

BOARD OF ASSESSORS MEETING

OFFICIAL MINUTES

June 23, 2010

CALL TO ORDER: Chairman James Gorton called the meeting to order at 5:20 PM.

PRESENT: James Gorton, George Longfellow, Paul Loiselle, Todd Haywood (Town Assessor) and Vincent Iacozzi of Thibeault Properties and Investments.

1. APPROVAL OF MINUTES:

- a. April 14, 2010 amended: Paul Loiselle made a motion to approve the amended minutes of April 14, 2010. George Longfellow seconded the motion. The motion carried unanimous.
- b. May 26, 2010: George Longfellow made a motion to approve the meeting minutes of May 26, 2010. Paul Loiselle seconded the motion. The motion carried unanimous.

2. ADMINISTRATIVE MATTERS OF IMPENDING TAX ABATEMENTS

- a. Berry Hill Estates Map 25 Lot 26
Vincent Iacozzi representing Thibeault Corp for Berry Hill Estates spoke concerning the abatement request. The Board of Assessors had already granted abatement for 2009 because the acreage for this project was noted as greater than actually exists. The assessor presented to the Board of Assessors an assessing methodology for the Berry Hill Project which is as follows:

12 Home sites with infrastructure on 5 acres	\$ 440,000
23.32 acres in current use	\$ 3,311
23.17 acres for the remainder of the project	\$ 57,900
<u>68 Home sites no infrastructure</u>	<u>\$ 1,428,000</u>
Total assessed value	\$ 1,929,211

This value will stay in place until the property is developed further. The same methodology will be applied as the project progresses until the next revaluation in 2013 or the project is complete. Paul Loiselle made a motion to agree with the total assessment of \$1,929,211. George Longfellow seconded the motion. The motion carried unanimous.

Mr. Iazozzi asked the Board to consider abating all or part of the interest for the 2008 tax bill because they cannot go back and restate the values that are reflected in the 2009 revaluation... He said that they would pay the principal within the week and would like to mitigate the interest of \$11,263.27. The Board of Assessors decided not to discuss this issue at this time until they had further information. The matter was tabled until the next meeting.

- b. Merchants Plaza Map 31 Lot 1
The taxpayer is requesting abatement because they believe the property is overvalued based on the income approach to value. The property was re-inspected by the field appraiser and found no changes necessary to the listing data. Paul Loiselle made a motion to deny abatement. George Longfellow seconded the motion. The motion carried unanimous.

- c. Anthony, John Map 10 Lot 69-20
The taxpayer is requesting abatement because they believe the listing data is incorrect. The field appraiser re-inspected the property and noted cathedral area not previously assessed, which reduces the gross living area. George Longfellow made a motion to grant abatement. Paul Loiselle seconded the motion. The motion carried unanimous.

- d. Robert Singer Rev Trust Map 25 Lot 58
The owner is requesting abatement because he believes the assessment is in excess of market value. The field appraiser has re-inspected the property and noted no changes necessary. The taxpayer has not met their burden of proof. Paul Loiselle made a motion to deny. George Longfellow seconded the motion. The motion carried unanimous.

- e. Florian Realty LLC Map 34 Lot 20
The owner is requesting abatement because he believes the assessment is in excess of market value. The field appraiser has re-inspected the property (The Space Center) and noted no changes necessary. The taxpayer has not met their burden of proof. George Longfellow made a motion to deny. Paul Loiselle seconded the motion. The motion carried unanimous

- f. Abrams, Ben Map 14 Lot 14-37
The owner is requesting abatement because he believes the assessment is disproportional to the other properties in the neighborhood and also believes the assessment exceeds market value. The field appraiser re-inspected the property and made changes to the listing data. After a review of similar properties in the neighborhood, the assessor stated the assessment appears to be fair and equitable. George Longfellow made a motion to deny abatement. Paul Loiselle seconded the motion. The motion carried unanimous.

- g. Aranosian Oil Co. Map 31 Lot 95-1

The taxpayer is requesting abatement because he believes the assessment is in excess of market value. The assessor stated that the taxpayer has not met their burden of proof. Paul Loiselle made a motion to deny. George Longfellow seconded the motion. The motion carried unanimous.

- h. Roberts, Cynthia Map 35 Lot 1-3
The owner is requesting abatement because she believes the assessment is disproportional to the other properties in the neighborhood and also believes the assessment exceeds market value. The field appraiser re-inspected the property and noted there is finished living space in the basement not previously assessed. The assessor stated the assessment appears to be fair and equitable. George Longfellow made a motion to deny. Paul Loiselle seconded the motion. The motion carried unanimous.
- i. 3A Development Co. Various
The owner is requesting abatement because he believes the assessment does not accurately account for the lack of infrastructure as of 4/1/2009. The Assessor stated that the assessments for these properties have taken into account the cost of the infrastructure not yet incurred as of 4/1/2010. The assessor further explained that there has been an additional 30% adjustment to these properties to reflect this fact. George Longfellow made a motion to deny. Paul Loiselle seconded the motion. The motion carried unanimous.
- j. Hooksett Top Choice Builders Map 41 Lot 36-1 to 36-12
The owner is requesting abatement because he believes the assessment is in excess of market value. The assessor stated that the listing price for these units is less than the listing price the taxpayer is asking. The listing price for these units ranges from \$199,000-\$209,000. Paul Loiselle made a motion to deny abatement. George Longfellow seconded the motion. The motion carried unanimous.
- k. Johnson, Scott Map 35 Lot 1-14
The owner is requesting abatement because they believe the assessment exceeds fair market value. The field appraiser re-inspected the property and noted the quality of the materials used is less than what you would expect from a property with the curb appeal. She also noted that interior features are more builders' grade instead of custom. The assessor recommends changing the grade from Good +10 to Good. George Longfellow made a motion to abate. Paul Loiselle seconded the motion. The motion carried unanimous.
- l. Hermis, Blake & Michelle Map 44 Lot 25
The tax payer is appealing the assessment due to physical data errors. The field appraiser re-inspected the property and made the appropriate changes. The physical data corrected was from a two family to a single family, the square footage of the finished basement and the square footage of the carport. George Longfellow made a motion abate. Paul Loselle seconded the motion. The motion carried unanimous.

m. Hermann, Matthew	Map 26 Lot 77-12
NH Industrial Park Authority (GE)	Map 18 Lot 42, 43
GMS Real Estate LLC	Map 31 Lot 34
R&M Londonderry Turnpike LLC	Map 49 Lot 54
GCD, Inc	Map 18 Lot 49-C, 9

The above taxpayers did not file an inventory form for the year 2009 for which abatement applications were received. RSA 74:7-a states “any person who fails to file an inventory form and becomes liable to the penalty specified in this section shall lose the right to appeal the denial of an abatement of an appraisal under RSA 75:1. George Longfellow made a motion to deny. Paul Loiselle Seconded the motion. The vote was 2 to 1. The motion carried.

3. **ADJOURNMENT**

George Longfellow mad a motion to adjourn at 6:05 PM. Paul Loiselle seconded the motion. The motion carried unanimous.

Respectfully Submitted,

Elayne Pierson
Assessing Coordinator