

CITY OF BERLIN, NH
PUBLIC WORKS DEPARTMENT
ABATEMENT/APPEAL REQUEST FORM



Application No.: ABATE-19

DATE: May 17, 2018

TO BE COMPLETED BY PARTY REQUESTING AN ABATEMENT

NAME: D & L Lufkin Properties

ACCOUNT NO.: 041200

ADDRESS: 423 MADISON AVENUE

TELEPHONE NO.: 802-676-3053

E-MAIL: loulufkin@gmail.com loulufkin@gmail.com

REASON FOR ABATEMENT REQUEST

- A. Do you feel there was a clerical (mathematical) error with regard to the consumption reported to calculate your bill? no
- B. If you are requesting an abatement for some reason other than a clerical error, please clearly explain why below. You may wish to include any supporting documents.

Explanation: See attached:

letter-explanation

WW bill and abatement for 423 Madison Ave

WW bill for Comparisons-431 Madison Ave and 387 Coos St.

PROPERTY OWNER: D + L LUFKIN PROPERTIES, LLC,
2494 WESTSIDE LAKE ROAD
MAIDSTONE VT 05905

FOR OFFICE USE ONLY

Necessary Action: ☒ Recheck Consumptions ☒ Forward to Sewer User Charge
Appeal Committee

Determination: Leaking Faucets & Toilets

Amount of Original Bill: 3,719

Amount Abated: _____

New Balance: _____

Date Completed: _____

Research by: Long 1,447
Gaynor / Perseault

RECEIVED MAY 17 2018

CITY OF BERLIN, NH
PUBLIC WORKS DEPARTMENT
ABATEMENT/APPEAL REQUEST FORM
(forms also available online at berlinnh.gov)



TO BE COMPLETED BY PARTY REQUESTING AN ABATEMENT

DATE: May 11, 2018

NAME: D & L Lufkin Properties ACCOUNT NO. 041200

ADDRESS: 2494 Westside Lake Rd TELEPHONE NO.: 802 676-3053

E-MAIL: loulufkin@gmail.com

REASON FOR ABATEMENT REQUEST

A. Do you feel there was a clerical (mathematical) error with regard to the consumption reported to calculate you bill? ☐ Yes ☒ No

B. If you are requesting an abatement for some reason other than a clerical error, please clearly explain why below. You may wish to include any supporting documents.

Explanation: See attached

Signature: Louise N. Lufkin

FOR OFFICE USE ONLY

Necessary Action: ☐ Recheck Consumptions ☐ Forward to Sewer User Charge Appeal Committee

Determination: _____

Amount of Original Bill: _____

Amount Abated: _____

Research by: _____

New Balance: _____

Date Completed: _____

May 13, 2018

RE: 423 Madison Avenue, Berlin, NH 03570

We purchased this 6-unit apartment building at foreclosure auction on November 15, 2017. Our plan for this building is to renovate all apartments in preparation for attracting good tenants for this wonderful neighborhood as well as improving the outside area to enhance parking for this building and also for our building next door at 431 Madison Avenue. As we entered each apartment for the first time in November, we noticed several leaking faucets and toilets, one broken toilet (running full pipe) and three faucets with near full diameter leaks. We immediately made the necessary repairs to stop all leaks. At closing we paid the city all back taxes and water and sewer bills plus penalties and would deeply appreciate your consideration as we work to renovate and improve this property and the surrounding neighborhood.

I have included a copy of the first quarter 2018 water bill for 423 Madison Avenue which includes a \$603. credit allowed by Berlin Water Works for the leaking faucets and toilets as well as greatly reduced water usage. I am also including copies of water bills for our two other apartment buildings: both are 6-unit buildings which are newly renovated and are full with 6 families in each building including laundry. Please note the lower water usage as we gain control of our buildings.

Thank you again for your consideration of our abatement request for 2017.

BERLIN WATER WORKS

55 WILLOW STREET
BERLIN, NH 03570-2001
TEL.: 603.752.1677
FAX: 603.752.3055



WATER BILL
AT YOUR SERVICE

BILL DATE:
05/01/2018

For Service at: 423 MADISON AVE

540758 186 01 000491 01
D & L LUFKIN PROPERTIES
2494 WESTSIDE LAKE RD
MAIDSTONE, VT 05905

ACCT. NO	DATE DUE
4120004	06/05/2018
AMOUNT DUE	AMOUNT PAID
-287.99	

Make check payable to:
Berlin Water Works



PLEASE RETURN TOP PORTION WITH PAYMENT AND WRITE YOUR ACCOUNT NUMBER ON FRONT OF CHECK.

13416

BILLED TO		FOR SERVICE AT		ACCOUNT NO	BILL DATE	
D & L LUFKIN PROPERTIES		423 MADISON AVE		4120004	05/01/2018	
READING PERIOD		METER ID	PREVIOUS READING	PRESENT READING	USAGE	NO. DAYS
01/10/2018	04/04/2018	82032393	443	494	5100	84

A copy of the Water Quality Report is
enclosed with this bill.

Thank you!

DETAIL	SUMMARY
BALANCE FORWARD	-603.00
CONSUMPTION	128.01
ASSESSMENT	162.00
CUSTMR CHA	0.00
FIRE PRO	25.00
TOTAL DUE	-287.99
LATE FEE	0.00
NET DUE	-287.99

MAY 2018 QTRLY BILLS

QUARTERLY BILLING - February, May, August & November

OWNER is liable for all water bills even if not received & OWNER is responsible for preventing service pipes & meter from freezing during cold weather.

ALL water passing through meter will be charged, whether used, wasted or lost by leakage.

IF we are unable to gain access to meter, or if meter is not working properly, an estimated bill will be mailed.

FAILURE to make payment may result in disconnection of service.

Interest charged @ 1.5% per month.

**BERLIN WATER
WORKS**

Mail Slot Available

55 WILLOW STREET
BERLIN, NH 03570-2001
TEL.: 603.752.1677
FAX: 603.752.3055

OFFICE HOURS: MONDAY - THURSDAY 8:00 AM TO 4:30 PM
FRIDAY: 8:00 AM - 4:00 PM (except holidays)
Rates, Rules & Regulations available at office
After hours emergencies call Police Dept. @ 603.752.3131

BERLIN WATER WORKS

55 WILLOW STREET
BERLIN, NH 03570-2001
TEL.: 603.752.1677
FAX: 603.752.3055



WATER BILL
AT YOUR SERVICE

For Service at: 423 MADISON AVE

531559 186 01 000490 01
D & L LUFKIN PROPERTIES
2494 WESTSIDE LAKE RD
MAIDSTONE, VT 05905

BILL DATE:
02/01/2018

ACCT. NO	DATE DUE
4120004	03/05/2018
AMOUNT DUE	AMOUNT PAID
1434.89	1434.89

Make check payable to:
Berlin Water Works

Pal on VISA 3/5/18



Conf# 08180D

D & L LUFKIN PROPERTIES

423 MADISON AVE

000004120004

03/05/2018

54

BALANCE FORWARD 0.00

ABATE ASSESS -603.00

TOTAL DUE -603.00
LATE FEE 0.00
NET DUE -603.00

Abatement for toilet and faucets *leaking*

BERLIN WATER WORKS

55 WILLOW STREET
BERLIN, NH 03570-2001
TEL.: 603.752.1677
FAX: 603.752.3055



WATER BILL
AT YOUR SERVICE

BILL DATE:
05/01/2018

For Service at: 431 MADISON AVE

540758 186 01 000490 01
D & L LUFKIN PROP. LLC
2494 WESTSIDE LAKE RD
MAIDSTONE, VT 05905

ACCT. NO	DATE DUE
4126003	06/05/2018
AMOUNT DUE	AMOUNT PAID
219.52	

Make check payable to:
Berlin Water Works



PLEASE RETURN TOP PORTION WITH PAYMENT AND WRITE YOUR ACCOUNT NUMBER ON FRONT OF CHECK.

13416

BILLED TO						FOR SERVICE AT		ACCOUNT NO		BILL DATE		
D & L LUFKIN PROP. LLC						431 MADISON AVE		4126003		05/01/2018		
READING PERIOD				METER ID		PREVIOUS READING		PRESENT READING		USAGE		NO. DAYS
01/10/2018		04/04/2018		07203121		1264		1296		3200		84

A copy of the Water Quality Report is
enclosed with this bill.

Thank you!

DETAIL	SUMMARY
BALANCE FORWARD	0.00
CONSUMPTION	89.52
ASSESSMENT	105.00
CUSTMR CHA	0.00
FIRE PRO	25.00
TOTAL DUE	219.52
LATE FEE	0.00
NET DUE	219.52

MAY 2018 QTRLY BILLS

QUARTERLY BILLING - February, May, August & November

OWNER is liable for all water bills even if not received & OWNER is responsible for preventing service pipes & meter from freezing during cold weather.

ALL water passing through meter will be charged, whether used, wasted or lost by leakage.

IF we are unable to gain access to meter, or if meter is not working properly, an estimated bill will be mailed.

FAILURE to make payment may result in disconnection of service.

Interest charged @ 1.5% per month.

**BERLIN WATER
WORKS**

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BERLIN WATER WORKS

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BERLIN, NH 03570-2001
TEL.: 603.752.1677
FAX: 603.752.3055



WATER BILL
AT YOUR SERVICE

ACCT. NO	DATE DUE
13363003	06/05/2018
AMOUNT DUE	AMOUNT PAID
334.89	

BILL DATE:
05/01/2018

For Service at: 387 COOS ST

540758 186 01 000492 01
D & L LUFKIN PROPERTIES LLC
2494 WESTSIDE LAKE RD
MAIDSTONE, VT 05905

Make check payable to:
Berlin Water Works



PLEASE RETURN TOP PORTION WITH PAYMENT AND WRITE YOUR ACCOUNT NUMBER ON FRONT OF CHECK.

13416

BILLED TO		FOR SERVICE AT		ACCOUNT NO	BILL DATE	
D & L LUFKIN PROPERTIES L		387 COOS ST		13363003	05/01/2018	
READING PERIOD		METER ID	PREVIOUS READING	PRESENT READING	USAGE	NO. DAYS
01/02/2018 04/02/2018		54799080	1781	1838	5700	90

A copy of the Water Quality Report is
enclosed with this bill.

Thank you!

DETAIL	SUMMARY
BALANCE FORWARD	0.00
CONSUMPTION	139.89
ASSESSMENT	180.00
CUSTMR CHA	0.00
FIRE PRO	15.00
TOTAL DUE	334.89
LATE FEE	0.00
NET DUE	334.89

MAY 2018 OTRLY BILLS

QUARTERLY BILLING - February, May, August & November

OWNER is liable for all water bills even if not received & OWNER is responsible for preventing service pipes & meter from freezing during cold weather.

ALL water passing through meter will be charged, whether used, wasted or lost by leakage.

IF we are unable to gain access to meter, or if meter is not working properly, an estimated bill will be mailed.

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**BERLIN WATER
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