

George H. Holsten, Jr. and Eleanor L. Holsten

v.

Town of Meredith

Docket No. 3951-87

DECISION

A hearing in this appeal was held, as scheduled, on December 8, 1988. The Taxpayers were not represented. The Town was represented by Paul N. Loranger, M.M.C. Incorporated.

The Taxpayers appeal, pursuant to RSA 76:16-a, the assessment of \$181,400 (land, \$142,100; buildings, \$39,300) placed on their real estate, located on Bear Island for the 1987 tax year. The subject property consists of approximately 7.5 acres of land, with 150 feet of water frontage on Lake Winnepesaukee, improved with a camp, several auxiliary buildings and a dock.

Neither party challenged the Department of Revenue Administration's assessment-sales ratio of 96 percent for the 1987 tax year for the Town of Meredith. Based on that ratio the Taxpayers assessment equates to a market value of \$188,950.

The Taxpayers argued by letter, "1. Valuation was arrived at by a comparison with a too-small number of actual sales in our area (the east side of Bear Island)." The Taxpayers also argued in their letter, "5. Our property

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was overvalued because we have none of the facilities that make mainland property more valuable; no water, no sewage, no police protection, no year-round fire protection and no access to public schools." The Taxpayers, in their letter, did not address the issue of the market value of the subject property as of April 1, 1987.

The Town's representative argued they had completed the appraisal under contract and had followed a proper methodology of gathering sales data, analyzing the sales, and applying those determined values to the properties in the Town. The Town's representative represented the land value for the subject property was primarily in the portion of the parcel that comprise the waterfront site. The Town's representative further testified the back land was not buildable and had primarily abutter value, which was reflected in the \$2,000 per acre assessment.

The Board finds the Taxpayers did not present any evidence to buttress their claim of too small a number of actual sales being used to determine values on Bear Island. The Board also finds the Taxpayers presented no evidence to support their claim of the effect of lack of facilities and services on the market value of the subject property.

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.

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

— George Twigg, III, Member

— Raymond J. Damour, Member
Acting Chairman

— Peter J. Donahue, Member

Date:

I certify that copies of the within Decision have this date been mailed, postage prepaid, to George H., Jr. & Eleanor L. Holsten, taxpayers; and the Chairman, Selectmen of Meredith.

— Michele E. LeBrun, Clerk

Date:

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