

Renate U. Paquette
v.
City of Concord

Docket No. 3773-87

DECISION

A hearing in this appeal was held, as scheduled, on August 4, 1989. The Taxpayer represented herself. The City was not represented.

The Taxpayer appeals, pursuant to RSA 76:16-a, the assessment of \$29,840 (land, \$8,190; building \$21,650) placed on her real estate, located at Island Shores Estates for the 1987 tax year. The subject property is a town-house style condominium unit in the Penacook section of the City of Concord.

Neither party challenged the Department of Revenue Administration's assessment-sales ratio of 35 percent for the 1987 tax year for the City of Concord. Based on that ratio the Taxpayer's assessment equates to a market value of \$85,250 as of April 1, 1987.

The Taxpayer stated she had been told the assessed values placed on the condominiums at Island Shores were in a range of 29 percent to 49 percent of market value. The Taxpayer stated she believes the assessment includes a carport which was not built and which she feels should not be assessed as part of her property. The Taxpayer testified in her opinion the fair market value of the subject property was \$68,000 to \$70,000 on April 1, 1987.

The Taxpayer described the Island Shores condominiums as having been

built in three phases in the years 1986 and 1987. The Taxpayer stated many of

the units were poorly built with leaky roofs and ice build-ups and she stated she felt lucky with her unit that she had not suffered some of these misfortunes.

The Taxpayer related the financial misfortunes of the developer-builders including the problems with constructing the carports. Ms. Paquette testified that her carport was eventually constructed after April 1, 1988, and that she subsequently sold it in March of 1989 for \$1,100. The Taxpayer submitted copies of documents showing sales of many units at Island Shores Estates. The Taxpayer pointed out that units similar to hers were selling in the \$65,000 to \$70,000 range during 1987.

The Board finds the Taxpayer presented market evidence of sales of similar condominium units at Island Shores Estates which support her opinion of value of \$68,000 to \$70,000 as of April 1, 1987. The Board therefore rules the proper assessment for the subject property is \$24,150 for the 1987 tax year.

If the taxes have been paid the amount paid on the value in excess of \$24,150 is to be refunded with interest at six percent per annum from date of payment to date of refund.

SO ORDERED.

BOARD OF TAX AND LAND APPEALS

April 27, 1990

(Ms. Richmond did not sit)

Anne S. Richmond, Chairman

George Twigg, III

Peter J. Donahue

Paul B. Franklin

I certify that copies of the within Decision have been mailed this date, postage prepaid, to Renate U. Paquette, the Taxpayer, and to the Chairman, Board of Assessors, City of Concord.

Michele E. LeBrun, Clerk

April 27, 1990