,800
MEZ1	MEZZANINE-U	B	240	14.00	1986		67.00		0	2,300
A/C	AIR CONDITION	B	3,437	3.50	1986		67.00		0	8,100
SPR3	DRY	B	22,916	3.50	1986		67.00		0	53,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value
AOF	Office, (Average)	3,132	3,132	3,132	52.82	165,432
BAS	First Floor	17,748	17,748	17,748	52.82	937,480
CAN	Canopy	0	88	9	5.40	475
CLP	Loading Platform, Finished	0	299	90	15.90	4,750
	Ttl Gross Liv / Lease Area	20,880	21,267	20,979		1,108,150



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 3/3/25

Date: **2/28/2025**

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

Name: **KEBARON REALTY LLC**

Mailing Address: **667 GILFORD AVE, GILFORD NH 03249** Email address: **JeremyB@baronmachine.com**
Telephone No: (Cell): _____ (Home): **603-524-6800**

*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): **Jeremy Baron**

Mailing Address(es): **40 Primrose Dr S - Laconia NH 03246**

Telephone Number(s): (Work): **603-524-6800** (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: **383** Block: **325** Lot: **1** Tax Account. #: **105**

2024 Assessed Valuation: \$ **\$941,600**

Property Location: **40 Primrose Dr S**

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>

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.)

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# **383/325/1** Appeal Year Market Value \$ **613,800**

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).

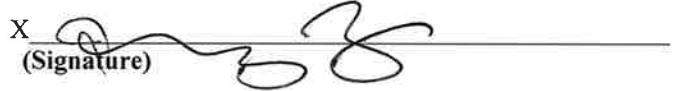
<u>Map/Block/Lot</u>	<u>Property Address</u>	<u>Sale Price</u>	<u>Date of Sale</u>	<u>Assessment</u>	<u>Rent(s)</u>

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: 2/28/2025

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: 2/28/2025

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: _____

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

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	105	455703	12/9/2024	8% if paid after:	1/10/2025		
Map/Parcel No.		Location of Property		Area			
383/325/1		40 PRIMROSE DR S		2.00			
Owner of Record					Tax Calculation		
KEBARON REALTY LLC 40 PRIMROSE DR LACONIA, NH 03246					Prior Years Due		
Tax Rate	Assessed Valuation						
City Tax Rate County Tax Rate Local School Rate State Ed. Rate	5.440 0.960 6.080 1.150	Land Value Building Value Total Value - Exemptions	124,800 816,800 941,600	Gross Tax July Tax December Tax - Less: Veteran Credit Prepayments Net December Tax July Tax Balance	\$12,834.00 \$4,269.00 \$8,565.00 \$8,565.00		
Total	13.63	Net Value	941,600	Amount to Pay	\$8,565.00		

INFORMATION FOR TAXPAYERS

* Plus interest on July Bill if Applicable

46-20

1. Please use account number on checks and all inquiries. Payable to "City of Laconia."
2. REMITTAL PORTION MUST ACCOMPANY PAYMENT. Cancelled checks 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 check clears. A fee is charged on all checks 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) 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: 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

Map/Parcel No.	Location of Property	Tax Year	Acct. No.	Bill No.	Due Date
383/325/1	40 PRIMROSE DR S	2024	105	455703	1/10/2025
8% APR Interest Charged After:		1/10/2025	Amount to Pay		\$8,565.00
			July Tax Balance		
			Net December Tax		\$8,565.00

KEBARON REALTY LLC
40 PRIMROSE DR
LACONIA, NH 03246

Address Changes:

PLEASE RETURN THIS REMITTAL PORTION WITH YOUR PAYMENT

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

City of Laconia
Real Estate Tax Bill
1100
2024 July 1st 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	105	441780 - 40	5/23/2024	8% if paid after:	7/1/2024
Map/Parcel No.		Location of Property		Area	
383/325/1		40 PRIMROSE DR S		2.00	
Owner of Record				tax Calculation	
KEBARON REALTY LLC 40 PRIMROSE DR LACONIA, NH 03246					
Tax Rate		Assessed Valuation			
City Tax Rate County Tax Rate Local School Rate State Ed. Rate	2.895 0.490 2.970 0.600	Land Value Building Value Total Value - Exemptions	113,700 500,100 613,800	Gross Tax July Tax - Less: Veteran Credit Prepayments Net July Tax	\$4,269.00 \$4,269.00 \$4,269.00
Total	6.96	Net Value	613,800	Amount to Pay	\$4,269.00

INFORMATION FOR TAXPAYERS

* Plus interest on July Bill if Applicable

1. Please use account number on checks and all inquiries. Payable to "City of Laconia."
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PLEASE KEEP THIS ENTIRE UPPER PORTION OF BILL FOR YOUR RECORDS

ENTERED

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

Map/Parcel No.	Location of Property	Tax Year	Acct. No.	Bill No.	Due Date
383/325/1	40 PRIMROSE DR S	2024	105	441780	7/1/2024
8% APR Interest Charged After:	7/1/2024	Amount to Pay		\$4,269.00	
		Net July Tax			\$4,269.00

KEBARON REALTY LLC
40 PRIMROSE DR
LACONIA, NH 03246

Address Changes:

PLEASE RETURN THIS REMITTAL PORTION WITH YOUR PAYMENT

Property Location 56 PRIMROSE DR S
Vision ID 5704

Account # 4610

Map ID 383/ 325/ 2/ /

Bldg # 1

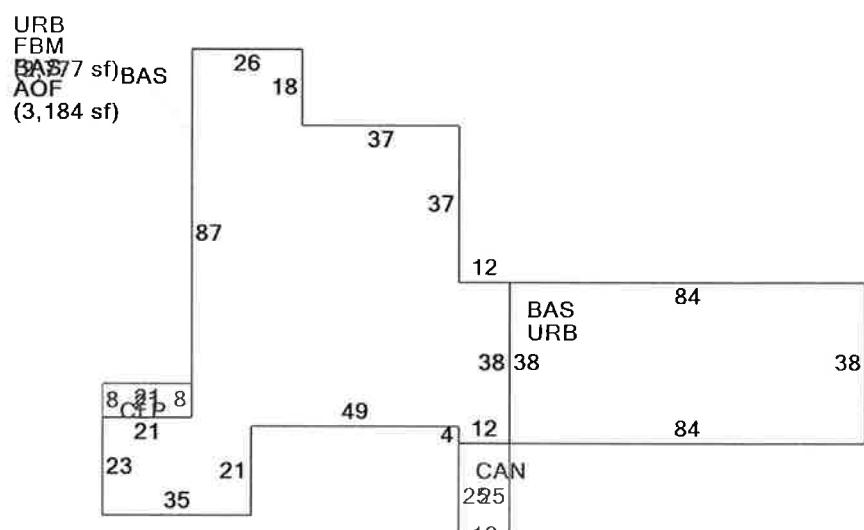
Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 4000
Print Date 03-13-2025 10:56:17

CURRENT OWNER				TOPO		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT				1501 LACONIA, NH VISION																																																																																																																																																																																					
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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description					
Style:	40	Light Indust								
Model	96	Industrial								
Grade	04	Average +10								
Stories:	2									
Occupancy	2.00									
Exterior Wall 1	15	Concr/Cinder								
Exterior Wall 2	19	Brick Veneer								
Roof Structure	01	Flat								
Roof Cover	04	Tar & Gravel								
Interior Wall 1	01	Minim/Masonry								
Interior Wall 2	04	Plywood Panel								
Interior Floor 1	03	Concr-Finished								
Interior Floor 2	14	Carpet								
Heating Fuel	03	Gas								
Heating Type	04	Forced Air-Duc								
AC Type	01	None								
Bldg Use	4000	FACTORY MDL-96								
Total Rooms										
Total Bedrms	00									
Total Baths	2.5									
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	14.00									
% Comm 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
PAV1	PAVING-ASPH	L	10,000	2.50	1970	F	25	0		6,300
FN3	FENCE-6' CHAI	L	164	13.00	1988	A	50	0		1,100
SHD1	SHED FRAME	L	80	12.00	1994	A	50	0		500
A/C	AIR CONDITION	B	5,718	3.50	1985		62.00			12,400
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value				
AOF	Office, (Average)		3,184	3,184	61.04	194,348				
BAS	First Floor		6,182	6,182	61.04	377,343				
CAN	Canopy	0	300	30	6.10	1,831				
CLP	Loading Platform, Finished	0	168	50	18.17	3,052				
FBM	Basement, Finished	0	2,777	972	21.36	59,330				
URB	Basement, Unfinished, Raised	0	415	125	18.39	7,630				
Ttl Gross Liv / Lease Area		9,366	13,026	10,543		643,534				



01-36 ✓

2024 APPLICATION FOR ABATEMENT

RECEIVED

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 01-36
ASSESSOR'S OFFICE
LACONIA, NH

Postmarked 3/3/25

Date: 2/28/2025

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

Name: KEBARON REALTY LLC
Mailing Address: 667 GILFORD AVE, GILFORD NH 03249 Email address: JeremyB@baronmachine.com
Telephone No: (Cell): _____ (Home): 603-524-6800

*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): Jeremy Baron
Mailing Address(es): 40 Primrose Dr S - Laconia NH 03246
Telephone Number(s): (Work): 603-524-6800 (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: 383 Block: 325 Lot: 2 Tax Account. #: 4610
2024 Assessed Valuation: \$ \$499,300

Property Location: 56 Primrose Dr S

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>

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.)

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# **383/325/2** Appeal Year Market Value \$ **322,100**

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>

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: 2/28/2025

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: 2/28/2025

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: _____

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

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	4610	455704	12/9/2024	8% if paid after:	1/10/2025		
Map/Parcel No.		Location of Property		Area			
383/325/2		56 PRIMROSE DR S		1.50			
Owner of Record			Tax Calculation				
BARON KIM REV TRUST OF 1995/BARON KIM TRUSTEE 667 GILFORD AV GILFORD, NH 03249			Prior Years Due				
Tax Rate	Assessed Valuation		Gross Tax		\$6,805.00		
City Tax Rate	5.440	Land Value <i>87%</i>	80,000	July Tax	\$2,240.00		
County Tax Rate	0.960	Building Value <i>40%</i>	419,300	December Tax	\$4,565.00		
Local School Rate	6.080	Total Value	499,300	- Less: Veteran Credit			
State Ed. Rate	1.150	- Exemptions		Prepayments			
Total	13.63	Net Value	499,300	Net December Tax	\$4,565.00		
				July Tax Balance			
				Amount to Pay	\$4,565.00		

INFORMATION FOR TAXPAYERS

* Plus interest on 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 checks 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 check clears. A fee is charged on all checks 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) 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: 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

Map/Parcel No.	Location of Property	Tax Year	Acct. No.	Bill No.	Due Date
383/325/2	56 PRIMROSE DR S	2024	4610	455704	1/10/2025
8% APR Interest Charged After:		1/10/2025	Amount to Pay		\$4,565.00
			July Tax Balance		
			Net December Tax		\$4,565.00

BARON KIM REV TRUST OF
1995/BARON KIM TRUSTEE
667 GILFORD AV
GILFORD, NH 03249

Address Changes:

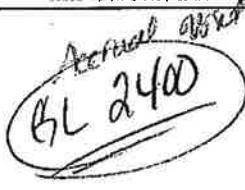
PLEASE RETURN THIS REMITTAL PORTION WITH YOUR PAYMENT

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

1100

City of Laconia
Real Estate Tax Bill
2024 July 1st 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	4610	441779 - 56	5/23/2024	8% if paid after:	7/1/2024
Map/Parcel No.			Location of Property		Area
383/325/2		56 PRIMROSE DR S			1.50
Owner of Record		Tax Calculation			
BARON KIM REV TRUST OF 1995/BARON KIM TRUSTEE 667 GILFORD AV GILFORD, NH 03249		Prior Years Due			
		 Gross Tax July Tax - Less: Veteran Credit Prepayments Net July Tax			
City Tax Rate 2.895 County Tax Rate 0.490 Local School Rate 2.970 State Ed. Rate 0.600		Land Value 73,000 Building Value 249,100 Total Value 322,100 - Exemptions			
Total	6.96	Net Value	322,100	Amount to Pay	\$2,240.00

INFORMATION FOR TAXPAYERS

* Plus interest on July Bill if Applicable

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ENTERED

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

Prior Years Due

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

City of Laconia
Real Estate Tax Bill

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

Map/Parcel No.	Location of Property	Tax Year	Acct. No.	Bill No.	Due Date
383/325/2	56 PRIMROSE DR S	2024	4610	441779	7/1/2024
8% APR Interest Charged After:		Amount to Pay		\$2,240.00	
		Net July Tax		\$2,240.00	

BARON KIM REV TRUST OF
1995/BARON KIM TRUSTEE
667 GILFORD AV
GILFORD, NH 03249

Address Changes:

PLEASE RETURN THIS REMITTAL PORTION WITH YOUR PAYMENT