

Paul DeCorpo and Mary Jane DeCorpo

v.

Town of Gilford

Docket No. 3924-87

DECISION

A hearing in this appeal was held, as scheduled, on May 26, 1989. The Taxpayers were not represented. The Town was represented by Gene R. Littlefield, Appraiser.

The Taxpayers appeal, pursuant to RSA 76:16-a, the assessment of \$87,850 (land, \$23,400; building, \$64,450) placed on their real estate, located on Condominium Unit 44, Brookside Crossing for the 1987 tax year.

The parties agreed that the equalization ratio for the Town of Gilford for the 1987 tax year was 74%.

According to records presented at the hearing, the purchase price on April 23, 1987 was \$110,400 (papers signed April 17, 1987).

The Taxpayers' base their appeal on the claim that the property was incomplete on the date of valuation, April 1, 1987. The Town submitted a copy of an occupancy permit for unit 44 dated April 17, 1987.

Specifically the Taxpayer said the cellar floor was unfinished, as was some electrical, and the driveway, "I should have received partial property assessment for taxyear beginning April 1, 1987."

The Town's representative, Gene Littlefield, testified that a 10% functional depreciation and approximately \$6,000 were deducted for unfinished condominium and amenities. "The roads were paved", according to Littlefield. All condominium values, "have dropped off" since April 1, 1987.

The Board's Review Appraiser's inspection report (March 12, 1989) confirmed the reasonableness of the allowances given.

The Board of Tax and Land Appeals rules as follows.

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The Board therefore rules the Taxpayers have failed to prove that the assessment is unfair, improper, or inequitable or that it represents a tax in excess of the Taxpayers' just share of the common tax burden. The ruling is, therefore: Request for abatement denied.

SO ORDERED.

BOARD OF TAX AND LAND APPEALS

(Ms. Richmond did not sit.)
Anne S. Richmond, Esq., Chairman

George Twigg, III, Member
Acting Chairman

Peter J. Donahue, Member

Paul B. Franklin, Member

Date: February 26, 1990

I certify that copies of the within Decision have this date been mailed, postage prepaid, to Paul & Mary Jane DeCorpo, taxpayers; and the Chairman, Selectmen of Gilford.

Michele E. LeBrun, Clerk

Date: February 26, 1990

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