



MINUTES  
BOARD OF ASSESSORS  
ASSESSORS OFFICE - CITY HALL  
MARCH 12, 2013

Present: Robert Goddard, Chair of Board of Assessors  
Robert Pelchat, Member of Board of Assessors  
Kem Rozek, Member of Board of Assessors  
Susan C. Warren, Assessors Office Coordinator/Deputy City Clerk

1) **CALL TO ORDER**

The meeting was called to order at 5:34 PM.

2) **REVIEW & APPROVE MINUTES DATED FEBRUARY 20, 2013**

Minutes for the meeting of February 20, 2013, were e-mailed to the Board for their review prior to this meeting. A motion was made by Board Member Kem Rozek to accept the minutes as typed. Chair Goddard seconded the motion. The motion was made, seconded and all concurred. The minutes will be placed on file.

3) **REVIEW, APPROVE & SIGN VETERAN TAX CREDIT APPLICATIONS**

The following veteran tax credit applications were reviewed and approved:

<b><u>Applicant Name</u></b>	<b><u>Location</u></b>	<b><u>Map Lot</u></b>
Buteau, Richard J	213 Hillside Avenue	MAP 120 LOT 186
Jordan, Jerry L	199 Collins Street	MAP 120 LOT 224
Labonte, Adam	4 Victoria Lane	MAP 140 LOT 13 L 1
Ramsey, Doris A	454 Forbush Avenue	MAP 132 LOT 115
Taylor, Doris	49 Charron Avenue	MAP 111 LOT 138
Vachon, Virginia D	280 High Street	MAP 120 LOT 285

The above noted taxpayers will be notified of this decision. A veteran credit application for Allison M Gallant of 199 Collins Street was tabled due to lack of proper documentation. A letter will be sent to Ms. Gallant informing her of this decision and notifying her as to the proper paperwork that is needed to process her application.

4) **REVIEW 2012 ABATEMENT APPLICATIONS**

<b><u>OWNER</u></b>	<b><u>LOCATION</u></b>	<b><u>MAP LOT</u></b>
<b>SEARLE, JEANNETTE</b>	<b>39 ABENAKI LANE</b>	<b>MAP 128 LOT 181</b>

The Board reviewed the abatement application and found it to have merit. They voted to decrease the valuation from \$63,500. to \$56,900. This will result in a decrease in tax of \$213. for tax year 2012. The forms were signed and the taxpayer will be notified of the decision and her right to appeal if she is not satisfied.

<b>A S TWOMEY MANUFACTURING</b>	<b>855 FIFTH AVENUE</b>	<b>MAP 110 LOT 116</b>
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The Board read the abatement application filed and examined the accompanying paperwork. The taxpayer noted that market values have decreased and he only paid \$18,000 for the property at 855 Fifth Avenue.

He mentioned the lack of access to basement from inside the home. The Board noted that the property record card did reflect this in the notes and a physical depreciation of 2% was given. The Board studied the property record cards that were submitted as comparables and voted to deny the application as they felt the assessment of \$66,900 was correct. A letter of denial explaining his right to appeal will be sent.

**ALGER, ALAN**                                      **456 GLEN AVENUE**                                      **MAP 116 LOT 10**

Mr. Alger filed an abatement application on the basis that there was a fire which demolished the building at 456 Glen Avenue on December 25, 2011. He expects to pay \$20,000 to remove the remaining structure. He states that the value should be \$0 or negative 8000. The Board discussed the property and noted that an adjustment had been made by Avitar after the fire occurred. Portions of the structures were still there on April 1, 2012 and the foundation also remained. They voted to leave the assessment at \$18,100 for 2012 and a decrease to \$6,500 for land only in 2013. Mr. Alger will be notified of this decision and his right to appeal.

**LAVOIE, ADRIAN**                      **650 BEAUDOIN STREET**                      **MAP 132 LOT 176**

The taxpayer filed an abatement application and submitted an appraisal for the property at 650 Beaudoin Street with a market value of \$67,000. After discussion and review of appraisal, the Board voted to request an interior inspection of the property to be done by Avitar. They tabled this abatement until they receive a recommendation from Avitar.

**NOLET, TONY**

An abatement application and an appraisal were submitted and reviewed by the Board. The Board voted to have Avitar perform an interior inspection of the property and make a recommendation.

**FOSS, EUGENE & DEBRA                      228 WILLARD STREET                      MAP 120 LOT 176**

Mr. & Mrs. Foss of 378 Portland Street purchased the property at 228 Willard Street in June 2012 for \$10,000. The present value is \$57,100. The owners state that the condition of the building is very poor with many repairs needed to make it habitable. After review of the application and accompanying photos, the Board voted to decrease the assessment to \$19,900. This will decrease the 2012 tax by \$1,202.

**SUTTON, THOMAS**                      **572 CHESHIRE STREET**                      **MAP 130 LOT 127**

Mr. Sutton wrote in his abatement application that the property at 572 Cheshire Street was gutted and had no plumbing or furnace. It is only a shell and not livable. His opinion of value was \$14,000. The Board voted to request an interior inspection by Avitar. They tabled the application until they received Avitar's recommendation.

**FORTIER, DONALD**                      **23 GERRISH STREET**                      **MAP 118 LOT 53**

Mr. & Mrs. Donald Fortier filed an abatement application. The reason for their request is the building is just a shell, with no heat or water. It is not livable. The Board voted to have Avitar inspect the property and make a recommendation. They tabled the application.

**WHITE, NEAL**

The Board reviewed the abatement filed on the vacant lot on Grandview Drive. Mr. White states that he purchased the property for \$11,500 in 2012 and has had it listed for \$19,000 with no offers received for the last 10 months. He further adds that this parcel has a right of way through it. The City water service ends 500' before this property and all topsoil was removed and the lot now has exposed ledge. His opinion of value is \$16,000. The Board reviewed the property record card as well as the other property record cards for vacant lots on Grandview Drive and voted to deny the application.

**POULIN, RICHARD**

**227 MAIN STREET  
177 MAIN STREET**

**MAP 119 LOT 61  
MAP 119 LOT 56**

The Board discussed the abatement application filed for both 177 Main Street and 227 Main Street. The property at 227 Main Street is assessed at \$443,600 and Mr. Poulin's opinion of value is \$299,500. The property at 177 Main Street is assessed at \$95,200 and Mr. Poulin's opinion of value is \$74,500. The Board reviewed all paperwork submitted and voted to deny the application for both properties. Mr. Poulin will be notified of this decision and of his right to appeal.

**DWP BERLIN REALTY LLC**

**40 JERICHO ROAD**

**MAP 108 LOTS 12 & 12 L2**

The Board of Assessors was presented with a binder containing an abatement application, appraisal, photos and other attachments. After review and discussion, the Board voted to adjust the property record cards for Map 108 and Lots 12 & 12 L2 for a total of \$1,525,000. The valuations will be adjusted and presented to the Board at the next meeting for approval.

**COLUCCI, RICHARD**

**610 THIRD AVENUE**

**MAP 110 LOT 4**

Abatement application from Richard & Carolina Colucci was reviewed. The assessed value of 610 Third Avenue is \$66,100 and the owners state that the value should be only \$27,200. The Board reviewed the application and accompanying comparative sales analysis and voted to deny the abatement.

**CEGALIS, MARK**

**122 WILLARD STREET**

**MAP 119 LOT 191**

The Board read the abatement application and listed comparable properties and voted to request an interior inspection by Avitar. The application was tabled.

**22 GERRISH STREET PROP LLC**

**22 GERRISH STREET**

**MAP 118 LOT 52**

The Board read the abatement application and listed comparable properties and voted to request an interior inspection by Avitar. The application was tabled.

**325 CHURCH STREET PROP LLC**

**325 CHURCH STREET**

**MAP 120 LOT 313**

The Board read the abatement application and listed comparable properties and voted to request an interior inspection by Avitar. The application was tabled.

**KNAUER, DONALD**

**573 SECOND AVENUE**

**MAP 111 LOT 70**

Mr. Knauer filed an abatement application for property at 573 Second Avenue. The Board reviewed the statements made on the application and voted to adjust the normal depreciation from average to fair and adjust the condition factor on garage from 60 to 20%. The valuation in 2012 was \$70,500 and after these changes are made the new valuation will be \$58,300 which resulted in a tax decrease for 2012 of \$394.

The remaining abatement applications were tabled and will be reviewed at the next meeting of the Board.

**5) NON-PUBLIC SESSION RSA 91-A:3 II (c)**

Chair Goddard called for the meeting to go into non-public session. Member Kem Rozek made a motion to go into non-public session per RSA 91-A:3 II (c) "Matters which, if discussed in public, would likely affect adversely the reputation of any person,..." and Member Robert Pelchat seconded this motion. All concurred. The Board of Assessors went into non-public session.

**6) RESULT OF NON-PUBLIC SESSION**

Board Member Robert Pelchat made a motion to go into regular session and to seal information provided as the information is confidential material and not right to know. Member Kem Rozek seconded the motion. The Board of Assessors went into public session.

A tax deferral was filed by Carmen Morency of 196 Glen Avenue. The Board reviewed the application and income/expense sheet (which is confidential) and voted to grant the deferral. Proper documents were signed and the taxpayer will be sent notice for her signature prior to recording same with the Registry of Deeds.

A tax deferral was filed by Lisa Sims of 356 School Street. The Board reviewed the application and income/expense sheet filed (which is confidential). They voted to grant the deferral and signed the forms. The taxpayer will be sent notice for her signature prior to having it recorded with the Registry of Deeds.

7) **ADJOURNMENT**

There being no further business, a motion to adjourn was made by Member Pelchat and seconded by Kem Rozek. Motion was made and seconded to adjourn. The motion passed. The meeting was adjourned at 8:20 pm. The next meeting of the Board of Assessors is scheduled for Wednesday, April 10, 2013 at 5:30 pm.

Respectfully submitted,

Susan C. Warren

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Assessors' Office Coordinator/Deputy City Clerk