

# The State of New Hampshire

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## List of Real Estate on which Exemption is Claimed MAR 20 2024

Pursuant to RSA 72:23-c

TOWN OF FRANCESTOWN

This form must be completed and filed annually on or before April 15. The ORIGINAL list must be filed with the selectmen (assessors) of the municipality in which such real estate property is taxable. A DUPLICATE copy should be retained by the applicant. Failure to file this list may result in denial of the exemption.

This is to certify that the information contained in the following responses is true and correct to the best of my knowledge and belief and that I am duly authorized to sign on behalf of the applicant organization.

Date: JANUARY 8, 2024 Signed by: MORGAN MITCHELL PRESIDENT + TREASURER  
NAME & TITLE

- Name of applicant organization: FRANCESTOWN VILLAGE WATER COMPANY  
(OWNER OF PROPERTY OR PRINCIPAL OCCUPANT - CIRCLE ONE OR BOTH)
- Mailing address and telephone number: PO BOX 154 FRANCESTOWN NH 03043  
TREASURER: 603-978-7525 ; VP 603-831-5024
- In what municipality is this exemption claimed? FRANCESTOWN
- Under which section is applicant requesting exemption: (An organization may not claim multiple exemptions under separate provisions of RSA 72:23)  
 RSA 72:23, III (religious)       RSA 72:23, IV (educational)       RSA 72:23, V (charitable)   
 (Form A-12 must also be filed, if applicant is requesting exemption as a charitable organization.)
- Is the applicant organized, incorporated, or legally doing business in NH? (Yes  No   
 Does it have a principal place of business in this state (Yes  No ). If yes, where:  
265 OAK HILL RD FRANCESTOWN      603-978-7525  
 ADDRESS      TELEPHONE NUMBER
- State general purpose for which applicant is organized or incorporated: TO OPERATE A WATER SYSTEM IN THE TOWN OF FRANCESTOWN FOR THE PURPOSE OF PROVIDING POTABLE WATER TO THE MEMBERS OF THE COMPANY AND THE GENERAL PUBLIC AS NEEDED
- If applicant is requesting exemption as a charitable organization under RSA 72:23, V:
  - What service of public good or welfare is provided? PROVIDING POTABLE WATER TO RESIDENTS & TOWN PUBLIC
  - Who are the beneficiaries of this service? MEMBERS WHO NEED POTABLE WATER & PAY EXPENSES; THE PUBLIC
  - Is there a charge for this service? YES If yes, explain BASE FEE PAID ANNUALLY & USAGE FEE OF \$5.85/1,000 GALLONS TO MEMBERS; NO CHARGE TO HWY & FIRE DEPTS; NO CHARGE TO PUBLIC
  - For what purpose is any income used? TO MAINTAIN & OPERATE THE SYSTEM
- If the applicant is a religious organization, is it a regularly recognized and constituted denomination, creed or sect? N/A  
 If so, give its generally recognized name \_\_\_\_\_

9. State whether the applicant has been granted exemption from taxation by special act of the legislature since May 7, 1913. NO

If so, give date. \_\_\_\_\_

10. Did the municipality where the applicant claims exemption vote prior to April 1, 1958 to grant exemption on property not specifically exempted by Chapter 72 RSA as amended by Chapter 202 of the Laws of 1957? NO

If so, what is the total amount of the exemption voted? \_\_\_\_\_

11. List real estate and personal property on which exemption is claimed for this municipality and the purpose of which each item is used. Itemize each building or tract of land separately indicating the approximate area or percentage used for exempt purposes. (See example)

Tax Map & Lot No.	Property Description	Primary Use and its extent or duration	Other Use and its extent or duration
5-82-1	LAND	WEEL #1 AND	NONE
	CONTROL BLDG	CONTROL BUILDING	
	PIT SHED	AND PIT SHED	
	UNDERGROUND TANKS	ALL PERMANENT	

EXAMPLE:

Tax Map & Lot No.	Property Description	Primary Use and its extent or duration	Other Use and its extent or duration
25/6	5 acres of land	Continual support of Smith & Jones bldgs.	
25/6	Smith house	25% science teacher's apt 75% dormitory (18 students)	4-H for 6 wks.
25/6	Jones Bldg.	40% apt. rent to public 50% student assemble room 10% school nurse's office	Rented to town 4-5 times/yr.
35/2	Brown lot-28 acres	Camping and hiking by scouts; 150/yr. for 2 wk. period	Logging

Town of Francestown

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Parcel ID: 000005 000082 000001 (CARD 1 of 1)  
 Owner: FRANCESTOWN VILLAGE WATER CO  
 Location: 265 OAK HILL RD  
 Acres: 2.470

General

Valuation		Listing History	
Building Value:	\$0	<u>List Date</u>	<u>Lister</u>
Features:	\$12,600	01/22/2019	KCVL
Taxable Land:	\$96,600	07/27/2005	JDRL
<hr/>		12/16/2004	JDPO
Card Value:	\$109,200	09/30/2003	THHC
Parcel Value:	\$109,200	10/03/2002	BNRL
<a href="#">Review and Pay Property Taxes Online</a>			

Notes: 12/04/;P/U GAR;

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2023	\$0	\$12,600	\$96,600	Cost Valuation	\$109,200
2022	\$0	\$12,600	\$96,600	Cost Valuation	\$109,200
2021	\$0	\$12,600	\$96,600	Cost Valuation	\$109,200
2020	\$0	\$0	\$0	Cost Valuation	\$0
2019	\$0	\$12,600	\$96,600	Cost Valuation	\$109,200
2018	\$0	\$10,400	\$65,800	Cost Valuation	\$76,200
2017	\$0	\$10,400	\$65,800	Cost Valuation	\$76,200
2016	\$0	\$10,400	\$65,800	Cost Valuation	\$76,200
2015	\$0	\$10,400	\$65,800	Cost Valuation	\$76,200
2014	\$0	\$10,400	\$65,800	Cost Valuation	\$76,200
2013	\$0	\$10,400	\$138,300	Cost Valuation	\$148,700
2012	\$0	\$10,400	\$138,300	Cost Valuation	\$148,700
2011	\$0	\$10,400	\$138,300	Cost Valuation	\$148,700
2010	\$0	\$10,400	\$138,300	Cost Valuation	\$148,700
2009	\$0	\$10,400	\$138,300	Cost Valuation	\$148,700
2008	\$0	\$9,100	\$105,500	Cost Valuation	\$114,600
2007	\$0	\$9,100	\$105,500	Cost Valuation	\$114,600
2006	\$0	\$9,100	\$105,500	Cost Valuation	\$114,600

Sales

There Are No Sales For This Card

**Land**

**Size:** 2.470 Ac. **Site:** UND/CLR  
**Zone:** 02 - RURAL **Driveway:** DIRT/GRAVEL  
**Neighborhood:** AVERAGE+20 **Road:** DIRT/GRAVEL  
**Land Use:** COM/IND  
**Table Value:** \$96,600

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Adj Valorem	SPI	R	Tax Value	Notes
COM/IND	2.470 AC	93,880	G	120	80	95	95	95 MILD	125	96,600	0	N	96,600	

**Building**

There Is No Building For This Card

**Features**

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
GARAGE-1 STY	336	24 x 14	108	30.00	100	\$10,886	HEAT
SHED-WOOD	80	10 x 8	260	10.00	80	\$1,064	
<b>Total:</b>						<b>\$12,600</b>	

**Photo**



**Sketch**

# The State of New Hampshire

## CHARITABLE ORGANIZATION FINANCIAL STATEMENT

Pursuant to RSA 72:23, VI, every charitable organization or society must file a statement of its financial condition with the municipality in which the property is located. This statement is due annually, before June 1. In compliance with this statute, please complete and return this form with attachments, if necessary, to the municipality.

For Fiscal Year JANUARY 1, 2023 to DECEMBER 31, 2023

1. In what municipality is this exemption claimed? FRANCESTOWN
2. Name of Organization or Society FRANCESTOWN VILLAGE WATER COMPANY
3. Name(s) and Address(es) of the Principal Officers:  
MORGAN MITCHELL, PRESIDENT/TREASURER; 69 MAIN ST FRANCESTOWN  
JOHN THALHAUSER, VICE-PRESIDENT; 144 MAIN STREET FRANCESTOWN  
REBECCA MARTUSEWICZ, SECRETARY; 198 MAIN ST FRANCESTOWN
4. Internal Revenue Service Identification Number: 02-0341702
5. Date of Registration or Incorporation with the N.H. Secretary of State:  
APRIL 21, 1978 BUSINESS ID 60593
6. Attach financial statement or best evidence available of the organization's source of income and expenditures in the preceding fiscal year.
7. If the organization or society files INTERNAL REVENUE SERVICE FORM 990, or other similar non-profit informational return, please enclose a copy.

Signature: \_\_\_\_\_

(Treasurer or Principal Officer)

Send Original form and accompanying information to local assessing officials.  
A duplicate copy should be retained by Property Owner.

Franeestown Village Water Company

Balance Sheet

As of December 31, 2023

	Dec 31, 23
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
TD Bank Operating	39,949.21
Total Checking/Savings	39,949.21
Accounts Receivable	
Accounts Receivable	5,763.44
Total Accounts Receivable	5,763.44
Total Current Assets	45,712.65
Fixed Assets	
Buildings	
A/D Buildings	-11,120.00
Buildings - Other	25,000.00
Total Buildings	13,880.00
Furniture & Fixtures	
A/D Furniture & Fixtures	-34,000.00
Furniture & Fixtures - Other	63,843.00
Total Furniture & Fixtures	29,843.00
Land	20,000.00
Water Mains & Meters	
A/D Water mains & Meters	-72,800.00
Water Mains & Meters - Other	90,000.00
Total Water Mains & Meters	17,200.00
Total Fixed Assets	80,923.00
<b>TOTAL ASSETS</b>	<b>126,635.65</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Long Term Liabilities	
People's Bank Loan	18,018.11
SRLF	22,075.36
Total Long Term Liabilities	40,093.47
Total Liabilities	40,093.47
Equity	
Opening Balance Equity	29,635.69
Unrestricted Net Assets	44,728.75
Net Income	12,177.74
Total Equity	86,542.18
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>126,635.65</b>

## Francestown Village Water Company

## Profit &amp; Loss

January through December 2023

02/19/24

Accrual Basis

	Jan - Dec 23
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
<b>Water Usage Fee Income</b>	
Flat Fee	23,250.93
Water Usage Fee	13,468.85
Water Usage Fee Income - Other	100.00
<b>Total Water Usage Fee Income</b>	<u>36,819.78</u>
<b>Total Income</b>	<u>36,819.78</u>
<b>Gross Profit</b>	36,819.78
<b>Expense</b>	
<b>Bank Service Charges</b>	6.00
<b>Facilities and Equipment</b>	
Depreciation	5,580.00
Electricity	2,332.87
Heating	466.90
Member Curbstops/Meters	1,240.98
Telephone/Alarm	722.68
<b>Total Facilities and Equipment</b>	<u>10,343.43</u>
<b>Fraudulent Charges</b>	0.00
<b>Monthly Liabilities Payments</b>	
People's Interest	1,103.85
SRLF 2% Admin Fee	489.98
SRLF Interest	188.03
<b>Total Monthly Liabilities Payments</b>	<u>1,781.86</u>
<b>Operations</b>	
Arsenic Media	1,936.00
Memberships	200.00
Operations Management Fee	3,750.00
Operator Certificates	50.00
Permit to Operate	300.00
Postage/Mailing/PO Box	78.00
<b>Sampling and Testing</b>	
Arsenic	85.90
Sampling and Testing - Other	1,630.00
<b>Total Sampling and Testing</b>	<u>1,715.90</u>
<b>Total Operations</b>	<u>8,029.90</u>
<b>Other</b>	
Insurance - Liability D/O	2,373.00
Insurance - Property	1,094.00
Landscaping/Snow Removal	315.00
Misc. Plumbing	448.74
Other - Other	250.11
<b>Total Other</b>	<u>4,480.85</u>
<b>Total Expense</b>	<u>24,642.04</u>
<b>Net Ordinary Income</b>	<u>12,177.74</u>
<b>Net Income</b>	<u><u>12,177.74</u></u>



## Confirmation

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Your Form 990-N(e-Postcard) has been submitted to the IRS

- **Organization Name:** FRANCESTOWN VILLAGE WATER COMPANY
- **EIN:** 020341702
- **Tax Year:** 2023
- **Tax Year Start Date:** 01-01-2023
- **Tax Year End Date:** 12-31-2023
- **Submission ID:** 10065520240507442146
- **Filing Status Date:** 02-19-2024
- **Filing Status:** Pending

**Note:** [Print](#) a copy of this filing for your records. Once you leave this page, you will not be able to do so.

**MANAGE FORM 990-N SUBMISSIONS**