



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

TO: Board of Selectpersons

FROM: Donna Severance
Assessing Clerk

DATE: June 20, 2016

RE: 2015 – Abatement for Donald P. Steenbeke Revoc Trust

Attached for your approval and signature is a 2015 abatement request from Donald P. Steenbeke Revoc Trust. This agreement was reached through negotiation with the property owner and our assessing agent per direction from the Board of Tax and Land Appeals.



Town of Allenstown

Office of the Assessor
16 School Street
Allenstown, NH 03275
Tel: (603) 485-4276 Ext. 114
dseverance@allenstownnh.gov

June 20, 2016

Donald P. Steenbeke Revocable Trust
c/o Commercial Property Tax Management, LLC
55 South Commercial Street, 3rd Floor
Manchester, NH 03101

RE: Disposition of Abatement for 2015
Map/Lot 109-014

Dear Donald P. Steenbeke Revocable Trust;

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 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

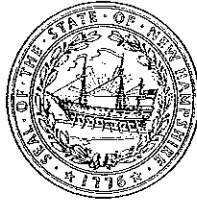
Enclosure

State of New Hampshire

Board of Tax and Land Appeals

Michele E. LeBrun, Chair
Albert F. Shamash, Esq., Member
Theresa M. Walker, Member

Anne M. Stelmach, Clerk



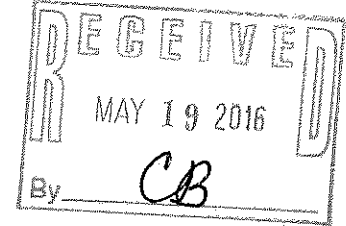
Governor Hugh J. Gallen
State Office Park
Johnson Hall
107 Pleasant Street
Concord, New Hampshire
03301-3834

Donald P. Steenbeke Revocable Trust

v.

Town of Allenstown

Docket No. 27719-14PT




ORDER

The Board of Tax and Land Appeals ("Board"), having received a settlement agreement on May 11, 2016, has marked the appeal as follows:

"case settled, settlement agreement on file with Board, no costs."

SO ORDERED.

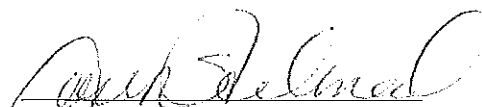
BOARD OF TAX AND LAND APPEALS


Anne M. Stelmach, Clerk
Per Order of the Board

CERTIFICATION

I hereby certify that a copy of the foregoing Order has this date been mailed, postage prepaid, to: Commercial Property Tax Management, LLC, 55 South Commercial St. - 3rd Fl., Manchester, NH 03101, Taxpayer Representative; Town of Allenstown, Chairman, Board of Selectmen, 16 School Street, Allenstown, NH 03275; and Avitar Associates of New England, Inc., 150 Suncook Valley Highway, Chichester, NH 03258, Contracted Assessing Firm.

Date: May 17, 2016


Anne M. Stelmach, Clerk

State of New Hampshire

10-29-2015
RECEIVED

Board of Tax and Land Appeals

Michele E. LeBrun, Chair
Albert F. Shamash, Esq., Member
Theresa M. Walker, Member

Anne M. Stelmach, Clerk



Governor Hugh J. Gallen
State Office Park
Johnson Hall
107 Pleasant Street
Concord, New Hampshire
03301-3834

Donald P. Steenbeke Revocable Trust

v.

Town of Allenstown

Docket No. 27719-14PT

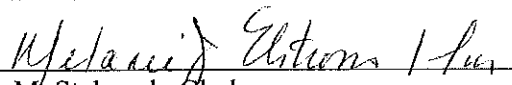
ORDER

The board, in an effort to manage its docket more effectively and expeditiously and to encourage informal disposition of this appeal, is ordering the parties, in accordance with RSA 541-A:31, V & 38 and Tax 201.23(a), to meet and attempt to settle this matter before a hearing is scheduled. In accordance with Tax 203.07, at or before the settlement meeting, the Taxpayer shall provide the municipality any appraisal (as defined in Tax 102.05) which the Taxpayer intends to rely upon.

The parties shall meet and file the enclosed Report of Settlement Meeting & Order ("Report") with the board no later than February 18, 2016. A hearing in this appeal will not be scheduled until the Report has been filed.

SO ORDERED.

BOARD OF TAX AND LAND APPEALS



Anne M. Stelmach, Clerk
Per Order of the Board

CERTIFICATION

I hereby certify a copy of the foregoing Order has this date been mailed, postage prepaid, to: Commercial Property Tax Management, LLC, 55 South Commercial St. - 3rd Fl., Manchester, NH, 03101, Taxpayer's Representative; Town of Allenstown, Chairman, Board of Selectmen, 16 School Street, Allenstown, NH, 03275, Municipality; and Avitar Associates of New England, Inc., 150 Suncook Valley Highway, Chichester, NH, 03258, Contracted Assessing Firm.

Date: 10/21/15



Anne M. Stelmach, Clerk



Avitar Associates of New England, Inc.

A Municipal Services Company

May 10, 2016

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

Re: Abatement – Steenbeke

Dear Donna & Board Members;

Enclosed is my revised recommendation on the above-mentioned abatement request. Changes made to the assessment record card will be entered by Avitar.

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

Sincerely,

Jonathan Rice, Assessor

JR/sjc
Enclosure

Abatement Recommendation

Steenbeke

Turnpike Street

Map 109 Lot 14

The taxpayer, through his representative, has filed an abatement on this 3.7 acre commercial property improved with the business FKA as "Big Jim's" assessed at \$1,059,600. A value opinion of \$800,000 is offered, as well as a pro forma income approach to value that indicates a value of \$793,300 and a current listing for the property at \$895,000. The area has been generally desirable and we have seen several sales transactions over the years. This 3.7 acres has great visibility and overall location, making it a very desirable sight. The property has been vacated by the owner as the business has been consolidated into his Concord location, hence the need to sell the property. Given that the property is vacant, it appears the owner is motivated to sell the property and has priced the property on the low end to facilitate the sale. The income is a hypothetical exercise as this type of property is generally owner occupied and as such, the income approach is not necessarily the best value indicator. That said, from several conversations with the taxpayer's representative and information provided, it appears the taxpayers 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 our recent tax year 2014 settlement at \$975,000 and the subject properties listing history (dates, exposure time & list price), I recommend the following changes to the assessment record card as indicated on the enclosed highlighted record card:

1. Under the Building Valuation section, increase Economic Depreciation for "Vac Issues" (vacancy issues) to "34%".

After deducting the value attributed to the above-referenced changes, the assessment is reduced to \$885,100 and I recommended an abatement on the \$174,500 value difference. This revised assessment is in-line with the owner's listing price as of 4/1/2015 and takes into consideration that the property remains actively listed for sale today.

2015 Property Tax Abatement

Donald P. Steenbeke Revocable Trust
Turnpike Street

2015 Assessment	975,000.00
Abated Amount	<u>89,900.00</u>
New Assessment	885,100.00
2015 Tax Rate	32.83
Number of days since bill paid	203
Amount of funds to be returned	2951.42
Plus interest (6%)	<u>98.49</u>
Total	<u>3049.91</u>

*based on property taxes being current

OWNER INFORMATION SALES HISTORY PICTURE

STEEENBEKE, DONALD P. REV TRUST	Date	Book	Page	Type	Price	Grantor
STEEENBEKE, DONALD & JANICE TRU	08/10/2006	U138			360,000 J & S LEASING?	
8 BLUEBIRD LANE						
BOSCAWEN, NH 03303						

LISTING/HISTORY

12/16/15	JDCL					
09/22/15	JDVVM					
07/12/15	INSP	MARKED FOR INSPECTION				
09/26/13	LMHC					
03/24/06	RS	INT. INSPECT				

NOTES

12/15 INT SOME OD, WORN FLRS & CEILING=PD, FFU TO FFF, PU UFF, INT WALL/PLR & HEAT CORRECTED, SOME DUCTS FOR AC-NOT HOOKED UP, DNP 6X19 UFF=NO STAIRS, WH VARIES, 60X100=16, 40X61=12, PU COMM FENCE, BLDG PRIM USED FOR BOYS & GIRLS CLUB, ED=FOR OVERALL PROPERTY VAC ISSUES/OBSOL-LTD MARKET

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
PAVING	51,230	1 x 51230	60	3.25	40	39,959	EST/SHAPE
FENCE COMMERCIAL/FT	800		80	15.00	25	2,400	6/EST/SHAPE
						42,400	

MUNICIPAL SOFTWARE BY AVTAR

ALLENSTOWN ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2014	\$ 793,700	\$ 0	\$ 348,800
	Parcel Total: \$ 1,142,500		
2015	\$ 658,500	\$ 52,300	\$ 348,800
	Parcel Total: \$ 1,059,600		
2016	\$ 119,000	\$ 42,400	\$ 348,800(c)
	Parcel Total: \$ 885,100		

(Card Total: \$ 510,200)

LAND VALUATION

Zone: CLI - COMM/LIGHT IND	Minimum Acreage: 1.00	Minimum Frontage: 150	Site: AVERAGE	Driveway: PAVED	Road: PAVED									
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	1,000	63,000	E	100	100	100	100	100--LEVEL	500	315,000	0	N	315,000	500USE
COM/IND	2,700	2,500	X	100	100			100--LEVEL	500	33,800	0	N	33,800	
	3,700									348,800			348,800	

SAMPLE APPRAISAL CARD