

2024 PROPERTY TAX ABATEMENT REFUND APPROVAL FORM

MAP-LOT-SEQ	BILL#	LOCATION	OWNER/MAILING	ASSESSED VALUE OF HOME	TOTAL TAX OF BUILDING	ABATEMENT REFUND AMOUNT
4-2-300	186795 & 195423	28 WEARE ROAD	SAMANTHA REAL ESTATE DEVELOPMENT PO BOX 668 HAMPTON FALLS, NH 03844	\$355,500	\$4166.5/YR	\$2,420 + \$68.95

NOTES: On June 2, 2024 there was a house fire to both units of condex. Their home was uninhabitable for 212 days per Vision Appraisal. Per NH Law RSA 76:21 the municipality must prorate the taxes. I have attached the formula that Vision Appraisal provided. \$11.40 x 212 days=\$2,420.00. We must refund the owner/s for their loss including interest.

By vote of the Board of Selectmen, the above property taxes shall be REFUNDED for the 2024 Tax Year.

Date: _____	TAX COLLECTOR'S APPLY ACCT:01-160-31100-000 DATE PAID: 01-2-2025 PRINCIPAL:2,420.00 INTEREST:68.95 TOTAL REFUND: <u>\$2,488.95</u>
Aboul B. Khan, Chairman	
Theresa Kyle, Vice-Chairman	
Harold Eaton, Clerk	TAX COLL INT: <u>Wk</u> DATE: <u>9/15/25</u>

CURRENT OWNER

SAMANTHA REAL ESTATE DEVELOP

PO BOX 668

HAMPTON FALL NH 03844

TOPO

UTILITIES

STRT / ROAD

LOCATION

Alt Pct ID

Type 20

Bldgs 1

Res Unit 1

Com Unit 1

GIS ID 4-2-903

Assoc Pct#

SUPPLEMENTAL DATA

Ind Unit

Res Mail L

Trust

Life Estate

Precinct U-BMP

2234

SEABROOK, NH

VISION

RECORD OF OWNERSHIP									
BK VOL/PAGE		SALE DATE		QU	VI	SALE PRICE		VC	
SAMANTHA REAL ESTATE DEVELOPMENT		07-16-2014		U	I	211,533		1L	
HOYT FAMILY TRUST		08-11-2011		U	I	0		1F	
HOYT JOHN N & KATHERINE E		06-21-2005		U	I	330,000		1	
KNIGHT KAREN E		05-10-2005		U	I	0		1F	
KIAH JEREMY		02-03-2005		U	I	0		1F	
4433		0215				1723			
5545		2588				07-16-2014			
5236		0940				08-11-2011			
4499		0284				06-21-2005			
4478		0215				05-10-2005			
4433		1723				02-03-2005			
Total		0.00							

EXEMPTIONS				OTHER ASSESSMENTS				
This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int

OTHER ASSESSMENTS									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	
PREVIOUS ASSESSMENTS (HISTORY)									
Total		523,700		Total		523,700		Total	
523,700		Total		523,700		Total		410,000	

BUILDING PERMIT RECORD									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	
MP-25-40	04-16-2025	HV	HVAC	3,500		0		INSTALL NEW GAS PIPING	
BP-24-276	12-10-2024	RE	Remodel	150,000	04-21-2025	50		NEW DRY WALL - WINDOW -	04-21-2025 JD 01 Measure+Visit
EP-24-157	12-09-2024	EL	Electric	8,000	04-21-2025	50		REWIRE SMALL FIRE GARA	10-14-2022 LC 01 Measure+Visit
BP-24-276	10-05-2024	RE	Remodel	150,000	04-21-2025	50		CONDO REDO	06-09-2021 SW 15 Field Review
D-31987	09-22-2024	PB	Planning Board		04-13-2005	100	09-22-2024	CONDOMINIUM PLAN	01-09-2015 AS 11 BP Pickup
04-250	08-18-2004	NC	New Construct	240,000	03-21-2006	100	06-01-2005	NEW DUPLEX	03-07-2014 AS 01 13 Interior Inspection
4-35	07-20-2004	PD	PB Decisions	0	07-20-2004	100	07-20-2004	APPROVED CONDO CONVE	10-19-2010 MS 02 99 Cyclical Review
LAND LINE VALUATION SECTION									
VISIT / CHANGE HISTORY									

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1021	CONDEX	RUR		15,602 SF	13.44	0.80000	3	1.00	50	1.000		1.0000	10.75	167,800

28 & 30 Weare Rd. (FIRE PRORATION ON BUILDING PORTION OF ASSESSMENT)

DATE OF FIRE: 2-Jun-24
DAYS UNINHABIT. 212

BUILDING ASSESSMENT + EXTRA FEATURES: \$355,500
\$355,500/1,000 = 355.5

PER DAY RATE: 355.5 x TAX RATE \$11.72 = \$4,166.5 (YEAR)
\$4,166.5/365 = \$11.40 PER DAY RATE
ABATED AMOUNT: \$11.40 X 212 = \$2,420
\$2,420

NOTES: BOTH 28 & 30 WEARE RD. HAD THE SAME BUILDING ASSESSMENT, THEREFORE, ABATED AMOUNT IS THE SAME FOR EACH UNIT

ABATEMENTS
28 WEARE RD. \$2,420
30 WEARE RD. \$2,420

Tax Year	Prop ID	Bill Date	Map/Parcel No.	MAIL TO: SEABROOK TAX COLLECTOR PO BOX 476 SEABROOK, NH 03874	
2024	103065	12/02/2024	4-2-300		
Town Rate			5.1	Assessed Valuation	
Local School Rate			4.87	Land:	167,800
State School Rate			1.16	Building:	355,900
County Rate			0.59	Curr Use:	0
Beach Precinct Rate			0	Oth Val:	0
TOTAL RATE			11.72	Tot Value:	523,700
				Area:	0.36
Taxpayer's Name and Address				Bill #:194767	
SAMANTHA REAL ESTATE DEVELOPMENT LLC				Total Tax	\$6,137.00
PO BOX 668				Veteran Credit	
HAMPTON FALLS, NH 03844				1st TAX BILL 2024	\$3,094.00
				Previous Payments	\$3,094.00
				Prepayments	
AMOUNT DUE 1/10/25 ----->					\$3,043.00

Property Location:	28 WEARE RD
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SEE REVERSE SIDE FOR TAXPAYER RIGHTS & FURTHER INFORMATION

8.00 % APR Interest Charged After 1/10/2025

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