

Richard S. Haldeman and Jane B. Haldeman

v.

Town of Lancaster

Docket No. 5164-88

DECISION

A hearing in this appeal was held, as scheduled, on June 26, 1990. The Taxpayers were represented by Richard S. Haldeman, Former Owner and Albert Nadeau, Owner. The Town was represented by Thomas M. Welch.

The Taxpayers appeal, pursuant to RSA 76:16-a, the assessment of \$106,600 (land, \$32,900; buildings, \$73,700) placed on their real estate, located at 14 Star King Park for the 1988 tax year.

The parties agreed that the equalization ratio for the Town of Lancaster for the 1988 tax year was 100%.

The Taxpayers' property was appraised by Douglas B. McCaig, who set the April 1, 1988 value at \$87,000.

The subject property was listed for sale at \$95,000, later reduced to \$89,500, with one offer which resulted in a sale for \$85,000.

The Town submitted property assessment cards as comparables for Driggs and Christopher.

The Board's review inspector, Mr. J. Philip Estey, inspected the property on February 26, 1990, and adjusted the physical and functional depreciation as to age and condition. His valuation figure was \$102,500 total.

The Board finds the correct 1988 assessment to be:

Land	\$32,900
Building	<u>\$64,100</u>
Total	\$97,000

If the taxes have been paid, the amount paid on the value in excess of \$97,000 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

George Twigg, III, Chairman

Peter J. Donahue, Member

Paul B. Franklin, Member

Date: August 17, 1990

I certify that copies of the within Decision have this date been mailed, postage prepaid, to Richard S. & Jane B. Haldeman, taxpayers; and Chairman, Selectmen of Lancaster.

Michele E. LeBrun, Clerk

Date: August 17, 1990

0009