

## 2018 ABATEMENT REQUEST – Staff Notes

### Map 321 Block 452 Lot 11.1– Edward F. and Gloria I. Blancato

Mr. & Mrs. Blancato filed an abatement request on property located at 103 Hickory Stick Lane. The property was assessed for \$398,700 for 2018. The property is a single-family home having an effective area of 2,923 sf, and living area of 2,249 sf.

The property was last visited in March 2019 and the building was inspected as part of the sale verification process.

Provided with the abatement application was a copy of the Settlement Statement from the recent purchase of their property for \$356,000 on 4/30/2018.

In addition to the recent sale of the subject property, there were two other very similar properties that sold on the same street with very similar attributes:

|                        | Sale Date  | Style    | Age  | *Size | Cond | Sale Price | Assessment |
|------------------------|------------|----------|------|-------|------|------------|------------|
| Subject                | 4/30/2018  | Contemp. | 2006 | 2249  | AVG  | \$356,000  | \$398,700  |
|                        |            |          |      |       |      |            |            |
| 117 Hickory Stick Lane | 7/10/2018  | Contemp. | 2006 | 2249  | AVG  | \$352,000  | \$397,100  |
| 119 Hickory Stick Lane | 12/18/2017 | Contemp. | 2007 | 2156  | AVG  | \$337,900  | \$387,800  |
|                        |            |          |      |       |      |            |            |
|                        |            |          |      |       |      |            |            |

While other examples can be found in the Country Club Shores subdivision, they represent properties that are much closer to Lake Opechee, and have much better views.

It appears that the grade (representing the quality of construction of the property) is slightly overstated. After changing the grade for the subject property to Average +20 from Good, the resultant value is \$361,000. While not perfectly matched to the selling price, this value appears to be much more representative of the value of the property.

RECEIVED

JAN 25 2019

**2018 APPLICATION FOR ABATEMENT**

ASSESSOR'S OFFICE  
LACONIA, NH

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**

000024

Date: January/25/2019

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

Name: David H. And Judy S. Bastian

Mailing Address: 119 Hickory Stick Lane Laconia, NH 03246

Telephone No: (Work) 772-321-8972 (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.

**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): \_\_\_\_\_ (Home): \_\_\_\_\_

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

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

Map: 321 Block: 452 Lot: 11/5

Assessed Valuation: \$ 387,800 Tax Account. #: 10802

Property Location: 119 Hickory Stick Lane 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.

1/25/18

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.)

Assessment \$387,800  
 Purchase Price 12/18/17 \$337,900 -  
 SEE additional information on attached sheet.

**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# 321/452/1/5 Appeal Year Market Value \$ 337,900 -  
 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: 1/25/19

X David A Bastian  
(Signature)

X Judy S Bastian  
(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 2018  
LOCAL APPEAL: MARCH 1, 2019  
BOARD OF TAX & LAND APPEALS/  
SUPERIOR COURT: ON OR BEFORE  
SEPTEMBER 1, 2019

**CITY OF LACONIA**  
**TAXPAYER'S RSA 76:16 ABATEMENT APPLICATION**  
**TAX YEAR 2018**

\*\*\*\* 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.**

January 24, 2019

Tax Abatement Application of David and Judy S Bastian.

The City of Laconia's market analysis of our property, 119 Hickory Stick Lane Map # 321/452/11/5 shows an appraised value of \$387,800 however, the purchase price on 12/18/17 was \$337,900 some \$50,000 less than the appraised value shown in the market analysis.

Our home is categorized as a Modern/Contemporary and in this grouping on the City's market analysis there are only 16 homes in Laconia in this category that sold between the dates of April 1/2017 and March 31, 2018. On this report our home shows an appraised to sale ratio of 115% above the sale price however in this category the vast majority (14 out of 16) have an appraised to sale ratio of 111% or less.

For example, 85 Captains Walk, a one year old home with 2540 effective area versus ours of a 2801 effective area and 11 years old, the 85 Captains Walk property sold 12/17/17 and has a A/S Ratio of .74.

Since the City of Laconia's Market analysis, two additional homes on Hickory Stick Lane have sold for \$352,000 and \$356,000. They are not included in the most recent market analysis since one sold in April of 2018 and the other in July of 2018. These two homes (103 and 117 Hickory Stick Lane) are comparable to our home at 119 Hickory Stick Lane.

Based on the above information we believe the assessment of our property's value exceeds the general level of assessment by assessing our home at 115% above market value as established by its 12/18/17 purchase price of \$337,900.

Property Location: 103 HICKORY STICK LN  
 Vision ID: 102103

Account # 10798

MAP ID: 321/ 452/ 11/ 1/

Bldg #: 1 of 1 Sec #: 1 of 1 Card 1 of 1

Bldg Name: State Use: 1010  
 Print Date: 04/12/2019 15:55

| CURRENT OWNER                                   |  | TOPO.                             | UTILITIES    | STRT./ROAD | LOCATION | CURRENT ASSESSMENT |      |                 |                | 1501<br>LACONIA, NH<br><br><b>VISION</b> |         |
|---|--|-----------------------------------|--------------|------------|----------|--------------------|------|-----------------|----------------|--|---------|
| BLANCATO EDWARD F & GLORIA I                    |  | 2                                 | Public Water |            |          | Description        | Code | Appraised Value | Assessed Value |  |         |
| 103 HICKORY STICK LN                            |  | 3                                 | Public Sewer |            |          | RESIDNTL           | 1010 | 314,900         | 314,900        |  |         |
| LACONIA, NH 03246<br>Additional Owners:         |  |                                   |              |            |          | RES LAND           | 1010 | 46,100          | 46,100         |  |         |
| SUPPLEMENTAL DATA                               |  |                                   |              |            |          | Total              |      |                 |                | 361,000                                  | 361,000 |
| Other ID: OWNOCC Y                              |  | ZONE 2<br>ZONE 2 %<br>WARD WARD 6 |              |            |          |                    |      |                 |                |  |         |
| ZONE 1 RS<br>ZONE 1 % 100<br>GIS ID: 321-452-11 |  | ASSOC PID#                        |              |            |          |                    |      |                 |                |  |         |

| RECORD OF OWNERSHIP |            |     |     |            |      |      | PREVIOUS ASSESSMENTS (HISTORY) |                |      |      |                |      |      |                |
|---------------------|------------|-----|-----|------------|------|------|--------------------------------|----------------|------|------|----------------|------|------|----------------|
| BK-VOL/PAGE         | SALE DATE  | q/u | v/i | SALE PRICE | V.C. | Yr.  | Code                           | Assessed Value | Yr.  | Code | Assessed Value | Yr.  | Code | Assessed Value |
| 3168/0287           | 04/30/2018 | Q   | I   | 356,000    | 01   |      |                                |                |      |      |                |      |      |                |
| 2286/0111           | 04/05/2006 | Q   | I   | 409,930    | 01   | 2018 | 1010                           | 352,600        | 2017 | 1010 | 336,200        | 2016 | 1010 | 306,700        |
| 1963/0470           | 10/20/2003 | U   | V   | 495,000    | 1N   | 2018 | 1010                           | 46,100         | 2017 | 1010 | 46,100         | 2016 | 1010 | 40,000         |
| Total:              |            |     |     |            |      |      |                                | 398,700        |      |      | 382,300        |      |      | 346,700        |

| EXEMPTIONS |      |             |        | OTHER ASSESSMENTS |             |        |        |
|------------|------|-------------|--------|-------------------|-------------|--------|--------|
| Year       | Type | Description | Amount | Code              | Description | Number | Amount |
| Total:     |      |             |        |                   |             |        |        |

This signature acknowledges a visit by a Data Collector or Assessor

| ASSESSING NEIGHBORHOOD |           |                   |         |       |
|------------------------|-----------|-------------------|---------|-------|
| NBHD/SUB               | NBHD Name | Street Index Name | Tracing | Batch |
| 0001/A                 |           | A                 |         |       |

| APPRAISED VALUE SUMMARY          |         |
|----------------------------------|---------|
| Appraised Bldg. Value (Card)     | 310,600 |
| Appraised XF (B) Value (Bldg)    | 4,300   |
| Appraised OB (L) Value (Bldg)    | 0       |
| Appraised Land Value (Bldg)      | 46,100  |
| Special Land Value               | 0       |
| Total Appraised Parcel Value     | 361,000 |
| Valuation Method:                | C       |
| Adjustment:                      | 0       |
| Net Total Appraised Parcel Value | 361,000 |

| NOTES                        |  |
|------------------------------|--|
| COUNTRY CLUB SHORES<br>LOT 1 |  |

| BUILDING PERMIT RECORD |            |      |             |         |            |         |            | VISIT/ CHANGE HISTORY |            |      |    |    |     |                  |
|------------------------|------------|------|-------------|---------|------------|---------|------------|-----------------------|------------|------|----|----|-----|------------------|
| Permit ID              | Issue Date | Type | Description | Amount  | Insp. Date | % Comp. | Date Comp. | Comments              | Date       | Type | IS | ID | Cd. | Purpose/Result   |
| 438                    | 08/08/2005 | 07   | NEW HOME    | 250,000 | 04/25/2007 | 100     | 03/21/2006 | CO ISSUE              | 03/01/2019 | S    |    | TB | 14  | INSPECTED        |
|                        |            |      |             |         |            |         |            |                       | 07/26/2017 |      |    | DD | 20  | CHG FM OTHER     |
|                        |            |      |             |         |            |         |            |                       | 09/21/2015 |      |    | DD | 14  | INSPECTED        |
|                        |            |      |             |         |            |         |            |                       | 09/14/2015 | CY   |    | DD | 02  | MEASURED         |
|                        |            |      |             |         |            |         |            |                       | 07/20/2010 |      |    | PM | 33  | RES FIELD REVIEW |

| LAND LINE VALUATION SECTION                                    |          |                   |      |   |       |       |          |            |           |      |           |           |         |      |                          |                 |            |                 |            |        |
|--|----------|-------------------|------|---|-------|-------|----------|------------|-----------|------|-----------|-----------|---------|------|--------------------------|-----------------|------------|-----------------|------------|--------|
| B #  | Use Code | Use Description   | Zone | D | Front | Depth | Units    | Unit Price | I. Factor | S.A. | Acre Disc | C. Factor | ST. Idx | Adj. | Notes- Adj               | Special Pricing | S Adj Fact | Adj. Unit Price | Land Value |        |
|  |          |                   |      |   |       |       |          |            |           |      |           |           |         |      |                          | Spec Use        | Spec Calc  |                 |            |        |
| 1  | 1010     | SINGLE FAM MDL-01 | RS   |   |       |       | 3,055 SF | 10.07      | 1.0000    | 5    | 1.0000    | 1.00      | 70      | 1.50 |                          |                 |            | 1.00            | 15.10      | 46,100 |
| Total Card Land Units: 0.07 AC Parcel Total Land Area: 0.07 AC |          |                   |      |   |       |       |          |            |           |      |           |           |         |      | Total Land Value: 46,100 |                 |            |                 |            |        |

Property Location: 103 HICKORY STICK LN  
 Vision ID: 102103

Account #10798

MAP ID: 321/ 452/ 11/ 1/

Bldg #: 1 of 1

Bldg Name:

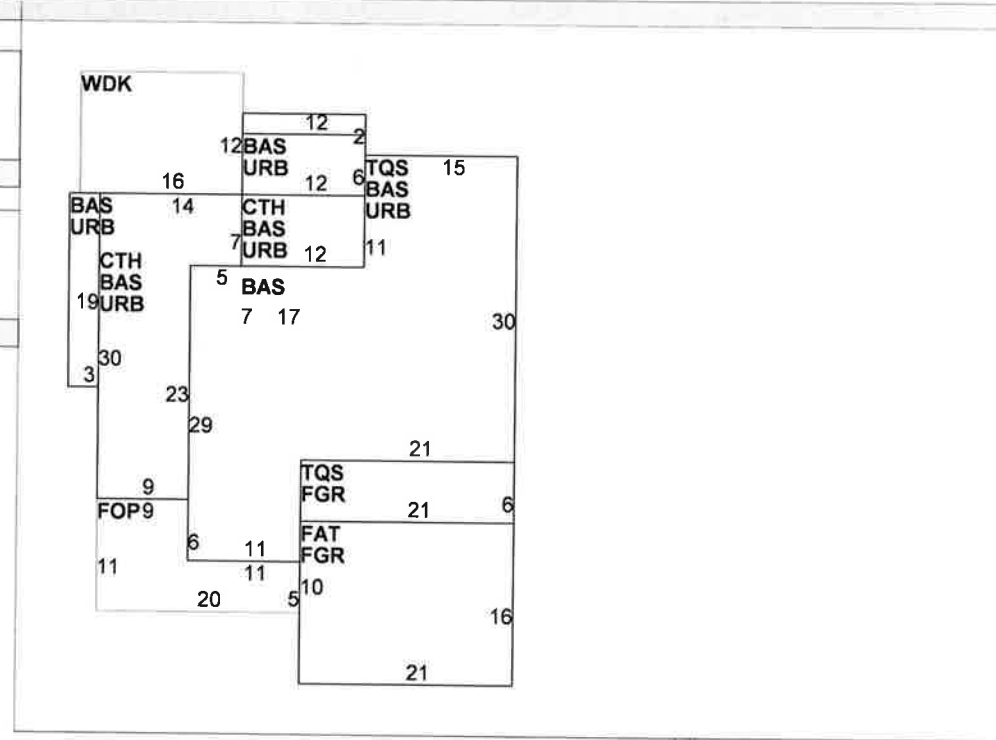
Sec #: 1 of 1

Card 1 of 1

State Use: 1010

Print Date: 04/12/2019 15:55

| CONSTRUCTION DETAIL      |                   |            | CONSTRUCTION DETAIL (CONTINUED)  |         |     |     |             |                       |  |  |                 |             |            |                |                   |     |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |
|--------------------------|-------------------|------------|--|---------|-----|-----|-------------|-----------------------|--|--|-----------------|-------------|------------|----------------|-------------------|-----|--------------|-----------|--|-----|---------|--|-----|------|--|----------|------|--|----------------|----|--|----------------|--|--|-------|----|--|-------------------|---|--|-----------------|---|--|-------------------|---|--|-----------|--|--|------------|--|--|----------------|----|--|-------------|---------|--|-----------|---|--|-----------------|--|--|--------------|---|--|----------------------|--|--|------------------|---|--|--------------------------|--|--|
| Element                  | Cd.               | Ch.        | Description  | Element | Cd. | Ch. | Description |                       |  |  |                 |             |            |                |                   |     |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |
| Style                    | 07                |            | Modern/Contemp   |         |     |     |             |                       |  |  |                 |             |            |                |                   |     |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |
| Model                    | 01                |            | Residential  |         |     |     |             |                       |  |  |                 |             |            |                |                   |     |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |
| Grade                    | 05                |            | Average +20  |         |     |     |             |                       |  |  |                 |             |            |                |                   |     |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |
| Stories                  | 1.75              |            |  |         |     |     |             |                       |  |  |                 |             |            |                |                   |     |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |
| Occupancy                | 1                 |            |  |         |     |     |             |                       |  |  |                 |             |            |                |                   |     |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |
| 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 Flr 1           | 12                |            | Hardwood   |         |     |     |             |                       |  |  |                 |             |            |                |                   |     |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |
| Interior Flr 2           |                   |            |  |         |     |     |             |                       |  |  |                 |             |            |                |                   |     |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |
| Heat Fuel                | 03                |            | Gas  |         |     |     |             |                       |  |  |                 |             |            |                |                   |     |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |
| Heat Type                | 04                |            | Forced Air-Duc   |         |     |     |             |                       |  |  |                 |             |            |                |                   |     |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |
| AC Type                  | 03                |            | Central  |         |     |     |             |                       |  |  |                 |             |            |                |                   |     |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |
| Total Bedrooms           | 04                |            | 4 Bedrooms   |         |     |     |             |                       |  |  |                 |             |            |                |                   |     |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |
| Total Bthrms             | 2                 |            |  |         |     |     |             |                       |  |  |                 |             |            |                |                   |     |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |
| Total Half Baths         | 1                 |            |  |         |     |     |             |                       |  |  |                 |             |            |                |                   |     |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |
| Total Xtra Fixtrs        | 2                 |            |  |         |     |     |             |                       |  |  |                 |             |            |                |                   |     |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |
| Total Rooms              | 8                 |            |  |         |     |     |             |                       |  |  |                 |             |            |                |                   |     |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |
| Bath Style               | 03                |            | Modern   |         |     |     |             |                       |  |  |                 |             |            |                |                   |     |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |
| Kitchen Style            | 03                |            | Good   |         |     |     |             |                       |  |  |                 |             |            |                |                   |     |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |
|                          |                   |            | <table border="1"> <thead> <tr> <th colspan="3">MIXED USE</th> </tr> <tr> <th>Code</th> <th>Description</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1010</td> <td>SINGLE FAM MDL-01</td> <td>100</td> </tr> </tbody> </table>   |         |     |     |             | MIXED USE             |  |  | Code            | Description | Percentage | 1010           | SINGLE FAM MDL-01 | 100 |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |
| MIXED USE                |                   |            |  |         |     |     |             |                       |  |  |                 |             |            |                |                   |     |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |
| Code                     | Description       | Percentage |  |         |     |     |             |                       |  |  |                 |             |            |                |                   |     |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |
| 1010                     | SINGLE FAM MDL-01 | 100        |  |         |     |     |             |                       |  |  |                 |             |            |                |                   |     |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |
|                          |                   |            | <table border="1"> <thead> <tr> <th colspan="3">COST/MARKET VALUATION</th> </tr> </thead> <tbody> <tr> <td>Adj. Base Rate:</td> <td>111.34</td> <td></td> </tr> <tr> <td>Net Other Adj:</td> <td>325,435</td> <td></td> </tr> <tr> <td>Replace Cost</td> <td>19,693.50</td> <td></td> </tr> <tr> <td>AYB</td> <td>345,129</td> <td></td> </tr> <tr> <td>EYB</td> <td>2006</td> <td></td> </tr> <tr> <td>Dep Code</td> <td>2008</td> <td></td> </tr> <tr> <td>Remodel Rating</td> <td>AV</td> <td></td> </tr> <tr> <td>Year Remodeled</td> <td></td> <td></td> </tr> <tr> <td>Dep %</td> <td>10</td> <td></td> </tr> <tr> <td>Functional Obslnc</td> <td>0</td> <td></td> </tr> <tr> <td>External Obslnc</td> <td>0</td> <td></td> </tr> <tr> <td>Cost Trend Factor</td> <td>1</td> <td></td> </tr> <tr> <td>Condition</td> <td></td> <td></td> </tr> <tr> <td>% Complete</td> <td></td> <td></td> </tr> <tr> <td>Overall % Cond</td> <td>90</td> <td></td> </tr> <tr> <td>Apprais Val</td> <td>310,600</td> <td></td> </tr> <tr> <td>Dep % Ovr</td> <td>0</td> <td></td> </tr> <tr> <td>Dep Ovr Comment</td> <td></td> <td></td> </tr> <tr> <td>Misc Imp Ovr</td> <td>0</td> <td></td> </tr> <tr> <td>Misc Imp Ovr Comment</td> <td></td> <td></td> </tr> <tr> <td>Cost to Cure Ovr</td> <td>0</td> <td></td> </tr> <tr> <td>Cost to Cure Ovr Comment</td> <td></td> <td></td> </tr> </tbody> </table> |         |     |     |             | COST/MARKET VALUATION |  |  | Adj. Base Rate: | 111.34      |            | Net Other Adj: | 325,435           |     | Replace Cost | 19,693.50 |  | AYB | 345,129 |  | EYB | 2006 |  | Dep Code | 2008 |  | Remodel Rating | AV |  | Year Remodeled |  |  | Dep % | 10 |  | Functional Obslnc | 0 |  | External Obslnc | 0 |  | Cost Trend Factor | 1 |  | Condition |  |  | % Complete |  |  | Overall % Cond | 90 |  | Apprais Val | 310,600 |  | Dep % Ovr | 0 |  | Dep Ovr Comment |  |  | Misc Imp Ovr | 0 |  | Misc Imp Ovr Comment |  |  | Cost to Cure Ovr | 0 |  | Cost to Cure Ovr Comment |  |  |
| COST/MARKET VALUATION    |                   |            |  |         |     |     |             |                       |  |  |                 |             |            |                |                   |     |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |
| Adj. Base Rate:          | 111.34            |            |  |         |     |     |             |                       |  |  |                 |             |            |                |                   |     |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |
| Net Other Adj:           | 325,435           |            |  |         |     |     |             |                       |  |  |                 |             |            |                |                   |     |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |
| Replace Cost             | 19,693.50         |            |  |         |     |     |             |                       |  |  |                 |             |            |                |                   |     |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |
| AYB                      | 345,129           |            |  |         |     |     |             |                       |  |  |                 |             |            |                |                   |     |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |
| EYB                      | 2006              |            |  |         |     |     |             |                       |  |  |                 |             |            |                |                   |     |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |
| Dep Code                 | 2008              |            |  |         |     |     |             |                       |  |  |                 |             |            |                |                   |     |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |
| Remodel Rating           | AV                |            |  |         |     |     |             |                       |  |  |                 |             |            |                |                   |     |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |
| Year Remodeled           |                   |            |  |         |     |     |             |                       |  |  |                 |             |            |                |                   |     |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |
| Dep %                    | 10                |            |  |         |     |     |             |                       |  |  |                 |             |            |                |                   |     |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |
| Functional Obslnc        | 0                 |            |  |         |     |     |             |                       |  |  |                 |             |            |                |                   |     |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |
| External Obslnc          | 0                 |            |  |         |     |     |             |                       |  |  |                 |             |            |                |                   |     |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |
| Cost Trend Factor        | 1                 |            |  |         |     |     |             |                       |  |  |                 |             |            |                |                   |     |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |
| Condition                |                   |            |  |         |     |     |             |                       |  |  |                 |             |            |                |                   |     |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |
| % Complete               |                   |            |  |         |     |     |             |                       |  |  |                 |             |            |                |                   |     |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |
| Overall % Cond           | 90                |            |  |         |     |     |             |                       |  |  |                 |             |            |                |                   |     |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |
| Apprais Val              | 310,600           |            |  |         |     |     |             |                       |  |  |                 |             |            |                |                   |     |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |
| Dep % Ovr                | 0                 |            |  |         |     |     |             |                       |  |  |                 |             |            |                |                   |     |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |
| Dep Ovr Comment          |                   |            |  |         |     |     |             |                       |  |  |                 |             |            |                |                   |     |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |
| Misc Imp Ovr             | 0                 |            |  |         |     |     |             |                       |  |  |                 |             |            |                |                   |     |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |
| Misc Imp Ovr Comment     |                   |            |  |         |     |     |             |                       |  |  |                 |             |            |                |                   |     |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |
| Cost to Cure Ovr         | 0                 |            |  |         |     |     |             |                       |  |  |                 |             |            |                |                   |     |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |
| Cost to Cure Ovr Comment |                   |            |  |         |     |     |             |                       |  |  |                 |             |            |                |                   |     |              |           |  |     |         |  |     |      |  |          |      |  |                |    |  |                |  |  |       |    |  |                   |   |  |                 |   |  |                   |   |  |           |  |  |            |  |  |                |    |  |             |         |  |           |   |  |                 |  |  |              |   |  |                      |  |  |                  |   |  |                          |  |  |



| OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B) |             |     |              |     |       |            |      |     |       |     |      |           |
|--|-------------|-----|--------------|-----|-------|------------|------|-----|-------|-----|------|-----------|
| Code   | Description | Sub | Sub Descript | L/B | Units | Unit Price | Yr   | Gde | Dp Rt | Cnd | %Cnd | Apr Value |
| FPL  | FIREPLACE   |     |              | B   | 1     | 1,300.00   | 2008 |     | 1     |     | 100  | 1,200     |
| JTUB   | JET TUB     |     |              | B   | 1     | 3,400.00   | 2008 |     | 1     |     | 100  | 3,100     |

| BUILDING SUB-AREA SUMMARY SECTION |                              |              |              |              |           |                 |
|-----------------------------------|------------------------------|--------------|--------------|--------------|-----------|-----------------|
| Code                              | Description                  | Living Area  | Gross Area   | Eff. Area    | Unit Cost | Undeprec. Value |
| BAS                               | First Floor                  | 1,425        | 1,425        | 1,425        | 111.34    | 158,654         |
| CTH                               | Cathedral Ceiling            | 0            | 389          | 19           | 5.44      | 2,115           |
| FAT                               | Attic, Finished              | 67           | 336          | 67           | 22.20     | 7,460           |
| FGR                               | Garage, Finished             | 0            | 462          | 185          | 44.58     | 20,597          |
| FOP                               | Porch, Open, Finished        | 0            | 154          | 31           | 22.41     | 3,451           |
| TQS                               | Three Quarter Story          | 757          | 1,009        | 757          | 83.53     | 84,281          |
| URB                               | Basement, Unfinished, Raised | 0            | 1,401        | 420          | 33.38     | 46,761          |
| WDK                               | Deck, Wood                   | 0            | 192          | 19           | 11.02     | 2,115           |
| <b>Ttl. Gross Liv/Lease Area:</b> |                              | <b>2,249</b> | <b>5,368</b> | <b>2,923</b> |           | <b>345,129</b>  |

