

BOARD OF ASSESSORS MEETING
OFFICIAL MINUTES
August 8, 2011

CALL TO ORDER: Chairman James Levesque called the meeting to order at 4:06 PM.

PRESENT: James Levesque, Nancy Comai, Vincent Lembo, Jr., Todd Lizotte, Todd Haywood (Town Assessor) and Cheryl Akstin (Town Real Estate Appraiser). James Sullivan was absent.

1. ADMINISTRATIVE MATTERS OF IMPENDING TAX ABATEMENTS

a. Carle, Philip P. & Karen S. Map 22 Lot 46-7

The Taxpayers are requesting abatement because they believe the assessment is not fair market value. The taxpayers indicated an opinion of value of \$265,000 and submitted six comparables. The field appraiser had a scheduled appointment with the taxpayers for a full inspection of the property. They canceled the appointment and we made several attempts to reschedule the inspection. The taxpayer has been unresponsive. Therefore based on RSA 74:17 Inspection of property, if you don't not allow the assessing officials in you forfeit your right to appeal, it is recommended that the abatement be denied. Vincent Lembo, Jr. made a motion to accept the Assessor's recommendation to deny. The motion was seconded by Todd Lizotte. The motion carried unanimous.

b. Windsor Terrace, LLC Map 5 Lot 59

The taxpayers are requesting an abatement because they believe the assessment is not fair market value. The taxpayers' opinion of value is \$10,560,000 and has provided an income and expense report in support of their opinion of value. It is recommended to deny the appeal due to it being currently in pending litigation for the 2009 tax year. Todd Lizotte made a motion to accept the Assessor's recommendation to deny. Nancy Comai seconded the motion. The motion carried unanimous.

c. Rogers, David J. Map 14 Lot 1-2-203

The taxpayer is requesting abatement because he believes the assessment is not fair market value. The taxpayer provided an appraisal to support his opinion of value of \$92,000. The field appraiser did a full inspection of the property and no physical data changes were required. The assessor has reviewed the sales within this complex and has made an adjustment to the entire complex which resulted in a lower assessment of \$133,000. This unit was a foreclosed sale and is not considered to be fair market value. Of the fifteen sales as of 1/1/09, nine of them have been foreclosures. It appears that this complex is going through a market correction. Until there are more qualified sales, it is not recommended that any further adjustment be made. Vincent Lembo, Jr. made a motion to deny the recommendation to grant the abatement. Todd Lizotte seconded the motion. The motion carried unanimous.

d. Healthsource Properties

Map 9 Lot 34-1

The taxpayer is requesting an abatement because they believe the assessment is not fair market value. The taxpayers' opinion of value is \$6,000,000 and has provided an income approach valuation and four comparables. It is recommended that this appeal be denied due to it currently being in pending litigation for the 2009 tax year. Nancy Comai made a motion to accept the Assessor's recommendation to deny. Todd Lizotte seconded the motion. The motion carried unanimous.

e. Hooksett Top Choice Builders LLC

Map 41 Lot 36-1 to 12

The taxpayer is requesting an abatement because they believe the assessment is not fair market value. The taxpayer's opinion of value is as follows: Units 1,2,4,5,6,7,8 is \$90,100 and \$94,600 for the remainder of the units. They provided an appraisal to support their opinion of value. It is recommended that this appeal be denied due to it currently being in pending litigation for the 2009 tax year. Vincent Lembo, Jr. made a motion to accept the recommendation to deny. Todd Lizotte seconded the motion. The motion carried unanimous.

f. 3A Development

Map 14 Lot 33

Through a title search it was recently discovered that lot14-33 was absorbed into lot 14-1-10. This is a duplication of acreage. This property was formerly part of the Mount Saint Mary's and now part of the University Circle subdivision. The Assessor is requesting an abatement of the 2010 tax bill. The account is to be deleted since it does not exist. Basically it is a housekeeping item for auditors for the tax collector. She has levied a tax and it needs to be remove from books. Vincent Lembo, Jr. made a motion to not delete this lot from the record. Nancy Comai seconded the motion. The Board wants documentation on what has transpired before a decision is made. Eventually what will happen is that no taxes will be paid and the Town will take the property that does not exist. Nancy withdrew her motion to second. Vincent Lembo, Jr. did not want to withdraw his motion. The motion died. Nancy Comai then made a motion to table this matter until the planning board and assessing office can procure more information about item. Todd Lizotte seconded. There were three yes votes with Vincent Lembo, Jr. voting no. The matter was tabled.

g. Gonya, Peter

Map19 Lot 11-21

The taxpayer is requesting an abatement because they believe the assessment is not fair market value. The taxpayer provided three comparables to support their opinion of value of \$346,433. The field appraiser did a full inspection of the property and corrected out building units and corrected the sketch which lowered the assessment to \$396,200. No further adjustment is recommended. Nancy Comai made a motion to accept the recommendation to grant abatement. Todd Lizotte seconded the motion. The motion carried unanimous.

h. Barbagallo Trust, Laura Salerno

Map 25 Lot 26-

The taxpayer is requesting an abatement because they believe the assessment is not fair market value and believes the assessment is not equitable to the neighborhood. The tax payer provided five comparables within the neighborhood to support their appeal with an opinion value of \$249,000. The field appraiser corrected the sketch per the plans. There is a scheduled inspection to verify the corrections. The sketch changes lowered the assessment to \$280,900. No further adjustment is recommended. Nancy Comai made a motion to accept the recommendation to grant. Todd Lizotte seconded the motion. The motion carried unanimous.

2. NEW BUSINESS

The Assessor apprised the Board that there are still 14 pending abatements and the one abatement they tabled tonight. The filing deadline for Board and Land Tax Appeals or Superior Court is September 1.

The Board scheduled their next meeting for August 17th at 4:00 PM.

3. ADJOURNMENT

Nancy Comai made a motion to adjourn at 5:35PM. The motion was seconded by Todd Lizotte. The motion carried unanimous.

Respectfully Submitted,

Elayne Pierson
Assessing Clerk