

2019 PROPERTY TAX ABATEMENT REFUND APPROVAL FORM

MAP-LOT-SEQ	BILL#	LOCATION	OWNER/MAILING	AMT TAXED	TOT TAX AFTER ADJ	REFUND
10-40-0	147314	74 Walton Rd	Amato, Fernando P O Box 584 Seabrook, NH 03874	\$3,768.00	\$3,501.00	\$267.00

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NOTES: This taxpayer filed for a tax abatement due to the condition of his home. I did an interior inspection with him. The floors are uneven and sagging in areas, the ceilings are damaged from roof leaks, soffits and trim have rot, fireplace is nonworking. He does deserve and adjustment the interior I would consider Fair condition. Old Value 239,200. New Value 222,300.

By vote of the Board of Selectmen, the above property taxes shall be REFUNDED for the 2019 Tax Year.

Date: _____ Aboul Khan, Chairman Theresa Kyle Ella Brown	<p>TAX COLLECTOR'S APPVL ACCT: 01-160-3 100-000 DATE PAID: 12/16/19 PRINCIPAL: 267.00 INTEREST: 3.51</p> <p>TOTAL REFUND: \$ 270,511</p> <p>TAX COLL INIT: <u>MUK</u> DATE: <u>March 6, 2020</u></p>
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Return to Assessor

TOWN OF SEABROOK

PO BOX 476, SEABROOK, NH 03874

Final Tax Bill - 2019

Tax Year	Prop ID	Bill Date	Map/Parcel No.
2019	1604	11/05/2019	10-40
Town Rate		6.57	Assessed Valuation
Local School Rate		6.21	Land: 131,500
State School Rate		2.08	Building: 107,700
County Rate		0.89	Curr Use: 0
Beach Precinct Rate		0	Oth Val: 0
TOTAL RATE		15.75	Tot Value: 239,200 Area: 0.60

MAIL TO: SEABROOK TAX COLLECTOR
PO BOX 476
SEABROOK, NH 03874

Michele X. Knowles, Tax Collector (603) 474-9881

Tax Calculations	
Gross Value	\$239,200.00
Exemptions	
Net Value	\$239,200.00
Total Tax	\$3,768.00
Veteran Credit	
1st Bill	\$1,855.00
Previous Payments	\$1,855.00
Prepayments	
AMOUNT DUE 12/16/2019:	\$1,913.00

3768.00
3501.00

\$ 267.00
abate

Taxpayer's Name and Address	Bill #:147314
AMATO FERNANDO PO BOX 584 SEABROOK, NH 03874	

Property Location:	74 WALTON RD
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SEE REVERSE SIDE FOR TAXPAYER RIGHTS & FURTHER INFORMATION

8.00 % APR Interest Charged After 12/16/2019

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SECTION E. Reasons for Abatement Application

An abatement may be granted for "good cause shown." Generally, this means a disproportionate assessment or an assessment based on an error. It can also include other reasons. This form is based on a disproportionate or erroneous assessment. If your request is based on other reasons, please state them with specificity. If the application is based on a disproportionate assessment, the taxpayer has the burden to prove disproportionality. Therefore, state with specificity all of the reasons supporting your application. Statements such as "taxes too high," "disproportionately assessed" or "assessment exceeds market value" are insufficient.

Generally, specificity requires the taxpayer to present material on the following (all may not apply):

- 1) **physical data** -- incorrect description or measurement of property;
- 2) **market data** -- the property's value on the **April 1, 2019**, assessment date, supported by comparable sales, income analysis or a professional opinion of value; and/or
- 3) **assessment data** -- the property's assessment exceeds the general level of assessment shown by comparing the property's assessment with assessments on other properties in the Town of Seabrook.

Attach additional sheets if needed. Note: If you have an appraisal or other documentation, please submit it with this application.

Broken Chimney - unusable \$3000 estimate to repair
Flooring damage from prior roof leaks wood floors and soft spots
All ceiling tiles damage from prior roof leaks
soffets/trim/gutter rot and damage
Kitchen cabinets damaged
Unfinished closets, 30yr old heat/hot water system

On April 1, 2019, the fair market value of the property(s) was \$ 215,000

SECTION F(1). Sales and/or Assessment Comparisons

List the properties you are relying upon to show over-assessment of your property. (Attach additional sheets if necessary).

<u>Town Parcel ID#</u>	<u>Street Address</u>	<u>Sale Price</u>	<u>Date of Sale</u>	<u>Assessment</u>

SECTION F(2). Actual and Comparable Rental Information

The following section is for income producing properties only. List the actual rent of the property for which the abatement is sought and, if applicable, rents of comparable properties. (Attach additional sheets if necessary). Please attach a rent roll and an income and expense statement for the 2016 and 2017 tax year.

<u>Tenant Name</u>	<u>Location</u>	<u>Size of Rental (sf, # bedrooms, etc.)</u>	<u>Monthly Rent</u>	<u>Expenses paid by Tenant</u>

SECTION F(3). Sales Information of the Property Appealed

If the property appealed has sold in the last three years please provide the following information and attach a copy of the Purchase and Sales Agreement.

<u>Grantor</u>	<u>Grantee</u>	<u>Date of Sale</u>	<u>Sale Price</u>	<u>Arms Length (Y/N)</u>	<u>Comments</u>

SECTION G. Certification by Person(s) Applying

Pursuant to BTLA TAX 203.02(d), the applicant **MUST** sign the application. By signing below, the person(s) applying certifies and swears 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.

Date: 12-20-2019



(Signature)

(Signature)

SECTION H. Certification and Appearance by Representative (If Other Than Person(s) Applying)

By signing below, the representative of the person(s) applying certifies and swears under penalties of RSA ch. 641:

- 1) All (certifications) in Section G are true;
- 2) The person(s) applying has authorized this representation and has signed this application; and
- 3) A copy of this form was sent to the person(s) applying.

Date: _____

(Representative's Signature)

Code	Description	Year	Code	Assessed	Year	Code	Assessed
1010	RESIDENTIAL	2018	1010	107,700	2017	1010	107,700
1010	RES LAND	2018	1010	131,500	2017	1010	131,500
Total		Total		222,300		222,300	

Year	Code	Description	Year	Code	Assessed	Year	Code	Assessed
2019	1010	1010	2018	1010	107,700	2017	1010	107,700
2019	1010	1010	2018	1010	131,500	2017	1010	131,500
Total		Total		239,200		Total		208,100

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Total		Total		239,200		Total		208,100