

TOWN OF SOUTH BERWICK, MAINE

ABATEMENT RECOMMENDATION FORM

Owner(s): Canada, Diane
Mailing Address: 123 Back River Rd.
Dover, NH, 03820
Abatement # 2
Location: 43 York Woods Road
Map/Lot: 007-044
Account #: P0775R
Tax Year: 2011/2012

Circumstances: This property which was involved in a divorce suffered substantial damage and neglect to the extent it became uninhabitable. The abatement reflects an adjustment that will take into account the condition on April 1st the State tax date. Ms. Canada was recently granted possession of the property by the court and is in the process of repairing the damage to make the home saleable. The assessment will be reviewed for next year and adjusted accordingly upon completion of the repairs.

Recommendation: Grant Abatement

Value Abated: \$ 100,000

Tax Abatement: \$ 1,550.00

ABATEMENT: GRANTED / DENIED

_____ Dated _____

Town of South Berwick
Application for Abatement of Property Taxes
(under Section 841, Title 36, MRSA)

JAN 23 2012

Separate application should be filed for each separately assessed parcel of real estate or personal property account claimed to be overvalued. (See other side for instructions).

1. Name of Applicant: Diane Canada
2. Mailing Address: 123 Back River Rd. Dover NH 03820
3. Telephone #: 603 312 4172
4. Tax Map/Lot #: map 007 Lot 44 Account #: P0775R
5. Property Address (location): 43 YORK WOODS ROAD
6. Assessed valuation of real estate: \$276,300
7. Assessed valuation of personal property: _____

8. I/We have timely filed a current list of Estates Not Exempt from Taxation per MRSA Title 36, Section 706. Yes _____ No _____ ** N/A _____ (** If I have not already filed this required form, I realize I am barred from making an application for abatement or any appeal therefrom.)

9. Abatement amount requested: \$100,000

10. Reason for requesting abatement (please be specific, stating grounds for belief that property is overvalued for tax purposes). *Note: It is important to answer this question fully. In order to prevail at a hearing on an appeal, the applicant must prove by preponderance of evidence that the Assessment is not equitable. (refer to Property Tax Bulletin #10)

see attachment

11. Date property purchased: _____ Price: _____

In accordance with the provisions of Section 841, Title 36, MRSA, I hereby make written application for abatement of property taxes as noted above. The above statements are correct to the best of my knowledge and belief.

Applicant's Signatures: Diane Canada Date: 1.21.12

This application must be filed within 185 days from the date of commitment.

43 York Woods Road
South Berwick, Maine

Application for Abatement of Property Taxes for Year 2011

This property was acquired by Diane Canada in February of 2011 from the York County Court as part of a continuing divorce settlement. The X-husband, Richard Pinkham, had ceased maintaining the property and paying taxes so it was given to Ms. Canada to resolve the debt issues. By the time Ms. Canada took control of the property in March 2011, the house was in complete disrepair and was inhabitable.

The initial inspection of the property revealed that the property was littered with trash (that required two 20-yard dumpsters). Scores of trees had been removed from the property and downed trees and slash piles require removal. Two outdoor hot tubs were broken and filled with ruined furniture. Two of the three sundecks were rotten or missing boards and needed reconstruction. The upstairs sundeck and glass access door were completely rotted needing replacement and reconstruction. The interior carpeting and vinyl was rotten and stained beyond salvage and had to be replaced. All appliances had been removed. The original wood stove was gone, the brick hearth was damaged and an auxiliary stove had been improperly installed which had caused extensive smoke damage throughout the house to walls and ceilings. The well pump and water system needed complete overhauling. Interior plumbing and electrical systems needed repairs. The hot water tank had been removed. The entire inside of the house needed paint due to the smoke damage. Counter tops and sections of walls needed replacement and repairs. Bathroom cabinetry had been removed and fixtures were broken. Window sills and frames throughout the house had water damage and exterior doors required repairs. The glass door in the sunroom was rotten and in need of replacement.

A real estate professional stated we would be lucky to get \$175,000 for the property in its' current condition. Due to the condition of the property a tax abatement of \$100,000 is requested.

A summary of repairs follows.

<u>Completed work</u>	<u>Value</u>
• Dumpsters and yard cleanup	\$2620
• Installed all new appliances	\$2920
• Installed new woodstove	\$4245
• Replace well pump and water tank	\$ 840
• Replace all interior flooring	\$5100
• Replace water treatment system	\$2025
• Replacement hot water system	\$2820
• Repair oil burner	\$ 500
• Replace outside lighting	\$1600
• Repair interior plumbing	\$1500
• Rebuild upstairs deck	\$3445
• Replace slider window	\$2700
• Repair interior electrical	\$1510
• Interior paint	\$2830
• Bathroom cabinetry	\$1100
• Shed repairs	\$1300
• Replace interior fixtures	\$1300
• Supplies and materials	\$1200
Total Value of Completed Work	\$39,555

<u>Projects still required</u>	
• Replace chimney liner	\$3000
• Replace slider in sunroom	\$2500
• Replace outside decks	\$5000
• Replace furnace	\$8000
• Paint exterior	\$4000
• Repair Garage doors	\$3000
• Paint Garage exterior	\$2000
• Land cleanup	\$4000
• Replace Kitchen countertops	\$5000
• Repair skylights	\$3000
Value of Future Requirements	\$39,500