

2020 TAX ABATEMENT APPROVAL FORM

| MAP-LOT-SEQ | BILL# | LOCATION | OWNER/MAILING | AMT TAXED | TOT TAX AFTER ADJ | ABATE ONLY |
|-------------|--------|--------------|---|------------|-------------------|------------|
| 9-238-20 | 156193 | Greenleaf Dr | Griffey Seabrook LLC % Mark Investments 57 River St, Suite 106 Wellesley, MA 02481 | \$4,693.00 | \$3,703.00 | \$990.00 |

NOTES: The taxpayer's representative filed for an abatement due to an incorrect lot size. They have since had it surveyed (see attached plan) and the size should be 3.89 ac and not 7 as originally taxed. Old Value 293,900, New Value 231,900.

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

Date: _____

Ella Brown, Chairman

About B. Khan

Theresa Kyle

Original to Tax Collector, Copy to Assessor & Finance

TOWN OF SEABROOK

PO BOX 476, SEABROOK, NH 03874

Final Tax Bill - 2020

| Tax Year | Prop ID | Bill Date | Map/Parcel No. |
|---------------------|---------|------------|----------------------------------|
| 2020 | 102885 | 11/18/2020 | 9-238-20 |
| Town Rate | | 6.57 | Assessed Valuation |
| Local School Rate | | 6.41 | Land: 293,900 |
| State School Rate | | 2.07 | Building: 0 |
| County Rate | | 0.92 | Curr Use: 0 |
| Beach Precinct Rate | | 0 | Oth Val: 0 |
| TOTAL RATE | | 15.97 | Tot Value: 293,900 Area: 7.15 |

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

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

| Tax Calculations | |
|----------------------------|--------------|
| Gross Value | \$293,900.00 |
| Exemptions | |
| Net Value | \$293,900.00 |
| Total Tax | \$4,693.00 |
| Veteran Credit | |
| 1st Bill | \$2,315.00 |
| Previous Payments | |
| Prepayments | |
| AMOUNT DUE 12/30/2020----- | \$2,378.00 |

*4693.
3703.

990.
Abate
only*

Taxpayer's Name and Address Bill #: 156193

**GRIFFEY SEABROOK LLC
C/O MARK INVESTMENT INC
57 RIVER ST SUITE 106
WELLESLEY, MA 02481**

Property Location: GREENLEAF DR

SEE REVERSE SIDE FOR TAXPAYER RIGHTS & FURTHER INFORMATION

8.00 % APR Interest Charged After 12/30/2020

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RECEIVED
FEB 26 2021
Town of Seabrook
Assessor's Office

RSA 76:16 ABATEMENT APPLICATION TO THE TOWN OF SEABROOK

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

Name: Griffey Seabrook LLC
c/o Mark Development, LLC
Mailing Address: 275 Grove Street, Suite 2-150, Newton, MA 02466
Telephone Number:(Work) (617) 614-9144 ~~(HOME)~~ Cell (617) 968-7772

*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: Mary Keohan Ganz
Mailing Address: PO Box 238, Seabrook, New Hampshire 03874-0238
Telephone Number:(Work) (603) 474-2737 ~~(HOME)~~ Cell (617) 803-5555

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> |
|------------------------|----------------------------|-------------------|
| 9/238/20 | Greenleaf Drive, Seabrook | 293,900 |

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> |
|------------------------|------------------------------|-------------------|
| 9/238/3 | Off Lafayette Road, Seabrook | 7,400.00 |
| 9/238/4 | Off Lafayette Road, Seabrook | 7,400.00 |
| 9/234/1 | Off Lafayette Road, Seabrook | 7,400.00 |

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.

The property is being assessed for 7.15 acres when the tax map shows it to be only 4 acres

On April 1, 2020, the fair market value of the property(s) was \$ 234,200.00 **- This value may be less as**
SECTION F(1). Sales and/or Assessment Comparisons Applicant is not sure of clear title and is
having survey and legal work performed currently.

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 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> |
|--------------------|-----------------|--|---------------------|--------------------------------|
| N/A | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

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

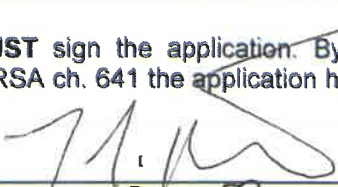
If the property appealed has sold in the last three years please provide the following information and attach a copy of the Purchase and Sales Agreement.

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

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: 2/24/21

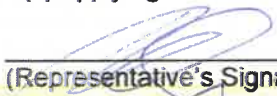
(Signature) 
 (Signature) Robert S. Koff, Manager of Griffey Seabrook LLC

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: February 25, 2021

(Representative's Signature)  Mary Keohan Ganz, Esq.

| | | | | | | | |
|-------------------------|--|------------------|--|--------------------|--|-----------------|--|
| CURRENT OWNER | | UTILITIES | | STRT / ROAD | | LOCATION | |
| GRIFFEY SEABROOK LLC | | | | | | | |
| C/O MARK INVESTMENT INC | | | | | | | |
| 275 GROVE ST SUITE 2150 | | | | | | | |
| AUBURNDALE MA 02466 | | | | | | | |
| Type 12 | | | | | | | |
| # Bldgs | | | | | | | |
| # Res Unit | | | | | | | |
| # Com Unit | | | | | | | |
| GIS ID 9-238-20 | | | | | | | |
| Alt Prct ID | | | | | | | |
| # Ind Unit | | | | | | | |
| Res Mail L | | | | | | | |
| Trust | | | | | | | |
| Life Estate | | | | | | | |
| Precinct U | | | | | | | |
| Assoc Pict# | | | | | | | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC |
|----------------------|--|-------------|------------|-----|-----|------------|----|
| GRIFFEY SEABROOK LLC | | 4390 0346 | 11-03-2004 | U | V | 50,000 | 2B |
| OWNER UNKNOWN | | 0 | | | | 0 | |

| EXEMPTIONS | | Amount | Description | Number | Amount | Comm Int |
|------------|--|--------|-------------|--------|--------|----------|
| Total | | 0.00 | | | | |

| ASSESSING NEIGHBORHOOD | | Code | Description | Batch |
|------------------------|----|------|-------------|-------|
| Nbhd | U4 | B | Tracing | |

08:REV LAND VAL;
 2021: CORR ACREAGE TO 3.89 TO AGREE
 W SURVEY PLAN;

| BUILDING PERMIT RECORD | | Amount | Insp Date | % Comp | Date Comp | Comments |
|------------------------|----------------|--------|------------|--------|------------|-------------------|
| Permit Id | D-31283 | | 03-28-2005 | 100 | 01-21-2004 | LOT CONSOLIDATION |
| Issue Date | 01-21-2004 | | | | | |
| Type | PB | | | | | |
| Description | Planning Board | | | | | |

| LAND LINE VALUATION SECTION | | Land Units | Unit Price | Size Adj | Site Index | Cond. | Nbhd. | Nbhd. Adj | Notes | Location Adjustment | Adj Unit P | Land Value |
|-----------------------------|----------|------------|------------|----------|------------|-------|-------|-----------|--------------------|---------------------|------------|------------|
| B | Use Code | | | | | | | | | | | |
| 1 | 1310 | 43,560 SF | 2.6 | 1.00000 | 5 | 0.90 | 70 | 1.680 | VAC/TOPO | 1.0000 | 3.93 | 171,200 |
| 1 | 1310 | 2,890 AC | 12,500 | 1.00000 | 0 | 1.00 | 70 | 1.680 | LOT SIZE ESTIMATED | 1.0000 | 21,000 | 60,700 |
| Total Card Land Units | | 43,560 SF | | | | | | | | Total Land Value | | 231,900 |

VISION

APPRaised VALUE SUMMARY

| | |
|-------------------------------|---------|
| Appraised Bldg. Value (Card) | 0 |
| Appraised Xf (B) Value (Bldg) | 0 |
| Appraised Ob (B) Value (Bldg) | 0 |
| Appraised Land Value (Bldg) | 231,900 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 231,900 |
| Valuation Method | C |

VISIT / CHANGE HISTORY

| Date | Id | Type | Is | Cd | Purpost/Result |
|------------|----|------|----|----|------------------|
| 07-07-2021 | AS | | | 14 | Abatement Review |
| 06-09-2021 | SW | | | 15 | Field Review |
| 02-10-2021 | AS | | | 12 | Office Change |
| 06-10-2016 | JJ | | | 15 | Field Review |
| 08-15-2011 | VA | | | 15 | Field Review |
| 09-14-2010 | 10 | | | SU | STAT UPDATE |
| 07-30-2009 | 09 | | | SU | STAT UPDATE |

Total Appraised Parcel Value 231,900