

2020 TAX ABATEMENT APPROVAL FORM

MAP-LOT-SEQ	BILL#	LOCATION	OWNER/MAILING	AMT TAXED	TOT TAX AFTER ADJ	ABATE ONLY
7-90-31	152690	31 B Street	June Quinlan 944 Lafayette Rd #31B Seabrook, NH 03874	\$907.00	\$787.00	\$120.00

NOTES: The taxpayer complained about the increase in her taxes and the issues with mobile home she purchased in October 2019. I visited the property and it is not as well remodeled as it appeared in the MLS Listings. Still original walls (just painted) and exterior siding, about half the windows don't open and she has 2 pretty good leaks under 2 different windows where she has pulled off the wall and stuffed towels into. She has had the seller return for a few issues, but will be hiring a person to fix these leaks. I also looked at sales of comparable mobile homes in parks. Old Value 56,800. New Value 49,300.

By vote of the Board of Selectmen, the above property taxes shall be ABATED for the 2020 Tax Year.

Date: _____

Theresa Kyle, Chairman

Ella Brown

Aboul B. Khan

RSA 76:16 ABATEMENT APPLICATION TO THE TOWN OF SEABROOK

RECEIVED

DEC 14 2020

Town of Seabrook
Assessor's Office

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

Name: JUNE M. QUINLAN

Mailing Address: 944 LAFAYETTE RD., 31 B ST.

Telephone Number:(Work) _____ (Home) 978-494-2080

*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>7-90-31</u>	<u>31 B St</u>	<u>56,800</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 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, 2020**, 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.

MOBILE HOME IS 51 YEARS OF AGE. MAINTAINED ONLY SUPERFICIALLY. FURNANCE PUMP IS 21 YRS^{OLD} OUT OF ORDER TWICE THIS WINTER.

NO INSULATION, PAINTED PANELING

SEVERE LEAKS IN BEDROOM, AND KITCHEN - THRU PANELING DOWNWARD EVERY HARD RAIN -

On April 1, 2020, the fair market value of the property(s) was \$ _____

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)

- 3 LIVING ROOM WINDOWS ARE ORIGINALS
WON'T OPEN (WARPED/AGE)
- 2 BEDROOM WINDOWS - ARE ORIGINALS
NEED REPLACEMENT - WINDY/COLD
- EXIT DOORS 1 - ORIGINAL - NO KEY ENTER/EXIT
NEED REPLACEMENT - MASKING TAPED
2 - DOES NOT FIT
- NO INSULATION IN ANY ROOM -
- LEAK - CORNER CEILING BEDROOM
- SEVERE LEAK/WATER - RAIN BEDROOM

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 2018 and 2019 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: 12/14/2020


(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)

TOWN OF SEABROOK

PO BOX 476, SEABROOK, NH 03874

Final Tax Bill - 2020

Tax Year	Prop ID	Bill Date	Map/Parcel No.
2020	715	11/18/2020	7-90-31
Town Rate		6.57	Assessed Valuation
Local School Rate		6.41	Land: 0
State School Rate		2.07	Building: 56,800
County Rate		0.92	Curr Use: 0
Beach Precinct Rate		0	Oth Val: 0
TOTAL RATE		15.97	Tot Value: 56,800 Area: 0.00

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

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

Tax Calculations	
Gross Value	\$56,800.00
Exemptions	
Net Value	\$56,800.00
Total Tax	\$907.00
Veteran Credit	
1st Bill	\$264.00
Previous Payments	\$264.00
Prepayments	
AMOUNT DUE 12/30/2020-----	\$643.00

*907
- 787

120.00
date*

Taxpayer's Name and Address **Bill #:152690**

**QUINLAN JUNE M
944 LAFAYETTE RD #31 B
SEABROOK, NH 03874**

Property Location: 31 B ST

SEE REVERSE SIDE FOR TAXPAYER RIGHTS & FURTHER INFORMATION

8.00 % APR Interest Charged After 12/30/2020

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CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
Code	Description	Amount	Code	Year	Code	Assessed	Assessed
QUINLAN JUNE M					RESIDNTL	48,700	48,700
944 LAFAYETTE RD #31 B					RESIDNTL	600	600
SEABROOK NH 03874							
SUPPLEMENTAL DATA		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)	
Alt Prcl ID	# Ind Unit	Q/U	V/I	Year	Code	Assessed	Year
Type 04	Res Mail L	10-30-2019	Q	2020	1031	65,000	2018
# Bldgs 1	Trust	01-22-2010	U			20,000	2018
# Res Unit 1	Life Estate	11-15-2007	Q			37,500	2018
# Com Unit	Precinct M	02-14-2003	U			2,700	2018
GIS ID 7-90-0	Assoc PId#	12-11-2002	U			27,900	2018
				Total		27,900	Total

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
QUINLAN JUNE M		6051 2850	10-30-2019	Q	I	65,000	00
FILIPPONE JOHN & ANGELA		5084 1543	01-22-2010	U	I	20,000	1
CARVEN JOSEPH F JR		4862 0345	11-15-2007	Q	I	37,500	00
DOLAN CANDACE J		3953 2593	02-14-2003	U	I	29,900	1
RIVARD RAYMOND J HRS		OBI 0	12-11-2002	U	I	0	1
Total		0.00					

EXEMPTIONS		Code	Description	Number	Amount	Comm Int
Year						

OTHER ASSESSMENTS		Code	Description	Number	Amount
Year					

ASSESSING NEIGHBORHOOD		Nbhd Name	Tracing	Batch
Nbhd		B		
MH				

NOTES	
WHITE IA	
MAKE=MARLETTE MODEL KFH	
SER#91469	
FUNC:MH AGE	
Appraised Bldg. Value (Card)	48,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	600
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	49,300
Valuation Method	C
Total Appraised Parcel Value	49,300

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
2013-25		02-11-2013	PL	Plumbing	490	03-01-2013	100	04-01-2013	INSTALL 60 GAL PROPANE T	

LAND LINE VALUATION SECTION		Zone	Description	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
B	Use Code	6M	MANUFACT HM/P	0	1.00000	5	1.00	MH	1.000		0.0000	0	0	
1	1031													
Total Card Land Units												0 SF	Parcel Total Land Area	0
Total Appraised Parcel Value												49,300	Total Land Value	0

VISION

CONSTRUCTION DETAIL		Element	Cd	Description	Element	Cd	Description
Style:	20	Manufact Hm SW					
Model:	02	Manufact Home					
Grade:	02	Below Average					
Stories:	1	1 Story					
Occupancy:	27	Pre-finish Metl					
Exterior Wall 1	01	Flat					
Exterior Wall 2	02	Rolled Compos					
Roof Structure:	02	Wall Brd/Wood					
Interior Wall 1	14	Carpet					
Interior Wall 2	20	Laminate					
Interior Fir 1	02	Oil					
Interior Fir 2	04	Forced Air-Duc					
Heat Fuel:	01	None					
Heat Type:	02	2 Bedrooms					
AC Type:	01	4 Rooms					
Total Bedrooms	02	Average					
Total Bathrms:	02	Average					
Total Half Baths	1	Adam					
Total Xtra Fixtrs	04						
Total Rooms:							
Bath Style:							
Kitchen Style:							
Location:							
MHP							

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 Wood	L	100	12.00	2000		50.0		0	600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	684	684	684	108.91	74,491
WDK	Deck, Wood	0	40	4	10.89	436
Ttl Gross Liv / Lease Area					724	74,927

BAS

57

WDK

8

5

12

