

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
4-2-30	187442 & 194766	30 WEARE ROAD	ANGELINA LABROAD VICTORIA GRIFFIN 30 GRANITE DR NORTH HAMPTON, NH 03862	\$355,500	\$4166.5/YR	\$2,420 + \$70.81

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 owners 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 APPL ACCT:01-160-31100-000 DATE PAID: 12-27-2024 PRINCIPAL:2,420.00 INTEREST:70.81 TOTAL REFUND: <u>\$2,490.81</u>
Aboul B. Khan , Chairman	
Theresa Kyle, Vice-Chairman	
Harold Eaton, Clerk	TAX COLL INT: <u>MLK</u> DATE: 9/15/25

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		VISION	
LABROAD ANGELINA						Description	Code	Assessed	2234
GRIFFIN VICTORIA						RESIDENTL	1021	355,700	
30 GRANITE DR						RES LAND	1021	166,900	SEABROOK, NH
NORTH HAMPT NH 03862		Type 20	# Bldgs 1	# Res Unit 1	# Com Unit 1				
		Alt Prc ID	# Ind Unit						
			Res Mail L YES						
			Trust						
			Life Estate						
			Precinct U-BMP						
		GIS ID 4-2-903	Assoc Pld#						

RECORD OF OWNERSHIP				BK/VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)			
LABROAD ANGELINA	6546	1716	05-08-2024	Q	I			550,000	00	Year	Code	Assessed	Year
BROWN SEAN D & FIELDING LISA ANN	5112	2399	05-24-2010	U	I			0	1A	2024	1021	355,500	2024
FIELDING LISA ANN	4959	1474	10-30-2008	U	I			0	1A		1021	166,900	
BROWN SEAN D & FIELDING LISA A	4874	2579	12-31-2007	U	I			257,000	1S				
INDYMAC BANK FSB	4723	2679	10-23-2006	U	I			310,500	1L				
Total										522,400	Total	522,400	Total

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
W2			

BEIGE

08:REVWD APPR. GRANITE KITCH,
MARBLE FLR IN 1BA; ADJ VALUE;
PERMIT EST 4/1/29

UNIT B OF CONDOMINIUM
PLAN D-31987

BUILDING PERMIT RECORD									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	

BP-2024-27	04-28-2025	CO	Cert Occupancy	2,500	04-21-2025	0		CO GRANTED	04-21-2025	JD	LC	01	Measur+1Visit	Purpose/Result
MP-25-39	04-16-2025	HV	Electric	4,000	04-21-2025	50		INSTALL NEW GAS PIPING	10-14-2022		SW	15	Field Review	
EP-2025-27	02-11-2025	EL	Remodel	230,000	02-03-2016	100		REWIRE AFTER SMALL FIRE	06-09-2021		AS	15	Field Review	
BP-24-277	10-07-2024	RE	Electric	100	02-03-2016	100		PAVING - SIDING - WIRING -	03-07-2014		MS	01	Measur+1Listed	
2015-529	10-21-2015	EL	Planning Board		08-30-2005	100		BOND GAS PIPE PER UTILIT	10-29-2010		MS	02	Cyclical Review	
C-32986	08-30-2005	PB	Planning Board		09-22-2004	100		CONDOMINIUM PLAN	10-19-2010		SU	00	STAT UPDATE	
D-31987	09-22-2004	PB	Planning Board		04-13-2005	100		CONDOMINIUM PLAN	08-30-2010					

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		14,866 SF	14.03	0.80000	3	1.00	50	1,000		1,0000	11.23	166,900	
Total Card Land Units					SF	Parcel Total Land Area 0.34					Total Land Value					166,900

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

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

TOWN OF SEABROOK

PO BOX 476, SEABROOK, NH 03874

2024 FINAL TAX BILL

Tax Year	Prop ID	Bill Date	Map/Parcel No.
2024	103064	12/02/2024	4-2-30

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

Town Rate	5.1	Assessed Valuation	
Local School Rate	4.87	Land:	166,900
State School Rate	1.16	Building:	355,500
County Rate	0.59	Curr Use:	0
Beach Precinct Rate	0	Oth Val:	0
TOTAL RATE	11.72	Tot Value:	522,400
		Area:	0.34

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

Tax Calculations

Gross Value	\$522,400.00
Exemptions	
Net Value	\$522,400.00
Total Tax	\$6,122.00
Veteran Credit	
1st TAX BILL 2024	\$3,085.00
Previous Payments	\$3,085.00
Prepayments	\$-1.00

AMOUNT DUE 1/10/25 -----> \$3,036.00

Taxpayer's Name and Address	Bill # 194766
------------------------------------	----------------------

LABROAD ANGELINA
GRIFFIN VICTORIA
30 GRANITE DR
NORTH HAMPTON, NH 03862

Property Location:	30 WEARE RD
---------------------------	-------------

SEE REVERSE SIDE FOR TAXPAYER RIGHTS & FURTHER INFORMATION

8.00 % APR Interest Charged After 1/10/2025**TOWN OF SEABROOK**

PO BOX 476, SEABROOK, NH 03874

2024 FINAL TAX BILL

Tax Year	Prop ID	Bill Date	Map/Parcel No.
2024	103064	12/02/2024	4-2-30

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

Town Rate	5.1	Assessed Valuation	
Local School Rate	4.87	Land:	166,900
State School Rate	1.16	Building:	355,500
County Rate	0.59	Curr Use:	0
Beach Precinct Rate	0	Oth Val:	0
TOTAL RATE	11.72	Tot Value:	522,400
		Area:	0.34

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

Tax Calculations

Gross Value	\$522,400.00
Exemptions	
Net Value	\$522,400.00
Total Tax	\$6,122.00
Veteran Credit	
1st TAX BILL 2024	\$3,085.00
Previous Payments	\$3,085.00
Prepayments	\$-1.00

AMOUNT DUE 1/10/25 -----> \$3,036.00

Taxpayer's Name and Address	Bill # 194766
------------------------------------	----------------------

LABROAD ANGELINA
GRIFFIN VICTORIA
30 GRANITE DR
NORTH HAMPTON, NH 03862

Property Location:	30 WEARE RD
---------------------------	-------------

SEE REVERSE SIDE FOR TAXPAYER RIGHTS & FURTHER INFORMATION

8.00 % APR Interest Charged After 1/10/2025**TOWN OF SEABROOK**

PO BOX 476, SEABROOK, NH 03874

2024 FINAL TAX BILL

Tax Year	Prop ID	Bill Date	Map/Parcel No.
2024	103064	12/02/2024	4-2-30

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

Town Rate	5.1	Assessed Valuation	
Local School Rate	4.87	Land:	166,900
State School Rate	1.16	Building:	355,500
County Rate	0.59	Curr Use:	0
Beach Precinct Rate	0	Oth Val:	0
TOTAL RATE	11.72	Tot Value:	522,400
		Area:	0.34

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

Tax Calculations

Gross Value	\$522,400.00
Exemptions	
Net Value	\$522,400.00
Total Tax	\$6,122.00
Veteran Credit	
1st TAX BILL 2024	\$3,085.00
Previous Payments	\$3,085.00
Prepayments	\$-1.00

AMOUNT DUE 1/10/25 -----> \$3,036.00

Taxpayer's Name and Address	Bill # 194766
------------------------------------	----------------------

LABROAD ANGELINA
GRIFFIN VICTORIA
30 GRANITE DR
NORTH HAMPTON, NH 03862

Property Location:	30 WEARE RD
---------------------------	-------------

SEE REVERSE SIDE FOR TAXPAYER RIGHTS & FURTHER INFORMATION

8.00 % APR Interest Charged After 1/10/2025