

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

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: _____

Theresa Kyle, Chairman

Ella Brown

About Khan

TAX COLLECTOR'S APPVL

ACCT:01-160-31100-000

DATE PAID: 12/14/19

PRINCIPAL: 267.00

INTEREST: 4.13

TOTAL REFUND: \$ 271.13

TAX COLL INIT: *[Signature]*

DATE: 3/20/20

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>

RSA 76:16 ABATEMENT APPLICATION TO THE TOWN OF SEABROOK

RECEIVED

SECTION A. Person(s) Applying (Owner/Taxpayer)

Name: Fernando Amato
Mailing Address: PO Box 584, Seabrook, NH 03874
Telephone Number:(Work) 603-918-7140 (Home) _____

JAN 31 2020

Town of Seabrook
Assessor's Office

*If an 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 Town of Seabrook to the Internal Revenue Service; when applicable, funds payable shall be withheld until the Town of Seabrook obtains either the taxpayer's social security number or federal ID number.

SECTION B. Representative if other than Person(s) Applying (must also complete Section A)

Name: _____
Mailing Address: _____
Telephone Number:(Work) _____ (Home) _____

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

List the parcel identification number and the actual street address and town of each property for which abatement is sought and include a brief description and the assessment.

<u>Town Parcel ID#</u>	<u>Street Address/Town</u>	<u>Assessment</u>
<u>10-40-0</u>	<u>74 Walton Road, Seabrook</u>	<u>239,200</u>

THE TOWN OF SEABROOK DOES NOT REQUIRE AN INVENTORY BLANK.

SECTION D. Other Property

List other property in the Town of Seabrook owned by person(s) applying, even if abatements for the other properties 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/Town</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.

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

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.

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

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)

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

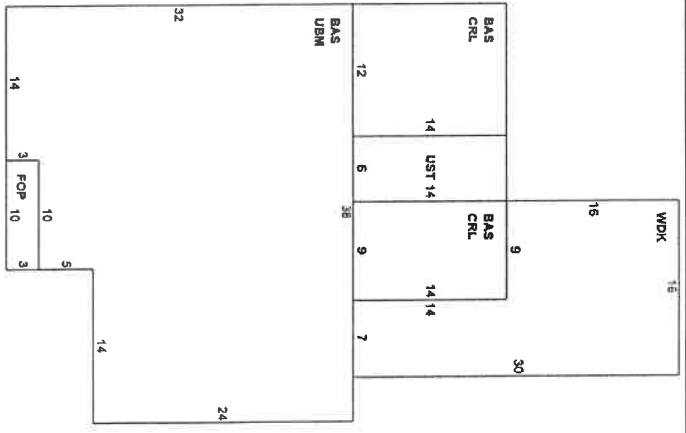
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch			
Model:	01	Residential			
Grade:	03	Average			
Stories:	1	1 Story			
Occupancy	1	Vinyl Siding			
Exterior Wall 1	25				
Exterior Wall 2	03	Gable/Hip			
Roof Structure:	03	Asph/F Gls/Cmp			
Roof Cover	03	Plastered			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2	12	Hardwood			
Interior Fir 1	06	Inlaid Sht Gds			
Interior Fir 2	02	Oil			
Heat Fuel	04	Forced Air-Duc			
Heat Type:	01	None			
C Type:	03	3 Bedrooms			
Total Bedrooms	1				
Total Baths:	0				
Total Half Baths	0				
Total Xtra Fixts	6	6 Rooms			
Total Rooms:	02	Average			
Arch Style:	02	Average			
Kitchen Style:					
Location:					
HP					

CONDO DATA			
Parcel Id	Cd	Owner	0.0
	C	B	S
Adjust Type	Code	Description	Factor%
Condo Fir			
Condo Unit			
COST / MARKET VALUATION			
Building Value New		150,615	
Year Built		1955	
Effective Year Built		1986	
Depreciation Code		A	
Remodel Rating			
Year Remodeled		30	
Depreciation %		0	
Functional Obsol		0	
External Obsol		1,000	
Trend Factor		AP	
Condition %		10	
Percent Good		60	
Cns Sect Rchld		90,400	
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	LB	Units	Unit Price	Yr Bit	1986
PL1	Fireplace 1 St.	B	1	2200.00		400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eft Area	Unit Cost	Undeprec Value
3AS	First Floor	1,368	1,368	1,368	91.56	125,253
3RL	Crawl Space	0	294	0	0.00	0
3OP	Porch, Open, Finished	0	30	6	18.31	549
3BM	Basement, Unfinished	0	1,074	215	18.33	19,685
3JT	Utility, Storage, Unfinished	0	84	21	22.89	1,923
3DK	Deck, Wood	0	354	35	9.05	3,205
TH Three Inv / 1 Area Area		1,368	2,904	1,645		150,615



06/06/2015