



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

TO: Jason Tardiff, Chairperson

CC: Kate Walker
David Eaton

FROM: Donna Severance
Assessing Clerk

DATE: March 30, 2016

RE: 2015 Settlement Agreement
Donald P. Steenbeke Revocable Trust v. Town of Allenstown

Attached is a settlement agreement for Donald P. Steenbeke Revocable Trust v. Town of Allenstown. This agreement has been reviewed by Loren Martin, assessor and is being forwarded for your approval and signature.



Avitar Associates of New England, Inc.

A Municipal Services Company

March 28, 2016

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

**Re: Donald P. Steenbeke Revocable Trust v. Town of Allenstown
Docket #27719-14PT
Map 109 Lot 14**

Dear Donna & Board Members;

I have had several conversations with the taxpayer's representative about the above-referenced property (former Big Jim's) including a required BTLA mediation on 1/19/2016. In the petitioners BTLA appeal application, they opined a value of \$800,000 based on their income approach to value and a current listing for the property at \$875,000. From my conversations with the tax representative, it appears the owner is experiencing some difficulty selling the property. The property was originally listed in January 2015 for \$975,000 and was later reduced to \$895,000 in May 2015. Based on the subject properties listing history (dates, exposure time & list price) and in the interest of settling the appeal without hearing, I recommend reducing the overall assessment for the 2014 tax year to \$975,000 and an abatement is recommended on the \$23,600 value difference. This revised assessment is directly in-line with the owner's listing price as of 4/1/2015 and in my opinion is representative of the properties market value.

Please find attached a Settlement Agreement that has been signed by the taxpayer's representative which outlines the terms of the agreement. Should the Board agree with my recommendation, please indicate so by signing for the Municipality on the proposed settlement. If you return the executed agreement to me, I will forward it to the BTLA on your behalf.

As always, should you have questions or concerns, please do not hesitate to contact me.

Sincerely,

**Jon Rice, Assessor
Avitar Associates**

JR/sjc
Enclosure

SETTLEMENT AGREEMENT

Donald P. Steenbeke Revocable Trust

v.

Town of Allenstown

Docket No.: 27719-14PT

The parties agree:

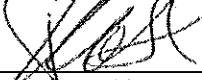
(1) the assessment for tax year(s) 2014 shall be \$975,000 on the property at Turnpike Street, Tax Map 109 Lot 14;

(2) the Municipality shall abate, with 6 percent interest from the date paid to the refund date, all property taxes for tax year(s) 2014 based on assessment higher than \$975,000;

(3) the docket(s) shall be marked without further board order: "case settled, no further action, no costs to either party"; and

(4) further stipulations (if any) None.

Respectfully submitted,
(Please print names beside signatures)

 VPCPTM ROBERT E. LISK

Taxpayer Signature and Title

Taxpayer Signature and Title

Municipality of Allenstown Signature and Title

Date:

Please forward original signed agreement to:

The State of New Hampshire
Board of Tax and Land Appeals
Governor Hugh J. Gallen State Office Park
107 Pleasant Street, Johnson Hall
Concord, NH 03301

Please Note: This form is intended to assist parties discussing a settlement of a tax appeal, but should not be construed as the only format in which a settlement can be documented.