

2023 PROPERTY TAX ABATEMENT REFUND APPROVAL FORM

MAP-LOT-SEQ	BILL#	LOCATION	OWNER/MAILING	AMT TAXED	TOT TAX AFTER ADJ	REFUND
20-100	180554	100 Concord Street	Modlish Family Trust Mathew Modlish 100 Concord Street Seabrook, NH 03874	\$1,219,800	\$1,150,400	\$1,047.25

Total Refund with interest = \$1,066.61

NOTES: Physical data on card stated home was Modern/Contemporary which resulted in a higher assessment. Vision corrected data to a colonial style home which resulted in an assessed value of \$1,150,400. Vision Appraisal recommends to grant abatement.

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

Date: _____

Srinivasan Ravikumar, Chairman

Harold Eaton, Vice-Chairman

Theresa Kyle, Clerk

TAX COLLECTOR'S APPLY
 ACCT: 01-160-31100-000
 DATE PAID: 1/8/24
 PRINCIPAL: 1,047.35
 INTEREST: 19.36

TOTAL REFUND: \$ 1,066.61

TAX COLL INIT: ML
 DATE: 7/3/24

CURRENT OWNER				CURRENT ASSESSMENT			
TOPO	UTILITIES	STRT / ROAD	LOCATION	Description	Code	Assessed	Assessed
1 Level	1 All Public	1 Paved		RESIDENTL	1015	592,100	592,100
				RES LAND	1015	622,800	622,800
				RESINTL	1015	4,900	4,900
SUPPLEMENTAL DATA							
Alt Prcd ID	Type	# Bldgs	# Ind Unit	Res Mail L	T		
	18			Trust			
				Life Estate	B		
				Precinct			
GIS ID	# Com Unit	Assoc Pld#					
20-100-0							

RECORD OF OWNERSHIP											
BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
6434	08-25-2022	U	I	1,425,000	1F	2023	1015	592,100	2022	1015	592,100
6340	10-13-2021	Q	I	704,733	00	1015	1015	622,800	1015	622,800	2021
5577	11-25-2014	Q	I	310,000	00	1015	1015	4,900	1015	3,600	2021
5506	01-07-2014	Q	V	0	1						
4934	07-11-2008	U	V	0	1						
Total						1,219,800	Total	1,218,500	Total	1,013,600	

EXEMPTIONS			OTHER ASSESSMENTS				
Year	Code	Description	Code	Description	Number	Amount	Comm Int
ASSESSING NEIGHBORHOOD							
						0.00	
Total							

APPRAISED VALUE SUMMARY		
Appraised Bidg. Value (Card)		589,400
Appraised Xf (B) Value (Bidg)		2,700
Appraised Ob (B) Value (Bidg)		4,900
Appraised Land Value (Bidg)		622,800
Special Land Value		0
Total Appraised Parcel Value		1,219,800
Valuation Method		C

8/2021 ASKING \$1,399,900

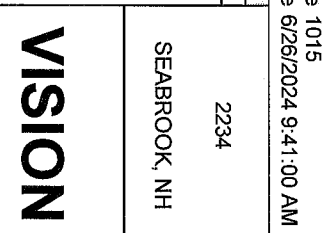
3/23 ADDED SHED

NOTES

BUILDING PERMIT RECORD									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date
2022-41	04-12-2022	OB	Outbuilding	8,000	03-11-2023	100	03-11-2023	PUT IN BASE AND ASSEMBL	05-07-2024
2014-0001	11-21-2014	CO	Plumbing	12,000	04-02-2015	100	04-01-2015	CERTIFICATE OF OCCUPAN	03-11-2023
2014-110	09-16-2014	PL	Plumbing	18,000	04-02-2015	100	04-01-2015	INSTALL WARM AIR FURNAC	05-02-2022
2014-84	06-03-2014	PL	Electric	8,000	04-02-2015	100	04-01-2015	PLUMB FOR NEW HOME	12-28-2021
2014-77	06-03-2014	EL	New Construct	200,000	04-02-2015	100	04-01-2015	200 AMP ELEC SERVICE FO	06-09-2021
2014-01	01-07-2014	NC			04-02-2015	100	04-01-2015	NEW CONSTR	05-20-2016

LAND LINE VALUATION SECTION											
Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes
B	1015	SINGLE FAM BE	BRE	5,000	SF	28.90	1.00000	5	1.00	B1	4.310
Total Card Land Units											
Parcel Total Land Area 0.11											
Total Land Value											

VISIT / CHANGE HISTORY									
Date	Id	Type	Is	Cd	Purpose/Result				
05-07-2024	SW			16	Sales Review				
03-11-2023	RK			11	BP Pickup				
05-02-2022	AN			16	Sales Review				
12-28-2021	AS			12	Office Change				
06-09-2021	SW			15	Field Review				
05-20-2016	JJ			15	Field Review				
04-19-2016	RK			00	Measure/1 Listed				



Seabrook, NH Abatement Recommendation

2023

Applicant:

Matthew Modlish

Modlish Family Trust
100 Concord Street
Seabrook, NH 03874

Property Address:

100 Concord Street
Seabrook, NH 03874

Reason for Abatement:

- Physical data stated dwelling is a three (3) bedroom versus a four (4) bedroom as listed on assessor's field card.
- Similar properties assessed lower with higher gross living areas.

Assessed Value: \$1,219,800

Applicant Opinion of Value: None provided.

Recommendation:

After consideration and review of the application, the following was found:

- Bedroom count has no impact on the assessment, therefore, no change in bedroom count will change the assessment. Subject property has been marketed for sale as a four (4) bedroom in the past.
- The subject dwelling is a Colonial style dwelling.
- The assessor's field card reflected a Modern/Contemporary which resulted in a higher assessment.
- Change the field card to reflect a Colonial style dwelling which will result in an assessment of \$1,150,400.
- Change value to \$1,150,400.

GRANT:

It's the recommendation Vision Government Solutions to **grant** the abatement.

From \$1,219,800 to \$1,150,400. An abated amount of \$69,400.