

**BOARD OF ASSESSORS MINUTES**  
**July 20, 2023**  
**CITY HALL – CONFERENCE ROOM 200B**  
**5:30 P.M.**

**CALL TO ORDER:** Board chair L. Miner called the meeting to order at 5:30 pm.

**RECORDING SECRETARY:** Tara Baker

**SALUTE TO THE FLAG**

**ROLL CALL:** Present were, members Lenny Miner, Karen Mudgett and Jim Rice.

**STAFF IN ATTENDANCE:** Tara Baker, Steve Hamilton

**ACCEPTANCE OF MINUTES OF PREVIOUS MEETING(S):** Minutes from June 29, 2023, were reviewed and accepted.

**PUBLIC HEARINGS:**

**Boettcher Family Revocable Trust, 139-118-62:** The public hearing was opened at 5:31 pm. Peter Boettcher was present for the property located at 20 Janes Av. Mr. Boettcher provided the board with a handout noting assessment information on 5 residential and 1 commercial neighboring properties. Noting sale information on a few of them over the last 8 years. Board member J. Rice asked about the sale dates and any restrictive easements. Mr. Boettcher noted that there is a sewer interceptor that has been present for quite a while. The listing of 19 Janes Av., which has not sold to date was discussed. The public hearing was closed at 5:45 pm. The board discussed the fact that the sales provided were too old to consider and that they would not consider the commercial property as a comparable to the subject. L. Miner made a motion to deny an abatement, second by J. Rice. The motion carried unanimously.

**OLD BUSINESS:** None

**NEW BUSINESS:**

**Formosa Co. LLC, 442-142-4:** The property owner filed an application for abatement for 2022 based on the vacancy of one unit within the property. The property is a retail shopping plaza downtown at 546-566 Main St containing approximately 24,000 square feet of finished area within the building and an additional 5,500 square feet of finished basement space. The 2022 assessed value was \$1,084,800. The applicant requests an assessed value of \$950,000 for 2022 and goes further to request a value for 2023 of \$750,000. The abatement application contained very little supportive information as a reason for abatement. The applicant includes a statement that one unit has been vacant since January 2022, with another unit becoming vacant in February

2023. The claim is made that the value depends on the income generated by the property, however there is no included income or expense information provided for the property. The only attachment included is an email that contains rental information for other properties downtown but specifically states "Please keep this info to yourself and do not share". There are three sales included ranging from 2016 through 2020, but does not have any other information regarding the differences in properties, time adjustments, rental data, etc. Due to the lack of information provided, the board voted unanimously that the request be denied. The motion was made by J. Rice and seconded by L. Miner.

**Gary & Dayle Goldstein, 169-270-12:** The property owner filed an application for abatement for 2022 based on the assertion that the assessment does not reflect an accurate description of the Grade or Quality of Construction. No opinion of value was developed, or appraisal report completed for this property tax appeal. The taxpayer has opined that the diminution of value for contaminated drinking water at the site is 35% of the total value of the property based on an adjustment included in his neighbor's abatement application based on a serious environmental contamination that occurred in Hanover, NH in 2017. Little credibility was found in the calculation of that adjustment, however an adjustment of -5% was determined to be reflective of this contamination issue on the property at 13 Summit Avenue. The property is a single-family residential dwelling located at 7 Summit Avenue. This 3,995 square-foot one story home was constructed in 2003. It has a porte cochere, porch large patios and wood deck. The basement is fully finished into living area. There is a detached garage with a small loft area. A complete property inspection was made by Stephan Hamilton on July 6, 2023. It has been determined that the property's well has had its water contaminated. The source of this contamination appears to be a nearby landfill operated by the City of Laconia. The water from the well is not fit for consumption. As a temporary measure, the property is being provided bottled drinking water by the city, while the installation of a connection to the city water system is being made. That effort is currently underway with the waterline now available at the property boundary. No other measure is required or ordered by any public health agency other than non-use of the well water for consumption. Other properties in that locale have similar contamination, with similar resolutions, and there is no evidence that such a significant adjustment is appropriate. In fact, the home next door at 548 East Endicott Street sold for \$4,900,000 on July 23, 2021. While certainly larger, and having more waterfront recreational assets, this is clearly an example of the minimal impact in the marketplace. There is an easement that the property benefits from over the neighboring property at 13 Summit Avenue. The easement increases the subject property frontage of the lot on Summit Avenue and allows for driveway access off of Summit Avenue. This easement was noted on plans and some assessing records, but no proper adjustment has made in the land valuation. The taxpayer also expressed concern that the description of the neighborhood land valuation had been changed from WN2 to WN1. I have verified that the current neighborhood rating is WN2 and is appropriate for this property. The current grade or quality of construction rating is Excellent +10. After a full inspection of the property, I have determined that the grade rating of Very Good +10 is more appropriate given the quality of the woodworking, detailed features, extensive windows, impressive presentation. Upon inspection it was noted that the dock is seasonal, and that the jetted tub has been removed.

These factors should be reflected in the total valuation estimate. The environmental condition has caused the owner to have to utilize bottled water until the home is connected to the municipal water system. The driveway easement over 13 Summit Avenue improves the use and street presentation of the property. Together, it is recommended a net 0% adjustment be applied to the land valuation lines reflecting a -5% adjustment for the water remediation needed and +5% for the benefit of the easement. The grade adjustment and removal of the dock and jetted tub are appropriate. The board voted unanimously to grant the abatement and that the assessment of \$3,566,400 be reduced to \$3,213,800, resulting in an abatement of \$352,600 in value. The motion was made by K. Mudgett and seconded by J. Rice.

**Jeff Marceau Revocable Trust, 129-478-5.6:** The property owner filed an application for abatement for 2022 on the vacant lot at 52 Soleil Mountain. The owners purchased the property on 1/18/2022 for \$185,000. The 2022 assessed value is \$389,400. The land valuation for 2022 included an influence adjustment for an average view, as an attribute of the land value when it truly has an obstructed view. All other properties on the same side of the road in that area have an obstructed view listed, 52 Soleil Mountain should have the same adjustment. Sales prices within the tax year for vacant land on Soleil Mountain ranged from \$160,000 to \$185,000, however the price per square foot has a larger range due to the size of the lots. When valuing through mass appraisal, the model must fit the majority of the sales. Most of the lots within Meredith Bay are between 15,000 and 22,000 square feet. Since the amenities of the location produce a higher price per square foot, an outlier in terms of size could produce an overstated value than would be expected in the neighborhood. The comparable sales on the same street occurred well before April 1, 2022, and the last sale shows that the market was increasing throughout the year. Also, the sale of the subject property was not actively listed at the time of sale, which would typically indicate not an arms-length transaction.

Location	Sale Date	Price	Lot Size	\$/sq ft
52 Soleil Mountain (subject)	1/18/2022	\$185,000	26,485 sq ft	\$6.98
194 Soleil Mountain	6/16/2021	\$160,000	19,301 sq ft	\$8.29
147 Soleil Mountain	8/4/2021	\$170,000	15,892 sq ft	\$10.70
30 Commanders Helm	6/15/2022	\$240,000	18,776 sq ft	\$12.78

In consideration of the information above, the board voted to grant an abatement. The correction to the land influence has been made for consistency. It is also appropriate to make an adjustment for the larger size lot within the area of similarly sized lots that does not regularly fit within the model. L. Miner made a motion to grant an abatement of assessed value from \$389,400 to \$255,900. The motion was second by K. Mudgett. The motion carried unanimously.

**Mark & Susan Perreault, 227-333-4:** The property owners filed an abatement request on their single-family home at 36 Teddington Wy. They purchased the property 9/9/2020 for \$1,150,000 and the 2022 assessed value is \$1,725,600. This is a home located on a .46-acre lot. The lot has no direct frontage on Paugus Bay of Lake Winnepesaukee, however there are no other homes or barriers between this property and the waterfront recreation area of Long Bay Association. The change in value for properties has been very significant over the past few years, especially

for waterfront/water access properties. Overall, the median selling price of single-family dwellings in Laconia increased 28.2% from 4/1/2021 to 4/1/2022.

The taxpayer presents a large amount of information about different land valuations. The four land components of value presented from other properties on Teddington Way are not assessments of lots that have unimpeded views, rather they are all set back and have views partial obscured by other dwellings. There is one other lot on Teddington Way (#45, .52-acres) that is located with a similar unimpeded view having a land assessment of \$642,600.

While comparable properties were presented, there have been sales of some similar houses within Long Bay to consider that include the following:

Property	Selling Price	Sale Date	Time Adjust Sale Price	Location/ View	Living Area	Price per square foot
36 Teddington Way	SUBJECT	N/A	N/A	Unimpeded	4,404	N/A
43 Captains Walk	\$1,374,900	11/18/2021	\$1,546,800	Similar	1,858	\$832.00
29 Aberry Dr	\$950,000	10/21/2022	\$807,500	Inferior	2,440	\$331.00
40 Aberry Dr	\$1,025,000	5/22/2023	\$717,500	Inferior	2,707	\$265.00
6 Captains Walk	\$930,000	8/17/2022	\$837,000	Inferior	2,427	\$345.00

Variations (such as bathroom counts, number of porches/decks and features) are in these comparable properties. The sales are all nearby, and indicate a very broad range of value. The most important attribute is the location/view. While the sale at 43 Captains walk indicates a value of \$832 per square foot, it is substantially smaller in living area (less than ½ the size). The mid-point of the price per square foot is \$548, and even when selecting a value per square foot \$100 less than the average, the indicated value is \$1,973,000. Other sales presented by the taxpayer do not appear to be reliable indicators of value. Based on no sufficient market evidence that the assessment should be \$1,376,000, J. Rice made a motion to deny the abatement request and that the assessment of \$1,725,600 be sustained. K. Mudgett second the motion and it carried unanimously.

**Robert & Kristine Oneil:** The property owners filed an abatement request on their detached condominium home at 34 Drew Lane, in the Bay Reach Condominium. They assert the value of the unit should be \$925,000. The property was purchased by them on September 30, 2022. The change in value for properties has been very significant over the past few years, especially for water access properties such as this condominium unit. Overall, the median selling price of single-family dwellings in Laconia increased 28.2% from 4/1/2021 to 4/1/2022.

The taxpayer presents information about the sale of their unit. There are three other sales in the area that are reasonably similar presented below:

Property	Selling Price	Sale Date	Time Adjust	Location/ View	Living Area	Price per square
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			Sale Price			foot
34 Drew Rd	SUBJECT	N/A	N/A	Neighborhood	3,107	N/A
77 Deerfield Turn	\$710,000	10/05/2022	\$603,500	Similar	2,766	\$218.00
5 Deerfield Turn	\$980,000	7/1/2022	\$906,500	Superior	2,112	\$429.00
59 Deerfield Turn	\$1,004,000	10/1/2021	\$1,154,600	Superior	2,330	\$495.00

Variations (such as bathroom counts, number of porches/decks and features) are in these comparable properties. The sales are all nearby and indicate a broad range of value. The most important attribute is the location/view. The sale at of the subject itself indicates a value of \$297 per square foot. The mid-point of the price per square foot is \$356, and selecting a value per square foot of \$300, the indicated value is \$932,100.

There is sufficient market evidence that the taxpayer's assessment should be reduced, and on a motion made by L. Miner, seconded by J. Rice, the abatement request was granted from the 2022 tax year assessment of \$1,022,400 to \$932,100, resulting in a reduction of value of \$90,300. The motion passed unanimously.

**Cynthia & James Ott, 228-348-10.004:** The property owners filed an abatement request on their detached condominium home at 9 Cow Path Lane, in the Prides Point Condominium. They assert the value of the unit should be \$900,000. The change in value for properties has been very significant over the past few years, especially for water access properties such as this condominium unit. Overall, the median selling price of single-family dwellings in Laconia increased 28.2% from 4/1/2021 to 4/1/2022. The taxpayer presents information about the sale of units. There are three sales presented that are 35 years old and are not very similar. Two of the sales they present, and others are reasonably similar presented below:

Property	Selling Price	Sale Date	Time Adjust Sale Price	Location/ View	Living Area	Price per square foot
9 Cow Path Lane	SUBJECT	N/A	N/A	Good	2,777	N/A
41 Prides Point Way	\$1,340,000	5/31/2022	\$1,273,000	Superior	2,046	\$622.00
5 Deerfield Turn	\$980,000	7/1/2022	\$906,500	Good	2,112	\$429.00
59 Deerfield Turn	\$1,004,000	10/1/2021	\$1,154,600	Good	2,330	\$495.00

178 Long Bay Dr	\$649,900	8/3/2021	\$779,900	Inferior	2,078	\$375.00
43 Captains Walk	\$1,374,900	11/18/2021	\$1,546,800	Superior	1,858	\$832.00

Variations (such as bathroom counts, number of porches/decks and features) are in these comparable properties. The sales are all nearby and indicate a broad range of value. The most important attribute is the location/view. The average of the price per square foot is \$551, and selecting a value per square foot of \$500, the indicated value is \$1,388,500.

There is sufficient market evidence that the taxpayer's assessment should be reduced, on a motion made by J. Rice, seconded by K. Mudgett the abatement request was granted, reducing the granted from the 2022 tax year assessment of \$1,470,400 to \$1,388,500, resulting in a reduction of value of \$81,900. The motion carried unanimously.

**Henry & Juliann Hoell, 245-367-1.010:** The property owners filed an abatement request on their detached condominium home at 25 Hampton Court, in the Hamptons Condominium. They assert the value of the unit should be in a range between \$689,000 and \$735,000. The property was purchased by them on January 27, 2022, for \$494,200. The property was constructed in 2019. The change in value for properties has been very significant over the past few years, especially for water access properties such as this condominium unit. Overall, the median selling price of single-family dwellings in Laconia increased 28.2% from 4/1/2021 to 4/1/2022.

The taxpayer presents information about the sale of units provided by a realtor. There are three sales presented that are 35 years old and are not very similar. Two of the sales they present, and others are reasonably similar presented below:

Property	Selling Price	Sale Date	Time Adjust Sale Price	Location/ View	Living Area	Price per square foot
25 Hampton Ct	SUBJECT	N/A	N/A	Neighborhood	2,330	N/A
40 Ponds View	\$649,900	10/05/2022	\$552,400	Similar	1,967	\$281.00
5 Deerfield Turn	\$980,000	7/1/2022	\$906,500	Superior	2,112	\$429.00
59 Deerfield Turn	\$1,004,000	10/1/2021	\$1,154,600	Superior	2,330	\$495.00
178 Long Bay Dr	\$649,900	8/3/2021	\$779,900	Similar	2,078	\$375.00

Variations (such as bathroom counts, number of porches/decks and features) are in these comparable properties. The sales are all nearby and indicate a broad range of value. The most important attribute is the location/view. The sale at of the subject itself indicates a value of \$297 per square foot. The average price per square foot is \$395, and selecting a value per square foot of \$350, the indicated value is \$815,500.

There is sufficient market evidence that the taxpayer's assessment should be reduced. On a

motion made by K. Mudgett and seconded by L. Miner the abatement request was granted from the 2022 tax year assessment of \$886,400 to \$815,500, resulting in a reduction of value of \$70,900. The motion carried unanimously.

**Peter & Kathleen Clifford Living Trust, 228-338-6.042:** The property owners filed an abatement request on their detached condominium home at 81 Deerfield Turn, in the Bay Reach Condominium. They assert the value of the unit should be \$625,000. The change in value for properties has been very significant over the past few years, especially for water access properties such as this condominium unit. Overall, the median selling price of single-family dwellings in Laconia increased 28.2% from 4/1/2021 to 4/1/2022. The taxpayer presents information about the sale of the unit next door. There are three other sales in the area that are reasonably similar presented below:

Property	Selling Price	Sale Date	Time Adjust Sale Price	Location/ View	Living Area	Price per square foot
81 Deerfield Turn	SUBJECT	N/A	N/A	Neighborhood	1,940	N/A
77 Deerfield Turn	\$710,000	10/05/2022	\$603,500	Similar	2,766	\$218.00
5 Deerfield Turn	\$980,000	7/1/2022	\$906,500	Superior	2,112	\$429.00
59 Deerfield Turn	\$1,004,000	10/1/2021	\$1,154,600	Superior	2,330	\$495.00
34 Drew Rd	\$925,000	9/30/2022	\$786,300	Similar	3,107	\$253.00

Variations (such as bathroom counts, number of porches/decks and features) are in these comparable properties. The sales are all nearby and indicate a broad range of value. The most important attribute is the location/view. While the sale at 77 Deerfield Turn indicates a value of \$218 per square foot, it is substantially larger in living area (nearly 50% larger in size). The mid-point of the price per square foot is \$356, and selecting a value per square foot of \$325, the indicated value is \$630,500. Other sales presented by the taxpayer do not appear to be reliable indicators of value. There is sufficient market evidence that the taxpayer's assessment should be reduced. On a motion made by L. Miner and second by K. Mudgett the abatement request was granted from the 2022 tax year assessment of \$792,500 to \$630,500, resulting in a reduction of value of \$162,000. The motion carried unanimously.

**NON-PUBLIC**

L. Miner made a motion that the Board enter a non-public session to discuss matters that could adversely affect the reputation of the applicant according to RSA 91-a:3IIc. K. Mudgett second,

a roll call vote was taken, vote unanimous, and a non-public session was entered into at 6:37 p.m. L. Miner made a motion to return out of non-public session at 6:51 p.m. and K. Mudgett seconded. A roll call vote was taken, vote unanimous.

154-254-2, 76 Lucerne Av.: L. Miner made a motion to deny the request of the applicant, seconded by J. Rice. The motion passed unanimously.

**OTHER**

Abatement slips were signed.

**ADJOURNMENT:** L. Miner made a motion to adjourn, seconded by K. Mudgett. The meeting was adjourned at 6:55 p.m.

Submitted by:  \_\_\_\_\_

Tara Baker, BOA Clerk