



Town of Allenstown
Assessing Office
16 School Street
Allenstown, NH 03275
603-485-4276 ext. 114
dseverance@allenstownnh.gov

TO: Board of Selectpersons
FROM: Donna Severance
Assessing Clerk
DATE: March 23, 2016
RE: 2015 Abatement Request

Attached is a granted abatement request for Debra & Scott Gerrish, 11 Meadow Lane, Allenstown, NH 03275. This abatement is recommended by Loren Martin, Assessor after a review of Mr. & Mrs. Gerrish's request.



Town of Allenstown

Office of the Assessor
16 School Street
Allenstown, NH 03275
Tel: (603)485-4276 Fax: (603)485-8669

April 4, 2016

Debra J. & Scott E. Gerrish
11 Meadow Lane
Allenstown, NH 03275

RE: Disposition of Abatement for 2015
Map/Lot 105-070

Dear Mr. & Mrs. Gerrish;

This letter will serve to acknowledge your request for abatement on the above referenced parcel, and to advise you of the disposition of your application.

After a thorough review of your assessment concerns, we would like to inform you that your request for abatement is hereby granted. A check in the abated amount (if applicable) will be sent to you under separate cover based on your property taxes being current.

Enclosed is a memorandum from our assessing agent, who conducted the investigations and suggested the recommendations. We have accepted their findings in this matter.

We hope that you find that your concerns received a complete and fair review and that you find as we did that your assessment is not disproportionate. However, if you disagree with our resolution, you have from now until September 1st of 2016 to file with the New Hampshire Board of Tax & Land Appeals or Merrimack County Superior Court, but not both.

Thank you for your assistance and input into this process.

Sincerely,
Allenstown Board of Selectmen

Jason Tardiff, Chairman

Kate Walker

David Eaton

Enclosure



Avitar Associates of New England, Inc.

A Municipal Services Company

March 10, 2016

**Town of Allenstown
Donna Severance
Board of Selectmen
16 School Street
Allenstown, NH 03275**

Re: Abatement – Gerrish

Dear Donna & Board Members;

The taxpayers noted above have filed for abatement on their .26 acre property improved with a duplex style dwelling assessed at \$187,800. They indicate that they have removed the second unit and the home is in use as a single family residence. As such, we arranged for an inspection of the property to verify the data. The following revisions are recommended as a result:

1. Add 3/8/16 ERAL to listing history to document the interior inspection.
2. Add notes as highlighted on attached record card.
3. Add drywall to interior walls.
4. Add laminate and carpet to primary and secondary floor covers.
5. Change the 14 fixtures to 10.
6. Remove the extra Kitchen.
7. Add temporary depreciation for the fact the upstairs bath is unfinished in the amount of 1%.

These changes reduce the assessment to \$184,300 and an abatement is recommended on the \$3,500 value difference. As always, should you have questions or concerns, please do not hesitate to contact me.

Sincerely,

**Loren J. Martin, CNHA, Sr. Assessor
President, Assessing Operations**

LJM/sjc
Enclosure

2015 Property Tax Abatement

Debra & Scott Gerrish
9 Meadow Lane

2015 Assessment	187,800.00
Abated Amount	<u>3,500.00</u>
New Assessment	184,300.00
2015 Tax Rate	32.83
Number of days since bill paid	126
Amount of funds to be returned	114.91
Plus interest (6%)	<u>2.38</u>
Total	<u>117.28</u>

*based on property taxes being current