

2023 PROPERTY TAX ABATEMENT REFUND APPROVAL FORM

MAP-LOT-SEQ	BILL#	LOCATION	OWNER/MAILING	AMT TAXED	TOT TAX AFTER ADJ	REFUND
15-103-35	179639	74 Marshview Circle	Laraine Kiluk Living Trust Laraine Kiluk, Trustee P.O. Box 1543 Seabrook, NH 03874	\$541,700.	\$523,700.	\$271.62

NOTES: Total value of property in 2023 was \$541,700.00. Vision Appraisal made the mistake of adjusting the value of a standby generator to a commercial with a value of \$20,700. The generator should be valued at \$2,700. The total assessed value should be \$523,700.

By vote of the Board of Selectmen, the above property taxes shall be REFUNDED for the 2023 Tax Year.

Date: _____

_____, Chairman

_____, Vice-Chairman

_____, Clerk

TAX COLLECTOR'S APPVL
 ACCT:01-160-31100-000
 DATE PAID: _____
 PRINCIPAL: _____
 INTEREST: _____

TOTAL REFUND:\$ _____

TAX COLL INIT: _____
 DATE: _____

Return to Assessor

RSA 76:16 ABATEMENT APPLICATION TO THE TOWN OF SEABROOK

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

Name: Laraine Kiuuk
Mailing Address: P.O. BOX 1543
Telephone Number:(Work) _____ (Home) 603-474-8525

*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>15-103-35</u>	<u>74 marshview circle</u>	<u>541,700</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, 2023**, 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.

generator was changed to Gen 2 and was supposed to be assessed as gen 1 as shown in previous year. Difference of \$18,000.00. tax cards attached.

On April 1, 2023, the fair market value of the property(s) was \$ 541,700

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 2021 and 2022 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: 12/08/2023

Lorraine M. Belue
(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: 05		Average +20			
Stories: 1		1 Story			
Occupancy 1		Clapboard			
Exterior Wall 1 11					
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 Fir 1 12		Hardwood			
Interior Fir 2					
Heat Fuel 03		Gas			
Heat Type: 05		Hot Water			
AC Type: 02		Heat Pump			
Total Bedrooms 03		3 Bedrooms			
Total Bathrms: 2					
Total Half Baths 0					
Total Xtra Fixtrs					
Total Rooms: 5		5 Rooms			
Bath Style: 02		Average			
Kitchen Style: 02		Average			
Location: MHP					

CONDO DATA

Parcel Id		C	Owne	0.0
Adjust Type				
Condo Fir				
Condo Unit				

COST / MARKET VALUATION

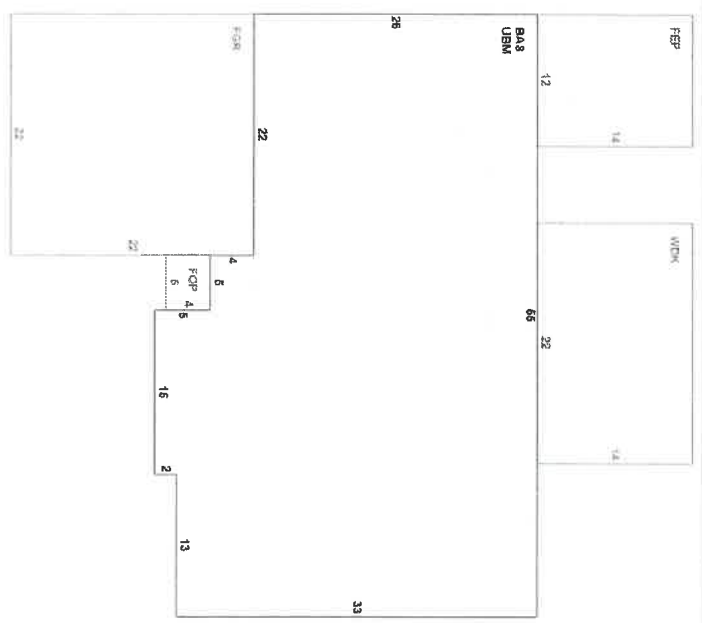
Building Value New	329,083
Year Built	1998
Effective Year Built	2011
Deprecation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	10
Functional Obsol	0
External Obsol	0
Trend Factor	1,000
Condition	
Condition %	
Percent Good	90
Cns Sect Rchld	296,200
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc 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 Bilt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	Shed Wood	L	80	12.00	2000		50		0.00	500
WHL	Whirlpool Tub	B	1	1500.00	2006		90		0.00	1,400
FPL	Fireplace	B	1	1400.00	2006		90		0.00	1,300
GEN2	Strndy Genz	B	1	20000.00	2014	A	90	C	0.00	18,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,676	1,676	1,676	141.06	236,409
FEP	Porch, Enclosed, Finished	0	168	118	99.07	16,645
FGR	Garage, Framed	0	484	169	49.25	23,838
FOP	Porch, Open, Finished	0	20	4	28.21	564
UBM	Basement, Unfinished	0	1,676	335	28.19	47,254
WDK	Deck, Wood	0	308	31	14.20	4,373
Ttl Gross Livr / Lease Area		1,676	4,332	2,333		329,083



TOWN OF SEABROOK

PO BOX 476, SEABROOK, NH 03874

1st Tax Bill 2022

Tax Year	Prop ID	Bill Date	Map/Parcel No.
2022	2588	5/09/2022	15-103-35
			Assessed Valuation
Town Rate			3.005
Local School Rate			2.665
State School Rate			0.82
County Rate			0.375
Beach Precinct Rate			0
TOTAL RATE			6.865

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

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

Tax Calculations	
Gross Value	\$523,700.00
Exemptions	
Net Value	\$523,700.00

Taxpayer's Name and Address**Bill #:166408**

**KILUK LARAINÉ M REVOCABLE LIVING TRUST
KILUK LARAINÉ TTEE
PO BOX 1543
SEABROOK, NH 03874**

TAX	\$3,595.00
Veteran Credit	\$375.00
1ST BILL TAX	\$3,220.00
Pre Payments	
TAX DUE 7/1/2022.	\$3,220.00

Property Location: 74 MARSHVIEW CIR

SEE REVERSE SIDE FOR TAXPAYER RIGHTS & FURTHER INFORMATION

8.00 % APR Interest Charged After 7/01/2022**TOWN OF SEABROOK**

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