

BOARD OF ASSESSORS MEETING

OFFICIAL MINUTES

August 11, 2010

CALL TO ORDER: Chairman James Gorton called the meeting to order at 5:15 PM.

PRESENT: James Gorton, George Longfellow, David Boutin, Dan Paradis, James Levesque, Todd Haywood (Town Assessor), Cheryl Akstin (Town Field Appraiser), and Vincent Iacozzi of Berry Hill Estates LLC.

1. APPROVAL OF MINUTES:

- a. June 23, 2010: George Longfellow made a motion to approve the meeting minutes of June 23, 2010. James Gorton seconded the motion. There were three abstentions and two yes votes. The motion carried.

2. ELECTION OF OFFICERS

David Boutin made a motion to nominate James Gorton for Chairman of the Board of Assessors. James Levesque seconded the motion. The motion carried unanimous. James Levesque nominated George Longfellow for Vice Chairman. The motion was seconded by Dan Paradis. The motion carried unanimous.

3. ADMINISTRATIVE MATTERS OF IMPENDING TAX ABATEMENTS

- a. Berry Hill Estates Map 25 Lot 26
Vincent Iacozzi representing Thibeault Corp for Berry Hill Estates spoke about the abatement issued for 2009 because of the lack of infrastructure which did not exist in 2008. An abatement was not filed for 2008, but they are asking for forgiveness of the 2008 interest and costs. They had to put in a pumping station and a water line before the subdivision began. The Town has received benefit from this. George Longfellow made a motion to abate half the interest. Daniel Paradis seconded the motion. The motion was amended to set a timeframe as stated by the applicant for 10 days payable by August 21st by James Levesque. The motion was seconded by Daniel Paradis. The vote was four to one. The motion carried.
- b. Manchester Sand & Gravel Map 24 Lot 36
The owner is requesting abatement because they believe the amount of acreage that is assessed as an open gravel pit is more than what actually exists. After meeting with the taxpayer's representative, the Assessor confirmed that the usable acreage of the gravel pit operation being assessed at a commercial industrial rate should be 5 acres not 25 acres. George Longfellow made a motion to go along with the

Assessor's recommendation to abate. David Boutin seconded the motion. The motion carried unanimous.

- c. Manchester Sand & Gravel Map 24 Lot 36-4,5.
After meeting with the property taxpayer's representative, the Assessor noted that the adjustment applied to these properties is similar to what you would find on vacant land with services in place ready for development. There is no road or infrastructure in place. He would recommend a further adjustment to reflect the cost that will be incurred to develop these properties. George Longfellow made a motion to accept the Assessor's recommendation to grant abatement. Daniel Paradise seconded the motion. The motion carried unanimous.
- c. Duford, David & Jean Map 24 Lot 30
The taxpayer is appealing assessment because of physical data error. The land was assessed as a 10 acre lot, however per plans the correct acreage is 8.93. A full inspection of the property is required but field appraiser was never granted one. The field appraiser confirmed the discrepancy via the plot plan and made appropriate changes to the property card. George Longfellow made a motion to deny abatement. David Boutin seconded the motion. The motion carried unanimous.
- d. Watson, Sandra Map 14 Lot 14-1379
The taxpayer is appealing the assessment of this property because they believe it is assessed higher than market value. The Assessor has adjusted the entire complex by 10% to be closer to market value. David Boutin made a motion to abate. Daniel Paradis seconded the motion. The motion carried unanimous.
- e. Rabindran, Francis J. Map 14 Lot 14-1329
The taxpayer is appealing the assessment of this property because they believe it is assessed higher than market value. Assessor has adjusted the entire complex by 10% to be closer to market value. David Boutin made a motion to abate. Daniel Paradis seconded the motion. The motion carried unanimous.
- f. State Motors Inc Map 49 Lot 1-8. 1-9
Abatement application has been withdrawn.
- g. Yamas LLC Map 34 Lot 30-3
The taxpayer is appealing the assessment of this property because they believe it is assessed higher than market value. The field appraiser noted the subject property has been listed for sale for \$750,000 and has been on the market for over a year and is most likely priced too high for the market. We have it assessed for \$298,400 In comparison to other properties; the property is in fact assessed equitably. David Boutin made a motion to deny abatement. Daniel Paradis seconded the motion. The motion carried unanimous.
- h. Zya Hooksett LLC Map 34 Lot 30-2

The taxpayer is appealing the assessment of this property because they believe it is assessed higher than market value. The owner has not allowed the assessor's office to obtain a complete inspection. In comparison to other properties, the assessor feels that in fact the property is assessed equitably. David Boutin made a motion to deny abatement. The motion was seconded by Daniel Paradise. The motion carried unanimous.

i. GE Commercial Finance Business Map 37 Lot 2-2

The taxpayer is appealing the assessment of this property because they believe it is assessed higher than market value. The owner has not allowed the assessor's office to obtain a complete inspection. Furthermore the property was purchased in 2007 for \$13,563,000 and per the PA34 the sale reflected market value. The Town's assessed value is \$13,675,600. David Boutin made a motion to deny abatement. Daniel Paradis seconded the motion. The motion carried unanimous.

j. Marino Realty LLC Map 25, 20 &57

The taxpayer is appealing the assessment of his property because they believe it is assessed higher than market value. The field appraiser inspected the properties and noted no changes to the listing data. In comparison to other properties it is in fact assessed equitably. David Boutin made a motion to deny abatement. The motion was seconded by Daniel Paradise. The motion carried unanimous.

k. Demers, Dennis Map 49 Lot 57

The taxpayer is appealing the assessment of his property because they believe it is assessed higher than market value. The Town's field appraiser reviewed comparable lots and thought the assessment should be adjusted due to lack of access. David Boutin made a motion to abate. Dan Paradise seconded the motion. The motion carried unanimous.

l. LaBonty, James & Mary Map 6 Lot 22-18

The taxpayers are appealing the assessment of their property because they believe it is assessed higher than market value. In addition they believe their property is assessed disproportionately compared to the other properties in the neighborhood. The taxpayer paid \$661,000 for the property and it is assessed for \$554,000. The field appraiser has inspected the property as well as the properties listed by the taxpayer to support her appeal. It was noted that some of the properties listed as comparables had incorrect listing data. The data was corrected and assessments were increased for 2010. George Longfellow made a motion to deny abatement. The motion was seconded by James Levesque. The motion carried unanimous.

m. Adisisbro Map 34 Lot 30

The taxpayer is appealing the assessment of his property because they believe it is assessed higher than market value. This property is an abutter to Cinemagic. The field appraiser noted that the abutting 2.75 acres lot is listed for sale at \$750,000. It is assessed for \$334,000. This listing has been on the market for over a year and is most likely priced too high. The field appraiser's conclusion is that the subject

property is in fact assessed equitably. David Boutin made a motion to deny abatement. The motion was seconded by Daniel Paradis. The motion carried unanimous.

3. New Business

WP Hooksett Associates

The attorney for WP Hooksett Associates (Shaw's plaza) submitted a proposal that his clients are willing to do. It sold in 2007 for \$25,000,000. Their appeal is based on the fact that because of the vacancies in the plaza the value should be lower. There are projected renters with new businesses. David Boutin made a motion to receive and file their proposal. George Longfellow seconded the motion. The motion carried unanimous.

4. ADJOURNMENT

George Longfellow made a motion to adjourn at 6:18 PM. David Boutin seconded the motion. The motion carried unanimous.

Respectfully Submitted,

Elayne Pierson
Assessing Clerk