

TOWN OF DURHAM 8 NEWMARKET ROAD DURHAM, NH 03824-2898

Tel: 603/868-8064 *Fax:* 603/868-8033

ABATEMENT RECOMMENDATION

DATE: April 15, 2024

TOWN OF: Durham

TO: Town Council

FROM: Jay Ferreira

OWNER: 277 Main St. LLC

Attn: Ralph Pavone 12 Marge Place

Lake Grove, NY 11755

REPRESENTATIVE: N/A

PROPERTY LOCATION: 277 Main Street, NH 03824

PID: 203-2

PROPERTY TAX YEAR(S) APPEALED: 2023

APPLICATION FILING DATE: March 1, 2024

INVENTORY FILING DATE (Filing Date April 15th): N/A

ASSESSMENT APPEALED: \$10,081,016

Municipalities may abate taxes "for good cause shown." RSA 76:16. Good cause is generally established by showing an error in the assessment calculation or a disproportionate assessment. Good cause can also be established by showing poverty and inability to pay the tax. If the abatement application is based on disproportionate assessment, the taxpayer has the burden to show how the assessment was disproportionate. To carry this burden the taxpayer must show:

- **a.** What the property was worth (market value) on the assessment date.
- b. The property's "equalized assessment" exceeded the property's market value. To calculate the equalized assessment, simply divide the assessment by the municipality's equalization ratio (assessment ÷ ratio). Because a property's market value is a crucial issue, taxpayers <u>must</u> have an opinion of the market value estimate. Obtaining an appraisal or presenting sales of comparable properties can show this value estimate.



REASON FOR APPEAL: The owner has applied for an abatement of their property, stating that it is overvalued. The owner supplied the assessor's office with their actual income and expenses for 2023. The owner produced his own income value which came in at \$4,596,125. He used property tax as an expense and a Capitalization rate of .0927.

ASSESSORS COMMENTS: The subject property is Student Housing; it has 42 units and 112 rentable beds. I used the owners "Actual Income" and their expenses. I eliminated the property tax from the expenses because our certified capitalization rate .0870 has the property tax already built into it. Using the actual income and expenses I arrived at an actual income value of \$8,837,299. Our economic income value, which is derived from the market, produced an income value of \$8,98,200. Once I adjusted the cost value (which is the taxable value) to match the income value. The correct market value of this property is \$8,858,216.

RECOMMENDATION: I recommend using an income approach to value income producing properties. Because it is the true valuation method to appraise these types of properties. I feel very confident with a taxable value of \$8,858,216, due to the actual and economic income values above. Because of these issues my recommendation is to change the depreciation from good to average. This change reduces the overall assessment from \$10,081,016 to \$8,858,216. I recommend the Town **GRANT** an abatement for the assessed value difference of \$1,222,800. This calculates to an abatement of \$25,488.62 including interest (interest is calculated to a repayment date of 5/1/24 and subject to change per tax collector). If the taxes have not been paid, then no refund or interest is due.

TAXPAYER'S RSA 76:16 ABATEMENT APPLICATION TO MUNICIPALITY

TAX YEAR APPEALED 2023

Town of Durham

MAR 0 1 2024

INSTRUCTIONS

Planning, Zoning

- Complete the application by typing or printing legibly in ink. This application does not stay the collection of taxes; taxes should be paid as assessed. If an abatement is granted, a refund with interest will be made.
- File this application with the municipality by the deadline (see below). Date of filing is the date this form is either hand delivered to the municipality, postmarked by the post office, or receipted by an overnight delivery service.

<u>DEADLINES</u>: The "notice of tax" means the date the board of tax and land appeals (BTLA) determines the last tax bill was sent by the municipality. (If your municipality bills twice annually, you must apply after the bill that establishes your final tax liability and not before.)

Step One:

Taxpayer must file the abatement application with the municipality by March 1 following the notice of tax.

Step Two: Step Three: Municipality has until July 1 following the notice of tax to grant or deny the abatement application.

Taxpayer may file an appeal either at the BTLA (RSA 76:16-a) or in the superior court (RSA 76:17), but

not both. An appeal must be filed:

- no earlier than: a) after receiving the municipality's decision on the abatement application; or b) July 1 following the notice of tax if the municipality has not responded to the abatement application; and
- no later than September 1 following the notice of tax.

EXCEPTION: If your municipality's final tax bill was sent out after December 31 (as determined by the BTLA), the above deadlines are modified as follows (RSA 76:1-a; RSA 76:16-d, II):

Step One:

2 months after notice of tax:

Step Two:

6 months after notice of tax; and

Step Three:

8 months after notice of tax.

FORM COMPLETION GUIDELINES:

- SECTION E. Municipalities may abate taxes "for good cause shown." RSA 76:16. Good cause is generally
 established by showing an error in the assessment calculation or a disproportionate assessment. Good cause can also
 be established by showing poverty and inability to pay the tax.
- SECTION G. If the abatement application is based on disproportionate assessment, the taxpayer has the burden to show how the assessment was disproportionate. To carry this burden the taxpayer must show: a) what the property was worth (market value) on the assessment date; and b) the property's "equalized assessment" exceeded the property's market value. To calculate the equalized assessment, simply divide the assessment by the municipality's equalization ratio (assessment + ratio). Because a property's market value is a crucial issue, taxpayers must have an opinion of the market value estimate. This value estimate can be shown by obtaining an appraisal or presenting sales of comparable properties.
- SECTION H. The applicant(s) must sign the application even if a representative (e.g. Tax Representative, Attorney, or other Advocate) completes Section I.
- Make a copy of this document for your own records.

FOR MUNICIPAL	ITY USE ONLY:
Town File No.:	
Taxpayer Name: _	

RSA 76:16 ABATEMENT APPLICATION TO MUNICIPALITY

Mailing Add	ress:	12 Marge Place	Lahe Grove Ni	Y. 11755
Telephone N	umber(s)	(Work) 631-834-94		
accordance v to the United an abatemen security num	vith RSA I States In t with into ber or fee dentificati	t is granted and taxes have bee 76:17-a. Any interest paid to nternal Revenue Service, in accerest, the taxpayer shall provideral tax identification number ion information as confidentia	the applicant must be ne cordance with federal la de the municipality with r. Municipalities shall t	eported by the municipality w. Prior to the payment of the applicant's social reat the social security or
SECTION I	3. Party	's(ies') Representative if oth	er than Person(s) App	lying (Also Complete Section
Name(s):	_			
Mailing Add	ress:			
Telephone N	umber(s)	: (Work)	(Home)	
SECTION 0	. Prop	erty(ies) for which Abateme	nt is Sought	
		ot number, the actual street ad tion of the parcel, and the ass		property for which abatement i
Town Parcel	ID#	Street Address/Town	Description	Assessment
203//2	100/0	2		
01110	/	T. Durham NH	03824	
300				

SECTION D. Other Property(ies)

List other property(ies) in the municipality owned in the same name(s), even if abatements for the other property(ies) have not been sought. The taxpayer's entire real property estate must be considered in determining whether the appealed property(ies) is (are) disproportionately assessed.

Town N/	Parcel ID#	Street Address/Town	Description	Assessment
SECT	ION E. Re	asons for Abatement Applicat	ion_	
1) esta 2) esta	blishing an a blishing pove	ssessment is disproportionate to	market value and the m This form can be utiliz	own," "Good cause" generally means: nunicipality's level of assessment; or ed for either basis of requesting an nent.
1)	Statements		oportionately assessed"	supporting your application. or "assessment exceeds market value" sent material on the following (all may
	2. <u>ma</u> cor 3. <u>lev</u>	vsical data – incorrect description rket data – the property's market mparable sales or a professional el of assessment – the property's rket value and the town-wide les	t value on the April 1 as opinion of value; and/o s assessment is disprope	ssessment date, supported by
Note:	If you have	an appraisal or other document	ation, please submit it v	vith this application.
2)	some other	poverty or inability to pay, state relief such as relocating, refinar Lity of Nashua, 118 N.H. 879 (19	icing or obtaining some	nt of taxes is appropriate as opposed to alternative public assistance.
	(Attach add	litional sheets if needed.)		
NA.				
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SECTION F. Taxpayer's(s') Opinion of Market Value State your opinion of the market value of the property(ies) appealed as of April 1 of the year under appeal. 203//2/00/0 Appeal Year Market Value \$ 4,596, 125 Town Parcel ID# Town Parcel ID# Appeal Year Market Value \$ Explain the basis for your value opinion(s). (Attach additional sheets if necessary.) See attached SECTION G. Sales, Rental and/or Assessment Comparisons List the properties you are relying upon to show overassessment of your property(ies). If you are appealing an income producing property, list the comparable rental properties and their rents. (Attach additional sheets if needed.) Town Parcel ID# Street Address Sale Price/Date of Sale Rents Assessment see attached SECTION H. Certification by Party(ies) Applying Pursuant to BTLA Tax 203.02(d), the applicant(s) MUST sign the application. By signing below, the Party(ies)

applying certifies (certify) and swear(s) 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: 3-28-2024

(Signature)

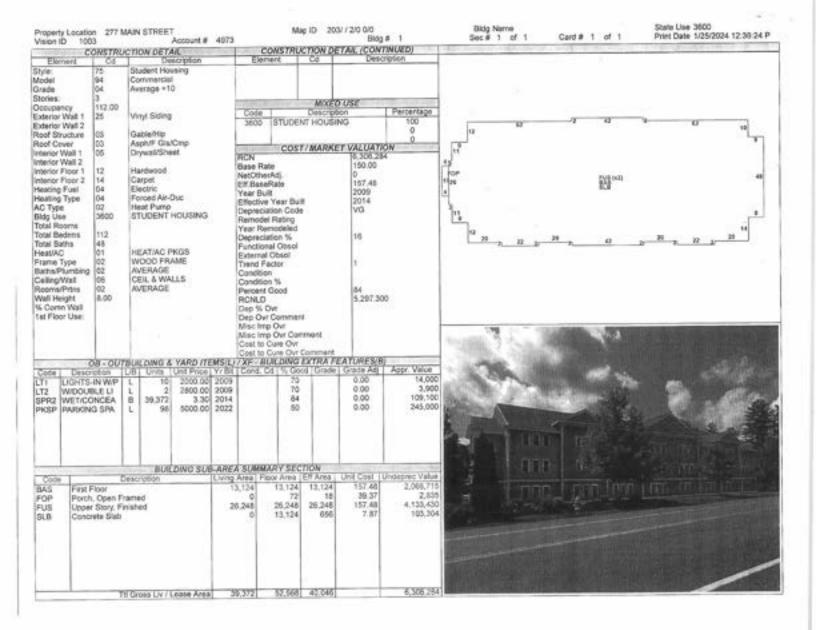
SECTION I. Certification and Appearance by Representative (If Other Than Party(ies) Applying)

By signing below, the representative of the Party(ies) applying certifies and swears under penalties of RSA ch. 641:

1.	all certifications in Section H are	true;	
2.	the Party(ies) applying has (have) and	authorized this representation and has (h	ave) signed this application;
3.	a copy of this form was sent to the	e Party(ies) applying.	
Date:	· · · · · · · · · · · · · · · · · · ·		
		(Representative's Signature)	
SECT	ION J. Disposition of Application	on* (For Use by Selectmen/Assessor)	
	75:16, II states: the municipality "s g by July 1 after notice of tax date.	hall review the application and shall gran	nt or deny the application in
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Remar			
Date:			
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277 Main St, known as Rivers Edge, is an 42 unit apartment building with 112 beds, serving primarily students attending the University of New Hampshire. It is a Class C, three story walk up building in excellent condition located on approximately two acres of cleared land. It has 96 parking spaces to serve 112 residents; residents are not guaranteed a parking space. All the units have shared bathrooms. The configurations are as follows: two bedroom units have one bath, three bedrooms units have one bath, four bedrooms units have two baths, and five bedroom units have two baths. The property is approximately 1.1 miles from the conventional university center. Given this location and structure it is not readily comparable to other typical student housing centric properties located in and around the University of New Hampshire, especially those located within the university center.

The closest property in proximity to Rivers Edge is the Cottages. The Cottages is a Class A property with various sized singular and separate individual buildings totaling 600 plus beds and numerous amenities. The amenity list is as follows: They have a dog park, coffee bar, multimedia area, outdoor fireplace, oversized outdoor hot tub, recreation center with study booths (open 24 hours and equipped with I macs and free printing), community lounge, 24 hour fitness center with strength equipment cardio machines and free weights, sauna, yoga studio, outdoor pavilions with professional BBQ grills, walking and fitness trails, recreational and green spaces, free parking, walk in closets, private balconies, and a private bathroom for every bedroom.

Rivers edge has no peripheral amenities, no balconies, no walk in closets, and as stated above, limited parking and shared bathrooms in all units.

The next closest property in distance is the Lodges, located approximately one half mile from the university center. It is also a class A property with similar amenities. In the interest of brevity I will omit the Lodges amenities list, but they are similar to the Cottages and can be found on their web site.

Rivers Edge along with the Cottages and the Lodges, as per the attached tax cards, have all been assessed using an identical CAP rate of .0827. Applying the same cap rate to the cottages and the lodges is consistent with their relative value. Applying the same CAP rate to Rivers Edge is wholly inconsistent with its value relative to these properties and those located within the university center. These are completely different products, completely different properties and should be valued accordingly. Valuing them with the same CAP rate results in a disproportionate assessment being applied to Rivers Edge. The Rivers edge CAP rate should be increased commensurate with its class C status and or the Cottages and the Lodges should have their cap rate decreased to reflect the disparities between them and Rivers Edge.

Given the location, layout, and lack of comps the most accurate and equitable way to value this property is through the income approach. This seems to be in alignment with the town, as per the town's tax card, attached, as they have used the income approach to arrive at the current assessed value. Although an appropriate metric for valuing this property the input values used are incorrect. The income is overstated, the expenses are understated, and as referenced earlier the cap rate is too low and inconsistent with the surrounding properties.

I have attached the income and expense data for the 2023 calendar year for your review. The rent roll for 2023 is comprised of the 2022-2023 academic year and the 2023-2024 academic year, both attached. I have also enclosed a detailed breakdown of the maintenance expenses for 2023. This level of detail is available for every line item on this report and can be furnished upon request.

To address any concerns that might arise over the highest and best use I would like make clear that we have made and are making every effort to drive revenue. In support of this I would point you to the 2023 -2024 rent roll. You will note that unit 107 is vacant and remains vacant to date. We had numerous showings, we lowered the price to \$749/bed, increased our ad budget, placed a banner on our website that remains up to this day, called and e-mailed all previous leads with the reduced price, to no avail. Unit 110, a five bedroom was leased to only four residents. Additionally please note unit 113 on the same rent role. The residents moved out with the intent of subletting, we provided them with all our leads and made every effort to assist in the process, neither the subletter nor our staff could fill the unit. In turn the subletter leased out the unit at half price and is now paying the remaining half themselves. Both parties were very motivated to secure a resident for this unit but there was simply no demand. The in place rent roll is the highest and best use available in the current market.

The current fair market value of Rivers edge is 4,596,125. This is derived using the town's income approach with the corrected and updated income and expenses. NOI is 430,657.70 capitalized at .0927 equates to a fair market value of 4,596,125.

Category	1/1/2023- 12/31/2023
INCOME	
1 - Business Income	
Rivers Edge Income	
Rent	1,105,465.00
TOTAL Rivers Edge Income	1,105,465.00
TOTAL 1 - Business Income	1,105,465.00
TOTAL INCOME	1,105,465.00
EXPENSES	
3 - Business Expenses	
Rivers Edge Expenses	
Advertising	9.512.01
Bank Fees	3,012.0
Income Acc # 6988	39.00
Operating Acc # 1641	24.95
Security Acc # 6989	10.00
TOTAL Bank Fees	73.95
Capital Expenses	75.50
Hallway Lighting	10,565.38
TOTAL Capital Expenses	10,565.38
Insurance	30,413.67
Maintenance	5.000.000000
Apartment Repairs	14,566.62 24,224.64
Appliance Repairs	
Appliances	3,342.19
Carting	7,782.53
Cleaning	7,011.40
Electrical	6,270.00
	2,861.38
Entry Mats	139.35
Fiire Systems	4,369.25
Hallway, Repairs, Paint, Carpet HVAC	57,415.59
Heat Pump	10,064.39
TOTAL HVAC	10,064.39
Landscaping And Snow Removal	16,582.50
Lawn Care	750.00
TOTAL Landscaping And Sn	17,332.50
Plumbing	1,315.00
Supplies	4,264.39
Turnover	12,816.87
TOTAL Maintenance	173,776.10
Miscellaneous	39.60
Office Supplies	910.62
Phone	105.25
Professional	
Adverstising and Web Design	2,520.00
IT Services	1,608.00
Management	97,417.80
TOTAL Professional	101,545.80
Promotions, Give Aways	1,145.00

Rivers Edge Income and Expense - 2023 1/1/2023 through 12/31/2023

2/29/2024

Category	1/1/2023- 12/31/2023
Property Tax	206,462.00
Utilities	
Electric	57,097.97
Internet	19,143.60
Propane	9,295.34
Water	52,466.86
TOTAL Utilities	138,003.77
Web Hosting	299.28
TOTAL Rivers Edge Expenses	672,852.43
TOTAL 3 - Business Expenses	672,852.43
TOTAL EXPENSES	672,852.43
OVERALL TOTAL	432,612.57

Page 2

2022-2023 Rent Role

		023 Rent R	
100	\$	825.00	Maia Havrda
100	\$	825.00	Kaleigh Miech
101	\$	895.00	Bethany Ott
101	S	895.00	Jordan Moyer
103	\$	825.00	Benjamin Wasson
103	\$	825.00	Paige Deeds
104	\$	795.00	Heather Doyon
104	S	795.00	Abigael Fillion
104	\$	795.00	Julianne LeBlanc
104	\$	795.00	Anastasia Gray
104	\$	795.00	Emily Sergeant
105	\$	905.00	Olivia Ruhl
105	\$	905.00	Lillian Reilly
107	\$	815.00	Joshua Bororing
107	S	815.00	Elianne Bororing
107	S	815.00	Eden Thomas
107	\$	815.00	Zachary Bulow
107	\$	815.00	Dylan Maschio
108	\$	815.00	Mollly Welch
108	\$	815.00	Isabelle Wiggins
108	\$	815.00	Alessandra DiLeo
108	\$	815.00	Olivia Cray
108	\$	815.00	Rebekka Bloser
110	\$	815.00	Hunter Freischlag
110	\$	815.00	Joshua Kazmer
110	\$	815.00	Eli Antoniello
110	\$	815.00	Lucas Johnson
110	\$	815.00	Javell Desir
111	\$	905.00	Rowan Silva
111	\$	THE RESERVE AND ADDRESS OF THE PARTY OF THE	
113	\$	905.00	Jack Schartner
	5	865.00	Jennifer Calawa
113	_	865.00	Tia Martineau
114	\$	905.00	Jaia Jackson
114	\$	905.00	Quentin Caruso
115	\$	865.00	Jodi Stetser
115	\$	865.00	Christiana Donatelli
200	\$	885.00	Emma Hardin
200	\$	885.00	Megan Buff
201	\$	765.00	Libby Chase
201	\$	765.00	Lily Grover
201	S	765.00	Kendra Roux
201	\$	765.00	Abby Reilly
202	\$	795.00	Mollie Meckel
202	\$	795.00	Isabella Barden
202	\$	795.00	Julianna Perrella
204	\$	895.00	Taylor Ambrose
204	\$	895.00	Andrew Rothman
205	\$	895.00	Sarah Jensen

205	\$	895.00	Daniel Markowski
206	\$	810.00	Anabelle Stott
206	\$	810.00	Leandra Anthony
206	\$	810.00	Emerson Graham
207	S	815.00	Megan Sinclair
207	\$	815.00	Lily Hannula
207	\$	815.00	Sofia Chrisafideis
208	\$	815.00	Brooke Sparling
208	\$	815.00	Sarah Aleisa
208	\$	815.00	Arzum Sepici
209	\$	810.00	Isabel Conners
209	S	810.00	Alexis Roach
209	\$	810.00	Mary Balagna
210	\$	905.00	Evan Hildebrand
210	\$	905.00	Nolan Duffy
211	\$	825.00	Ryan Kephart
211	S	825.00	Amelia Rowland
212	\$	815.00	Martin O'Sullivan
212	\$	815.00	Michael Crawley
212	\$	815.00	Garret Boyle
213	\$	810.00	Angus Bremner
213	\$	810.00	Ashlyn Costello
214	\$	795.00	Ben Mackillop
214	\$	795.00	Delaney Hayward
215	\$	780.00	Kira Horan
215	\$	780.00	Kayla Keefe
300	\$	825.00	Harmony Moran
300	\$	825.00	Madie Kooima
301	\$	835.00	Timothy Thompson
301	\$	835.00	Russell Patch
301	\$	835.00	Zachary Yeaton
301	S	835.00	Chase Bailey
302	\$	730.00	Aisling Bihari
302	\$	730.00	Abigail Cupp
302	\$	730.00	Emily Kiss
304	\$	810.00	Mateusz Brzezinski
304	\$	810.00	Isabella Quagliaroli
305	\$	810.00	Tayler Holt
305	\$	810.00	Parker Holt
306	\$	720.00	Charlotte Winiarski
306	\$	720.00	Maggie Tobin
306	\$	720.00	Grace Rahali
307	\$	730.00	Trevor Taber
307	\$		Liv Taber
		730.00	
307	\$	730.00	Ingrid Cole-Johnson
308	\$	810.00	Jenna Rainville
308	\$	810.00	Katarina Brandt
308	\$	810.00	Jacquelyn Beatty
309	\$	730.00	Connor Robinson

309	\$	730.00	John Lamond
309	\$	730.00	Ranae Reardon
310	\$	810.00	Emma Carrigan
310	\$	810.00	Jaida McNabb
311	\$	810.00	Owen Schneider
311	\$	810.00	Kayla Fletcher
312	\$	730.00	Isaiah Bragg
312	\$	730.00	Solomon Sanchez
312	\$	730.00	Oladapo Olatunbosun
313	\$	810.00	Cooper Peavey
313	\$	810.00	Gabe Rock
314	\$	825.00	Joshua Dion
314	\$	825.00	Parker Rice
315	S	810.00	Katie Brown
315	\$	810.00	Josh Doyle
	\$	91,110	Total Rent Role

2023 2024 Rent Role

	23 2024 Rent F	
100	\$ 850.00	Paige Deeds
100	\$ 850.00	Benjamin Wasson
101	\$ 980.00	Lilliam Broome
101	\$ 980.00	Megan Sinclair
103	\$ 875.00	Emily Sergeant
103	\$ 875.00	Jason Plant
104	\$ 875.00	Angela Spathanas
104	\$ 875.00	Brayden Rice
104	\$ 875.00	Emma Jarvis
104	\$ 875.00	Amanda Ward
104	\$ 875.00	Jennifer Reilly
105	\$ 980.00	Connor Tess
105	\$ 980.00	Connor Tess
107	19 10 10	
107		
107		
107		
107	- Commence of the	And the second second
108	\$ 850.00	Andrew Otersen
108	\$ 850.00	Eli Silovich
108	\$ 850.00	Haley Royce
108	\$ 850.00	Lukas Narducci
108	\$ 850.00	Annika Culbertson
110	\$ 900.00	Jennifer Lynch
110	\$ 900.00	Eliza Pimental
110	\$ 900.00	Autumn Duke
110	\$ 900.00	Ashley Fegan
110	\$ 500.00	Asincy Legan
111	\$ 965.00	Jack Schartner
111	\$ 965.00	Jose Rivera
113	\$ 980.00	Jennifer Calawa
113	\$ 980.00	
114	\$ 995.00	Tia Martineau
114	\$ 995.00	Olivia Bean
115		Micheala Dowd
115	\$ 995.00	Jodi Stetser
	\$ 995.00	Cameron Gesswin
200	\$ 995.00	Kayla McGary
200	\$ 995.00	Corinne Richard
201	\$ 895.00	Julianna Perrella
201	\$ 895.00	Isabella Barden
201	\$ 895.00	Mollie Meckel
201	\$ 895.00	Chana Karp
202	\$ 850.00	Hannah Sinon
202	\$ 850.00	Kayleigh Hummel
202	\$ 850.00	John Dionis
204	\$ 980.00	Mia Taranko
204	\$ 980.00	Sabrina Kadariya
205	\$ 980.00	DanielMarkowski

205	\$ 980.00	Sarah Jensen	
206	\$ 865.00	Jodan Vitale	
206	\$ 865.00	Caroline Ash	
206	\$ 865.00	Audrey French	
207	\$ 850.00	Olivia Ruhl	
207	\$ 850.00	Amelia Wilson	
207	\$ 850.00	Emma Knowles	
208	\$ 875.00	James Westbrook	
208	\$ 875.00	The state of the s	
208	\$ 875.00	Max Fragos	
209	The second second second second	Tyler Johnson	
	\$ 865.00	Elizabeth Smith	
209	\$ 865.00	Taylor Williams	
209	\$ 865.00	Jacqueline Gardikas	
210	\$ 980.00	Navaeh Deem	
210	\$ 980.00	Dean Hagget	
211	\$ 865.00	Kira Guscoria	
211	\$ 865.00	Ronan Marino	
212	\$ 850.00	Martin O'Sullivan	
212	\$ 850.00	Michael Crawley	
212	\$ 850.00	Garret Boyle	
213	\$ 875.00	Quinn Fair	
213	\$ 875.00	John Stockbridge	
214	\$ 895.00	Taylor Ambrose	
214	\$ 895.00	Isabella Borrero	
215	\$ 895.00	Flynn O'Sullivan	
215	\$ 895.00	Marshal Reedenauer	
300	\$ 875.00	Marian Easton	
300	\$ 875.00	Nadija Mamula	
301	\$ 895.00	Paul Kelly	
301	\$ 895.00	DYlan Mui	
301	\$ 895.00	Owen Coppola	
301	\$ 895.00	Matheus	
302	\$ 765.00	Christina Post	
302	\$ 765.00	Sydney Rudis	
302	\$ 765.00	Amanda Robbins	
304	\$ 865.00	Mateusz Brezinski	
304	\$ 865.00	Thomas Pattison	
305	\$ 865.00	Parker Holt	
305	\$ 865.00	Tayler Holt	
306	\$ 765.00	Charlotte Winniarski	
306	\$ 765.00	Grace Rahali	
306	\$ 765.00	Maggie Tobin	
307	\$ 765.00	Alex Gabriel	
307	\$ 765.00	Garret Donohoe	
307	\$ 765.00	Tucker Pappas	
308	\$875.00	Jordan Sheehan	
308	\$ 875.00	Mia Tassinari	
	Charles and the second second second	Jessica Leibowitz	
308	\$ 875.00	Jessica Leibowitz	

309	\$ 765.00	Robert Mclain	
309	\$ 765.00	Tim Sicard	
310	\$ 875.00	Margaux Andrieux	
310	\$ 875.00	Margaret Doherty	
311	\$ 875.00	Dylan Laube	
311	\$ 875.00	Kyle Lepkowski	
312	\$ 765.00	Amber Foley	
312	\$ 765.00	Brett DuPont	
312	\$ 765.00	Brianna Waldron	
313	\$ 875.00	Oladapo Olatunbosum	
313	\$ 875.00	Isaiah Bragg	
314	\$ 895.00	David Rainville	
314	\$ 895.00	Faris Zeino	
315	\$ 895.00	Benjamin Garvin	
315	\$ 895.00	Ryan Vona	
	\$ 93,160	Total Rent Role	

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Date	Account	Description	Merrer	Amount
EXPENSES				-
3 - Business Expenses				-172,776,10
Rivers Edge Expenses				-172,776.10
Maintenance				-173,776.10
1/9/2020	Rivers Edge Operating Appl. 1641	Acceptance Paret	Sec. # 56475 Plane Mari Planaga, A Rosea	-170,774.10
2/6/2023	Rivers Edge Operating Acct. 1641		Inv # 78473 Dryer Vent Cleaning - 4 Dryers	-500.00
4/10/2023	Rivers Edge Operating Acct. 1641		Inv #150505	-1.406.35
4040003				-900.00
10/13/2023	Rivers Edge Operating Acct. 1641 Rivers Edge Operating Acct. 1641	점심 이번 경기 가장에서 보고 있어 일요를 보게 하셨다.	Maintenance January (trough March	-2.518.35
10/13/2023	Rivers Edge Operating Acct. 1641		April-September	-2.095.65
10/13/2023	Rivers Edge Operating Acct. 1641		113 Floor repairs and pturating recept(\$88) - \$2,145. Exterior Metal work.	-2,145.00
10/13/2023	Rivers Edge Operating Acct. 1641		Fire Entinguisher work	-1,650.00
4/19/2023	Chase - J Fields - 9595	Lower #02551*		2.339.00
427/2023	Chase - J. Fields - 9596	The Home Depot 3409	Drywall for Exterior Closet	-0.0
Apartment Renovations	Grade - 2 / reds - 6095	The Horse Depot 2400	Exterior Closet Supplies	-42.96
11/7/2023	Rivers Edge Operating Acct. 1641	David Distance for fire		-24,224.64
11/7/2023				1.450.00
11/7/2023	Rivers Edge Operating Acct. 1641			-3.450.00
	Rivers Edge Operating Acid. 1641			-3,450.00
11/7/2023	Rivers Edge Operating Acct. 1641		Marie Company of the Marie Sand	-3.450.00
11/14/2023	Rivers Edge Operating Acct. 1641		Kitchen Gabinets Unit 107	3,077.32
1/1/2023	Chase - J. Fields - 9595 Chase - J. Fields - 9595	Aubuchon Hardware	Unit 100	-19.50
1/1/2023		Aubuchon Hardware	11.11.11.1	-26.12
1/2/2023	Chase - J. Fields - 9696	The Home Depot 8931	Unit 100	-86.86
1/6/2023	Chase - J. Fields - 9596	Aubuchon Hardware	Unit 100	-32.78
1/8/2023	Chase - J. Fields - 9596	The Home Depot 8931	UHE 100	-17 DT
1/8/2023	Chase - J. Fields - 9595	The Home Depot #3409	Unit 100	-73.5T
1/8/2023	Chase - J. Fields - 9596.	Aubuchon Hardware	Unit 100	-160.45
1/10/2023	Chase - J. Fields - 9596	The Home Depot 8931	Unit 100	-273:47
1/11/2023	Chase - J. Fields - 9595	Portland Glass 354	Unit 100	414 00
1/13/2023	Chase - J. Fields - 9596	Aubuchon Hardware	Unit 100	-56.02
1/13/2023	Chase - J. Fields - 9596	The Home Depot 8931	Unit 100	-75,23
1/15/2023	Chase - J. Fields - 9590	The Home Depot 8931	Unit 100	38.92
1/15/2023	Cruse - J. Fields - 9590	Aubustion Hardware	Unit 100	/11.009
1/15/2023	Chase - J. Fields - 9595	The Home Depot 8931	Unit 100	-29.46
1/17/2023	Chase - J. Fields - 9595	The Home Depot 3409	Unit 100	-442,95
1/19/2023	Chase - J. Fields - 9595	The Home Depot 3409	Unit 100	299.00
1/19/2023	Chase - J. Fields - 9596	The Home Depot 8931	Unit 100	-43.55
1/19/2023	Chase - J. Fields - 9596	The Home Depot 3409	Unit 100	-230.00
1/20/2023	Chase - J. Fields - 9500	The Home Depot 8931	Unit 100	256.75
1/22/2023	Chase - J. Fields - 9596	The Home Depot 3409	Unit 100	-10.98
6/16/2023	Chase - J. Fields - 5596	Hd Supply Facilities	Door	-HT 00
1/15/2023	Chase Preferred 4719	In *INTEGRETY Kitchen And		-697.27
1/1/2023	Chsase - J. Berlin-3218	Homedepot Com	100 Bathroom	-153.47
1/13/2023	Chsase - J. Bedin-3218	The Home Depot 3409	100 Bathroom	-76.62
1/18/2023	Chases - J. Berlin - 3218	Wisonart Lic - Boston	Pairs	-01.43
10/22/2023	Chsase - J. Berlin- 3218	The Home Depot #3409	100 Supplies	-34.00
10/22/2023	Chasse - J. Berlin- 3218	The Home Depot 8931	107 Supplies	-72.81
10/27/2023	Chsaee - J. Berlin - 3216	The Home Depot 8931	107 Supplies	-526.49
10/29/2023	Chsase - J. Berlin- 3218	The Home Depot 6931	107 Supplies	-357.93
11/6/2023	Chease - J. Berlin- 3216	Homedepot Com	107 Supplies	-16.08
11/6/2023	Chease - J. Berlin- 3218	The Home Depot 3409	Electrical supplies 109	-Y5-54
11/8/2023	Chease - J. Bertin-3218	The Home Depot #3409	107 Materials	-204.62
11/9/2023	Chsase - J. Berlin- 3216	The Home Depot 3409	109 Electrical Materials	-218.21
11/10/2023	Chase - J. Berlin- 3218	The Home Depot 3409	109 plumbing materials	-50.84
11/10/2023	Chsase - J. Berlin- 3218.	The Home Depot 8931	109 Supplies	-110.93
11/12/2023	Chease - J. Bertin- 3218	The Home Depot 3409	109 water Fittings	42.57
11/12/2023	Chaase - J. Berlin- 3218	The Home Depot 5409	109 wood & supplies	-62.50
11/12/2022	Chiase - J. Berlin- 2218	Middleton Building Supp	109 Doors	-353.00
11/16/2023	Chesse - J. Berlin- 3216	The Home Depot 3409	109 lights	19.93
11/22/2023	Chease - J. Berlin-2218	The Home Depot 3409	109 drywal & Supplies	64.28
11/22/2023	Chase - J. Bedin-3218	The Home Depot #3409	109 water connections and supplies	-97.96
11/26/2023	Chease - J. Berlin-3218.	The Home Depot 8931	Lumber	47.84
11050003	Chease - J. Berlin- 3218	The Home Depot #8931	109 Building Supplies	-642.07
11/26/2023	Chases - J. Bertin- 3218		Return	177.12
11/25/2023	Chsase - J. Bertin- 3218	Middleton Building Supp	109 Building Supplies	-365.00
11/30/2023	Chease - J. Berlin-3218	Aubuchon Hardware	109 Building Supplies	-11:99
11/30/2023	Chasse - J. Berlin- 3218	The Home Depot 3409	109 Building Supplies	49.00
12/3/2023	Chasse - J. Berlin-3218	The Home Depot 3409	109 Building Supplies	42.72
12/4/2023	Chass - J. Bertin- 2218	The Home Depot 3409	TV Mount	
12/6/2023	Chase - J. Berlin-3218	The Home Depot 9931	109 Building Supplies	451.79
12/6/2023	Chrase - J. Berlin- 3218	The Home Depot 3409		-41.01
12/10/2023	Chase - J. Berlin- 3216		Drywell supplies	406 33
12/10/2023	Chass - J. Berlin- 3218	The Home Depot 3409	Drywalt supplies	26.79
		Aubuchon Hardware	Paint and Supplies	-124.28
12/12/2023	Chance - J. Berlin- 3218	Aubuchon Hardware	Drywall supplies	100,40
12/13/2023	Chase - J. Berlin-3218	The Home Depot 8931	Building Materials	-242 (1)

Date	Account	Description	Meno	Amount
12/15/2022	Chease - J. Berlin-3218	The Home Depot 3409	Wood Glue	
12/15/2023	Chsate - J. Berlin - 3218	Aubuchon Hardware	Cabinet Ascresories	-11.70
12/17/2023	Chasse - J. Barlin 3218	The Home Depot 3409	Building Materials	-40.91 -53.21
12/22/2023	Chapse - J. Berlin- 3218	Aubuchon Handware	Panting Supplies	-75.19
Appliance Repairs			The state of problems of	-3.342.19
2/10/2023	Chase - J. Fields - 9595	Anything Appliance	108 Fridge Diagnostic	
2/10/2023	Chase - J. Fields - 9596	Anything Appliance	209 Washing Machine Diagnostic	-89 99
2/10/2023	Chase - J. Fields - 9596	Anything Appliance	110 Dryer Pulley Replace	-118 99
2/10/2023	Chase - J. Fields - 9596	Anything Appliance	104 Washing Machine pump replacement	-072.49
2/12/2023	Chase - J. Fields - 9595	Anything Appliance	201 wish diagnostic	-455 79
9/17/2023	Chase - J. Fields - 9096	Anything Appliance	an man anglesses	-69.90
9/17/2023	Chase - J. Fields - 9596	Anything Appliance		-267.49
9/17/2023	Chase - J. Fields - 9596	Anything Appliance		-360.31
9/17/2023	Chase - J. Freids - 9595	Anything Appliance		813 58
12/13/2023	Chase - J. Fields - 9596	Anything Appliance		-802.47
Appliances		Triple Stephence		-246 (0)
1/15/2023	Chase - J. Fields - 9596	The Home Depot #3409	201 Frideg Replacement	-7,782.63
2/8/2023	Chase - J. Fields - 9595	Lowes #X1879*	Washing Machine	-1.405.58
5/29/2023	Chase - J. Fields - 9596	The Home Depot #8931	Dishwaster	-098.00
6/1/2023	Chase - J. Fields - 9596	The Home Depot 8931	Dahessher	-550.07
6/15/2023	Chase - J. Fields - 9596	Lowes #X1979*	Dishwasher	-452.97
6/30/2023	Chase - J. Fields - 9590	The Home Depot 8931	Return	-538 76
7/2/2023	Chase - J. Fields - 9596	The Hume Depot #3489	Dishwisher	550.07
7/2/2023	Chase - J. Fields - 9596	The Home Depot #3409	113 Fridge	-423.96
8/24/2023	Chase - J. Fields - 9596	The Home Depot #3409	311 Fridge	-1,062 98
8/24/2023	Chase - J. Fields - 9596	The Home Depot #3409	Dover	-725 9B
9/10/2023	Chane - J. Fields - 9596	Lowes #001979*	Dishwisher	-853 90
10/5/2023	Chase - 2 Fields - 9596	Best Buy Xxxx5355	Unit TV	-348 00
10/5/2023	Chase - J. Fields - 9595	Best Buy Xxxx5355	Unit TV	-218.98
11/12/2023	Chase - J. Fields - 9595	Best Buy Xxxx5355	104 TV	-219 99
12/12/2023	Chase - J. Fields - 9595	Best Buy Xxxx5355	201 & 109 TV	-119.95
Carting		Della Della Annocation	201 0 100 19	-809 97
12/10/2023	Chase - J. Fields - 9596	Win Waste Innovations Sws.		7,011.40
1/6/2023	Chass Preferred 4719	Win Waste Innovations Sws		-1.840.00
2/5/2023	Chase Preferred 4719	Win Waste Innovations Ses		4902 32
3/3/2023	Chase Preferred 4719	Win Waste Innovations Ses.		-733.58
3/29/2023	Chase Preferred 4719	Win Waste Innovations Sws.		-732 92
3/29/2023	Chase Preferred 4719	Wn Waste Innovations Ses		732.92
3/29/2023	Chase Preferred 4719	Win Waste Innovations Ses		733.56
4/9/2023	Chase Preferred 4719	Win Waste Impyations Ses		892.32
49/2023	Chase Preferred 4715	Win Waste Innovations Sws.		-3.151.07
4/14/2023	Chase Preferred 4719	Win Waste Innovations Sus		3,151.07
4/17/2023	Chase Preferred 4719	Win Waste Innovations Ses		-1.151 GF
B/6/2023	Chease - J. Berlin- 3218	Win Waste Innovations Ses		3,151.07
Cleaning	Section 4 Heart Section	THE PERSON NAMED IN COLUMN TO SEE		5.171.40
4/24/2023	Rivers Edge Operating Acct. 1641	Barlo Protecto Duero Esto	January through March	4,270.00
10/13/2023	Rivers Edge Operating April 1641		April-Sept	-2 145 00 -4 125 00
Electrical	The state of the s	arante y region on reager right	Agrir-Ougs.	
5/10/2023	Rivers Edge Operating April 1641	Saccorda Flactor	SACCOCCIA ELECTR SALE 001185422	-2,861.38
6/26/2023	Rivers Edge Operating April 1641		and on the case of	
Entry Mats				2.636.38
2/11/2023	Rivers Edge Operating April 1641	Circus	payer # 13137486	-120,25
Fiire Systems	(1000 to today open more read)	- C- 1880	years in contract	130 35
2017/2023	Rivers Edge Operating Acct. 1641	Reclassor Sprante	by #	4,369.25
5/13/2023	Rivers Edge Operating April 1641		Inv # 15281	-1,234.00
7/1/2023	Rivers Edge Operating Acct. 1541		Inv #	-756.00
8/7/2023	Rivers Edge Operating April 1641		Inv # 12577315	-275.00
8/10/2023	Rivers Edge Operating Acrd. 1641		Bid & 15311.51.5	1,217.25
5/4/2023	Chase - J Fields - 9595	In "LIFE Salety Fire Prot.	Paristin based in	-662 00
Hallway, Repairs, Paint, Corpet	Crimina - 2. Francis - Joseph	III LIFE casely Fire Froi.	Sprinkler Inspection	-325 00
2/14/2023	Rivers Edge Operating April 1641	David Distantants		-57,415.60
2/14/2023	Rivers Edge Operating Acct. 1541			5.000 60
2/14/2023				1,000,00
	Rivers Edge Operating Acct. 1541			5,000.00
2/14/2023 2/14/2023	Rivers Edge Operating Acct. 1541 Bluers Edge Operating Acct. 1541			5.000.00
2/14/2023	Rivers Edge Operating Acct. 1641 Rivers Edge Operating Acct. 1641			-6,000.00
	Rivers Edge Operating Acct. 1541			5.000.00
4/24/2023 6/12/2023	Rivers Edge Operating Acct. 1541		Carpet Install	11,210.18
	Rivers Edge Operating Acct. 1541			-0.107.00
6/12/2023	Rivers Edge Operating Acct. 1641		Address of the Control of the Contro	-F.000.00
7/14/2023	Chase - J. Fields - 9595	The Home Depot 3409	Hallway Emergency Lights	-679.70
TOWNS	Manager Woods and the same	Bts'interface Americas	Carpet	11,969,14
7/7/2023	Chase Evelened 4719		120	
1/01/2023	Chase - J. Berlin-3218	Aubuchon Hardware	Paint	-809.17
1/31/2023 1/31/2023	Choose - J. Berlin- 3218 Choose - J. Berlin- 3218	Aubuchon Hardware Aubuchon Hardware	Paint	-409.17 -22.20
1/31/2023 1/31/2023 2/1/2023	Chase - J. Berin- 3218 Chase - J. Berin- 3218 Chase - J. Berin- 3218	Aubuchon Hardware Aubuchon Hardware Aubuchon Hardware	Paint Paint	
1/31/2023 1/31/2023	Choose - J. Berlin- 3218 Choose - J. Berlin- 3218	Aubuchon Hardware Aubuchon Hardware	Paint	-22.20

.

Date	Account	Description	Meno	Amount	P
2/12/2023	Chsase - J. Bertin - 3218	Aubuchon Hardware		-35 %	,
2/12/2023	Chase - J. Bertin- 3218	The Home Depot 8971		429.7	
2/12/2023	Crease - J. Bertin- 3218	The Home Depot 8931	Closel Door	-261.6	
2/16/2023	Cheese - J. Bertin- 3218	Aubuchon Hantware	Electrical Supplies	-29.7	
2/16/2023	Chease - J. Berlin- 3218	The Home Depot 8901	Electrical Supplies	-346.2	
2/28/2023	Chasse - J. Berlin- 3216	Aubuchon Hardware	Paint Supplies	-57.0	
3/1/2023	Chase-J. Befn-3216	The Home Depot #3400	Wall Supplies	-67.4	
3/2/2025	Chase - J. Berlin - 3218	Homedepot Com	Electrical Supplies		
3/2/2023	Chasse - J. Berlin- 3218	Homedepot Com	Wire Connectors	15.0	
3/2/2023	Chang - J. Berlin- 3218	The Home Depot 3409		-19 9	
3/2/2023			Wall Supplies	-09.0	
	Chease - J. Berlin- 3218	Aubuchon Hardware	Drywall Supplies	-99 A	
3/2/2023	Chease - J. Berlin- 3218	The Home Depot #8531	Flooring Supplies	-318.0	
3/3/2023	Chsase - J. Bertin- 3218	Aubuchon Hardware	Paint	-529.3	5
3/5/2023	Chapse - J. Berlin - 3218	Aubuchon Hardware	Paint Supplies	-67.1	Į,
3/9/2023	Cheese - J. Berlin- 3218	The Home Depot 8931		-38.0	į.
3/10/2023	Chaese - J. Bertin - 3218	Sherwin Williams Xx5403	Wall Supplies	-63.0	2.
3/12/2023	Chease - J. Berlin- 3218	Aubuchon Hardware	Drywell / Electrical Supplies	-26.3	ı
3/12/2023	Chease - J. Berlin: 3218	The Home Depot 6501	Electrical Supplies	-50.7	1
3/13/2023	Chapse - J. Berlin: 3258	Aubuchon Hardware		-50.1	
3/13/2023	Chasse - J. Bertin- 3218	Arran Mktp US*HGTX96GE1	Wire Connectors	-42 4	
3/13/2023	Chase - J. Betin- 3216	The Home Depot 8901	Electrical Supplies	-44 0	
3/16/2023	Cheese - J. Berlin- 3216	Shenvin Williams Xx5403	Paint Supplies	-32 t	
3/17/2023	Chasse - J. Berkn- 3218	Aubuchon Hardware	Pave	-319.2	
3/21/2023	Chasse - J. Bertin- 3218	Aubuchon Hardware	Paint and Supplies		
3/22/2023	Chase - J. Berin-2216	Aubuchon Hardware	Paint and Supplies	-224 ff	
3/23/2023				- 221 H	
	Obsess - J. Berlin- 3218	Aubuchon Hardware	Parit	(195.1)	
3/26/2023	Chasse - J. Berlin-3218	The Home Depot 8901	Meterials	-121.3	
3/26/2023	Chasse - J. Bertin- 3218	Aubuchon Hardware	Paint	-390.2	2
3/28/2023	Chasse - J. Berlin- 3218	Aubuchon Hardware	Drywall Paint Supplies	-01.2	
3/29/2023	Chasse - J. Bertin- 3218	The Home Depot 8931	Floor Supplies	1165.4	ŧ.
3/30/2023	Chase - J. Berlin-3218	The Home Depot 8931	Drywaii Supplies	-25.6	1
4/4/2023	Chsase - J. Berlin-3218	Aubuchon Hardware	Paint and Supplies	-858.Z	Z)
4/5/2025	Chaise - J. Berin- 3216	Homedepot Com		-19.9	Ġ.
46/2023	Chsase - J. Berlin-3218	Aubuchon Hardware	Part Supplies	-11.6	5
4/9/2023	Chiase - J. Berlin- 3218	Aubuchon Hardware	Paint Supplies	-31.3	
4/9/2023	Chiase - J. Berin-3218	Aubuchon Hardware	Drywat Supplies	-157	
4/13/2023	Chsase - J. Berlin-3218	Lowes #X0907*	Basebord Renovation	-1.338.0	
4/19/2023	Chsese - J. Berlin - 3218	Aubuchon Handware	Part Supplies	-207.0	
4/20/2023	Chasee - J. Berlin-3218	Aubuchon Hardware	Paint and Materials	-454.5	
4/26/2023	Chsase - J. Berlin- 3218	The Home Depot 8931	Wwt Materiain		
4/27/2023	Chase - J Berin- 3218	The Home Depot 8901	Electrical Supplies	-10.0	
4000000	Chsase - J Berlin-3218	The Home Depot 8901		-17E.4	
5/5/2023	Chane - J Berin- 3218		Electrical and Materials	+173.4	
		Aubuchon Hardware	Halway AG	-51	
5/5/2023	Chase - J. Berlin- 3218	Lowes #X2321*	Picture Hangers	-1100.6	
5/5/2023	Chasse - J. Berin- 3218	The Home Depot 9931	Paint Supplies	-374.7	
5/7/2020	Chase - J. Bertin- 3218	Aman Mkap US/14408U4YX3	Picture Locking Tool Hardware	-0.4	ų
5/11/2023	Chase - J. Beric- 3218	Aubuchon Hardware	Pairt Supplies	-111,7	t
5/14/2023	Chasse - J. Bertin- 3218	Aubuchon Hardware	Drywall & mud	-190 B	ė
5/18/2023	Chsase - J. Berlin- 2216	The Home Depot 8901	Drywell mud	43.5	6
5/16/2023	Chases - J. Berlin- 3218	The Home Depot #8931	Chair rail (HLWY)	105.6	
5/18/2023	Chasse - J. Berlin- 3218	Aubuchon Handware	Paint	-408.2	
6/6/2023	Chiase - J. Berlin- 3218	Aubuchon Hardware	Drywall & Supplies	-24 9	
6/13/2023	Chasse - J. Berin- 3218	Arrum Mktp US1EK/1E2QHD	Lobby picture hangers	34.1	
6/13/2023	Chasse - J. Berlin-3218	Aubuchon Hantware	Paint supplies	-138-4	
6/14/2023	Crisase - J. Berlin- 3218	Aubuchon Hardware	Paint		
6/16/2023	Chase - J. Berlin- 3218	Aubuction Hardware		-63.0	
6/16/2023	Chase - J Berin-3216		Stainwell paint	-199.5	
		The Horse Depot 8931	HLWY baseboard	-19.8	
6/18/2023	Chase - J. Berles-3218	Aubuchon Hardware	Paint	-92.4	
5/23/2023	Chsase - J. Berlin-3218	Lowes #X1879*	Renovation materials	1755.7	ı
6/29/2023	Chsase - J. Berlin- 3218	Aubuchon Hardware	Paint	-7R O	4
6/2/2023	Chease - J. Berlin-3218	The Home Depot #8931		105.6	à
8/15/2023	Chsase - J. Berim- 3218	The Home Depot 3409	Tubings and bracins	-52.9	r
8/30/2023	Chase - J. Berin- 3218	The Home Depot 3409	Carpet Transition	-200.7	
HVAC				10,064	
Heat Pump				-10,064	
3/30/2023	Chase - J. Fields - 9596	In YPRO Hyac Lic		-623.2	
3/30/2023	Chase - J. Fields - 9596	in 1990 Hyac Lic			
8/8/2020	Chase - J. Fields - 9596	In 1980 Hyac Lie		-2.017.2	
				+157.9	
8/8/2023	Chase - J. Fields - 9596	In TPRO Hvac Lic		-207 0	
6/6/2023	Chase - J. Fields - 9696	in TPRO Hvac Lib		-1.908.3	4
9/27/2023	Chase - J. Fields - 9596	In 1980 Hyac Ltc		-367.2	9
8/27/2023	Chase - J. Fields - 9595	In TPRO Hvac Lib		13427	ţ
7/9/2023	Chisase - J. Berkn- 3218	In TPRO Hyac Ltc		-427.2	
7/9/2023	Chase - J. Berlin 3218	in 1990 Head Lib		-569 5	
7/9/2023	Chase - J. Berim-3218	In 1PRO Huse Lie		-1.422.0	
				The state of the s	

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Date	Account	Description	Memo	- Ar	mount	
1/15/2023	Rivers Edge Operating Acct. 1541	Et's Landscaping Inc.	Inv # 49545		-1.500.00	
2/17/2023	Rivers Edge Operating Acct. 1641	Elf's Landscaping inc.	Inv # 49808		-1.500 00	
5/15/2023	Rivers Edge Operating April 1641	Elf's Landscaping inc	Inv # 50152,50038		-2.000.00	
W27/2023	Rivers Edge Operating Acct. 1641	Elf's Landscaping Inc.	Avy Aug Sept. Oct		6,000,00	
12/21/2023	Rivers Edge Operating Acct. 1641	Efficientscaping Inc.	line #		4.582.50	
Lawn Care					-750.00	
6/7/2023	Rivers Edge Operating Acid. 1641	Links To Lawn Landscapins	PATRICK PASCUCCI SALE	00120723409=	-250 00	
8/5/2023	Rivers Edge Operating Acid. 1641		PATRICK PASCUCCI SALE	00125378983=		
Plumbing	Total a sage reporting time.	Trans to Comin	THIMIGH THOUGHOUT BALL	9011639110909	-500 00	
3/3/2023	Chase - J. Fields - 9505	MS Employ Park Comm. 11	100 store and annual		1,315.00	
		M2 Facility Solutions, U	106 clog and repair		236 00	
3/30/2023	Chase - J. Fields - 9595	M2 Facility Solutions, LI	108 Unclog and Repair		-235.00	
5/3/2023	Chase - J. Fields - 9596	M2 Facility Solutions, LI	108 Shower Drain Repair		-315:00	
9/7/2023	Chass - J. Fields - 9596	M2 Facility Solutions, LI	Rooter service		-530.00	
Supplies					-4,264.39	
1/15/2023	Chase - J. Fields - 9590	The Home Depot 8601	106 Kitchen Drain		-63.40	
1/17/2023	Chase - J. Fields - 9596	Aubuchon Hardwire	308 Sink Drain plug.		-22 98	
1/23/2023	Chase - J. Fields - 9566	Amen Mkip US*ZS6S02TM3	Light Bulbs		1407.22	
1/24/2023	Chase - J. Fields - 9566	Auburthon Hardware	206 Shower head replacement		-35.14	
2/1/2023	Chase - J. Fleids - 9566	Aubuchon Hardwore	Tree romval supplies		-18:03	
2/1/2023	Chase - J. Fields - 9596	Aubuchon Hardware	314 Sink faucet knot:		-04.62	
2/2/2023	Chase - J. Fields - 9556	Aubuchon Hardware	205 Sirk Drain gasket			
3/2/2023	Chase - J. Fields - 9596	Amazon.com*O52MZ7QL3			-5.70	
2/3/2023		The Home Depot 3409	DLX venity lights		-89 00	
	Chase J. Fields 9596		Map +08 Countries		-65.01	
2/9/2023	Chase - J. Fields - 9566	The Granite Group Rochest	106 Fauyet valve		-14 55	
2/9/2023	Chase - J. Fields - 9596	Aubuchon Hardware	108 Pex Elbov		-50.08	
2/10/2023	Chase - J. Fields - 9595	Lowes #X2449*	108 Hot water shut off valve		-50 44	
2/19/2023	Chase - J. Fields - 9595	Aubuchon Hardware	Siriii elbov gaskets		-8.25	
2/19/2023	Chass - J. Fields - 9596	The Home Depot 9531	Sink abov gaskets		-62.48	
3/1/2023	Chase - J. Fields - 9506	The Home Depot 8901	Shower cartridge 206		-45.91	
3/24/2023	Chase - J. Fields - 9590	The Home Depot 3400			-18.16	
3/25/2023	Chase - J. Fields - 9506	The Home Depot 3409			-05.50	
5/17/2023	Chase - J. Fields - 9595	The Home Depot 3409	Drywell and supplies		-221 60	
5/25/2023	Chase - J. Fields - 9500	Aubuchon Hardware	Keys		496	
5/28/2023	Chase - J. Fields - 9506	The Home Depot 3409	Duct cleaning kit		-93.45	
5/28/2023	Chase - J. Fields - 9506	The Home Depot #0409				
5/28/2023			Lighthubs		100 30	
	Chase - J. Fields - 9596	Homedepot Com	tightbuths		194.40	
5/28/2023	Chase - J. Fields - 9596	The Home Depot 3400	Return		233.40	
5/30/2023	Chase - J. Fields - 9506	Aubuthon Hardware	Keys		-0.64	
5/31/2023	Chase - J. Fields - 9596	Aubuchon Hardware	Keys		10.00	
6/2/2023	Chase - J. Fields - 9596	Aubuchon Hardware	Keys		-7 00	
6/4/2023	Chase - J. Fields - 9596	Best Buy Xxxx5355	TV Remotes		-75.45	
6/5/2023	Chase - J. Fields - 9596	Lowes #702551*	Shower Curtin Rods		-279.84	
6/7/2023	Chase - J. Fields - 9596	Aubuchon Hardware	Keys		-39.64	
6/7/2023	Chase - J. Fields - 9590	Lowes #X1879*	Lightfulbs		-170 00	
6/8/2023	Chase - J. Fields - 9596	The Home Depot 3409	Filters		-295.42	
6/9/2023	Chase - J. Fields - 9596	Aubuction Hardware	Keys		-12.34	
0/11/2023	Chase - J. Fields - 9595	The Home Depot 3409	Tolet Handle		-14.07	
6/23/2023	Chase - J. Fields - 9596	The Home Depot 8901	Sirtidran Supplies		-60.45	
6/28/2023	Chase - J. Fields - 9596	Aubuction Hardware	Tolet repair supplies			
6/29/2023					-43.66	
	Chase - J. Fields - 9596	The Home Depot 8631	Sink Repair		42.98	
7/5/2023	Chase - J. Fields - 9595	The Home Depot 3409	Tollet Sout		-41.48	
7/9/2023	Chase - J. Fields - 9595	Homedepot.Com	Return		50.00	
7/9/2023	Chase - J. Fields - 9596	The Home Depot 3400	Smoke Alarms and New Dolly		1772.97	
7/16/2023	Chase - J. Fields - 9595	The Home Depat 3409	Closel Knob		-15.BT	
7/19/2023	Chase - J. Fields - 9596	Lowes #001879*	Tolet Repair Supplies		-60.05	
7/21/2023	Chase - J. Fields - 9595	The Home Depot 8931	PVC connection		-14.22	
7/27/2023	Chass - J. Fields - 9595	The Home Depot 8931	Dryer Vent & Cleaning Brish		-51.68	
7/30/2023	Chase - J. Fields - 9596	The Home Depxt 3409	Unit Smoke Alanna		-81.64	
8/1/2023	Chase - J. Fields - 9595	Aubuchon Hardware	Keys		6.54	
8/1/2023	Chase - J. Fields - 9596	Aubuchon Hardware	Dryer Powower Cord		-29.44	
8/11/2023	Chase - J. Fields - 9506	Lowes #001879*	Unit Blinds			
8/11/2023	Chase - J. Fields - 9595	Lowes #X2449*			-0036	
	Chase - J. Feics - 9596		Unit Bloos		179.88	
8/13/2023		Lowes #X1879*	Return Birids		79.98	
8/16/2023	Chase - J. Fields - 9595	Aubuchon Hardware	Toilet Flush Levers		-10.00	
8/24/2023	Chase - J. Fields - 9595	Aubuchon Hardware	Keys		498	
8/30/2023	Chase - J. Fields - 9596	Lowes #X1879*	Binds		-93.96	
9/1/2023	Chase - J. Fields - 9595	The Home Depot 8931	Shop Vac filter		-25 51	
9/9/2023	Charse - J. Fields - 9596	The Home Depot 3409	Return		51.84	
946/2023	Chase - J. Fwids - 9599	The Home Depot 3409	Hallway Air Filter		-51.84	
9/9/2023	Chase - J. Fields - 9595	The Home Depot 5409	Unit Air Filter		-72.83	
9/9/2023	Chase - J. Fields - 9596	The Home Depot 3409	Dehumidifier		-263.97	
9/9/2023	Chase - J. Fields - 9596	The Home Depot 3409	drywell & insaliation Room 200			
9/10/2023	Chase - J. Fields - 9596	Aubuchon Hardware	7.07.2		-176.00	
9/12/2023	Chase - J. Fields - 9596	Aubuchon Hardware	Keys		-13.40	
38 1474546.0			Sidoone sealent-battyooms		-51 99	
49/4/3/20/20/20	Chapter 1 Coulds Drive	Louisian BOCKETON	address of the second second second second			
9/13/2023	Chase - J. Fields - 9596 Chase - J. Fields - 9596	Lowes #X1879* Lowes #X1879*	shower cartridge Fridge water line 110		-52.90	

Aubuchon Hardware

Wti Aggregate Recycling

Pant Supplies

Chasse - J. Berin-3218

Chsase - J. Berin-3218

Date

10/1/2023

10/20/2023

10/20/2023

10/29/2023

11/7/2023

11/8/2023

11/9/2023

11/10/2023

11/28/2023

13/12/2023

3/26/2023

8/30/2023

8/31/2023

9/8/2023

9/8/2023

10/20/2023

5/30/2023

5/28/2023

5/29/2023

5/29/2023

5/29/2023

6/4/2023

6/4/2023

6/4/2023

5/23/2023

5/24/2023

8/2/2023

Turnover 6/15/2023

45/2023

	1/1/2023 through 12/31/2023		
Account	Description	Memo	Page 5 Anoust
Chase - J. Fields - 9596	Hamedepot Com	Ar Filters	-194.40
Chase - J. Fields - 9596	The Home Depot 3409	Bathroom accessories 3 pc	-29-08
Chase - J. Fields - 9596	Arron Map USTWKK7575V3	Unit Lightbubs	-41.76
Chase - J. Fields - 9596	Arran Mico US14C4PC3PV3	Unit Lightbubs	-118-07
Chase - J. Fields - 9595	Lowes #X2551*	shower carbridge	-64 98
Chase - J. Fields - 9590	Applianospartspres Com	305 fridge door shelf	-49.11
Chase - J. Fields - 9595	Aubuchon Hardware	Drywall Screws	-6.39
Chase - J. Fields - 9596	Lowes #X1879*		6458
Chase - J. Fields - 9595	Loves #X2551*	103 Bathroom vent fan	126.94
Chase - J. Fields - 9596	Hh Locksmith Service	Keys	-6.00
Chasse - J. Berlin-3218	The Home Depot 9901	308 Water Carrydge	-62.48
Chsase - J. Berlin-3218	Homedepot Com	Smoke Dust Covers	-6.20
Chasse - J. Bertin- 3218	Aubuchon Hardware	Nails & Blackes	-19-29
Chame - J. Berlin- 3218	The Home Depot 3409	weather strip	-29.51
Chease - J. Berlin- 2218	Circle K X7241		-0.00
Chase - J. Berlin-3218	Riter Aird X0295		-10 2n
Chsase - J. Berlin-3216	Aubuchon Handware	Bags & Supplies	-31.40
R. Payone - 7164	The Home Depot 8931		-101.50
			-12,016,87
Rivers Edge Operating Acct. 16	341 Magmanian Flooring, Inc.		-6713.00
Chase - J. Fields - 9595	The Home Depot #3409	Turnover Supplies	-242.30
Chase - J. Fields - 9596	The Home Depot 8931	Turnover Supplies	-235.30
Chase - J. Fields - 9596	The Home Depot #3489	Carpet	-941.30
Chase - J. Fields - 9595	The Home Depot #3489	Carpet	11.127.45
Chase - J. Fields - 9596	The Home Depot 3409	Turnover Supplies	-0.72
Chase - J. Fields - 9596	The Home Depot 3409	Turnover Supplies	42.00
Chane - J. Fields - 9595	The Home Depot 3409	Turnover Supplies	-65.00
Chazes - J. Berin-3218	Aubuchon Hardware	Paint	-2.095.03
Mary Committee of the C			and the same of th

-218.01

334 00

-173,776.10

GVERALL TOT ...

	1			I
Town of Durham, NH				
Property Tax Bill Calculation				
Owner	277 Main St			
PID	203-2			
Address	277 Main St			
71001035	277 Main St			
WHATWACTAVED				
WHAT WAS TAXED	6.106.100	10.001.016		
Total Assessed Value	6,106,123	10,081,016		
Exemption (solar,)	-	-		
Value Tax Applied To:	6,106,123.00	10,081,016.00		
Credit (veterans,)	_	-		
<i>"</i>				
Tax Bill#:	107994	111744		
PropTax Issue 1 st or 2 nd	1	2		
Due Date:	7/3/2023	12/18/2023		
Paid Date:	6/16/2023	11/21/2023		
Tax Rate Applied:				
Tax Rate Applied. Town		5.750		
County		1.760		
Local School		11.580		
State School	0.765	1.390		
Total Rate	14.525	20.480		
tax will be roughly	88,691.44	206,459.21		
Resulting in Taxes of:		,		
Town	24,852.00	57,966.00		
County	8,610.00	17,743.00		
Local School		116,738.00		
State School	4,671.00	14,013.00		
Tax Calculated	88,692.00	206,460.00		
Less Credit & 1st Bill				
is the Amount Billed:	88,692.00	117,768.00		
	00,07=00	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
WHAT SHOULD HAVE BEEN TAX	ven.			
		0.050.216		
Total Assessed Value	6,106,123	8,858,216		
Exemption (solar,)	-	-		
Value Tax Applied To:	6,106,123.00	8,858,216.00		
Credit (veterans,)	-	-		
Tax Bill#:	107994	111744		
PropTax Issue 1 st or 2 nd				
	7/2/2022	2		
Due Date:	7/3/2023	12/18/2023		
Paid Date:	6/16/2023	11/21/2023		
Tax Rate Applied:				
Town		5.750		
County		1.760		
Local School		11.580		
State School		1.390		
Total Rate		20.480		
tax will be roughly	88,691.44	181,416.26		
Resulting in Taxes of:				
Town	24,852.00	50,935.00		
County	8,610.00	15,590.00		
Local School	,	102,578.00		
State School	,	12,313.00		
Tax Calculated	88,692.00	181,416.00		
Less Credit & 1st Bill				
is the Amount Billed:	88,692.00	92,724.00		
WHAT SHOULD BE ABATED				
Difference in Billed-SHB = Abate	-	25,044.00	25,044.00	= To Be Abated
RSA 76:17-a Rate of Interest Pybl	4.00%	4.00%	,	
Enter Date Town will Payback	5/1/2024	5/1/2024		
Number of Days of Interest =	320	162	444.60	- Interest C
Interest Payable	-	444.62	444.62	= Interest Owed
Less Previously Abated Amount of				
Total To Be Abated	-	25,488.62	25,488.62	



TOWN OF DURHAM 8 NEWMARKET ROAD DURHAM, NH 03824-2898

Tel: 603/868-8064 *Fax:* 603/868-8033

ABATEMENT RECOMMENDATION

DATE: April 15, 2024

TOWN OF: Durham

TO: Town Council

FROM: Jay Ferreira

OWNER: Aggarwal Family Trust

14 Colony Cove Dr Durham, NH 03824

REPRESENTATIVE: N/A

PROPERTY LOCATION: 14 Colony Cove Dr, Durham, NH 03824

PID: 119-20

PROPERTY TAX YEAR(S) APPEALED: 2023

APPLICATION FILING DATE: March 1, 2024

INVENTORY FILING DATE (Filing Date April 15th): N/A

ASSESSMENT APPEALED: \$561,300

Municipalities may abate taxes "for good cause shown." RSA 76:16. Good cause is generally established by showing an error in the assessment calculation or a disproportionate assessment. Good cause can also be established by showing poverty and inability to pay the tax. If the abatement application is based on disproportionate assessment, the taxpayer has the burden to show how the assessment was disproportionate. To carry this burden the taxpayer must show:

- **a.** What the property was worth (market value) on the assessment date.
- b. The property's "equalized assessment" exceeded the property's market value. To calculate the equalized assessment, simply divide the assessment by the municipality's equalization ratio (assessment ÷ ratio). Because a property's market value is a crucial issue, taxpayers <u>must</u> have an opinion of the market value estimate. Obtaining an appraisal or presenting sales of comparable properties can show this value estimate.



REASON FOR APPEAL: The owner has applied for an abatement of their property, stating that the percent increase is not in line with the rest of the neighborhood.

ASSESSORS COMMENTS: The subject property is a Colonial with a attached garage. The living area of the house is 2,106 sf. The lot is 3.25 acres, 2.25 acres is valued as back land with a topography deduction of 50%. The one-acre site also has a topography issue and is wet (stream) on the south side of the lot. The one-acre site does not have any deduction for these issues.

RECOMMENDATION: I inspected the property with the owner on 3/15/2024. The house is in average condition. The interior is original, the exterior is also original except for a newer roof. All the measurements and data for the house are correct. I recommend giving a 10% reduction on the one-acre site due to topography and the lot being wet. Typically, I give a 5% deduction for each issue. This change reduces the overall assessment from \$561,300 to \$540,700. I recommend the Town **GRANT** an abatement for the assessed value difference of \$20,600. This calculates to an abatement of **\$427.55** including interest (interest is calculated to a repayment date of 5/1/24 and subject to change per tax collector). If the taxes have not been paid, then no refund or interest is due.

TAXPAYER'S RSA 76:16 ABATEMENT APPLICATION TO MUNICIPAL TOwn of Durham

TAX YEAR APPEALED 2023

MAR 0 1 2024

INSTRUCTIONS

Planning, Zoning

 Complete the application by typing or printing legibly in ink. This application does not stay the collection of taxes; taxes should be paid as assessed. If an abatement is granted, a refund with interest will be made.

File this application with the municipality by the deadline (see below). Date of filing is the date this form is either hand delivered to the municipality, postmarked by the post office, or receipted by an overnight delivery service.

<u>DEADLINES</u>: The "notice of tax" means the date the board of tax and land appeals (BTLA) determines the last tax bill was sent by the municipality. (If your municipality bills twice annually, you must apply after the bill that establishes your final tax liability and not before.)

Step One:

Taxpayer must file the abatement application with the municipality by March 1 following the notice of tax.

Step Two: Step Three: Municipality has until July 1 following the notice of tax to grant or deny the abatement application.

Taxpayer may file an appeal either at the BTLA (RSA 76:16-a) or in the superior court (RSA 76:17), but

not both. An appeal must be filed:

 no earlier than: a) after receiving the municipality's decision on the abatement application; or b) July 1 following the notice of tax if the municipality has not responded to the abatement application; and

no later than September 1 following the notice of tax.

EXCEPTION: If your municipality's final tax bill was sent out after December 31 (as determined by the BTLA), the above deadlines are modified as follows (RSA 76:1-a; RSA 76:16-d, II):

Step One:

2 months after notice of tax:

Step Two:

6 months after notice of tax; and

Step Three:

8 months after notice of tax.

FORM COMPLETION GUIDELINES:

- SECTION E. Municipalities may abate taxes "for good cause shown." RSA 76:16. Good cause is generally
 established by showing an error in the assessment calculation or a disproportionate assessment. Good cause can also
 be established by showing poverty and inability to pay the tax.
- SECTION G. If the abatement application is based on disproportionate assessment, the taxpayer has the burden to show how the assessment was disproportionate. To carry this burden the taxpayer must show: a) what the property was worth (market value) on the assessment date; and b) the property's "equalized assessment" exceeded the property's market value. To calculate the equalized assessment, simply divide the assessment by the municipality's equalization ratio (assessment + ratio). Because a property's market value is a crucial issue, taxpayers must have an opinion of the market value estimate. This value estimate can be shown by obtaining an appraisal or presenting sales of comparable properties.
- SECTION H. The applicant(s) must sign the application even if a representative (e.g. Tax Representative, Attorney, or other Advocate) completes Section I.
- Make a copy of this document for your own records.

FOR MUNICIPALITY USE ONL	Y:
Town File No.:	_
Taxpayer Name:	_

RSA 76:16 ABATEMENT APPLICATION TO MUNICIPALITY

Party(ie	s) Applying (Owner(s)/Taxpa	ver(s))	
Shar	ad and Manisha ag	garwal	
s:	14, Sandy Brook D	r, Durham NH	03824
iber(s): (Work) 6033197034	(Home)	
n RSA 76 ates Inter ith intere r or feder tification	:17-a. Any interest paid to the nal Revenue Service, in accord st, the taxpayer shall provide that tax identification number. M	applicant must be report ance with federal law. the municipality with the funicipalities shall treat	rted by the municipality Prior to the payment of applicant's social the social security or
Party's	ies') Representative if other t	han Person(s) Applyin	ng (Also Complete Section A
s: .			
ber(s): (Work)	_ (Home)	
Propert	v(ies) for which Abatement is	Sought	
			perty for which abatement is
1#	Street Address/Town	Description	Assessment
14	4, Sandy Brook Dr.	Single Fam.	\$561,300
[Ourham NH 03824		
			-
	Share ss: aber(s): (tement is a RSA 76 tates Interest in the	Sharad and Manisha ag 14, Sandy Brook D aber(s): (Work) 6033197034 tement is granted and taxes have been part RSA 76:17-a. Any interest paid to the lates Internal Revenue Service, in accord with interest, the taxpayer shall provide the ror federal tax identification number. Multification information as confidential and A. Party's(ies') Representative if other to the service of the party is and lot number, the actual street address description of the parcel, and the assessment of the parcel, and the assessment of the parcel o	tement is granted and taxes have been paid, interest on the abate a RSA 76:17-a. Any interest paid to the applicant must be reported at the interest, the taxpayer shall provide the municipality with the ror federal tax identification number. Municipalities shall treat tification information as confidential and exempt from a public A. Party's(ies') Representative if other than Person(s) Applying the property (ies) for which Abatement is Sought and lot number, the actual street address and town of each property in the parcel, and the assessment.

SECTION D. Other Property(ies)

List other property(ies) in the municipality owned in the same name(s), even if abatements for the other property(ies) have not been sought. The taxpayer's entire real property estate must be considered in determining whether the appealed property(ies) is (are) disproportionately assessed.

Town Parcel ID#	Street Address/Town	Description	Assessment

SECTION E. Reasons for Abatement Application

RSA 76:16 provides that an abatement may be granted for "good cause shown." "Good cause" generally means:
1) establishing an assessment is disproportionate to market value and the municipality's level of assessment; or
2) establishing poverty and inability to pay the tax. This form can be utilized for either basis of requesting an abatement. The taxpayer has the burden to prove good cause for an abatement.

- If claiming disproportionality, state with specificity <u>all</u> 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 (<u>all may not apply</u>):
 - physical data incorrect description or measurement of property;
 - market data the property's market value on the April 1 assessment date, supported by comparable sales or a professional opinion of value; and/or
 - level of assessment the property's assessment is disproportionate by comparing the property's market value and the town-wide level of assessment.

Note: If you have an appraisal or other documentation, please submit it with this application.

 If claiming poverty or inability to pay, state in detail why abatement of taxes is appropriate as opposed to some other relief such as relocating, refinancing or obtaining some alternative public assistance.
 Ansara v. City of Nashua, 118 N.H. 879 (1978).

(Attach additional sheets if needed.)

The average increase in valuation in the Sandy Brook Dr.
neighborhood is about 149%, where as our property's
appraised value has gone up by 156%. We are attaching a sheet
which shows the valuation increase of each property

SECTION F. Taxpayer's(s') Opinion of Market Value

State your opinion of	the market value of the pro	operty(ies) appealed as of April 1 of t	the year under appeal.			
Town Parcel ID#	2174 530 550					
Town Parcel ID#						
		tach additional sheets if necessary.)				
Our property is no	t an exceptionally good	property, if anything there are s	everal issues with			
the property that have	e been reported in prior reev	valuations. Based on that our opinion is	s that the value of the			
property should be ab	out \$539K an increase of ab	out 150% would be fair and it would be	more aligned with the			
neighborhoo	d					
SECTION G. Sale	s, Rental and/or Assessme	ent Comparisons				
List the properties yo income producing pro (Attach additional sh	operty, list the comparable	overassessment of your property(ies rental properties and their rents.). If you are appealing an			
Town Parcel ID# Attached is a list of ho	Street Address	Sale Price/Date of Sale to our property which has a living space	Rents Assessment			
		ized properties is about 149%, where as				
SECTION H. Cert	ification by Party(ies) Ap	plying				
applying certifies (ce	ax 203.02(d), the applicant(rtify) and swear(s) under the re true to the best of my/ou	s) MUST sign the application. By sine penalties of RSA ch. 641 the application representation of the second	igning below, the Party(ies) cation has a good faith basis,			
Date: 03/01/2	024	- gren				
		(Signature)				
		Mhus				
		(Signature)				

Properties in Sandy Brook Durisection E Durham Address 2023 20

12	Address	2023	2022	% increase
C . 1 hi	and Divid	791000	546200	144.82%
Sanayou	ock Drung	688300	456500	150.78%
	3	751100	494100	152.01%
	5	730900	483100	151.29%
	7	642100	422700	151.90%
	8	676000	451500	149.72%
	9	668700	444900	150.30%
	11	795800	535200	148.69%
	14	561300	359700	156.05%
	15	605400	409800	147.73%
	19	763300	514800	148.27%
	20	796000	541800	146.92%
	23	723700	484300	149.43%
	24	630500	415000	151.93%
	25	678800	443600	153.02%
	27	631200	445100	141.81%
	28	595600	398700	149.39%
	29	688000	462100	148.89%
	31	624300	433500	144.01%
	33	707800	483800	146.30%
	35	776100	529500	146.57%
	37	696000	462300	150.55%
	38	889200	605300	146.90%
	39	709300	472400	150.15%
	40	685700	460400	148.94%
	41	787500	520100	151.41%
	43	700300	469700	149.10%
	45	771900	558000	138.33%
	47	758900	520300	145.86%
	49	766100	508100	150.78%
	51	822800	573800	143.39%
	52	857000	570100	150.32%
	53	727600	487100	149.37%
	54	637300	422700	150.77%
	55	699600	467900	149.52%
	56	1411400	901200	156.61%

Average

149.01%

Section G

Following is a list of houses which are similar in size to our property which has a living space of 2106 sq ft. As can be seen, the average revaluation of similar sized prperties is about 149%.

	San	dy Brook	. Dure				
PID	Addr	ess	2023	2022 Livi	ng area 9	6 increase	
	2149	15	605400	409800	1974	147.73%	147.73%
	2176	24	630500	415000	2180	151.93%	151.93%
	2177	28	595600	398700	1855	149.39%	149.39%
	2155	31	624300	433500	2139	144.01%	144.01%
	2167	57	624000	412100	2256	151.42%	151.42%
				Ave		148.90%	

Town of Durham, NH				
,				
Property Tax Bill Calculation				
Owner	Aggarwal Family Trust	t		
PID	119-20			
Address	14 Sandy Brook Dr			
WHAT WAS TAXED				
Total Assessed Value	359,700	561,300		
Exemption (solar,)	337,700	301,300		
	250 700 00	5(1,200,00		
Value Tax Applied To:	359,700.00	561,300.00		
Credit (veterans,)	-	-		
Tax Bill#:	107924	111688		
PropTax Issue 1 st or 2 nd	1	2		
Due Date:	7/3/2023	12/18/2023		
Paid Date:		12/11/2023		
Paid Date:	7/3/2023	12/11/2023		
Tax Rate Applied:				
Town	4.070	5.750		
County	1.410	1.760		
Local School	8.280	11.580		
State School	0.765	1.390		
Total Rate	14.525	20.480		
tax will be roughly	5,224.64	11,495.42		
Resulting in Taxes of:				
Town	1,464.00	3,227.00		
County	507.00	988.00		
Local School	2,978.00	6,500.00		
State School	275.00	780.00		
Tax Calculated	5,224.00	11,495.00		
Less Credit & 1st Bill	3,224.00	11,475.00		
	5 224 00	6 271 00		
is the Amount Billed:	5,224.00	6,271.00		
WHAT SHOULD HAVE BEEN TAX	KED			
Total Assessed Value	359,700	540,700		
Exemption (solar,)	-	-		
Value Tax Applied To:	359,700.00	540,700.00		
value Tax rippired To.	337,700.00	210,700.00		
C 1'+ (+)				
Credit (veterans,)	-	-		
Tax Bill#:	107924	111688		
PropTax Issue 1 st or 2 nd	1	2		
Due Date:	7/3/2023	12/18/2023		
Paid Date:	7/3/2023	12/11/2023		
1 ald Date.	1/3/2023	12/11/2023		
Tax Rate Applied:				
Town	4.070	5.750		
County	1.410	1.760		
Local School	8.280	11.580		
State School		1.390		
Total Rate	14.525	20.480		
tax will be roughly	5,224.64	11,073.54		
	3,224.04	11,0/3.34		
Resulting in Taxes of:		4 4 4 4 4 4 1		
Town	1,464.00	3,109.00		
County	507.00	952.00		
Local School	2,978.00	6,261.00		
State School	275.00	752.00		
Tax Calculated	5,224.00	11,074.00		
Less Credit & 1st Bill	,			
is the Amount Billed:	5,224.00	5,850.00		
is the Amount Billed.	3,224.00	2,020.00		
WHAT SHOULD BE ABATED	T T			
Difference in Billed-SHB = Abate	-	421.00	421.00	= To Be Abated
RSA 76:17-a Rate of Interest Pybl	4.00%	4.00%		
Enter Date Town will Payback	5/1/2024	5/1/2024		
Number of Days of Interest =	303	142		
Interest Payable	-	6.55	6.55	= Interest Owed
Less Previously Abated Amount of		0.55	0.33	
		427 55	407.55	
Total To Be Abated	-	427.55	427.55	



TOWN OF DURHAM 8 NEWMARKET ROAD DURHAM, NH 03824-2898

Tel: 603/868-8064 *Fax:* 603/868-1858

ABATEMENT RECOMMENDATION

DATE: April 15, 2024

TOWN OF: Durham

TO: Town Council

FROM: Jay Ferreira

OWNER: Alpha Gamma Rho

c/o John Morris, Treasurer

318 Hall Road

Barrington, NH 03825

REPRESENTATIVE: Commercial Property Tax Management, LLC

345 Cilley Road, Suite 1 Manchester, NH 03103

PROPERTY LOCATION: 6 Strafford Ave, Durham, NH 03824

PID: 106-16

PROPERTY TAX YEAR APPEALED: 2023

APPLICATION FILING DATE W/MUNICIPALITY: March 6, 2024 (Postmarked 3/1/2024)

INVENTORY FILING DATE (Filing Date April 15th): N/A

ASSESSMENT APPEALED: \$1,366,400

Municipalities may abate taxes "for good cause shown." RSA 76:16. Good cause is generally established by showing an error in the assessment calculation or a disproportionate assessment. Good cause can also be established by showing poverty and inability to pay the tax. If the abatement application is based on disproportionate assessment, the taxpayer has the burden to show how the assessment was disproportionate. To carry this burden the taxpayer must show:

- **a.** What the property was worth (market value) on the assessment date.
- b. The property's "equalized assessment" exceeded the property's market value. To calculate the equalized assessment, simply divide the assessment by the municipality's equalization ratio (assessment ÷ ratio). Because a property's market value is a crucial issue, taxpayers <u>must</u> have an opinion of the market value estimate. Obtaining an appraisal or presenting sales of comparable properties can show this value estimate.



Alpha Gamma Rho Fraternity, 6 Strafford Ave.

REASON FOR APPEAL: "The property's assessment is not based on the property's fair market value and is excessive and disproportional".

ASSESSOR'S COMMENTS: As a result of Durham's 2023 full revaluation, Commercial Property Tax Management, LLC, (CPTM) tax representative for Alpha Gamma Rho Alumni Association appealed their assessment for tax year 2023.

Briefly, the subject property is a fraternity that has a maximum capacity to house 23 students. It is assessed as commercial property because it is set-up dormitory style with shared kitchen and bathrooms. The current assessment of \$59,408 a bed is consistently and equitably assessed with other fraternities and sororities in Durham. (See attached excel spreadsheet).

RECOMMENDATION: The Assessor recommends **DENYING** the abatement request.

If you have any questions regarding this information, please don't hesitate to contact me.

FOR MUNICIPALITY USE ONLY:	
Town File No.:	
Taxpayer Name:	

Tax Year Appealed

2023

TAXPAYER'S RSA 76:16 ABATEMENT APPLICATION TO MUNICIPALITY

Name(s): Alp	ha Gamma Rho		
Mailing Address:	318 Hall Road, Barrington	, NH 03825	
Telephone Nos.: (H	ome)(Cell)	(Work) _603.868.9859	(Email)
accordance with RS to the United States an abatement with it security number or t	nt is granted and taxes have been A 76:17-a. Any interest paid to t Internal Revenue Service, in accusterest, the taxpayer shall provide dederal tax identification number. tion information as confidential	he applicant must be r ordance with federal la the municipality with Municipalities shall t	eported by the municipality aw. Prior to the payment of the applicant's social treat the social security or
SECTION B. Par	ty's(ies') Representative if other	er than Person(s) App	olying (Also Complete Section
Name(s): Cor	nmercial Property Tax Manage	ement, LLC	
	788 Elm Street, Manches	Ellipsies du	
Mailing Address:	- Mariana 25 - 27 - 25 -	ter, NH 03101	(Email)
Mailing Address: Telephone Nos.: (H	788 Elm Street, Manches	ter, NH 03101 (Work) 603.314.0135	(Email)
Mailing Address: Telephone Nos.: (He SECTION C. Pro	788 Elm Street, Manchestome)(Cell)	ter, NH 03101(Work) 603.314.0135 t is Sought ress and town of each	
Mailing Address: Telephone Nos.: (He SECTION C. Pro	788 Elm Street, Manchestome) (Cell) perty(ies) for which Abatement lot number, the actual street add	ter, NH 03101(Work) 603.314.0135 t is Sought ress and town of each	

SECTION D. Other Property(ies)

List other property(ies) in the municipality owned in the same name(s), even if abatements for the other property(ies) have not been sought. The taxpayer's entire real property estate must be considered in determining whether the appealed property(ies) is (are) disproportionately assessed.

Town Parcel ID#	Street Address/Town	Description	Assessment	
-				_
				_
-				

SECTION E. Reasons for Abatement Application

RSA 76:16 provides that an abatement may be granted for "good cause shown." "Good cause" generally means:

1) establishing an assessment is disproportionate to market value and the municipality's level of assessment; or

2) establishing poverty and inability to pay the tax. This form can be utilized for either basis of requesting an abatement. The taxpayer has the burden to prove good cause for an abatement.

- If claiming disproportionality, state with specificity <u>all</u> 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 (<u>all may not apply</u>):
 - physical data incorrect description or measurement of property;
 market data the property's market value on the April 1 assessment date, supported by

comparable sales or a professional opinion of value; and/or

 level of assessment – the property's assessment is disproportionate by comparing the property's market value and the town-wide level of assessment.

Note: If you have an appraisal or other documentation, please submit it with this application.

 If claiming poverty or inability to pay, state in detail why abatement of taxes is appropriate as opposed to some other relief such as relocating, refinancing or obtaining some alternative public assistance. Ansara v. City of Nashua, 118 N.H. 879 (1978).

(Attach additional sheets if needed.)

Please note that the information we have supplied in support of the abatement request is illustrative of the fact that the property's assessment is not based on the property's fair market value and is excessive and disproportional. The Taxpayer reserves the right to present additional information in support of the abatement request, including an appraisal, considering and analyzing all pertinent approaches to value. The Taxpayer notes that the New Hampshire Supreme Court has held that the tax abatement system is to be construed liberally to advance remedial justice and to be free from technical and formal obstructions. See, GGP Steeplegate, Inc. v Concord, 150 N.H.683, 845 A.2d 581(2004); Arlington Mills v Salem, 83 N.H.148, 140 A.163(1937)

2.

SECTION F. Taxpaver's(s') Opinion of Market Value State your opinion of the market value of the property(ies) appealed as of April 1 of the year under appeal. Appeal Year Market Value 5970,000 106-16 Town Parcel ID# Town Parcel ID# Appeal Year Market Value ___ Explain the basis for your value opinion(s). (Attach additional sheets if necessary.) See attached SECTION G. Sales, Rental and/or Assessment Comparisons List the properties you are relying upon to show overassessment of your property(ies). If you are appealing an income producing property, list the comparable rental properties and their rents. (Attach additional sheets if needed.) Street Address Sale Price/Date of Sale Rents Assessment Town Parcel ID# SECTION H. Certification by Party(ies) Applying Pursuant to BTLA Tax 203.02(d), the applicant(s) MUST sign the application. By signing below, the Party(ies) applying certifies (certify) and swear(s) under the penalties of RSA 641:3 the application has a good faith basis and the facts stated are true to the best of my/our knowledge. 2/29/2024 Date: John Morris Treasurer (Title) (Print Name) (Signature)

(Print Name)

(Title)

SECTION I. Certification and Appearance by Representative (If Other Than Party(ies) Applying)

By signing below, the representative of the Party(ies) applying certifies and swears under penalties of RSA 641:3:

1.	all certifications in Section H are to	rue;	
2.	the Party(ies) applying has (have) and	authorized this representation and has	(have) signed this application;
3. Date:	a copy of this form was sent to the	BI Fit	Brandon Potter (Print Name)
SECT	ION J. <u>Disposition of Application</u>	(Representative's Signature) Commercial Proper n* (For Use by Selectmen/Assessor)	ty Tax Management LLC
	76:16, II states: the municipality "sh g by July 1 after notice of tax date	all review the application and shall g	rant or deny the application in
Abate	ment Request: GRANTED	Revised Assessment: \$	DENIED
Date:		2	
(Selec	tmen/Assessor Signature)	(Selectmen/Assessor S	ignature)
(Selec	tmen/Assessor Signature)	(Selectmen/Assessor S	ignature)

Alpha Gamma Rho, Durham NH Tax Year 2023

		Tax Year 20	0.00000			
		6 Strafford Av	1, 10, 10, 10, 10, 10, 10, 10, 10, 10, 1			
	Stabili.	Map 106 Lot ized Rental Incom				
	Stabil	Living	Number	Market	Total	Total
Unit Type		Area	of Beds	Rent	Monthly	Annual
unit type		Posta .	Di Beds	President Control of the Control of	- Contrary	Pullivali
2 Beds		189	28	\$850	\$23,800	\$214,200
Totals (Avg.)		5,296	28	\$850	\$23,800	\$214,200
	Stabilized	d Income and Exp	pense Pro Forma			
	- 601150			Income	% E.G.I.	\$/Bed
Г	Fiscal Year	Fiscal Year	Fiscal Year	1		
	2020	2021	2022			
POTENTIAL RENTAL INCOME	\$89,005	\$117,727	\$174,410	\$214,200	122.8%	\$7.650
LESS: Vac. Coll. Loss & Concessions (15%)	\$0	\$0	50	32,100	17.6%	\$1,146
EFFECTIVE RENTAL INCOME	\$89,005	\$117,727	\$174,410	\$182,100	100.0%	\$6,504
Other Income	209,000	\$117,747	9114,410	0	0.0%	\$0
	\$89,005	\$117,727	\$174,410	\$182,100	100.0%	\$6,504
EFFECTIVE GROSS INCOME	\$69,000	\$197,727	3174,410	\$102,100	100.0%	\$0,004
OPERATING EXPENSES						
Management Fee	\$0	\$0	\$0	\$10,900	6.0%	\$389
Administrative & General	\$6,692	\$6,729	\$15,037	8,400	4.6%	300
Utilities	\$28,250	\$31,772	\$31,289	30,800	16.9%	1,100
Repairs & Maintenance	\$11,831	\$32,512	\$26,343	25,900	14.2%	925
Replacement Reserves	\$0	\$0	\$0	2,100	1,2%	75
TOTAL OPERATING EXPENSES	\$46,773	\$71,013	\$72,670	\$78,100	42.9%	\$2,789
FIXED EXPENSES:						
Real Estate Taxes	\$60,815	\$32,811	-\$9,159	\$0	0.0%	80
Insurance	\$16,628	\$12.053	\$13,012	13,300	7.3%	475
TOTAL FIXED EXPENSES	\$16,628	\$12,053	\$13,012	\$13,300	7.3%	\$475
TOTAL EXPENSES	\$63,402	\$83,066	\$85,682	\$91,400	50.2%	\$3,264
NET OPERATING INCOME	\$25,603	\$34,661	\$88,728	\$90,700	49.8%	\$3,239
	77.	Capitalization P	rocess			
DIRECT CAPITALIZATION		Overall Rate		Capitalization Rate	Value	Per Bed
Proforma N.O.I. Capitalized at		7.50%	1.82500%	9.325%	\$972,654	\$34,738
LESS: Deferred Maintenance					\$0	
PLUS: Excess Land					\$0	
Indicated Market Value			- Mariana de la companione	7.004122	\$972,654	\$34,738
		25	INDICATED MARKE	ET VALUE	\$970,000	\$34,643
			TY 2023 Assessme	nt	\$1,366,400	\$48,800
			Equalized Value @	100%	\$1,366,400	\$48,800

TOWN OF DURHAM STATE OF NEW HAMPSHIRE AGENT AUTHORIZATION

TAXPAYER:

Alpha Gamma Rho

AGENT FIRM:

Commercial Property Tax Management, LLC

788 Elm Street

Manchester, NH 03101

Telephone:

603-314-0135

Fax:

603-314-0138

SPECIFIC AGENTS:

Commercial Property Tax Management, LLC & Consultants

PROPERTY/PARCEL(S):

6 Strafford Avenue

PARCEL ID:

106-16

On behalf of Taxpayer, Taxpayer authorizes Commercial Property Tax Management, LLC to sign and file applications for changed assessments, inspect all Assessor's records available to Taxpayer, negotiate and execute stipulations, settlements and similar agreements regarding changed assessments and procedural matters with the Assessor and Assessment Appeals Board, and represent Taxpayer at hearings before the Assessment Appeals Board. Agents shall provide Taxpayer with a copy of any application filed with the Assessment Appeals Board. Agents shall also be copied on all documents pertaining to the assessment, abatement, hearing notifications and findings of the above-referenced property. This agency is subject to the terms and conditions of the contract between Taxpayer and Agents and is for: [Check applicable box]

V	The specific parcels and/or assessments referenced above.
	_All parcels and assessments of Taxpayer in the above-named jurisdiction.

TAXPAYER:

Alpha Gamma Rho

By

DATED: January 2, 2024

Name: John

John Morris

Title:

Treasurer



TOWN OF DURHAM 8 NEWMARKET ROAD DURHAM, NH 03824-2898

Tel: 603/868-8064 *Fax:* 603/868-1858

ABATEMENT RECOMMENDATION

DATE: April 15, 2024

TOWN OF: Durham

TO: Town Council

FROM: Jim Rice, CNHA

OWNER: Alpha Phi International Fraternity National Housing Corp., Inc.

9717 Elk Grove Florin Road, #B

c/o Eta Alpha

Elk Grove, CA 95624

REPRESENTATIVE: Commercial Property Tax Management, LLC

345 Cilley Road, Suite 1 Manchester, NH 03103

PROPERTY LOCATION: 8 Strafford Ave., Durham, NH 03824

PID: 106-15

PROPERTY TAX YEAR APPEALED: 2023

APPLICATION FILING DATE W/MUNICIPALITY: March 6, 2024 (postmarked 3/1/2024)

INVENTORY FILING DATE (Filing Date April 15th): N/A

ASSESSMENT APPEALED: \$2,564,400

Municipalities may abate taxes "for good cause shown." RSA 76:16. Good cause is generally established by showing an error in the assessment calculation or a disproportionate assessment. Good cause can also be established by showing poverty and inability to pay the tax. If the abatement application is based on disproportionate assessment, the taxpayer has the burden to show how the assessment was disproportionate. To carry this burden the taxpayer must show:

- **a.** What the property was worth (market value) on the assessment date.
- b. The property's "equalized assessment" exceeded the property's market value. To calculate the equalized assessment, simply divide the assessment by the municipality's equalization ratio (assessment ÷ ratio). Because a property's market value is a crucial issue, taxpayers <u>must</u> have an opinion of the market value estimate. Obtaining an appraisal or presenting sales of comparable properties can show this value estimate.



Alpha Phi International Fraternity 8 Strafford Ave.

REASON FOR APPEAL: "The property's assessment is not based on the property's fair market value and is excessive and disproportional".

ASSESSOR'S COMMENTS: As a result of Durham's 2023 full revaluation, Commercial Property Tax Management, LLC, (CPTM) tax representative for Alpha Phi International Fraternity appealed their assessment for tax year 2023.

Briefly, the subject property is a fraternity that has a maximum capacity to house 52 students. It is assessed as commercial property because it is set-up dormitory style with shared kitchen and bathrooms. The current assessment of \$49,315/bed is consistently and equitably assessed with other fraternities and sororities in Durham. (See attached excel spreadsheet).

RECOMMENDATION: The Assessor recommends **DENYING** the abatement request.

If you have any questions regarding this information, please don't hesitate to contact me.

FOR	R MUNICIPALITY USE ONLY:
Tow	n File No.:
Tax	payer Name:

Tax Year Appealed 2023

TAXPAYER'S RSA 76:16 ABATEMENT APPLICATION TO MUNICIPALITY

			ixpayer(s))	
Name(s):	Alpha Phi	International Fraterni	ty	
Mailing Addres	s: Na	tional Housing Corp In	nc, 9717 Elk Grove Flo	rin Rd, Ste B, Elk Grove, CA 95624-2
Telephone Nos.	: (Home) _	N/A (Cell)	(Work) 847.316.8972	(Email)
accordance with to the United St an abatement w security number	n RSA 76:17 ates Internal ith interest, to or federal to tification info	 Any interest paid to Revenue Service, in acc the taxpayer shall provid ax identification number 	the applicant must be n cordance with federal la le the municipality with r. Municipalities shall t	abatement shall be paid in eported by the municipality aw. Prior to the payment of the applicant's social treat the social security or blic information request
SECTION B.	Party's(ies'	') Representative if oth	er than Person(s) App	olying (Also Complete Section A)
Name(s):	Commercia	al Property Tax Manag	gement, LLC	
Mailing Addres	s: <u>788</u>	8 Elm Street, Manches	ster, NH 03101	
Telephone Nos.	: (Home)	(Cell)	(Work) 603.314.0135	(Email)
SECTION C.	Property(ie	es) for which Abatemer	nt is Sought	
		nber, the actual street add f the parcel, and the asse		property for which abatement is
	# Stre	eet Address/Town	Description	Assessment
Town Parcel ID				

SECTION D. Other Property(ies)

List other property(ies) in the municipality owned in the same name(s), even if abatements for the other property(ies) have not been sought. The taxpayer's entire real property estate must be considered in determining whether the appealed property(ies) is (are) disproportionately assessed.

Street Address/Town	Description	Assessment	
			_

SECTION E. Reasons for Abatement Application

RSA 76:16 provides that an abatement may be granted for "good cause shown." "Good cause" generally means:
1) establishing an assessment is disproportionate to market value and the municipality's level of assessment; or
2) establishing poverty and inability to pay the tax. This form can be utilized for either basis of requesting an abatement. The taxpayer has the burden to prove good cause for an abatement.

- If claiming disproportionality, state with specificity <u>all</u> 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 (<u>all may not apply</u>):
- physical data incorrect description or measurement of property;
 market data the property's market value on the April 1 assessment date, supported by comparable sales or a professional opinion of value; and/or
 - level of assessment the property's assessment is disproportionate by comparing the property's market value and the town-wide level of assessment.

Note: If you have an appraisal or other documentation, please submit it with this application.

 If claiming poverty or inability to pay, state in detail why abatement of taxes is appropriate as opposed to some other relief such as relocating, refinancing or obtaining some alternative public assistance.
 Ansara v. City of Nashua, 118 N.H. 879 (1978).

(Attach additional sheets if needed.)

Please note that the information we have supplied in support of the abatement request is illustrative of the fact that the property's assessment is not based on the property's fair market value and is excessive and disproportional. The Taxpayer reserves the right to present additional information in support of the abatement request, including an appraisal, considering and analyzing all pertinent approaches to value. The Taxpayer notes that the New Hampshire Supreme Court has held that the tax abatement system is to be construed liberally to advance remedial justice and to be free from technical and formal obstructions. See, GGP Steeplegate, Inc. v Concord, 150 N.H.683, 845 A.2d 581(2004); Arlington Mills v Salern, 83 N.H.148, 140 A.163(1937)

on and a remark with a large co	payer's(s') Opinion of				
	the market value of the	e property(ies) appealed as of Ap	pril 1 of the yea	r under appeal	
Town Parcel ID#	106-15	Appeal Year Mark	ct Value \$1,9	10,000	-
Town Parcel ID#		Appeal Year Mark	et Value		-
Explain the basis for	your value opinion(s).	(Attach additional sheets if neo	essary.)		
See attached					_
SECTION G. Sale	s. Rental and/or Asses				
		how overassessment of your pro	nertylies) If u	vus are anneali	90 90
income producing pr (Attach additional sh	operty, list the compare	ible rental properties and their re	ents.	ou are appears	ng an
Town Parcel ID#	Street Address	Sale Price/Date of Sale	Rents	Assessmen	t
					-
SECTION H. Cer	tification by Party(ies)	Applying			
applying certifies (co	ax 203.02(d), the applicantify) and swear(s) und	cant(s) MUST sign the applicati for the penalties of RSA 641:3 the your knowledge.	on. By signing te application h	below, the Pu as a good faith	nty(ies) h basis
2/2	9/24	Panaa Jainas			
Date:	4-1	Renee Zainer (Signature)			
		Renee	Zain	er. F	Lecutive-
		(Print Name)		(Title)	Director
		(Signature)	-		
		(Print Name)		(Tole)	

38 59

SECTION I. Certification and Appearance by Representative (If Other Than Party(ies) Applying)

By signing below, the representative of the Party(ies) applying certifies and swears under penalties of RSA 641:3:

1.	all certifications in Section H are t	rue;	
2.	the Party(ies) applying has (have) and	authorized this representation and has	(have) signed this application;
RSA		(Representative's Signature) Commercial Proper n (For Use by Selectmen/Assessor) nall review the application and shall gr	
Abater	ment Request: GRANTED	Revised Assessment: \$	DENIED
Date:	· · · · · · · · · · · · · · · · · · ·		
(Selec	tmen/Assessor Signature)	(Selectmen/Assessor Si	ignature)
(Selec	tmen/Assessor Signature)	(Selectmen/Assessor Si	ignature)

Alpha Phi International, Durham NH Tax Year 2023

		Tax Year 20	123			
		8 Strafford Ave	enue			
		Map 106 Lot	15			
	Stabil	lized Rental Incom	ne Pro Forma			
		Living	Number	Market	Total	Total
Unit Type		Area per Bed	of Beds	Rent	Monthly	Annual
		181	52	\$775	\$40,300	****
		101	34	\$110	\$40,300	\$362,700
Total		9,427	52	\$775	\$40,300	\$362,700
The state of the s				SERVE _	201005	1000000
	Stabilize	d Income and Exp	ense Pro Forma			75000
				Income	% E.G.L	\$/Bed
1	Fiscal Year	Fiscal Year	Fiscal Year	1		
	2020	Piscal Year 2021	2022			
POTENTIAL RENTAL INCOME	\$277,189	\$329,707	\$365,793	\$362,700	99.2%	80.035
		W 22/2/2/2/		20020000		\$6,975
LESS: Vac., Coll. Loss & Concessions (15%) EFFECTIVE RENTAL INCOME	\$0 \$277,189	\$329,707	\$0 \$365,793	47,200 \$315,500	100.0%	\$908
	92/1,109	\$329,707	\$360,793	CONTROL OF CO.		\$6,067
Other Income				0	0.0%	50
EFFECTIVE GROSS INCOME	\$277,189	\$329,707	\$365,793	\$315,500	100.0%	\$6,067
OPERATING EXPENSES						
Management Fee	50	50	50	\$18,900	6.0%	\$363
Administrative & General	\$8,883	\$7.500	\$8.927	7.800	2.5%	150
Utilities	\$43,661	\$35,595	\$37,283	36,400	11.5%	700
Repairs & Maintenance & Cleaning	\$54,502	\$62,764	\$84,685	62.400	19.8%	1,200
Replacement Reserves	\$0	\$0	\$0	3,900	1.2%	75
TOTAL OPERATING EXPENSES	\$107,046	\$105,859	\$120,895	\$129,400	41.0%	
TOTAL OPERATING EXPENSES	\$107,040	\$100,009	\$130,690	\$129,400	41.0%	\$2,488
FIXED EXPENSES:			11000000	5452.4		
Real Estate Taxes	\$67,960	\$68,305	\$66,781	\$0	0.0%	50
Insurance	\$6,359	\$6,575	\$7,022	7,800	2.5%	150
TOTAL FIXED EXPENSES	\$74,319	\$74,880	\$75,803	\$7,800	2.5%	\$150
TOTAL EXPENSES	\$181,365	\$180,740	\$206,698	\$137,200	43.5%	\$2,638
NET OPERATING INCOME	\$95,824	\$148,967	\$159,095	\$178,300	56.5%	\$3,429
		Capitalization P	rocess			
DIRECT CAPITALIZATION		Overall Rate	Effective Tax Rate	Capitalization Rate	Value	Per Bed
Proforma N.O.I. Capitalized at		7.50%	1.82500%	9.325%	\$1,912,064	\$36,770
LESS: Deferred Maintenance					\$0	
PLUS: Excess Land					50	
Indicated Market Value					\$1,912,064	\$36,770
		177	INDICATED MARKE	TVALUE	\$1,910,000	\$36,731
			- increase instantial			44404

DIRECT CAPITALIZATION	Overall Rate	Effective Tax Rate	Capitalization Rate	Value	Per Bed
Proforma N.O.I. Capitalized at	7.50%	1.82500%	9.325%	\$1,912,064	\$36,770
.ESS: Deferred Maintenance				\$0	
PLUS: Excess Land				\$0	
ndicated Market Value				\$1,912,064	\$36,770
	*1	INDICATED MARKE	T VALUE	\$1,910,000	\$36,731
		TY 2023 Assessmen	nt	\$2,564,400	\$49,315
		Equalized Value @	100%	\$2,564,400	\$49,315

TOWN OF DURHAM STATE OF NEW HAMPSHIRE AGENT AUTHORIZATION

TAXPAYER:

Alpha Phi International Fraternity

AGENT FIRM:

Commercial Property Tax Management, LLC

788 Elm Street

Manchester, NH 03101

Telephone: Fax:

603-314-0135 603-314-0138

SPECIFIC AGENTS:

Commercial Property Tax Management, LLC & Consultants

PROPERTY/PARCEL(S):

8 Strafford Avenue

PARCEL ID:

106-15-0

On behalf of Taxpayer, Taxpayer authorizes Commercial Property Tax Management, LLC to sign and file applications for changed assessments, inspect all Assessor's records available to Taxpayer, negotiate and execute stipulations, settlements and similar agreements regarding changed assessments and procedural matters with the Assessor and Assessment Appeals Board, and represent Taxpayer at hearings before the Assessment Appeals Board. Agents shall provide Taxpayer with a copy of any application filed with the Assessment Appeals Board. Agents shall also be copied on all documents pertaining to the assessment, abatement, hearing notifications and findings of the above-referenced property. This agency is subject to the terms and conditions of the contract between Taxpayer and Agents and is for. [Check applicable box]

√ The specific parcels and/or assessments referenced above.

All parcels and assessments of Taxpayer in the above-named jurisdiction.

TAXPAYER

Alpha Phi International Fraternity

DATED: January 2, 2024

Name Rence Zainer
Title Executive Director



TOWN OF DURHAM 8 NEWMARKET ROAD DURHAM, NH 03824-2898

Tel: 603/868-8064 Fax: 603/868-8033

ABATEMENT RECOMMENDATION

DATE: April 15, 2024

TOWN OF: Durham

TO: Town Council

FROM: Jay Ferreira

OWNER: Barrett Rev Trust

38 Colony Cove Road Durham, NH 03824

REPRESENTATIVE: N/A

PROPERTY LOCATION: 38 Colony Cove Rd, Durham, NH 03824

PID: 217-2

PROPERTY TAX YEAR(S) APPEALED: 2023

APPLICATION FILING DATE: February 29, 2024

INVENTORY FILING DATE (Filing Date April 15th): N/A

ASSESSMENT APPEALED: \$600,600

Municipalities may abate taxes "for good cause shown." RSA 76:16. Good cause is generally established by showing an error in the assessment calculation or a disproportionate assessment. Good cause can also be established by showing poverty and inability to pay the tax. If the abatement application is based on disproportionate assessment, the taxpayer has the burden to show how the assessment was disproportionate. To carry this burden the taxpayer must show:

- **a.** What the property was worth (market value) on the assessment date.
- b. The property's "equalized assessment" exceeded the property's market value. To calculate the equalized assessment, simply divide the assessment by the municipality's equalization ratio (assessment ÷ ratio). Because a property's market value is a crucial issue, taxpayers <u>must</u> have an opinion of the market value estimate. Obtaining an appraisal or presenting sales of comparable properties can show this value estimate.



REASON FOR APPEAL: The owner has applied for an abatement of their property, stating that it is overvalued.

ASSESSORS COMMENTS: The subject property is a cottage that is 234 sf, a barn at 624 sf, a dock at 116 sf a small shed 32 sf. The lot is waterfront on Little Bay 1.71 acres. The homeowner didn't supply any information supporting her opinion of value.

RECOMMENDATION: The Assessor recommends **<u>DENYING</u>** the abatement request.

FOR MUNICIPALITY USE ONLY:
Town File No.:
Taxpayer Name:

TAXPAYER'S RSA 76:16 ABATEMENT APPLICATION TO MUNICIPALITY

SECTION A. Party(ies) Applying (Owner(s)/Taxpayer(s))
Name(s): NANCY W. BARRETT
Mailing Address: 36 COLONY COVE RD. DURHAM, N-H, 03824
Mailing Address: 36 COLONY COVE RD. DURHAM, N-H, 03824 603 Telephone Nos.: (Home) 868-269/(Cell) <u>same</u> (Work) <u>same</u> (Email) *hbe nwbarre H. con
Note: If an abatement is granted and taxes have been paid, interest on the abatement shall be paid in accordance with RSA 76:17-a. Any interest paid to the applicant must be reported by the municipality to the United States Internal Revenue Service, in accordance with federal law. Prior to the payment of an abatement with interest, the taxpayer shall provide the municipality with the applicant's social security number or federal tax identification number. Municipalities shall treat the social security or federal tax identification information as confidential and exempt from a public information request under RSA 91-A.
SECTION B. Party's (ies') Representative if other than Person(s) Applying (Also Complete Section A)
Name(s): RECEIVED Town of Durham
Mailing Address:
Telephone Nos.: (Home) (Cell) (Work) (Email) Zoning
SECTION C. Property(ies) for which Abatement is Sought and Assessing
List the tax map and lot number, the actual street address and town of each property for which abatement is sought, a brief description of the parcel, and the assessment.
Town Parcel ID# Street Address/Town Description Assessment
17-4-0-0-0 36 COLONY COVERD. BENNING FAMILY TRUST 1,001,500
217-7-0-0-0 36 COLONY COVERD. BENNING FAMILY TRUST 1,001,500 217-2-0-0-0 38 "" "NAIVOYW. BARNET REV TRUST 600,600

SECTION	D.	Other	Property(ies)

List other property(ies) in the municipality owned in the same name(s), even if abatements for the other property(ies) have not been sought. The taxpayer's entire real property estate must be considered in determining whether the appealed property(ies) is (are) disproportionately assessed. Town Parcel ID# Street Address/Town Description Assessment SECTION E. Reasons for Abatement Application RSA 76:16 provides that an abatement may be granted for "good cause shown." "Good cause" generally means: 1) establishing an assessment is disproportionate to market value and the municipality's level of assessment; or 2) establishing poverty and inability to pay the tax. This form can be utilized for either basis of requesting an abatement. The taxpayer has the burden to prove good cause for an abatement. If claiming disproportionality, state with specificity all the reasons supporting your application. 1) 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): physical data - incorrect description or measurement of property; 1. 2. market data - the property's market value on the April 1 assessment date, supported by comparable sales or a professional opinion of value; and/or 3. level of assessment - the property's assessment is disproportionate by comparing the property's market value and the town-wide level of assessment. If you have an appraisal or other documentation, please submit it with this application. Note: If claiming poverty or inability to pay, state in detail why abatement of taxes is appropriate as opposed to - 2) some other relief such as relocating, refinancing or obtaining some alternative public assistance. Ansara v. City of Nashua, 118 N.H. 879 (1978). (Attach additional sheets if needed.) SEE ADDITIONAL SHEETS

SECTION F. Tax	payer's(s') Opinion of Ma	rket Value	
State your opinion o	f the market value of the pro	perty(ies) appealed as of April 1 of	the year under appeal.
Town Parcel ID#	217-7-0-0-0	_ Appeal Year Market Value	\$ 695,000
Town Parcel ID#	217-2-0-0-		•
Explain the basis for	your value opinion(s). (Att	ach additional sheets if necessary.)	
	. 5EE	ATTACH MENTS	
,			
SECTION G. Sale	s, Rental and/or Assessme	nt Comparisons	_
	roperty, list the comparable i	overassessment of your property(ie rental properties and their rents.	s). If you are appealing an
Town Parcel ID#	Street Address	Sale Price/Date of Sale Re	nts Assessment
			•
		·	
SECTION H. Cer	tification by Party(ies) Ap	plying	
applying certifies (ce		s) MUST sign the application. By e penalties of RSA 641:3 the application of the application of the application of the application.	
Date: $\frac{2}{\sqrt{2!}}$	5/2024	(Signature)	mate
		NANCY W. BI	ARRETT
		(Print Name)	
		(Signature)	

(Print Name)

SECTION I. Certification and Appearance by Representative (If Other Than Party(ies) Applying)

By signing below, the representative of the Party(ies) applying certifies and swears under penalties of RSA 641:3:

1.	all certifications in Section H are true;					
2.	the Party(ies) applying has (have) authorized this representation and has (have) signed this application; and					
3.	a copy of this form was sent to the Party(ies) applying.					
Date:	,	(Representative's Signature)	(Print Name)			
SECT	ION J. <u>Disposition of Applicati</u>	ion* (For Use by Selectmen/Assessor)				
*RSA writing	76:16, II states: the municipality "s by July 1 after notice of tax date.	shall review the application and shall gr	ant or deny the application in			
Abater	ment Request: GRANTED	Revised Assessment: \$	DENIED			
Remar	ks:	* .				
			and the second s			
P						

Date:						
(Select	men/Assessor Signature)	(Selectmen/Assessor Si	gnature) .			
(Select	men/Assessor Signature)	(Selectmen/Assessor Si	onature)			

#36 COLONY COVE ROAD

THE LAST TIME THE HOUSE WAS ASSESSED, THE ASSESSOR DID NOT WANT TO COME IN. HE SAID HE JUST NEEDED THE MEASUREMENTS....I SAID THEY HAD NOT CHANGED. HE WAS GONE IN 5 MINUTES.

HAD HE COME IN, HE WOULD HAVE SEEN PICTURE WINDOWS FILLED WITH MOISTURE, HOLES IN THE CEILING WHERE RODENTS ARE CHEWING, DRAINS THAT DON'T WORK, ELECTRICAL OUTLETS THAT DON'T WORK, LOTS OF MILDEW, CEILING STAINS WHERE THE ROOF IS LEAKING. OF COURSE, THERE IS NO AC.

ANYONE WHO COULD AFFORD TO BUY THIS PROPERTY, WOULD CERTAINLY TEAR THE HOUSE DOWN AND START OVER.

I DO NOT OWN THIS PROPERTY, BUT AM THE TRUSTEE FOR IT. BECAUSE I TOOK CARE OF MY PARENTS AS THEY GOT OLDER, THEY WANTED ME TO BE ABLE TO STAY WHERE I GREW UP AND LOVE.

SINCE I COULD NOT AFFORD TO BUY IT, A TRUST WAS FORMED SO I COULD STAY, AS LONG AS I COULD PAY THE TAXES. I'LL BE 80 NEXT YEAR, BUT CONTNUE TO WORK SO I AM ABLE TO PAY THE TAXES. IT IS BECOMING MORE DIFFICULT TO KEEP UP WITH REPAIRS, AND SEE TAXES INCREASING. WOULDN'T IT MAKE SENSE FOR THE TOWN OF DURHAM TO DO MORE TO HELP THE ELDERLY, TO KEEP THEM IN DURHAM... WHO AREN'T COSTING THE TOWN ANYTHING, INSTEAD OF HAVING NEW FAMILIES MOVE IN, WITH 3 OR 4 KIDS TO BE EDUCATED FOR THE NEXT 12 YEARS IN THE SCHOOL SYSTEM, AND THEN LEAVE?

NANCY BARRETT

#38 COLONY COVE RD.

THE MAIN REASON I FEEL #38 IS OVER EVALUATED IS BECAUSE OF THE STRANGE SHAPE OF THE LOT...NOT THE MOST DESIRABLE, OR USEFUL. AND ALSO BECAUSE THERE IS A RIGHT OF WAY THE MCNEILLS GOT INCREASED....AFTER THEY TRIED TO PURCHASE IT, BUT REFUSED TO PAY THE ASKING PRICE, I PURCHASED IT AND THEN WAS SUED BY THEM OVER THE NEXT FEW YEARS, AS THEY TRIED TO GET MORE PROPERTY BY ADVERSE POSSESSION. SO I AM NOT ALLOWED TO PARK ANYTHING ON A PART OF THE PROPERTY, LIKE A BOAT TRAILER. IF I USE IT FOR PARKING, I MUST LEAVE THE KEY SO THEY MAY MOVE IT. THIS DOES RESTRICT THE USE OF THE PROPERTY. THERE IS ALSO ANOTHER LINE CHANGE ALONG THE TREE LINE, GIVING ME LESS LAND.

THEN THERE IS A STRIP 50' WIDE, WHICH CAN NOT BE BUILT ON.

THEN A FIELD GOING UP TO EDGERLY GARRISON RD, WHERE THERE IS LEDGE AND A STEEP BANK....NOT A GREAT BUILDING SITE.

THE POINT FACING THE BAY HAS A SMALL SUMMER COTTAGE....NO RUNNING WATER. I DON'T BELEIVE THE LOT IS LARGE ENOUGH FOR EVEN A SMALL HOME.

NANCY BARRETT



TOWN OF DURHAM 8 NEWMARKET ROAD DURHAM, NH 03824-2898

Tel: 603/868-8064 Fax: 603/868-8033

ABATEMENT RECOMMENDATION

DATE: April 15, 2024

TOWN OF: Durham

TO: Town Council

FROM: Jay Ferreira

OWNER: Benning Family Trust

36 Colony Cove Rd Durham, NH 03824

REPRESENTATIVE: N/A

PROPERTY LOCATION: 36 Colony Cove Road, Durham, NH 03824

PID: 217-7

PROPERTY TAX YEAR(S) APPEALED: 2023

APPLICATION FILING DATE: February 29, 2024

INVENTORY FILING DATE (Filing Date April 15th): N/A

ASSESSMENT APPEALED: \$1,001,500

Municipalities may abate taxes "for good cause shown." RSA 76:16. Good cause is generally established by showing an error in the assessment calculation or a disproportionate assessment. Good cause can also be established by showing poverty and inability to pay the tax. If the abatement application is based on disproportionate assessment, the taxpayer has the burden to show how the assessment was disproportionate. To carry this burden the taxpayer must show:

- **a.** What the property was worth (market value) on the assessment date.
- b. The property's "equalized assessment" exceeded the property's market value. To calculate the equalized assessment, simply divide the assessment by the municipality's equalization ratio (assessment ÷ ratio). Because a property's market value is a crucial issue, taxpayers <u>must</u> have an opinion of the market value estimate. Obtaining an appraisal or presenting sales of comparable properties can show this value estimate.



REASON FOR APPEAL: The owner has applied for an abatement of their property due to the condition of the house. The owner points out the MRI inspector never entered the house, if he did, she would have shown him all the issues in the house.

ASSESSORS COMMENTS: The subject property is a Modern/Contemporary style house built in 1975. The lot is 26,136 sf of land with waterfront on Little Bay. During my inspection I observed the exterior of the house is in desperate need of repair and updating. After the exterior inspection I began my interior inspection of the house. During the interior inspection I viewed multiple roof leaks and holes in the ceiling that had been repaired with duct tape. Windows and patio doors are leaking, there is mold and mildew damage throughout the house. In my opinion if the property owner would sell the house, the purchaser would probably tear down the house and rebuild another.

RECOMMENDATION: I recommend applying a 20% functional deduction on the house due to the water, mold & mildew damage. This change reduces the overall assessment from \$1,001,500 to \$969,700 and <u>GRANT</u> an abatement for the assessed value difference of \$41,800. This calculates to an abatement of <u>\$660.85</u> including interest (interest is calculated to a repayment date of 5/1/24 and subject to change per tax collector). If the taxes have not been paid, then no refund or interest is due.

FOR MUNICIPALITY USE ONLY:
Town File No.:
Taxpayer Name:

TAXPAYER'S RSA 76:16 ABATEMENT APPLICATION TO MUNICIPALITY

SECTION A. Party(ies) Applying (Owner(s)/Taxpayer(s))	
Name(s): NANCY W. BARRETT	
Mailing Address: 36 COLONY COVE RD. DURHAM.	N-H. 03824
Mailing Address: 36 COLONY COVE RD. DURHAM., 603 Telephone Nos.: (Home) 868-269/(Cell) same (Work) same (Email) n	Wbenwbarreth.com
Note: If an abatement is granted and taxes have been paid, interest on the abatement shal accordance with RSA 76:17-a. Any interest paid to the applicant must be reported by the to the United States Internal Revenue Service, in accordance with federal law. Prior to the an abatement with interest, the taxpayer shall provide the municipality with the applicant security number or federal tax identification number. Municipalities shall treat the social federal tax identification information as confidential and exempt from a public information under RSA 91-A.	Il be paid in municipality are payment of social security or on request
SECTION B. Party's(les') Representative if other than Person(s) Applying (Also C	
Name(s):	RECEIVED Town of Durham
Mailing Address:	
Telephone Nos.: (Home) (Cell) (Work) (Email)	FEB 29 2024
SECTION C. Property(ies) for which Abatement is Sought	Planning, Zonna and Assessing
List the tax map and lot number, the actual street address and town of each property for wought, a brief description of the parcel, and the assessment.	hich abatement is
Town Parcel ID# Street Address/Town Description Assessn	nent
17-4-0-0-0 36 COLONY COVERD. BENNING FAMILY TRUST	1.001.500
17-7-0-0-0 36 COLONY COVERD. BENNING FAMILY TRUST	600,600
	b

SECTION D.	Other Pro	perty(ies)
------------	-----------	------------

List other property(ies) in the municipality owned in the same name(s), even if abatements for the other property(ies) have not been sought. The taxpayer's entire real property estate must be considered in determining whether the appealed property(ies) is (are) disproportionately assessed.					
Town	n Parcel	I <u>D#</u>	Street Address/Town	Description	Assessment
<u> </u>			\$		
					
SEC1	TION E.	Reaso	ns for Abatement Applicati	on_	
2) esta	ablishing	; an asse: ; poverty	ssment is disproportionate to i	market value and the m This form can be utilize	wn." "Good cause" generally means: unicipality's level of assessment; or ed for either basis of requesting an ent.
1)	Draren	ufficient	proportionality, state with spech as "taxes too high," "disprogen. Generally, specificity requi	portionately assessed"	supporting your application. or "assessment exceeds market value" ent material on the following (<u>all may</u>
2.	1.	market compa	al data — incorrect description data — the property's market rable sales or a professional o	value on the April 1 as pinion of value: and/or	sessment date, supported by
	3.	level o market	fassessment – the property's value and the town-wide level value a	assessment is dispropo el of assessment.	rtionate by comparing the property's
Note:	If you	have an	appraisal or other documentar	tion, please submit it w	ith this application.
2)	201110 0	micr relit	erty or inability to pay, state of such as relocating, refinance of Nashua, 118 N.H. 879 (19	ling or obtaining some :	t of taxes is appropriate as opposed to alternative public assistance.
	(Attack	addition	nal sheets if needed.)		:
·		Ę	SEE ADDITIONAL	SHEETS	
		·			
in.	P				-

2202121	on you do y opinion of the	is act y and
State your opinion of	the market value of the pr	operty(ies) appealed as of April 1 of the year under appeal.
Town Parcel ID#	217-7-0-0-0	Appeal Year Market Value \$ 695,000
Town Parcel ID#	217-2-0-0-	Appeal Year Market Value \$ 385, 000
Explain the basis for	your value opinion(s). (At	tach additional sheets if necessary.)
	5 <u>E</u> E	ATTACHMENTS
,		
SECTION G. Sales	s, Rental and/or Assessme	ent Comparisons
List the properties yo income producing pro (Attach additional she	operty, list the comparable	overassessment of your property(ies). If you are appealing an rental properties and their rents.
Town Parcel ID#	Street Address	Sale Price/Date of Sale Rents Assessment
SECTION H. Certi	ification by Party(ies) Ap	plying
applying certifies (cer	ex 203.02(d), the applicant extify) and swear(s) under the true to the best of my/ou	(s) MUST sign the application. By signing below, the Party(ies) ne penalties of RSA 641:3 the application has a good faith basis r knowledge.
		(Signature)
		NAMY W. BARRETT
		(Print Name)
		(Signature)
•		

(Print Name)

SECTION I. Certification and Appearance by Representative (If Other Than Party(ies) Applying)

By signing below, the representative of the Party(ies) applying certifies and swears under penalties of RSA 641:3:

1.	all certifications in Section H are true;					
2.	the Party(ies) applying has (have) authorized this representation and has (have) signed this application; and					
3.	a copy of this form was sent to th	ne Party(ies) applying.				
Date:		(Representative's Signature)	(Print Name)			
SECT	ION J. <u>Disposition of Applicati</u>	on* (For Use by Selectmen/Assessor)				
*RSA writing	76:16, II states: the municipality "s by July 1 after notice of tax date.	shall review the application and shall gra	ant or deny the application in			
Abater	ment Request: GRANTED	Revised Assessment: \$	DENIED			
Remar	ks:					
			Total and			
Date:						
(Select	men/Assessor Signature)	(Selectmen/Assessor Sig	gnature)			
Select	men/Assessor Signature)	(Salactman/Assassar Si	motura)			

THE LAST TIME THE HOUSE WAS ASSESSED, THE ASSESSOR DID NOT WANT TO COME IN. HE SAID HE JUST NEEDED THE MEASUREMENTS....I SAID THEY HAD NOT CHANGED. HE WAS GONE IN 5 MINUTES.

HAD HE COME IN, HE WOULD HAVE SEEN PICTURE WINDOWS FILLED WITH MOISTURE, HOLES IN THE CEILING WHERE RODENTS ARE CHEWING, DRAINS THAT DON'T WORK, ELECTRICAL OUTLETS THAT DON'T WORK, LOTS OF MILDEW, CEILING STAINS WHERE THE ROOF IS LEAKING. OF COURSE, THERE IS NO AC.

ANYONE WHO COULD AFFORD TO BUY THIS PROPERTY, WOULD CERTAINLY TEAR THE HOUSE DOWN AND START OVER.

I DO NOT OWN THIS PROPERTY, BUT AM THE TRUSTEE FOR IT. BECAUSE I TOOK CARE OF MY PARENTS AS THEY GOT OLDER, THEY WANTED ME TO BE ABLE TO STAY WHERE I GREW UP AND LOVE.

SINCE I COULD NOT AFFORD TO BUY IT, A TRUST WAS FORMED SO I COULD STAY, AS LONG AS I COULD PAY THE TAXES. I'LL BE 80 NEXT YEAR, BUT CONTNUE TO WORK SO I AM ABLE TO PAY THE TAXES. IT IS BECOMING MORE DIFFICULT TO KEEP UP WITH REPAIRS, AND SEE TAXES INCREASING. WOULDN'T IT MAKE SENSE FOR THE TOWN OF DURHAM TO DO MORE TO HELP THE ELDERLY, TO KEEP THEM IN DURHAM... WHO AREN'T COSTING THE TOWN ANYTHING, INSTEAD OF HAVING NEW FAMILIES MOVE IN, WITH 3 OR 4 KIDS TO BE EDUCATED FOR THE NEXT 12 YEARS IN THE SCHOOL SYSTEM, AND THEN LEAVE?

NANCY BARRETT

#38 COLONY COVE RD.

THE MAIN REASON I FEEL #38 IS OVER EVALUATED IS BECAUSE OF THE STRANGE SHAPE OF THE LOT....NOT THE MOST DESIRABLE, OR USEFUL. AND ALSO BECAUSE THERE IS A RIGHT OF WAY THE MCNEILLS GOT INCREASED....AFTER THEY TRIED TO PURCHASE IT, BUT REFUSED TO PAY THE ASKING PRICE, I PURCHASED IT AND THEN WAS SUED BY THEM OVER THE NEXT FEW YEARS, AS THEY TRIED TO GET MORE PROPERTY BY ADVERSE POSSESSION. SO I AM NOT ALLOWED TO PARK ANYTHING ON A PART OF THE PROPERTY, LIKE A BOAT TRAILER. IF I USE IT FOR PARKING, I MUST LEAVE THE KEY SO THEY MAY MOVE IT. THIS DOES RESTRICT THE USE OF THE PROPERTY. THERE IS ALSO ANOTHER LINE CHANGE ALONG THE TREE LINE, GIVING ME LESS LAND.

THEN THERE IS A STRIP 50' WIDE, WHICH CAN NOT BE BUILT ON.

THEN A FIELD GOING UP TO EDGERLY GARRISON RD, WHERE THERE IS LEDGE AND A STEEP BANK....NOT A GREAT BUILDING SITE.

THE POINT FACING THE BAY HAS A SMALL SUMMER COTTAGE....NO RUNNING WATER. I DON'T BELEIVE THE LOT IS LARGE ENOUGH FOR EVEN A SMALL HOME.

NANCY BARRETT

- AD 1 377				
Town of Durham, NH				
Property Tax Bill Calculation				
Owner	Benning Fanily Trust			
PID	217-7			
Address	36-Colony Cove Rd			
WHAT WAS TAXED				
Total Assessed Value	612,400	1,001,500		
Exemption (solar,)	-	-		
Value Tax Applied To:	612,400.00	1,001,500.00		
Credit (veterans,)	-	-		
Tax Bill#:	108325	112061		
PropTax Issue 1 st or 2 nd	1	2		
Due Date:	7/3/2023	12/18/2023		
Paid Date:	7/3/2023	12/15/2023		
Tura Bute.	11372023	12/13/2023		
Tax Rate Applied				
Tax Rate Applied Town		5.750		
County		1.760		
Local Schoo		11.580		
State Schoo		1.390		
Total Rate		20.480		
tax will be roughly	8,895.11	20,510.72		
Resulting in Taxes of:				
Town		5,759.00		
County		1,763.00		
Local Schoo	,	11,597.00		
State Schoo		1,392.00		
Tax Calculated	8,894.00	20,511.00		
Less Credit & 1st Bill				
is the Amount Billed	8,894.00	11,617.00		
		_		
WHAT SHOULD HAVE BEEN TA				
Total Assessed Value	612,400	969,700		
Exemption (solar,)	-	-		
Value Tax Applied To:	612,400.00	969,700.00		
Credit (veterans,)	-	-		
Tax Bill#:	108325	112061		
PropTax Issue 1 st or 2 nd	1	2		
Due Date:	7/3/2023	12/18/2023		
Paid Date:	7/3/2023	12/15/2023		
Tax Rate Applied				
Town		5.750		
County		1.760		
Local Schoo		11.580		
State Schoo		1.390		
Total Rate		20.480		
tax will be roughly	8,895.11	19,859.46		
	6,693.11	19,639.40		
Resulting in Taxes of:	2 402 00	5 57(00		
Town		5,576.00		
County		1,707.00		
Local Schoo		11,229.00		
State Schoo		1,348.00		
Tax Calculated	8,894.00	19,860.00		
Less Credit & 1st Bill	0.004.00	10.055.00		
is the Amount Billed	8,894.00	10,966.00		
WHAT SHOULD BE ABATED				
Difference in Billed-SHB = Abate	-	651.00	651.00	= To Be Abated
RSA 76:17-a Rate of Interest Pybl		4.00%		
	4.00%			
Enter Date Town will Payback	5/1/2024	5/1/2024		
Enter Date Town will Payback Number of Days of Interest =	5/1/2024 303	5/1/2024 138		
Enter Date Town will Payback Number of Days of Interest = Interest Payable	5/1/2024	5/1/2024	9.85	= Interest Owed
Enter Date Town will Payback Number of Days of Interest =	5/1/2024 303	5/1/2024 138	9.85	= Interest Owed



TOWN OF DURHAM 8 NEWMARKET ROAD DURHAM, NH 03824-2898

Tel: 603/868-8064 *Fax:* 603/868-8033

ABATEMENT RECOMMENDATION

DATE: April 15, 2024

TOWN OF: Durham

TO: Town Council

FROM: Jay Ferreira

OWNER: Carina Dolchino

41 Emmerson Road Durham, NH 03824

REPRESENTATIVE: N/A

PROPERTY LOCATION: 41 Emerson Road, Durham, NH 03824

PID: 113-117

PROPERTY TAX YEAR(S) APPEALED: 2023

APPLICATION FILING DATE: March 1, 2024

INVENTORY FILING DATE (Filing Date April 15th): N/A

ASSESSMENT APPEALED: \$434,600

Municipalities may abate taxes "for good cause shown." RSA 76:16. Good cause is generally established by showing an error in the assessment calculation or a disproportionate assessment. Good cause can also be established by showing poverty and inability to pay the tax. If the abatement application is based on disproportionate assessment, the taxpayer has the burden to show how the assessment was disproportionate. To carry this burden the taxpayer must show:

- **a.** What the property was worth (market value) on the assessment date.
- b. The property's "equalized assessment" exceeded the property's market value. To calculate the equalized assessment, simply divide the assessment by the municipality's equalization ratio (assessment ÷ ratio). Because a property's market value is a crucial issue, taxpayers <u>must</u> have an opinion of the market value estimate. Obtaining an appraisal or presenting sales of comparable properties can show this value estimate.



REASON FOR APPEAL: The owner has applied for an abatement of their property, stating that it is overvalued. The owner also feels the grade of the house should be below average and not average. They also feel the house is in average condition, not good condition.

ASSESSORS COMMENTS: The subject property is a Raised Ranch built in 1973, it has 17,424 sf of land. The property is located on Emerson Road. It is an average Raised Ranch; the exterior has been updated (Roof/Siding/Windows). The lot is flat and there aren't any encumbrances.

RECOMMENDATION: I inspected the property with the owner on 3/12/2024. During my inspection I determined the house was a (03) Grade (Average), not below average as the owner had questioned. However, as I inspected the interior of the house, I observed the kitchen and baths were older. The living room ceiling was sheetrock without paint. There were many missing pieces of woodwork trim throughout the house. Because of these issues my recommendation is to change the depreciation from good to average. This change reduces the overall assessment from \$434,600 to \$419,200. I recommend the Town **GRANT** an abatement for the assessed value difference of \$15,400. This calculates to an abatement of **\$320.68** including interest (interest is calculated to a repayment date of 5/1/24 and subject to change per tax collector). If the taxes have not been paid, then no refund or interest is due.

RECEIVED Town of Durham

MAR 0 1 2024

Planning, Zoning and Assessing

FOR MUNICIPALITY USE ONLY:
Town File No.:
Taxpayer Name:

RSA 76:16 ABATEMENT APPLICATION TO MUNICIPALITY

	41 Emersor	2/10/03/03/03/03/03/	603-969-3	370
Telephone Number		(Home	603-969-3	279
			-)	370
to the United States an abatement with security number or	sent is granted and taxes in SA 76:17-a. Any interest internal Revenue Service interest, the taxpayer shafederal tax identification cation information as contact.	have been paid, interest t paid to the applicant ce, in accordance with all provide the munici number. Municipal	est on the abatement t must be reported by h federal law. Prior pality with the appli ities shall treat the so	shall be paid in y the municipality to the payment of cant's social ocial security or
SECTION B. Pa	rty's(ies') Representati	ve if other than Per	son(s) Applying (Al	so Complete Section
Name(s):				
Mailing Address:				
Telephone Number	r(s): (Work)	(Home	e)	
SECTION C. Pr	operty(ies) for which A	batement is Sought		
	d lot number, the actual cription of the parcel, and		vn of each property	for which abatement i
Town Parcel ID#	Street Address/Tow	vn Descrip	ation As	sessment
104-25-0-0-	0 41 Emerson	Pd Durham	Residential	\$434 600

SECTION D. Other Property(ies)

List other property(ies) in the municipality owned in the same name(s), even if abatements for the other property(ies) have not been sought. The taxpayer's entire real property estate must be considered in determining whether the appealed property(ies) is (are) disproportionately assessed.

is disproportionate to ability to pay the tax, the burden to prove go tionality, state with sp	nted for "good cause sho market value and the m This form can be utiliz ood cause for an abatem secificity <u>all</u> the reasons	supporting your application.				
batement may be gran is disproportionate to ability to pay the tax. the burden to prove go tionality, state with sp	nted for "good cause sho market value and the m This form can be utiliz ood cause for an abatem secificity <u>all</u> the reasons	nunicipality's level of assessment; or ed for either basis of requesting an nent. supporting your application.				
batement may be gran is disproportionate to ability to pay the tax. the burden to prove go tionality, state with sp	nted for "good cause sho market value and the m This form can be utiliz ood cause for an abatem secificity <u>all</u> the reasons	nunicipality's level of assessment; or ed for either basis of requesting an nent. supporting your application.				
is disproportionate to ability to pay the tax, the burden to prove go tionality, state with sp	market value and the m This form can be utiliz ood cause for an abatem ecificity <u>all</u> the reasons	nunicipality's level of assessment; or ed for either basis of requesting an nent. supporting your application.				
ionality, state with sp	secificity all the reasons	supporting your application.				
axes too high," "dispre	oportionately assessed"	or "assessment exceeds market value" sent material on the following (all may				
the property's market	n or measurement of pro t value on the April 1 as opinion of value; and/or	ssessment date, supported by				
sment – the property's and the town-wide lev	s assessment is disprope	ortionate by comparing the property's				
sal or other documents	ation, please submit it w	vith this application.				
If claiming poverty or inability to pay, state in detail why abatement of taxes is appropriate as opposed some other relief such as relocating, refinancing or obtaining some alternative public assistance. <u>Ansara v. City of Nashua</u> , 118 N.H. 879 (1978).						
ets if needed.)						
	as relocating, refinar hua, 118 N.H. 879 (1	as relocating, refinancing or obtaining some hua, 118 N.H. 879 (1978). ets if needed.)				

SECTION F. Tax	payer's(s') Opinion of Marke	et Value
State your opinion of Town Parcel ID#	the market value of the proper 104-25-0-0	rty(ies) appealed as of April 1 of the year under appeal. Appeal Year Market Value S 397,000
Town Parcel ID#		Appeal Year Market Value S
Explain the basis for Please See A	Attached	h additional sheets if necessary.)
SECTION G. Sales	s, Rental and/or Assessment	Comparisons
List the properties yo income producing pro (Attach additional she	operty, list the comparable ren	erassessment of your property(ies). If you are appealing an tal properties and their rents.
Town Parcel ID#	Street Address	Sale Price/Date of Sale Rents Assessment
	up =====	
SECTION H. Cert	ification by Party(ies) Apply	ing
applying certifies (eer and the facts stated ar	rtify) and swear(s) under the p re true to the best of my/our kn	MUST sign the application. By signing below, the Party(ies enalties of RSA ch. 641 the application has a good faith bas nowledge.
Date: 3/1/2024		
	(S)	ignature)

(Signature)

SECTION I. Certification and Appearance by Representative (If Other Than Party(ies) Applying)

By signing below, the representative of the Party(ies) applying certifies and swears under penalties of RSA ch. 641:

1.	all certifications in Section H are t	rue;	
2,	the Party(ies) applying has (have) and	authorized this representation and has (I	nave) signed this application;
3.	a copy of this form was sent to the	Party(ies) applying.	
Date:			
		(Representative's Signature)	
SECT	ION J. <u>Disposition of Application</u>	n* (For Use by Selectmen/Assessor)	
*RSA writing	75:16, II states: the municipality "sl g by July 1 after notice of tax date	nall review the application and shall gran	nt or deny the application in
Abater	ment Request: GRANTED	Revised Assessment: S	DENIED
Remar	ks:		
			=
	<u> </u>		
(Select	men/Assessor Signature)	(Selectmen/Assessor Sign	nature)
(Select	men/Assessor Signature)	(Selectmen/Assessor Sign	nature)

Rev. 3/12

Addendum to 2023 Tax Abatement for Lot 104-25 41 Emerson Rd Durham

From the Durham on-line assessor's data base, I obtained the 2023 Assessment Card for my property. In addition, I asked for and obtained the detailed assessment card for my property, I refer to this as the "VISION detailed assessment card" (attached)¹.

Based on my analysis, I found that there are errors in both the measurements and descriptions of the "Improvements" on my property used to determine the 2023 assessed value of \$434,600 (\$243,900 for "Improvements"). I believe that correcting these errors will reduce the 2023 assessed value to at least \$397,000 ("Improvements" should be reduced to at least \$206,300).

Owner findings:

Second Kitchen

There is no second kitchen (valued at \$4,400).

First Floor Description

Both assessment cards contain a drawing of the first floor showing a 19' \times 26' (494 sqft) apartment (APT). The actual area is 19' \times 13' (247 sqft). The assessor missed that there is a wall dividing the 19' \times 26' BAS in half as there is in the left had portion of the BAS.

Overall Condition of House

The "GRADE" was assigned a value of 3 (average) and a "Depreciation Code" of GD leading to an "Effective Year Built" date of 2002 and a corresponding depreciation reduction of 20%. For the reasons listed below, the "GRADE" should be assigned a value less than 3 and the effective year should be 1992 not 2002. I was unable to determine how lowering the "GRADE" lowers the house's assessed value (I am sure it does). I was able to determine a new assessed value for the house based on an effective year of 1992 (30% depreciation reduction). That would lower the "RCNLD" under the "COST/MARKET VALUATION" of the house from \$235,800 to \$206,300.

Reasons for lowering "GRADE" to 2 and increasing depreciation to 30%:

- The house was built in 1973 and the heating source was electric baseboard. The materials used in the construction were below average (e.g. the house was sided with T-111 no covered by vinyl siding)
- The house was rented for many years prior to my purchasing it, this resulted in accelerated "wear & tear".
- The kitchen is small and still has the original "built in place cabinets. I have painted the exterior of the cabinets but the interiors remain "shabby" and low quality.
- I installed the laminate flooring and there are numerous visible "mistakes" in the installation.

Note that the Vision detailed assessment card lists a second shed valued at \$7,500. The permit for this was granted 8/23. The shed did not exist on 4/1/23, it is not included in the 2023 tax assessment.

- What used to be a be a rented accessory living unit on the first floor is now a workshop.
- The heating was retrofitted to remove the electric baseboards and install a boiler and forced hot water baseboards. As a retrofit, there are numerous places where the retrofit of copper piping is visible an unattractive.
- The wood trim (base moldings, door moldings, window moldings, stair rake boards and misc. 1"x 8" trim boards, etc.) are visually unappealing. Some are painted while some are stained. They do not match in size and style and some are quite worn and in need of repair/replacement. In addition, some base molding is missing (e.g. kitchen).
- The wall-to-wall carpet on first floor and stairway to second floor in poor condition and in need of replacement.
- The assessment card lists the house as having 2 full bathrooms, that is not accurate. When I enlarged the second-floor bathroom, I had to remove the standard 5' bathtub and replace it with a much smaller 45" bathtub, essentially it is a shower and not practical as a usable tub for bathing. The first-floor bathroom is not a full bath, it has a small 30" x 30" fiberglass shower.
- When I remodeled the second-floor bathroom I used inexpensive lkea sinks and cabinets. The cabinet supporting the sink has warped and sags in the middle. A visible piece of 2x6 is used to support the cabinet.
- The sink/vanity in first-floor bathroom does not fit the space where I installed it and is visually unappealing.
- Metallic electrical conduit is visibly mounted on the surface of the ceiling on the 1st floor with several visible metallic electrical boxes also mounted to the surface of the ceiling.
- The finished ceilings are the original "popcorn" finish and show their age.
- · The entire house is in need of interior painting.
- The 10'x12' exterior deck has rotted deck boards and is visually unappealing.

Summary:

Removing the second kitchen (valued at \$4,400) and increasing the depreciation from 20% to 30% reduces the "Improvements" from \$243,900 to \$206,300. I was unable to calculate the effect of lowering the "GRADE" from 3 to 2 but believe that should reduce the assessed value more than what I have listed as the new assessed value of \$397,000.

DOLCINO,	URRENT OV	INER	2-30	SIDE	TOPO	U	TILITIES	ST	RT / ROA	D LOC	ATTON	P#PID	SE 10 16	C	URRENT	ASSES	SSMEN	7	C115 25 50			
	CARINA J			4	Rolling	5 We		1 Pa	ived	2 Subu	rban		Descrip		Code	Appr	raised		Assess		23	103
				\Box	725	6 Sec	ptic						SIDNT		1011		240,2			10,200		
				100	2503000	NAME OF TAXABLE PARTY.	SUPPLE	MENTAL	DATA	RESIDENCE:	-335		SLAND		1011		190,7			7,500	DURH	AM, NH
41 EMERS	ON ROAD			Alt	Prel ID 1	0-12-26-	JULY F. Auto	THE PASSAGE	PATRICIA	_		KE	SIDNTI	-	1011		7,5	00		7,000	20101	1111
				133		/B		- 1	#COMM L	J												
				100000	#BEDS X#BED							-								- 1		
DURHAM	NH	03824		100000	#UNIT															- 1	VIS	ION
				#P	ARKING										- 3							
				Gi	SID A	M 1183093	235911								Total		438.4	00	- 25	88.400		
R	ECORD OF	OWNER	SHIP		BKA	OL/PAGE	SALE	DATE	UTVITE	SALE PR	CEIV	C		- Table 1981		nous A			TS (HIST			CONTRACTOR OF
DOLCINO,			400.000		-	4 0535	11-27-	Section 2017	1 1	The same of the	0	Ye	ar C	ode As	sessed	Year	Code		essed V		Code	Assessed
ZIEMEK, CA					217	15.1	03-02-		j i	141	,500	203	23 10	011	240,200	2022	1011	7	142,500	2021	1011	142,500
LINSKY, IZA					214		10-01-	V0035 V0	1 1			A	100	011	190,700		1011		107,600		1011	105,800
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Property Location 41 EMERSON ROAD Map ID 104/ / 25/0 0/0 Bldg Name State Use 1011 Sec # 1 of 1 Print Date 2/22/2024 8:08:43 AM Vision ID 1103 Account # 4491 Blda # 1 Card # 1 of 1 CONSTRUCTION DETAIL (CONTINUED) CONSTRUCTION DETAIL Description Element Cd Description Element WDK Style: 08 Raised Ranch 01 Residential Model Grade: 03 Average Stories: 1 Story CONDO DATA Occupancy Owne 0.0 Parcel Id Exterior Wall 1 25 Vinyl Siding S Exterior Wall 2 Adjust Type Code Description Factor% Roof Structure: 03 Gable/Hip BAS Condo Fir Asph/F Gls/Cmp Roof Cover 03 Condo Unit Interior Wall 1 Drywall/Sheet 05 COST / MARKET VALUATION Interior Wall 2 Building Value New 294,733 Interior Flr 1 20 Laminate Base Rate 135.00 Interior Fir 2 10,070 NetOtherAdi. Heat Fuel 03 Gas Eff.Base Rate 165.58 Heat Type: Hot Water Year Built 1973 01 AC Type: None 2002 Effective Year Built Total Bedrooms 2 Bedrooms Depreciation Code GD Total Bthrms: Remodel Rating Total Half Baths Year Remodeled Total Xtra Fixtrs Depreciation % 20 Total Rooms: Functional Obsol 0 Bath Style: External Obsol 0 Kitchen Style: Trend Factor Num Kitchens Condition Color Condition % Percent Good RCNLD 235,800 Dep % Ovr. Dep Ovr Comment Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Comment XF - BUILDING EXTRA FEATURES(B) OB - OUTBUILDING & YARD ITEMS(L) / Cond. Cd | % Gd | Grade | Grade Adj. | Appr. Value L/B Units Unit Price Yr Bit Description Code 20.00 2001 0.00 2,400 SHD1 SHED FRAME 160 75 4,400 5500.00 80 0.00 Extra Kitchen B KTH 1,300 50 0.00 RD2 RES DRIVEW L 2500.00 100 0.00 3,800 192 2023 SHD1 SHED FRAME 20.00 BUILDING SUB-AREA SUMMARY SECTION Unit Cost | Undeprec Value Description Living Area Floor Area Eff Area Code 1.040 1,040 1,040 159.92 166,320 BAS First Floor 1,040 728 111.95 116,424 SFB 0 Raised Basement, Finished 15.99 1,919 Deck, Wood 120 12 WDK 1.040 2,200 1,780 284,663 Til Gross Liv / Lease Area

Town of Durham, NH				
Property Tax Bill Calculation				
Property Tax Bill Calculation				
0	Carina Dalahina			
Owner	Carina Dolchino			
PID	105-25			
Address	16 Foss Farm Rd			
WHAT WAS TAXED				
Total Assessed Value	251,800	434,600		
Exemption (solar,)	-	-		
Value Tax Applied To:	251,800.00	434,600.00		
Credit (veterans,)	-	-		
Tax Bill#:	109882	111131		
PropTax Issue 1 st or 2 nd	1	2		
Due Date:	7/3/2023	12/18/2023		
Paid Date:	6/7/2023	12/18/2023		
Tala Bate.	0/1/2023	12/10/2023		
Tax Rate Applied:				
Tax Rate Applied. Town		5.750		
County		1.760		
Local School		11.580		
State School		1.390		
Total Rate		20.480		
tax will be roughly	3,657.40	8,900.61		
Resulting in Taxes of:				
Town	,	2,499.00		
County	355.00	765.00		
Local School	2,085.00	5,033.00		
State School	193.00	604.00		
Tax Calculated	3,658.00	8,901.00		
Less Credit & 1st Bill				
is the Amount Billed:	3,658.00	5,243.00		
		·		
WHAT SHOULD HAVE BEEN TAX	KED			
Total Assessed Value	251,800	419,200		
Exemption (solar,)	-	-		
Value Tax Applied To:	251,800.00	419,200.00		
, was runnippied to	251,000.00	.17,200.00		
Credit (veterans,)	-	_		
Credit (veterans,)				
Tax Bill#:	109882	111131		
PropTax Issue 1 st or 2 nd				
	1	12/19/2022		
Due Date:	7/3/2023	12/18/2023		
Paid Date:	6/7/2023	12/18/2023		
Tax Rate Applied:				
Town		5.750		
County		1.760		
Local School		11.580		
State School		1.390		
Total Rate		20.480		
tax will be roughly	3,657.40	8,585.22		
Resulting in Taxes of:				
Town	1,025.00	2,410.00		
County		738.00		
Local School		4,854.00		
State School	,	583.00		
Tax Calculated		8,585.00		
Less Credit & 1st Bill	3,030.00	0,505.00		
is the Amount Billed:	3,658.00	4,927.00		
is the Amount Billed.	3,036.00	τ,,,∠,,.00		
WHAT SHOULD BE ABATED				
Difference in Billed-SHB = Abate		316.00	316.00	= To Be Abated
	4.00%	4.00%	310.00	- 10 De Abateu
RSA 76:17-a Rate of Interest Pybl				
Enter Date Town will Payback Number of Days of Interest =	5/1/2024	5/1/2024		
LINUMPORT OF LIAVS OF INTERest =	329	135		
		4.70	4 (0	- Intort O
Interest Payable	-	4.68	4.68	= Interest Owed
	-	4.68 320.68	320.68	= Interest Owed



TOWN OF DURHAM 8 NEWMARKET ROAD DURHAM, NH 03824-2898

Tel: 603/868-8064 *Fax:* 603/868-8033

ABATEMENT RECOMMENDATION

DATE: April 15, 2024

TOWN OF: Durham

TO: Town Council

FROM: Jay Ferreira

OWNER: Ehlen Family Trust

570 Bay Road

Durham, NH 03824

REPRESENTATIVE: Christopher Snow

PROPERTY LOCATION: 570 Bay Road, Durham, NH 03824

PID: 239-24

PROPERTY TAX YEAR(S) APPEALED: 2023

APPLICATION FILING DATE: March 1, 2024

INVENTORY FILING DATE (Filing Date April 15th): N/A

ASSESSMENT APPEALED: \$1,372,380

Municipalities may abate taxes "for good cause shown." RSA 76:16. Good cause is generally established by showing an error in the assessment calculation or a disproportionate assessment. Good cause can also be established by showing poverty and inability to pay the tax. If the abatement application is based on disproportionate assessment, the taxpayer has the burden to show how the assessment was disproportionate. To carry this burden the taxpayer must show:

- **a.** What the property was worth (market value) on the assessment date.
- b. The property's "equalized assessment" exceeded the property's market value. To calculate the equalized assessment, simply divide the assessment by the municipality's equalization ratio (assessment ÷ ratio). Because a property's market value is a crucial issue, taxpayers <u>must</u> have an opinion of the market value estimate. Obtaining an appraisal or presenting sales of comparable properties can show this value estimate.



REASON FOR APPEAL: Market value appraisal of \$1,141,000 (Property Tax Advisors).

ASSESSORS COMMENTS: The subject property is a colonial style home built in 2000. The home has 3,959 sf of living area. The property is 11.23 acres, ten acres of which is in (Current Use). There is access issues (long steep driveway) and topography issues affecting the land.

RECOMMENDATION: I inspected the property with the owner and their representative (Christopher Snow) on 3/21/2024. The home measurements were correct. The grade on the house was a 07 grade (Good +10). Other similar houses in the neighborhood had grades of 06 (Good). I also observed the finished basement. The basement finish in my opinion had no value, no permanent heat, partially finished walls, ceilings and floors. I changed the grade on the house to 06 to match the neighborhood. I removed the finished basement. I also gave deductions on all three land lines due to access and topography issues. This change reduces the overall assessment from \$1,372,380 to \$1,225,751. I recommend the Town **GRANT** an abatement for the assessed value difference of \$146,629. This calculates to an abatement of **\$3,050.72** including interest (interest is calculated to a repayment date of 5/1/24 and subject to change per tax collector). If the taxes have not been paid, then no refund or interest is due.

PROPERTY TAX ADVISORS

INCORPORATED

March 1, 2024

Town of Durham Assessing Officials 15 Newmarket Road Durham, NH 03824 RECEIVED
Town of Durham

MAR 0 1 2024

Planning, Zoning and Assessing

Re: Abatement Applications - For Property Referenced Below:

Dear Assessing Officials:

Enclosed please find the signed Abatement Application for the property below.

Property Owner Names & Locations:	
Durham, NH	

Owner:	Property Location:	
EHLEN FAMILY TRUST, NICHOLE AND JAMES	570 Bay Road - Durham	

Attached is evidence for the above referenced property. If you need any additional information or documentation, please do not hesitate to contact our office.

Sincerely,

Christopher Snow President / Agent

CS/car

Enclosures - Mailed: Certified/RR

FOR MUNICIPAL	ITY USE ONLY:
Town File No.: _	
Taxpayer Name:	
2000	

RSA 76:16 ABATEMENT APPLICATION TO MUNICIPALITY

TAX YEAR APPEALED: 2023 MUNICIPALITY: DURHAM

SECTION A. Party(ies) Applying (Owner(s)/Taxpayer(s))

Mailing Address:	c/o Property	Tax Advisors, Inc.	- 60 Pointe Place -	Suite 5 - Dover, NH 03820
Telephone Nos:	(Home)	(Cell)	(Work)	(Email)

Note: If an abatement is granted and taxes have been paid, interest on the abatement shall be paid in accordance with RSA 76:17-a. Any interest paid to the applicant must be reported by the municipality to the United States Internal Revenue Service, in accordance with federal law. Prior to the payment of an abatement with interest, the taxpayer shall provide the municipality with the applicant's social security number or federal tax identification number. Municipalities shall treat the social security or federal tax identification information as confidential and exempt from public information request under RSA 91-A.

SECTION B. Party's(ies') Representative if other than Person(s) Applying (Also complete Section A)

Name:	Property Tax Advisors, Inc.					
Mailing Address:	60 Pointe Place - Suite 5, Dover, NH 03820					
Telephone Nos:	(Home)	(Cell)	(Work)603.742.4400(Email) csnow@nhpta.com			

SECTION C. Property(ies) for which Abatement is Sought

List the tax map and lot number, the actual street address and town of each property for which abatement is sought, a brief description, and the assessment.

		Assessment
70 Bay Road – Durham	Res	\$1,372,380
	70 Bay Road – Durham	70 Bay Road – Durham Res

SECTION D. Other Property(ies)

List other property(ies) in the municipality owned in the same name(s), even if abatements for the other property(ies) have not been sought. The taxpayer's entire real property estate must be considered in determining whether the appealed property(ies) is (are) disproportionately assessed.

Town Parcel ID#	Street Address/Town	Description	<u>Assessment</u>

SECTION E. Reasons for Abatement Application

RSA 76:16 provides that an abatement may be granted for "good cause shown." "Good cause" generally means:
1) establishing an assessment is disproportionate to market value and the municipality's level of assessment; or
2) establishing poverty and inability to pay the tax. This form can be utilized for either basis of requesting an abatement. The taxpayer has the burden to prove good cause for an abatement.

- If claiming disproportionality, state with specificity <u>all</u> the reason supporting your application. Statements such as "taxes to high," "disproportionately assessed" or "assessment exceeds market value" are insufficient. Generally, specificity requires the taxpayer to present material on the following (<u>all may not apply</u>):
 - 1. physical data incorrect description or measurement of property;
 - market data the property's market value on the April 1 assessment date, supported by comparable sales or a professional opinion of value; and/or
 - level of assessment the property's assessment is disproportionate by comparing the property's market value and the town-wide level of assessment.

Note: If you have an appraisal of other documentation, please submit it with this application

 If claiming poverty or inability to pay, state in detail why abatement of taxes is appropriate as opposed to some other relief such as relocating, refinancing, or obtaining some alternative public assistance. <u>Ansara v. City of Nashua</u>, 118 N.H. 879 (1978)

	Please refer t	o attached docu	mentation	
	ricuse refer t	o attached docu	nemation.	

SECTION F. Taxpayer's(s') Opinion of Market Value

state your opinion or	the market value of the	property(ies) appealed as of	April 1 of the year under appe
Town Parcel ID #	239-24-0 0-0	Appeal Year Market Value	\$ 1,141,000
Town Parcel ID #			\$
Town Parcel ID #			\$
explain the basis for	your value opinion(s).	(Attach additional sheets if	necessary.)
SECTION G. Sales, Re	ental and/or Assessme	nt Comparisons	
List the properties you	are relying upon to sho perty, list the comparabl	- 22	perty(ies). If you are appealing a ents.
Town Parcel ID#	Street Address/Town	Sale Price/Date of Sale	Rents Assessment
	Please refer	to attached documentation.	
Pursuant to BTLA TAX applying certifies (certi	fy) and swear(s) under th	(s) MUST sign the application he penalties of RSA ch. 641 the	. By signing below, the Party(ie application has a good faith bas
Date: 26/207	e true to the best of my,	ature)	
	(Delease	JAMES G. 6	and II
	(Print	Name) (Title)	
	(Signa	ature)	
		Nichola Ehle	n

SECTION I. Certification and Appearance by Representative (If Other Than Party(ies) Applying)

By signing below, the representative of the Party(ies) applying certifies and swears under penalties of RSA ch. 641: 1. all certifications in Section G are true; 2. the Party(ies) applying has (have) authorized this representation and has (have) signed this application; a copy of this form was sent to the Party(ies) applying. Date: 2-27-24 Christopher Snow Property Tax Advisors, Inc., (Print Name) (Authorized Representative Signature) SECTION J. Disposition of Application* (For Use by Selectmen/Assessor) *RSA 76:16 II states: the municipality "shall review the application and shall grant or deny the application in writing by July 1 after notice of tax date . . . " Abatement Request: GRANTED _____ Revised Assessment: \$ DENIED Remarks: Date: _____ (Selectman/Assessor Signature) (Selectman/Assessor Signature)

(Selectman/Assessor Signature)

(Selectman/Assessor Signature)

APPRAISAL OF REAL PROPERTY

A Single Family Residence



LOCATED AT

570 Bay Rd
Durham, NH 03824
Book 5102 Pages 1008-1010 dated 04/04/2023 Recorded Strafford County Registry of Deeds

FOR

James & Nichole Ehlen 570 Bay Rd Durham, NH 03824

OPINION OF VALUE

1,141,000

AS OF

04/01/2023

BY

Anna M Kelley
Wentworth RE Appraisal Services, LLC
22 Rabbit Rd
Dover, NH 03820-5208
603-433-1572
ann@wentworthappraisal.net

Client	James & Nichole Ehlen		File No.	24002SKDU
Property Address	570 Bay Rd		1,10,1000	
City	Durham	County Strafford	State NH	Zip Code 03824
Client	James & Nichole Ehlen			

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Property Address					City: Durham					Time (Charles)	05054
	570 Bay Rd		Excel@erre	delica de la constantina della	- SAL PARTIES				State: NH	Zip Code	U3024
County: Straff			Legal Descr	phot Boo	ok 5102 Pages	1008-10	10 date			rded Straf	ford County
Registry of D Tax Year: 2023		\$ 28,106	Special Assessor	- t- t- c		resson's Par rower (if ap			9 Lat 24		
Current Owner of			s Ehlen Family		Occupant:	The second second second		N/A Tenant	Vacant	Man	ufactured Housing
Project Type:		Condominium	Cooperative	101 Other II	tescribe) Shank				2.500	⊠ per y	
Market Area Name		Jurham, NH	-	C 444		tree 404		n man.	3643.50	us Tract: Of	The second secon
CONTRACTOR OF THE PARTY OF THE	is appraisal is to de-		DC Market	Value (as def		ther type of		milei			91.99
	s the following value		Contraction of the Contraction of the		nt (the inspection (⊠ Retrosp	ective	Prospective
CONTRACTOR STATE OF THE PROPERTY OF THE PROPER	loped for this apprais		Comparison Approx		Cost Approach						Scope of Work)
	pproised. 🖂			Leased Fee	Other (desc						
Intended Use: _T	o determine m	arket value of	the subject pro-	perty as of	April 1, 2023	for tax ab	atemer	nt purpos	es.		
	(by name or type):		lichole Ehlen an								
	es & Nichole Et	ilen			570 Bay Rd., I						
Location: A	Urban	⊠ Suburban	Rural	Predom	22 Rabbit Rd.	-Unit Hour			Land Use	7500	ge in Land Use
Built up:	Over 75%	⊠ 25-75%	Under 25%	Occupa			ACE	One-Unit	50%	acres .	
Growth rate:	Rapid	S Stable	Sow	[⊠] Owner		-	(yes)	2-4 Unit	10%	Likely *	
Property values:	1 Increasing	Stable	Declining	[X] Tenant			0	Multi-Unit	30%	1000	
Demand'supply:	Shortage	In Balance	Over Supply	∀acant			323	Comm'i	10%	-	
Marketing time:	Under 3 Mos.	3-6 Mos.	Over 6 Mos.	☐ Vacant	(>5%) 640		45	-	*		
Market Area Bour	daries, Description,	and Market Conditi	ions (including supp	ort for the abo	we characteristics a	and trends):		Se	e Attached	d Addendu	m
-											
Dimensioner 6	- Attel Land F	Tou blu				Can have	- 44				
Jamensions S Jaming Classificat	ee Attd Legal D	Residence C z				Site Are: Descript		23 acres		200	To Break
Frontage	on Postaria	Residence C 4		ing Compliano	ne: 🖾 Legal			50,000 St forming (gra	F Min Lot S		
Are CC&Rs applic	able? Yes	□ No 50 Uni			teen reviewed?	Yes			ent (if applicab	(let) S	al No zon
Highest & Best Ut		Present use.		e (explain)	NOT STREET	100	No.	Grand I	Oil In Shares	10, 0	-
Ognor a con-	in the state of	Service and	a land	St. Contraction of							
Actual Use as of 8	Section Date:	Cincia Family	Desidence		Use as ass	vaised in th	n mont	Single	Earthy B	idence	
Actual Use as of 8 Summary of High		Single Family		the subje		praised in the			Family R		d there is no
Summary of High	est & Best Use:	The appraise	er has analyzed		ct property for	highest i	and bes	t use and	has deter	mined the	
Summary of High other relevan	est & Best Use: et liegal, physica	The appraise or economic	er has analyzed factors that wo	uld warran	ct property for	highest i	and bes	t use and	has deter	mined the	
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Location N;Res;	_	Fee Simple	-	-12,400	s08/21;cl		+	+183,500		:e01/10/22	4	+167,400
150000		N.Res:	+		Fee Simp	NG.	+		Fee S		+	
Site 11.23 acres		6.1 acres	+	v.E. 0000	N.Res;		+	. 0.000	NRes		+	
View 81, imited/W	dar.	N.Res;	+		3.18 acre	15	+	+8,000			+	+8,000
Design (Style) DT2.0;Colo		DT1.75;Contemp	_	+10,000	DT2.5:Co	dealed	+	+10,000	-		+	+10,000
Quality of Construction Q3		Q3	+	+90,000	-	eonial	+		-	Contemp	+	207.004
Age 23 (2000)	_	38 (1985)	\pm	790,000	21 (2002		+		17 (20	noe.	+	-295,000
Condition C3		C3	\pm		C3	-	+		C2	000	+	-147,500
Above Grade Total Bdrms	Batta	Total Börns Baths			Total Bow	n Baths	+		Total 8	down Saths	+	+197,000
Room Count 13 5	3.1	12 5 3.1			10 4	3.2		-10,000	mental pro-	4 4.0	\pm	-10,000
	42 10 ft	3,150 94	4	-15,400		4,541 10		-85,000	-	3,184 10		-17,100
Basement & Finished 2115sf1082	-	912sf0sfwu			2315sf0s		4	+14,200	20924		7	+14,200
Rooms Below Grade 1nrObrO.Oba				117,000	2010000		-1	717,200		Carre	-	719,000
Functional Utility Average		Average	_		Average		+		Avera	20	+	
Heating/Cooling FHA/DirVer	CAD	FHW/Central AC			FHWING	ne .	_	+5,000		AMCAC	7	-5.000
Energy Efficient Items Nome Noted		None Noted			None No		_	10,000	None		+	36,000
Garage/Carport 2ga6dw	. 7	2ga1ga6dw	-	-7.500	2ga6dw		7		2ga6d		_	
Porch/Palio/Deck See Addense	um	See Addendum		111770000000000000000000000000000000000	See Add	endum	_	0		ddendum	7	-4,000
Fireplace Fireplace		Fireplace		-	Fireplace		T		2 Fire		7	-5,000
Extra See Addens	um.	See Addendum		-10,000	See Add		7	+12,000		ddendum	т	-28,000
ROW to BayRiver Shankhassi	k Assn	None		+100,000	Deer Poi	nt LOA		+80,000	None		Т	+100,000
Tax Assessment \$1,372,380		\$799,400			\$1,121,0	00			\$1,475	5,400		
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Net Adjustment (Total)		Ø • 🗆 ·	\$	176,900	X +	- T	\$	217,700		+ X ·	8	-212,000
Adjusted Sale Price		111 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1										
of Comparables Summary of Sales Comparison Approach	100	3500	\$	1,076,900	(7-5-1)		8	1,167,700	34.5		\$	1,263,000
	200	e Altached Addendi										

Durham, NH 03824 Newmarket, NH 03857 Durham, NH 03824 Discrete Disc	FEATURE	SUBJECT	COMPARABLE S	ALE# 4		PARABLE S	ALE# 5	COMP	MANABLE SA	LE# 6
Durtharm, NH 03824	Address 570 Bay Rd				565 Bay Ro	d				
Name				357			13			
Size Price S	Proximity to Subject									
Size Price(ELA S		3 0		900.000			1 450 000			
Interpretation Interpretation PrimeMLSB44852136 DOM 6		re la resultante de la	The second secon	700,000	TATES AND THE PERSON NAMED IN COLUMN NAMED IN					
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The companishes 11.23 acres 23 ac					Fee Simple					
B Limited Water B Waterview -40,000 B -40,			N/Res:		B;Waterfro	nt	-600,000			
Indign Style DT2 0 Colonial DT3 0 Ranch DT2 0 Contemp	77	11.23 acres	.23 ac	+9,000	5.1 acres		+6,000			
DT2.0.Contemp DT2.0.Contem		B.LimitedWater;	B;Waterview	-40,000	B;Watervie	w,	-40,000			
Description Q3	lesign (Style)	DT2.0:Colonial	DT1.0:Ranch	3000			1 332			
Second S	Justity of Construction	Q3					-145.000			
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Second S	Condition			-90.000			-72 500			
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OW to Sty/River Shankhassick Assn Moody Point Assn +50,000 Shankhassick Assn	dra	See Addendum	WHGenerator	+12,000						
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COST APPRICACH TO VALUE (If developed) The Cost Approach was not of Provide adequate information for replication of the following cost figures and calculations.			
Support for the opinion of site value (summary of comparable land sales or other methods to	r estimating site value): See Attached	Addendum	
ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW	OPWION OF SITE VALUE	*\$	500,00
Source of cost data: See Attached Addendum	DWELLING 2.842 Sq.R. @ \$	135.00 -\$	383,67
Quality rating from cost service: Gid. Effective date of cost data: Inspection	Basement 2,115 SqR @ \$	41.00 =\$	86,71
Comments on Cost Approach (gross living area calculations, depreciation, etc.):	Sq.Pt. @ \$	=\$	
Appliances, 2 Decks, CovEntry, Fireplace, Whole House Generator,	Sq.R. @ S		
Outdoor Shower and Sink, Utility.	SqR.@S		
	Extra items to Left GarageCarport 624 Sq.R. @ S	73.00 -\$	35,00
	Total Estimate of Cost-New	-\$	45,55 550,93
		Edemai	220,93
	Depreciation 110,187	=\$(110,18
	Depreciated Cost of Improvements		440,75
	"As-is" Value of Site Improvements	-\$	
	Landscaping, Well, Septic	+\$	72,00
Estanted Numbers Connects St. 18 cm (mt)		=\$	
Estimated Remaining Economic Life (# required): 48 INCOME APPROACH TO VALUE (if developed)	Years INDICATED VALUE BY COST APPROACH		1,012,75
Estimated Monthly Market Rent S O X Gross Rent Multiplier		In Street, & Workson, No. 14	
	THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE OWNER	Indicated Value by In	
Summary of income Approach (including support for intariest rent and GRM): The indiata from which to develop a GRM.	ncome approach was considered, but not de	typioped due to ins	umcient
	COLLEGE COLLEG		
	Planned Unit Development.		
Legal Name of Project: N/A			
Describe common elements and recreational facilities: N/A			
1801			
Indicated Value by: Sales Comparison Approach \$ 1,141,000 Cost Approach	ch (if developed) \$ 1,012,750 Income Approx	ch (if developed) \$	0
Indicated Value by: Sales Comparison Approach \$ 1,141,000 Cost Approach Final Paccociliation See Attached Addendum	ch (if developed) \$ 1,012,750 Income Approx	sch (if developed) \$	0
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Assumptions, Limiting Conditions & Scope of Work

File No.: 24002SKDU roperty Address: 570 Bay Rd State: NH Zip Code: 03824 Clieft James & Nichole Ehlen Address: 570 Bay Rd, Durham, NH 03824 Address: 22 Rabbit Rd, Dover, NH 03820-5208

Appaise: Anna M Kelley
STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such. sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public. through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report. by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraisar firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Property Address: 570 Bary Rd		File No.: 240023	SKDU
	200		odr: 03824
Sert: James & Nichole Ehlen		570 Bay Rd, Durham, NH 03824	
ODDINE: Anna M Kelley	Address	22 Rabbit Rd, Dover, NH 03820-5208	
APPRAISER'S CERTIFICATION	at.		
certify that, to the best of my knowledge and beli		ar i	
- The statements of fact contained in this report at			
 The creationity of this report, for the stated use of builties consider assumetions and limiting condition 	y me stated use	r(s), of the reported analyses, opinions, and conclusions	are limited only
by the reported assumptions and limiting condition conclusions.	ns, and are my p	personal, impartial, and unbiased professional analyses,	opinions, and
	roperty that is th	ne subject of this report and no personal interest with res	pect to the part
- Unless otherwise indicated, I have performed no	services, as an	appraiser or in any other capacity, regarding the property	that is the
subject of this report within the three-year period	immediately pre	ceding acceptance of this assignment,	
		his report or to the parties involved with this assignment.	
 My engagement in this assignment was not confi- My companiestion for completion this assignment 	ngeni upon dev	retoping or reporting predetermined results. ent upon the development or reporting of a predetermine	dualis as
direction in value that favors the cause of the clien	t, the amount of	the value opinion, the attainment of a stipulated result, o	o value or or the occurrence
of a subsequent event directly related to the intend	ed use of this a	poraisal.	n un occument
 My analyses, coinions, and conclusions were de 	veloped, and thi	s report has been prepared, in conformity with the Unifor	m Standards o
Professional Appraisal Practice that were in effect	at the time this	report was prepared.	m outrom de d
- I did not base, either partially or completely, my	analysis and/or	the opinion of value in the appraisal report on the race, or	olor religion
sex, handicap, familial status, or national origin of	either the prose	ective owners or occupants of the subject property, or of	the present
owners or occupants of the properties in the vicini	ty of the subject	property.	was properly
- Unless otherwise indicated, I have made a person	nal inspection o	the property that is the subject of this report.	
 Unless otherwise indicated, no one provided sign 	nificant real pro-	perty appraisal assistance to the person(s) signing this or	ertification
The second of the second of the second of	incom tem proj	heart abbusiness assessment to the beingoldel achinid and a	er univariver.
Additional Certifications: The appraiser has been e	ngaged to form	an opinion of value. If subsequent developments or disa	greements shou
arise, users of this appraisal agree that the apprais	er may not be h	eld liable for damages in excess of the amount the appra	ser was naid to
doing the appraisal. Acceptance of, and/or use of	this appraisal re	port constitutes acceptance of the above conditions.	
Professional appraisal assistance was provided by	my apprentice	trainee, Shelleigh Kulig. She inspected, researched and	verified
comparable sales, completed the drive-by of all co	mparables with	the appraiser, created the draft of the appraisal, with all s	work being
verified by the appraiser herself.			
DEFINITION OF MARKET VALUE *:			
	a necessity obs	uld bring in a competitive and open market under all con-	
to a fair cale. The house and caller each action pour	a property sno	edgeably, and assuming the price is not affected by undu	ations requisite
Implicit in this definition is the consummation of a	sale as of a spe	cified date and the passing of title from seller to buyer un	des conditions
whereby:	said as of a spe	crited data and the passing of title from sever to puyer un	ider conditions
Buyer and seller are typically motivated;			
to make a mile a succession of a supplied of the succession of the		t they consider their own heat interests:	
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2. Both parties are well informed or well advised an	nd acting in wha	ting consider their own cest thereats,	
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UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

Ct

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition, improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

c₃

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

CS

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

CB

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage, it reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Qt

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

02

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Farmle Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

03

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

04

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

05

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

O/

Dwellings with this quality rating are of basic quality and lower cost, some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is "Not Updated" may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example

3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM (Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Regularments)

Abbreviations Used in Data Standardization Text

Abbreviation A	Full Name Adverse	Fields Where This Abbreviation May Appear Location & View
e	Acres	Area, Site
ldiPrk	Adjacent to Park	Location
IdPwr	Adjacent to Power Lines	Location
Armi, th	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
8	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
C C	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location Location
Conv	Conventional	Sale or Financing Concessions
LARAS .	Carport	
Cp Car		Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
OV	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
tw	Driveway	Garage/Carport
	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
9	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GFCse	Golf Course	Location
Ghrw	Golf Course View	View
GR	Garden	Design (Style)
HR	THE RESERVE OF THE PARTY OF THE	
	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndf	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
0	Other	Basement & Finished Rooms Below Grade
0	Other	Design (Style)
ор	Open	Garage/Carport
Prk	Park View	View
Pstri	Pastoral View	View
PwrLn	Power Lines	View
PubTm	Public Transportation	- Indicated and the second and the s
	A CONTRACTOR OF THE PROPERTY O	Location Sola or Especies Consussings
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr .	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
1	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sgm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
	The state of the s	Basement & Finished Rooms Below Grade
Woods	Walk Out Basement	
Woods	Woods View	View
Wt	Water View	View
Wafe	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
	The state of the s	

File No. 24002SKDU

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Client	James & Nichole Ehlen		0.00	
Property Address	570 Bay Rd			
Dity	Duftern	County Strafford	State NH	Zip Code 03824
Client	James & Nichole Ehlen			

Appraisal Development and Presentation

The development and reporting process of this report is intended to comply with the Uniform Standards of Professional Appraisal Practice (USPAP) of the appraisal foundation as defined by an Appraisal Report. Therefore, it presents summary discussions of the data and analysis used in the preparation of the estimate of market value. The extent of the analysis contained in this report is specific to the needs of the client named herein and the appraiser is not responsible for any unauthorized use of this report. The presentation of this appraisal report is the direct result of a complete appraisal process as defined by the Uniform Standard of Professional Appraisal Practice, meaning to convey that no departures from specific USPAP guidelines were invoked.

The purpose of the appraisal is to estimate the market value of the subject property as further described and defined herein. The function of the appraisal is to assist the client to appropriately analyze the subject property as deemed reasonable by them.

Clarification of Assumptions, Limiting Conditions, Certifications and Scope of Work

The GPAR Conditions & Certifications section of this report defines the Scope of Work. The following comments expand the Scope of Work to include any additional research or analysis necessary, based on the complexity of this specific appraisal assignment. The scope of work explanations discussed here and within the body of the report, referenced by page and number, further define, clarify and document what the appraiser did [or did not do] in order to develop the appraisal and report the value opinion, based on the complexity of this appraisal assignment and/or as a result of a supplementary Agreement or Engagement Letter * as accepted by the appraiser Anna M Kelley and her client.

* If no written specific and or supplemental Scope of Work was agreed upon with the client (prior to accepting the assignment, by formal engagement letter and included in this report) the Scope of Work outlined here and within the report, is considered to be representative of what typical users of appraisal services would require and in general, what appraisers would provide as reasonable, acceptable and sufficient for the stated intended user's needs.

COMPLETE VISUAL INSPECTION: (Scope of Work)

Scope of Work - It should be noted that the Appraiser conducted a visual inspection of only the readily accessible areas of the property, viewing only those components of the property which were clearly visible from the ground or floor level. No tests were made of the mechanical, plumbing and electrical systems as such tests are not within the standard guidelines of FNIMA or FHLMC, unless this appraisal is for an FHA loan, and in that case, all FHA guidelines for inspections and reporting are conducted. Comments on the condition of the foundation, roof, exterior, interior, floors, mechanical, plumbing, electrical, insulation and all other matters relating to the construction of the subject property is based on a casual observation only and which may have been limited by the placement of personal property, furnishings, etc. so as to preclude observation of the items blocked by same. There was not observation of the attic, crawl space or other areas that would not be visible by the typical visitor to the home and or components that are hidden within walls.

Although the report may cite a general rating of the adequacy and or condition (based on observation only) it should be clearly understood that these statements are a general guide for comparison purposes (as part of the valuation process) and are not a detailed report on the physical and or operational condition of these items. The appraiser(s) is not an expert in these matters and any opinion stated is advisory based only upon observation. This report is not a home inspection. While others may choose to rely on the report, they should not rely on it to disclose condition and defects. Such knowledge goes beyond the scope of this appraisal and as such, comments on observed conditions given in this report should not be taken as a guarantee that a problem does not exist.

The following chart is to assist the intended user in understanding the scope of a complete visual inspection:

Complete Visual Inspection Includes:	Complete Visual Inspection Does/Did NOT Include:
List the amenities	Testing or activating mechanical systems-unless FHA loan
View readily observable exterior areas	Activating appliances-unless FHA loan
View readily observable interior areas	Observation of crawl spaces and attics-unless FHA loan
Note quality of materials and workmanship	Observation of areas not readily accessible
Measure the exterior or interior of the improvements	Building Code compliance issues
Observe the floor plan and room layout	Moving furniture or personal property
Assess the functional utility of the property	Mold Assessment
Note the subject's conformity to the market area.	Removing (or moving) floor coverings
Note style / design.	Testing or inspection of the well and septic.
Observe the general condition of the improvements	Reporting personal property.
Observe a representative sampling of closets, windows, electrical switches, and doors.	Roof Condition report beyond an observation from ground level.
Photograph exterior and view site around the improvements	Radon Assessment

Scope of Work - where it states "inspect the neighborhood" the observation was limited to driving through the area and a representative number of streets, reviewing maps and other appropriate data including observing the comparables from the street, to determine the general factors that may or may not influence the value of the subject property and research to the extent further defined in the sections below.

REPAIRS/DETERIORATION: The terms deficiency and livability have not been defined in the appraisal report. An effort was made to report ONLY those repair items that, in the appraiser's opinion, will affect safety, adequacy, and marketability of the property. Deterioration consistent with the age of the home has not been itemized.

COST APPROACH: The cost approach is typically utilized when improvements are new, near new or are of an unusual construction method. Additionally, the cost approach is only considered appropriate when sufficient land; building sites, etc. are available to a potential purchaser so as to make construction of improvements similar to the subject, a viable alternative to purchasing the subject. In areas where vacant sites (similar to the subject property in location, zoning, use and utility) are not available to a potential purchaser, use of the cost approach and reliability on the same as a value indicator could be misleading. In cases where the Cost Approach is not required (per USPAP) or deemed necessary to the development of a reliable value opinion, the cost approach has been excluded and such exclusion has been so stated with the body of the report.

If the cost approach was used, it represents the "replacement cost estimate," and is for "valuation purposes only". As such, it should not be relied upon for insurance purposes. The definition of "market value" in this report is not consistent with the definition of "insurable value." If the cost approach was presented, a cost service such as "Marshall & Swift", "or "Blue Book."

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Property Address	570 Bay Rd						
Oily	Durham	County	Strafford	State	NH	Zip Code	03824
Client	James & Nichole Ehlen						

AppraiserBASE* (or other similar source) was used to develop the estimate. The site value opinion is based on one of several methods: extraction, allocation, the developmental method or from a review and analysis of sales of similar sites within the market area.

INCOME APPROACH: The income approach is typically developed when sufficient investor owned properties exist with the subject's immediate area or neighborhood and when investors regularly acquire such properties that are similarly desirable to the subject for the express purpose of the investment income they provide. While rental properties may exist within any area, their existence alone should not be considered as evidence of a viable rental and investor marketplace. As such, in areas dominated by "owner occupied" units, it may not be appropriate to present or employ the income approach, unless the approach clearly represents the motivations and actions of investors in the marketplace as it relates to the subject property and immediate area. If the approach is included within the report, it was because sufficient data was found to support conclusions by the appraiser(s) that it was appropriate and meaningful to the analysis and value opinion. If the approach was not included, it was the appraiser's opinion that the data was insufficient to provide a useful and meaningful conclusion.

EXTENT OF DATA RESEARCH: Sales and listings of the subject property and comparables have been researched, verified, analyzed, and reported in compliance with Certifications of this report. Sales data (including listed, closed, pending and expired listings) of properties that are geographically, physically, functionally and economically similar to the subject property and that are sufficiently recent to reflect current buyer and seller actions were researched and considered. If necessary and applicable, the appraiser(s) also researched data on comparable land and improved sales, income and expense information and construction costs; confirmed comparable sales information (as noted under "EXTENT OF INFORMATION VERIFICATION," see next section) and analyzed the information in applying the approach(es) used.

Depending upon the availability and reliability of various data sources, the appraiser(s) used any combination of reasonably available information from city/county records, real estate agents, owner's comments, buyer's description, assessor's records, multiple listing service (MLS) data, brochures, web site listings and visual observation to identify the relevant characteristics of the subject property. Comparables were selected based on physical, functional, economic and location characteristics with the sales ofted in the report considered to be most relevant to the analysis of subject property. These sales were adjusted to the subject to reflect the market's reaction to differences (if any).

EXTENT OF INFORMATION VERIFICATION: Representative samples of disinterested sources for information and data verification include but are not limited to County/City online records - Recorder, Treasurer, Zoning, GIS, Online Assessor Property Databases - Sales, Property Characteristics, Personal observation - Condition, Location, Physical attributes, Real Estate Transaction Declaration documents - Sale date, Personal property. In addition, the subject's market area was examined to determine the demand for and marketability of the property within the subject's classification.

When and where possible, the applicable information was verified with sources deemed to be reliable and from a disinterested party or corroborated with a 3rd party source. In some cases, the motivations of the parties and other factors (terms, arms-length transactions, etc.) may not have been available and the data was used at "face value as factually accurate."

The appraiser was not supplied with a survey of the subject site and did not check the land records for recorded easements. Only readily apparent and observable easements and encroachments have been reported. Unless otherwise stated within the report, no effort has been made to ascertain whether the subject is located within the appropriate setbacks, as dictated by zoning, building or other regulations.

PUBLICIPRIVATE DATA SOURCES: My appraisal practice is limited to Strafford & Rockingham Counties in New Hampshire and York County in Maine. I have access to public city, county, and Internet databases; the Northern New England Real Estate Network Multiple Listing Service (New Hampshire Statewide MLS) and Maine Real Estate Information System Multiple Listing Service (Maine Statewide MLS); Blue Book AppraiserBASE cost estimation service; FNMA flood data and maps on www.fems.gov/ (website; and private information contained within my office files considered necessary and appropriate for this assignment.

ADVERSE NEIGHBORHOOD FACTORS: While some in the market may consider factors such as drug labs, registered sex offenders, criminal activity, interim rehabilitation facilities halfway houses or similar uses as "adverse", unless cited within the report, the appraiser has made no attempt to investigate or discover such activities as part of this assignment, unless such factors were readily apparent and obviously impacting the subject property as evidenced by market data. If the intended user has concerns in these areas, it is highly recommended that they secure this information from a reliable source.

DISCLOSURE/DISTRIBUTION: Regardless of who paid for this assignment, the intended user is only the lender/client stated within the report. The appraisal and report may be inappropriate for use by parties other than the intended user and could place them at risk. Despite the means of possession of the report, this appraisal should not be used or relied on by anyone other than the stated intended user and for the stated/intended purpose. No additional Intended Users are identified by the appraisar.

THE VALUE OPINION: The value opinion stated in the report is based on my analysis as of the effective date shown in the report. The value opinion considers the productivity, economic and physical conditions of the property only as of the date of the inspection by this appraisal report in the Final Reconciliation Section. As market conditions change, this value opinion may not be valid in another time period. Personal property such as furnishings, equipment or other items that may be included with a sale or transfer of the property were excluded from the value unless such items are necessary for the operations of the property (garage door remotes, pool remotes, etc.) and would normally be a part of the mechanical or operational equipment that is considered realty.

MOLD

Please note that the appraiser is not a "specialist" in detecting any type of toxic mold. The three types of mold stachybotrys, penicillium and aspergillus that are found in drywall, carpets and wood based products, could be contained within the internal structure of the improvement and not seen at the inspection. If the client should be at all concerned it is recommended that a "specialist" be retained.

Extra Ordinary Assumptions

In preparing the appraisal report a number of extra ordinary assumptions may have been made, but not limited to the following: insulation, well and septic systems any gas storage systems, electrical, plumbing, mechanical, and heating systems. The appraiser assumes all items to be adequate and in good working order, typical for the age of the property, unless observed and/or noted to be otherwise.

		ouppremental	Maachaan	116 NO. 24002SKDU		
Client	James & Nichole Ehlen					
Property Address	570 Bay Rd					
City	Durham	County	Strafford	State NH	1 Zip Code	03824
Client	James & Nichole Ehlen					

Intended Use/Intended User

The Intended User of the appraisal is the Client for reference and collateral purposes. The Intended Use is to evaluate the property that is the subject of this appraisal for personal reasons, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the Appraisar.

Property Rights Appraised

The property rights appraised for the subject property are fee simple interest. This form of ownership implies that there is absolute ownership in the real property and includes all "Bundle of Rights" inherent with the ownership of real estate and is found to be titled to the current owner.

IMPORTANT NOTICE ABOUT THE PROPERTY INSPECTION

The Appraiser's inspection of the subject property is done only as part of the appraisal assignment's scope of work, which is one of the recognized and required steps in the appraisal process, as required by the lender/client. The Appraiser is NOT a qualified home inspector and makes no representation or warranty about the current or future condition, quality or adequacy of the structural and/or mechanical components of the subject property. The borrower(s)/owner(s) should not rely upon any representation or description contained in the appraisal report concerning these aspects of the subject property. It is recommended that the borrower(s)/owner(s) obtain an inspection report from a qualified expert such as a home inspector.

Hypothetical Condition

No Hypothetical Conditions considered. Hypothetical Conditions assume conditions contrary to known facts about physical, legal or economic characteristics of the subject property or about conditions external to the property (such as market conditions or trends, or the integrity of data used in an analysis).

GP Residential: Improvements - Physical Deficiencies or Adverse Conditions

On the date of the inspection, the appraiser did not observe any adverse environmental conditions on the subject site, in the improvements or in the immediate vicinity of the subject property. Although the appraiser is not knowledgable in the environmental or 21E laws or remediation, a general observation was made for obvious adverse items, and none were apparent. Items such as radon gas, asbestos, UFFI insulation, lead paint, soil contamination, mold, etc. are not determinate from this appraiser's inspection and are outside the scope of this appraiser's expertise. These factors would be determine and identified through a qualified person engaged in said business. The presence of hazardous environmental conditions cannot be determined during an appraisal inspection. Further, the appraiser is not qualified to analyze or uncover hazardous substances, and assumes no responsibility for such conditions, or the engineering which might be required to discover the same. The value estimate is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions.

GP Residential: Market Area Description - Boundaries, Description, Conditions

Market area boundaries remain within the subject's town of Durham. Durham started as a parish of Dover called Oyster River Plantation, first settled in 1669. Durham was incorporated in 1732, probably to honor the first Puritan bishop, Richard Barnes, Bishop of Durham. Durham included what is now Lee until 1766, when that town was incorporated. Benjamin Thompson, descendent of an early settler, bequeathed the family estate, the Warner Farm, to be used for establishment of an agricultural college. The state agricultural school, originally set up in Hanover in 1866, was moved to Durham in 1890, becoming the University of New Hampshire in 1923.

Durham contains 22.4 square miles of land area and 2.4 square miles of inland water area and has a population of 14,473 as of 2022, which includes UNH students living off the University campus, which is located entirely within the town's borders. In 2021, Durham had 3,583 total housing units, with 2,173 being single family and 1,410 being multi-family units, almost all being associated with the University. The University of New Hampshire takes up a major portion of land area within the Town of Durham, with approximately 12,000+ full-time undergraduate students and 3,000 graduate students, and employs approximately 4,000 people.

Durham is part of the prestigious Cyster River School District along with the neighboring communities of Lee and Madbury. The high school and middle school are located in Durham. Due to it's close proximity to UNH, the school district benefits from many co-operative programs with the University and it's students.

Durham is located in the heart of the seaccest of New Hampshire, with shores on Great Bay, and enjoys easy access to all employment centers and shopping centers throughout southern NH and Maine via US Route 4 and NH Routes 108 & 155. It is approximately 60 miles from Boston and Portland, Maine.

Information derived from the NH state government agency, the New Hampshire Employment Security's Economic and Labor Market Information Bureau's Community Profiles website at http://www.nh.gov/nhes/elmi/communpro.htm and from the UNH website for student information.

Market Conditions: Typical marketing time in the subject's neighborhood and general area is under 30 days. Current interest rates on conventional 30-yr fixed rate mortgage loans have seen a recent increase to 6.5% +/- per Freddie Mac, lower than highs of over 7% in the fall of 2022. As a result of overall increases in rates, loan discounts, interest rate buy downs and sales concessions could become more prevalent in the ourrent resale market.

Search for One-Unit property values in the neighborhood section of page 1 includes all sales in the subject's defined neighborhood of Durham over the past year regardless of price to show the overall neighborhood market. Being this appraisal is retroactive to 04/01/2023, it is not known how many active listings there were at that time, however currently and historically going back to 2021, inventory has been incredibly low and demand remains very high despite the much higher interest rates being seen.

An in-depth 4-year analysis of SF sales regardless of price or location was conducted within the entire town of Durham to determine what appreciation percentages are being seen in SF sales over a 3 year-after-year period. (Time Frame below based on 04/01/xxxxx to 04/01/xxxxx)

	0/	Suppremental Addendum	FRE NO. 24002SKDU
Client	James & Nichole Ehlen		The state of the s
Property Address	570 Bay Rd		
City	Durham	County Strafford	State Na4 Zip Code 03824
Client	James & Nichole Ehlen		

Town of Durham median sales prices of SF sales went from:

Time Frame	 Median SF \$		Per Cent +/-	# Sales	Median DOM
2022-2023	\$640,000	8	+ 11.3%	43	6
2021-2022	\$575,000		+ 31.9%	69	8
2020-2021	\$436,000		+ 5.6%	83	8
2019-2020	\$413,000			110	12

This analysis shows the appreciation rate had its highest percentage during 2021-2022 at 31.9%. Overall appreciation from 2019 to 2023 is 48.8% or 16.3% per year.

The analysis below of all of Strafford County median sales prices of SF sales which we update quarterly (Time Frame below based on 03/01/xxxxx to 03/01/xxxxx annually went from:

Time Frame	Median SF \$	Per Cent +/-	# Sales	Median DOM
2022-2023	\$404,000	+10.7%	1156	6
2021-2022	\$365,000	+17.7%	1533	6
2020-2021	\$310,000	+ 9.3%	1601	7
2019-2020	\$283,750	N/A	1653	19

Using all SF sales in all of Strafford County, it shows appreciation is still occurring in the region. Overall appreciation rate from 2019 to 2023 is +37.7% or +12.6%/year.

An increase in appreciation is also being seen with the Standard & Poore's Case-Shiller Boston Index which is reporting as of 03/31/2023 of this year. (Time Frame below based on full calendar years each based from 03/31/xxxx) Boston is the only city in New England included in the Index.

Time Frame	Per Cent +/-
2023	+ 0.8%
2022	+ 14.8%
2021	+ 14.9%

The most recent Boston Index as of 03/31/2023 of 303.75 is still lower than the previous high of 311.29 reached 07/31/2022 however the index is trending up every month rather than down. Market trends in the New England area tend to radiate from the city of Boston out to the suburbs and northward to NH & ME. Therefore, it is prudent to keep a close eye on these newly reported drops in monthly appreciation rates in the city of Boston.

The rise in median sales price indicated in the study done under the Neighborhood Market Conditions indicates strong evidence of an appreciating market down from the previous year of 32% to 11% in Durham, and Strafford County average of +12.8%/year appreciation therefore, the appropriate time adjustment of 11% per year has been applied on the sales grid based on the date of sale for comparables is warranted in the sales grid.

The appraiser has reviewed the local economic situation regarding housing in the immediate market area and has determined that as of the effective date of this appraisal, there have been no recent negative changes / factors which have occurred in the marketplace that would have an adverse effect on values in the neighborhood.

GP Residential: Site Description - Site Comments

The subject's deed was reviewed by this appraiser, per Deed Book 5102 Pages 1008-1010 dated 04/04/2023 Recorded Strafford County Registry of Deeds, no adverse easements, encroachments or special assessments noted. Any easements, restrictions or covenants uncovered through the little search, legal opinion or property survey should be submitted to the appraiser for consideration. The appraiser reserves the right to analyze all such information and amend the appraised value, if necessary.

In the appraisal, the existence of potentially hazardous materials used in the construction or maintenance of the building, such as the presence of ureaformaidehyde, foam insulation or the existence of toxic waste, molds, which may or may not be present in or on the property, was not observed during the inspection: nor does the appraiser have any knowledge of the existence of such material on or in the property. The appraiser is not qualified to determine if there is any type of mold or radon gas present in the building. The appraiser is not a house or environmental inspector. Since the existence of any potentially hazardous material may have an affect on the value of the property, the client should consider retaining an expert in the field.

The subject property has a private well and a private septic system, which is common and typical for the area, not adverse to marketability. This appraiser makes no warranty as to the size, type and/or condition of the private well or septic system. No septic seepage was noted. It is found that there are negative issues with the septic system, the appraiser's opinion of the market value could change.

Under current town zoning requirements, the subject property 11.23 acre lot is not subdividable. The tax assessment of the subject property lot as if vacant is \$600,080. Durham also puts what they call an "Appraisal" value of \$729,100 on their tax card, and that reflects what the town actually considers the subject lot as if vacant is worth.

The subject property sits across from Great Bay on the opposite side of Bay Road, with seasonal views of the Bay. The areas surrounding the improvements are well landscaped with bushes and a large lawn area for recreational use and two exterior decks. The subject deed contains a line of sight easement which gives the subject the right to maintain its seasonal views of the bay across Bay Rd on lots 3 and 4 together with the agreement of the owners of lots 3 and 4. No structure shall be built nor trees or shrubbery allowed to grow which would diminish the present view of Great Bay of lots 8 and 9. The subject lot is encumbered by a right of way driveway easement to serve the adjacent lot 23 which is currently undeveloped. The driveway easement shares the subject's current paved driveway and paved parking area.

See below for more details on the Shankhassick Shorefront Association.

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Client	James & Nichole Ehlen	X			THE PERSON NAMED IN COLUMN NAM
Property Address	570 Bay Rd				
City	Durham	County	Strafford	State Na-4	7g Code 03824
Client	James & Nichole Ehlen				200

The 7 lots in the Shankhassick HOA that are across the street from the side that has water frontage on Great Bay including the

Address	Lot Size	Land Only Asmt	Land Only "Appraisal"	Improvements	Total Asmt	CU
560 Bay Rd	17.69 acres	\$556,210	\$660,600	\$1,983,800	\$2,540,010	Yes
564 Bay Rd	5.08 acres	\$620,254	\$623,100	\$ 665,100	\$1,285,354	No
570 Bay Rd	11.23 acres	\$800,080	\$729,100	\$ 772,300	\$1,372,380	No
574 Bay Rd	11.90 acres	\$129,800	\$554,200	None	\$ 129,800	Yes
576 Bay Rd	14.08 acres	\$526,893	\$656,900	\$ 546,900	\$1,073,793	No
578 Bay Rd	36.42 acres	\$427,131	\$643,100	\$1,106,200	\$1,533,331	Yes
580 Bay Rd	11.60 acres	\$587,052	\$618,500	\$ 596,000	\$1,183,052	No

Address	Lot Size	Land Only Asmt.	of Bay Rd, most having d Land Only "Appraisal"	Improvements	Total Asmt	CU
551 Bay Rd	7.06 acres	\$745,954	\$776,500	\$1,155,000	\$1,900,954	No
557 Bay Rd	5.30 acres	\$727,930	\$751,200	\$1,123,500	\$1,851,430	No
565 Bay Rd	5.10 acres	\$725,711	\$754,300	\$ 899,800	\$1,625,511	No
567 Bay Rd	3.98 acres	\$605,800	\$605,800 - Not WF	\$ 740,100	\$1,345,900	No
571 Bay Rd	3.60 acres	\$856,000	\$856,000	\$ 664,600	\$1,520,600	No
573 Bay Rd	Condo	N/A	N/A	\$1,430,800	\$1,430,800	No
575 Bay Rd	Condo	N/A	N/A	\$1,512,300	\$1,512,300	No
577 Bay Rd	Condo	N/A	N/A-SSA Clubhouse/Dor	ok \$ 171,800	\$ 171,800	No

Vacant Lot Sales with Great Bay WF or ROW in Durham and other similar towns on Great Bay

Older Relevant Sale in Immediate Neighborhood

The most recent similar vacant land sale that happened in 2015 is MLS#4388847, 550 Bay Rd, an 11.55 acre hill-top lot in the same Shankhassick Shorefront Association and in the same exact area. The 11.55 acre vacant lot known as 560 Bay Rd had actually sold prior for \$385,000 on 11/24/2008 to Cressy (same Cressy who sold 578 Bay Rd to the clients, John & Arrry Lester). Two years later, Cressy then listed it for sale on 10/27/2010 for \$430,000. After several price reductions, the 11.55 acre lot finally sold for \$245,000 on 12/28/2015 cash to the current owner Duncan. After Duncan purchased the lot, he purchased a portion of 564 Bay Rd, an abutting lot, making the total acreage 17.69 acres and built a single family residence in 2021 that he still owns and where he resides.

Recent Durham Vacant Lot Sales worth mentioning and that were considered in developing an opinion of value for the subject property lot as if vacant are attached. They include:

MLS#4975169 179 Durham Point Rd 3.6 ac Not WF on Bay 11/09/2023 \$500,000 cash DOM 5 Survey & septic design included, sold after effective date but similar location on Durham Point Rd and has no views, no deeded ROW to bay. Location just before Deer Meadow Rd on the right heading into Durham downtown, well maintained grassy fields & woods, older small barn & shed on property. 2023 Tax Assessment Land Only: \$202,500

MLS#4873228 5 Fax Hit Rd 3.63 ac ROW to OystrRv 07/15/2022 \$389,000 cash DOM 309 Wooded lot in Deer Point subdivision with deeded ROW to Oyster River and Great Bay, tidal frontage & views of Oyster River estuary, possible mooring and shared ROW to dock and dinghy landing area. 2023 Tax Assessment Land Only: \$392,100.

MLS#4870168 214/23 Durham Point Rd 52.81 ac WF on Bay 09/24/2021 \$900,000 cash DOM 62 1,118 feet of WF on Oyster River (up river slightly from Deer Point subdivision between 101 & 127 Durham Point Rd on the right heading into Durham downtown), mostly wooded. 2023 Tax Assessment Land Only (In current use): \$10,834 - Appraisal Value on Tax Card: \$942,000

MLS#4843891 26 Old Piscatagua Rd 0.90 ac MarshWF ORv 05/21/2021 \$300,000 cash DOM 101 Mostly wetlands, no direct access to Oyster River but does have views of marshlands to the river. Small building area close to the road has been developed with new SF home, no on-line access to tax card. 2023 Tax Assessment Land Only: \$354,100

ONE CURRENT ACTIVE DURHAM LAND LISTING (NOT YET PENDING OR SOLD)

MLS#4976175 361 Durham Point Rd 29.88 acWF on Bay On Market Asking \$990,000 Subdivided 29.88 ac off 20 Adams Point lot leaving 4.13 ac with 1969 ranch. Most of the 29.88 ac being sold is in a conservation easement. Large open fields down to the water, building envelope very small, up on corner of Durham Point Rd and Adams Point Rd, may not have water views from proposed SF home. Can never be subdivided or removed from conservation easement. In Current Use. Original asking price \$1,100,000, since reduced. 2023 Tax Assessment Land Only on 20 Adams Point with pre-subdivided acreage of 34.24 ac: \$475,929 - Appraisal Value on Tax Card: \$787,100

Due to the lack of recent similar Great Bay-influenced vacant lot sales within the town of Durham, a search around Great Bay, including the towns of Newmarket, Stratham, Greenland, Newington and Dover were researched. These sales are also attached and discussed below.

Town of Newington NH MLS#4730938 Nimble Hill Rd 32.0 ac WF on Bay 12/16/2022 \$2,100,000 This MLS listing was originally offered 12/20/2018 for \$3,000,000. Listing agent reduced the price to \$2,250,000 on 10/29/2019 and it took another 2 years to eventually sell for \$2,100,000. The 32 acres was in current use and had 2,700 feet of WF on Little Bay. The buyen/developer turned the vacant land into a new WF subdivision called Shackford Point Estates, a 15 lot cui-de-sac on a new paved road called Shipwright Way. 9 of the lots, Lots 2-10, are WF lots. All lots except for Lot 10 are approximately 2 acres in size and all have town water but need a septic system built. So far, 4 lots have sold and 2 are pending sale. Sales and active listings include:

Lot 13	1.84 ac Non-WF	Filtered water views across the street	11/02/2023	\$700,000 cash
Lot 8	1.98 ac WF	Direct WF	12/18/2023	\$1,550,000
Lot 6	1.84 ac WF	Direct WF under construction	08/31/2023	\$1,650,000*
Lot 3	2.21 ac WF	Direct WF mud@low tide, under constructs	09/26/2023	\$1,250,000*
ACTIVE	E/Pending			*part of build pkg
Lot 11	1.85 ac Non-WF	Filtered water views across the street	Pending	\$800,000 U/A price
Lot 7	2.56 ac WF	Direct WF on the point	Pending	\$1,850,000 U/A price
Lot 5	2.02 ac WF	Direct WF	Active	\$1,400,000 Asking

File No. 24002SKDU

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Client	James & Nichole Ehlen					
Property Address	570 Bay Rd					
City	Durham	County	Strafford	State NH	Zip Code	03824
Client	James & Nichole Ehlen					

Lot 4 2.14 ac WF Direct WF Active \$1,300,000 Asking
Lot 9 2.01 ac WF Direct WF including build/new constr SF Active \$3,750,000 Asking
(See attached Shackford Point subdivision Site Map with all lots shown with handwritten notes) Some MLS listings also
attached not all sales are in MLS.

MLS#4841472 76 Little Bay Rd 0.96 ac WF on Bay 11/05/2021 \$695,000 Conv Financing DOM 225 Small WF lot with 200" WF directly on Great Bay with westerly sunset views, deep water access, public water but need a private septic system, availability of obtaining dock and/or mooring permits, existing cottage needing restoration or removal. Started out asking \$850.000, reduced 3 times to \$775.000 when it went U/A.

Town of Newmarket NH

MLS#4940699 17 Great Cove Dr 3.00 ac WF on River 06/15/2023 \$799,900 Conv Financing DOM 117 3 acre WF lot with 220'WF on the Lamprey River which is below the dam in the tidal portion of the river that has direct deep water access to Great Bay. 1970s 3 BR Ranch still on property that would need to be restored or removed. Current septic system has falled and needs to be replaced. Drilled well on site.

Subject Property Lot as if Vacant Opinion of Value & Conclusions

The appraiser, after review of all the above sales and town tax assessment & tax appraisal data has determined the subject lot value to be \$500,000. There is very little benefit to the additional acreage and the views are not significant enough to impact the lot value.

Shankhassick Shorefront Association Information

As per "Amended and Restated Declaration of Covenants, Restrictions and Easements of Shankhassick on Great Bay" HOA recorded at the Stratford County Registry of Deeds in Book 4953 Pages 879-941 dated 07/30/2021, the subject property is part of the Shankhassick Shorefront Association which includes 13 lots subject to all Covenants, 12 voting members, 15 total SF homes located on 13 home lots (due to 3 properties including clubhouse and 2 SF houses being condominium units in The Wooden Nutmeg Farm Condominium Assn).

ARTICLE II

PREMISES SUBJECT TO COVENANTS

The properties which are held and shall continue to be held, transferred and occupied subject to the covenants, restrictions and easements (the "Covenants") contained herein, as the same may be amended, are as follows:

	Current Tax Map #, and Lot #	Street # on Bay Road	1998 ¹SGB Home Lot #s	Subject to SGB Covenants	Member of SSA
1	Map 20, Lot 3-5	571	1	Yes, but excluding Articles IV, V, VI & VII	No
2	Map 20, Lot 3-2-A	575	II.	Yes	Yes
3	Map 20, Lot 3-2-B	573	11	Yes	Yes
4	Map 20, Lot 3-2-C	577	11	Yes	Self; Not Relevant
5	Map 20, Lot 7-1	567	111	Yes	Yes
6	Map 20. Lot 7-2	565	IV	Yes	Yes
7	Map 20, Lot 7-3	551	V	Yes	Yes
9	Map 20. Lot 6	557	VI	Yes	Yes
9	Map 19, Lot 7	560	VII	Yes	Yes
10	Map 19. Lot 6	564	VIII	Yes	Yes
11	Map 19, Lot 5	570	IX	Yes	Yes
12	Map 19, Lot 4	574	Х	Yes, but excluding Articles IV, V, VI & VII	No
13	Map 19, Lot 3	576	19-3	Yes	Yes
14	Map 19, Lot 2	578	19-2	Yes	Yes.
15	Map 19, Let 1	580	19-1	Yes	Yes

The HOA charges \$2,500/house lot and owns a small 0.35 acre waterfront lot that has a club house, large deck, day use dock and parking for a few cars. Moorings are available for HOA members. Bay Road is not part of the HOA, but is a town owned and maintained road. See the attached fiver of the Shankhassick of Great Bay neighborhood attached for more information and photos of the area created by listing agent Valerie Shelton of Appledore Real Estate who has marketed and sold many of the properties in the HOA, some more than once.

· GP Residential: Description of the Improvements - Property Condition

Good condition throughout as the subject property has been maintained. No apparent physical deterioration or inadequacies noted. Room sizes and layout are typical and functional. The first floor living room has vaulted pine tongue and groove ceilings with a bluestone wood burning fireplace and oak hardwood flooring. 4 season sunroom/office located off the dining room with

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Client	James & Nichole Ehlen				

pine tongue and groove ceilings and access to the mahogany deck on the right side of the subject. Large kitchen with stainless steel center island, corian counters, copper sink, stainless appliances and hardwood flooring which leads to the rear deck. Half bathroom with tile flooring located off the kitchen and a pantry. Large laundry room with viryl flooring. Vermont slate tile flooring in the mudroom which leads to the heated 2 car attached garage. The second floor contains 5 bedrooms with wall to wall carpeting and 3 full bathrooms, 1 full bathroom is dated with original futures, lincleum flooring, and original dated yellow vanity top. The second full bathroom contains vinyl flooring and fiberglass shower wainscoting. Primary bedroom contains a large walk in closet with wall to wall carpeting. Primary bathroom has tile flooring, glass shower and a large jacuzzi tub. The primary bedroom has seasonal distant water views of the bay.

The subject contains a partially finished walkout basement which is a very rough finish with polished concrete floors, painted concrete walls, direct vent propone heater and electric wall radiator. The subject property has a FHA propone-fired central heating and cooling system located in the basement and attic. Outdoor shower and sink located to the rear of the 2 car attached heated garage with a utility/storage bay. Whole house generator, composite deck to the rear of the subject and mahogany wood deck to the right side of the subject. No functional or external obsolescence noted. All utilities were up and running at time of inspection.

 GP Residential: Sales Comparison Approach - Summary of Sales Comparison Approach GLA above grade adjusted at \$50/sf over 100sf difference, GLA below grade adjusted at \$20/sf (\$14,200 value). Full Bath above grade \$20,000. Half Bath \$10,000. Bedrooms are not adjusted for, as they are included in the GLAAG adjustments

size adjustments of \$1,000 acre over 2 acres. Hydro Air \$5,000. Central A/C \$5,000. Mini Split \$2,000 each. Fireplace \$5,000. Hearth \$2,000. Shankhassick Association \$100,000.

Also, when making the adjustments in the sales grid, detailed conversations with brokers and appraisers, interior photographs of sales and the appraiser's knowledge of the area are considered. GLA adjustments also based on extracted value of what buyers are willing to pay in this marketplace and price range for excess GLA, not on actual GLA new construction costs. All other adjustments, including fireplaces, decks & porches, garages or barns, basements, finished rooms below grade, etc. reflect the reactions of market participants from past appraisals and analyses, and do not necessarily reflect cost.

All condition, age and quality adjustments based on interviews with the listing or selling brokers, the MLS listings and viewing photos and virtual tours of the comparables if available. Sales concessions and loan terms are also obtained from the same sources, however sales concessions are typically not revealed by the listing brokers as they consider it private information, therefore \$0 may be indicating that the information is not available, not that there are no sales concessions.

The rise in median sales price indicated in the study done under the Neighborhood Market Conditions indicates strong evidence of an appreciating market down from the previous year of 32% to 11% in Durham, and Strafford County average of +12.6%/year appreciation therefore, the appropriate time adjustment of 11% per year has been applied on the sales grid based on the date of sale for comparables is warranted in the sales grid.

4 sales comparables were selected from the subject's town of Durham and 1 sales comparable from the neighboring town of Newmarket.

PLEASE REFER TO ATTACHED PDF "SUBJECT & COMPARABLE ADJUSTMENTS FOR SALES GRID PORCH/DECK/PATIO & EXTRAS LINES" FOR INDIVIDUAL BREAKDOWNS.

The rest of the Sales Grid adjustments and conclusions are below.

C#1 is adjusted \$10,000 in view lacking seasonal distant views of the bay. It is further adjusted 10% in quality considered inferior to the subject having a dated kitchen with aged white cabinetry, dated appliances, dated original carpet throughout the second floor, lower quality lighting and fixtures, lower quality deck and lower quality screen porch, lower quality diaphoard exterior. Additional garage bay \$7,500. Total Porch/Patio/Deck adjustment \$3,000 (\$22,000 to the subject's \$25,000). Extra line adjustment \$10,000 (\$32,000 value to the subject's \$22,000). Shankhassick Association \$100,000 adjustment to the subject.

C#2 is adjusted \$10,000 in view lacking seasonal distant views of the bay. It is considered the same quality and condition as the subject. \$5,000 adjustment for lacking central A/C. No adjustment on the Porch/Patio/Deck line as they are considered equal in value at \$25,000. Extra line adjustment of \$12,000 (\$10,000 value to the subject's \$22,000). Shankhassic Association \$100,000 value as compared to the Deer Point LOA value of \$20,000.

C#3 was appraised by this appraiser. It is adjusted \$10,000 in view lacking seasonal distant views of the bay. It is adjusted 20% in quality and 10% in condition considered superior to the subject having a custom kitchen with custom cabinetry, counters and high-end appliances including a double oven, custom lighting throughout, exposed beams, gleaming Tigerwood hardwood flooring throughout, custom tile bathrooms with a bidet, walk in closets, ceiling fans throughout, extensive landscaping with brick walkways throughout, large screen porch, Hydro Air and whole house generator. Hydro Air \$5,000 adjustment. Additional fireplace \$5,000 adjustment. Porch/Patio/Deck adjustment \$4,000 (\$29,000 value to the subject's \$25,000). Extra line adjustment \$28,000 (\$50,000 value to the subject's \$22,000). Shankhassick Association \$100,000 adjustment to the subject.

C#4 is located in Newmarket in a similar neighborhood with water access at Moody Point. It is adjusted \$40,000 having direct. unobstructed water views of the bay. It is adjusted 10% in condition being 6 years old showing very little wear throughout with glearning hardwood flooring and having near new systems. Below grade GLA adjusted at \$40/sf against the subjects \$20/sf below grade GLA. Full Bath below grade \$12,000. Porch/Patio/Deck adjustment of \$19,000 (\$6,000 value to the subject's \$25,000). Whole house generator is given a value of \$10,000 on the extra line against the subject's \$22,000 value. Shankhassick Association given a value of \$100,000 against the Moody Point Association value of \$50,000.

C#5 is adjusted \$800,000 in location being a direct waterfront lot with over 450' of waterfront located within Shankhassick. Association which commands higher real estate values. It is further adjusted \$40,000 having direct, unobstructed water views of the bay. It is adjusted 10% in quality and 5% in condition considered superior to the subject as it is a custom-built Frank Lloyd Wright inspired home built by architect Walter Pierce with numerous windows, gleaming hardwood flooring throughout, oustorn kitchen with Subzero, Thermador and DCS appliances, custom built ins, walk in dressing area in the primary suite, multiple exterior decks and stone patio. Mini Split adjustment \$4,000. Wood Stove \$1,000. Porch/Patio/Deck adjustment \$24,000. (\$49,000 to the subject's \$25,000). Hearth \$2,000. Extra line adjustment \$12,000 (\$10,000 to the subject's \$22,000).

The results give the subject a final value of \$1,141,000. This analysis strongly supports the final opinion of value of \$1,141,000. All major features of the subject property are bracketed, including age and GLA above grade, the lot size is not bracketed on the

	Supplemental Addendum		FIR NO. 24002/SKDU		
Client	James & Nichole Ehlen	All the transfer of the transf			
Property Address	570 Bay Rd				
Oity	Durham	County Strafford	State NH	Tip Code 03824	
Client	James & Nichole Ehlen	2000-20			

upper end however. The final opinion of value is bracketed by both the actual and adjusted sales prices. Essentially, 2 sales are brought down and 3 are going up.

Comparable Summary

Comparables Summary & Estimated Indicated Value

	Sale Price	Net Adi %	Grs Adi %	Ind Value	Weight
Comp #1:	900,000	19.7	29.7	1.076,900	22.48
Comp #2:	950,000	22.9	42.9	1,167,700	21.37
Comp #3:	1,475,000	14.4	55	1,263,000	20.34
Comp #4:	900,000	27.3	58.9	1,146,000	20.01
Comp #5:	1,450,000	28.7	108.7	1,034,100	15.8

ESTIMATED INDICATED VALUE OF THE SUBJECT: 1,141,000

Indicated Weight Value

Estimated indicated value is determined by using the Gross Adjustment of sale price for each comparable as a measure of the relative quality of the comp. The Indicated Value is derived by multiplying the weight of each comp by the Adjusted Sale Price of that comp, repeating for each property, then adding them all together. This weighted average is used as the indicated value of the subject.

As with any method, this technique is not perfect. However, it does do a very good job of giving more weight to the most similar comps while at the same time minimizing values near the extremes of the indicated value range.

GP Residential: Reconciliation - Reconciliation and Final Value Conclusion

The three approaches to value were considered, however only the Sales Comparison and Cost Approach were developed. The Income Approach was not developed due to the limited amount of data to establish a GRM.

The Cost Approach was considered, but not weighted as this type of methodology is not considered to be reflective of market behavior. Further the cost approach is not be a reliable indication of value for the subject property due to the difficulty of finding similar lot sales within the local area surrounding the subject property for the past few years.

The Sales Comparison Approach is considered to be the most reliable indicator of market value since it best reflects the actions of informed buyers in the current market. The best available sales were used. Any information, estimates and opinions furnished the appraiser and contained in this report were obtained from sources considered reliable and believed to be true and correct.

. GP Residential: Conditions of Appraisal

The appraisal is made "as is" with no conditions required. Certifications & Limiting Conditions apply. Market values vary over time. No value contributed to personal property. The addendum is an integral part of this appraisal report.

The appraiser did not conduct a title search. This appraisal report (including any estimate of market value, certification, statement and statement of limiting conditions) is being performed exclusively of the benefit of and at the request of the Lender/Client. Said appraisal and estimate of market value is rendered exclusively for the underwriting process. This appraisal and estimate of market value shall not be relied upon by a Buyer, Seller or Loan Applicant or an other third party and no contract shall be deemed to exist between said individuals and the appraiser.

Signature

The appraisal report has incorporated digitally-encrypted original signature. The signature is protected by a password, and cannot be added, deleted or changed by anyone other than those with authorized password access. As a result, this document should be construed as an original, signed document.

Any information, estimates and opinions furnished to the appraiser and contained in this report were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser can be assumed by the appraiser.

Subject Photo Page

Client	James & Nichole Ehlen					
Property Address	James & Nichole Ehlen 570 Bay Rd					
City	Durham	County	Strafford	State 6	4H Zip Code	03824
Client.	James & Nichole Ehlen					



Subject Front

570 Bay Rd Sales Price 2,842 Gross Living Area Total Rooms 13 Total Bedrooms 5 Total Bathrooms 3.1 Location N;Res; B;LimitedWater; View 11.23 acres Site Quality 03 23 (2000) Age



Subject Rear



Subject Street

Comparable Photo Page

Client	James & Nichole Ehlen						
Property Address	570 Bay Rd						
City	Durham	County St	trafford	State	NH	Zip Code	03824
	James & Nichole Ehlen						



Comparable 1

110 Durham Point Rd Prox. to Subject 2.72 miles N Sale Price 900,000 Gross Living Area 3,150 Total Rooms 12 Total Bedrooms 5 Total Bathrooms 3.1 Location N/Res; Vew N;Res; 6.1 acres Site Quality Q3 Age 38 (1985)



Comparable 2

3 Fox Hill Rd Prox. to Subject 2.72 miles N Sale Price 950,000 Grass Living Area 4,541 Total Rooms 10 Total Bedrooms 4 **Total Bathrooms** 3.2 Location N/Res; N;Res; View Site 3.18 acres Quality Q3 Age 21 (2002)



Comparable 3

402 Bay Rd Prox. to Subject 0.65 miles NE Sale Price 1,475,000 Gross Living Area 3,184 Total Rooms Total Bedrooms Total Bathrooms 4.0 N;Res; Location N;Res; Vew Ste 3.14 acres Quality Q2 17 (2006) Age

Comparable Photo Page

Client	James & Nichole Ehlen					
Property Address	570 Bay Rd					
Oty Client	Duham	County	Strafford	State NH	Zip Code	03824
Client	James & Nichole Ehlen					



Comparable 4

504 Cushing Rd Prox. to Subject 1.61 miles SW Sale Price 900,000 Gross Living Area 1,729 Total Rooms Total Bedrooms 2 Total Bathrooms 2.0 N;Res; Location Vew B;Waterview .23 ac Site Quality Q3 Age 6 (2017)



Comparable 5

565 Bay Rd Prox. to Subject 0.17 miles E Sale Price 1,450,000 Gross Living Area 5,072 Total Rooms 15 Total Bedrooms 4 Total Bathrooms 3.1 Location B;Waterfront View B;Waterview; Site 5.1 acres Quality Q2 Age 24 (1999)

Comparable 6

Prox. to Subject Sale Price Gross Living Area Total Rooms Total Bedrooms Total Bedrooms Location View Site Quality Age

Location Map

Client	James & Nichole Ehlen			
Property Address	570 Bay Rd	+ 2017		
City	Durham	County Strafford	State NH	Zip Code 03824
Client	James & Nichole Ehlen			THE RESERVE TO SERVE



Client	James & Nichole Ehlen			
Property Address	570 Bay Rd			
City	Durham	County Strafford	State NH	Zip Code 03824
Client	James & Nichole Ehlen			



Entry First Floor

Living Room First Floor



Living Room First Floor



Fireplace Living Room First Floor



Office First Floor



Office First Floor

Client	James & Nichole Ehlen			
Property Address	570 Bay Rd	=-3.5		
City	Durham	County Strafford	State NH	7g Code 03824
Client	James & Nichole Ehlen			27.18.



Deck Right Side of Subject

Kitchen First Floor







Kitchen First Floor



Deck Rear of Subject



Hallway First Floor

Client	James & Nichole Ehlen					
Property Address	570 Bay Rd					
City	Durham	County	Strafford	State 6	4H Zip Code	03824
Client	James & Nichole Etrien					



Half Bath First Floor



Den First Floor



Den First Floor



Laundry First Floor



Laundry First Floor



Mudroom First Floor

Clert	James & Nichole Ehlen			
Property Address	570 Bay Rd			
City	Durham	County Strafford	State NH	Zip Code 03824
Client	James & Nichole Ehlen			777



Mudroom First Floor

Interior 2 Car Attached Garage





Interior 2 Car Attached Garage

Interior Utility Storage



Stairs to Basement First Floor



Recreation Room Finished Basement

Client	James & Nichole Ehlen						
Property Address	570 Bay Rd						
Obj	Durham	County	Strafford	State	NH	Zip Code	03824
Client	James & Nichole Ehlen						1777



Recreation Room Finished Basement



Direct Vent Heater Recreation Room Finished Basement



Unfinished Basement



On Demand Hot Water Maker Basement



Bulkhead Entry / Exit Basement



FHA Propane Fired Heat / AC System Basement

Client	James & Nichole Ehlen				
Property Address	570 Bay Rd				
City	Durham	County	Strafford	State NH	70 Code 03824
Client	James & Nichole Ehlen				



Hot Water Maker Basement



Electrical Panel Basement



Whole House Generator Transfer Panel Basement



Water Filtration / Well Pump Basement



Stairs to Second Floor First Floor



Primary Bedroom Second Floor

Client	James & Nichole Ehlen					
Property Address	570 Bay Rd					
City	Durham	County Stray	efford	State NH	Zip Code	03824
Client	James & Nichole Ehlen					





WIC Primary Bedroom Second Floor

Primary Bathroom Second Floor



Primary Bathroom Second Floor



Hallway Second Floor



Full Bathroom Second Floor



Bedroom 2 Second Floor

Client	James & Nichole Ehlen					
Property Address	570 Bay Rd					
City	Durham	County	Strafford	State NH	Zig Code	03824
Client	James & Nichole Ehlen					



Bedroom 3 Second Floor

Office Nook Second Floor



Hallway Second Floor



Full Bathroom Second Floor



Full Bathroom Second Floor



Full Bathroom Second Floor

Clerc	James & Nichole Ehlen					
Property Address	570 Bay Rd					
City	Durham	County	Strafford	State NH	Zip Code	03824
Client	James & Nichole Ehlen	111111111111111111111111111111111111111	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			



Bedroom 4 Second Floor



Bedroom 5 Second Floor



Attic Pull Down Access Hallway Second Floor



Front of Subject



Front of Subject



Front Yard

Client	James & Nichole Ehlen					
Property Address	570 Bay Rd					
Oby	Durham	County	Strafford	State N	aH Zip Cod	03824
Client	James & Nichole Ehlen					

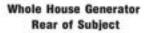




Left Rear Corner

Right Rear Corner







Outdoor Shower Rear of Subject



Outdoor Sink Rear of Subject



Shared Club House

Client	James & Nichole Ehlen					
Property Address	570 Bay Rd					
City	Durham	County	Strafford	State NH	Zip Code	03824
Client	James & Nichole Ehlen	1	73 M A			2000





Shared Water Front

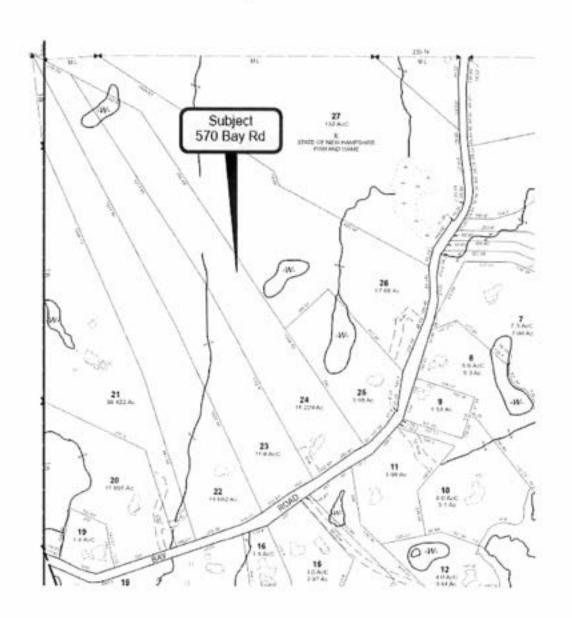
Shared Dock



Shared Deck at Club House

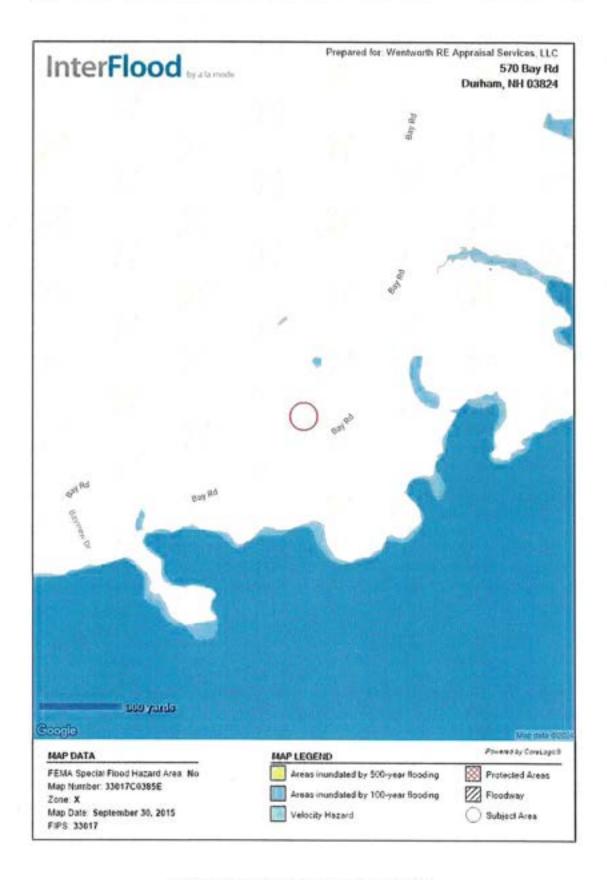
Plat Map

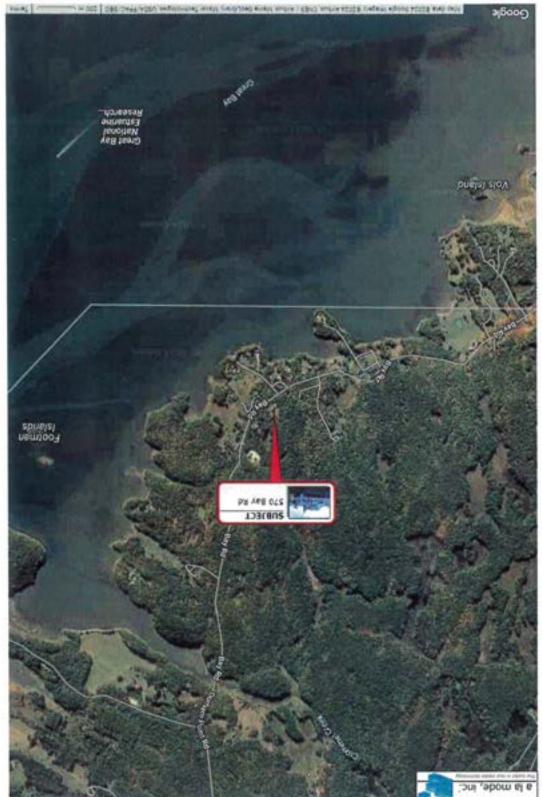
Client	James & Nichole Ehlen						
Property Address	570 Bay Rd						
City	Durham	County	Strafford	State	NH	Zip Code	03824
Client	James & Nichole Ehlen						



Flood Map

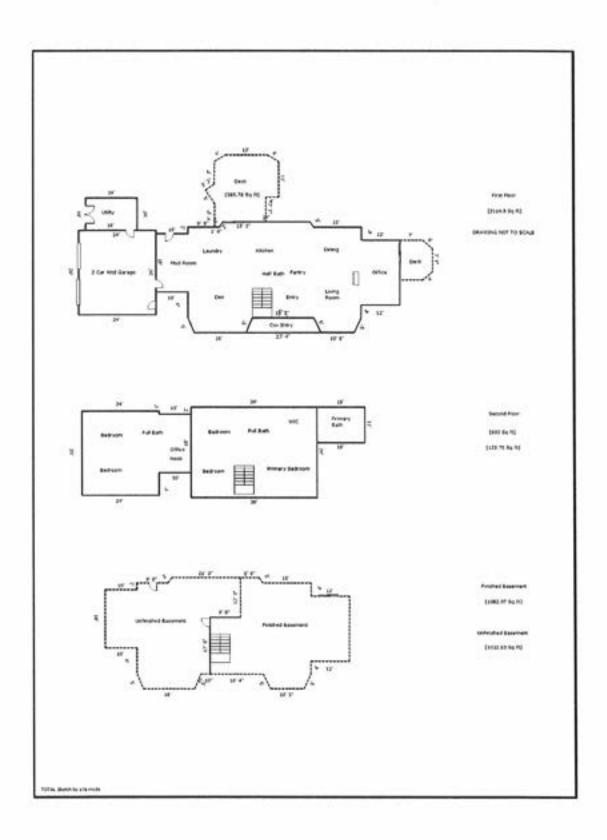
Client	James & Nichole Ehlen						
Property Address	570 Bay Rd						
City	Durham	County	Strafford	State	NH	Zig Code	03824
Client	James & Nichole Ehlen						





Building Sketch (Page - 1)

Client	James & Nichole Ehlen					
Client Property Address	570 Bay Rd					
City	Durham	County	Strafford	State NH	Zip Code 03824	
Client	James & Nichole Ehlen					

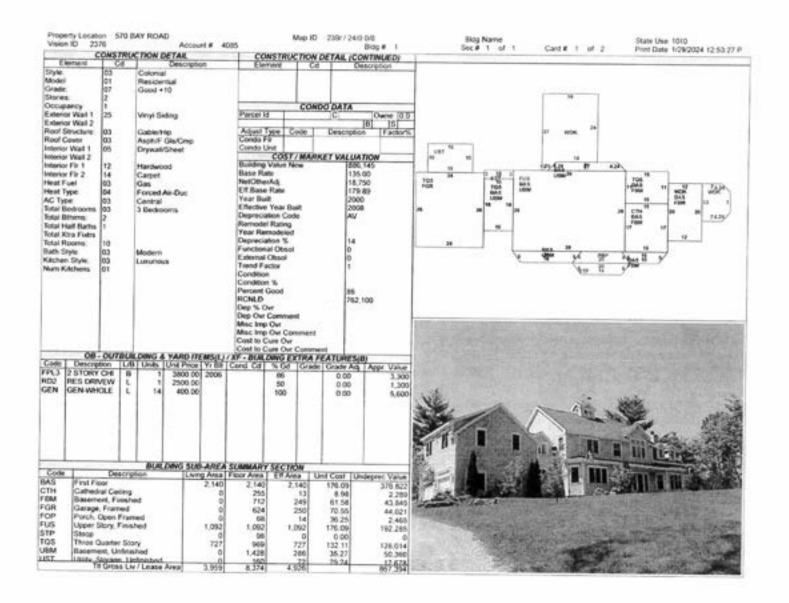


Building Sketch (Page - 2)

Client	James & Nichole Ehlen		11-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1			
Property Address	570 Bay Rd					
City Client	Duham	County	Strafford	State NH	Zig Code	03824
Client	James & Nichole Ehlen					

Living Area		
First Floor	2134.91 Sq.ft	Galculation Details 0.5 × 1.92 × 4.58 + 4.76
	anomage	0.5 × 1.92 × 4.58 ÷ 4.2 0.5 × 4.58 × 1.92 ÷ 4.3
		16 × 4.58 = 73.3
		0.5 × 2.25 × 4.5 = 5.0
		0.5 × 4.5 × 2.11 - 4.70
		10.42 × 4.5 = 46.6 0.5 × 1.17 × 1.67 = 0.9
		0.5 × 1.67 × 1.17 × 0.9
		27 × 1.67 * 4
		18 × 10 = 180
		28 × 53.78 = 1505.60
		0.19 × 4 = 0.27 0.5 × 4 × 0.03 = 0.0
		0.5 × 4 × 0.00 = 0.00 12.05 × 20 = 241.04
		0.5 × 20 × 0.14 + 1.3
		0.5 × 12.02 × 0 + (
		0.5 × 0.03 × 4 = 0.0
Second Floor (x 0.75)	523.75 Sq R	11 × 15 = 16
Second Floor (x 0.75)	603 Sq ft	36 × 24 - 62
VALUE AND	25/1920	10 × 18 - 18
Total Living Area (Rounded): Non-living Area	3843 Sq R	
2 Car Attached	624 Sq R	24 × 26 = 62
Covered Porch	96.52 Sq ft	19.17 × 4.5 = 86.2
		0.5 × 4.5 × 2.35 = 5.0
		0.5 × 1.88 × 4.5 = 4.2
		0.5 × 23.3 × 0.08 = 0.90
Deck	116.06 Sq #	7.06 × 3.06 = 31.8
100 C		0.5 × 2.58 × 3.08 = 3.9
		0.5 × 3.08 × 2.58 = 3.9
		12.25 × 7 = 85.7
		0.5 × 12.25 × 0.08 = 0.5
Deck	385.78 Sq ft	1.5 = 1.67 = 2.1
		$0.5 \times 1.17 \times 1.67 = 0.9$
		15.92 × 5.58 + 88.8
		11×35 = 36: 0.5×2×35 = 3:
		13 × 0.5 = 6.1
		15 × 12.5 = 187
		3.42 × 4.17 = 14.2
		0.5 × 4.17 × 2.83 = 5.5
		3.58 × 1.83 = 6.5 0.5 × 2.67 × 1.83 = 2.4
		7×35 = 24
		05×35×2 - 33
		0.5 × 7 × 0.08 = 0.2
Basement	1032.83 Sq ft	0.5 × 1.92 × 4.58 × 4.9
		0.5 × 4.58 × 1.52 × 4.3
		16 × 4.58 = 73.3
		18 × 10 = 18 12.25 × 9.42 = 115.31
		22.67 × 28 = 634.6
		1.67 × 11.83 × 19.7
		0.5 × 1.67 × 1.17 + 0.9
Noished Basement	1082.07.5q ft	05×225×45 - 50
		0.5×4.5×2.11 = 4.7
		12.42 × 4.5 = 46.8
		0.5×4×0.00 = 0.0 31.11×4 = 124.4
		35.15 × 4 = 124.4 0.5 × 12.62 × 0 =
		0.5 × 13.42 × 0.09 = 0.6
		43.17 × 13.42 = 579.1
		0.5 × 6.58 × 0.04 × 0.1
		33.84 × 6.58 = 222.7 0.5 × 4 × 0.03 = 0.0
		0.5 × 4 × 0.03 ÷ 0.0 21.89 × 4 = 87.5
		0.5 × 1.17 × 1.67 = 0.9
		5.75 × 1.67 = 9.5

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Form SONLSL - "TOTAL" appealse software by a to mode, inc. - 1-800-ALABODE

C	CWSTW	UCTION DETAIL	CONSTRUCTION DE	TAR ACONTRIBUTED	5ec# 1 of 1	Card # 2 of 2	Print Date: 1/29/2024 12:53:28
Element	Cd		Element Cd	Description			
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t Type	04	Forced Arr-Duc	Eff Base Flate	179.89			
Tube:	03	Central	Year Built				
Bedrooms		3 Bedrooms	Effective Year Built				
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Form SCNLSL - TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Subject - 570 Bay Rd	Adjust	Tax April	110 Durham Pt Rd	Adjust	Tax Asnt	3 Fox Hill Rd	Adjust	Tax April
None			None			None	-01115000	
None			None			None		
GLAAG @ \$50/sf			None			None		
Fin Bas 712 st @ 20/st	\$14,200	\$43,845	None			None		
Cov Entry	\$5,000	\$2,465	Lg Screened Porch	\$12,000		None		
2 Decks	\$10,000	\$14,615	ig Wood Deck	\$10,000		Large Deck	\$20,000	\$10,783
Stone Walkways	\$10,000	50	None	0.00000		None		
None			Auto Whole Hs Gen	\$10,000		Cay Front Entry	\$5,000	\$3,180
Auto Whole Hs Gen	\$10,000	\$5,600	Irrigation System	\$10,000		Auto Whole Hs Gen	\$10,000	\$4,000
Dutdoor Shower/Sink	\$2,000	0	Landscap/Gardens	\$12,000		None	******	***
Utility Storage 160 of	\$10,000	\$12,678	None	1		None		
Shankhassick HGA	\$100,000		No ROW to Bay			Deer Point LOA	\$20,000	
Basement @520/sf	\$14,200		100 100 100 000			CHAIR FORM COM.	36/0/00	
GLA Above Grade \$50/sf	- garquan .							
TOTAL Parch/Patio/Deck	25,000		TOTAL Proh/Pat/Dk	\$22,000		TOTAL PHIN/PWU/DR	\$25,000	
TOTAL Extras	22,000		TOTAL Extras	\$32,000		TOTAL Extras	\$10,000	
TOWN OF DURHAM	ASSESSMENT	APPRAISAL	E STATE OF THE PARTY OF THE PAR	ASSESSMENT	APPRAISAL		ASSESSMENT	APPRAISAL
TOTAL	\$1,372,380	\$1,501,400		\$799,400	\$799,400		\$1,121,000	\$1,121,000
LAND ONLY-11.23 ac	\$600,080	\$729,500		\$183,600	\$183,600		\$380,400	\$380,400
IMPROVEMENTS	\$772,300	\$772,300		\$615,800	\$615,800		\$740,600	\$740,600

Subject - 570 Bay Rd	Adjust	Tax April	402 Bay Rd		Tax Asmt	504 Cushing Rd	Adjust	Tax Asmi
None			None			None	1000	
None			None			None		
GLAAG @ \$50/sf			None			None		
Fin Bas 712 st @ 20/st	\$14,200	543,845	None			None		
Cov Entry	\$5,000	\$2,465	Scr Porch, Femr P	\$18,000		None		
2 Decks	\$10,000	\$14,615	Cov Porch	\$6,000		Deck	\$3,000	
Stone Walkways	\$10,000	50	Brick Paties, Walks	\$20,000		Patio	\$3,000	
None			Sm Cov Front Entry	\$5,000		None		
Auto Whole Hs Gen	\$10,000	\$5,600	Auto Whole Hs Gen	\$10,000		Auto Whole Hs Gen	\$10,000	
Outdoor Shower/Sink	\$2,000	0	Extensive Gardens	\$20,000		None	333333	
Utility Storage 160 of	\$10,000	\$12,678	None	4.57		Fin Burst 694sf @40	\$38,600	
Shankhausick HOA	\$100,000		No ROW to Bay			Moody Point Assn	\$50,000	
Basement @\$20/sf	\$14,200					Water Views	400	
GLA Above Grade \$50/vf								
TOTAL Porch/Patio/Deck	25,000		TOTAL Peth/Pat/Ok	\$29,000		TOTAL PHIN/PUL/ON	\$6,000	
TOTAL Extras	W22000		TOTAL Extras	\$50,000		TOTAL Extras	\$10,000	
TOWN OF DURHAM	ASSESSMENT	APPRAISAL		ASSESSMENT	APPRAISAL		ASSESSMENT	APPRAISAL
TOTAL.	\$1,372,380	\$1,501,400		\$1,475,400	\$1,475,400		\$694,800	\$694,800
LAND ONLY-11.23 ac	\$600,080	\$729,100	3.14 ac	\$336,000	\$336,100		\$379,200	\$179,100
MPROVEMENTS	\$772,300	\$772,300		\$1,139,300	\$1,139,300		\$315,600	\$315,600
PRIOR SALE/DATE								

Subject - 570 Bay Rd	Adjust	Tax April	565 Bay Rd	Adjust	Tax Asmt		
None			None				
None			None				
GLAAG @ \$50/sf			None				
Fin Bas 712 of @ 20/vf	\$14,200	\$43,845	None				
Cov Entry	\$5,000	\$2,465	Scr Porch, Cov Porch	\$20,000			
2 Decks	\$10,000	\$54,615	Decks	\$9,000			
Stone Walkways	\$10,000	50	Patio	\$20,000	\$5,600		
None			None	97.55			
Auto Whole Hs Gen	\$10,000	\$5,600	Auto Whole Hs Gen	\$10,000			
Outdoor Shower/Sink	\$2,000	0	Mone				
Utility Storage 160 of	\$10,000	\$12,678	None				
Shankhassick HOA	\$100,000		ShankhaskHOA/WF	\$100,000			
Basement @\$20/sf	\$14,300		2-described in L	4100,000			
GLA Above Grade \$50/sf	20-14-00						
TOTAL Porch/Patio/Deck	25,000		TOTAL ProtyPat/04	\$49,000			
TOTAL Extrus	22,000		TOTAL Extras	\$88,000			
TOWN OF DURNAM	ASSESSMENT	APPRAISAL	STREET, SQUARE,	ASSESSMENT	APPRAISAL	A STATE OF THE PARTY.	
TOTAL	\$1,372,380	\$1,501,400		\$1,654,100	\$1,654,100		
LAND ONLY-11.23 ac	\$600,060	\$729,100		\$754,300	\$754,300		
IMPROVEMENTS.	\$772,300	\$772,300		\$899,800	\$899,800		
PRIOR SALE/DATE	\$698,000	5/1/2013		50	4/15/1999		

NH LICENSE PAGE

State of New Hampshire



Real Estate Appraisers Board

Authorized as Certified Residential Appraiser Issued To

ANNA M KELLEY

License Number: NHCR-415

Active

Isser Date: 06/01/1996

Expiration Date: 11/30/2025



State of Maine

DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION **BOARD OF REAL ESTATE APPRAISERS**

License Number CR2741

Be it known that

ANNA M. KELLEY

has qualified as required by Title 32 MRS Chapter 123 and is licensed as: CERTIFIED RESIDENTIAL APPRAISER

SSUE DATE November 29, 2023 Ame L. Head Commissioner

EXPIRATION DATE December 31, 2024

> Detach



STATE OF MAINE

License Number CR2741 ANNA M. KELLEY CERTIFIED RESIDENTIAL APPRAISER

ISSUED 11/29/2023

EXPIRES 12/31/2024

STATE OF MAINE

DEPARTMENT OF PROPERSONAL AND FINANCIAL REGULATION 36 State House Station Augusta, Maine 04335-0236 (207) 624-6803

Arme L. Head



State of Maine

DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION **BOARD OF REAL ESTATE APPRAISERS**

License Number RA4479

Be it known that

SHELLEIGH LYNNETTE KULIG

has qualified as required by Title 32 MRS Chapter 123 and is licensed as:

REGISTERED APPRAISER TRAINEE

Supervised by: ANNA M. KELLEY

ISSUE DATE January 6, 2024 Arme L. Head Commissioner

EXPIRATION DATE January 15, 2025

3< Detach



STATE OF MAINE

License Number RA4479 SHELLEIGH LYNNETTE KULIG REGISTERED APPRAISER TRAINEE Supervised by ANNA M. KELLEY

ISSUED 01/08/2024

EXPIRES 01/15/2025

STATE OF MAINE
DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
35 State House Station
Augusts, Maine 04333-0356
(387) 624-0603

Anne L. Head

y Durham County ont James & Nichole Ehlen	Strafford State NH Zip Code 03824
	2000 E
APPRAISAL AND REPORT IDENTIFICATION	
This Report is gag of the following types:	
Appraisal Report (A written report prepared under Standards Rule	2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)
Restricted (A written report prepared under Standards Rule restricted to the stated intended use only by the s	2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report, specified client and any other named intended user(s).)
Comments on Standards Rule 2-3	
certify that, to the best of my knowledge and belief:	
 The statements of fact contained in this report are true and correct. 	
	ssumptions and limiting conditions and are my personal, impartial, and unbiased professions
analyses, opinions, and conclusions. - United otherwise infinited I have no oversell or representive interest in the concepts	that is the subject of this report and no personal interest with respect to the parties involved
 Unless otherwise indicated, I have performed no senion sea an appraiser or in any period immediately preceding acceptance of this assignment. 	are a set segect or the report and no personal restrict with respect to the parties inscored other capacity, regarding the property that is the subject of this report within the three-year
I have no blas with respect to the property that is the subject of this report or the pa	
 My engagement in this assignment was not contingent upon developing or reporting 	g predetermined results.
 My compensation for completing this assignment is not contingent upon the develop class. The amount of the value opinion, the attributed of a contingent upon the develop opinion. 	oment or reporting of a predetermined value or direction in value that layors the cause of the
offent, the amount of the value opinion, the attainment of a stipulated result, or the occu- My analyses, opinions, and conclusions were developed, and this report has been or	arrence of a subsequent event directly related to the intended use of this appraisal. repared, in conformity with the Uniform Standards of Professional Appraisal Practice that
were in effect at the time this report was prepared.	representation of the second control of the control
- Unless otherwise indicated, I have made a personal inspection of the property that is	s the subject of this report.
 Unless otherwise indicated, no one provided significant real property appraisal assist 	tance to the person(s) signing this certification (if there are exceptions, the name of each
individual providing significant real property appraisal assistance is stated elsewhere in	this report).
con courts, time, passes upon sales data within the market and six	stistical information about days on market. Please note - Exposure time
differs from marketing time. Exposure time is a retrospective opinion	n as it occurs BEFORE the effective date of the appraisal, and marketing
differs from marketing time. Exposure time is a retrospective opinion	n as it occurs BEFORE the effective date of the appraisal, and marketing
differs from marketing time. Exposure time is a retrospective opinior time is a perspective opinion as it occurs AFTER the effective date of the control of the control o	n as it occurs BEFORE the effective date of the appraisal, and marketing of the appraisal.
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differs from marketing time. Exposure time is a retrospective opinior time is a perspective opinion as it occurs AFTER the effective date of the comments on Appraisal and Report Identification of the comments of o	n as it occurs BEFORE the effective date of the appraisal, and marketing of the appraisal. fication state mandated requirements:
differs from marketing time. Exposure time is a retrospective opinior time is a perspective opinion as it occurs AFTER the effective date of the comments on Appraisal and Report Identification of the comments of of the c	n as it occurs BEFORE the effective date of the appraisal, and marketing of the appraisal. fication state mandated requirements: see Requirement (A.I.R.). The undersigned appraiser(s) responsible for
differs from marketing time. Exposure time is a retrospective opinior time is a perspective opinion as it occurs AFTER the effective date of the comments on Appraisal and Report Identife Note any USPAP-related issues requiring disclosure and any APPRAISER INDEPENDENCE. This report was done in compliance with The Appraiser Independent preparing the above referenced appraisal report hereby certify that it	n as it occurs BEFORE the effective date of the appraisal, and marketing of the appraisal. fication state mandated requirements: nce Requirement (A.I.R.). The undersigned appraiser(s) responsible for the report was completed and the opinion of value developed in
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Comments on Appraisal and Report Identif Note any USPAP-related issues requiring disclosure and any APPRAISER INDEPENDENCE This report was done in compliance with The Appraisar Independen preparing the above referenced appraisal report hereby certify that it accordance with USPAP standards. And, at no time did any employs as joint venture partner, independent contractor, appraisal company, influence or attempt to influence the development, reporting, result, were they provided with or informed of any estimate regarding the S value, proposed loan amount, or loan to value ratio (LTV), except in	n as it occurs BEFORE the effective date of the appraisal, and marketing of the appraisal. fication state mandated requirements: noe Requirement (A.I.R.). The undersigned appraiser(s) responsible for he report was completed and the opinion of value developed in ee, director, officer, or agent of the lender, or any other third party acting appraisal management company, or pather to behalf of the lender, or review of the report. The appraiser(s) further certify that at no time ubject Property's value including but not limited to a borrower estimate of the case of purchase transactions where according to USPAP Standards
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T (D 1) H				
Town of Durham, NH				
Property Tax Bill Calculation				
Owner	Ehlenl Family Trust			
PID	239-24			
Address	570 Bay Rd			
	,			
WHAT WAS TAXED				
Total Assessed Value	793,896	1,372,380		
Exemption (solar,)	775,070	-		
	702.007.00			
Value Tax Applied To:	793,896.00	1,372,380.00		
- 40 /				
Credit (veterans,)	-	-		
Tax Bill#:	110194	112711		
PropTax Issue 1 st or 2 nd	1	2		
Due Date:	7/3/2023	12/18/2023		
Paid Date:	6/26/2023	12/8/2023		
Faid Date.	0/20/2023	12/6/2023		
Tax Rate Applied:				
Town	4.070	5.750		
County	1.410	1.760		
Local School	8.280	11.580		
State School	0.765	1.390		
Total Rate	14.525	20.480		
tax will be roughly	11,531.34	28,106.34		
	11,551.54	20,100.54		
Resulting in Taxes of:	2 221 02	7.001.00		
Town	3,231.00	7,891.00		
County	1,119.00	2,415.00		
Local School	6,573.00	15,892.00		
State School	607.00	1,908.00		
Tax Calculated	11,530.00	28,106.00		
Less Credit & 1st Bill	·	·		
is the Amount Billed:	11,530.00	16,576.00		
is the filliount Billed.	11,550.00	10,570.00		
WHAT SHOULD HAVE DEEN TAX	/FD			
WHAT SHOULD HAVE BEEN TAX		1 22 5 5 5 1		
Total Assessed Value	793,896	1,225,751		
Exemption (solar,)	-	-		
Value Tax Applied To:	793,896.00	1,225,751.00		
Credit (veterans,)	-	-		
Tax Bill#:	110194	112711		
PropTax Issue 1 st or 2 nd				
Prop I ax Issue 1 or 2	1	2		
Due Date:	7/3/2023	12/18/2023		
Paid Date:	6/26/2023	12/8/2023		
Tax Rate Applied:				
Town	4.070	5.750		
County	1.410	1.760		
Local School	8.280	11.580		
State School	0.765	1.390		
Total Rate		20.480		
tax will be roughly	11,531.34	25,103.38		
Resulting in Taxes of:				
Town	3,231.00	7,048.00		
County	1,119.00	2,157.00		
Local School	6,573.00	14,194.00		
State School	607.00	1,704.00		
Tax Calculated		25,103.00		
Less Credit & 1st Bill	,== ===	-,		
is the Amount Billed:	11,530.00	13,573.00		
is the Amount Blied.	11,00.00	13,373.00		
WHAT CHOLD BE ABATED				
WHAT SHOULD BE ABATED		2005 51	200	
Difference in Billed-SHB = Abate	-	3,003.00	3,003.00	= To Be Abated
RSA 76:17-a Rate of Interest Pybl	4.00%	4.00%		
Enter Date Town will Payback	5/1/2024	5/1/2024		
Number of Days of Interest =	310	145		
Interest Payable	-	47.72	47.72	= Interest Owed
Less Previously Abated Amount of				
Total To Be Abated	-	3,050.72	3,050.72	
· · · · · · · · · · · · · · · · · · ·		-,	·, ··-	



TOWN OF DURHAM 8 NEWMARKET ROAD DURHAM, NH 03824-2898

Tel: 603/868-8064 Fax: 603/868-1858

ABATEMENT RECOMMENDATION

DATE: April 15, 2024

TOWN OF: Durham

TO: Town Council

FROM: Jay Ferreira

OWNER: Gamma Mu Alumni Association

c/o Bill Pay Manager

PO Box 2278

Columbus, GA 31902-2278

REPRESENTATIVE: Commercial Property Tax Management, LLC

345 Cilley Road, Suite 1 Manchester, NH 03103

PROPERTY LOCATION: 5 Strafford Avenue, Durham, NH 03824

PID: 106-7 (Application incorrectly used the old PID Map 2, Lot 9-2)

PROPERTY TAX YEAR APPEALED: 2023

APPLICATION FILING DATE W/MUNICIPALITY: March 1, 2024 (Postmarked 3/1/2024)

INVENTORY FILING DATE (Filing Date April 15th): N/A

ASSESSMENT APPEALED: \$1,509,700

Municipalities may abate taxes "for good cause shown." RSA 76:16. Good cause is generally established by showing an error in the assessment calculation or a disproportionate assessment. Good cause can also be established by showing poverty and inability to pay the tax. If the abatement application is based on disproportionate assessment, the taxpayer has the burden to show how the assessment was disproportionate. To carry this burden the taxpayer must show:

- **a.** What the property was worth (market value) on the assessment date.
- b. The property's "equalized assessment" exceeded the property's market value. To calculate the equalized assessment, simply divide the assessment by the municipality's equalization ratio (assessment ÷ ratio). Because a property's market value is a crucial issue, taxpayers <u>must</u> have an opinion of the market value estimate. Obtaining an appraisal or presenting sales of comparable properties can show this value estimate.



Gamma Mu Alumni Association, 5 Strafford Avenue

REASON FOR APPEAL: "The property's assessment is not based on the property's fair market value and is excessive and disproportional".

ASSESSOR'S COMMENTS: As a result of Durham's 2023 full revaluation, Commercial Property Tax Management, LLC, (CPTM) tax representative for Gamma Mu Alumni Association appealed their assessment for tax year 2023.

Briefly, the subject property is a fraternity that has a maximum capacity to house 93 students. It is assessed as commercial property because it is set-up dormitory style with shared kitchen and bathrooms. I inspected the property on 3/21/2024. The exterior and interior need total renovation. I changed the depreciation code from average to fair, to reflect the condition of the structure.

RECOMMENDATION: This change reduces the overall assessment from \$1,509,700 to \$1,215,400 and **GRANT** an abatement for the assessed value difference of \$294,300. This calculates to an abatement of **§6,118.15** including interest (interest is calculated to a repayment date of 5/1/24 and subject to change per tax collector). If the taxes have not been paid, then no refund or interest is due.

If you have any questions regarding this information, please don't hesitate to contact me.

FOR MUNICIPA	LITY USE ONLY:
Town File No.: _	
Taxpayer Name:	

Tax Year Appealed 2023

TAXPAYER'S RSA 76:16 ABATEMENT APPLICATION TO MUNICIPALITY

		/Taxpayer(s))	
Name(s):	Samma Mu Alumni Associati	on	
Mailing Address:	OmegaFi Bill Pay, PO 8	Box 2278, Columbus, GA	31902-2278
Telephone Nos.:	(Home) N/A (Cell)	(Work) _781.383.9246	(Email)
accordance with I to the United Stat an abatement with security number of	ment is granted and taxes have RSA 76:17-a. Any interest paid es Internal Revenue Service, in interest, the taxpayer shall pro or federal tax identification num fication information as confiden	I to the applicant must be r accordance with federal la ovide the municipality with ther. Municipalities shall t	eported by the municipality aw. Prior to the payment of the applicant's social treat the social security or
SECTION B. F	arty's(ies') Representative if	other than Person(s) App	olying (Also Complete Section
Name(s):	commercial Property Tax Ma	nagement, LLC	
Mailing Address:	788 Elm Street, Manc	hester, NH 03101	
Telephone Nos.:	Home) (Cell)	(Work) 603,314.0135	(Email)
SECTION C. F	roperty(ies) for which Abater	ment is Sought	
List the tax map a	and lot number, the actual street scription of the parcel, and the	address and town of each assessment.	property for which abatement is
sought, a orier de			
Town Parcel ID#	Street Address/Town	Description	Assessment

SECTION D. Other Property(ies)

List other property(ies) in the municipality owned in the same name(s), even if abatements for the other property(ies) have not been sought. The taxpayer's entire real property estate must be considered in determining whether the appealed property(ies) is (are) disproportionately assessed.

Town Parcel ID#	Street Address/Town	Description	Assessment	
				_
				_

SECTION E. Reasons for Abatement Application

RSA 76:16 provides that an abatement may be granted for "good cause shown." "Good cause" generally means:

1) establishing an assessment is disproportionate to market value and the municipality's level of assessment; or

2) establishing poverty and inability to pay the tax. This form can be utilized for either basis of requesting an abatement. The taxpayer has the burden to prove good cause for an abatement.

- If claiming disproportionality, state with specificity <u>all</u> 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 (<u>all may not apply</u>):
- physical data incorrect description or measurement of property;
 market data the property's market value on the April 1 assessment date, supported by comparable sales or a professional opinion of value; and/or
 - level of assessment the property's assessment is disproportionate by comparing the property's market value and the town-wide level of assessment.

Note: If you have an appraisal or other documentation, please submit it with this application.

 If claiming poverty or inability to pay, state in detail why abatement of taxes is appropriate as opposed to some other relief such as relocating, refinancing or obtaining some alternative public assistance. <u>Ansara v. City of Nashua</u>, 118 N.H. 879 (1978).

(Attach additional sheets if needed.)

Please note that the information we have supplied in support of the abatement request is illustrative of the fact that the property's assessment is not based on the property's fair market value and is excessive and disproportional. The Taxpayer reserves the right to present additional information in support of the abatement request, including an appraisal, considering and analyzing all pertinent approaches to value. The Taxpayer notes that the New Hampshire Supreme Court has held that the tax abatement system is to be construed liberally to advance remedial justice and to be free from technical and formal obstructions. See, GGP Steeplegate, Inc. v Concord, 150 N.H.683, 845 A.2d 581(2004); Arlington Mills v Salem, 83 N.H.148, 140 A.163(1937)

SECTION F. Tax	(paver's(s') Opinion o	Market Value		
State your opinion of	f the market value of th	te property(ies) appealed as of A	oril I of the year under appeal.	
Town Parcel ID#	106-7		et Value _5720,000	
Town Parcel ID#	-	Appeal Year Mark	et Value	
Explain the basis for	your value opinion(s).	(Attach additional sheets if nec		
See attached				
SECTION G. Sale	s, Rental and/or Asses	sment Comparisons		
List the properties you income producing pro (Attach additional sh	openty, ust inc compara	how overassessment of your pro- able rental properties and their re	perty(ies). If you are appealing ants.	an
Town Parcel ID#	Street Address	Sale Price/Date of Sale	Rents Assessment	
	ification by Party(ics)			
Pursuant to BTLA To applying certifies (ce	ax 203.02(d), the applic rtify) and swear(s) under re true to the best of my	ant(s) MUST sign the application the penalties of RSA 641:3 the four knowledge.	n. By signing below, the Party(i application has a good faith bas	ies) sis
		(Signature)	141 0 0	
		Scott Lanci (Print Name)	(Title)	Wereg
		(Signature)		
		(Print Name)	(Title)	

Darbare

SECTION I. Certification and Appearance by Representative (If Other Than Party(ies) Applying)

By signing below, the representative of the Party(ies) applying certifies and swears under penalties of RSA 641:3:

1.	all certifications in Section H are	true;	
2.	the Party(ies) applying has (have and) authorized this representation and has	(have) signed this application;
3. Date:	a copy of this form was sent to the 2/1/2023	ne Party(ies) applying.	Brandon Potter
*RSA		shall review the application and shall gr	•
		Revised Assessment: \$	DENIED
Remar			
Date:			

(Selectmen/Assessor Signature)

(Selectmen/Assessor Signature)

Tax Year 2023 5 Strafford Avenue

	5 Strafford Av				
	Map 106 Lo Stabilized Rental Incor				
	Living	Number	Market	Total	Total
Unit Type	Area	of Beds	Rent	Monthly	Annual
	44.400.0			****	
2 Beds	235	38	\$525	\$19,950	\$239,400
Totals (Avg.):	7,994	38	\$525	\$19,950	\$239,400
	Stabilized Income and Ex	pense Pro Forma			
			Income	% E.G.I.	\$/Bed
DOTTUTU DELTA NODUE					70000
POTENTIAL RENTAL INCOME LESS: Vac., Coll. Loss & Concessions (15%)			\$239,400	#DIVIOI	\$6,138
EFFECTIVE RENTAL INCOME			35,900 \$203,500	17.6%	\$921
Other Income			0	0.0%	\$5,218 \$0
EFFECTIVE GROSS INCOME			\$203,500	100.0%	\$5,218
OPERATING EXPENSES					
Management Fee			\$20,400	10.0%	\$523
Administrative & General			7,800	3.8%	200
Utilities			27,300	13.4%	700
Repairs & Maintenance			29,250	14.4%	750
Replacement Reserves			2.925	1.4%	75
TOTAL OPERATING EXPENSES			\$87,700	43.1%	\$2,249
FIXED EXPENSES:					
Real Estate Taxes			\$0	0.0%	\$0
Insurance			11,700	5.7%	300
TOTAL FIXED EXPENSES			\$11,700	5.7%	\$300
TOTAL EXPENSES			\$99,400	48.8%	\$2,549
NET OPERATING INCOME			\$104,100	51.2%	\$2,669
	Capitalization P				
DIRECT CAPITALIZATION	Overall Rate	Effective Tax Rate	The second secon	Value	Per Ber
Proforma N.O.I. Capitalized at LESS: Deferred Maintenance	7.50%	1.82500%	9.325%	\$1,116,354	\$28,624
PLUS: Excess Land				\$400,000	
Indicated Market Value				<u>\$0</u> \$716,354	# 1 m 0 m
AND ADDRESS OF THE PARTY OF THE	4.5	INDICATED MARKE	TVALUE	\$720,000	\$18,366
		TY 2023 Assessme	7.000000000000000000000000000000000000	\$1,509,700	\$38,710
		Equalized Value @	7010000	\$1,509,700	\$38,710
		advances value B	100.00	01,000,100	300,710

TOWN OF DURHAM STATE OF NEW HAMPSHIRE AGENT AUTHORIZATION

TAXPAYER:

Gamma Mu Alumni Association

AGENT FIRM:

Commercial Property Tax Management, LLC

788 Elm Street

Manchester, NH 03101

Telephone:

603-314-0135 603-314-0138

Fax:

Commercial Property Tax Management, LLC & Consultants

PROPERTY/PARCEL(S):

SPECIFIC AGENTS:

5 Strafford Avenue

PARCEL ID:

106-7

On behalf of Taxpayer, Taxpayer authorizes Commercial Property Tax Management, LLC to sign and file applications for changed assessments, inspect all Assessor's records available to Taxpayer, negotiate and execute stipulations, settlements and similar agreements regarding changed assessments and procedural matters with the Assessor and Assessment Appeals Board, and represent Taxpayer at hearings before the Assessment Appeals Board. Agents shall provide Taxpayer with a copy of any application filed with the Assessment Appeals Board. Agents shall also be copied on all documents pertaining to the assessment, abatement, hearing notifications and findings of the above-referenced property. This agency is subject to the terms and conditions of the contract between Taxpayer and Agents and is for. [Check applicable box]

√ The specific parcels and/or assessments referenced above.

All parcels and assessments of Taxpayer in the above-named jurisdiction.

TAXPAYER:

Gamma Mu Alumni Association

DATED: January 2, 2024

Name.

	1			ı
Town of Durham, NH				
Property Tax Bill Calculation				
Owner	Gamma Mu Alumni Assoc			
PID	106-7			
Address	5 Strafford Ave			
WHAT WAS TAXED				
Total Assessed Value	968,200	1,509,700		
Exemption (solar,)	-	-		
Value Tax Applied To:	968,200.00	1,509,700.00		
**				
Credit (veterans,)	-	-		
"				
Tax Bill#:	109641	111110		
PropTax Issue 1 st or 2 nd		2		
	7/2/2022			
Due Date:	7/3/2023	12/18/2023		
Paid Date:	7/3/2023	12/15/2023		
Tax Rate Applied:				
Town		5.750		
County		1.760		
Local School		11.580		
State School		1.390		
Total Rate	14.525	20.480		
tax will be roughly	14,063.11	30,918.66		
Resulting in Taxes of:	,,,,,,			
Town	3,941.00	8,681.00		
County		2,657.00		
·	-			
Local School	,	17,482.00		
State School		2,098.00		
Tax Calculated	14,064.00	30,918.00		
Less Credit & 1st Bill				
is the Amount Billed:	14,064.00	16,854.00		
WHAT SHOULD HAVE BEEN TAX				
Total Assessed Value	968,200	1,215,400		
Exemption (solar,)	-	-		
Value Tax Applied To:	968,200.00	1,215,400.00		
Credit (veterans,)	-	-		
, ,				
Tax Bill#:	109641	111110		
PropTax Issue 1 st or 2 nd	1	2		
Due Date:	7/3/2023	12/18/2023		
Paid Date:	7/3/2023	12/15/2023		
T D / A * 1				
Tax Rate Applied:				
Town		5.750		
County		1.760		
Local School		11.580		
State School	0.765	1.390		
Total Rate	14.525	20.480		
tax will be roughly	14,063.11	24,891.39		
Resulting in Taxes of:	,	,		
Town	3,941.00	6,989.00		
County	-	2,139.00		
Local School		14,074.00		
State School				
		1,689.00		
Tax Calculated	14,064.00	24,891.00		
Less Credit & 1st Bill				
is the Amount Billed:	14,064.00	10,827.00		
WHAT SHOULD BE ABATED	1			
Difference in Billed-SHB = Abate	-	6,027.00	6,027.00	= To Be Abated
RSA 76:17-a Rate of Interest Pybl	4.00%	4.00%		
Enter Date Town will Payback	5/1/2024	5/1/2024		
Number of Days of Interest =	303	138		
Interest Payable	-	91.15	91.15	= Interest Owed
Less Previously Abated Amount of				
Total To Be Abated	-	6,118.15	6,118.15	
		.,	, ,,,,,,,,	



TOWN OF DURHAM 8 NEWMARKET ROAD DURHAM, NH 03824-2898

Tel: 603/868-8064 *Fax:* 603/868-8033

ABATEMENT RECOMMENDATION

DATE: April 15, 2024

TOWN OF: Durham

TO: Town Council

FROM: Jay Ferreira

OWNER: Donna Heald-McCosker

220 Longmarsh Road Durham, NH 03824

REPRESENTATIVE: N/A

PROPERTY LOCATION: 220 Longmarsh Rd, Durham, NH 03824

PID: 218-72

PROPERTY TAX YEAR(S) APPEALED: 2023

APPLICATION FILING DATE: March 1, 2024

INVENTORY FILING DATE (Filing Date April 15th): N/A

ASSESSMENT APPEALED: \$231,100

Municipalities may abate taxes "for good cause shown." RSA 76:16. Good cause is generally established by showing an error in the assessment calculation or a disproportionate assessment. Good cause can also be established by showing poverty and inability to pay the tax. If the abatement application is based on disproportionate assessment, the taxpayer has the burden to show how the assessment was disproportionate. To carry this burden the taxpayer must show:

- **a.** What the property was worth (market value) on the assessment date.
- b. The property's "equalized assessment" exceeded the property's market value. To calculate the equalized assessment, simply divide the assessment by the municipality's equalization ratio (assessment ÷ ratio). Because a property's market value is a crucial issue, taxpayers <u>must</u> have an opinion of the market value estimate. Obtaining an appraisal or presenting sales of comparable properties can show this value estimate.



REASON FOR APPEAL: The owner has applied for an abatement of their property, due to various easements, topography, and power line issues.

ASSESSORS COMMENTS: The subject property is a Modern/Contemporary house built in 1981. The house is in poor condition, but the field card reflects the condition of the house. The land is comprised of 6.80 acres. 5.80 acres have been intersected by the power lines. There are significant deductions on the 5.80 acres due to the power lines. The one-acre home site has two large granite outcrops and is significantly wet. Because of the granite outcrops and the wet conditions, the lot is incapable of growing a lawn.

RECOMMENDATION: I inspected the property with the owner on 3/18/2024. During my inspection I observed all the topography issues on the lot. The high-tension power lines. The granite outcrops and the wet conditions of the one-acre home site. My recommendation is to give a 15% deduction on the 1-acre home site due to the topography, wet and power line issues affecting the lot. This change reduces the overall assessment from \$231,100 to \$200,900. I recommend the Town **GRANT** an abatement for the assessed value difference of \$30,200. This calculates to an abatement of **§621.37** including interest (interest is calculated to a repayment date of 5/1/24 and subject to change per tax collector). If the taxes have not been paid, then no refund or interest is due.

TAXPAYER'S RSA 76:16 ABATEMENT APPLICATION TO MUNICIPALITY

TAX YEAR APPEALED 2023

RECEIVED Town of Durham

INSTRUCTIONS

MAR 0 1 2024

1. Complete the application by typing or printing legibly in ink. This application does not stay the collection of taxes; taxes should be paid as assessed. If an abatement is granted, a refund with interest will be made.

File this application with the municipality by the deadline (see below). Date of filing is the date this form is either hand delivered to the municipality, postmarked by the post office, or receipted by an overnight delivery service.

<u>DEADLINES</u>: The "notice of tax" means the date the board of tax and land appeals (BTLA) determines the last tax bill was sent by the municipality. (If your municipality bills twice annually, you must apply after the bill that establishes your final tax liability and not before.)

Step One:

Taxpayer must file the abatement application with the municipality by March 1 following the notice of tax.

Step Two:

Municipality has until July 1 following the notice of tax to grant or deny the abatement application.

Step Three: Ta:

Taxpayer may file an appeal either at the BTLA (RSA 76:16-a) or in the superior court (RSA 76:17), but

not both. An appeal must be filed:

 no earlier than: a) after receiving the municipality's decision on the abatement application; or b) July 1 following the notice of tax if the municipality has not responded to the abatement application; and

no later than September 1 following the notice of tax.

EXCEPTION: If your municipality's final tax bill was sent out after December 31 (as determined by the BTLA), the above deadlines are modified as follows (RSA 76:1-a; RSA 76:16-d, II):

Step One:

2 months after notice of tax;

Step Two:

6 months after notice of tax; and

Step Three:

8 months after notice of tax.

FORM COMPLETION GUIDELINES:

- SECTION E. Municipalities may abate taxes "for good cause shown." RSA 76:16. Good cause is generally
 established by showing an error in the assessment calculation or a disproportionate assessment. Good cause can also
 be established by showing poverty and inability to pay the tax.
- 2. SECTION G. If the abatement application is based on disproportionate assessment, the taxpayer has the burden to show how the assessment was disproportionate. To carry this burden the taxpayer must show: a) what the property was worth (market value) on the assessment date; and b) the property's "equalized assessment" exceeded the property's market value. To calculate the equalized assessment, simply divide the assessment by the municipality's equalization ratio (assessment + ratio). Because a property's market value is a crucial issue, taxpayers must have an opinion of the market value estimate. This value estimate can be shown by obtaining an appraisal or presenting sales of comparable properties.
- SECTION H. The applicant(s) must sign the application even if a representative (e.g. Tax Representative, Attorney, or other Advocate) completes Section I.
- Make a copy of this document for your own records.

RECEIVED AND A Durbon

FOR MUNICIPAL	JTY USE ONLY:
Town File No.:	
Taxpayer Name: _	

TAXPAYER'S RSA 76:16 ABATEMENT APPLICATION TO MUNICIPALITY

Mailing Address: Coll God - The Work Cell God - The Work Cell God - The Work Cell God - The Work Gemail Gema	Mailing Address: Cell Go3- Congmass Rd Durnew	SECTION A. Party(ies) A	pplying (Owner(s)/Taxpa	yer(s))	22
Note: If an abatement is granted and taxes have been paid, interest on the abatement shall be paid in accordance with RSA 76:17-a. Any interest paid to the applicant must be reported by the municipality to the United States Internal Revenue Service, in accordance with federal law. Prior to the payment of an abatement with interest, the taxpayer shall provide the municipality with the applicant's social security number or federal tax identification number. Municipalities shall treat the social security or federal tax identification information as confidential and exempt from a public information request under RSA 91-A. SECTION B. Party's(ies') Representative if other than Person(s) Applying (Also Complete Section A) Name(s): Mailing Address: Telephone Nos.: (Home) (Cell) (Work) (Email) SECTION C. Property(ies) for which Abatement is Sought List the tax map and lot number, the actual street address and town of each property for which abatement is sought, a brief description of the parcel, and the assessment. Town Parcel ID# Street Address/Town Description Assessment Total Appraise & Parcel Value Parcel Value Parcel Value Parcel Value	Note: If an abatement is granted and taxes have been paid, interest on the abatement shall be paid in accordance with RSA 76:17-a. Any interest paid to the applicant must be reported by the municipality to the United States Internal Revenue Service, in accordance with federal law. Prior to the payment of an abatement with interest, the taxpayer shall provide the municipality with the applicant's social security number or federal tax identification number. Municipalities shall treat the social security or federal tax identification information as confidential and exempt from a public information request under RSA 91-A. SECTION B. Party's(ies') Representative if other than Person(s) Applying (Also Complete Section A) Name(s): Mailing Address: Telephone Nos.: (Home) (Cell) (Work) (Email) SECTION C. Property(ies) for which Abatement is Sought List the tax map and lot number, the actual street address and town of each property for which abatement is sought, a brief description of the parcel, and the assessment. Town Parcel ID# Street Address/Town Description Assessment Total Appraise & Parcel Value Parcel Value Parcel Value	Name(s):	onna Hea	eld Mc Cos	Ker
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Mailing Address: Telephone Nos.: (Home) (Cell) (Work) (Email) SECTION C. Property(ies) for which Abatement is Sought List the tax map and lot number, the actual street address and town of each property for which abatement is sought, a brief description of the parcel, and the assessment. Town Parcel ID# Street Address/Town Description Assessment 2/8-72-0-0-0 220 Longmarsh Rd. Residence Total Appraise & Parcel yalve	Mailing Address: Telephone Nos.: (Home) (Cell) (Work) (Email) SECTION C. Property(ies) for which Abatement is Sought List the tax map and lot number, the actual street address and town of each property for which abatement is sought, a brief description of the parcel, and the assessment. Town Parcel ID# Street Address/Town Description Assessment 2/8-72-0-0-0 220 Longmarsh Rd. Residence Total Appraise & Parcel Value	Note: If an abatement is gran accordance with RSA 76:17- to the United States Internal an abatement with interest, the security number or federal ta federal tax identification info	nted and taxes have been pa a. Any interest paid to the Revenue Service, in accord the taxpayer shall provide the extinction number. M	aid, interest on the abate applicant must be report ance with federal law. e municipality with the funicipalities shall treat	ment shall be paid in ted by the municipality Prior to the payment of applicant's social the social security or
Mailing Address: Telephone Nos.: (Home) (Cell) (Work) (Email) SECTION C. Property(ies) for which Abatement is Sought List the tax map and lot number, the actual street address and town of each property for which abatement is sought, a brief description of the parcel, and the assessment. Town Parcel ID# Street Address/Town Description Assessment 2/8-72-0-0-0 220 Longmarsh Rd. Residence Total Appraised Parcel yalve	Mailing Address: Telephone Nos.: (Home) (Cell) (Work) (Email) SECTION C. Property(ies) for which Abatement is Sought List the tax map and lot number, the actual street address and town of each property for which abatement is sought, a brief description of the parcel, and the assessment. Town Parcel ID# Street Address/Town Description Assessment 2/8-72-0-0-0 220 Longmarsh Rd. Residence Total Appraised Parcel Value	SECTION B. Party's(ies'	Representative if other t	han Person(s) Applyin	g (Also Complete Section A)
Telephone Nos.: (Home) (Cell) (Work) (Email) SECTION C. Property(ies) for which Abatement is Sought List the tax map and lot number, the actual street address and town of each property for which abatement is sought, a brief description of the parcel, and the assessment. Town Parcel ID# Street Address/Town Description Assessment 2/8-72-0-0-0 220 Longmarsh Rd. Residence Total Appraised Parcel yalue	Telephone Nos.: (Home) (Cell) (Work) (Email) SECTION C. Property(ies) for which Abatement is Sought List the tax map and lot number, the actual street address and town of each property for which abatement is sought, a brief description of the parcel, and the assessment. Town Parcel ID# Street Address/Town Description Assessment 2/8-72-0-0-0 220 Longmarsh Rd. Residence Total Appraised Parcel yalve	Name(s):			
List the tax map and lot number, the actual street address and town of each property for which abatement is sought, a brief description of the parcel, and the assessment. Town Parcel ID# Street Address/Town Description Assessment 2/8-72-0-0-0 220 Longmarsh Rd. Residence Total Appraised Parcel Value	List the tax map and lot number, the actual street address and town of each property for which abatement is sought, a brief description of the parcel, and the assessment. Town Parcel ID# Street Address/Town Description Assessment 2/8-72-0-0-0 220 Longmarsh Rd. Residence Total Appraised Parcel Value	Mailing Address:			
List the tax map and lot number, the actual street address and town of each property for which abatement is sought, a brief description of the parcel, and the assessment. Town Parcel ID# Street Address/Town Description Assessment 218-72-0-0-0 220 Longmarsh Rd. Residence Total Appraised Parcel Value	List the tax map and lot number, the actual street address and town of each property for which abatement is sought, a brief description of the parcel, and the assessment. Town Parcel ID# Street Address/Town Description Assessment 218-72-0-0-0 220 Longmarsh Rd. Residence Total Appraised Parcel Value	Telephone Nos.: (Home)	(Cell)	(Work)(En	nail)
sought, a brief description of the parcel, and the assessment. Town Parcel ID# Street Address/Town Description Assessment 2/8-72-0-0-0 220 Longmarsh Rd. Residence Total Appraised Parcel Value	sought, a brief description of the parcel, and the assessment. Town Parcel ID# Street Address/Town Description Assessment 218-72-0-0-0 220 Longmarsh Rd. Residence Total Appraised Parcel Value	SECTION C. Property(ie	s) for which Abatement is	Sought	
218-72-0-0-0 220 Longmarsh Rd. Residence Total Appraised Parcel Value	218-72-0-0-0 220 Longmarsh Rd. Residence Total Appraised Parcel Value	List the tax map and lot num sought, a brief description of	ber, the actual street address f the parcel, and the assessm	s and town of each prop nent.	perty for which abatement is
Turce vaco C	# 33/ 100			The state of the s	
Turce 1 100	# 33/ 100	218-72-0-0-0 220	Longmarsh Rd	. Residence	Total Appraised
	from tax can		J		Turke 33/ 100
from tax can					from tax can
		n			

SECTION D. Other Property(ies)

List other property(ies) in the municipality owned in the same name(s), even if abatements for the other property(ies) have not been sought. The taxpayer's entire real property estate must be considered in determining whether the appealed property(ies) is (are) disproportionately assessed.

Town Parcel ID#	Street Address/Town	Description	Assessment
	none		
		+	
No. of the last of			

SECTION E. Reasons for Abatement Application

RSA 76:16 provides that an abatement may be granted for "good cause shown." "Good cause" generally means:
1) establishing an assessment is disproportionate to market value and the municipality's level of assessment; or
2) establishing poverty and inability to pay the tax. This form can be utilized for either basis of requesting an abatement. The taxpayer has the burden to prove good cause for an abatement.

- If claiming disproportionality, state with specificity <u>all</u> 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 (<u>all may not apply</u>):
- physical data incorrect description or measurement of property;
 market data the property's market value on the April 1 assessment date, supported by comparable sales or a professional opinion of value; and/or
 - level of assessment the property's assessment is disproportionate by comparing the property's
 market value and the town-wide level of assessment.

Note: If you have an appraisal or other documentation, please submit it with this application.

 If claiming poverty or inability to pay, state in detail why abatement of taxes is appropriate as opposed to some other relief such as relocating, refinancing or obtaining some alternative public assistance. <u>Ansara v. City of Nashua</u>, 118 N.H. 879 (1978).

(Attach additional sheets if needed.)

(The state of the
Please see subdivision plan on file w/ Town of
Durham from 1979 which shows power line
bisecting my property (220 Longmarsh Rd) and
the Property which was subdivided and then
50/d (228 Longmersh/Covatis). This shows all my
land in rolation to the powerline asemen
Tran no longer access my well which is on
the opposite side from my house, (see attached)
1 1000(6)

SECTION F. Taxpayer's(s') Opinion of Market Value State your opinion of the market value of the property(ies) appealed as of April 1 of the year under appeal. Appeal Year Market Value \$ Town Parcel ID# Appeal Year Market Value \$ Town Parcel ID# Explain the basis for your value opinion(s). (Attach additional sheets if necessary.) SECTION G. Sales, Rental and/or Assessment Comparisons List the properties you are relying upon to show overassessment of your property(ies). If you are appealing an income producing property, list the comparable rental properties and their rents. (Attach additional sheets if needed.) Sale Price/Date of Sale Rents Assessment Town Parcel ID# Street Address SECTION H. Certification by Party(ies) Applying Pursuant to BTLA Tax 203.02(d), the applicant(s) MUST sign the application. By signing below, the Party(ies) applying certifies (certify) and swear(s) under the penalties of RSA 641:3 the application has a good faith basis and the facts stated are true to the best of my/our knowledge. onna Heald Date: 3/1/2024 (Signature) (Print Name) (Signature)

(Print Name)

I have owned my property of and lived on it for 44 years. This property was

by a purchased with a

100' easement for a 331/2 XV powerline which, I was told was equivalent to the power on the storest wooden poles and which I was told by The Town of Durham and the Power Company would always be 33 1/2 kV. Since Dec. of 2013 I have been involved with Eversoura regarding the Seacoast which was Reliability Project which was to replace the existing 331/2 KV Ime, with a massive high Voltatage metal powerline of 115 (kV plus another 331/2 k line) the tallest pole of which

is 120 ft, tall and is as close to my house as it could be on the whole easement of approximately 750 in length. Not only has this power time impacted my life and livelihood by Eversource Killing everything I have grown over 44 years the provide for my retirement income, but Elersource has destroyed my well which is 12 ft deep and on the opposite side of the easement from my house. In the course of construction of placing I pole which took almost Ja week by itself water gushed out of the ground and was pumped out and havled away day after day after day after day. I my water turned brown coming out of the

faucet. They provided a 3 tank of water delivered to my griveway from april 2020 to Dec 2020 and then delivered bottled water for an additional 8 months. They started the installation of a filter in my house, then suddenly stopped offering me some money to do it myself but they would not goarantee anything. At the same time also, ceasing doing any of the mitigation.
plantings they were to do. My plants were all destroyed destroyed, my well destroyed my well destroyed my land made difficult to walk on any longer, Jeaving me injured for 1 year from tripping over their

18" tall ragged stomps in the easement. And, there is no longer a way for me to even access my well. a deduction for this powerline easement while it was 331/2 KV only. Since before the construction was even started the amount of that deduction was significantly lowered due CII was fold by Jim Rice) to make everyone else who was also on the line equal. However, to my knowledge, others did not have their land bisected, as I do. Not only has my property

changed drastically with 3 the installation of a high voltage line and the dand destruction of my land which I use everyday, but my water supply is been destroyed and I may penalized with my deduction being reduced when in reality it should have been miteased. Eversource made very sore that all the problems that would occur, happened on my property which I'm solved your which I'm alved your was the lowest valued property on the entire 13 mile Stretch, if the Seacoast Reliability Project, and then offered to buy my property for less than the assessed Valve.

I know my house is less 6 of a house than most in Durhams but my issue is more the value of the land given that the majority of my land is taken by the easement and the other side which is no longer accessible to me and my water source has been damaged and the well cannot be gotten to. In addition, my elderly exemption was dancelled for 2023 just because one value for an asset spiked for brief moment and then went back down-There received the I have received the I have received the I elderly exemption since I elderly exemption since I was 65 and will be 75 in July 202 If anything else is required To will provide it to the best of my ability.

SECTION I. Certification and Appearance by Representative (If Other Than Party(ies) Applying)

By signing below, the representative of the Party(ies) applying certifies and swears under penalties of RSA 641:3:

1.	all certifications in Section H are	true;					
2.	the Party(ies) applying has (have) authorized this representation and has (have) signed this application and						
3.	a copy of this form was sent to the	ne Party(ies) applying.					
Date:	TON J. Disposition of Applicat	(Representative's Signature) ion* (For Use by Selectmen/Assessor)	(Print Name)				
	76:16, II states: the municipality " g by July 1 after notice of tax date	shall review the application and shall go	rant or deny the application in				
Abates	ment Request: GRANTED	Revised Assessment: \$	DENIED				
Date:							
(Selec	tmen/Assessor Signature)	(Selectmen/Assessor S	ignature)				
(Selec	tmen/Assessor Signature)	(Selectmen/Assessor S	ignature)				

Town of Durham, NH				
Property Tax Bill Calculation				
Property Tax Bill Calculation				
Owner	Heald-McCosker			
PID	218-72			
Address	220 Longmarsh Rd			
Address	220 Longmarsh Ku			
WHAT WAS TAXED				
	141,000	221 000		
Total Assessed Value	141,000	231,000		
Exemption (solar,)	-	-		
Value Tax Applied To:	141,000.00	231,100.00		
C. I't ()				
Credit (veterans,)	-	-		
E 1211/1	100225	112061		
Tax Bill#:	108325	112061		
PropTax Issue 1 st or 2 nd	1	2		
Due Date:	7/3/2023	12/18/2023		
Paid Date:	3/20/2024	3/27/2024		
Tax Rate Applied:				
Town	4.070	5.750		
County	1.410	1.760		
Local School	8.280	11.580		
State School	0.765	1.390		
Total Rate	14.525	20.480		
tax will be roughly	2,048.03	4,732.93		
Resulting in Taxes of:	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,		
Town	574.00	1,329.00		
County	199.00	407.00		
Local School		2,676.00		
State School	108.00	321.00		
Tax Calculated	2,048.00	4,733.00		
Less Credit & 1st Bill	2,048.00	4,/33.00		
	2.048.00	2 (95 00		
is the Amount Billed:	2,048.00	2,685.00		
WHAT CHOIL D HAVE DEEN TAX	ZED			
WHAT SHOULD HAVE BEEN TAX Total Assessed Value		200.000		
Exemption (solar,)	141,000	200,900		
1 \ //	141,000,00	200,000,00		
Value Tax Applied To:	141,000.00	200,900.00		
G. Prof. (
Credit (veterans,)	-	-		
m . p.1144	221000	200000		
Tax Bill#:	231000	200900		
PropTax Issue 1 st or 2 nd	1	2		
Due Date:	7/3/2023	12/18/2023		
Paid Date:	3/20/2024	3/27/2024		
Tax Rate Applied:				
Town	4.070	5.750		
County	1.410	1.760		
Local School	8.280	11.580		
State School		1.390		
Total Rate	14.525	20.480		
tax will be roughly	2,048.03	4,114.43		
Resulting in Taxes of:	2,0 .0.00	.,		
Town	574.00	1,155.00		
County	199.00	354.00		
Local School		2,326.00		
State School		279.00		
Tax Calculated		4,114.00		
Less Credit & 1st Bill	2,040.00	7,114.00		
is the Amount Billed:	2,048.00	2,066.00		
is the Amount Billed:	2,040.00	۷,000.00		
WHAT CHOILD BE ADATED				
WHAT SHOULD BE ABATED Difference in Billed-SHB = Abate		610.00	£10.00	- To Do Abotel
	4.000/	619.00	619.00	= To Be Abated
RSA 76:17-a Rate of Interest Pybl	4.00%	4.00%		
Enter Date Town will Payback	5/1/2024	5/1/2024		
Number of Days of Interest =	42	35	2.25	_ It 4 O
Interest Payable	-	2.37	2.37	= Interest Owed
Less Previously Abated Amount of		(61.55	/A: 2=	
Total To Be Abated	-	621.37	621.37	



TOWN OF DURHAM 8 NEWMARKET ROAD DURHAM, NH 03824-2898

Tel: 603/868-8064 *Fax:* 603/868-8033

ABATEMENT RECOMMENDATION

DATE: April 15, 2024

TOWN OF: Durham

TO: Town Council

FROM: Jay Ferreira

OWNER: Trina & Erich Inglefinger

35 Bagdad Road Durham, NH 03824

REPRESENTATIVE: N/A

PROPERTY LOCATION: 35 Bagdad Rd, Durham, NH 03824

PID: 104-74

PROPERTY TAX YEAR(S) APPEALED: 2023

APPLICATION FILING DATE: March 1, 2024

INVENTORY FILING DATE (Filing Date April 15th): N/A

ASSESSMENT APPEALED: \$553,400

Municipalities may abate taxes "for good cause shown." RSA 76:16. Good cause is generally established by showing an error in the assessment calculation or a disproportionate assessment. Good cause can also be established by showing poverty and inability to pay the tax. If the abatement application is based on disproportionate assessment, the taxpayer has the burden to show how the assessment was disproportionate. To carry this burden the taxpayer must show:

- **a.** What the property was worth (market value) on the assessment date.
- b. The property's "equalized assessment" exceeded the property's market value. To calculate the equalized assessment, simply divide the assessment by the municipality's equalization ratio (assessment ÷ ratio). Because a property's market value is a crucial issue, taxpayers <u>must</u> have an opinion of the market value estimate. Obtaining an appraisal or presenting sales of comparable properties can show this value estimate.



REASON FOR APPEAL: The owner has applied for an abatement of their property due to the 185% increase in value from 2022 to 2023. They mention a conservation easement that runs through their property and the neighborhood adjustment assigned by MRI during the revaluation.

ASSESSORS COMMENTS: The subject property is a Cape built in 1940, it has 2,009 sf of living area. The lot is 3.33 acres, 2.3 of that acreage is being priced as back land and is discounted 90%, due to the conservation easement. I removed a detached patio from the field card as it was non-mortared.

RECOMMENDATION: I inspected the property with the owner on 3/15/2024. During my inspection I determined the measurements, grade and depreciation on the house were correct. While walking the lot I noticed a very steep drop in land on the south side of the house, the land below the drop was very wet. I recommend giving 5% off the first land line for each issue. This change reduces the overall assessment from \$553,400 to \$523,000 and **GRANT** an abatement for the assessed value difference of \$30,400. This calculates to an abatement of **§632.90** including interest (interest is calculated to a repayment date of 5/1/24 and subject to change per tax collector). If the taxes have not been paid, then no refund or interest is due.

TAXPAYER'S RSA 76:16 ABATEMENT APPLICATION TO MUNICIPALITY 124

TAX YEAR APPEALED 2023

Planning, Zoning and Assessing

INSTRUCTIONS

- Complete the application by typing or printing legibly in ink. This application does not stay the collection of taxes; taxes should be paid as assessed. If an abatement is granted, a refund with interest will be made.
- File this application with the municipality by the deadline (see below). Date of filing is the date this form is either hand delivered to the municipality, postmarked by the post office, or receipted by an overnight delivery service.

<u>DEADLINES</u>: The "notice of tax" means the date the board of tax and land appeals (BTLA) determines the last tax bill was sent by the municipality. (If your municipality bills twice annually, you must apply after the bill that establishes your final tax liability and not before.)

Step One: Step Two: Step Three: Taxpayer must file the abatement application with the municipality by March 1 following the notice of tax. Municipality has until July 1 following the notice of tax to grant or deny the abatement application. Taxpayer may file an appeal either at the BTLA (RSA 76:16-a) or in the superior court (RSA 76:17), but not both. An appeal must be filed:

- no earlier than: a) after receiving the municipality's decision on the abatement application; or b) July 1 following the notice of tax if the municipality has not responded to the abatement application; and
- no later than September 1 following the notice of tax.

EXCEPTION: If your municipality's final tax bill was sent out after December 31 (as determined by the BTLA), the above deadlines are modified as follows (RSA 76:1-a; RSA 76:16-d, II):

Step One: 2 months after notice of tax; Step Two: 6 months after notice of tax; and Step Three: 8 months after notice of tax.

FORM COMPLETION GUIDELINES:

- SECTION E. Municipalities may abate taxes "for good cause shown." RSA 76:16. Good cause is generally
 established by showing an error in the assessment calculation or a disproportionate assessment. Good cause can also
 be established by showing poverty and inability to pay the tax.
- 2. SECTION G. If the abatement application is based on disproportionate assessment, the taxpayer has the burden to show how the assessment was disproportionate. To carry this burden the taxpayer must show: a) what the property was worth (market value) on the assessment date; and b) the property's "equalized assessment" exceeded the property's market value. To calculate the equalized assessment, simply divide the assessment by the municipality's equalization ratio (assessment + ratio). Because a property's market value is a crucial issue, taxpayers must have an opinion of the market value estimate. This value estimate can be shown by obtaining an appraisal or presenting sales of comparable properties.
- SECTION II. The applicant(s) must sign the application even if a representative (e.g. Tax Representative, Attorney, or other Advocate) completes Section I.
- Make a copy of this document for your own records.

FOR MUNICIPALITY USE ONLY:
Town File No.:
Taxpayer Name:

RSA 76:16 ABATEMENT APPLICATION TO MUNICIPALITY

	v(ies) Applying (Owner(s)/1:		
Name(s):	Trina and Erich	Ingelfinger	
Mailing Address:	Trina and Erich 35 Bagdad	Road	
	i): (Work) <u>603-973-9</u>		828-0294
accordance with RS/ to the United States I an abatement with in security number or for	nt is granted and taxes have be A 76:17-a. Any interest paid to internal Revenue Service, in ac terest, the taxpayer shall provi- ederal tax identification number tion information as confidential	the applicant must be rep- ecordance with federal law- de the municipality with the r. Municipalities shall treat	orted by the municipality Prior to the payment of the applicant's social at the social security or
SECTION B. Part	v's(ies') Representative if ot	her than Person(s) Apply	ing (Also Complete Section /
Name(s):			
Mailing Address:	y		
Telephone Number(s	s): (Work)	(Home)	
SECTION C. Pro	perty(ies) for which Abateme	nt is Sought	
	lot number, the actual street ac ption of the parcel, and the ass		operty for which abatement is
Town Parcel ID#	Street Address/Town	Description	Assessment
314	35 Bagdad Rond/De	wham Residence	\$553,400

SECTION D. Other Property(ies)

List other property(ies) in the municipality owned in the same name(s), even if abatements for the other property(ies) have not been sought. The taxpayer's entire real property estate must be considered in determining whether the appealed property(ies) is (are) disproportionately assessed.

N/	Parcel ID#	Street Address/Town	Description	Assessment
SECT	TON E. Rea	sons for Abatement Applicati	on	
 esta esta esta 	iblishing an ass iblishing pover	sessment is disproportionate to	market value and the m This form can be utilize	own." "Good cause" generally means: nunicipality's level of assessment; or ed for either basis of requesting an nent.
1)	Statements s	isproportionality, state with sp uch as "taxes too high," "dispre ent. Generally, specificity requ	oportionately assessed"	supporting your application. or "assessment exceeds market value" sent material on the following (all may
	2. mark comp 3. level	ical data — incorrect description set data — the property's market parable sales or a professional of of assessment — the property's set value and the town-wide leve	value on the April I as opinion of value; and/or assessment is disprope	sessment date, supported by
Note:	If you have a	in appraisal or other documenta	ation, please submit it w	ith this application.
2)	some other re	overty or inability to pay, state elief such as relocating, refinan ty of Nashua, 118 N.H. 879 (19	cing or obtaining some	nt of taxes is appropriate as opposed to alternative public assistance.
	(Attach addit	ional sheets if needed.)		
Se	e attache	d		

SECTION F. Taxpayer's(s') Opinion of Market Value

State your opinion o	f the market value of the prope	rty(ies) appealed as	of April 1 of the	year under appeal.		
Town Parcel ID#	314	Appeal Year I	Market Value S_	465,000		
Town Parcel ID#	own Parcel ID# Appeal Year Market Value S					
Explain the basis for	your value opinion(s). (Attack	h additional sheets i	f necessary.)			
See attach	ed					
		Will H.				
SECTION G. Sale	s, Rental and/or Assessment	Comparisons				
	ou are relying upon to show over coperty, list the comparable ren neets if needed.)			If you are appealing an		
Town Parcel ID#	Street Address	Sale Price/Da	te of Sale	Rents Assessment		
210	92 Madbry RA.	\$369,900	10/2019	\$490,700		
317	57 Bagand Rd.	\$405,000	050515	8492,900		
894	17 Phenst Lane	#410,000	12/2019	\$562,600		
1042	4 Gerrish Dave	\$420,000	912019	4554,200		
132	9 Faironild Dain	\$397,900	11/2019	\$ 573,100		
FII	ti Pirenst Lare tification by Party(ics) Apply	#415,000	312020	\$ \$26.700		
	ax 203.02(d), the applicant(s) ! ertify) and swear(s) under the p					
	re true to the best of my/our kr		1 .	ton that is given turns business		
Date: _ 3/1/2	ч	Jun 7.	chadle—			
	(S	ignature)	-01			
	/	7 0				
	78	ignature)				

SECTION I. Certification and Appearance by Representative (If Other Than Party(ies) Applying)

By signing below, the representative of the Party(ies) applying certifies and swears under penalties of RSA ch. 641:

I.		2.000							
	all certifications in Section H are true;								
2.	the Party(ies) applying has (have) authorized this representation and has (have) signed this application; and								
3.	a copy of this form was sent to the	Party(ies) applying.							
Date:									
		(Representative's Signature)							
SECT	ION J. Disposition of Application	on* (For Use by Selectmen/Assessor)							
	75:16, II states: the municipality "sl g by July 1 after notice of tax date	hall review the application and shall gran	nt or deny the application in						
Abater	ment Request: GRANTED	Revised Assessment: S	DENIED						
Remar	be:								
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0.5 45000	no.								
Date:									
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Rev. 3/12

March 1, 2024

Trina and Erich Ingelfinger 35 Bagdad Road Durham, NH 03824

To the Town of Durham, Assessor's Office, and Board of Selectmen,

We are requesting an abatement of our 2023 property tax assessment (for 35 Bagdad Road in Durham), on the basis that the assessment was erroneous and disproportionate to the value of our home, evidenced in the attached documentation. With no significant improvements made, our property went from a 2022 assessment of \$299,100 to a 2023 assessment of \$553,400 – a 185% increase over its previous value (versus the Town's average increase of 48%). This has led to a 40.6% tax increase, again with no significant improvements during that time period. This tax increase is unsupported and unaffordable for our family.

The assessed value of our property was disproportionate to its actual value, as demonstrated by:

- A. The inconsistency of our 2023 assessment with the comparator properties listed in our application, identified during a 2020 professional walk-through assessment of our home (attached).
- B. The inconsistency of our 2023 assessment with an assessment completed during the Town's 2023 assessment period.
- C. The failure to consider a conservation easement to which our property is subject.
- D. The inaccuracies in the coding of the Bagdad Road neighborhood in 2023.

A. Please see attached documentation of our 2020 assessed value (\$394,000), as compared with the average sale price of 6 comparable properties (listed in our application), per a 2020 professional walk-through assessment we had done, just one year prior to the Town's assessment period. The average sale price of these 7 properties was \$401,417, while our property was assessed at \$394,000 (98% of the value of the comps). The average assessed value of these comparable properties in the 2023 reassessment was \$533,367, which would mean our property would most logically have a 2023 assessed value of no more than \$522,699 (again, 98% of the value of the comps).

In addition, While our home has historically been valued below the Town median home price, it has now been assessed to be close to 20% higher than the town median.

- B. Please see attached documentation demonstrating that, in October 2021, during the Town's 2023 assessment period, we received a paper assessment of that valued our home at \$465,000.
- C. Please see attached conservation easement, which is not addressed in the written assessment of our property.
- D. The Bagdad Road neighborhood was severely over-assessed for 2023, as demonstrated by the February 2024 petition from residents regarding the coding of Bagdad Road.

In light of the above, we request that the home be reassessed to a value of \$465,000.

Thank you for your attention to this matter.

Respectfully,

Trina and Erich Ingelfinger

Juin Anault

R

(A) March 2020 Data



SINGLE FAMILY RESIDENTIAL

LOCATED ALT

35 Bagdad Rd Registry of Deens Bid2914 Pg/277 Durham, NH 03824

FOR:

Amerisave Morigage 3525 Pledmont Rd. NE Adanta, GA 30305

AS OF:

03/30/2120

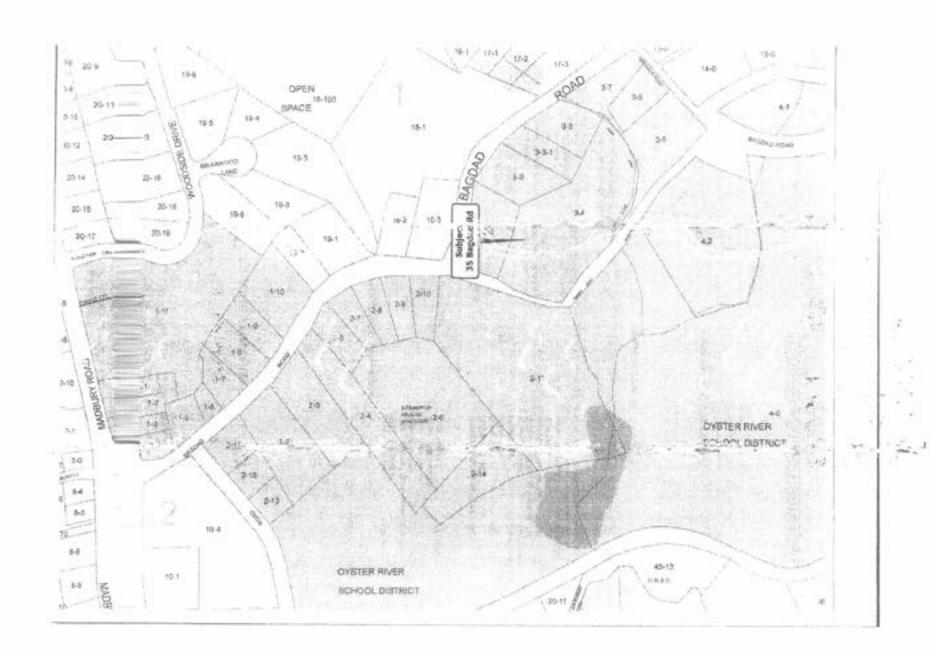
av:

Mike Fitzpatrick

SUMMARY OF SALIENT FEATURES

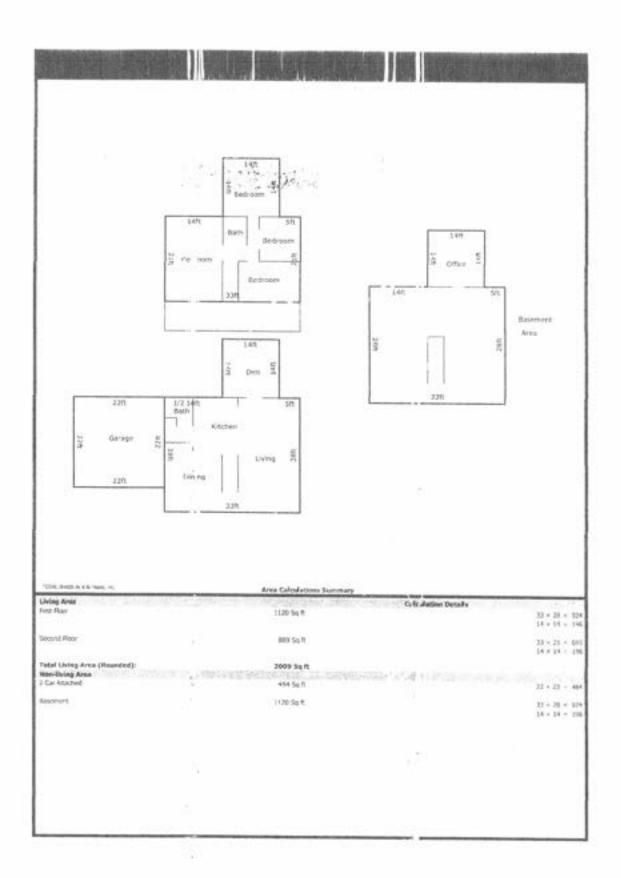
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Building Sketch

Bottoyet	Erich & Trins Ingelfinger					
Friedy Sobse	35 Begded Rd					
Day	Durtam	Go/4y	Strafford	158 NH	Artim 03824	
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Uniform Residential Appraisal Report 551001

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Uniform Residential Appraisal Report

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and the second s		The second second			FEE 8004-2	D	
Analysis of sales and listings from the pro- form Multiple Listing Service, County data	2 month period indicated no and Durham assessment reco	significant appreciase rds. See 1004MC for a	ranta Idilio	coation is	the market, dat		rined
Land Use, predominant use is single far.) wet land area. Commercial use is predome business with in neighborhood boundarie;	unity service/retail in nature a	end located along rous	: 106 a	ref closer	to center of town	. Commer	and. clos
Philadel Carlotte					A TOTAL PROPERTY		range
Based on current and recent trends, data of Bength of time prior to consummation of a t	offected from reliable sources hypothetical sale), for the prop	such as MLS and Bar enty interest being app	keoTr	desman is 2 mont	a reasonable ex	posure lin	e.
H&B Use. The highest and best use of the by neighborhood analysis, current coning residential use.	subject as vacant and unimportal requirements and magins	oved is determined to im profitability/return.	be sit Subj ir	/o family s H&B us	use, the H&B us R is as improved	e was det Langle fa	ermined mily
	7.7						
This is an appraisal report which is intended Standards of Professional Appraisal Practi- analysis that were used in the appraisal pro- regarding data and reasoning specific to by	1 for an appraisal report. A su 1 rss to develop an opinion of	sh it presents only a s value, supporting du	ummr	discuss	ion of the data if	Ratoning	and ort
Per 3rd party source, the subject does not location of the property, a qualified profess.	Opear to be located within a fi onest surveyor should be consi	ood hazard zone. Sho illed.	y la tu	t er analy	sis be required a	is to exact	
At the time of the inspection effective date, and Durham building codes for existing con-	all utilities were on and function	oning. Subject equipp	ed with	smoke/cz	rbon detectors ;	per state o	INH
Land Sales/Analysis							
38 Bagdad Rd. 49 ac. \$100,000							
12 Orchard Dr92 ac, \$108,500							
Lof 3 Oak Knoll Ln. 1.37 ac \$100,000				1			
The second secon							
9 Timberbrook Ln. 3.33 ac. \$140,000			_				
			_				
	COST APPROACH TO YE	T put regions to Februaries.	300	ABHORTS.	75:3050E05F	179755500	Transition of
Provide adequate information for the leader/silent to explore the 349.					-		
Support for the opinion of little value (summary of computable families			IA	scoresor to	nd value data, c	\$127 mm	
Analysis of available land sales and ext	ection method indicate larged	smaller sites that are o	aveid:	and minole	building sites of	Hor nimitar	soft-e
Based on limited sale data, larger sites how	ever have a greater value bas	ed on added utility an	d now	ra factor	Based on the Le	oldard Pared a	rate
activity, and utility/privacy factors typical of	larger sites, single family site of	of greater than acre as	did a pap	re \$4.500	510 000 value	Control of the last of	
ESTRUCTION OR X RIPLACEN	ENT COST NEW	D79509 0F 5716 N.E.19		The state of	Calleton James	+5	140.000
Some Francisc Marshall and Swift Cost	(A	DWILLING	2.009	5q11.@1	105.35	-5	211.648
Guilly saling from cool service Avg (Shicke d	bile of coef days 03/20		1.12	168.01	17.70	+5	
Connects on Cold Approach (proxi fiving area subsolutions, imprecial	(on etc.)	fp/pet/pch/barrefin	-		17.74	45	19,824
No functional or external obsolescence not	d. Physical depreciation	EmpeCaport	464	Sq.Pt. ell \$	28.70	+5	33,500
derived by the agolife method. Estimated	maining economic life of 48	Total Estimate of Cost-How			3864	-5	278,863
years. Cost derived from Marshall and Sw/	Land value derived from	Les Physics		white	Erreral		47.0,000
comparable sales and listings and/or land a	traction. Land may exceed	Duralitim y	57/3	-		+5:	65.775
30% due to the lot size and desirability of E	Her location. This is busined	Depression Cost of Improver a				-5	55,773
to southern NH areas and has no negative	"nact on marketability	Vo-of Value of Site Propries IV.	_	-	******	-1	223,090
CONTRACTOR OF THE CONTRACTOR O	Even of the recessors		_		****	-	27,500
Cristrated Humaning Economic Life (MLD) and Inf. make	AS THE	CONCATED VALUE BY COST of	NONCE			-1	
CHEST OF STATEMENT	PERSONAL PROPERTY IN COMMUNICATIONS	It yet replied by Fame Nor	-	Value of the	AND DESCRIPTION OF THE PARTY NAMED IN		390,590
Exercise Monthly Market Rest 5	I Stop Bert Multiple	COLUMN TO THE REAL PROPERTY.	25000	CHO	ACTES TO A		
Services of income Appetitude Encluding seption for market mint and	CONTRACTOR AND ADMINISTRATION AN	-1	-		- N	races name by	name appropri
The second secon			-				
THE RESIDENCE OF THE PARTY OF T	Control of the Contro	The second second	-				
		N FDR PUDs of spoksatility	100		STORY SCALE OF		
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Provide the following information for PLOs DNLY 4 the enutropy fulfill	or an extremal transfer and the subsect artists	rity in an attached durating unit.	d. I pile!				
Ligal Name of Polyco							
	rise of units	Total number of unity sole.					
Committee of the Commit	top of jets to sale	Title salescensi					
Risk the project strated by the Joineston of existing Subdougs (in): a Start the project station any multi-ownling units?	the street of th	No. 3 Yes, Silk of convers	197				
Service until common demands, and complian facilities complete?	Yes No Data Souta	No. of Acres	-				
THE STREET WHEN THE STREET STREET STREET	78 N	If the rescribe the miles of cor-	ara.				
the the expense allower becaut to us to the terror and a		w. 100					
To the common elements leased to or by the Remotency' Associa	.7 to 1	So I Yau discribe the reds in	an ac o	1.76			
Describe common Alements and recreational facilities.							

This report form is designed to report in appraisal of a one-unit property or a one-unit, property with an accessory unit including a unit in a planned unit or drowness (PUD). This report form is not designed to report at appraisal of a manufactured frame or a unit in a condominant or occupantive project.

This appraisal import in subject to this following scope of work, intended uses intended uses, definition of imarket value, tolerance of assumptions and inverse conditions, and conditions. Modifications, additions, or deletions to the intended use intended uses, definition of marks; value, or assumptions and limiting conditions are not permitted. The appraisal may expand the scope of work to include, key additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or defections to the conflications are also not permitted. However, additional certifications that the

Continues relacation or membership in an appraisal organization, are particular.

SCOPE OF WORK: The stope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form including the following definition of market value, statement of assumptions and limiting conditions, and contributions. The appraisar must, at a minimum (1) perform a complete valual impection of the internal and extentor a task of the subject property, if impact the neigh orbitod. (3) inspect each of the comparable sales from at feast the interf. (4) research, writely, and analyze data from relately public and/or prests sources and (5) import fin or fee analyse, a whoirs and condusions in this appraisal report.

INTENDED USE: The intended use of this approach report is for the fenderchiers to exhibit the property that is the subject of this approach for a mortging finance transaction.

INTENDED USER: The intended user of this appraisal report is the feroexclient.

DEFINITION OF MARKET VALUE. The most probable price which a property should bring in a competitive and open market under all conditions sequeste to a fair sale, the buyer and seller, each acting property, knowledgeably and assuming the price is not affected by windure stimulous implicit in this definition is the consumeration of a sale as of a specified state and the potating of title from seller to buyer under consistents whereby (1) buyer and seller are typically monivacied (2) been parties are well informed or well advised, and each acting in what he or she considers in or her own best lettered, (3) a reasonable time is allowed for exposure in the open market (4) payment is made in terms of cash in U. S. defairs or in terms of financial arrangements comparable timets, and (5) the price expressents the normal consideration for the property sole unaffected by speculi or creative financing o sales concessions* granted by anyone associated with the sale.

"Adjustments to the comparables must be inder for special or creative financing or sites concessions, to adjustments are increasively for those costs which are no mally said by selfers as a result of tradicion or have an amustat wear, these costs are neadly identifiable since the selfer pay. This costs in virtually all sales transactions. Second or creative financing adjustments can be made to the orientable properly by companions to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any activities should approximate the market's reaches to the financing or concession based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS The appraisants certification in this report is subject to the following assumptions and lending conditions:

- 1. The appraisor will not be responsible for matters of a legal nature that affect either the percently being appraised or the title is it, except for information that he cr aims became aware of during the research insult of in performing this appraisal. The appraisor assumes that the other is grid and marketable and will not render any opinions about the other.
- 2. The approprie has provided a skelch or this appraisal report to sturn the approximate diversions of the improvements. The skelch is included only to assist the reader in visualizing the property and U+instanding the appraisant determination of its size.
- 3. The appraiser has examined the waller's flood maps that are picviced by the Enderal Emergency Management Agency for other data sources) and has noted in an appraisal report whether any portion of 5° subject site is located in an identified Special Flood Hazard Area, of phase the appraiser is not a surveyor, he or the makes no guarantees, express or implied, regarding this determination.
- 4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question unless specific arrangements to do do have been made beforehand, or as otherwise required by law.
- 5. The approper has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the prosence of hazardous wastes, boxic subscinces, etc.) observed during the inspection of the subject property or that he is the property and the property of the property of the subscinces, and during the in-carec involved in performing the appraisal. Defect otherwise stated in this appraisal report, the appraisant has no knowledg of any hidden or unapparent physical deterioration, or adverse conditions of the property found as but not firmled to revised requires, deterioration, the presence of translations makes, toxic substances, adverse environmental conditions, etc.) (fast is said make the property less valuable, and this assumed that there are no such conditions and makes no guarantees of warrantees, express or implied. The appraisant will not be responsible for any such conditions that do sunt or for any expensive or testing sur major to require to a cover whether such conditions said.

 If the property is a condition of the property or testing sur major to require to a cover whether such conditions said.

 If the property is not an appear of the property or testing sur major to require to a cover whether such conditions and an appear of the property.
- 6. The appraised has based his or hit appraisal report and valuation conclusion for an appraisal that is solved to satisfactory completion, repairs, or alterations on thir assumption that the completion, repairs, or alterations on the subject property will be perfured on a professional manner.

APPRAISER'S CERTIFICATION

The flagratus certifies and agrees that:

- f have, at a resimum, developed and reported this approprial in accordance with this approprial report.
- 2. I performed a complete visual inspection of the intener and interior areas of the opening property. I reported the continuous of the improvements in factual specific terms, I identified and reported the physical deficiences that could affect the leading, soundness, or structural intrivity of the property.
- 5. I performed ploy expressed in accuminate was the requirements of the umbons, consumes of Professional expressed Practice that were adopted and promulyated by the Appraisal Standards Board of the Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 4. I developed my opinion of the moint value of the inal integration approach to value. I have adequate comparable marked data to ordering a helicities sales comparable business approach for this approach assignment, I furth, seeily that I implied the cost and income as nearlies to value but old not develop them, unless otherwise indicated in the report.
- b. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for take of the subject property in the busine months prior to the inflictive date of this appraisal, which otherwise indicated in this report.
- 5. I researched, verified, analyzed, and reported on the prior sales of the comparable subs, for a merimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
- 7. I selected and used comparable s.4 s that are locationally, physically, and functionally its most seniar to the subject property.
- fi. I have not used comparable sales it is were the result of combining a land sale with Lt., contract purchase price of a home that non-been built or will be built on the bid.
- 5. I have reported adjustments to lite comparable sales that reflect the market's relation to the differences between the subject property and the comparable sales.
- 10. I verified from a disinference of n + all information in this report that was provided to parties who have a Scianoval interest in the sale or financing of the subject inoperty.
- 11. I have knowledge and experience in appraising this type of property in two market area.
- 12. If are aware of, and have access to, the necessary and appropriate public and privite rate sources, such as multiple learning services. Sax assessment records, public land records and other such data sources for the area in which the property is located
- 13. I obtained the information, estimates, and opinions funished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
- 14. I have taken and consideration 2 r factors that have an impact on value with as vect to the subject neighborhood, subject property, and the proximity of the sulvet property to adverse influences in the develop n is of my opinion of market value. I have noted in this appraisal report a ill adverse conditions (such as, but not limited 1., needed repairs, deterioration, the presence of hazardous wastes, solve substances, adverse environmental conditions, 27-3 channed during the inspection of the subject property or that I became aware of during the research involved in performing 1s appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the initial of the conditions on the value and municipality of the subject property.
- 15. I have not knowingly withheld air significant infurnation from this appraisal report and to the best of my knowledge, all statements and information in this re-valual report are true and correct.
- 16. I stated in this appraisal report try own personal unbiased, and professional analysis opinions, and conclusions, which are subject only to the assumptions and funding conditions in this appraisal report.
- 17. I have no present or prospective interest in the property that is the subject of this reduct, and I have no present or prospective prescrual interest or bias with respect to the participants in the transaction. I (*) not bias, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the ri-s. color, religion, sex, age, maintal status, handicap, familial status, or national origin of either the prospective owners or occultants of the subject property or of the present owners or occupants of the privates in the vicinity of the subject property or or, any other bias promised by two.
- 18. My employment and/or compressibly tail performing this appraisal or any future it anticipated appraisals with not conditioned on any agreement or unification, written or otherwise, that I would muon for present analysis supporting a productionwised specific value, a predeterment minimum value, a single or direction in value, a value that favors the cause of any party. Or the attainment of a systific result or occurrence of a specific sub-cluent killed as approval of a pending information of the predeterment of a systific result or occurrence of a specific sub-cluent killed as approval of a pending information approval.
- 19. I personally prepared all conclustive and epinions should the real estate that we'le set forth in this appraisal report. If I relied an significant real property applicant real property applicant from any individual or individuals in the performance of this appraisal or the preparation of this appraisal resort. I have named such individuals) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tusks. I have not authorized anyone to make a change to any item in this appraisal report, therefore, any change made to this appraisal is propulational and I will take no responsibility for it.
- 20. I storollied the lendovident in this appraisal report who is the individual, organization, or agent for the organization may ordered and will receive this appraisal report.

21. The tendentifiers may disclose or istribute this appraisal report to the borrower; another leader at the request of the burrower the mongager or its surressors and assigns, mortgage insurers, government sponsored enterprises, other secontary market participants; data collection or reporting services; professional applicated organizations; any department. agency or instrumentality of the United States and any state, the District of Columbia, or other purisdicans; without having to obtain the appraisor's or supervisory appraise's of applicables consent. Such consent 4-32 be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sides, or other involution

22. I am aware that any disclosure or defination of this appraisal report by me or the lender/dient may be subject to certain

- 23. The borrower another lender at its enquest of the borrower, the mortgages or its auccessors and analysis inorgage ensurers, government sponsored enterprises and other secondary market participants may risk on this appraisal import as part of any mortgage finance barnaction that involves any one or more of these parties.
- 24. If this appraisal import was transmitted as an "electronic record" containing my "electronic signature," as those terms are delived in applicable foliated and/or state laws (excluding audio and video recordings), or a factionile transmission of this approximal report containing a copy or reprisentation of my signature, the approximal report shall be as effective, entircleable and wall as it a paper version of this apprical report were delivered containing my original hand written signature.
- 25. Any virintional or regigent missis-investigation(s) contained in this appealant report mu, result in civil lability and/or creased penalties including but not femored to the or imprisonment or both under the clowbooks at little 18, tasked States Code, Section 1001, et see, or similar stats laws.

SUPERVISORY APPRAISER'S CERTIFICATION:

The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for their appraisal assignment, have read the appraisal apprt, and agree with the appraisal analysis, opinions, statements, condus-in, and the approper's certification,
- 2. I accept full responsibility for the currents of this appraisal report including, but not lin and to, the appraisar's analysis, company, statements, condusions, and the auxiliaris certification.
- 2. The appulser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraisar for the appraisal ferril, in qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promolegated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal mount was transmitted as an "destronic record" couldning any "electrum signature," as make terms are defined in applicable bottom another state law. (excluding audio and video recordings), or a factorial transmission of this approach report containing a copy or representation of my signature, the approach report half be as effective, enterescible and valid as if a paper version of this appraisin report were delivered containing my only-4 hand written signature.

APPRUSER AND THE	61-6-	SUPERVISORY APPRAISER (DV.Y (F REQUIRED)
Eguar Mirlat 72	CHIL	Signature
Name Mike Picrostock		Name
Company Name NorthEast Appraisal		Company Name
Company Address 8 Old County Rd.		Company Address
Amesbury, MA 019	3	500000000000000000000000000000000000000
Telephone Number 978 388 3632		Telephone Nurriber
Email Address northeastapp01913@ms	r.com	Email Address
Date of Signature and Report 04/02/20		Date of Signature
Effective Date of Appraisal 03/30/2020		State Cenificulation #
State Certification # NHCR-471		or State License #
or State Licenia: #		Son,
or Other (describe)	State #	Expiration Date of Certification > License
State NH		
Expiration Date of Certification or License	05/30/2020	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED		Did not inspect subject propiety
35 Bagdad Rd		 Did imspect exterior of subject property from street
Durham, NH 03824		Date of Impectors
APPRAISED VALUE OF SUBJECT PROPERTY 5	394,000	Did Inspect interior and extensy of subject property
LENDER/CLIENT	17000000	Date of Propection
Name Novo AMC NH License #AMC-63		COMPANIE PART
Company Name Amonsave Mongage		- COMPARAILE SALES
	14E, 8 Pigrimont Center	Did not inspect exterior of or a parable sales from street
Suite 600, Atlanta, (Enuil Address	A 30305	Did inspect extendr of comp. Like sales from street

Supplemental Addendum

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_	 _				·

ROSTWEE	Erich & Tring Ingelfinger			
Franty Action	35 Bagdad Rd			SHOP IN SHOULD BE
	Durham	Otath Strafford	ISS NH	≥000 03824
Lender Clent	Amerisave Mortgage			

Improvements

The subject is a Cape style built in 140 with 8 rooms, 4 bedrooms and 1.1 baths. Features, in provements include disploand siding, attached garage, fireplace, hardwood flooring, perch, patio. Recent 14x14.2 story ad, 9 on, finished office space in the basement, new patio, attic insulation.

As of the effective date the heat, electric, plumbing systems were functioning property, no defects were noted during inspection.

Condition of Improvements/Enviror mental Issues

The appraiser is not a home inspiritor, home inspection is performed by a trained professor of in the mechanical systems and construction of the home. The appris self inspection is limited to what is readily visite? It is well it brough inspection. Hearing and electric systems appear to function; openly, no shoctural issues were noted, if further analy is is required, a qualified home inspector should be consulted. The inpraiser is not qualified to determine the presence of ration gas or mold, (none observed), typically these tests are port of the number inspection process. The appraiser did not out serve any hazardous material or storage of such material on site, the exists one of toxic or historia material was not observed or mide known.

Site, Subject site is approximate'r J.33 acres per town records and deed. The subject does nut appear to be located in a designated flood zone. If further a: Plysis is required a qualified professional should be constitled. Site is serviced by municipal water and sewer. Site and improvi n ants comply with current zoning requirements.

Comparables 1-5 were chosen as the sales most similar to the subject in age, condition, uii. 'y and appeal. Due to a lack of recent sales from with in the immediate neighborhood, it was necessary to use comparable floated greater than 1 mile, and a comparable that sold prior to recormended 6 month guideline, not considered adverse in criterining value. No significant appreciation/depreciation noted in that time trame, no time adjustments were considered no useasy.

GLA was adjusted \$25,00 per SF. Market adjustments \$5,000 per attached/detached "ye".e. \$2,500 per built in garage space. \$3,000 porch, \$1,500 deck/pate. \$1,500 fireplace, \$4,000 central air, \$8,000 full bath, "J.00" half bath. Below grade area adjusted \$12.50 per SF of finished jr as.

Comparable 2 below grade adjust: -nd \$12.50 per SP c; nc/sh area, also adjusted 55 000 ft 5 beth and \$2,000 for small kitchen area.

Typical site area for property in the Durham centre area is 1/2 -1 scre, comparables of 1+ acres that are considered single building sites offer similar utility are privacy. Comparables of less than 1 acre adjusts 1 for site area based available land sate-fisting data, and assessment incords, lack of utility and privacy issues typical of smaller sites.

Usting comparable adjusted to the same standard as sales comparables, additional adjustm.: st of 1.5% to reflect average listisale ratio.

Additional Comments.

All comparables used in the report are arms length transactions or listings.

Data used in the 1004MC is sale, 'using data from the entire community of Durham, P. erfum nant/median value is slightly higher than the subject value, due to the diversity of style, age and quality of Durham property, value talks within the neighborhood range, subject is not considered an ever or under improved property.

As of the effective date of the appr it sal, all utilities were on, electric, heat system and water appeared to function correctly with no adverse conditions noted.

The appraiser certifies that he is to hillar with the Durham and southern NH market, and has the appropriate knowledge, experience and data sources to complete this appraisal assignment competently.

Supplemental Addendum

Borover	Ench & Trina Ingeffinger					
THE RESERVE	35 Bagdad Rd					
	Duttiatt	sken Strafford	198	2424	British.	03824
Lender Cleat	Amensave Mortgage					

Sanne

I have conducted a perional interioriextenix inspection of the subject for the purpose of determining typerstyle of property and construction, quality and condition of the in-provements, as well as any defected maintenance, repairs and site conditions that may affect value or markstability. Expror resistance were taken as well as interioriextenior protos. Subjects information regarding legal status, type of ownership, insplict and taxes obtained and verified through treyn assessment records, tax clark and deed review through registry wilb stir. A search for comparables was done using the southern Northern New England. MLS service, and town of Durham records. Search criteria included property of similar age, style, in adity and appeal as well as location and street/neighborhood all Pysis. The search provided 7 possible comparisons to 8 is subject and narrowed to the 5 sales and 1 listing used in the report considered to be most similar to the subject and would provide a good indication of value. All comparable sales and/or listings have been inspected from the street. Data analysis and improvide a considered the best available and provide a reason. If is basis for forming an opinion of value.

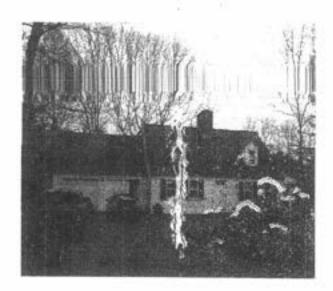
Based on current and recent trends in the market, data collected from reliable sources such as MLS, NH Real Data, Town of Durham records, a reasonable exposure time, (length of time offered prior to consummation of a hypothetical sale), for the property interest being appraised is approximately 2 months.

Intended User

The intended user of this report is the lend-widdent. The intended use is to evaluate the property that is the subject of this appraisal for mortgage purposes, subject to the scope of work, purpose of this appraisal, reporting requirements of this appraisal report form, and definition of market value. No additional use or users are identified by the appraisant.

Subject Photo Page

BUTTONIT	Erich & Trina Ingelling	Y			 -				
Property Selection	35 Begdad Rd		- 4	7.4					
Dity	Durham	+	Tools	Strafford	Title No	н	Ar Cess	03824	
London Client	Americave Morigage				-			6500.4	



Subject Front

35 Sigdad Rd Sala Pitos

6... LLing Arm 8,600 1
Total fooms 8
Total Tetroons 4
Tutal I throons 1.1
Lucation N.Ross:
View N.Ross:Woods
Site 3.33 ac
Goald Quality
Apr 80



Subject Rear



Subject Street

Interior Photos

Borrower	Erich & Trina Ingelfinger		- 100	
Prepay Address	35 Begdad Rd			
Cep	Durham	Carlly Strafford	298 NH	N Colt 03824
Larger Cherc	Amerisave Mortgage	111111111111111111111111111111111111111		



Kitchen

Living





Dining -

Den



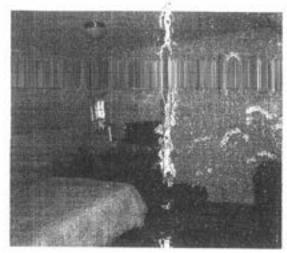


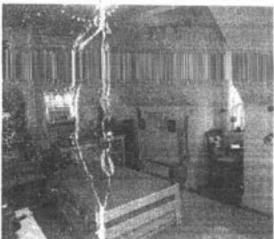


Dining

Interior Photos

Somwir Puomy kohna	Erich & Trina Ingelfinger			
Promisers	35 Bagdad Rd			
Oly	Dumam	Davis Strafford	Sum NH	2±0m 03824
Lander/Client	Amerisave Mortgage			03024





Bedroot:

Bedroom





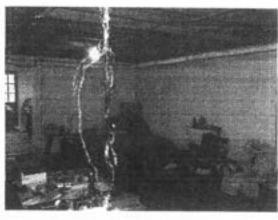


Bath



Bedroop

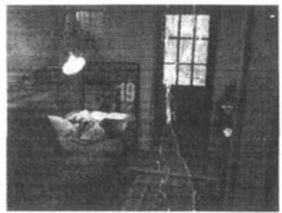
-11



Basement

Interior Photos

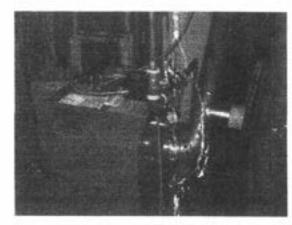
Bottower	Erich & Trina Ingeffinger				
Proorly Johns	35 Bagdad Rd				
Cay	Durham	County	Strafford	Ros NH	Jc Code 03824
ListderfDierc	Amerisave Morigage				

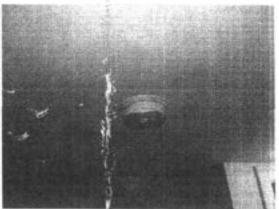




Basement Finished Office

Garage





Utility

Smoke/Carbon



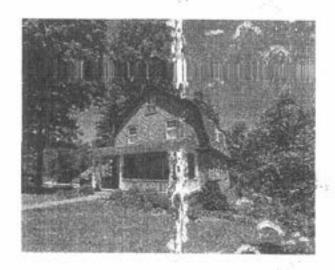


Porch

Patio

Comparable Photo Page

Sortwer	Erich & Trina Ingelfingeri:			
Property Voctory)	35 Begdad Rd			
26/	Duftam	Carry Strafford	Zim NH	7x 7xh 03824
er der Clest	Amerisave Modgage			BOOK 9



Comparable 1

92 Maubury Rd

Prox. 5-Subject 0.35 miles NW

34919.1 Sirbss Living Area 1,560 Total Reams Total Eedrooms Total lathrooms 1.1 1001 10 N:Res: Ves. N:Res:Woods Site 30056 st Quality Q4 PG# 100

MLS Photo





Comparable 2

57 Legdad Ro Prex. a Subject 0.19 miles NE Sale Hibe 405,000 Girc's Living Area 1,768 (cturbons 6 fotal Indrooms 3 Total '> throoms 101 100813 N;Res; Vitw. N,Res:Woods Sta 38333 sf Dual by 04 Apr 43

MLS/File

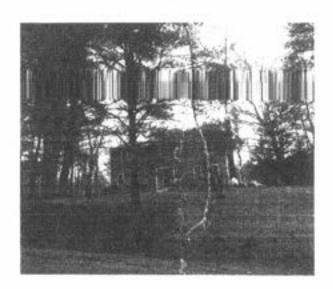


Comparable 3

17 Ficheorest En Prex. a Subject 1.36 miles SE Sale Pice 410,000 Gross-Living Area 2,363 Total Brons 9 Total Sydnourus Total la ironno 2.0 Escation : N;Res; Yev Ste N:Res.Woods 1.11 ac. Quel r Q4 Apr 57

Comparable Photo Page

Former	Erich & Trina Ingelfinger			
Printly Altino	35 Bagdad Rd			
(6)	Durham	Exity Strafford	Stile NH	7e (10) 03824
ander Diest	Americave Mortgage			



· Comparable 4

4 Gernsh Dr

0.67 mões NE Prior, to Subject

Gross Living Area Total Rooms Total Cedrooms Total Bishirpons Locative View.

Ste Quality Age.

2.556 2.1 N/Res:

N;Res;Woods 36590 st 04 48



Comparable 5

9 Fairchild Dr

Apr

Prox. 1 - Subject 0.69 miles NW Sale Price 397,500 Brosz Living Area 1.740 Total Puoms Total Pecrooms Total Eatlecoms 2.0 Location N.Res: Vew N.Res.Woods Sta 15246 sf Guality 04 35

MLS/Obstructed



Comparable 6

11 Pir ecrest Ln

Prex. to Subject 1.35 miles SE 415,000 Sale Price Gross Living Area 2,360 Total Reams 9 Total Bedrooms 5 Total Bathrooms 2.1 Location N;Res; View N.Res.Woods 1.38 ac Sta Quality: 04 Age 52

Location Map

Bonneit	Erich & Trina Ingeffinger			
Principle Activity	35 Bagdad Rd			
	Durham	Early Strafford	FIRE NH	# Late: 03824
kn/er/Dec	Americave Moripage			



Madbury

9 Fairchild Dr 0,69 miles NW COMPARABLE No. 1 92 Madbury Rd 0,35 miles NW

COMPARABLE No. 5

COHPARABLE No. 2 57 Bagdad Rd 1.19 miles NE

COMPARABLE No. 4

4 Gerrish Dr 0.67 miles NE

SUBJECT 35 Bagdad Rd

Dyster 6196

COMPARABLE No. 3 17 Pinecrest Ln 1.36 miles SE

00

COMPARABLE No. 6

11 Pinecrest Ln 1,35 miles SE

S 14530-154 THE SECTION SECTION

151001 4% 8004-20

UNIFORM APPRAISAL DATASET (UND) DEFINITIONS ADDENOUN

(Source Famile More IAO Apprinting). UAD Field Specific Standardunger Regulationers.

Condition Hakings and Defindions

01

The ingrovements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwalling hastern no stryce all depreciation."

"how, heavy construction empreservants that trains independ and or companies also be consistent one destinate part and that are destinated as a tools new translation and the necessary and the required companies have been retributed in to the new condition. Recordly constructed improvements if at have not been previously observed are not consistent. Then, if they have any symmetry physical depreciation (i.e., newly constituted destinated have been vacant for an extended period of time without integrated market or values.)

713

The interpretation is a series for the series of the serie

\$3

The improvements are well maintained and history limits tarryclal depreciation due to normal wear and star. Some components, but not every major traitery community has been well maintained.

21

The improvements feature come minor deterrishment municipates and physical deterioration due to represent year and lear. The dwelling has been assumed virtualistic and an information of the second components in the second systems and province against All in the background represents have been accounted ynamicalled and are functionally adequate.

53

The improvements feature vibracial behavior definited maintens are an invest of some significant repairs. Serve trialoging components need repairs, introdutation, or updating. The functional stilkly and one: " in: silty is somewhat diministed due to condition, but the dwelling net: " in viscoble and functional an almost record."

26

The improvements have substantial damage or deferred mainteniance with deficiencies or defects that are severe enough to affect the safetycountriess, or structural integrity of the improvement. The improvements are in need of substantial regions and initialistation, including many or resolutions components.

Quality Ratings and Definitions

31

Twellings with this quality using are sticilly unique it includes all all are individually designed by an architect for a specified user. Scientifications and feature an exceptionally high level of werkmarship unit reproducibly shiph-guare materials throughout this unit and detection of the structure. The design features exceptionally high quality resembles throughout this unit and ordered of the structure. The workmarship, materials and design and fencing unit of exceptionally high quality interior references. The workmarship, materials, and fencing the processing and descriptionally high quality.

ά

Dwillings with this quality sting are often puttern det, grief for continution on an individual property owner's sile. However, dwellings on this quality grade are also found in high-quality that disunforments featuring residence constructed from individual plans or from highly encoded on suggraded down. The disups features is taken high quality enterior ornamentation, high-quality informer refreements, and distalt. The vacuum author, materials, and instalts throughout his dividing and operately of high or very high quality.

93

Checkings with this quality tating we enable pass of higher quality built from enhanced as readily available designer plans in above a sindard inspection of the property of t

Q.

O will now with this quality rating most or outsid the requirement of applicable building codes, Standard or modified standard but and prices are whitevolved and interval of the design includes adequate ferestorment should extend and interval other extends. Waterials, we extend the ferest and interval other extends and interval other extends and interval of the code of the co

UNIFC (M APPRAISAL DATASET (UAD) DEFINITIONS ADD'INDUM

(5). The Factor Mar UAD Appropriate UAD Field Springs Standardization First Presentation

Quality Ratings and Definitions (continued):

12

Oweldings with this quality rating treative economy of concruence and basic functionality as main considerations. Such dwelling feature a plane only a variety available or sales foot plans featuring minimal fenestration and basic finishes with reviewal pricers or mentation and limited intersor disalt. These dwellings meet in in him building codes and are constructed with inexpensive, takes insteads with himself elements and unguisdes.

üs-

Charlengs with this quality uping are of basic sushly is of lower crest, some may not be suitable for your-record occupier on. Such a virlings are often built with sample plants of without plants, of sublang the lowest quality hinding materials. Such a wellings a is aften built or opposite his lowest quality hinding materials. Such a wellings a is aften built or opposite hindings are professionally would be observed only meaning records. Other shrellings may figures and occupance or other may be considered or more understood or more understood as the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Liffle or not updating or modernization. This description includes, but is not Amited to, new homes. Residential properties of father wars. Lago or less other reflect an original condition with no updating, if not make components have been replaced on up. Lifed. Those swell life yours of agricum data considered not updated in this scriptioners. Futures, and foothers are prodominantly disend. As area dust in Not Updated may still be well on interminant futly functional, and this rating one: not reclassisarily imply defended marketinance or physical functional letterers are:

Updalni.

The area of the hume has been $m\omega \lambda$ of to meet content $v\omega$ of expectations. These modifications are sented in series of both scope ωv cost.

An operation area of the home phouse in ear improved look and feet, or functional utility. Changes that constitute updates include introdestances unless of components to meet existing market expectations. Species it not include algorithms sharptions to the existing discretizes.

Personies

Significant from end-or structural changes have been made that increase solity and appeal through complete replacement and or expansion.

A remodeled arts reflects fundament interiors that include multiple alterations. These alterations may include nome or all of the following replaces size of a major component outered(s), fushibut, or bettermined set, relocation of plundary/gas futures/appliances, it prificant shucture alterations of elecating with, and/or the addition of sociate finitely. This would include 1,1 implies guilling and robusts.

Explanation of distrations Court

Three-quarter baths are counted as a left byth it all (assets. Quarter baths (baths that feature only a baths) are not included in the bathroom count. The number of hall and half bathrin is reported by preparating the left extremely a period, where the full posh-count is represented to the left of the period and the half bath count is represented to the left of the period.

Exemple

3.2 indicates three full baths and two: If baths.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

Shorte: Filme Mar UAD Appendix D. UAD Field-Specific Standard cason Requiriments

Aboreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
H.	Aores	Area, Sida
AgPra.	Adjusent to Park	Location
AgPwt	Adjacent to Power Lines	Location
A	104.86	Pletodu g juba
Ansin	Arms Length Sale	Sile or Financing Concessions
to .	Baffepunde)	Deserred & First of Rooms Below Grads
te -	Releases	Basement & Finish of Rooms Balow Drads
	Beneficial	Location & Vew
Cards	Cath	Sale or Friedricking Concessions
OlySey	City View Styline View	Yew
DySt.	City Street View	View
Corren	Commercial Influence	Location
t.	Contractive Data	Date of Sale/Time
Cone	Conventional	Sale or Financing Concessions
CaDre	Court Ordered Salls	Sale or Financing C Incessions
MOOM	Days Or Warket	Data Souther
8	Expiration Date	Outr of Sale/Time
State	Extens Sale	Safe or Familiary Secretarions
PHA	Federal Housing Authority	Sale or Financing Concessions
SACHE	Soft Course	Locator Control
Gifter .	God Course View	Vew
nd .	Industrial Industrial	Listation & Verw
	Industry Stairs	Susament & Finlanyd Rooms Selow Grade
HIT	Landfill	Cocation
toSgfr:	United Sign:	Yew
isling	Deting	Sale or Financing Concessions
Mon	Mountain View	View
1	Nestral	Location & Vew
NIAM	Non-Arms Langth Side	Sale or Financing Concessions
tsyfis	Body Rend	Licator
0	Dhar.	Basement & Firms Incl Roports Dalow Castle
Pyle	Park View	Vew
PsM	Pastiesi View	Virw
Parte	Power Lifes	Yew
Nation	Public Transportation	Location
T.	Repressonal (Rec) Room	Batement & Finished Rooms Selpe Grade
Reto	Relocation Sale	Sale or Financing Chicaysons
RED	MCG Sale	Sate or Financing Forcessions
Tes.	Residential	Location & View
DE TOTAL	USDA - Renal House q	Sale or Financing Concessions
-	Settlement Date	Date of Sate/Time
Short	Short Sale	Sale or Financing Cyncersteria
1	Soure Feet	Area, Ste. Basement
gts	Scupe Meters	Area Site
Jrsk	Unknown	Date of Sate/Time
/2	Versions Administration	Sale or Financing Concessions
	Withdrawn Date	Date of Sale/Tana
	Walk Out Besoners	Besentent & Final nd Rooms Below Grade
NO Wi	Walk Up Statement	Salament & Fresh to Rooms Selow Grade
	Water Frontigor	Location Location
Arefr .	Water Vision	Vitte

Other Appraiser-Defined Abbreviations

Abbreviation	CARLOS SERVICES SEES Follower Delignation	Fields Wilers This Abbreviation May Appear
		- 1

N' srket Conditions Addendum to the Appraisal Repoi

Faryes Max Fort 1004MC 19 atch 2009

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appear to be a major factor in current	ns sket			3,550			
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prior 12 month period, REO sales offe	memorial or antidefilial service at the bid		ter owned sate a by	bicsgà s	need o	f repair and r	reflected in
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(B) October 2021 Data



10/15/2021

Closing Information

Date Issued

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

TRINA F INGELFINGER and Loan Term 30 Years

Loan Information

Closing Date Disbursement Date Settlement Agent File # Property	10/18/2021 10/22/2021 TITLE FIRST AGEN INC. 2109759 35 BAGDAD ROAD DURHAM, NH 0382	Lender	35 OU	DCH H. NIGELFINISER BAGDAD ROAD IRHAM, NH 03824 erFirst Mortgage Compa	Purpose Product Loan Type Loan ID # MIC #	Refinance Fixed Rate Conventional VA 88392309	□ FHA
Estimated Prop. Value	\$465,000						
Loan Terms				Can this amo	unt increase	after closing?	
Loan Amount		\$307,000		NO			
Interest Rate		2.615%		NO	1		
Monthly Principal & Interest See Projected Payments below for your Estimated Total Monthly Payment		\$1,231.46		NO			
				Does the loan	n have these t	features?	
Prepayment Penalt	у			NO			
Balloon Payment				NO			
Projected Paymen	its						
Payment Calcul	ation			Yes	ars 1-30		
Principal & Interest				\$	1,231.46		
Mortgage Insurance	1				0.00		
Estimated Escrow Amount can increase or	ver time			*	766.08		
Estimated Total Mo	onthly Payment			\$1,	997.54		
Estimated Taxes, Insurance & Assessments Amount can increase over time. See page 4 for details		\$766 a mo		This estimate Property Tax Homeowner's Other: See page 4 for escreparately	es s Insurance	In escrow YES YES	
Costs at Closing	S (7) (2-5) (1)						
Closing Costs		\$8,375.14	Includes Lender	\$1,158.40 in Loan (Credits: See page 2 for	Costs + \$7,216.7 r details.	4 in Other Costs -	\$0.00 in
Cash to Close		\$8,691.66		Closing Costs. See	Calculating Cash to	Close on page 3 for a	letaits.
CLOSING DISCLOSUR	E					PAGE 1 OF 5 - LOA	N ID # 88392309

Transaction Information

Borrower

Closing Cost Details

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meowner's Insurance \$74.58 per month for 13 mo.	\$969.54	1
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r Credits SING DISCLOSURE	\$8,375.14	

CONTRACTOR OF THE PROPERTY OF	payoffs and payments to others from your loan amount.
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AMERISAVE to pay off mortgage loan	\$307,316.52
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K. TOTAL PAYOFFS AND PAYMENTS	\$307.316.52
Calculating Cash to Close Use this table to see wha	at has changed from your Loan Estimate.
Loan Estimate Final	Did this change?

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	Loan Estimate	Final	Did this change?
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Total Closing Costs (J)	-\$7,557.00	-\$8,375,14	YES - See Total Loan Costs (D) and Total Other Costs (I)
Closing Costs Paid Before Closing	\$0.00	\$0.00	NO
Total Payoffs and Payments (K)	-\$307,444.00	-\$307,316.52	YES - See Payoffs and Payments (K)
Cash to Close	\$8,001.00 From To	\$8,691.66 From To	
	Borrower	Borrower	Closing Costs Financed (Paid from your Loan Amount) \$0.00
CLOSING DISCLOSURE			PAGE 3 OF 5 - LOAN ID # 88392300

Additional Information About This Loan

Loan Disclosures

-	sumption
if ye	ou sell or transfer this property to another person, your lender will allow, under certain conditions, this person to assume this loan on the original terms.
v'	will not allow assumption of this loan on the original terms
De	mand Feature
You	ir loan
	has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details.
φ^{δ}	does not have a demand feature.
Lat	te Payment
	our payment is more than 15 days late, your lender will charge a fee of 5% of the monthly principal and interest payment.
////	gative Amortization (Increase in Loan Amount)
Unc	der your loan terms, you
	are scheduled to make monthly payments that do not pay all of the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will tikely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
	may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase (negatively amortize), and, as a result, your loan amount may become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
op ⁴	do not have a negative amortization feature.
Par	rtial Payments
You	ır lender
	may accept payments that are less than the full amount due (partial payments) and apply them to your loan.
	may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.
4	does not accept any partial payments. If this loan is sold, your new lender may have a different policy.

Security Interest

You are granting a security interest in 35 BAGDAD ROAD, DURHAM, NH 03824-

You may lose this property if you do not make your payments or satisfy other obligations for this loan.

Escrow Account

For now, your loan

will have an escrow account (also called an "impound" or "trust" account) to pay the property costs listed below. Without an escrow account, you would pay them directly, possibly in one or two large payments a year. Your lender may be liable for penalties and interest for failing to make a payment.

Escrow		
Escrowed Property Costs over Year 1	\$9,192.96	Estimated total amount over year 1 for your escrowed property costs: Property Taxes Homeowner's Insurance
Non-Escrowed Property Costs over Year 1		Estimated total amount over year 1 for your non-escrowed property costs. You may have other property costs.
Initial Escrow Payment	\$1,661.04	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$766.08	The amount included in your total monthly payment.

will not have an escrow account because you declined it
your lender does not offer one. You must directly pay your property costs, such as taxes and homeowner's insurance. Contact your lender to ask if your loan can have an escrow account.

No Escrow		
Estimated Property Costs over Year 1	Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.	
Escrow Waiver Fee		

In the future,

Your property costs may change and, as a result, your escrow payment may change. You may be able to cancel your escrow account, but if you do, you must pay your property costs directly. If you fail to pay your property taxes, your state or local government may (1) impose fines and penalties or (2) place a tax lien on this property. If you fail to pay any of your property costs, your lender may (1) add the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer benefits than what you could buy on your own.

CLOSING DISCLOSURE

PAGE 4 OF 5 + LOAN ID # 88392309

Loan Calculations Total of Payments. Total you will have paid after \$444,702.01 you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled. Finance Charge. The dollar amount the loan will \$136,938.61 cost you. Amount Financed. The loan amount available \$306,385.05 after paying your upfront finance charge. Annual Percentage Rate (APR). Your costs 2.630% over the loan term expressed as a rate. This is not your interest rate. Total Interest Percentage (TIP). The total 44.477% amount of interest that you will pay over the loan term as a percentage of your loan amount.

Questions? If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at

www.consumerfinance.gov/mortgage-closing

Other Disclosures

Appraisal

If the property was appraised for your loan, your lender is required to give you a copy at no additional cost at least 3 days before closing. If you have not yet received it, please contact your lender at the information listed below.

Contract Details

See your note and security instrument for information about

- · what happens if you fail to make your payments.
- what is a default on the loan.
- situations in which your lender can require early repayment of the loan, and
- . the rules for making payments before they are due.

Liability after Foreclosure

If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan.

- state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.
- state law does not protect you from liability for the unpaid balance.

Refinance

Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.

Tax Deductions

If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

Contact Information

	Lender	Mortgage Broker	Settlement Agent
Name	INTERFIRST MORTGAGE COMPANY		TITLE FIRST AGENCY, INC.
Address	9525 W Bryn Mawr Ave Suite 400 Rosemont, IL 60018		2944 FULLER AVE NE. SUITE 200 GRAND RAPIDS, MI 49505
NMLS ID	7872		
NH License ID			2065174
Contact	LAWRENCE MICHAEL BERNSTEIN	Paul C Thompson	
Contact NMLS ID	280597		
Contact NH License ID			2042210
Email	Ibernstein @interfirst.com		amanda.perry @titlefirst.com
Phone	800-520-7087	is a second region.	800-315-2561
			The state of the s

Confirm Receipt

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

TRINA F INGELFINGER

Date

ERICH H. INGELFINGER

Date

CLOSING DISCLOSURE

PAGE 5 OF 5 - LOAN 1D # 88392309

(1) Conservation Easement

This is a noncontractual conveyance pursuant to New Hampshire RSA 78-B:2 and exempt from the New Hampshire Real Estate Transfer Tax.

CONSERVATION EASEMENT

KNOW ALL BY THESE PRESENTS, that Cynthia A. Dunn, residing at 35 Bagdad Road, Durham, Strafford County, State of New Hampshire,03824 (hereinafter referred to as the "Grantor"), in consideration paid, hereby grants to the Town of Durham, with a principal place of business at 15 Newmarket Road, Durham, Strafford County, State of New Hampshire, 03824, (hereinafter referred to as "Grantee") which, unless the context clearly indicates otherwise, includes the Authority's successors and assigns, a Conservation Easement as described herein, on certain premises situated in the Town of Durham, Strafford County, State of New Hampshire, more particularly described in Schedule "A" attached hereto and incorporated herewith by reference (hereinafter referred to as "Property").

The conveyance of this Conservation Easement is made subject to the following restrictions, which shall run with the land and be enforceable by the Grantee as a permanent conservation restriction, as that term is defined in NH RSA 477:45-47. This Conservation Easement is conveyed exclusively to protect the Property for the following purpose: conservation of the Property's contribution to the open space, scenic attributes, and rural character of the Town of Durham.

The following activities are prohibited:

The Property may not be divided, partitioned, or subdivided, nor conveyed, except in its current configuration as an entity.

The Property shall contain no more than 1 dwelling unit and accessory structures to said dwelling unit as may be permitted under town ordinances or regulations, except that a single accessory apartment may be constructed within the primary structure of the dwelling unit as may be allowed under town, state, and federal laws and ordinances.

If the Grantor ceases to adhere to the conditions in this Conservation Easement within thirty (30) days after receipt of written notice of a material breach, delivered in hand or by certified mail, return receipt requested, from Grantee, then the Grantee shall have the right to enforce the conditions of this Conservation Easement by binding arbitration (if agreed to by both parties) or by an action at law or in equity or by administrative proceedings as may be provided by law. In the event a material breach is established, all reasonable costs and attorney fees of such enforcement shall be paid by the Grantor.

SCHEDULE A

[insert property description]

The land with the buildings thereon situated on Bagdad Road a/k/a Old Bagdad Road in Durham, Strafford County, New Hampshire, shown as Lot 3-3-4 on plan entitled "Boundary Line Adjustment Between Paul M. & Ann L. LaFortune and Gerald M. & Cynthia A. Dunn Located at Bagdad Road, Durham, N.H." prepared by Atlantic Survey Co., Inc. and recorded with the Strafford County Registry of Deeds as Plan #68-49.

STATE OF NEW HAMPSHIRE COUNTY OF STRAFFORD, 85.

On this 10 +h day of December 2003, before me the undersigned officer, personally appeared Todd Selig known to me (or satisfactorily proven) to be the Town Administrator for the Town of Durham and authorized agent of the Town of Durham and that being authorized so to do on behalf of such entity, executed the foregoing instrument for the purposes therein contained. In witness whereof I set my hand and seal.

Justice of the Peace/Notary Public

My commission expires:

DONNA L. HAMEL, Notary Public Justice of the Peace My Commission Expires September 19, 2006

The parties hereto recognize and agree that the benefits of this Conservation Easement are in gross and assignable, and the Grantee hereby covenants and agrees that in the event it transfers or assigns the Conservation Easement it holds under this indenture, the organization receiving the interest will be a qualified organization as that term is defined in Section 170(h)(3) of the Internal Revenue Code of 1986 (or any successor section) and the regulations promulgated thereunder, which is organized and operated primarily for one of the conservation purposes specified in Section 170(h)(4)(A) of the Internal Revenue Code, and Grantee further covenants and agrees that the terms of the transfer or assignment will be such that the transferee or assignee will be required to continue to carry out in perpetuity the purposes which the contribution was originally intended to advance. In the event of any foreclosure, the Property secured thereby shall continue to be subject to all of the restrictions and other terms and conditions set forth in this Conservation Easement.

The restrictions above shall be enforceable in perpetuity by actions at law or by proceedings in equity.

IN WITNESS WHEREOF, the Grantor has executed and sealed this document this // day of December, 2003.

Grantor:

RHODE ISLAND

STATE OF NAME OF THE PARTIES.

COUNTY OF STREET, SS. PRIVIAENCE

day of December, 2003, before me personally appeared Cynthia A. Dunn, to me personally known, who, being by me duly sworn, did depose and say that she is the person named in the foregoing instrument, and acknowledged said instrument to be her free act and deed.

Justice of the Peace/Notary/Public,

My commission expires: 10/3/2005

Grantee:

Town of Durham

By

Todd Selig, Town Administrator

Its duly authorized agent



TOWN OF DURHAM 8 NEWMARKET ROAD DURHAM, NH 03824-2898 Tel: 603/868-5571

Fax: 603/868-1858 Website: www.ci.durham.nh.us

September 4, 2018

Erich and Trina Ingelfinger 35 Bagdad Road Durham, NH 03824

Dear Erich and Trina,

It was nice to meet you last week, when I visited with the Rotners to talk about the "Dunn Conservation Easement" Deed. Thanks for sharing your knowledge of the terms of the deed and for inviting us to walk around. That was very helpful.

I contacted Duane Hyde, who was involved with crafting the deed language in 2013. As I mentioned when we met last week, there was a copy of Town Council meeting minutes from that period in the file that contained confusing statements about some aspects of the conservation restrictions. Duane clarified and confirmed what you stated, that the following restrictions apply

- no subdivision
- accessory apartment allowed, but must be attached to house
- otherwise owners can add other structures to property, such as barns, sheds, etc...whatever is allowed by zoning

I am going to put this letter in the file, so that future town staff and volunteers understand the easement language and that there is no need for any property monitoring, as any issues related to the above restrictions are handled by the Planning and Zoning Department.

Thanks again.

Sincerely,

chen shyuer (

Durham Land Stewardship Coordinator

Tayyon of Dough NIII				
Town of Durham, NH				
Property Tax Bill Calculation				
Owner	Inglefinger			
PID	104-74			
Address	35 Bagdad Rd			
WHAT WAS TAXED				
Total Assessed Value	299,100	553,400		
Exemption (solar,)	255,100	-		
Value Tax Applied To:	299,100.00	553,400.00		
value Tax Applied To.	299,100.00	333,400.00		
G. Tree (
Credit (veterans,)	-	-		
Tax Bill#:	109831	111340		
PropTax Issue 1 st or 2 nd	1	2		
Due Date:	7/3/2023	12/18/2023		
Paid Date:	6/6/2023	12/8/2023		
Tulu Butei	0,0,2023	12/0/2023		
Tax Rate Applied:				
		5.750		
Town		5.750		
County		1.760		
Local School		11.580		
State School		1.390		
Total Rate		20.480		
tax will be roughly	4,344.43	11,333.63		
Resulting in Taxes of:				
Town	1,217.00	3,182.00		
County	/	974.00		
Local School		6,408.00		
State School		769.00		
Tax Calculated	4,345.00	11,333.00		
Less Credit & 1st Bill				
is the Amount Billed:	4,345.00	6,988.00		
WHAT SHOULD HAVE BEEN TAX	KED			
Total Assessed Value	299,100	523,000		
Exemption (solar,)	-	-		
Value Tax Applied To:	299,100.00	523,000.00		
Credit (veterans,)	_	-		
erour (vererunes)				
Tax Bill#:	109831	111340		
PropTax Issue 1 st or 2 nd	1	2		
Due Date:	7/3/2023	12/18/2023		
Paid Date:	6/6/2023	12/8/2023		
Tax Rate Applied:				
Town	4.070	5.750		
County		1.760		
Local School		11.580		
State School		1.390		
Total Rate		20.480		
tax will be roughly	4,344.43	10,711.04		
Resulting in Taxes of:				
Town		3,007.00		
County		920.00		
Local School	2,477.00	6,056.00		
State School	229.00	727.00		
Tax Calculated	4,345.00	10,710.00		
Less Credit & 1st Bill	, , , , , ,	,		
is the Amount Billed:	4,345.00	6,365.00		
is the Amount Blied.	7,575.00	0,505.00		
WHAT CHOLD DE ADAMED				
WHAT SHOULD BE ABATED	1		/A2 05	TD D 43 - 5
Difference in Billed-SHB = Abate	-	623.00	623.00	= To Be Abated
RSA 76:17-a Rate of Interest Pybl	4.00%	4.00%		
Enter Date Town will Payback	5/1/2024	5/1/2024		
Number of Days of Interest =	330	145		
Interest Payable	-	9.90	9.90	= Interest Owed
Less Previously Abated Amount of			<u> </u>	
Total To Be Abated	-	632.90	632.90	
1		*		



TOWN OF DURHAM 8 NEWMARKET ROAD DURHAM, NH 03824-2898

Tel: 603/868-8064 *Fax:* 603/868-8033

ABATEMENT RECOMMENDATION

DATE: April 15, 2024

TOWN OF: Durham

TO: Town Council

FROM: Jay Ferreira

OWNER: Sandy MacLean & Janet Mackie

180 Piscataqua Rd Durham, NH 03824

REPRESENTATIVE: N/A

PROPERTY LOCATION: 180 Piscataqua, Durham, NH 03824

PID: 216-14

PROPERTY TAX YEAR(S) APPEALED: 2023

APPLICATION FILING DATE: March 1, 2024

INVENTORY FILING DATE (Filing Date April 15th): N/A

ASSESSMENT APPEALED: \$1,584,000

Municipalities may abate taxes "for good cause shown." RSA 76:16. Good cause is generally established by showing an error in the assessment calculation or a disproportionate assessment. Good cause can also be established by showing poverty and inability to pay the tax. If the abatement application is based on disproportionate assessment, the taxpayer has the burden to show how the assessment was disproportionate. To carry this burden the taxpayer must show:

- **a.** What the property was worth (market value) on the assessment date.
- b. The property's "equalized assessment" exceeded the property's market value. To calculate the equalized assessment, simply divide the assessment by the municipality's equalization ratio (assessment ÷ ratio). Because a property's market value is a crucial issue, taxpayers <u>must</u> have an opinion of the market value estimate. Obtaining an appraisal or presenting sales of comparable properties can show this value estimate.



REASON FOR APPEAL: The owner has applied for an abatement of their property, stating that it is overvalued. They feel the easements, topography and access to the lot have not been addressed. They also feel the condition of the house and outbuildings is in fair to poor condition.

ASSESSORS COMMENTS: The subject property is a Modern/Contemporary style home built in 1969. The structure is definitely showing its age, but there is ongoing renovations to remedy its issues. We have deprecation at average. The property consists of 11.80 acres on Little Bay. There are two Portsmouth water main easements. Also, there are two cemeteries, access issues and topography issues. I recommend giving a 25% deduction (5% for each issue) to the condition factor on the first land line. There are access issues and topography issues and easements on the remaining 10.80 acres and recommend another 10% reduction due to these issues.

RECOMMENDATION: I inspected the house and land with the owner on 3/27/2024. I feel the house and outbuildings were valued and listed correctly. The land issues were not addressed, and I feel a deduction for these issues is justified. This change reduces the overall assessment from \$1,584.000 to \$1,263,100. I recommend the Town **GRANT** an abatement for the assessed value difference of \$320,900. This calculates to an abatement of **§6,593.61** including interest (interest is calculated to a repayment date of 5/1/24 and subject to change per tax collector). If the taxes have not been paid, then no refund or interest is due.

2023 ABATEMENT APPLICATION - 180 PISCATAQUA ROAD - PARCEL 216-14

Town of Durham

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TAXPAYER'S RSA 76:16 ABATEMENT APPLICATION TO MUNICIPALITY

TAX YEAR APPEALED 2023

Town of Durham

MAR 0 1 2024

INSTRUCTIONS

Planning, Zoning

- 1. Complete the application by typing or printing legibly in ink. This application does not stay it is sometimes of taxes; taxes should be paid as assessed. If an abatement is granted, a refund with interest will be made.
- 2. File this application with the municipality by the deadline (see below). Date of filing is the date this form is either hand delivered to the municipality, postmarked by the post office, or receipted by an overnight delivery service.

<u>DEADLINES</u>: The "notice of tax" means the date the board of tax and land appeals (BTLA) determines the last tax bill was sent by the municipality. (If your municipality bills twice annually, you must apply after the bill that establishes your final tax liability and not before.)

Step One:

Taxpayer must file the abatement application with the municipality by March 1 following the notice of tax.

Step Two:

Municipality has until July 1 following the notice of tax to grant or deny the abatement application.

Step Three:

Taxpayer may file an appeal either at the BTLA (RSA 76:16-a) or in the superior court (RSA 76:17), but

not both. An appeal must be filed:

- no earlier than: a) after receiving the municipality's decision on the abatement application;
 or b) July 1 following the notice of tax if the municipality has not responded to the abatement application; and
- 2) no later than September 1 following the notice of tax.

EXCEPTION: If your municipality's final tax bill was sent out after December 31 (as determined by the BTLA), the above deadlines are modified as follows (RSA 76:1-a; RSA 76:16-d, II):

Step One:

2 months after notice of tax;

Step Two:

6 months after notice of tax; and

Step Three: 8 months after notice of tax.

FORM COMPLETION GUIDELINES:

- 1. **SECTION E.** Municipalities may abate taxes "for good cause shown." RSA 76:16. Good cause is generally established by showing an error in the assessment calculation or a disproportionate assessment. Good cause can also be established by showing poverty and inability to pay the tax.
- 2. **SECTION G.** If the abatement application is based on disproportionate assessment, the taxpayer has the burden to show how the assessment was disproportionate. To carry this burden the taxpayer must show: a) what the property was worth (market value) on the assessment date; and b) the property's "equalized assessment" exceeded the property's market value. To calculate the equalized assessment, simply divide the assessment by the municipality's equalization ratio (assessment ÷ ratio). Because a property's market value is a crucial issue, taxpayers must have an opinion of the market value estimate. This value estimate can be shown by obtaining an appraisal or presenting sales of comparable properties.
- 3. **SECTION H.** The applicant(s) must sign the application even if a representative (e.g. Tax Representative, Attorney, or other Advocate) completes Section I.
- 4. Make a copy of this document for your own records.

FOR MUNICIPALITY USE ONLY:
Town File No.:
Taxpayer Name:

RSA 76:16 ABATEMENT APPLICATION TO MUNICIPALITY

SECTION A. Party(ies) Applying (Owner(s)/Taxpayer(s))
Name(s): SANDY MACLEAN + JANET MACKIE
Name(s): SANDY MACLEAN + JANET MACKIE Mailing Address: 180 PISCATAQUA RD DURHAM NH 03824
Telephone Number(s): (Work) (Home) 603-742-7824
Note: If an abatement is granted and taxes have been paid, interest on the abatement shall be paid in accordance with RSA 76:17-a. Any interest paid to the applicant must be reported by the municipality to the United States Internal Revenue Service, in accordance with federal law. Prior to the payment of an abatement with interest, the taxpayer shall provide the municipality with the applicant's social security number or federal tax identification number. Municipalities shall treat the social security or federal tax identification information as confidential and exempt from a public information request under RSA 91-A.
SECTION B. Party's(ies') Representative if other than Person(s) Applying (Also Complete Section A
Name(s):
Mailing Address:
Telephone Number(s): (Work) (Home)
SECTION C. Property(ies) for which Abatement is Sought
List the tax map and lot number, the actual street address and town of each property for which abatement is sought, a brief description of the parcel, and the assessment.
Town Parcel ID# Street Address/Town Description Assessment
216-14 180 PISCATAQUA RD 1013 L+B \$1,584,000

SECTION	D. Other	Property(ies)	þ

List other property(ies) in the municipality owned in the same name(s), even if abatements for the other property(ies) have not been sought. The taxpayer's entire real property estate must be considered in determining whether the appealed property(ies) is (are) disproportionately assessed.

SECTION E. Reasons for Abatement Application

RSA 76:16 provides that an abatement may be granted for "good cause shown." "Good cause" generally means: 1) establishing an assessment is disproportionate to market value and the municipality's level of assessment; or 2) establishing poverty and inability to pay the tax. This form can be utilized for either basis of requesting an abatement. The taxpayer has the burden to prove good cause for an abatement.

- If claiming disproportionality, state with specificity <u>all</u> 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 (<u>all may not apply</u>):
 - 1. physical data incorrect description or measurement of property;
 - 2. <u>market data</u> the property's market value on the April 1 assessment date, supported by comparable sales or a professional opinion of value; and/or
 - 3. <u>level of assessment</u> the property's assessment is disproportionate by comparing the property's market value and the town-wide level of assessment.

Note: If you have an appraisal or other documentation, please submit it with this application.

2)	If claiming poverty or inability to pay, state in detail why abatement of taxes is appropriate as opposed to some other relief such as relocating, refinancing or obtaining some alternative public assistance.
	Ansara v. City of Nashua, 118 N.H. 879 (1978).
	(Attach additional sheets if needed.)

(Attach additional sheets if needed.)	
ATTACHED	

SECTION F. Taxpayer's(s') Opinion of Market Value State your opinion of the market value of the property(ies) appealed as of April 1 of the year under appeal. Town Parcel ID# Appeal Year Market Value \$ Town Parcel ID# Appeal Year Market Value \$ Explain the basis for your value opinion(s). (Attach additional sheets if necessary.) ATTACHED SECTION G. Sales, Rental and/or Assessment Comparisons List the properties you are relying upon to show overassessment of your property(ies). If you are appealing an income producing property, list the comparable rental properties and their rents. (Attach additional sheets if needed.) Town Parcel ID# Street Address Sale Price/Date of Sale Rents Assessment ATTACHED SECTION H. Certification by Party(ies) Applying

Pursuant to BTLA Tax 203.02(d), the applicant(s) MUST sign the application. By signing below, the Party(ies) applying certifies (certify) and swear(s) 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. 1 mas 1

Date: $\frac{3/1/24}{}$	Sandy Mac Lean		
	(Signature)		
	Jan Mackie		

(Signature)

SECTION I. Certification and Appearance by Representative (If Other Than Party(ies) Applying)

By signing below, the representative of the Party(ies) applying certifies and swears under penalties of RSA ch. 641:

1.	all certifications in Section H are true;		
2.	the Party(ies) applying has (have) authorand	orized this representation and has (h	ave) signed this application;
3.	a copy of this form was sent to the Party	v(ies) applying.	
Date:			
		(Representative's Signature)	
SECT	ION J. <u>Disposition of Application* (F</u>	for Use by Selectmen/Assessor)	
	75:16, II states: the municipality "shall reg by July 1 after notice of tax date"	eview the application and shall gran	t or deny the application in
Abaten	nent Request: GRANTED	Revised Assessment: \$	DENIED
Remarl	ks:		
Date:			
(Selecti	men/Assessor Signature)	(Selectmen/Assessor Sign	ature)
(Selecti	men/Assessor Signature)	(Selectmen/Assessor Sign	ature)

4

Rev. 3/12

2023 ABATEMENT APPLICATION - 180 PISCATAQUA ROAD - PARCEL 216-14

SECTION E. Reasons for Abatement Application

2022 Assessment:

\$ 623,300

2023 Assessment:

\$1,584,000

Increase: 254%

Even after taking the 2022 Equalization Ratio of 70.1% into account:

	2022	using 2022 Equalization	2023	2023
	Assessment	Ratio	Assessment	Increase
House	\$155,200	\$221,398	\$273,300	23.4%
Outbldgs	\$1,900	\$2,710	\$6,400	136.2%
Land	\$466,200	\$665,050	\$1,304,300	96.1%
Total	\$623,300	\$889,158	\$1,584,000	78.1%

We apply for an abatement for the following reasons:

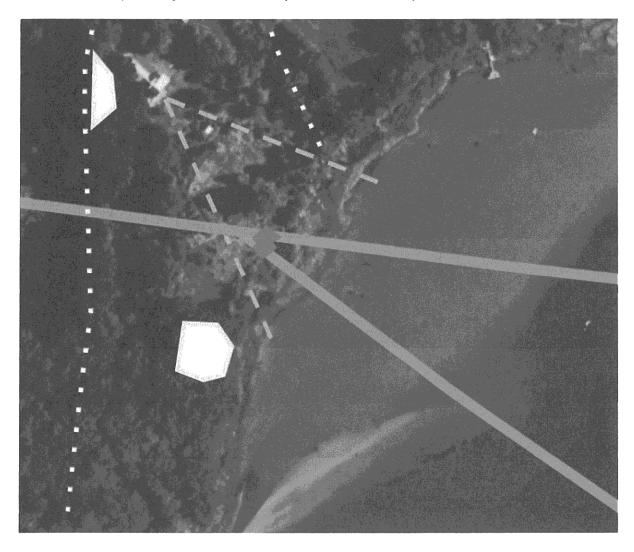
- 1. Physical Data: description and condition of the house and outbuildings, description and condition of the land. Our property was not adequately inspected or evaluated.
- 2. Market Data: market value of house and land on 04/01/23 compared to salt water sales in Durham from 04/01/2018 to 04/01/2023.
- 3. Level of Assessment: disproportionate compared to market value and to the town-wide level of assessment.

1. Physical Data:

- 1. East wall of the house leaks after recent window and siding replacement, interior unfinished.
- 2. East wall of the chimney leaks
- 3. Outbuildings in poor condition
- 4. Patio in poor condition
- 5. Water main easements, concrete vaults, manholes, signage on our land (pages 11-29)
- 6. Frequent trespass on our land by people and dogs using Wagon Hill Farm (pages 29, 30)
- 7. House and land directly under flightpath off the end of the Pease Airport runway (page 31)
- 8. Route 4 noise and high traffic count, e.g. long wait to get out of our driveway, speeding cars/no speed limit enforcement, very dangerous to turn into our

- driveway from the east, state snowplow damage, litter thrown from cars, strangers in our driveway, etc.
- 9. Neighborhood changed from code 40 (Route 4) to new "neighborhood 90" doubling the neighborhood factor on our land (from 0.95 to 1.90) (pages 32-34)
- 10. Two cemeteries on our land restrict land usage
- 11. Shape of the parcel
- 12. Wetlands on the parcel
- 13. View of Little Bay is not 180° per town tax record, it is 30° as the house is set back from the shore and the trees cannot be removed due to the Shoreland Protection ordinance. View is marred by Newington industrial buildings, smokestacks, red warning lights (compared to most Use Code 1013 SFR Waterfront properties in town).

Aerial map of 180 Piscataqua Road showing house with 30° viewshed, 2 cemeteries (yellow) and part of the utility easements (orange) for the Portsmouth water mains and tidal mudflats (dotted yellow lines are parcel boundaries)



2. Market Value:

Spreadsheet review of all Salt Water Sales in Durham for the period 04/01/2018 to 04/01/2023 (pages 35-38)

See Section F. Taxpayers' Opinion of Market Value

3. Level of Assessment is Disproportionate for the following reasons:

New 'Neighborhood 90' is not appropriate, disproportionate result (pages 32-34)

Penalized by change from Neighborhood 40 (Route 4) to new 'Neighborhood 90':

Neighborhood factor was 0.95, it was changed to 1.90

Penalized for salt waterfront on Little Bay vs. Oyster River (pages 32-33):

Site Index factors: Little Bay and Great Bay: 4.0

Oyster River: 1.6

Inadequate/Disproportionate unit cost adjustment for the following conditions:

- 1. Water main easements, concrete vaults, manholes, signage on our land (pages 11-29)
- 2. Frequent trespass on our land by people and dogs using Wagon Hill Farm (pages 29, 30)
- 3. House under flightpath off the end of the Pease Airport runway (page 31)
- 4. Route 4 noise and high traffic count, e.g. long wait to get out of our driveway, speeding cars/no speed limit enforcement, very dangerous to turn into our driveway from the east, state snowplow damage, litter from cars, strangers in our driveway, etc.
- 5. Two cemeteries on our land restrict land usage
- 6. Shape of lot and wetlands

SECTION F: Taxpayers' Opinion of Market Value

Referring to all Salt Water Sales in Durham from 04/01/18 to 04/01/23 (pages 35-38), the sale most comparable to our land was 295 Durham Point Road (ID 227-15) for several reasons, including:

- 1. Utility easement bisecting the parcel
- 2. Waterfront lot on Little Bay, 500 ft waterfront, 180° view
- 3. Tidal mudflats, no deep-water access
- 4. Lot of one or more acres



However, our property is less attractive, due to its location on Route 4, its location directly under the Pease Airport flight path and its view of the industrial buildings in Newington.

The house at 295 Durham Point Rd is newer, built in 2012, and larger with 2,736 SF of living area. Our house was built in 1967 and has 1,375 SF of living area.

295 Durham Point Rd sold 4/1/21 for \$665,000. Its 2023 Assessment of \$837,600 for:

House: \$463,300 Outbuildings: \$7,800 Land: \$366,500 (4 acres), see below:

1stAcre &	Unit Price per Sq							Adj	Land	
Remaining	Foot &	Site	Site	Condi-	Neighb	Neighb	Location	Unit	Value	Note re
Acres	Acre	Adj	Index	tion	orhood	Adj	Adj	Price	Ass'mt	Condition
43,560 2.13	3.63 10,000	4.00 1.00	A 0	0.50 0.75	60 60	1.10 1.10	1.00 1.00	7.99 8250	347,900 17,600	Easement
0.87	10,000	1.00	0	0.10	60	1.10	1.00	1100 Total	1,000 366,500	

Valuation for our property at 180 Piscataqua Road, in Neighborhood 40 (Route 4):

House \$200,000 Outbuildings: \$2,000 Land \$403,164 (11.8 ac), see below:

	Unit Price			\$ 60	05,14	, 4				
1stAcre &	per Sq							Adj	Land	
Remaining	Foot &	Site	Site	Condi-	Neighb	Neighb	Location	Unit	Value	Note re
Acres	Acre	Adj	Index	tion	orhood	Adj	Adj	Price	Ass'mt	Condition
43,560	3.63	4.00	Α	0.50	40	0.95	1.00	6.90	300,564	Easement
10.8	10,000	1.00	0	1.00	40	0.95	1.00	9500	102,600	
								Total	403,164	

SECTION G: Sales, Rental and/or Assessment Comparisons

All Comparisons are detailed on the Salt Water Sales spreadsheet, pages 35-38. After reviewing five years of Salt Water Sales, the data on the tax records used to apportion and assess land value seem inconsistent: some cards are marked tidal mudflats when the lot has deep water access, some cards note deep water access, other cards omit such data which applies to all waterfront lots and affects the value; some cards recite feet of waterfront, others do not; some cards speculate on degrees of view, others omit such data. It is not clear whether 'feet of waterfront' or 'degrees of viewshed' are currently used for assessment.

As virtually all of any parcel's land value is assessed on the first acre, the following is a comparison of the Salt Water Sales and 2023 assessments, illustrating that the assessment on 180 Piscataqua Road is disproportionate: (all sales data and other data, including this comparison, is detailed on the Salt Water Sales spreadsheet, pages 35-38)

ID	Address	Yr of Sale	Acres	1st Acre Ass'mt
216-14	180 Piscataqua	our land	11.8	\$1,201,700
217-8 209-91 209-81 215-41 215-47 214-14 214-23 209-74 214-9 239-10 215-30 227-9 215-23	32 Colony Cove 6 Old Piscataqua 38 Piscataqua 21 Deer Meadow 22 Deer Meadow 38 Dover Rd Durham Pt Rd 72 Piscataqua 14 Riverview 565 Bay Rd 20 Riverview 279 Durham Pt Rd 112 Piscataqua	2022 2022 2022 2021 2021 2021 2021 2021	1.2 1.51 3.3 8.2 3.24 3.77 52.8 5.4 1.0 5.1 1.2 7.1	\$ 783,700 \$ 253,000 \$ 252,400 \$ 404,800 \$ 408,800 \$ 288,400 \$ 553,400 \$ 240,300 \$ 328,900 \$ 719,500 \$ 328,900 \$ 695,700 \$ 240,300
239-18 108-77 215-29	595 Bay Rd 21 Newmarket Rd 22 Riverview	2018 2018 2018	2.5 1.81 1.5	\$ 822,200 \$ 253,000 \$ 328,900

GRANDFATHER EMERSON TO USA 1953

KNOW ALL MEN BY THESE PRESENTS

That I, Edward L. Emerson, married, of the Town of Durham, County of Strefford, State of New Hampshire, in consideration of Seven Handred and Seventy Five (\$775.00) Dollars paid, grant to the United States of America and its assigns, with warrenty covenants, a perpetual and assignable easement and right of way to contract, maintain, repair, operate, patrol, replace and/or remove a Water Supply Line, and including the rights hereinafter described in, upon, under, over and across a certain parcel of land situated in the Town of Durham, County of Strafford, State of New Hampshire, being a strip of land forty (40) feet in width and approximately 420 feet in length, 10 feet on the northerly side and 30 feet on the southerly side of a survey line which is described as follows:

Beginning at a point on the boundary line between land of Edward L. Emerson and land of Elizabeth Chesley, said point being 190 feet more or less, southerly from the southwesterly corner of a cemetery; thence running South 82° 01° 35" East 420 feet, more or less to the Oyster River. Containing 0.39 acre, more or less.

Together with temporary rights of way to be used as working space for construction purposes for a period of two (2) years from the date of this instrument, more particularly described as follows: (1) a right of way 190 feet in width along the hortherly side of and immediately adjacent to and parallel to the aforesaid permanent ensement; (2) a right of way 170 feet in width along the southerly side of and immediately adjacent to and parallel to the aforesaid permanent ensement. Excluding from the above described temporary rights of way any cemeteries. Said temporary rights of way together containing 3,47 acres, more or less.

Also together with the right to trim, cut, fell and remove therefrom all trees and underbrush and obstructions, and any other vegetation, structures or obstacles within the limits of the perpetual and assignable easement and construction rights of way and for such distance beyond said limits and adjacent thereto as is necessary to provide adequate clearance and to eliminate interference with or hazards to the structures or utilities placed or constructed on, over or under said land within the limits of said easement and rights of way.

I, Gertrude E. Amerson, wife of grantor Edward L. Emerson, release to said grantee all rights of dower and homestead and other interests therein.

Witness our hands and secle this lyaday of Maranian 1953.

Witnesses:

Maria & Hillings

Sentrude Commonw

JBER 623

PAGE

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noficial Pocu

Inofficial Document

Irrelevant portions of the document omitted. Full document available upon request.

KNOW ALL MEN BY THESE PRESENTS

THAT, WHEREAS, the UNITED STATES OF AMERICA pursuant to an Act of Congress approved September 28, 1951 (Public Law 155 - 82nd Congress) is authorized to construct an Air Force Base in the City of Portsmouth and Town of Newington, Rockingham County, State of New Hampshire, known as the Pease Air Force Base; and

PORTS MOUTH

WHEREAS, in the construction and operation of said facility 1t was necessary to relocate and replace all that portion of the water supply system owned and operated by the City of Portsmouth located within the perimeter of the Air Force Base; and

WHEREAS, the City is the owner of other land within the Air Force Base; and

WHEREAS, under the provisions of Section 50la of said Public Law 155
the Secretary of Air Force is authorized to acquire lands or rights pertaining
thereto or other interests therein by donation, purchase, exchange of Government owned lands, or otherwise in pursuance of the undertaking authorized
by said Act; and

WHEREAS, the City of Portsmouth has agreed by Contract No. DA-19-C16-ENG-292h dated 27 January 195h, as subsequently amended, among other provisions, to the acquisition by the UNITED STATES OF AMERICA of its fee titles and all easements, permits and licenses comprising all of the lands and rights camed by the City within the project area and which includes part of the present water supply system in exchange for a conveyance from the UNITED STATES OF AMERICA to the City of Portsmouth of fee title and other real estate rights upon which the new water supply system has been constructed.

NOW, THEREFORE, the UNITED STATES OF AMERICA acting by and through

Joseph S. Imirie, the Acting Secretary of the Air Force,
under and pursuant to the powers and authorities vested in him under said

Act of Congress approved 28 September 1951 (Public Law 155 Section 501a)

hereinafter called the Grantor, where the context so admits, and in consideration of the acquisition by the Grantor from the City of Portsmouth of all its real estate rights, title and interest comprising all its real estate including the portion of its present water supply system within the Air Force Base by condemnation proceedings to be filed and to be recorded herewith, does hereby remise, release and forever QUITCLAIM unto the said CITY OF PORTSMOUTH, a municipal corporation duly organized and existing under the Laws of the State of New Hampshire in Rockingham County, its successors and assigns, hereinafter called the Grantee, where the context so admits, all right, title and interest of the Grantor in and to the following described real estate interests, together with the buildings and improvements thereon and appurtenant facilities and easements attached thereto, being more specifically bounded and described as follows:

I - BELLAMY RIVER DAM AND RESERVOIR PROJECT

Two certain parcels of land with the buildings and improvements thereon situated partly in the City of Dover, partly in the Town of Madbury and partly in the Town of Barrington, County of Strafford, State of New Hampshire:

1. Bellamy River Dam and Reservoir - Fee Area

A certain parcel of land situated partly in the Towns of Madbury and Barrington, and partly in the City of Dover, County of Strafford, State of New Hampshire, being more particularly bounded and described as follows:

Beginning at the point of intersection of the centerlines of Mill Hill Road and the Bellamy River; thence running Southerly along the centerline of Mill Hill Road about 440 feet to land, now or formerly, of Irving A. Hayes, et ux; thence turning and running by land, now or formerly, of Irving A. Hayes, et ux South 86° 30' West about 835 feet and South 14° 30' West about 930 feet to land, now or formerly, of Beatrice L. Gerrish, et al; thence running by land, now or formerly, of Beatrice I. Gerrish, et al the following courses and distances: South 10° 30' West about 210 feet, North 71° 30' West about 720 feet, North 2° 30' West about 785 feet and South 710° 00' West about 110 feet to land, now or formerly, of the Heirs of Thomas W. Fernald; thence running by land, now or formerly, of the Heirs of Thomas W. Fernald the following courses and distances: South 710° 00' West about 690 feet, South 87° 00' West about 530 feet, North 82° 30' West about 215 feet, North 52° 30' East about 310 feet, North 33° 00' West about 190 feet, North 15° 00' East about 350 feet, North 18° 30' West about 270 feet, North 68° 30' West about 325 feet, North 30° 00' West about 265 feet, North 11° 30' East about 485 feet, North 10° 00' West about 265 feet, North 11° 30' East about 185 feet, North 10°

TRACT NO. E-527E

A certain parcel of land situated in the Town of Durham, County of Strafford, State of New Hampshire, being a strip of land 10 feet in width and approximately 2515 feet long, 10 feet on the Easterly side and 30 feet on the Westerly side of a survey line which is described as follows:

Beginning at a point on the boundary line between land of Elizabeth W. Chesley and land of Forrest S. Emery, said point being in Route No. 1, approximately 10 feet south of the center line of said Route 1, and approximately 55 feet east of an 18" concrete culvert; thence running along a curve to the right of radius of 215.0 feet and a distance of 118 feet, more or less, to a point of tangency; thence turning and running South 9° 29' 15" East 667.86 feet to the point of curvature; thence turning and running by a curve to the left of a radius of 216.00 feet and a distance of 128.81 feet to a point of tangency; thence turning and running South 39° 29' 15" East 833.85 feet to a point of curvature; thence turning and running by a curve to the left of radius 770 feet and a distance of 571.68 feet to a point of tangency; thence turning and running South 82° 01' 35" East 195 feet, more or less, to land of Edward L. Emerson.

Containing 2.31 acres, more or less.

Reserving, however, to Elizabeth W. Chesley the right to the continuous use of the water pipe which leads from the spring over and across the proposed construction to her home.

TRACT NO. E-528E

A strip of land forty (40) feet in width and approximately 420 feet in length, 10 feet on the northerly side and 30 feet on the southerly side of a survey line which is described as follows:

Beginning at a point on the boundary line between land of Edward L. Emerson and land of Elizabeth Chesley, said point being 190 feet, more or less, southerly from the southwesterly corner of a cemetery; thence running South 82° 01' 35" East 420 feet, more or less, to the Oyster River.

Containing 0.39 acre, more or less.

TRACT NO. E-531L

Crossing approximately 2900 feet of Little Bay, from the property of Edward L. Emerson, southwest of Cedar Point in Durham, to the land of William J. Mott on Fox Point in Newington.

TRACT NO. E-534L

Beginning at a point on the southerly side of Drew Road, all feet, more or less, westerly from a corner in fence on land of Saul J. Cote; thence running northerly crossing Drew Road and continuing along Freshet Road 300 feet, more or less the eastern side of saul Frashet Boad, located in the four of leshborg, the of stratford, State of leshborgers.

TRACT NO. E-536P

Route U.S. 4, Bellamy Bridge Road, in the Town of Durham, at a location approximately 2 miles from intersection of Routes U.S. 4 and N.H. 108, Coes Corner, Durham, New Hampshire.

Meaning and intending to convey the same easements, permits and licenses acquired by the Government from the following listed owners as follows:

				STRAFFO	RD COUNTY
TRACT NO.	OWNER	NSTRUMENT	DATE	REGISTRY	OF DEEDS
E-524E	Saul J. Cote, et ux	Deed	12/10/53	Bk 625	Pg 1
E-525E-1, E-2	Forrest S. Emery, C	ivil Action No. 1263	3/26/54	628	473
E-526E	Loring V.Tirrell, et ux	Deed	11/12/53	623	455
E-527E	Elizabeth W.Chesley	Deed	10/15/53	622	316
E-528E	Edward L. Emerson	Deed	11/2/53	623	285
E-53l;L	Town of Madbury	License	14/29/53	Unrecorde	d b
E-5311	State of New Hamp- shire	License	5/27/53	Unrecorde	ed.
E-536P	State of New Hamp- shire	Permit	4/28/53	Unrecorde	ođ.

All of the above-described and conveyed real estate interests, privileges, rights, permits and licenses, and tract number designations are further shown on the following listed plans which are marked as follows, and which are to be recorded herewith, and a copy of each is attached hereto:

- Pease Air Force Base, Fortsmouth, New Hampshire, Surface Water Supply, Segment 1, Drawing No. 1524 dated July 1959.
- Pease Air Force Base, Portsmouth, New Hampshire, Surface Water Supply, Segment 2, Drawing No. 1525 dated May 1960.
- Pease Air Force Base, Portsmouth, New Hampshire, Surface Water Supply, Segment 3, Drawing No. 1526 dated May 1960.
- 4. Pease Air Force Base, Portsmouth, New Hampshire, Surface Water Supply, Segment 4, Drawing No. 1527, dated June 1959.
- 5. Pease Air Force Base, Military Reservation, Segment "E", Drawing No. NED-PA-877, dated July 1952, Sheet 5 of 8.
- Pease fir Force Base, Military Reservation, Segment "H", Drawing No. NFD-Pa-877, dated February 1950. Shoet 8 of 8.

Meaning and intending to convey to the Grantee all the right, title and interest of the Grantor in the real estate interests, permits and licenses comprising the replacement water supply system constructed by the Grantor located in Strafford County, pursuant to the terms and conditions of Contract No. DA-19-016-ENG-2924, dated January 27, 1954, between the parties, and as subsequently modified by Supplemental Agreement No. 1, dated June 2, 1955, Supplemental Agreement No. 2, dated August 3, 1960, and Supplemental Agreement No. 3, dated August 1, 1961. The remaining portion of this replacement water supply system is located in Rockingham County and is being conveyed to the Grantee by the Grantor by another deed simultaneously with this transaction. All of said real estate interests, fee simple title and easements were acquired by the United States of America by deeds and condemnation proceedings which are recorded in the Registry of Deeds for Strafford and Rockingham Counties where said real estate interests lie. The permits and licenses conveyed herein were executed by the proper authorities having jurisdiction over the waters, highways, and rights of way crossings and affected by said easements; and copies of all of said licenses and permits have been furnished the Grantee. This conveyance is made in accordance with the terms and conditions of said deeds, condemnation proceedings, permits, licenses, and is also made pursuant to the terms and conditions of said Contract No. DA-19-016-ING-2924 as amended, and which provides for simultaneous acquisition by Grantor from Grantee of all of its real estate interests, rights, and privileges within Pease Air Force Base by instrument to be recorded herewith.

TO HAVE AND TO HOLD the same to the said City of Portsmouth and its successors and assigns forever.

This deed is executed and delivered to said Grantee without any covenants whatsoever, either expressed or implied.

THE UNITED STATES OF AMERICA

WITNESSES:

Musical L. Hartley

Secretary of the Air Force
JOSEPH S. JUINE
Toting Sougetary of the Air Force

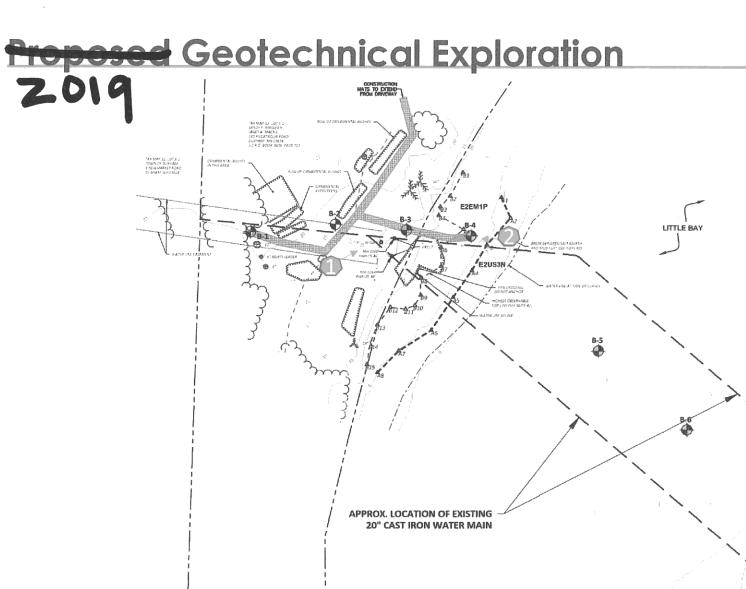
STATE OF VIRGINIA) SS.

On this 11th day of October appeared Joseph S. Imirie

1952, before me personally
Acting
,/Secretary of the Air Force

ATESOV A

of the United States of America, to me personally known, who, being by Acting me duly sworn did depose and say that he is the Secretary of the Air Force of THE UNITED STATES OF AMERICA; and that he knows the Seal of the Department of the Air Force of THE UNITED STATES OF AMERICA; and that the seal affixed to the foregoing instrument is the official seal of the Department of the Air Force and the said instrument was signed and sealed on behalf of THE UNITED STATES OF AMERICA by authority of the Act of Congress cited therein, and the said acknowledged said instrument to be





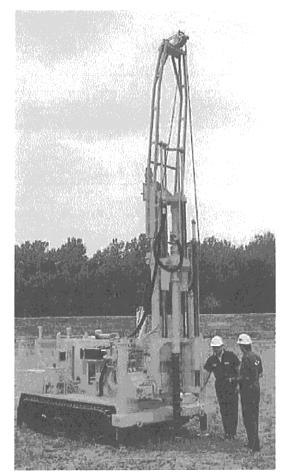


Proposed Geotechnical Exploration - Land

2019Typical Boring Equipment

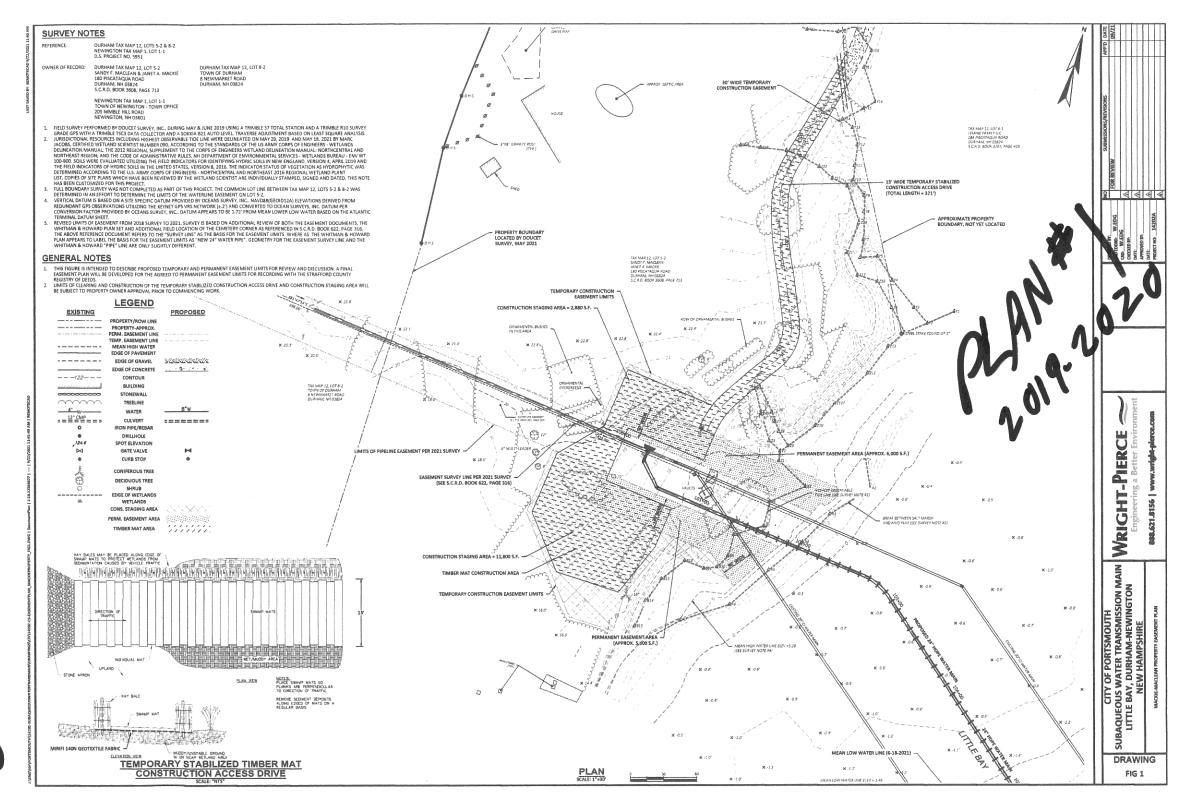


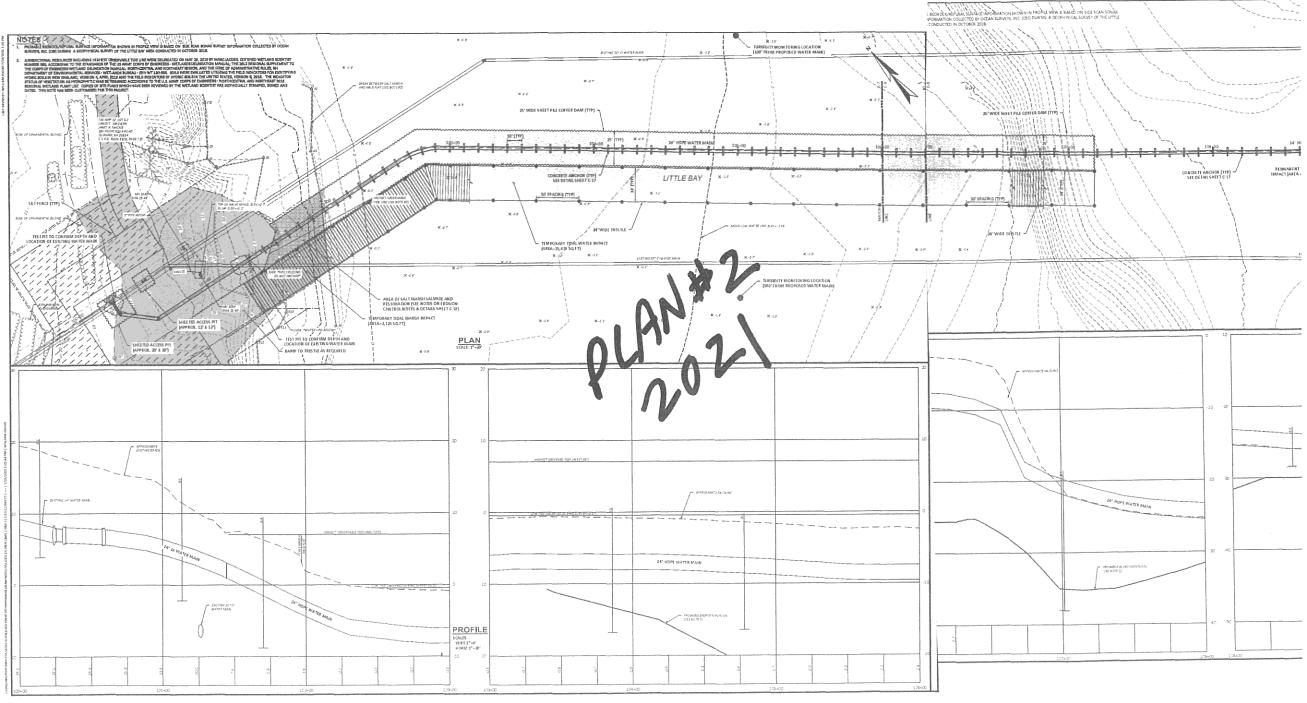
Tracked Drill Rig

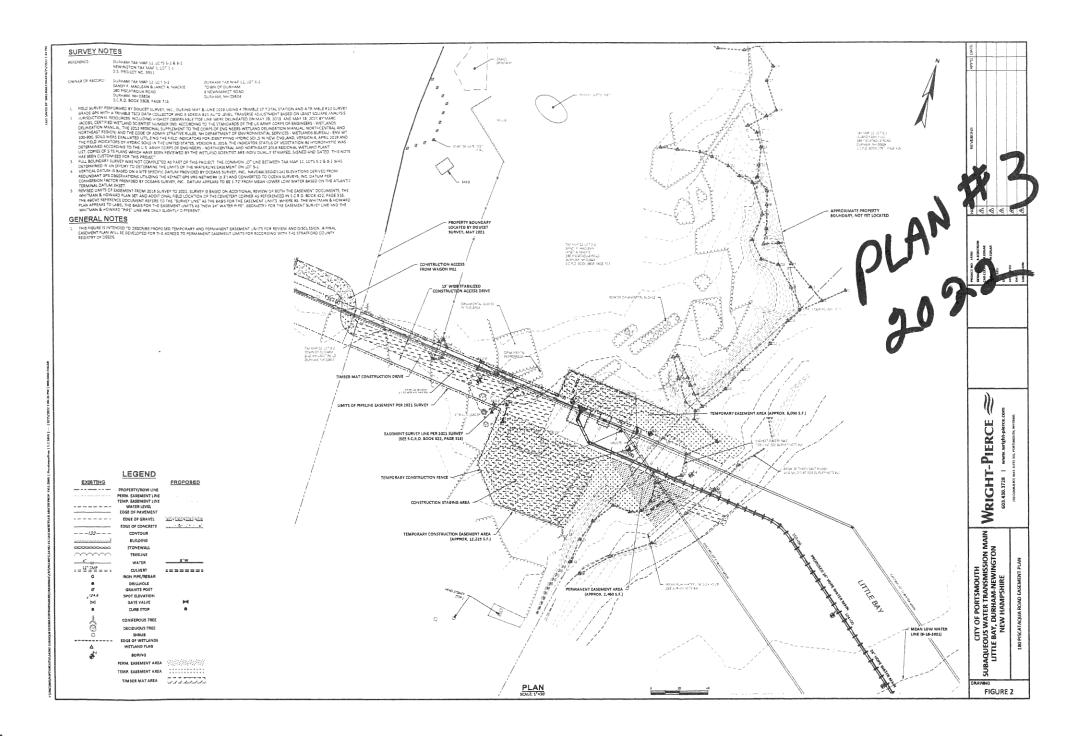


Tracked Drill Rig In Use









PORTSMOUTH WATER MAINS EASEMENT - PROJECT PLAN #4 - 2024





EMINENT DOMAIN – CITY OF PORTSMOUTH PUBLIC HEARING NOTICE TO MACKIE/MACLEAN

"Please take notice that the Portsmouth City Council will hold a public hearing to determine if there is public necessity to take by eminent domain a temporary construction easement and a permanent easement for the installation and maintenance of a public drinking water line over and across your property located at 180 Piscatagua Road in Durham.

The public hearing will be on November 16, 2022, The City Council will assemble at 3:00 p.m. at the Eileen Dondero Foley Council Chambers and open the hearing. The City Council will then conduct a site visit at 3:30 p.m. to answer City Councilor questions and make any on-foot site visits. The public is welcome to attend the site view, although no testimony from the public will be taken at that time.

After the view, the hearing will be recessed and then reconvened at the Eileen Dondero Foley Council Chambers at 5:00 p.m. for purposes of taking testimony and action. Members of the public may participate in person or via Zoom. Registration link for zoom attendance to be found on the City of Portsmouth website, www.cityofportsmouth.com, see the meetings calendar. Plans have been provided to you, and are also available for inspection at the Department of Public Works, located at 680 Peverly Hill Road in Portsmouth.

Through your counsel, I have requested that the City Council be granted access to your property for the purposes of the site visit. Please let me know if that access will be granted. If not, the Council will convene at Wagon Hill and conduct the site visit from there."

5/12/23 ED FILED SCRD 5 110-453

COMMENTS BY MACLEAN'S ATTORNEY TO THE PORTSMOUTH CITY COUNCIL AT THE EMINENT DOMAIN PUBLIC HEARING NOVEMBER 16, 2022

1. IS THE CURRENT PLAN THE FINAL PLAN?

The City's presentation today gives the impression that the Project has proceeded on a smooth, linear path moving forward. This is not accurate.

The City is now on Plan #3 as the project affects the MacLean's land on the Durham shore. The City presented the MacLeans with three different plans affecting their land in 2020, 2021 and 2022 – the project has had major changes each year and the MacLeans were never timely informed or told why the major changes were necessary.

Here today, the City has presented Plan #3 that no longer includes the 30-foot wide access road from the Leland property to the north that crossed the MacLean's land to the work site in front of the MacLean's house. Instead, you have been shown a plan with the access road coming from the west, from Wagon Hill Farm. The MacLeans heard of this most recent potential change in the project in an email dated June 3, 2022, showing a staging area and access road on Wagon Hill Farm.

In August, the MacLeans asked the City what temporary easements were now requested by Portsmouth. The MacLeans asked the City to provide them with its updated map showing what the City now wanted for its temporary easement because, as of the June 2022 map, a staging area was on Wagon Hill Farm.

In September, the MacLeans received a rough map, (not overlaid on an aerial image as before, showing which trees would be cut down) and the City expressly stated that its plan to use Wagon Hill Farm was "far from finalized."

This begs the question of what exactly the City Council is being asked to approve today.

I want to give you some examples so you may understand why the landowners have exhibited extreme patience with the City during this process.

- First, the MacLeans became aware of the water main project when the City mailed them
 an easement deed to sign without explanation. The City did not bother to tell the
 MacLeans anything about its project or how it affected their house, land and shoreline
 during construction.
- The MacLeans received an offer from the City in August 2021. The MacLeans spent a lot of time reviewing the project, asking questions about inconsistencies in the plans and identifying issues they wanted resolved in the MOU. They reached agreement with the City on many items and thought substantial progress had occurred.

THEN, in late September 2021, during a conference call with the City, a City employee mentioned that in JULY 2021 (before the City's August offer), it had completely revised the project. The City sent its revised application to the NH Dept of Environmental Services in July but did not bother to notify the MacLeans of the substantial changes made to its project.

So, the time the MacLeans had spent thoughtfully considering the City's offer for Plan #1 was wasted due to the major changes the City had made affecting their land.

Plan #2 includes a 400-foot-long steel cofferdam, trestle and ramp to be constructed on the landowners' fragile sand shoreline, extending out into Little Bay. The cofferdam will be constructed with tons of heavy steel sheet piles that will be trucked across the MacLean's lawn on tractor trailer trucks. The 850 linear feet of steel sheet piles for the 400-foot-long cofferdam will be pounded into Little Bay by a crane on an adjacent 400-foot-long steel trestle directly in front of their house.

Plan #2 raised a number of concerns related to construction and restoration that were not issues in Plan #1 that will be included in the MOU.

• In March 2022, the MacLeans received an offer for Plan #2 from the City; the plans were represented to the MacLeans as being near-finalized.

On April 6, 2022 the MacLeans sent the City a number of questions, including questions about the specifications in the City's project specifications that belonged to a project in Rochester, NH. These Rochester construction specifications were absolutely not relevant to the Durham project, so what WERE the relevant specifications for Plan #2 in Durham that took the place of the Rochester project specifications for those construction details? This was a reasonable question from the MacLeans.

The City's lack of attention to detail added to the list of questions any landowner would have about the project.

The City's consultant (Wright Pierce) responded on May 20, 2022 to the project specification errors and questions from the MacLeans, stating the Rochester specifications would be corrected, but with no specific answers.

Less than two weeks later on June 3, 2022, the MacLeans received an email from a City employee stating that the City was changing the access road that, in Plan #2, came from the Leland property to the north, across the MacLean's lawn to the project site. The new Plan #3 to access the construction site is from the west, from Wagon Hill Farm which is a public park.

In July, the MacLeans gave permission for the DES wetlands surveys for Plan #3, as they have for many other wetlands surveys, borehole surveys, easement surveys, etc. for the City's water main project over the past several years.

The City sent its Plan #3 map to the MacLeans in September, changing the size and location of the temporary easement from what was depicted in Plan #2.

This map was dated **March 3, 2022, six months earlier.** Again, the MacLeans had not been informed or provided with the map showing how the City's water project affected their land until many months later.

So once again, since March 2022, the landowners were thoughtfully reviewing...the wrong project, Plan #2 instead of the City's new Plan #3.

It is difficult to move forward with a negotiation when the substance of the project keeps changing; the temporary easement area remains undetermined and is still not finalized; concerns keep changing as a result; and when the MacLean's time is wasted time.

The MacLeans are waiting until the project is REALLY finalized. They are simply frustrated with the lack of communication in a timely manner from the City.

Eminent Domain: Overlay this frustrating negotiation experience and the lack of project plan resolution with the fact that the City may now pursue Eminent Domain proceedings against the MacLeans.

<u>Temporary Easement</u> - The MacLeans are surprised that the City would even consider using ED because the MacLeans view ED as a remedy after negotiations have failed. In fact, most terms for the project have been agreed-to and the MacLeans are waiting for the City to finalize whether the access road and staging areas (temporary easements), will be on their land, according to Plan #2 or Plan #3 or some other plan. That will not be known until the Wagon Hill Farm proposal is either approved or disapproved by DES, the Town of Durham, or others.

<u>Permanent Easement</u> – Contrary to a recent newspaper report, the small triangular permanent easement has absolutely nothing to do with the Little Bay Water Line project. The MacLeans called the City's attention to this issue after they received the maps for Plan #1 dated 2019.

The small permanent easement is necessary because in 1957 the south cast iron pipe was installed outside the 1953 easement near the shoreline. Perhaps the City can recover damages for this mistake from the US Air Force under the terms of its 1962 agreement, negotiated when it took ownership of the water mains and the Bellamy Reservoir in 1962.

The south cast iron pipe has nothing to do with the installation of the new Little Bay water main. The new HDPE water main will cross Little Bay between the north and south cast iron pipes and attach to the concrete water main west of the existing connections. Whether the north and south cast iron pipes will be rehabilitated by relining them in the future is not part of the Little Bay Water Line Project.

The <u>implication</u> that the MacLeans have been uncooperative or unreasonable is insulting and ridiculous. The Little Bay Water Line project has been changed three times in three years by the City of Portsmouth.

The MacLeans consider themselves cooperative and reasonable, despite being treated with disrespect and as an afterthought by the City. Their land is the only privately owned land affected by the City's water main project at this time; the other two parcels are town-owned.

They believe we are at this hearing today, not for anything the MacLeans have or have not done. But instead, because of how this project has been handled by the City to date, whether due to DES demands or other requirements, we are not informed.

2. CORRECTION OF THE PERMANENT EASEMENT

I want to touch upon the issue of ownership of the permanent easement so that two points get into the record.

First, the land owned by the MacLeans has been in that family for almost two hundred years. As the City is aware, the United States purchased the easement on the MacLean's property in 1953 from Edward and Gertrude Emerson, the current owner's grandparents. They were elderly, Edward died in 1955 and Gertrude died in 1956.

Therefore, both grantors were deceased and the property was unoccupied when the water main was installed in 1957. No one was there to question the engineers installing the water mains about why the south cast iron pipe was installed <u>outside</u> the 1953 easement purchased from the Emersons. If the larger easement was necessary due to design changes, the Emersons or their heirs would have been paid for the additional shoreline used in 1957 by the U.S. Government.

Second, the Portsmouth Safe Water Advisory Group produced a 76-page PowerPoint presentation about the history of Portsmouth's water supply. On slide 5, it implies that the City took over ownership and maintenance of the Madbury/Durham/Newington water mains in the 1990s. However, the deed from the US Government to the City of Portsmouth is dated 1962 for the Bellamy Reservoir and Dam and the water mains constructed by the Air Force in 1957.

This date is important because it is well known that the City now wants to construct a third water line across Little Bay due to the City's neglect and lack of maintenance of its water main infrastructure. Lack of maintenance has made it impossible to operate any of the four gate values on the north and south cast iron mains crossing Little Bay to enable examination and potential relining of those water mains to extend their useful life.

The City has owned these water mains since 1962 and this neglect falls on its shoulders. If the mains had received normal maintenance, we would not be here discussing the Little Bay Water Line project today.



3. THE WAGON HILL FARM ACCESS ROAD WILL INCREASE THE EXISTING PROBLEM OF PUBLIC TRESPASS ON THE MACLEAN'S PRIVATE LAND

One issue that the landowners hope to work out with the City, if Plan #3 to access the project from Wagon Hill Farm is approved by the DES, the Town or others, is the best way to keep the public at Wagon Hill Farm off the MacLean's land.

The Town of Durham has been responsive to the continuing problem of the public trespassing on the MacLean's land. It has moved paths away from the shared boundary to discourage the public from wandering off the paths and across the MacLean's land. However, trespass continues as evidenced by the beaten path from Wagon Hill Farm onto the MacLean's land on the ridge east of the wagon.

The proposed split rail fence by the proposed access road will completely negate all the efforts the Town of Durham has implemented to prevent trespass on the MacLean's land. Tall, solid wood gates at the boundary line will be necessary to keep trespassers off the MacLean's land.

4. CONCLUSION

THE CITY HAS MADE NO OFFER TO THE MACLEANS FOR ITS CURRENT PROJECT, PLAN #3:

The MacLeans assume the City has made no offer because it is waiting to learn whether its current plan to use Wagon Hill Farm for the access road and for the staging area will be approved by the DES and the Town of Durham or others.

The MacLeans are waiting for the project plans to become finalized because the Wagon Hill Farm proposal affects the amount and location of the temporary easement needed on their land.

Plan #3, as it currently stands, is even more intrusive to their peace and quiet due to the increased volume of trespassers, than prior iterations of the project.

The MacLeans are hopeful that once Plan #3 is finalized, or if it is not, another Plan is finalized they will be able to complete their negotiations with the City. Once the City is able to finalize its plans, they expect to reach agreement on compensation for the temporary and permanent easements.

Thank you for your attention.

180 Piscataqua Road Durham, New Hampshire 03824 June 22, 2013

Todd I Selig, Administrator Town of Durham 15 Newmarket Road Durham, New Hampshire 03824

RE: Wagon Hill Farm

Dear Mr. Selig,

We own the land bordering the east side of Wagon Hill Farm south of Route 4. People using Wagon Hill trespass onto our land from Wagon Hill, chiefly along the southeast boundary, but also from the north side, using our driveway. We are now finding strangers in our yard every day and are put in the position of having to ask them to leave. We feel it is unsafe for our children to venture out unless we first check for strangers. Dogs running free in the morning are now in our family cemetery again, as they were before the leash law was enforced.

It is obvious our yard is private as we have sheds, kayaks, lawn furniture and 'no trespassing' signs along the stone wall boundary. Despite this, many people think is it acceptable to trespass onto our land from Wagon Hill, treating our home as an extension of the Wagon Hill park.

We ask that the Town close the wooded portion of Wagon Hill that abuts our land near the shore as recommended in the eastern cottontail report prepared a few years ago. This section of Wagon Hill has suffered severe erosion of the riverbank and adjacent salt marsh due to public use because it is not fenced off like the shore near the picnic area. People harass and torture the horseshoe crabs as they congregate to lay their eggs along the shore. Some people leave litter and beer cans.

Since our home is affected by the public's use of Wagon Hill Farm we expect the town will take immediate action to remedy this situation.

Thank you,

Sandy MacLean & Janet Mackie

PEASE AIRPORT RUNWAY FLIGHTPATH

180 Piscataqua Road sits directly under the Pease runway flightpath.

All Pease aircraft taking off into the prevailing westerly wind pass directly over our house. The airplanes do not bank to turn until past our house. Most Pease aircraft descend for landing over our house including the heaviest military aircraft.



"NEIGHBORHOOD 90" and the SALT WATER SITE INDEX surcharges

The Neighborhood Code identifies actual neighborhoods, or areas of properties with similar characteristics such as Riverview, Deer Meadow, houses along Route 4, Colony Cove, etc. Each neighborhood code carries an adjustment factor that reflects the benefits or drawbacks of each neighborhood, inferred from sales in each neighborhood. The neighborhood factor is applied to \$3.63, the unit price per square foot of land in the first acre for lots of one acre or more.

At the 2023 reassessment a new 'neighborhood' was invented in an attempt to account for one anomalous or uncharacteristic sale. The sale occurred on September 2, 2021 for the house at 196 Piscataqua Road.

At that date the property was assessed at \$760,300. Applying the 2021 Equalization Ratio of 71.8% yields a value of \$1,058,914.

The property was never listed for sale, but was sold in a private transaction for \$2,300,000. The purchaser was Thomas Daly; we hear that he plans to use the house for his offices after his new house at 190 Piscatagua Road is finished.

How to account for the sale of a house at more than 200% of its value? This outlier sale is situated on Route 4, visible from the traffic lights at Back River Road. The shore is tidal mudflats with deep water 500 feet out, too far for a dock. This particular sale upset all the adjustment factors traditionally utilized to assess properties in town.

The solution: Gerrymander a new neighborhood that benefits the tax collector and victimizes owners in the 'neighborhood' as the adjustment factor changed from 0.95 to 1.90. For reference, other salt water neighborhoods, codes and factors:

Neighborhood	Code	Factor
'New Neighborhood'	90	1.90
Deer Meadow	80	1.60
Colony Cove	70	1.30
Riverview	70	1.30
Bay Rd south end	70	1.30
Bay Corp Assn	60	1.10
Cedar Point	50	1.00
Route 4	40	0.95

One acre on Route 4 with mudflats on Little Bay is now worth three times more than one acre at Deer Meadow with Oyster River deep water access. The new 'Neighborhood 90' includes lots on Little Bay and the north side of the Oyster River on Route 4, lots on the south side of the Oyster River and Little Bay on Langley Road, and lots on Langley Road that have no waterfront at all. See map on page 34. To justify new Neighborhood 90, the boundaries were drawn to include two other sales between 04/01/2018 and 04/01/2023, but those sales do not support the factor of 1.90:

4/11/18 – 50 Langley Rd – \$1,450,000 for 3 houses, barns, 100-foot dock, 58.3 acres; conservation easement on 55.3 acres; 2018 assessment \$1,429,943.

11/01/19 – 190 Piscataqua Rd – \$1,750,000 for 2 houses, barn, boat house, 3.7 acres; assessment/equalization ratio \$1,302,897. The property was listed at \$1,700,000 and Thomas Daly won the contest at \$1,750,000. The property is unique because it includes the last boat house on the Great Bay estuary; no permits can be issued for new boat houses. The main house of 3,600 square feet was built in 1998.



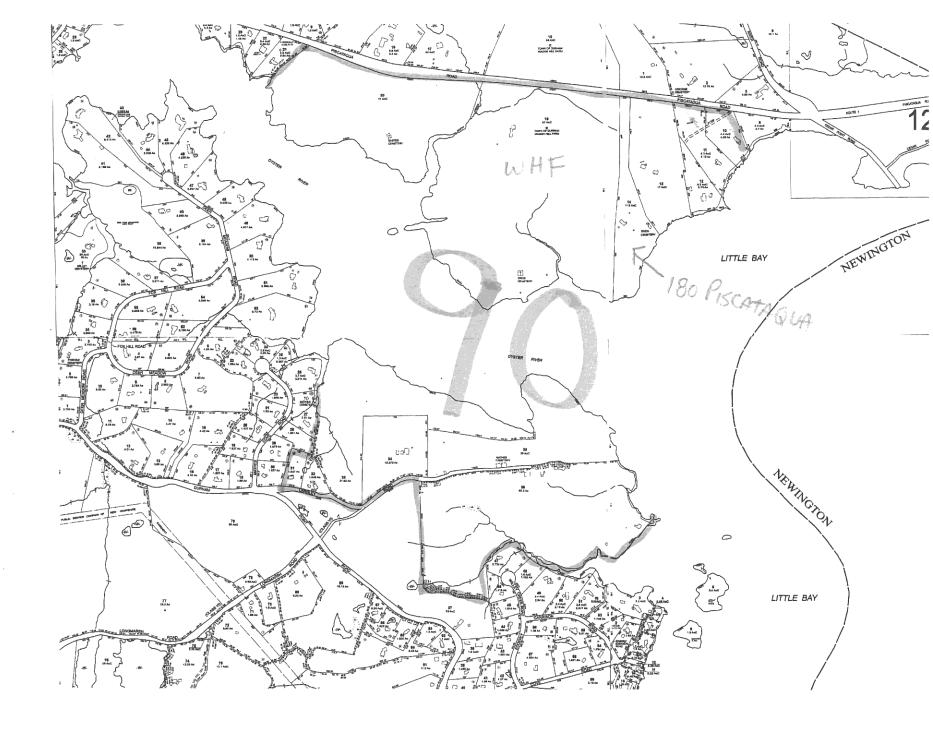
The Site Index Code identifies the body of salt water where the lot is situated (or other type of site). Each Site Index code carries an adjustment factor that reflects the benefits or drawbacks of the site, inferred from sales for each site. Site Index factor is multiplied by \$3.63, the unit price per square foot of land in the first acre.

Site	Index	Factor
Great Bay	A, B	4.00
Little Bay	Α	4.00
Oyster River	С	1.60
Royalls Cove	R	1.00

Thus, one acre is assessed at:

Per Sq Ft	Acre	N'hood	Site	2023 First Acre Ass'mt
*\$3.63 x	43,560 SF x	1.90 (90) x	4.00 (Little Bay)	=\$1,201,733 OUR LAND
**\$3.63 x	43,560 SF x	1.60 (80) x	1.60 (Oyster River)) =\$ 404,794 Deer Meadow

The last five years of Salt Water Sales do not support the 'Neighborhood 90' factor or the difference between the factors applied for lots on the Bays vs. the Oyster River.



ASSESSMENT OF MARKET VALUE AS OF APRIL 1, 2023 > DURHAM WATERFRONT SALES 04/01/18 - 04/01/23

2023 - THERE WERE NO SALT WATERFRONT SALES IN DURHAM 01/01/23 - 04/01/23

2022 SALT WA	TER SALI	ES								1stAcre							Adj	1st Acre	
					Dee	p Water Ac	cess		Land	Unit						_	Unit	Land	
Property	Sale	Sale	Tax	Water	**	Total Land	Assessm't	Total	Use	Price	Site	Site	Condi-	Neighb	Neighb	ocatio	Price	Value	
Location	Date	Price	ID	Body	DW	Sale Date	04/01/23	Acres	Code	perSqFt	Adj	Index	tion	orhood	Adj	Adj	perSqFt	Ass'mt	Notes (All XSWF)
32 COLONY COVE	08/10/22	\$2,250,000	217-8	Lit Bay	YES	\$535,400	\$783,700	1.20	1013	3.63	4.00	Α	0.95	70	1.30	1.00	17.93	\$781,100) DWA/90°VIEW/WF 260FT
6B OLD PISCATAQ	07/01/22	\$624,000	209-91	Salt OR	NO	NA	\$258,100	1.51	1013	3.63	1.60	С	1.00	50	1.00	1.00	5.81	\$253,000	DOCK RIGHTS/MUDFLATS/WF 321 FT
6A OLD PISCATAQ		\$576,000 \$1,200,000	209-91	Salt OR		2 units con	nbined as S	FR											
38 PISCATAQUA R	07/29/22	\$335,000	209-81	Salt OR	YES	\$211,200	\$274,300	3.30	1012	3.63	1.60	С	1.05	40	0.95	1.00	5.79	\$252,40	D SD/MUDFLATS/WF 316 FT Family Sale?

2021 SALT	WATER SALE	ES						Total		1stAcre							Adj	1st Acre	
					Dee	p Water A	cess	Acres	Land	Unit							Unit	Land	
Property	Sale	Sale	Tax	Water	**	Total Land	Assessm't	or Sq	Use	Price per	Site	Site	Condi-	Neighb	Neighb	ocatio	Price	Value	
Location	Date	Price	ID	Body	DW	Sale Date	04/01/23	Feet	Code	Sq Foot	Adj	Index	tion	orhood	Adj	Adj	perSqFt	Ass'mt	Notes (All XSWF)
28 CEDAR PC	DINT R 03/16/21	\$910,000	120-31	Lit Bay	YES	\$435,300	\$604,300	0.51 22,216	1012	6.80	4.00	Α	1.00	50	1.00	1.00	27.2	\$604,30	00 DWA/WF 115 FT
21 DEER MEA	ADOW 02/10/21	\$1,620,000	215-41	Salt OR	NO	\$449,200	\$491,200	8.20	1013	3.63	1.60	С	1.00	80	1.60	1.00	9.29	\$404,80	0 WA via lot 43/MUDFLATS/WF 1,005 FT
22 DEER MEA	ADOW 01/29/21	\$1,441,500	215-47	Salt OR	NO	\$396,300	\$431,600	3.24	1013	3.63	1.60	С	1.00	80	1.60	1.00	9.29	\$404,80	0 WA via lot 43/MUDFLATS/WF 515 FT



38 DOVER ROAD 06/18/21 \$1,802,000	214-14 Salt OR YES \$301,800	\$314,700 3.77 1013	3.63 1.60 C	1.20 40 0.95	1.00 6.62	\$288,400 SD/MUDFLATS/WF 777 FT
295 DURHAM POII 04/01/21 \$665,000	· 1	ı	1 1	0.50 60 1.10	1.00 7.99	\$347,900 180°VIEW/SD/PL ESMT/WF 1,320 FT
MOST COMPARABLE SALE DUE TO UTILIT	Y EASEMENT	0.87		0.75 60 1.10 0.10 60 1.10	1.00 8250 1.00 1100	\$17,600 TOPO \$1,000 PLE ROW
						\$366,500 TOTAL
DURHAM POINT R 09/28/21 \$900,000	214-23 Salt OR NO \$656,800	\$942,000 52.80 6000	158,100 2.50 C	1.40 50 1.00	1.00	\$553,400 FARM CU-APPR'D VAL/MUDFLATS/
			Farm Unit Price per A	cre		WF 2,113 FT
22 OLD PISCATAQI 12/15/21 \$875,000	209-88 Salt OR NO \$158,500		3 4.79 2.25 F	1.00 50 1.00	1.00 10.77	\$349,700 LWF/WF 23 FT
		32,452				
26 OLD PISCATAQI 05/25/21 \$300,000	209-87 Salt OR NO \$248,000) \$354,100 0.90 1012 39,378	2 3.99 2.25 F	1.00 50 1.00	1.00 8.98	\$353,500 WF 280 FT
72 PISCATAQUA R ⁽ 01/26/21 \$646,400	209-74 Salt OR NO \$229,129	9 \$265,000 5.40 1013	3.63 1.60 C	1.00 40 0.95	1.00 5.52	\$240,300 JOHNSON CRK WF 1,238 FT
196 PISCATAQUA 09/02/21 \$2,300,000	216-10 Lit Bay NO \$389,600	\$1,203,900 4.28 101	3.63 4.00 A	0.95 90 1.90	1.00 26.21	\$1,141,600 90°VIEW/SD/MUDFLATS/WF 212 FT
14 RIVERVIEW RO; 09/23/21 \$980,000	214-9 Salt OR NO \$290,000	\$328,900 1.00 1013	3.63 1.60 C	1.00 70 1.30	1.00 7.55	\$328,900 MUDFLATS/WF 302 FT

2020 SALT W	ATER SAL	ES						Total		1stAcre							Adj	1st Acre	
						p Water Ac				Unit							Unit	Land	
Property	Sale	Sale	Tax	Water	**	Total Land	Assessm't	or Sq	Use	Price per	Site	Site	Condi-	Neighb	Neighb	ocatio	Price	Value	
Location	Date	Price	ID	Body	DW	Sale Date	04/01/23	Feet	Code	Sq Foot	Adj	Index	tion	orhood	Adj	Adj	perSqFt	Ass'mt	Notes (All XSWF)
	/- /	4				4	Å		4040			_	1.00		4.00	4.00	46.50	4740 504	A CHANGUA COLON A CONTANT AT A FT
565 BAY ROAD	03/24/20	\$1,450,000	239-10	Grt Bay	YES	\$556,400	\$725,711	5.10	1013	3.63	3.50	Т	1.00	70	1.30	1.00	16.52	\$719,500	SHANKHASSICK ASSN/WF 454 FT
22 CEDAR POINT	R 08/10/20	\$860,000	120-34	Lit Bay	YES	\$393,100	\$603,400	0.50 21,780	1012	6.93	4.00	Α	1.00	50	1.00	1.00	27.21	\$603,400) 180°VIEW/MUDFLATS/WF 150 FT

.

15&16 CEDAR POI 06/26/20 \$1,089,000	120-15 Lit Bay YES \$325,900	\$577,700 0.36 1093 15,682	9.21 4.00 A 1.00	50 1.00	1.00 36.84	\$577,700 90°VIEW/MUDFLATS/WF 60 FT
36 DOVER ROAD 04/03/20 \$330,000	108-45 Salt OR NO \$204,900	\$244,700 1.92 1013	3.63 1.60 C 0.95	50 1.00	1.00 5.52	\$240,300 SD/SHAPE
127 DURHAM POII 10/01/20 \$436,000	214-24 Salt OR NO \$134,500	\$236,400 8.74 1013	3.63 1.25 D 1.00	50 1.00	1.00 4.54	\$197,700 SHAPE/MARSH/WF 300 FT
2 OLD PISCATAQU. 04/17/20 \$402,53:	209-93 Salt OR NO \$202,200	\$258,100 1.57 1013	3.63 1.60 C 1.00	50 1.00	1.00 5.81	\$253,000 MUDFLATS/WF 491 FT
20 RIVERVIEW RO ₂ 01/30/20 \$598,000	215-30 Salt OR YES \$304,600	\$331,500 1.20 1013	3.63 1.60 C 1.00	70 1.30	1.00 7.55	\$328,900 DWA/WF 440 FT/ 40' ROW FOR NON-SHORE LOTS

2019 SALT \	WATER SALE	S						Total		1stAcre							Adj	1st Acre	
					Dee	p Water A	ccess	Acres	Land	Unit						Loca-	Unit	Land	
Property	Sale	Sale	Tax	Water	**	Total Land	d Assessm't	or Sq	Use	Price per	Site	Site	Condi-	Neighb	Neighb	tion	Price	Value	
Location	Date	Price	ID	Body	DW	At Sale	04/01/23	Feet	Code	Sq Foot	Adj	Index	tion	orhood	Adj	Adj	perSqFt	Ass'mt	Notes (All XSWF)
26 COLONY CO	OVE 09/03/19	\$550,000	217-11	Lit Bay	YES	\$394,500	\$739,200	0.32 13,939	1013	10.20	4.00	Α	1.00	70	1.30	1.00	53.03	\$739,200	90° VIEW/DWA/LWF/ROW ACCESS/ WF 75 FT
28 COLONY CO	OVE 03/29/19	\$599,933	217-10	Lit Bay	YES	\$382,900	\$721,400	0.26 11,326	1013	12.25	4.00	Α	1.00	70	1.30	1.00	63.7	\$721,400	90° VIEW/DWA/LWF/ROW ACCESS/. WF 55 FT
279 DURHAM	POII 06/03/19	\$877,800	227-9	Lit Bay	NO	\$517,500	\$729,300	7.10	1013	3.63	4.00	Α	1.00	60	1.10	1.00	15.97	\$695,70	0 MUDFLATS/DTW/WF 530 FT
23 NEWMARK	ET R 02/14/19	\$337,533	108-78	Salt OR	NO	\$250,900	\$308,000	6.35	1303	3.63	1.60	С	1.00	50	1.00	1.00	5.81	\$253,00	0 MUDFLATS/WF 725 FT
2 OLD PISCATA	AQU. 08/20/19	\$30,000	209-93	Salt OR	NO	Family git	ft (subdiv)	1.57	,					50					See 2021 sale
112 PISCATAQ	UA I 04/26/19	\$680,000	215-23	Salt OR	YES	\$193,000	\$244,900	1.48	3 1013	3.63	1.60	С	1.00	40	0.95	1.00	5.52	\$240,30	0 WF 250 FT
190 PISCATAQ	UA 11/15/19	\$1,750,000	216-12	Lit Bay	NO	\$417,600	\$1,290,400	3.10	1013	3.63	4.00	Α	1.00	90	1.90	1.00	27.59	\$1,201,70	0 (WF 498 FT PL 12582)

2018 SALT W	ATER SALE	ES						Total		1stAcre							Adj	1st Acre	
					Dee	p Water Ad	cess	Acres	Land	Unit			_				Unit	Land	
Property	Sale	Sale	Tax	Water	**	Total Land	Assessm't	or Sq	Use	Price per	Site	Site	Condi-	Neighb	Neighb	ocatio	Price	Value	
Location	Date	Price	ID	Body	DW	Sale Date	04/01/23	Feet	Code	Sq Foot	Adj	Index	tion	orhood	Adj	Adj	perSqFt	Ass'mt	Notes (All XSWF)
595 BAY ROAD	06/26/18	\$900,000	239-18	Grt Bay	NO.	\$557,500	\$841,700	2.50	1090	3.63	4.00	В	1.00	70	1.30	1.00	18.88	\$822,200	
2 CEDAR POINT R	[11/20/18	\$519,933	120-40	Lit Bay	NO	\$292,400	\$526,000	0.39 16,988	1013	8.60	4.00	Α	0.90	50	1.00	1.00	30.96	\$526,000	90° VIEW/PEASE RTE 4 NOISE/ EASMT/MUDFLATS/WF 297 FT
265 DURHAM PO	II 11/13/18	\$398,000	227-3	Lit Bay	NO	\$345,100	\$511,600	0.71 30,928	1013	5.01	4.00	Α	0.75	60	1.10	1.00	16.54	\$511,600	BAY CORP ASSN/SD/EASMT/ MUDFLATS/WF 152 FT
50 LANGLEY RD	04/11/18	\$1,450,000	218-36	Lit Bay	YES	\$677,191	\$1,240,669	58.30	1093	3.63	4.00	Α	1.00	90	1.90	1.00	27.59	\$1,201,70	0 180° VIEW/DWA/ (WF 3,450 FT PL 88-16)
21 NEWMARKET	R 11/19/18	\$850,000	108-77	Salt OR	NO.	\$240,000	\$261,100	1.81	1013	3.63	1.60	С	1.00	50	1.00	1.00	5.81	\$253,000	0 MUDFLATS/WF 330 FT
22 RIVERVIEW RC	04/03/18	\$563,600	215-29	Salt OR	YES	\$332,000	\$335,400	1.50	1013	3.63	1.60	С	1.00	70	1.30	1.00	7.55	\$328,90	0 DWA/WF 435 FT

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Town of Durham, NH Property Tax Bill Calculation WHAT WAS LAXED Iotal Assessed Value Exemption todair. Value Tax Applied To: Credit (veterans.) Tax Bill®: Tax Rate Applied: Town County Local School Local School County State School County County Local School Sate School Tax White Dayloy Resulting in Taxes of: Town County Sate School Tax Calculated Bill Bill					
Property Tax Bill Calculation	T CD 1 NH				
Downer	-				
PID	Property Tax Bill Calculation				
PID					
MAT WAS TAXED					
WHAT WAS TAXED	PID	216-14			
Total Assessed Value	Address	180 Piscataqua			
Total Assessed Value		,			
Total Assessed Value	WHAT WAS TAXED				
Exemption (solars)		623 300	1 584 000		
Value Tax Applied Toc					
Credit (vetrens.)					
Tax Bill#:	value Tax Applied To:	623,300.00	1,384,000.00		
Tax Bill#:	g 11: ()				
PropTax Issue 1st or 2 net	Credit (veterans,)	-	-		
PropTax Issue 1st or 2 net					
Dae Date:	Tax Bill#:	108302	112037		
Dae Date:	PropTax Issue 1 st or 2 nd	1	2		
Paid Date:		7/3/2023	12/18/2023		
Tax Rate Applied:					
Town	I ald Date.	11312023	7/1/2024		
Town	T. D. (A. 1'. 1				
County					
Local School S.280 11.580					
State School 1.390 Total Rate 14.525 20.480					
Total Rate					
Tax will be roughly	State School				
Resulting in Taxes of:	Total Rate	14.525	20.480		
Resulting in Taxes of:	tax will be roughly	9,053.43	32,440.32		
Town County September 1		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,		
County	Č	2 537 00	0.108.00		
Local School 5,161.00 18,343.00		,			
State School					
Tax Calculated 9,054.00 32,441.00					
Less Credit & 1st Bill si the Amount Billed: 9,054.00 23,387.00					
State School State School State School Town State School State School Town State School State		9,054.00	32,441.00		
WHAT SHOULD HAVE BEEN TAXED	Less Credit & 1st Bill				
Total Assessed Value 623,300 1,263,100	is the Amount Billed:	9,054.00	23,387.00		
Total Assessed Value 623,300 1,263,100					
Total Assessed Value 623,300 1,263,100					
Total Assessed Value 623,300 1,263,100	WHAT SHOULD HAVE BEEN TAX	(ED			
Exemption (solar,) Care			1 263 100		
Value Tax Applied To: 623,300.00 1,263,100.00		023,300	1,203,100		
Credit (veterans,)		622 200 00	1 262 100 00		
Tax Bill#: 108302 112037	value Tax Applied To:	623,300.00	1,203,100.00		
Tax Bill#: 108302 112037	- 4 /				
PropTax Issue 1 st or 2 nd	Credit (veterans,)	-	-		
PropTax Issue 1 st or 2 nd					
Due Date: 7/3/2023 12/18/2023		108302	112037		
Due Date: 7/3/2023 12/18/2023	PropTax Issue 1 st or 2 nd	1	2		
Paid Date: 7/3/2023 4/1/2024		7/3/2023	12/18/2023		
Tax Rate Applied: Town 4.070 5.750 County 1.410 1.760 Local School 8.280 11.580 State School 0.765 1.390 Total Rate 14.525 20.480 tax will be roughly 9,053.43 25,868.29 Resulting in Taxes of: Town 2,537.00 7,263.00 County 879.00 2,223.00 Local School 5,161.00 14,627.00 State School 477.00 1,756.00 Tax Calculated 9,054.00 25,869.00 Less Credit & 1st Bill					
Town 4.070 5.750	I ald Date.	11312023	7/1/2024		
Town 4.070 5.750	Toy Data Amil'- 1.				
County		4.050	5.550		
Local School 8.280 11.580					
State School					
Total Rate					
Tax will be roughly 9,053.43 25,868.29					
Tax will be roughly 9,053.43 25,868.29	Total Rate		20.480		
Resulting in Taxes of:			25,868.29		
Town		,:	, -		
County 879.00 2,223.00		2 527 00	7 263 00		
Local School 5,161.00 14,627.00		,	,		
State School 477.00 1,756.00 Tax Calculated 9,054.00 25,869.00 Less Credit & 1st Bill is the Amount Billed: 9,054.00 16,815.00 WHAT SHOULD BE ABATED Difference in Billed-SHB = Abate - RSA 76:17-a Rate of Interest Pybl Enter Date Town will Payback Number of Days of Interest = Interest Payable Less Previously Abated Amount of					
Tax Calculated 9,054.00 25,869.00 Less Credit & 1st Bill 9,054.00 16,815.00 WHAT SHOULD BE ABATED Difference in Billed-SHB = Abate - 6,572.00 6,572.00 = To Be Abated RSA 76:17-a Rate of Interest Pybl 4.00% 4.00% Enter Date Town will Payback 5/1/2024 5/1/2024 Number of Days of Interest = 303 30 Interest Payable - 21.61 21.61 = Interest Owed Less Previously Abated Amount of					
Less Credit & 1st Bill 9,054.00 16,815.00					
is the Amount Billed: 9,054.00 16,815.00 WHAT SHOULD BE ABATED Difference in Billed-SHB = Abate - 6,572.00 6,572.00 = To Be Abated RSA 76:17-a Rate of Interest Pybl 4.00% 4.00% Enter Date Town will Payback 5/1/2024 5/1/2024 Number of Days of Interest = 303 30		9,054.00	25,869.00		
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Difference in Billed-SHB = Abate - 6,572.00 6,572.00 = To Be Abated RSA 76:17-a Rate of Interest Pybl 4.00% 4.00% - Enter Date Town will Payback 5/1/2024 5/1/2024 - Number of Days of Interest = 303 30 - Interest Payable - 21.61 21.61 = Interest Owed Less Previously Abated Amount of -					
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Enter Date Town will Payback 5/1/2024 5/1/2024 Number of Days of Interest = 303 30 Interest Payable - 21.61 21.61 = Interest Owed Less Previously Abated Amount of - </td <td></td> <td>4.00%</td> <td></td> <td>- /</td> <td></td>		4.00%		- /	
Number of Days of Interest = 303 30 Interest Payable - 21.61 21.61 = Interest Owed Less Previously Abated Amount of -					
Interest Payable - 21.61 21.61 = Interest Owed Less Previously Abated Amount of					
Less Previously Abated Amount of				21.71	= Intovert O
	·	-	21.61	21.01	- interest Owed
Total To Be Abated - 6,593.61 6,593.61					
	Total To Be Abated	-	6,593.61	6,593.61	



TOWN OF DURHAM 8 NEWMARKET ROAD DURHAM, NH 03824-2898

Tel: 603/868-8064 *Fax:* 603/868-1858

ABATEMENT RECOMMENDATION

DATE: April 15, 2024

TOWN OF: Durham

TO: Town Council

FROM: Jay Ferreira, CNHA

OWNER: NH Beta Housing, LLC

c/o SAE Financial Housing Corp.

1856 Sheridan Road Evanston, Il 60201

REPRESENTATIVE: Commercial Property Tax Management, LLC

345 Cilley Road, Suite 1 Manchester, NH 03103

PROPERTY LOCATION: 28 Madbury Road, Durham, NH 03824

PID: 106-37

PROPERTY TAX YEAR APPEALED: 2023

APPLICATION FILING DATE W/MUNICIPALITY: March 6, 2024 (Postmarked 3/1/2024)

INVENTORY FILING DATE (Filing Date April 15th): N/A

ASSESSMENT APPEALED: \$1,663,100

Municipalities may abate taxes "for good cause shown." RSA 76:16. Good cause is generally established by showing an error in the assessment calculation or a disproportionate assessment. Good cause can also be established by showing poverty and inability to pay the tax. If the abatement application is based on disproportionate assessment, the taxpayer has the burden to show how the assessment was disproportionate. To carry this burden the taxpayer must show:

- **a.** What the property was worth (market value) on the assessment date.
- b. The property's "equalized assessment" exceeded the property's market value. To calculate the equalized assessment, simply divide the assessment by the municipality's equalization ratio (assessment ÷ ratio). Because a property's market value is a crucial issue, taxpayers <u>must</u> have an opinion of the market value estimate. Obtaining an appraisal or presenting sales of comparable properties can show this value estimate.





NH Beta Housing, LLC - 28 Madbury Road

REASON FOR APPEAL: "The property's assessment is not based on the property's fair market value and is excessive and disproportional".

ASSESSOR'S COMMENTS: As a result of Durham's 2023 full revaluation, Commercial Property Tax Management, LLC, (CPTM) tax representative for NH Beta Housing, LLC. appealed their assessment for tax year 2023.

Briefly, the subject property is a fraternity that has a maximum capacity to house 32 students. It is assessed as commercial property because it is set-up dormitory style with shared kitchen and bathrooms. The current assessment of \$51,972/bed is consistently and equitably assessed with other fraternities and sororities in Durham. (See attached excel spreadsheet).

RECOMMENDATION: The Assessor recommends **DENYING** the abatement request.

If you have any questions regarding this information, please don't hesitate to contact me.

FOR MUNICIPALITY USE ONLY:
Town File No.:
Taxpayer Name:

Tax Year Appealed 2023

TAXPAYER'S RSA 76:16 ABATEMENT APPLICATION TO MUNICIPALITY

SECTION A.	Party(ies)	Applying (Owne	r(s)/Taxpa	yer(s))		•
Name(s):	New Ham	npshire Beta Hou	ising LLC			
Mailing Addres	s: <u>SA</u>	LE Financial & Ho	using Cor	poration, 1856	Sheridan Roa	d, Evanston, IL 60203
Telephone Nos.	: (Home) _	N/A (Cell)		(Work) _773.590.:	1056 (Email)	
accordance with to the United St an abatement w security number	n RSA 76:1' ates Interna ith interest, or federal tification in	ranted and taxes had a factor of the taxpayer shall tax identification a formation as confi	paid to the e, in accord provide th number. M	applicant must t lance with federa te municipality v funicipalities sha	be reported by to al law. Prior to with the applica all treat the soci	he municipality the payment of nt's social ial security or
SECTION B.	Party's(ies	s') Representativ	e if other t	than Person(s)	Applying (Also	Complete Section A)
Name(s):	Commerc	ial Property Tax	Managen	nent, LLC		
Mailing Addres	s: <u>78</u>	38 Elm Street, M	anchester	, NH 03101		
Telephone Nos.	: (Home) _	(Cell) _		(Work) <u>603.314.0</u>	0135 (Email)	
SECTION C.	Property(ies) for which Ab	atement is	Sought		
		mber, the actual st of the parcel, and			ach property for	r which abatement is
Town Parcel ID	<u># St</u>	reet Address/Town	ū	Description	Asse	<u>ssment</u>
106-37	28	Madbury Road, Durh	am	Multifamily		\$1,663,100

SECTION D. Other Property(ies)

List other property(ies) in the municipality owned in the same name(s), even if abatements for the other property(ies) have not been sought. The taxpayer's entire real property estate must be considered in determining whether the appealed property(ies) is (are) disproportionately assessed.

Town Parcel ID#	Street Address/Town	<u>Description</u>	<u>Assessment</u>	

SECTION E. Reasons for Abatement Application

RSA 76:16 provides that an abatement may be granted for "good cause shown." "Good cause" generally means: 1) establishing an assessment is disproportionate to market value and the municipality's level of assessment; or 2) establishing poverty and inability to pay the tax. This form can be utilized for either basis of requesting an abatement. The taxpayer has the burden to prove good cause for an abatement.

- 1) If claiming disproportionality, state with specificity <u>all</u> 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 (<u>all may not apply</u>):
- physical data incorrect description or measurement of property;
 market data the property's market value on the April 1 assessment date, supported by comparable sales or a professional opinion of value; and/or
 - 3. <u>level of assessment</u> the property's assessment is disproportionate by comparing the property's market value and the town-wide level of assessment.

Note: If you have an appraisal or other documentation, please submit it with this application.

2) If claiming poverty or inability to pay, state in detail why abatement of taxes is appropriate as opposed to some other relief such as relocating, refinancing or obtaining some alternative public assistance.

Ansara v. City of Nashua, 118 N.H. 879 (1978).

(Attach additional sheets if needed.)

Please note that the information we have supplied in support of the abatement request is illustrative of the fact that the property's assessment is not based on the property's fair market value and is excessive and disproportional. The Taxpayer reserves the right to present additional information in support of the abatement request, including an appraisal, considering and analyzing all pertinent approaches to value. The Taxpayer notes that the New Hampshire Supreme Court has held that the tax abatement system is to be construed liberally to advance remedial justice and to be free from technical and formal obstructions. See, GGP Steeplegate, Inc. v Concord, 150 N.H.683, 845 A.2d 581(2004); Arlington Mills v Salem, 83 N.H.148, 140 A.163(1937)

SECTION F. Taxpayer's(s') Opinion of Market Value State your opinion of the market value of the property(ies) appealed as of April 1 of the year under appeal. 106-37 Town Parcel ID# Appeal Year Market Value \$1,310,000 Town Parcel ID# Appeal Year Market Value _ Explain the basis for your value opinion(s). (Attach additional sheets if necessary.) See attached SECTION G. Sales, Rental and/or Assessment Comparisons List the properties you are relying upon to show overassessment of your property(ies). If you are appealing an income producing property, list the comparable rental properties and their rents. (Attach additional sheets if needed.) Town Parcel ID# Street Address Sale Price/Date of Sale Rents Assessment SECTION H. Certification by Party(ies) Applying Pursuant to BTLA Tax 203.02(d), the applicant(s) MUST sign the application. By signing below, the Party(ies) applying certifies (certify) and swear(s) under the penalties of RSA 641:3 the application has a good faith basis and the facts stated are true to the best of my/our knowledge. 02/29/2024 Date:

(Signature)

Gregory P. Somers

(Print Name)

(Signature)

(Print Name)

(Title)

SECTION I. Certification and Appearance by Representative (If Other Than Party(ies) Applying)

By signing below, the representative of the Party(ies) applying certifies and swears under penalties of RSA 641:3:

1.	all certifications in Section H are true;								
2.	the Party(ies) applying has (have) authorized this representation and has (have) signed this application; and								
3.	a copy of this form was sent to the Party	v(ies) applying.							
Date:	2/1/2023	Bal Pat	Brandon Potter						
(Representative's Signature) (Print Name)									
SECT	ION J. <u>Disposition of Application* (F</u>	Commercial Property 'or Use by Selectmen/Assessor)	Tax Management LLC						
*RSA writing	76:16, II states: the municipality "shall re by July 1 after notice of tax date"	view the application and shall gra	nt or deny the application in						
Abaten	nent Request: GRANTED	_ Revised Assessment: \$	DENIED						
Remarl	KS:								
Date:									
(Selecti	men/Assessor Signature)	(Selectmen/Assessor Sig	nature)						
(Selecti	men/Assessor Signature)	(Selectmen/Assessor Sig	nature)						

NH Beta Housing LLC, Durham NH Tax Year 2022

	28 Madbury	r			
	Map 106 Lot				
	Stabilized Rental Incom	e Pro Forma			
	Living	Number	Market	Total	Total
Unit Type	Area	of Beds	Rent	Monthly	Annual
2 Beds	340	32	\$650	\$20,800	\$249,600
Totals (Avg.):	6,120	32	\$650	\$20,800	\$249,600
Si	tabilized income and Exp	ense Pro Forma			
			Income	% E.G.I.	\$/Bed
POTENTIAL RENTAL INCOME			\$249,600	#DIV/0!	\$7,800
LESS: Vac., Coll. Loss & Concessions (15%)			<u>37,400</u>	<u>17.6%</u>	\$1,169
EFFECTIVE RENTAL INCOME			\$212,200	100,0%	\$6,631
Other Income			<u>o</u>	0.0%	<u>\$0</u>
EFFECTIVE GROSS INCOME			\$212,200	100.0%	\$6,6 31
OPERATING EXPENSES					
Management Fee			\$12,700	6.0%	\$397
Administrative & General			9,600	4.5%	300
Utilities			35,200	16.6%	1,100
Repairs & Maintenance			24,000	11.3%	750
Replacement Reserves			<u>2,400</u>	<u>1.1%</u>	<u>75</u>
TOTAL OPERATING EXPENSES			\$83,900	39.5%	\$2,622
FIXED EXPENSES:					
Real Estate Taxes			\$0	0.0%	\$0
Insurance			<u>6,400</u>	<u>3.0%</u>	<u>200</u>
TOTAL FIXED EXPENSES			\$6,400	3.0%	\$200
TOTAL EXPENSES			\$90,300	42.6%	\$2,822
NET OPERATING INCOME			\$121,900	57.4%	\$3,809
	Capitalization Pr				h
DIRECT CAPITALIZATION	Overall Rate		Capitalization Rate	Value	Per Bed
Proforma N.O.I. Capitalized at	7.50%	2.091%	9,591%	\$1,270,999	\$39,719
LESS: Deferred Maintenance				\$0 \$0	
PLUS: Excess Land				<u>\$0</u>	\$20 740
Indicated Market Value	,	INDICATED MARK	TVALUE	\$1,270,999	\$39,719
		TY 2022 Assessme	L	\$1,270,000 \$4,444,300	\$39,688 \$35,759
		i		\$1,144,300 \$4,950,650	
		Equalized Value @	61.5%	\$1,860,650	\$58,145

TOWN OF DURHAM STATE OF NEW HAMPSHIRE AGENT AUTHORIZATION

TAXPAYER:

New Hampshire Beta Housing LLC

AGENT FIRM:

Commercial Property Tax Management, LLC

788 Elm Street

Manchester, NH 03101

Telephone: Fax:

603-314-0135 603-314-0138

SPECIFIC AGENTS:

Commercial Property Tax Management, LLC & Consultants

PROPERTY/PARCEL(S):

28 Madbury Road

PARCEL ID:

106-37

On behalf of Taxpayer, Taxpayer authorizes Commercial Property Tax Management, LLC to sign and file applications for changed assessments, inspect all Assessor's records available to Taxpayer, negotiate and execute stipulations, settlements and similar agreements regarding changed assessments and procedural matters with the Assessor and Assessment Appeals Board, and represent Taxpayer at hearings before the Assessment Appeals Board. Agents shall provide Taxpayer with a copy of any application filed with the Assessment Appeals Board. Agents shall also be copied on all documents pertaining to the assessment, abatement, hearing notifications and findings of the above-referenced property. This agency is subject to the terms and conditions of the contract between Taxpayer and Agents and is for. [Check applicable box]

 ✓ The specific parcels and/or assessments referenced above.

All parcels and assessments of Taxpayer in the above-named jurisdiction.

TAXPAYER:

New Hampshire Beta Housing LLC

Theyon P. Som

DATED:

January 2, 2024

Name: Gregory P. Somers

Title:

CEO



TOWN OF DURHAM 8 NEWMARKET ROAD DURHAM, NH 03824-2898

Tel: 603/868-8064 *Fax:* 603/868-8033

ABATEMENT RECOMMENDATION

DATE: April 15, 2024

TOWN OF: Durham

TO: Town Council

FROM: Jay Ferreira

OWNER: Paul & Robyn Schlie

16 Foss Farm Road Durham, NH 03824

REPRESENTATIVE: N/A

PROPERTY LOCATION: 16 Foss Farm Road, Durham, NH 03824

PID: 113-117

PROPERTY TAX YEAR(S) APPEALED: 2023

APPLICATION FILING DATE: March 1, 2024

INVENTORY FILING DATE (Filing Date April 15th): N/A

ASSESSMENT APPEALED: \$629,010

Municipalities may abate taxes "for good cause shown." RSA 76:16. Good cause is generally established by showing an error in the assessment calculation or a disproportionate assessment. Good cause can also be established by showing poverty and inability to pay the tax. If the abatement application is based on disproportionate assessment, the taxpayer has the burden to show how the assessment was disproportionate. To carry this burden the taxpayer must show:

- **a.** What the property was worth (market value) on the assessment date.
- b. The property's "equalized assessment" exceeded the property's market value. To calculate the equalized assessment, simply divide the assessment by the municipality's equalization ratio (assessment ÷ ratio). Because a property's market value is a crucial issue, taxpayers <u>must</u> have an opinion of the market value estimate. Obtaining an appraisal or presenting sales of comparable properties can show this value estimate.



REASON FOR APPEAL: The owner has applied for an abatement of their property, stating that it is overvalued. They referenced two sales 1) 17 Foss Farm Rd, 2) 13 Woodbridge Rd. The owner also feels there should be land reductions due to topography issues, also that most of the lot is swampy and railroad tracks abut the lot. In the abatement application the owner is questioning the value of his crawlspace.

ASSESSORS COMMENTS: The subject property is a Moden/Contemporary style home built in 2012. It is an average grade construction and in average condition for the year built. The property has 7.51 acres with 4.6 acres in current use. The lot abuts RR tracks and the town water tower. The lot is significantly wet and has many topography issues.

RECOMMENDATION: I inspected the property with the owner on 3/6/2024. After walking around the property with the owner, I viewed topography issues, water issues and commercial influence on the one-acre envelope house lot. I recommend giving a 5% deduction for each issue off the land value. I also inspected the two-foot-high crawl space under the house. I agreed with the owner that this crawlspace does not add any value to the house. Any space that needs to be maintained but cannot be used doesn't add value to a house. I removed the crawlspace from the sketch. I recommend reducing the overall assessment from \$629,010 to \$587,100 and **GRANTING** an abatement for the assessed value difference of \$41,910. This calculates to an abatement of **\$871.16** including interest (interest is calculated to a repayment date of 5/1/24 and subject to change per tax collector). If the taxes have not been paid, then no refund or interest is due.

RECEIVED Town of Durham

MAR 0 1 2024

Planning, Zoning and Assessing

FOR MUNICIPALITY USE ONLY;
Town File No.:
Taxpayer Name:

RSA 76:16 ABATEMENT APPLICATION TO MUNICIPALITY

SECTION A.	Party(ies) Applying (Owner(s)/Taxpayer(s))
Name(s):	Paul & Robyn Schlie
Mailing Addres	s: 16 Foss Farm Road
Telephone Num	ber(s): (Work) (Home) 603-534-8556
accordance with to the United St an abatement w security number	tement is granted and taxes have been paid, interest on the abatement shall be paid in RSA 76:17-a. Any interest paid to the applicant must be reported by the municipality ates Internal Revenue Service, in accordance with federal law. Prior to the payment of ith interest, the taxpayer shall provide the municipality with the applicant's social or or federal tax identification number. Municipalities shall treat the social security or tification information as confidential and exempt from a public information request A.
SECTION B.	Party's(ies') Representative if other than Person(s) Applying (Also Complete Section A
Name(s):	
Mailing Address	s:
Telephone Num	ber(s): (Work) (Home)
SECTION C.	Property(ies) for which Abatement is Sought
	and lot number, the actual street address and town of each property for which abatement is lescription of the parcel, and the assessment.
Town Parcel ID 2442	# Street Address/Town Description Assessment 16 Foss Farm Rd/Durham Ranch (3,086 finished) \$629,010
113-117	

SECTION D. Other Property(ies)

List other property(ies) in the municipality owned in the same name(s), even if abatements for the other property(ies) have not been sought. The taxpayer's entire real property estate must be considered in determining whether the appealed property(ies) is (are) disproportionately assessed.

Town]	Parcel ID	Street Address/Town	Description	Assessment	
(N/A))				
***************************************		***************************************			
			 		
SECT	ION E.	Reasons for Abatement Applicati	<u>on</u>		
1) estal 2) estal	blishing : blishing _l	vides that an abatement may be gran an assessment is disproportionate to poverty and inability to pay the tax. a taxpayer has the burden to prove go	market value and the r This form can be utili		s:
1)	Stateme	fficient. Generally, specificity requ	oportionately assessed	s supporting your application. or "assessment exceeds market valuesent material on the following (all m	
	1. 2. 3.	physical data — incorrect description market data — the property's market comparable sales or a professional elevel of assessment — the property's market value and the town-wide level.	t value on the April 1 a opinion of value; and/o assessment is disprop	ssessment date, supported by	S
Note:	If you h	nave an appraisal or other documenta	ation, please submit it	with this application.	
2)	some of	ning poverty or inability to pay, state ther relief such as relocating, refinants v. City of Nashua, 118 N.H. 879 (19	cing or obtaining som	ent of taxes is appropriate as opposed e alternative public assistance.	to
	(Attach	additional sheets if needed.)			
The S	Style of	the home should be corrected	l as being a Ranch	is a second of the second of t	
and f	urther (please also see attached shee	ets).		
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	A THE STATE OF THE			

SECTION F. <u>Taxpayer's(s') Opinion of Market Value</u>

State your opinion	n of the market value of the prope	- · · ·	-	•			
Town Parcel ID#		Appeal Year Market Value \$					
Town Parcel ID#		Appeal Year Market Value \$					
Explain the basis	for your value opinion(s). (Attac	h additional sheets if	necessa	ry.)			
(Please see a	ttached sheets)						
	-						
			<u>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</u>				
SECTION G. S	sales, Rental and/or Assessment	Comparisons					
income producing	s you are relying upon to show ov g property, list the comparable ren l sheets if needed.)				re appealing an		
Town Parcel ID#	Street Address	Sale Price/Date	e of Sale	e Rents	s Assessment		
504 17 Foss Farm	n Rd/Durham, Ranch (2,708sf finished)	\$575,000 / 2-17-22	N/A	\$552,000			
843 13 Woodridg	e Rd/Durham, Ranch (3,180sf finished)	\$490,000 / 12-2-22	N/A	\$541,300			
					t adding and the action of the state of the		
	***************************************		· · · · · · · · · · · · · · · · · · ·		,		
			······································				
			·		***************************************		
SECTION H. Q	Certification by Party(les) Apply	<u>ving</u>					
applying certifies	A Tax 203.02(d), the applicant(s) (certify) and swear(s) under the ped are true to the best of my/our kn	penalties of RSA ch. (
Date: 2/1/24				The state of the s	·		
	(S	lignature)		12.00			
		Pote.	10	h e a			
	(S	POGY)	JCI	W. Y			

SECTION I. Certification and Appearance by Representative (If Other Than Party(ies) Applying)

By signing below, the representative of the Party(ies) applying certifies and swears under penalties of RSA ch. 641:

1.	all certifications in Section H are true;								
2.	the Party(ies) applying has (have) authorized this representation and has (have) signed this application; and								
3,	a copy of this form was sent to the Party(ies) applying.								
Date:									
		(Representative's Signature)							
SECTI	ON J. <u>Disposition of Application* (Fo</u>	or Use by Selectmen/Assessor)							
*RSA 7 writing	75:16, II states: the municipality "shall rev by July 1 after notice of tax date "	iew the application and shall grant or de	ny the application in						
Abatem	nent Request: GRANTED	Revised Assessment: \$	DENIED						
Remark	xs:								
······									
			, restaurant y						
									
Date:									
(Selectn	nen/Assessor Signature)	(Selectmen/Assessor Signature)	**************************************						
(Selectn	nen/Assessor Signature)	(Selectmen/Assessor Signature)							

Rev. 3/12

Please consider more fairly assessing my property relative to comparable properties recently sold and identified below, being both similarly sized and situated although the 17 Foss Farm property was most likely overpaid for during the pandemic and thereby assessed a bit higher than it should likely have been, increasing 86% over its prior assessed value and thereby correspondingly greatly disproportionately higher than remaining reassessments throughout the town:

property	prior assess		new assess	notes
17 Foss Farm	\$296k	\$575k	\$552k	(4br, 3ba, 2,708sf finished space)
13 Woodridge	\$351k	\$490k	\$541k	(3br, 3ba, 3,180sf finished space)

Please consider the following a fair comparable assessment of my property:

16 Foss Farm \$395K (N/A) \$580k (4br, 2ba 3,086 sf finished space)

Please note my largely swampy property both physically boarders noisy railroad tracks, and is adjacent to a property being used commercially with large unsightly antennas clearly visible during winter months used for cellular and radio communications, although within a residentially zoned neighborhood; and further now has 100'+ tall transmission lines and towers traversing it, which the town benefits from in tax revenue, but has yet to properly account for its detrimental effect on my property value.

Further please consider my 2,202sf of crawl-space should be significant'y reduced in value, as it is uninhabitable unconditioned space, which if it had been brought to the ground level by reducing the height of my rear foundation wall a few feet, it would have only saved 24 square yards of concrete, costing even now less than \$4k, not the nearly \$28K claimed as its value.

All of which in combination should help justify reducing the assessed value of the property to that suggested for consideration above, and thereby also becoming fully consistent with the typical assessment increase throughout the town.

Thank you.

Paul Schlie

TAXPAYER'S RSA 76:16 ABATEMENT APPLICATION TO MUNICIPALITY

TAX YEAR APPEALED 2023

INSTRUCTIONS

- 1. Complete the application by typing or printing legibly in ink. This application does not stay the collection of taxes; taxes should be paid as assessed. If an abatement is granted, a refund with interest will be made.
- 2. File this application with the municipality by the deadline (see below). Date of filing is the date this form is either hand delivered to the municipality, postmarked by the post office, or receipted by an overnight delivery service.

DEADLINES: The "notice of tax" means the date the board of tax and land appeals (BTLA) determines the last tax bill was sent by the municipality. (If your municipality bills twice annually, you must apply after the bill that establishes your final tax liability and not before.)

Step One:

Taxpayer must file the abatement application with the municipality by March 1 following the notice of tax.

Step Two: Step Three: Municipality has until July 1 following the notice of tax to grant or deny the abatement application.

Taxpayer may file an appeal either at the BTLA (RSA 76:16-a) or in the superior court (RSA 76:17), but

not both. An appeal must be filed:

- 1) no earlier than: a) after receiving the municipality's decision on the abatement application; or b) July 1 following the notice of tax if the municipality has not responded to the abatement application; and
- 2) <u>no later than</u> September 1 following the notice of tax.

EXCEPTION: If your municipality's final tax bill was sent out after December 31 (as determined by the BTLA), the above deadlines are modified as follows (RSA 76:1-a; RSA 76:16-d, II):

Step One:

2 months after notice of tax;

Step Two:

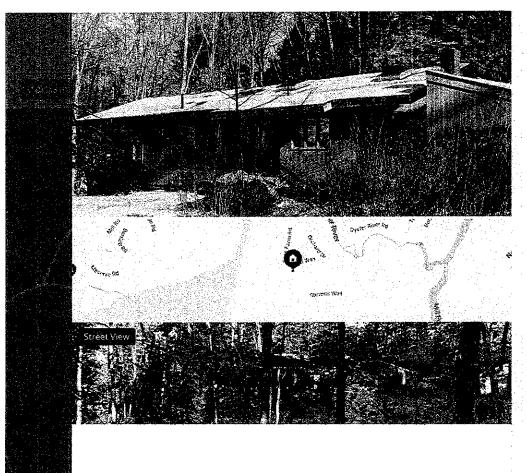
6 months after notice of tax; and

Step Three:

8 months after notice of tax.

FORM COMPLETION GUIDELINES:

- 1. **SECTION E.** Municipalities may abate taxes "for good cause shown." RSA 76:16. Good cause is generally established by showing an error in the assessment calculation or a disproportionate assessment. Good cause can also be established by showing poverty and inability to pay the tax.
- 2. **SECTION G.** If the abatement application is based on disproportionate assessment, the taxpayer has the burden to show how the assessment was disproportionate. To carry this burden the taxpayer must show: a) what the property was worth (market value) on the assessment date; and b) the property's "equalized assessment" exceeded the property's market value. To calculate the equalized assessment, simply divide the assessment by the municipality's equalization ratio (assessment ÷ ratio). Because a property's market value is a crucial issue, taxpayers must have an opinion of the market value estimate. This value estimate can be shown by obtaining an appraisal or presenting sales of comparable properties.
- 3. **SECTION H.** The applicant(s) must sign the application even if a representative (e.g. Tax Representative, Attorney, or other Advocate) completes Section I.
- 4. Make a copy of this document for your own records.



∠ Zillow

♡ Save Share More

4 bd | 3 ba | 2,708 sqft

17 Foss Farm Road, Durham, NH 03824

© Closed: \$575,000 | Sold on 02/16/22 | Zestimate®:

Est. refi payment: \$4,316/mo 🚷 Refinance your loan

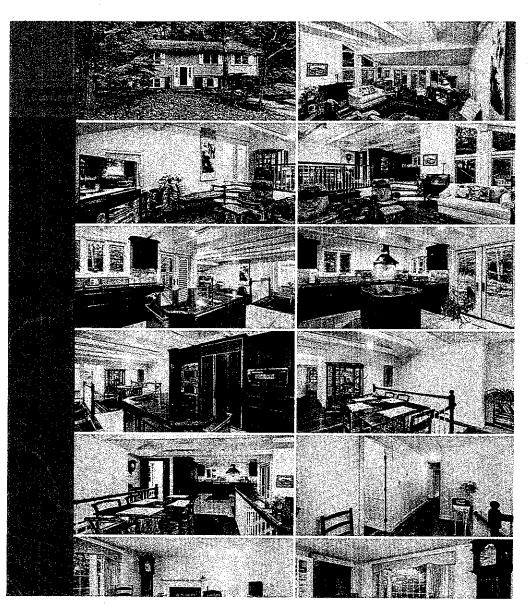
Home value Owner tools Home details Neighborhood details

Frank Malone, a locally renowned one-by-one builder carried out the design of this home's artistic owner with its surprisingly open and airy interior. The unassuming exterior respects its natural setting, providing a great sense of privacy. This embankment ranch can provide fine one-floor living, but it also includes a daylight lower level with an outside entry. The vaulted living room on the main floor features a dramatic fireplace and is open to the dining room which, with its rough- hewn wood gives it a rustic feel. Sun pours in from the deck to the east and south. The connection with nature continues in the tiled sunroom complete with wood stove which is off the separate eat-in kitchen. Downstairs there's a large family room with brick fireplace, 2 bedrooms, 2 baths, and a separate laundry room. The utility room is large enough for storage as well. Be tucked away very near this college town's center, yet just steps away from an extensive network of trails for walking, biking or skiing! Leave your cars parked in the separate 2-car garage.

Hide

Listed by: Naida Kaen, Bean Group / Portsmouth 800-450-7784

Source: PrimeMLS, MLS#: 4885549 PrimeMLS 21



全 Zillow

♥ Save ♠ Share • More

3 bd : 3 ba : 3,180 sqft

13 Woodridge Road, Durham, NH 03824

© Closed: \$490,000 | Sold on 12/02/22 | Zestimate®:

Est. refi payment: \$3,628/mo 🚱 Refinance your loan

Home value Owner tools Home details Neighborhood details

This beautifully expanded raised ranch is set on 0.95 acres in the sought after Durham neighborhood of Woodridge Acres. The lovely setting provides quiet enjoyment and the open floor plan comes alive when you enter the kitchen, livingroom, and dining room. Host the holidays in style & gather guests in the sunken living room and serve dinner in the dining area which will easily accommodate a long table & serving guests from the upgraded kitchen. Doors on either side of the kitchen lead out to either the large back deck, which is perfect for grilling or a patio garden oasis. The primary bedroom features access to the deck, a large walk-in closet & an ensuite full bath with shower stall, large soaking tub, & vanity. On the same floor, a comfortable sitting room, three additional bedrooms & 3/4 bath complete the upper level. The walk-out lower level family room is day-lit with large windows. Work from home, there are plenty of office locations. A 3/4 bath, a wine closet, and yet another bedroom complete the lower level. The attached 1 car garage provides storage space to pull your car in during the cold weather or use it as a space for a nice workshop. Peaceful backyard is bordered by woods. Convenient to schools, shopping, houses of worship, golf course & farm stands, "As Is" Condition.

Hide

Listed by:

		1		
Town of Durham, NH				
Property Tax Bill Calculation				
Property Tax Bill Calculation				
0	C-1-1: - D1 0 D-1			
Owner	Schlie Paul & Robyn			
PID	113-117			
Address	16 Foss Farm Rd			
WHAT WAS TAXED				
Total Assessed Value	395,380	629,010		
Exemption (solar,)	-	-		
Value Tax Applied To:	395,380.00	629,010.00		
Credit (veterans,)	-	-		
Tax Bill#:	109821	111131		
PropTax Issue 1 st or 2 nd	1	2		
Due Date:	7/3/2023	12/18/2023		
Paid Date:	6/14/2023	12/13/2023		
Tula Bute.	0/11/2025	12/13/2023		
Tax Rate Applied:				
Town	4.070	5.750		
	1.410			
County Local School	8.280	1.760 11.580		
State School				
	0.765	1.390		
Total Rate	14.525	20.480		
tax will be roughly	5,742.89	12,882.12		
Resulting in Taxes of:				
Town	1,609.00	3,617.00		
County	557.00	1,107.00		
Local School	3,274.00	7,284.00		
State School	302.00	874.00		
Tax Calculated	5,742.00	12,882.00		
Less Credit & 1st Bill		,		
is the Amount Billed:	5,742.00	7,140.00		
	- 7, 1	.,		
WHAT SHOULD HAVE BEEN TAX	(ED			
Total Assessed Value	395,380	587,100		
Exemption (solar,)	-	-		
Value Tax Applied To:	395,380.00	587,100.00		
value Tax Applied To.	373,300.00	307,100.00		
Credit (veterans,)	_	-		
Credit (veterans,)	-	_		
Tax Bill#:	109821	111131		
PropTax Issue 1 st or 2 nd	1	2		
Due Date:	7/3/2023	12/18/2023		
Paid Date:	6/14/2023	12/13/2023		
Tax Rate Applied:				
Town	4.070	5.750		
County	1.410	1.760		
Local School	8.280	11.580		
State School	0.765	1.390		
Total Rate		20.480		
tax will be roughly	5,742.89	12,023.81		
Resulting in Taxes of:	ŕ	,		
Town	1,609.00	3,376.00		
County	557.00	1,033.00		
Local School		6,799.00		
State School	302.00	816.00		
Tax Calculated		12,024.00		
Less Credit & 1st Bill	3,742.00	12,024.00		
is the Amount Billed:	5,742.00	6,282.00		
is the Amount Billed:	3,742.00	0,282.00		
WHAT CHOILD DE ABATED				
WHAT SHOULD BE ABATED		050.00	050.00	-To D. Alexand
Difference in Billed-SHB = Abate	-	858.00	858.00	= To Be Abated
RSA 76:17-a Rate of Interest Pybl	4.00%	4.00%		
Enter Date Town will Payback	5/1/2024	5/1/2024		
Number of Days of Interest =	322	140		• . •
Interest Payable	-	13.16	13.16	= Interest Owed
Less Previously Abated Amount of			<u>.</u>	
Total To Be Abated	-	871.16	871.16	



TOWN OF DURHAM 8 NEWMARKET ROAD DURHAM, NH 03824-2898

Tel: 603/868-8064 *Fax:* 603/868-8033

ABATEMENT RECOMMENDATION

DATE: April 15, 2024

TOWN OF: Durham

TO: Town Council

FROM: Jay Ferreira

OWNER: SZ Durham Apartments LLC

259 Mast Road Durham, NH 03824

REPRESENTATIVE: N/A

PROPERTY LOCATION: 259 Mast Road, Durham, NH 03824

PID: 210-10

PROPERTY TAX YEAR(S) APPEALED: 2023

APPLICATION FILING DATE: Post Marked March 1, 2024 (Received 3/8/24)

INVENTORY FILING DATE (Filing Date April 15th): N/A

ASSESSMENT APPEALED: \$54,839,000

Municipalities may abate taxes "for good cause shown." RSA 76:16. Good cause is generally established by showing an error in the assessment calculation or a disproportionate assessment. Good cause can also be established by showing poverty and inability to pay the tax. If the abatement application is based on disproportionate assessment, the taxpayer has the burden to show how the assessment was disproportionate. To carry this burden the taxpayer must show:

- **a.** What the property was worth (market value) on the assessment date.
- b. The property's "equalized assessment" exceeded the property's market value. To calculate the equalized assessment, simply divide the assessment by the municipality's equalization ratio (assessment ÷ ratio). Because a property's market value is a crucial issue, taxpayers <u>must</u> have an opinion of the market value estimate. Obtaining an appraisal or presenting sales of comparable properties can show this value estimate.



REASON FOR APPEAL: The representative for the property has filed for an abatement stating the property, AKA "The Lodges at West Edge" is assessed at a value greater than the fair market value. The representative's opinion of value is \$45,000,000.

ASSESSORS COMMENTS: The subject property is a (3600) Student Housing. The property is comprised of 27 buildings on 12.0 acres of land. The 27 buildings have 360 rentable units.

RECOMMENDATION: The Assessor recommends <u>**DENYING**</u> the abatement request. The representative for the owners didn't produce any supporting documentation to justify their opinion of value.



One International Place 100 Oliver Street, Suite 1840 Boston, MA 02110 Tel. 857.362.7522

www.ryan.com

February 29, 2024

Via Certified Mail: 95890710 5270 0730 4646 36

Assessor's Office Town of Durham 8 Newmarket Road Durham, NH 03824-2898

RE: 2023 Application for Abatement

Dear Members of the Board:

Enclosed please find (1) original(s) and copy(s) of an Application for Abatement for Fiscal Year 2023.

Please date stamp the copy(s) received and return it in the self-addressed stamped envelope enclosed for your convenience.

I would appreciate an opportunity to meet with you at your earliest convenience.

If you should have any questions regarding this matter, please do not hesitate to contact our office.

Sincerely,

RYAN, LLC

Aan McKinley

Ian McKinley Manager, Property Tax Commercial

Enc.

TAXPAYER'S RSA 76:16 ABATEMENT APPLICATION TO MUNICIPALITY

TAX YEAR APPEALED 2023

INSTRUCTIONS

- 1. Complete the application by typing or printing legibly in ink. This application does not stay the collection of taxes; taxes should be paid as assessed. If an abatement is granted, a refund with interest will be made.
- 2. File this application with the municipality by the deadline (see below). Date of filing is the date this form is either hand delivered to the municipality, postmarked by the post office, or receipted by an overnight delivery service.

DEADLINES: The "notice of tax" means the date the board of tax and land appeals (BTLA) determines the last tax bill was sent by the municipality. (If your municipality bills twice annually, you must apply after the bill that establishes your final tax liability and not before.)

Step One: Step Two: Step Three: Taxpayer must file the abatement application with the municipality by March 1 following the notice of tax. Municipality has until July 1 following the notice of tax to grant or deny the abatement application. Taxpayer may file an appeal either at the BTLA (RSA 76:16-a) or in the superior court (RSA 76:17), but not both. An appeal must be filed:

- 1) no earlier than: a) after receiving the municipality's decision on the abatement application; or b) July 1 following the notice of tax if the municipality has not responded to the abatement application; and
- 2) <u>no later than</u> September 1 following the notice of tax.

EXCEPTION: If your municipality's final tax bill was sent out after December 31 (as determined by the BTLA), the above deadlines are modified as follows (RSA 76:1-a; RSA 76:16-d, II):

Step One:

2 months after notice of tax:

Step Two:

6 months after notice of tax; and

Step Three:

8 months after notice of tax.

FORM COMPLETION GUIDELINES:

- 1. SECTION E. Municipalities may abate taxes "for good cause shown." RSA 76:16. Good cause is generally established by showing an error in the assessment calculation or a disproportionate assessment. Good cause can also be established by showing poverty and inability to pay the tax.
- 2. SECTION G. If the abatement application is based on disproportionate assessment, the taxpayer has the burden to show how the assessment was disproportionate. To carry this burden the taxpayer must show: a) what the property was worth (market value) on the assessment date; and b) the property's "equalized assessment" exceeded the property's market value. To calculate the equalized assessment, simply divide the assessment by the municipality's equalization ratio (assessment ÷ ratio). Because a property's market value is a crucial issue, taxpayers must have an opinion of the market value estimate. This value estimate can be shown by obtaining an appraisal or presenting sales of comparable properties.
- 3. **SECTION H.** The applicant(s) must sign the application even if a representative (e.g. Tax Representative, Attorney, or other Advocate) completes Section I.
- 4. Make a copy of this document for your own records.

RECEIVED Town of Durham

MAR - 8 2024

Planning, Zoning and Assessing

FOR MUNICIPALITY USE ONLY:
Town File No.:
Taxpayer Name:

TAXPAYER'S RSA 76:16 ABATEMENT APPLICATION TO MUNICIPALITY

SECTION A.	Party(i	es) Applying (Owner(s)/Ta	axpayer(s))	
Name(s):	SZ	Durham Apartmer	nts LLC	
Mailing Addres	s:	PO Box 11277,	Chicago, IL 6	60611-0229
Telephone Nos.	: (Home	e)(Cell)	(Work)	(Email)
Note: If an abat accordance with to the United Stan an abatement wi security number	tement is RSA 76 ates Inter th intere or feder ification	granted and taxes have bee 5:17-a. Any interest paid to rnal Revenue Service, in acc st, the taxpayer shall provid	en paid, interest on the the applicant must be cordance with federal te the municipality w	e abatement shall be paid in e reported by the municipality I law. Prior to the payment of ith the applicant's social
SECTION B.	Party's(ies') Representative if oth	er than Person(s) A	pplying (Also Complete Section A
Name(s):	ian iv	/lcKinley, c/o Rya	ın, LLC	
Mailing Address	: _	1 International PI, 10	0 Oliver St, Ste	1840, Boston, MA 02110
Telephone Nos.:	(Home)	(Cell)	(Work) 857-288-19	73 (Email) ian.mckinley@ryan.com
		y(ies) for which Abatemen		
ist the tax map ought, a brief de	and lot n	number, the actual street add n of the parcel, and the asse	lress and town of eac ssment.	h property for which abatement is
own Parcel ID#	<u> </u>	Street Address/Town	Description	Assessment
210-10	25	59 Mast Rd/ Durh		\$54,839,000
	***************************************	Market Control of the		
Approximately the second secon	William Willia	And the second s	· · · · · · · · · · · · · · · · · · ·	And the second s
No. of the last of			the same of the sa	***************************************
and the second s				

SECTION	D.	Other	Property(ies)	۱

prope	rty(ies) have	(ies) in the municipality owned in not been sought. The taxpayer's ed property(ies) is (are) disproperty	entire real property est	en if abatements for the other ate must be considered in determining
Town	Parcel ID#	Street Address/Town	Description	Assessment
AND WARE A STREET				

SECT	ION E. <u>Re</u>	asons for Abatement Applicati	<u>on</u>	The state of the s
1) esta 2) esta	iblishing an a iblishing pov	ssessment is disproportionate to	market value and the m This form can be utilize	own." "Good cause" generally means: nunicipality's level of assessment; or ed for either basis of requesting an nent.
1)	Statements	disproportionality, state with spous such as "taxes too high," "dispro ient. Generally, specificity requ	portionately assessed"	supporting your application. or "assessment exceeds market value" sent material on the following (all may
2.	ma cor 3. lev	vsical data — incorrect description rket data — the property's market nparable sales or a professional of the property's rket value and the town-wide lev	value on the April 1 as ppinion of value; and/or assessment is dispropo	sessment date, supported by
Note:	If you have	an appraisal or other documenta	tion, please submit it w	rith this application.
2)	some other	poverty or inability to pay, state relief such as relocating, refinan ity of Nashua, 118 N.H. 879 (19	cing or obtaining some	nt of taxes is appropriate as opposed to alternative public assistance.
	(Attach add	itional sheets if needed.)		
The	property	y is assessed at a va	lue greater tha	an the fair market value.

SECTION F. Taxpaver's(s') Opinion of Market Value State your opinion of the market value of the property(ies) appealed as of April 1 of the year under appeal. Appeal Year Market Value \$45,000,000 210-10 Town Parcel ID# Town Parcel ID# Appeal Year Market Value \$____ Explain the basis for your value opinion(s). (Attach additional sheets if necessary.) SECTION G. Sales, Rental and/or Assessment Comparisons List the properties you are relying upon to show overassessment of your property(ies). If you are appealing an income producing property, list the comparable rental properties and their rents. (Attach additional sheets if needed.) Town Parcel ID# Street Address Sale Price/Date of Sale Rents Assessment SECTION H. Certification by Party(ies) Applying Pursuant to BTLA Tax 203.02(d), the applicant(s) MUST sign the application. By signing below, the Party(ies) applying certifies (certify) and swear(s) under the penalties of RSA 641:3 the application has a good faith basis and the facts stated are true to the best of my/our knowledge. (Signature) Bronstein (Signature) (Print Name)

SECTION I. Certification and Appearance by Representative (If Other Than Party(ies) Applying)

By signing below, the representative of the Party(ies) applying certifies and swears under penalties of RSA 641:3:

1.	all certifications in Section H are true;		
2.	the Party(ies) applying has (have) authorand	rized this representation and has (l	nave) signed this application;
3.	a copy of this form was sent to the Party	(ies) applying.	
Date:	2/29/24	L MILL	lan McKinley
Daw.		(Representative's Signature)	(Print Name)
SECT	ION J. <u>Disposition of Application* (F</u>	or Use by Selectmen/Assessor)	
*RSA writing	76:16, II states: the municipality "shall reg by July 1 after notice of tax date "	view the application and shall gra	nt or deny the application in
Abaten	nent Request: GRANTED	Revised Assessment: \$	DENIED
Remarl	ks:		
	11.1	41-4	
h 			· ·
Date:			
(Selecti	men/Assessor Signature)	(Selectmen/Assessor Sig	nature)
(Selecti	men/Assessor Signature)	(Selectmen/Assessor Sig	nature)



TOWN OF DURHAM 8 NEWMARKET ROAD DURHAM, NH 03824-2898

Tel: 603/868-8064 *Fax:* 603/868-8033

ABATEMENT RECOMMENDATION

DATE: April 15, 2024

TOWN OF: Durham

TO: Town Council

FROM: Jay Ferreira

OWNER: Christina Wilson

34 Oyster River Rd Durham, NH 03824

REPRESENTATIVE: N/A

PROPERTY LOCATION: 34 Oyster River Road, Durham, NH 03824

PID: 113-40

PROPERTY TAX YEAR(S) APPEALED: 2023

APPLICATION FILING DATE: March 1, 2024

INVENTORY FILING DATE (Filing Date April 15th): N/A

ASSESSMENT APPEALED: \$537,700

Municipalities may abate taxes "for good cause shown." RSA 76:16. Good cause is generally established by showing an error in the assessment calculation or a disproportionate assessment. Good cause can also be established by showing poverty and inability to pay the tax. If the abatement application is based on disproportionate assessment, the taxpayer has the burden to show how the assessment was disproportionate. To carry this burden the taxpayer must show:

- **a.** What the property was worth (market value) on the assessment date.
- b. The property's "equalized assessment" exceeded the property's market value. To calculate the equalized assessment, simply divide the assessment by the municipality's equalization ratio (assessment ÷ ratio). Because a property's market value is a crucial issue, taxpayers <u>must</u> have an opinion of the market value estimate. Obtaining an appraisal or presenting sales of comparable properties can show this value estimate.



REASON FOR APPEAL: The owner has applied for an abatement of their property, due to the condition of the house. The owner feels the land value is not inline with neighboring properties and feels it is due to topography issues and lack of utility.

ASSESSORS COMMENTS: The subject property is a Ranch built in 1965. It is average quality construction and design. The lot is 15,772 Sf, it has frontage on Oyster River. The exterior of the has a newer roof and siding, the windows are older. The interior of the house is very old and needs to be updated. The kitchens and baths are original 1965. The rear of the lot is low and very wet.

RECOMMENDATION: I inspected the property with the owner on 4/10/2024. Because of the issues (referenced above) my recommendation is to change the depreciation from good to average, and to give 5% deductions each for low and wet conditions on the land. This change reduces the overall assessment from \$537,700 to \$492,800. I recommend the town **GRANT** an abatement for the assessed value difference of \$44,900. This calculates to an abatement of \$933.60 including interest (interest is calculated to a repayment date of 5/1/24 and subject to change per tax collector). If the taxes have not been paid, then no refund or interest is due.

RECEIVED

TOWNAME PAPER'S RSA 76:16 ABATEMENT APPLICATION TO MUNICIPALITY

MAR 0 1 2024

TAX YEAR APPEALED 2023

Planning, Zoning and Assessing

INSTRUCTIONS

- Complete the application by typing or printing legibly in ink. This application does not stay the collection of taxes; taxes should be paid as assessed. If an abatement is granted, a refund with interest will be made.
- File this application with the municipality by the deadline (see below). Date of filing is the date this form is either hand delivered to the municipality, postmarked by the post office, or receipted by an overnight delivery service.

<u>DEADLINES</u>: The "notice of tax" means the date the board of tax and land appeals (BTLA) determines the last tax bill was sent by the municipality. (If your municipality bills twice annually, you must apply after the bill that establishes your final tax liability and not before.)

Step One:

Taxpayer must file the abatement application with the municipality by March 1 following the notice of tax.

Step Two: Step Three: Municipality has until July 1 following the notice of tax to grant or deny the abatement application.

Taxpayer may file an appeal either at the BTLA (RSA 76:16-a) or in the superior court (RSA 76:17), but

not both. An appeal must be filed:

- no earlier than: a) after receiving the municipality's decision on the abatement application; or b) July 1 following the notice of tax if the municipality has not responded to the abatement application; and
- no later than September 1 following the notice of tax.

EXCEPTION: If your municipality's final tax bill was sent out after December 31 (as determined by the BTLA), the above deadlines are modified as follows (RSA 76:1-a; RSA 76:16-d, II):

Step One:

2 months after notice of tax;

Step Two:

6 months after notice of tax; and

Step Three:

8 months after notice of tax.

FORM COMPLETION GUIDELINES:

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- SECTION H. The applicant(s) must sign the application even if a representative (e.g. Tax Representative, Attorney, or other Advocate) completes Section I.
- Make a copy of this document for your own records.

FOR MUNICIPALITY USE ONLY:
Town File No.:
Taxpayer Name:

RSA 76:16 ABATEMENT APPLICATION TO MUNICIPALITY

Telephone Number(s): (Work)	Mailing Addres	34 Oyster River Rd Durham NH 03824
Note: If an abatement is granted and taxes have been paid, interest on the abatement shall be paid in accordance with RSA 76:17-a. Any interest paid to the applicant must be reported by the municipality to the United States Internal Revenue Service, in accordance with federal law. Prior to the payment of an abatement with interest, the taxpayer shall provide the municipality with the applicant's social security number or federal tax identification number. Municipalities shall treat the social security or federal tax identification information as confidential and exempt from a public information request under RSA 91-A. SECTION B. Party's(ies') Representative if other than Person(s) Applying (Also Complete Section Name(s): Mailing Address: Telephone Number(s): (Work)		
Mailing Address: Telephone Number(s): (Work) (Home) SECTION C. Property(ies) for which Abatement is Sought List the tax map and lot number, the actual street address and town of each property for which abatemes sought, a brief description of the parcel, and the assessment. Town Parcel ID# Street Address/Town Description Assessment	Note: If an aba accordance wit to the United S an abatement w security numbe federal tax iden	tement is granted and taxes have been paid, interest on the abatement shall be paid in h RSA 76:17-a. Any interest paid to the applicant must be reported by the municipality tates Internal Revenue Service, in accordance with federal law. Prior to the payment of with interest, the taxpayer shall provide the municipality with the applicant's social or or federal tax identification number. Municipalities shall treat the social security or stification information as confidential and exempt from a public information request
Mailing Address: Telephone Number(s): (Work) (Home) SECTION C. Property(ies) for which Abatement is Sought List the tax map and lot number, the actual street address and town of each property for which abatemes sought, a brief description of the parcel, and the assessment. Town Parcel ID# Street Address/Town Description Assessment	SECTION B.	Party's(ies') Representative if other than Person(s) Applying (Also Complete Section
Telephone Number(s): (Work) (Home)	Name(s):	
SECTION C. Property(ies) for which Abatement is Sought List the tax map and lot number, the actual street address and town of each property for which abateme sought, a brief description of the parcel, and the assessment. Town Parcel ID# Street Address/Town Description Assessment	Mailing Addres	is:
List the tax map and lot number, the actual street address and town of each property for which abateme sought, a brief description of the parcel, and the assessment. Town Parcel ID# Street Address/Town Description Assessment	Telephone Nun	nber(s): (Work) (Home)
sought, a brief description of the parcel, and the assessment. Town Parcel ID# Street Address/Town Description Assessment	SECTION C.	Property(ies) for which Abatement is Sought
Man 113 Lot 40 34 Oveter River Rd Durham NH 03824		
Map 113, Lot 40, 34 Oyster River Ru Dulliam Ni 103024	Map 113	, Lot 40, 34 Oyster River Rd Durham NH 03824
Single Family Dwelling, \$537,700	12.200 U.S. 1200	amily Dwelling, \$537,700
	Single Fa	### #################################

SECTION D. Other Property(ies)

List other property(ies) in the municipality owned in the same name(s), even if abatements for the other property(ies) have not been sought. The taxpayer's entire real property estate must be considered in determining whether the appealed property(ies) is (are) disproportionately assessed.

Description	Assessment

SECTION E. Reasons for Abatement Application

RSA 76:16 provides that an abatement may be granted for "good cause shown." "Good cause" generally means:

1) establishing an assessment is disproportionate to market value and the municipality's level of assessment; or

2) establishing poverty and inability to pay the tax. This form can be utilized for either basis of requesting an abatement. The taxpayer has the burden to prove good cause for an abatement.

- If claiming disproportionality, state with specificity <u>all</u> 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 (<u>all may not apply</u>):
 - physical data incorrect description or measurement of property;
 - market data the property's market value on the April 1 assessment date, supported by comparable sales or a professional opinion of value; and/or
 - level of assessment the property's assessment is disproportionate by comparing the property's
 market value and the town-wide level of assessment.

Note: If you have an appraisal or other documentation, please submit it with this application.

 If claiming poverty or inability to pay, state in detail why abatement of taxes is appropriate as opposed to some other relief such as relocating, refinancing or obtaining some alternative public assistance.
 Ansara v. City of Nashua, 118 N.H. 879 (1978).

(Attach additional sheets if needed.)

Good cause will be based on market data. The value exceeds market value and is inflated compared to similar properties in the neighborhood. Attached is a sheet listing more specific reasons for this.

SECTION F. Taxpayer's(s') Opinion of Market Value State your opinion of the market value of the property(ies) appealed as of April 1 of the year under appeal. Appeal Year Market Value § 470,000 M 113 L 40 Town Parcel ID# Appeal Year Market Value \$_____ Town Parcel ID# Explain the basis for your value opinion(s). (Attach additional sheets if necessary.) See attached sheet for more specific info SECTION G. Sales, Rental and/or Assessment Comparisons List the properties you are relying upon to show overassessment of your property(ies). If you are appealing an income producing property, list the comparable rental properties and their rents. (Attach additional sheets if needed.) Sale Price/Date of Sale Rents Assessment Town Parcel ID# Street Address Comparables are listed on attached sheet SECTION H. Certification by Party(ies) Applying Pursuant to BTLA Tax 203.02(d), the applicant(s) MUST sign the application. By signing below, the Party(ies) applying certifies (certify) and swear(s) 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. 03/01/2024 Date: (Signature)

(Signature)

SECTION I. Certification and Appearance by Representative (If Other Than Party(ies) Applying)

By signing below, the representative of the Party(ies) applying certifies and swears under penalties of RSA ch. 641:

L.	all certifications in Section H are	rue;	
2.	the Party(ies) applying has (have) and	authorized this representation and has (h	ave) signed this application;
3.	a copy of this form was sent to the	Party(ies) applying.	
Date:		(Representative's Signature)	
SECT	ION J. <u>Disposition of Application</u>	on* (For Use by Selectmen/Assessor)	
	75:16, II states: the municipality "s g by July 1 after notice of tax date.	hall review the application and shall gran	t or deny the application in
Abate	ment Request; GRANTED	Revised Assessment: \$	DENIED
Remar	rks:		
			
Date:			
(Selec	tmen/Assessor Signature)	(Selectmen/Assessor Sign	nature)
		75 <u></u>	
(Selec	tmen/Assessor Signature)	(Selectmen/Assessor Sign	nature)

Rev. 3/12

Section E Additional Info:

My home is mostly original on the interior, and the only updates have been a roof shortly after my purchase, and siding installed recently, as the original was very worn and rotten. The bathrooms have problems, the kitchen is original, the electrical still has circuits that are ungrounded and the boiler is in need of replacing. My basement is often damp and I have problems with moisture that are causing mold and the tiles to lift downstairs. My greatest concern is that the revaluation, which I was unable to have a hearing during, seems to have increased my land value disproportionately to my neighbors who are not fronting on the stream section of the oyster river. This area is undeveloped, may be nice to look at, but is shallow, cannot be used for recreation, and often subjects my property to flooding. It appears that my land value is considerably higher than similar size properties in my neighborhood.

Section F Additional Info:

It appears there are blanket adjustment factors applied directly to the land value in town. This results in treating all properties as equal along the water regardless of frontage length, access to the water, water depth, landscaping, sandy beaches or even things like limited privacy, culverts and drainage problems, or flooding problems. This would be inherently inequitable and lack nuance that would certainly be reflected in the market. So, it seems an arbitrary value was being placed on the physical location of my property due to the proximity of a stream, resulting in the land portion of my assessment being considerably higher than I feel it should be, as there appears to be no tangible basis for this added value, especially when looking at the value of my neighbors' properties across the street. In many ways there are negatives to this waterbody, eg. flooding, limited privacy, and wetness on the rear of the lot, as the grade drops considerably from the street. I feel that these physical issues need to be taken into consideration when assessing my property and home, as any prospective buyer would do.

Section G Comparables:

35 Garden Lane's assessed land value is \$254,900 which is \$57,100 less than the assessed land value of 34 Oyster River Rd

- 23 Oyster River Rd's assessed land value is \$252,800 which is \$59,200 less than the assessed land value of 34 Oyster River Rd
- 25 Oyster River Rd's assessed land value is \$253,800 which is \$58,200 less than the assessed land value of 34 Oyster River Rd
- 27 Oyster River Rd's assessed land value is \$244,100 which is \$67,900 less than the assessed land value of 34 Oyster River Rd
- 29 Oyster River Rd's assessed land value is \$262,000 \$50,000 less than 34 Oyster River
- 20 Thompson Lane's assessed land value is \$261,000, \$51,000 less than 34 Oyster River

Town of Durham, NH				
Property Tax Bill Calculation				
Property Tax Bill Calculation				
	CI : .: TVI			
Owner	Christina Wilson			
PID	113-40			
Address	34 Oyster River Rd			
WHAT WAS TAXED				
Total Assessed Value	274,200	537,700		
Exemption (solar,)	-	-		
Value Tax Applied To:	274,200.00	537,700.00		
Credit (veterans,)	-	-		
7				
Tax Bill#:	109087	110592		
PropTax Issue 1 st or 2 nd	1	2		
Due Date:				
	7/3/2023	12/18/2023		
Paid Date:	6/26/2023	12/8/2023		
Tax Rate Applied:				
Town	4.070	5.750		
County	1.410	1.760		
Local School	8.280	11.580		
State School	0.765	1.390		
Total Rate	14.525	20.480		
tax will be roughly	3,982.76	11,012.10		
Resulting in Taxes of:	2,5 02.70	,512.10		
Town	1,116.00	3,092.00		
	387.00	946.00		
County				
Local School	2,270.00	6,227.00		
State School	210.00	747.00		
Tax Calculated	3,983.00	11,012.00		
Less Credit & 1st Bill				
is the Amount Billed:	3,983.00	7,029.00		
WHAT SHOULD HAVE BEEN TAX				
Total Assessed Value	274,200	492,800		
Exemption (solar,)	-	-		
Value Tax Applied To:	274,200.00	492,800.00		
	,	,		
Credit (veterans,)	_	_		
erour (vereruns)				
Tax Bill#:	109087	110592		
PropTax Issue 1 st or 2 nd	1	2		
Due Date:	7/3/2023	12/18/2023		
Paid Date:	6/26/2023	12/8/2023		
Tax Rate Applied:				
Town	4.070	5.750		
County	1.410	1.760		
Local School	8.280	11.580		
State School	0.765	1.390		
Total Rate		20.480		
tax will be roughly	3,982.76	10,092.54		
Resulting in Taxes of:	3,702.70	10,072.0 F		
-	1 116 00	2,834.00		
Town	1,116.00			
County	387.00	867.00		
Local School	2,270.00	5,707.00		
State School	210.00	685.00		
Tax Calculated	3,983.00	10,093.00		
Less Credit & 1st Bill				
is the Amount Billed:	3,983.00	6,110.00		
WHAT SHOULD BE ABATED				
Difference in Billed-SHB = Abate	-	919.00	919.00	= To Be Abated
RSA 76:17-a Rate of Interest Pybl	4.00%	4.00%		
Enter Date Town will Payback	5/1/2024	5/1/2024		
Number of Days of Interest =	310	145		
Interest Payable	-	14.60	14.60	= Interest Owed
Less Previously Abated Amount of				
Total To Be Abated	-	933.60	933.60	
		/55.00	/55.00	