

2024 ABATEMENT REQUEST – Staff Notes

Map 283-023-2.10, Domenic Dalleva Lisa Hurley LaFauci

The property owner filed an application for abatement for 2024 for a seasonal condominium unit located at 144 Lake Street, Unit #10. The unit is 768 square feet of living area, has a total of 1 bedroom and one full bathroom. The unit is configured to have a direct view of the lake from a large wood deck. The complex is Eastern Shores Condominiums and has access to waterfront/beach areas on Paugus Bay. All units in the complex are seasonal except one.

The taxpayer's opinion of value is \$653,200. The taxpayer cites as the rationale for the abatement the recent sales of properties, and a broker's opinion of value of the subject property at \$630,999.

Recently the condominium has limited the ability of owners to conduct short term rentals of their units. For this unit, an economic depreciation of 5% has been applied for this external factor that affects the use of the unit. This action affected all units and is a factor that will be addressed directly in the 2025 revaluation.

It is recommended that the value of \$711,400 be reduced to \$675,500, and that an abatement of \$35,900 in value should be granted.

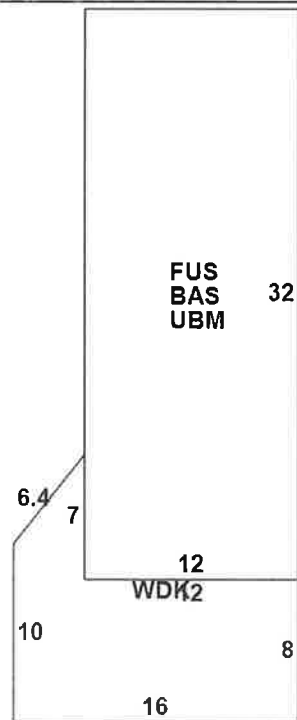
CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				<div>1501</div> <div>LACONIA, NH</div> <div>VISION</div>								
DALLEVA DOMENIC & HURLEY LAFAUCI LISA 3 HORSESHOE DR LYNNFIELD MA 01940		4 Rolling	1 All Public	1 Paved	7 Waterfront	Description	Code	Assessed	Assessed									
					4 Medium	RESIDNTL	1020	710,500	710,500									
						RESIDNTL	1020	900	900									
		SUPPLEMENTAL DATA																
		Alt Prcl ID 62 23 2 10 OWNOCC N		ZONE 2 ZONE 2 % WARD WARD 6														
		REVIEW ZONE 1 CR ZONE 1 % 100																
		GIS ID 283-23-2		Assoc Pid#														
						Total 711,400 711,400												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
DALLEVA DOMENIC & CUNNINGHAM JOSEPH CUNNINGHAM JAMES P BROWN JOHN MARK & DEBRA G DEJAGER PETER		3329	0071	07-14-2020	U	V	150,000	15	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
		1801	0816	10-15-2002	U	I	90,000	1A	2024	1020	710,500	2023	1020	648,000	2022	1020	567,400	
		1551	0498	09-17-1999	U	I	62,000	1F		1020	900		1020	100		1020	100	
		1304	0211	07-15-1994	Q	I	57,000	00										
			0	07-15-1994			0											
										Total 711,400		Total 648,100		Total 567,500				
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										
0001				B														
NOTES																		
EASTERN SHORES #10 (PREV. SWEDISH) BEACH RGHTS/WTR FRT UNIT PIERS/YEL/IA 50% = external factors																		
BUILDING PERMIT RECORD																		
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result				
2020-00415	10-26-2020	07	NEW HOME	120,000		100		SINGLE FAMILY DWELLING -	05-31-2024	PS	T		02	MEASURED				
273-05	06-24-2005	05	R-RENOVATE			100			01-10-2024	TB	CY		30	EXTERIOR INSPECTION				
45-96	03-09-1996	11	DECK/W	450	04-15-1996	100	02-10-1997	NOT START	06-17-2022	TB	B		03	MEAS & INSPC				
									03-09-2022	PS	B		30	EXTERIOR INSPECTION				
									08-03-2021	TB	S		25	REVIEWED				
									04-01-2021	TB			15	PERMIT VISIT				
									03-22-2021	EG	B		07	INFO BY PLAN				
LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	Dist	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value		
1	1020	CONDO MDL-0	CR			0 SF	0.00	1.00000	5	1.00	00	1.000	6/12/25 SH 25	0.0000	0	0		
Total Card Land Units 0 AC																	Parcel Total Land Area 0.00	Total Land Value 0

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	7A	Condo Conv
Model	05	Res Condo
Grade	04	Average +10
Stories:	2	
Occupancy	1	
Interior Wall 1:	05	Drywall/Sheet
Interior Wall 2:		
Interior Floor 1	20	Woodlam/Vinylplank
Interior Floor 2		
Heat Fuel:	04	Electric
Heat Type:	07	Electr Basebrd
AC Type:	02	Heat Pump
Ttl Bedrms:	02	2 Bedrooms
Ttl Bathrms:	1	1 Full
Ttl Half Bths:	1	
Xtra Fixtres		
Total Rooms:	3	
Bath Style:	02	Average
Kitchen Style:	02	Average

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description
CONDO DATA		
Parcel Id	104120	C 021 Owne 0.0
EASTERN SHORE B 1 S 3		
Adjust Type	Code	Description Factor%
Condo Flr	W	Waterfront 120
Condo Unit	D	D 100
COST / MARKET VALUATION		
Building Value New		717,658
Year Built		2021
Effective Year Built		2023
Depreciation Code		AV
Remodel Rating		
Year Remodeled		
Depreciation %		1
Functional Obsol		0
External Obsol		0.5
Trend Factor		1.000
Condition		
Condition %		
Percent Good		99
Cns Sect Rcnld		710,500
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	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	SHED FRAME	L	15	12.00		A	50		0	100
PAT1	PATIO-AVG	L	180	6.00		G	75		0	800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	384	384	384	812.87	312,142
FUS	Upper Story, Finished	384	384	384	812.87	312,142
UBM	Basement, Unfinished	0	384	77	163.00	62,591
WDK	Deck, Wood	0	146	15	83.51	12,193
Ttl Gross Liv / Lease Area		768	1,298	860		699,068



000000 ✓

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

JAN 17 2025

ASSESSOR'S OFFICE
LACONIA, NH

Date: _____

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

Name: Domenic DALLEVA & Lisa LaGucci-Horley

Mailing Address: 3 Horseshoe Drive Lynnfield Mass 01940 Email address: dominicdalleva@yahoo.com

Telephone No: (Cell): 617-981-1461 (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: 283 Block: 23 Lot: 2 Tax Account #: 8763

2024 Assessed Valuation: \$ 711,400 K

Property Location: 144 Lake Street #10 Laconia, NH

**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>
	144 Lake Street	UNIT 11	710,900K
	144 Lake Street	UNIT 12	653,200K

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# 283/23/2 Appeal Year Market Value \$ 2024 / 653,200K
 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>
283/23/2	144 LAKE ST UNIT 12	625K	5/24/23	653,200K	
283/23/2	144 LAKE ST UNIT 11	121K	9/28/2010	710,900K	
283/23/2	144 LAKE ST UNIT 24	669K	9/18/24	956,300K	

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: _____

X Domenico D'Alleva
(Signature)X Lisa Lafano-Kueper
(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: _____



January 15, 2025

To Whom It May Concern:

After my evaluation, research and review of the property located at 144 Lake Street, Unit 10 Laconia, NH 03246, my opinion of value for that property is \$630,999.

Please do not hesitate to contact me at 603-620-2668 if you need additional information.

Sincerely,

Charlotte Marrocco-Mohler

Charlotte Marrocco-Mohler
Cell: 603-620-2668
BHHS Verani Realty
Broker Licensed in MA and NH

Residential **Condo**
4991668
Closed

556 Weirs Boulevard
Laconia
Unit/Lot # 3

NH 03246

Listed: 4/17/2024
Closed: 6/5/2024
DOM: 12

\$635,000
\$615,000



County NH-Belknap
VillDstLoc
Year Built 1950
Architectural Style Bungalow, Freestanding
Color Beige
Total Stories 1
Taxes TBD No
TaxAnnlAmt \$6,660.00
Tax Year 2023
Tax Year Notes

Rooms - Total 4
Bedrooms - Total 2
Baths - Total 1
Baths - Full 0
Baths - 3/4 1
Baths - 1/2 0
Baths - 1/4 0
SqFt-Apx Total Finished 420
SqFt-Apx Total 420
Lot Size Acres
Lot - Sqft
Footprint

Date Initial Showings Begin

Directions From Weirs Blvd, turn into #556 to unit #3



[Unbranded Tour URL 1](#)

Remarks - Public You can't get any closer to the lake than this year-round, 2 bed, 1 bath waterside condo with DEEDED 30' dock space. This fully furnished, detached unit is filled with lakeside charm and shares a walk-in sandy beach, fire pit, and deep water docking with only five other homes. Several updates include a brand new 3/4 bathroom, custom blinds, and increased insulation and venting. Enjoy the temperature controlled interior or step through the slider doors onto your private, gated deck and patio with outdoor refrigerator and oversized cantilevered umbrella- adding an additional 300 sq/ft of living space. With low fees and low maintenance, this year round retreat is ready for you to enjoy for the summer season.

STRUCTURE

Construction Status	Existing	Estimated Completion	SqFt-Apx Fin Above Grade	420
Rehab Needed			List \$/SqFt Fin ABV Grade	\$1,511.90
Construction Materials	Wood Frame, Vinyl Siding		SqFt-Apx Fin AG Source	Public Records
Foundation	Concrete, Pier/Column		SqFt-Apx Unfn Above Grade	0
Roof	Metal		SqFt-Apx Unfn AG Source	Public Records
Basement	No		SqFt-Apx Fin Below Grade	0
Basement Access Type			List \$/SqFt Fin Below Grade	
Garage	No		SqFt-Apx Fin BG Source	Public Records
Garage Capacity			List \$/SqFt Fin Total	\$1,511.90
			SqFt-Apx Unfn Below Grade	0
			SqFt-Apx Unfn BG Source	Public Records
			SqFt-Apx Tot Below Grade	
			SqFt-Apx Tot BG Source	

ROOMS	DIMS. / LVL	ROOMS	DIMS. / LVL	PUBLIC RECORDS	
Bedroom	1	Deed - Recorded Type	Warranty	Map	216
Bedroom	1	Deeds - Total		Block	0
Bath - 3/4	1	Deed - Book	3520	Lot	2
Kitchen/Living	1	Deed - Page	867	SPAN#	
		Deed 2 - Book		Tax Class	
		Deed 2 - Page		Tax Rate	13.91
		Plan Survey Number		Current Use	
		Property ID		Land Gains	
		Zoning	CR	Assessment Year	
				Assessment Amount	

LOT & LOCATION

Development / Subdivision		School - District	Laconia Sch Dst SAU #30	Waterfront Property	Yes
Owned Land		School - Elementary		Water View	Yes
Common Land Acres		School - Middle/Jr	Laconia Middle School	Water Body Access	Yes
		School - High	Laconia High School	Water Body Name	Lake Winnepesaukee
Road Frontage	No	Lot Features	Beach Access, Condo Development, Deep Water Access, Lake Access, Lake Frontage, Lake View, Lakes, Landscaped, View, Water View, Waterfront	Water Body Type	Lake
Road Frontage Type	Paved, Public			Water Frontage Length	385
Road Frontage Length	0			Water Access Details	Deep Water Access,
ROW - Length				Dock Access, Shared-Private	
ROW - Width				Waterfront Property Rights	Shared
ROW - Parcel Access				Water Body Restrictions	Unknown
ROW to other Parcel					
Surveyed	Unknown				

UTILITIES

Heating Propane, Direct Vent, Monitor Type
Cooling Mini Split
Water Source Public
Sewer Public
Electric 200 Amp, Circuit Breaker(s)

Utilities Cable
Internet Internet - Cable

Fuel Company
Electric Company
Cable Company
Phone Company
Internet Service Provider

FEATURES

Features - Exterior Boat Slip/Dock, Docks, Deck, Patio, Shed, Beach Access
Driveway Common/Shared, Gravel
Parking Parking Spaces 3
Flooring Laminate
Features - Interior Blinds, Furnished

Appliances Microwave, Range - Electric, Refrigerator, Water Heater - On Demand

CONDO - MOBILE - AUCTION INFO

Condo Name Capri Condo Association
Building Number
Units Per Building 6
Condo Limited Common Area
Condo Fees Yes
Association Amenities Beach Access, Boat Slip/Dock, Common Acreage, Docks, Snow Removal, Trash Removal

Auction No
Date - Auction
Auction Time
Auctioneer Name
Auctioneer License Number
Auction Price Determined By

Mobile Park Name
Mobile Make
Mobile Model Name
MobileSer#

Mobile Anchor
Mobile Co-Op
Mobile Park Approval
Mobile Must Move

DISCLOSURES

Fee \$200.00 **Monthly** **Fee Includes** Landscaping, Plowing, Recreation, Sewer, Trash, Water, Condo Association Fee
Fee 2
Fee 3

Foreclosed/Bank-Owned/REO No
Planned Urban Developmt
Rented
Rental Amount

Flood Zone Yes
Seasonal No
Easements
Covenants Yes
Resort

Items Excluded Cameras

Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type

POWER PRODUCTION

Power Production Type
Power Production Ownership
Mount Type
Mount Location
Power Production Size
Power Production Year Install
Power Production Annual
Power Production Annual Status
Power Production Verification Source

Power Production Type 2
Power Production Ownership 2
Mount Type 2
Mount Location 2
Power Production Size 2
Power Production Year Install 2
Power Production Annual 2
Power Production Annual Status 2
Power Production Verification Source 2

HOME PERFORMANCE INDICATORS

Green Verificatn Body 2
Green Verificatn Progrm 2
Green Verificatn Year 2
Green Verificatn Rating 2
Green Verificatn Metric 2
Green Verificatn Status 2
Green Verificatn NewCon 2
Green Verification Source 2
Green Verificatn URL 2

Green Verification Body
Green Verification Progrm
Green Verification Year
Green Verification Rating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

Green Verificatn Body 3
Green Verificatn Progrm 3
Green Verificatn Year 3
Green Verificatn Rating 3
Green Verificatn Metric 3
Green Verificatn Status 3
Green Verification Source 3
Green Verificatn NewCon 3
Green Verificatn URL 3

PREPARED BY

Charlotte A Marrocco-Mohler
Cell: 603-620-2668
cammbroker@gmail.com

My Office Info:

BHHS Verani Nashua
327 Amherst Street
Unit 2
Nashua NH 03063
Off: 603-888-4600



**BERKSHIRE
HATHAWAY**
HOMESERVICES
VERANI REALTY

Listed by Lake Life Realty

Brie Stephens/ Compass New England, LLC

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Residential **Condo**
5014153
Closed

1184 Weirs Boulevard
Laconia
Unit/Lot # #3

NH 03246

Listed: 9/13/2024
Closed: 9/27/2024
DOM: 8

\$750,000
\$675,000



County NH-Belknap
VillDstLoc
Year Built 1943
Architectural Style A Frame
Color Yellow
Total Stories 2
Taxes TBD No
TaxAnnlAmt \$8,641.00
Tax Year 2023
Tax Year Notes

Rooms - Total 7
Bedrooms - Total 2
Baths - Total 2
Baths - Full 1
Baths - 3/4 1
Baths - 1/2 0
Baths - 1/4 0
SqFt-Apx Total Finished 893
SqFt-Apx Total 893
Lot Size Acres
Lot - Sqft
Footprint

Date Initial Showings Begin

Directions Route 3 to Weirs Blvd just before the traffic circle on the left

Remarks - Public Winnepesaukee Waterfront with a deeded 51' boat slip 14' wide! Situated in the no wake channel of Paugus Bay, you will enjoy watching the boats go by while waiting for the amazing sunsets and fireworks from your oversized private balcony or lush lawns. There is a lovely sandy beach and a community BBQ with lots of seating and an outdoor bar area. Winter, Spring, Summer and Fall this property is within walking distance of stores, restaurants and the world-famous Weirs Beach boardwalk! Situated in the heart of NH you may also enjoy the many local ski areas, hiking mountains, cross-country trails, national parks and much more. Don't miss out call today to schedule a visit.

STRUCTURE

Construction Status	Existing	Estimated Completion	SqFt-Apx Fln Above Grade	893
Rehab Needed			List S/SqFt Fln ABV Grade	\$839.87
Construction Materials	Wood Frame, Vinyl Siding		SqFt-Apx Fln AG Source	Owner
Foundation	Concrete		SqFt-Apx Unfn Above Grade	0
Roof	Shingle - Asphalt		SqFt-Apx Unfn AG Source	
Basement	No		SqFt-Apx Fln Below Grade	0
Basement Access Type			List S/SqFt Fln Below Grade	
Garage	No		SqFt-Apx Fln BG Source	
Garage Capacity			List S/SqFt Fln Total	\$839.87
			SqFt-Apx Unfn Below Grade	0
			SqFt-Apx Unfn BG Source	
			SqFt-Apx Tot Below Grade	
			SqFt-Apx Tot BG Source	

ROOMS	DIMS. / LVL	ROOMS	DIMS. / LVL	PUBLIC RECORDS	
Kitchen	1			Deed - Recorded Type	Warranty
Dining Room	1			Deeds - Total	
Living Room	1			Deed - Book	3381
Bath - 3/4	1			Deed - Page	216
Bath - Full	1			Deed 2 - Book	
Bedroom with Bath	1			Deed 2 - Page	
Bedroom	1			Plan Survey Number	
				Property ID	
				Zoning	CR
				Map	162
				Block	248
				Lot	2
				SPAN#	
				Tax Class	
				Tax Rate	
				Current Use	
				Land Gains	
				Assessment Year	
				Assessment Amount	

LOT & LOCATION

Development / Subdivision		School - District		Waterfront Property
Owned Land		School - Elementary		Water View
Common Land Acres	0.00	School - Middle/Jr		Water Body Access
		School - High		
Road Frontage	Yes	Lot Features	Lake Frontage, Lake View, Landscaped, Sidewalks, Sloping, View, Water View, Waterfront	Water Body Name
Road Frontage Type	Paved, Public			Water Body Type
Road Frontage Length	201			Water Frontage Length
ROW - Length				Waterfront Property Rights
ROW - Width				Water Body Restrictions
ROW - Parcel Access				
ROW to other Parcel				
Surveyed	Unknown			

UTILITIES

Heating Propane, Baseboard, Hot Water
 Cooling Central AC
 Water Source Public
 Sewer Public
 Electric Circuit Breaker(s)

Utilities Cable, Gas - LP/Bottle
 Internet Internet - Cable

Fuel Company
 Electric Company
 Cable Company
 Phone Company
 Internet Service Provider

FEATURES

Features - Exterior Boat Slip/Dock, Trash, Balcony, Deck, Fence - Partial
 , Garden Space, Other, Outbuilding, Private Dock, Slip, Storage, Beach
 Access
 Driveway Paved
 Flooring Carpet, Ceramic Tile, Wood
 Features - Interior Blinds, Ceiling Fan, Kitchen Island, Laundry Hook
 -ups, Living/Dining, Natural Light, Walk-in Closet

Appliances Dishwasher, Dryer, Microwave, Range - Electric, Refrigerator,
 Washer, Water Heater-Gas-LP/Bttle
 Equipment Air Conditioner

CONDO - MOBILE - AUCTION INFO

Condo Name Winnepesaukee Landing
 Building Number
 Units Per Building 8
 Condo Limited Common Area
 Condo Fees Yes
 Association Amenities

Master Insurance, Landscaping, Beach
 Access, Beach Rights, Boat Slip/Dock,
 Common Acreage, Snow Removal

Auction
 Date - Auction
 Auction Time
 Auctioneer Name
 Auctioneer License Number
 Auction Price Determined By

Mobile Park Name
 Mobile Make
 Mobile Model Name
 MobileSer#

Mobile Anchor
 Mobile Co-Op
 Mobile Park Approval
 Mobile Must Move

DISCLOSURES

Fee \$300.00 Monthly Fee Includes Landscaping, Plowing, Sewer, Trash, Water
 Fee 2 \$100.00 Monthly Fee 2 Includes Other
 Fee 3

Foreclosed/Bank-Owned/REO No
 Planned Urban Developmt No
 Rented No
 Rental Amount

Flood Zone Unknown
 Seasonal No
 Easements
 Covenants Yes
 Resort No

Items Excluded

Timeshare/Fract. Ownrshp No
 T/F Ownership Amount
 T/F Ownership Type

POWER PRODUCTION

Power Production Type
 Power Production Ownership
 Mount Type
 Mount Location
 Power Production Size
 Power Production Year Install
 Power Production Annual
 Power Production Annual Status
 Power Production Verification Source

Power Production Type 2
 Power Production Ownership 2
 Mount Type 2
 Mount Location 2
 Power Production Size 2
 Power Production Year Install 2
 Power Production Annual 2
 Power Production Annual Status 2
 Power Production Verification Source 2

HOME PERFORMANCE INDICATORS

Green Verificatn Body 2
Green Verificatn Progrm 2
Green Verificatn Year 2
Green Verificatn Rating 2
Green Verificatn Metric 2
Green Verificatn Status 2
Green Verificatn NewCon 2
Green Verification Source 2
Green Verificatn URL 2

Green Verification Body
Green Verification Progrm
Green Verification Year
Green Verification Rating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

Green Verificatn Body 3
Green Verificatn Progrm 3
Green Verificatn Year 3
Green Verificatn Rating 3
Green Verificatn Metric 3
Green Verificatn Status 3
Green Verification Source 3
Green Verificatn NewCon 3
Green Verificatn URL 3

PREPARED BY

Charlotte A Marrocco-Mohler
Cell: 603-620-2668
cammbroker@gmail.com

My Office Info:

BHHS Verani Nashua
327 Amherst Street
Unit 2
Nashua NH 03063
Off: 603-888-4600



**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI REALTY

Listed by:

Paula Finigan/ RE/MAX Innovative Bayside

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Residential **Condo**
4986068
Closed

144 Lake Street
Laconia
Unit/Lot # 24

NH 03246

Listed: 2/26/2024
Closed: 9/13/2024
DOM: 160

\$699,000
\$669,000



County NH-Belknap
VillDstLoc
Year Built 1910
Architectural Style New Englander
Color Yellow
Total Stories 2
Taxes TBD No
TaxAnnLamt \$13,180.00
Tax Year 2023
Tax Year Notes

Rooms - Total 10
Bedrooms - Total 5
Baths - Total 3
Baths - Full 1
Baths - 3/4 2
Baths - 1/2 0
Baths - 1/4 0
SqFt-Apx Total Finished 2,041
SqFt-Apx Total 2,041
Lot Size Acres 0.00
Lot - Sqft
Footprint

Date Initial Showings Begin 3/1/2024

Directions



[Unbranded Tour URL 1](#)

[Unbranded Tour URL 2](#)

Remarks - Public PRICE IMPROVEMENT!!~This beautifully renovated YEAR ROUND New Englander is situated on Lake Winnepesaukee and ready for you and your family to make some amazing Lake Life memories. Enter the property from the wrap around covered front porch and you are greeted with a large eat-in kitchen with vaulted ceilings, granite countertops, SS appliances and wood flooring. The butlers pantry off the kitchen has plenty of extra cabinets for storage along with a beverage cooler and washer/dryer. There are 5 bedrooms and 3 bathrooms along with a full kitchen on both the 1st and 2nd floors. The 1st Floor Master bedroom includes a full master bath, double sinks and lake views! The first floor also offers a living room, 2 additional bedrooms and a 3/4 bath. Need extra space? Head to the 2nd floor and you will find 2 additional bedrooms, a 3/4 bath, living room/den as well as a full kitchen with amazing water views. The property offers access to 2 private sandy beaches, a playground space, a clubhouse with additional laundry if needed along with boat docks/jet ski space assigned annually by seniority. 23 dock/moorings for 24 units. The location has the most amazing Sunsets over Paus Bay and seasonal firework displays over the water sponsored by the Margate Hotel. Located close to grocery stores, shopping center, restaurants and more! Check out the 3D virtual tour!

STRUCTURE

Construction Status	Existing	Estimated Completion	SqFt-Apx Fln Above Grade	2,041
Rehab Needed			Lst S/SqFt Fln ABV Grade	\$342.48
Construction Materials	Wood Frame, Vinyl Siding		SqFt-Apx Fln AG Source	Public Records
Foundation	Fieldstone		SqFt-Apx Unfn Above Grade	0
Roof	Shingle - Asphalt		SqFt-Apx Unfn AG Source	Public Records
Basement	Yes		SqFt-Apx Fln Below Grade	0
Basement Access Type	Interior		Lst S/SqFt Fln Below Grade	
Basement Description	Storage Space, Unfinished, Stairs - Basement		SqFt-Apx Fln BG Source	Public Records
Garage	Yes		Lst S/SqFt Fln Total	\$342.48
Garage Capacity	1		SqFt-Apx Unfn Below Grade	0
			SqFt-Apx Unfn BG Source	Public Records
			SqFt-Apx Tot Below Grade	
			SqFt-Apx Tot BG Source	

ROOMS	DIMS. / LVL	ROOMS	DIMS. / LVL	PUBLIC RECORDS			
Bedroom with Bath	see floor plans	1	Den	see floor plans	2	Deed - Recorded Type	Warranty
Bath - 3/4	see floor plans	1				Deeds - Total	
Kitchen - Eat-in	see floor plans	1				Deed - Book	3449
Living Room	see floor plans	1				Deed - Page	0154
Bedroom	see floor plans	1				Deed 2 - Book	
Bedroom	see floor plans	1				Deed 2 - Page	
Laundry Room	see floor plans	1				Plan Survey Number	
Bedroom	see floor plans	2				Property ID	
Bath - 3/4	see floor plans	2				Zoning	CR
Bedroom	see floor plans	2					
Kitchen	see floor plans	2					

LOT & LOCATION

Development / Subdivision		School - District		Waterfront Property	Yes
Owned Land		School - Elementary		Water View	Yes
Common Land Acres	0.00	School - Middle/Jr		Water Body Access	Yes
		School - High			
Road Frontage	TBD	Lot Features	Beach Access, Condo Development, Lake Access, Lake Frontage, Lake View, Landscaped, Water View, Waterfront, Near Country Club, Near Golf Course, Near Shopping, Near Skiing, Near Snowmobile Trails, Near Hospital	Water Body Name	Lake Winnepesaukee
Road Frontage Type	Association, Paved			Water Body Type	Lake
Road Frontage Length				Water Frontage Length	
ROW - Length				Water Access Details	Beach Access, Shared
ROW - Width				-Private	
ROW - Parcel Access				Waterfront Property Rights	Shared
ROW to other Parcel				Water Body Restrictions	Unknown
Surveyed	Unknown				

UTILITIES

Heating Oil, Baseboard, Electric, Hot Water, Multi Zone, Mini Split
Cooling Central AC, Mini Split
Water Source Community, Metered, Public Water - At Street
Sewer Public
Electric 200 Amp, Circuit Breaker(s)

Utilities Cable - Available
Internet High Speed Intrnt - Avail

Fuel Company Dutile and Sons
Electric Company Eversource
Cable Company
Phone Company
Internet Service Provider

FEATURES

Features - Exterior Boat Mooring, Boat Slip/Dock, Day Dock, Docks, Trash, Deck, Playground, Porch - Covered, Window Screens, Beach Access
Driveway Crushed Stone, Paved
Parking Heated Garage, Assigned, Driveway, Garage, Off Street, On-Site, Parking Spaces 5, Underground
Flooring Carpet, Ceramic Tile, Combination, Tile
Features - Interior Cathedral Ceiling, Ceiling Fan, Dining Area, Primary BR w/ BA, Walk-in Closet, Laundry - 1st Floor

Appliances Dishwasher, Dryer, Microwave, Mini Fridge, Range - Electric, Refrigerator, Washer, Water Heater - Off Boiler, Water Heater - Tank
Equipment Air Conditioner, CO Detector, Irrigation System, Smoke Detector
Features - Accessibility 1st Floor Bedroom, 1st Floor Full Bathroom, 1st Floor Low-Pile Carpet, Paved Parking, 1st Floor Laundry

CONDO - MOBILE - AUCTION INFO

Condo Name Eastern Shores
Building Number
Units Per Building 2
Condo Limited Common Area
Condo Fees Yes
Association Amenities Club House, Master Insurance, Playground, Landscaping, Beach Access, Beach Rights, Boat Slip/Dock, Common Acreage, Day Dock,

Auction
Date - Auction
Auction Time
Auctioneer Name
Auctioneer License Number
Auction Price Determd By

Mobile Park Name
Mobile Make
Mobile Model Name
MobileSer#

Mobile Anchor
Mobile Co-Op
Mobile Park Approval
Mobile Must Move

DISCLOSURES

Fee \$280.00 **Monthly** **Fee Includes** Landscaping, Plowing, Sewer, Trash, Water, Condo Association Fee
Fee 2
Fee 3

Foreclosed/Bank-Owned/REO No
Planned Urban Developmt
Rented
Rental Amount

Possession At Closing
Flood Zone No
Seasonal No
Easements
Covenants Unknown
Resort

Items Excluded
Documents Available Association Docs, Deed, Property Disclosure, Tax Map

Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type

POWER PRODUCTION

Power Production Type
Power Production Ownership
Mount Type
Mount Location
Power Production Size
Power Production Year Install
Power Production Annual
Power Production Annual Status
Power Production Verification Source

Power Production Type 2
Power Production Ownership 2
Mount Type 2
Mount Location 2
Power Production Size 2
Power Production Year Install 2
Power Production Annual 2
Power Production Annual Status 2
Power Production Verification Source 2

HOME PERFORMANCE INDICATORS

Green Verificatn Body 2
Green Verificatn Progrm 2
Green Verificatn Year 2
Green Verificatn Rating 2
Green Verificatn Metric 2
Green Verificatn Status 2
Green Verificatn NewCon 2
Green Verification Source 2
Green Verificatn URL 2

Green Verification Body
Green Verification Progrm
Green Verification Year
Green Verification Rating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

Green Verificatn Body 3
Green Verificatn Progrm 3
Green Verificatn Year 3
Green Verificatn Rating 3
Green Verificatn Metric 3
Green Verificatn Status 3
Green Verification Source 3
Green Verificatn NewCon 3
Green Verificatn URL 3

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**BERKSHIRE
HATHAWAY**
HOMESERVICES
VERANI REALTY

Listed by:

Denise Denver/ RE/MAX Innovative Properties

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144 LAKE ST #10

Location 144 LAKE ST #10

Mblu 283/ 23/ 2/ 010/

Acct# 8763

Owner DALLEVA DOMENIC &

Assessment \$711,400

2298

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$711,400	\$0	\$711,400

Owner of Record

Owner DALLEVA DOMENIC &
Co-Owner HURLEY LAFAUCI LISA
Address 3 HORSESHOE DR
LYNNFIELD, MA 01940

Sale Price \$150,000
Book & Page 3329/0071
Sale Date 07/14/2020
Instrument 15

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
DALLEVA DOMENIC &	\$150,000	3329/0071	15	07/14/2020
CUNNINGHAM JOSEPH	\$90,000	1801/0816	1A	10/15/2002
CUNNINGHAM JAMES P	\$62,000	1551/0498	1F	09/17/1999
BROWN JOHN MARK & DEBRA G	\$57,000	1304/0211	00	07/15/1994
DEJAGER PETER	\$0	/0		07/15/1994

Building Information

Building 1 : Section 1

Year Built 2021
Living Area: 768

Building Attributes	
Field	Description
Style:	Condo Conv
Model	Res Condo

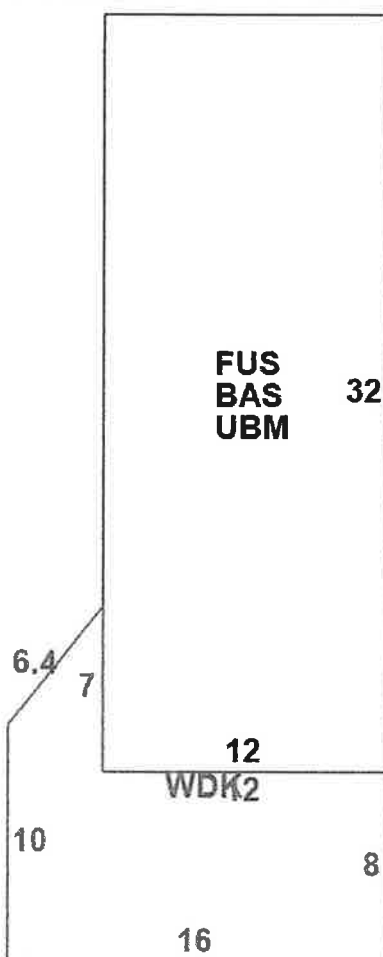
Stories:	2
Grade	Average +10
Occupancy	1
Interior Wall 1:	Drywall/Sheet
Interior Wall 2:	
Interior Floor 1	Woodlam/Vinylplank
Interior Floor 2	
Heat Fuel:	Electric
Heat Type:	Electr Basebrd
AC Type:	Heat Pump
Ttl Bedrms:	2 Bedrooms
Ttl Bathrms:	1 Full
Ttl Half Bths:	1
Xtra Fixtres	
Total Rooms:	3
Bath Style:	Average
Kitchen Style:	Average
Kitchen Type	
Kitchen Func	
Primary Bldg Use	
Htwtr Type	
Atypical	
Park Type	
Park Own	
Park Tandem	0
Fireplaces	
Num Part Bedrm	
Base Flr Pm	
Num Park	
Pct Low Ceiling	
Unit Locn	
Grade	Average
Stories:	2
Residential Units:	23
Exterior Wall 1:	Clapboard
Exterior Wall 2:	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Cmrc'l Units:	0
Res/Com Units:	0
Section #:	

Building Photo



(https://images.vgsi.com/photos/LaconiaNHPhotos/\0026\8763_26150.jp)

Building Layout



(ParcelSketch.ashx?pid=2298&bid=2535)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	384	384
FUS	Upper Story, Finished	384	384
UBM	Basement, Unfinished	384	0
WDK	Deck, Wood	146	0

Parking Spaces	
Section Style:	
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	
Grade	
Usrflid 703	0
Usrflid 706	0

		1,298	768
--	--	-------	-----

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1020
Description CONDO MDL-05
Zone CR
Neighborhood CONDO
 No

Land Line Valuation

Size (Acres) 0
Frontage 0
Depth 0
Assessed Value \$0

Category

Outbuildings

Outbuildings					Legend
Code	Description	Sub Code	Sub Description	Size	Bldg #
SHD1	SHED FRAME			15.00 S.F.	1
PAT1	PATIO-AVG			180.00 S.F.	1

Valuation History

Assessment				
Valuation Year	Improvements	Land	Total	
2024	\$711,400	\$0	\$711,400	
2023	\$648,100	\$0	\$648,100	
2022	\$567,500	\$0	\$567,500	

144 LAKE ST #11

Location 144 LAKE ST #11

Mblu 283/ 23/ 2/ 011/

Acct# 8764

Owner D&M NOMINEE TRUST

Assessment \$710,900

2299

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$710,900	\$0	\$710,900

Owner of Record

Owner D&M NOMINEE TRUST
Co-Owner SHAPIRO DAVID A & MARIA G TRUSTEES
Address PO BOX 992
FRAMINGHAM, MA 01701

Sale Price \$100
Book & Page 2742/0797
Sale Date 12/07/2011
Instrument 44

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
D&M NOMINEE TRUST	\$100	2742/0797	44	12/07/2011
SHAPIRO DAVID A & MARIA G	\$121,000	2665/0204	01	09/28/2010
HILL ROLAND E & JOYCE C	\$80,000	1651/0848	01	05/21/2001
BUENO WELLINGTON M & DEBORAH L	\$60,000	1317/0105	00	11/09/1994
SICILIANO JEANNETTE	\$0	1302/0925	1H	07/05/1994

Building Information

Building 1 : Section 1

Year Built: 2011

Living Area: 768

Building Attributes	
Field	Description
Style:	Condo Conv
Model	Res Condo

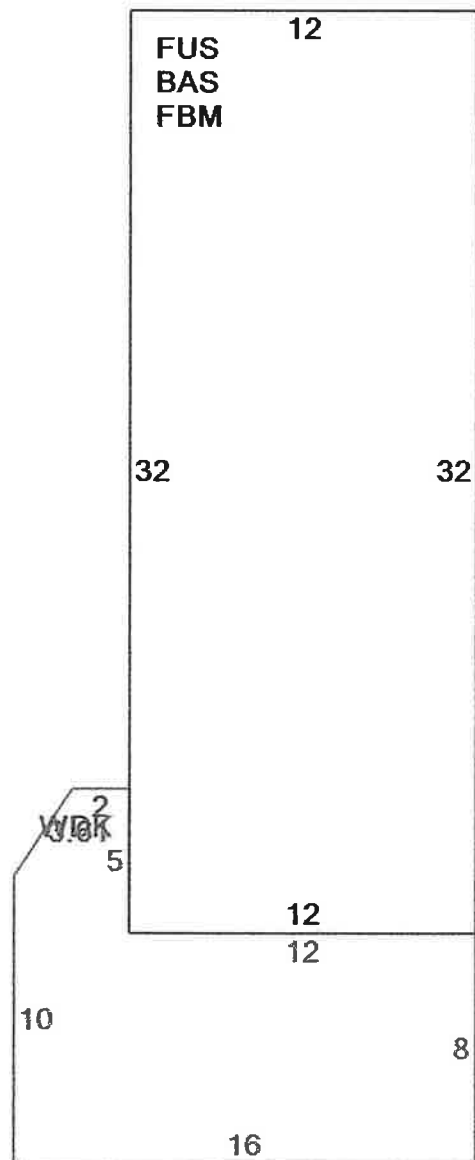
Stories:	1 Story
Grade	Average +10
Occupancy	1
Interior Wall 1:	Drywall/Sheet
Interior Wall 2:	
Interior Floor 1	Hardwood
Interior Floor 2	
Heat Fuel:	Electric
Heat Type:	Electr Basebrd
AC Type:	Heat Pump
Ttl Bedrms:	2 Bedrooms
Ttl Bathrms:	1 Full
Ttl Half Bths:	0
Xtra Fixtres	
Total Rooms:	2 Rooms
Bath Style:	Average
Kitchen Style:	Average
Kitchen Type	00
Kitchen Func	00
Primary Bldg Use	
Htwtr Type	00
Atypical	
Park Type	N
Park Own	N
Park Tandem	N
Fireplaces	
Num Part Bedrm	
Base Flr Pm	
Num Park	00
Pct Low Ceiling	
Unit Locn	
Grade	Average
Stories:	2
Residential Units:	23
Exterior Wall 1:	Clapboard
Exterior Wall 2:	
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Cmrc'l Units:	0
Res/Com Units:	0
Section #:	

Building Photo



(https://images.vgsi.com/photos/LaconiaNHPhotos/A0024\8764_24277.Jf)

Building Layout



(ParcelSketch.ashx?pid=2299&bid=2536)

Building Sub-Areas (sq ft)	Legend
----------------------------	--------

Parking Spaces	
Section Style:	
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	
Grade	
Usrflid 703	0
Usrflid 706	0

Code	Description	Gross Area	Living Area
BAS	First Floor	384	384
FUS	Upper Story, Finished	384	384
FBM	Basement, Finished	384	0
WDK	Deck, Wood	145	0
		1,297	768

Extra Features

Extra Features			Legend
Code	Description	Size	Bldg #
FPL1	FIREPLACE BRICK	1.00 UNITS	1

Land

Land Use

Use Code 1020
Description CONDO MDL-05
Zone CR
Neighborhood CONDO
 No

Land Line Valuation

Size (Acres) 0
Frontage 0
Depth 0
Assessed Value \$0

Category

Outbuildings

Outbuildings					Legend
Code	Description	Sub Code	Sub Description	Size	Bldg #
PAT2	PATIO-GOOD			380.00 S.F.	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$710,900	\$0	\$710,900
2023	\$703,800	\$0	\$703,800
2022	\$616,400	\$0	\$616,400

144 LAKE ST #12

Location 144 LAKE ST #12

Mblu 283/ 23/ 2/ 012/

Acct# 8765

Owner LEWIS DAVID & DEBORAH

Assessment \$653,200

2300

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$653,200	\$0	\$653,200

Owner of Record

Owner LEWIS DAVID & DEBORAH
Co-Owner
Address 36 WINDSOR BLVD
LONDONDERRY, NH 03053

Sale Price \$625,000
Book & Page 3567/0959
Sale Date 05/24/2023
Instrument 01

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
LEWIS DAVID & DEBORAH	\$625,000	3567/0959	01	05/24/2023
12 LAKE STREET LLC	\$289,000	3178/0228	38	06/20/2018
K AND R TRUST	\$225,000	2625/0701	00	02/16/2010
HAWKES SHAWN M & DENISE C	\$150,000	2241/0004	1N	11/09/2005
TATRO PHILIP C & MARGARET TRUST OF 2000	\$4,000	1576/0371	1N	03/13/2000

Building Information

Building 1 : Section 1

Year Built: 2008

Living Area: 768

Building Attributes	
Field	Description
Style:	Condo Conv
Model	Res Condo

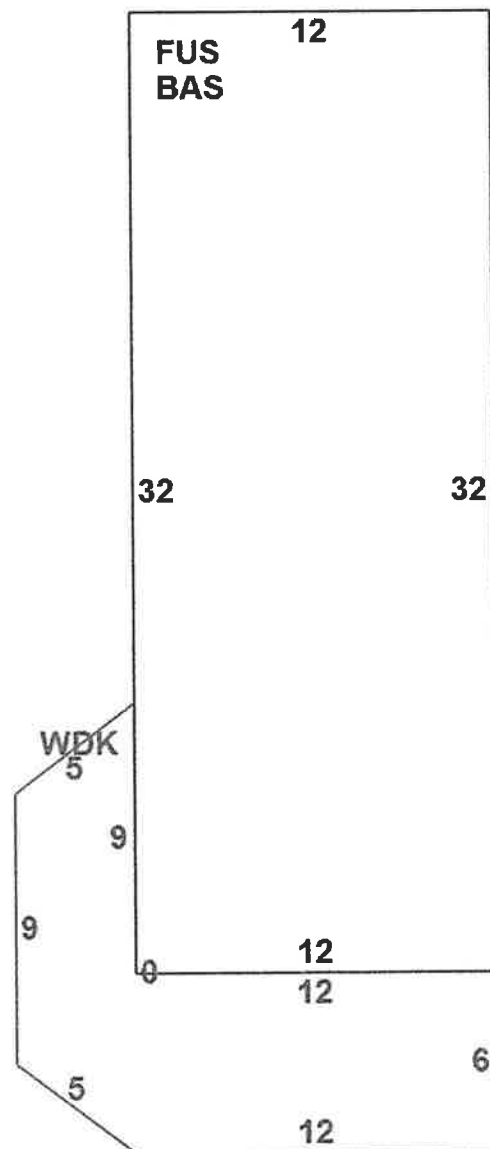
Stories:	2
Grade	Average +10
Occupancy	1
Interior Wall 1:	Drywall/Sheet
Interior Wall 2:	
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	Ceram Clay Til
Heat Fuel:	Electric
Heat Type:	Hot Air-no Duc
AC Type:	Heat Pump
Ttl Bedrms:	2 Bedrooms
Ttl Bathrms:	1 Full
Ttl Half Bths:	0
Xtra Fixtres	
Total Rooms:	3
Bath Style:	Average
Kitchen Style:	Average
Kitchen Type	
Kitchen Func	
Primary Bldg Use	
Htwtr Type	
Atypical	
Park Type	
Park Own	
Park Tandem	0
Fireplaces	
Num Part Bedrm	
Base Flr Pm	
Num Park	
Pct Low Ceiling	
Unit Locn	
Grade	Average
Stories:	2
Residential Units:	23
Exterior Wall 1:	Clapboard
Exterior Wall 2:	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Cmrc'l Units:	0
Res/Com Units:	0
Section #:	

Building Photo



(<https://images.vgsi.com/photos/LaconiaNHPhotos/\0024\8765%20view>).

Building Layout



(ParcelSketch.ashx?pid=2300&bid=2537)

Building Sub-Areas (sq ft)	Legend

Parking Spaces	
Section Style:	
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	
Grade	
Usrflid 703	0
Usrflid 706	0

Code	Description	Gross Area	Living Area
BAS	First Floor	384	384
FUS	Upper Story, Finished	384	384
WDK	Deck, Wood	120	0
		888	768

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1020
Description CONDO MDL-05
Zone CR
Neighborhood CONDO
 No

Land Line Valuation

Size (Acres) 0
Frontage 0
Depth 0
Assessed Value \$0

Category

Outbuildings

Outbuildings					Legend
Code	Description	Sub Code	Sub Description	Size	Bldg #
PAT1	PATIO-AVG			240.00 S.F.	1

Valuation History

Assessment				
Valuation Year	Improvements	Land	Total	
2024	\$653,200	\$0	\$653,200	
2023	\$656,400	\$0	\$656,400	
2022	\$599,500	\$0	\$599,500	

3K down ↑