

**BOARD OF ASSESSORS MEETING  
OFFICIAL  
MINUTES**

**August 17, 2011**

**CALL TO ORDER:** Chairman James Levesque called the meeting to order at 4:00PM.

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

**1. APPROVAL OF MINUTES:**

**a. August 3, 2011** Vincent Lembo, Jr. made a motion to approve the meeting minutes of August 3, 2011. Nancy Comai seconded the motion. Vincent Lembo, Jr., Nancy Comai and James Levesque voted in favor. James Sullivan abstained from the vote.

**b. August 8, 2011** Nancy Comai made a motion to approve the meeting minutes of August 8, 2011. Vincent Lembo Jr. seconded the motion. Vincent Lembo Jr., Nancy Comai and James Levesque voted in favor. James Sullivan abstained from the vote.

**2. ADMINISTRATIVE MATTERS OF IMPENDING TAX BATEMENTS**

**a. Hooksett Development**

**Map 14 Lot 34**

The taxpayer is requesting abatement because they believe the assessment is not fair market value. The taxpayer provided a limited appraisal based on hypothetical circumstances. The taxpayer's appraisal does not take into account there are 271 approved units on this property. It only acknowledges 81 acres not 281 acres and 172 condominium units. There are also approvals for 90 stand alone home sites. Currently there are no roads or infrastructure. The property is in bankruptcy. Vincent Lembo, Jr. made a motion to accept the recommendation to deny. James Sullivan seconded the motion. Vincent Lembo, Jr., James Levesque, and James Sullivan voted in favor of the motion. Nancy Comai opposed. The motion carried.

**b. SNOPL Inc.**

**Map 49 Lot 10-3**

The taxpayer is requesting an abatement because they believe the assessment is not fair market value. The taxpayer provided 2 comparables and an income/expense report to support their appeal with an opinion of value of \$575,000. The field appraiser hasn't been able to connect with the tax payer's representative to schedule an inspection. The taxpayer's representative has decided to assume the abatement was denied and go forward with an abatement to the BTLA. James Sullivan made a motion to deny. The motion was seconded by Nancy Comai. The motion carried unanimous.

**c. BGH Hooksett LLC**

**Map 24 Lot 36-3**

The taxpayer is requesting abatement because they believe the assessment is not fair market value. The taxpayer indicated an opinion of value of \$4,800,000 and submitted 4 comparables and an

income approach report. The field appraiser tried to contact the tax representative to schedule an appointment but contact information was incorrect. Therefore until an inspection of the property can be conducted, it is recommended that the abatement be denied. The taxpayer can preserve their 2010 appeal by appealing to the BTLA or Superior Court. Vincent Lembo, Jr., made a motion to accept the recommendation to deny. The motion was seconded by James Sullivan. The motion carried unanimous.

**d. Green View Management LLC Map 14 Lot 1-13-Variou**

The taxpayer is requesting an abatement because they believe the assessment is not fair market value. The lots which the taxpayers are appealing are undeveloped land only. The taxpayer only provided their opinion of value of \$60,000 per lot to support their appeal. The assessor reviewed the development and assessments. After the field appraiser verified that 39 lots had no road access, the assessor adjusted the land condition. The remaining 26 lots have road access and there have 10 sales with range of \$252,000 to \$331,000. Of these sales 4 are 100% complete. Two of them are 1% and 3% less than sales price and the other two are 4% and 1% higher than the asking price. The other 6 sales the buildings are not complete and assessments cannot be determined at this time. No adjustments are recommended to the other 26 lots. Vincent Lembo Jr. made a motion to accept the recommendation of the assessor to grant abatement. The motion was seconded by James Sullivan. The motion carried unanimous.

**e. Green View Building & Development Map 14 Lot 1-13-Variou**

The taxpayer is requesting an abatement because they believe the assessment is not fair market value. The lots which the taxpayers are appealing are undeveloped land only. The taxpayer only provided their opinion of value of \$60,000 per lot to support their appeal. This abatement is for 17 more lots in the same University Circle and Crawford Lane development but these lots have road access. There are currently 14 listings with a list price range of \$234,900 – 326,900. There have been ten sales having a range of 252,000-331,000. Of these sales 4 are 100% complete. Two of them are 1% and 3% less than sales price and the other two are 4% and 1% higher than the asking price. This would indicate the land assessments are accurately assessed. No adjustments are recommended for these 17 lots. James Sullivan made a motion to accept the recommendation of the Assessor to deny. The motion was seconded by Nancy Comai. The motion carried unanimous.

**f. Koslowsky, Robert James & Robert John Map 29 Lot 64-1**

The tax payer is requesting an abatement because they believe the assessment is not fair market value. The taxpayers indicated an opinion of value is \$4,900,000. The taxpayers' representative submitted 16 comparable and an income and expense report to support their opinion of value. After review of the property and the comparable properties, the Assessor stated it's reasonable to list the quality of this building as "average" from "average +10". Vincent Lembo, Jr. made a motion not to accept the recommendation of the Assessor to abate. Nancy Comai seconded the motion. James Levesque, Vincent Lembo Jr., and Nancy Comai voted yes not to accept the recommendation. James Sullivan voted no. The motion carried.

**g. Hooksett Riverside Park LLC Map 37 Lot 13**

The owner is requesting an abatement because they believe the assessment is above market value due to the extraordinary amount of vacancy. This property is somewhat unique in that the visibility from Rte#3A is nominal. It is practical to expect a retail property to be highly visible from a major roadway. This property sits below the grade of Rt. 3A. Historically this property has a higher than usual chronic vacancy rate currently 50%. It is recommended that an adjustment for economic obsolescence (effect on a property based on something outside) to account for the unusually high vacancy rate. James Sullivan made a motion to accept the recommendation of the Assessor to abate. Nancy Comai seconded the motion. James Levesque, James Sullivan, and Vincent Lembo Jr. voted to yes to accept. Vincent Lembo, Jr. voted no. The motion carried.

**h. MacEachern, Lionel** **Map 22 Lot 13**

The taxpayer is requesting an abatement because they believe the assessment is not fair market value due to the current encumbrances upon the property. The taxpayer is in litigation with the abutter over adverse possession and believes this is a hindrance to his fee simple ownership. The taxpayer indicated that his opinion of value is one third of the assessment. The hindrance to his fee simple ownership is not in perpetuity. Therefore when the litigation is settled, all fee simple rights will be restored. James Sullivan made a motion to accept the recommendation of the Assessor to deny. The motion was seconded by Nancy Comai. The motion carried unanimous.

**i. AV Hooksett LLC** **Map 25 Lot 19-B & D**

The taxpayer is requesting an abatement because they believe the assessment is not fair market value. The taxpayer indicated an opinion of value is \$440,000 for Lot B and \$700,000 for Lot D. The taxpayer's representative submitted an income and expense report to support their opinion of value. Field appraiser has not been able to connect with the Taxpayer's representative to set an inspection. The taxpayer's representative has decided to assume the abatement was denied and go forward with the abatement to the BTLA. The field appraiser will continue to schedule an inspection for the property. Nancy Comai made a motion to accept the recommended to deny. Vincent Lembo, Jr. seconded the motion. The motion carried unanimous.

**j. Penda Associates** **Map 34 Lots 33,32,21,28**

The taxpayer is requesting an abatement because they believe the assessment is not fair market value. The taxpayer indicated an opinion of value is \$500,000 in aggregate for all the lots. The Taxpayer's representative submitted an income and expense report to support their opinion of value. The taxpayer's representative has decided to assume the abatement was denied and go forward with an abatement to the BTLA. The field appraiser will continue to try and schedule an inspection of the property. James Sullivan made a motion to accept the Assessor's recommendation to deny. Nancy Comai seconded the motion. The motion carried unanimous.

**k. One Bemis Road Realty** **Map 37 Lot 43-A**

The taxpayer is requesting an abatement because they believe the assessment

is not fair market value. They indicated an opinion of value of \$9,700,000. No supporting documentation or comparables have been submitted. Due to lack of sufficient information in support of their appeal it is recommended to deny the abatement. Nancy Comai made a motion to accept the recommendation to deny. The motion was seconded by James Sullivan. The motion carried unanimous.

**l. Danais Jr., Romeo D. Map 49 Lot 51-2-A thru J**

The taxpayer is requesting an abatement because they believe the assessment is not fair market value. The taxpayers indicated an opinion of value is \$180,000 for each unit. The taxpayer's representative submitted 13 comparables to support their opinion of value. The field appraiser has been until to connect with the tax payer's representative to schedule an inspection. The taxpayer's representative has decided to assume the abatement was denied and go forward with an abatement to the BTLA. Vincent Lembo Jr. made a motion to accept the Assessor's recommendation to deny. James Sullivan Seconded the motion. The motion carried unanimously.

**m. Tremont 18-200 Nominee Trust Map 49 Lot 56-various**

The taxpayer is requesting an abatement because they believe the assessment is not fair market value. The taxpayer indicated an opinion of value is as follows unit D3-\$118,200; unit D4-\$108,000, Unit D5 107,900, unit D6-\$99,500, unit G#-\$117,800, unit G5-\$107,300, Unit g6-\$134,000. The taxpayer's representative submitted 27 comparables to support their opinion of value. The field appraiser has been until to connect with the tax payer's representative to schedule an inspection. The taxpayer's representative has decided to assume the abatement was denied and go forward with an abatement to the BTLA. Vincent Lembo Jr. made a motion to accept the Assessor's recommendation to deny. James Sullivan seconded the motion. The motion carried unanimous.

**n. Porter, Robert F. Map 49 Lot 56-various**

The taxpayer is requesting an abatement because they believe the assessment is not fair market value. The taxpayer indicated an opinion of value is as follows unit D1-\$108,300; unit D2-\$109,800, Unit E1-\$69,500 Unit G1-\$130,400, unit G#4-\$165,700. The taxpayer's representative submitted 27 comparables to support their opinion of value. The field appraiser has been until to connect with the tax payer's representative to schedule an inspection. The taxpayer's representative has decided to assume the abatement was denied and go forward with an abatement to the BTLA. James Sullivan Made a motion to accept the Assessor's recommendation to deny. The motion was seconded by Vincent Lembo Jr. The motion carried unanimous.

**3. OLD BUSINESS**

**3A Development**

**Map 14 Lot 33**

This matter was tabled at the last Board of Assessor's Meeting. Todd Haywood, the Town Assessor, updated the Board that the issue was still work in progress and the next step would be to go to the attorney that dealt with the deed when the property was sold.

**4. NEW BUSINESS**

**19 Coaker Avenue**

**Map 45 Lot 145**

Nancy Comai, under the direction of Town Counsel Chair Sirak, suggested that we allow the new town Administrator sort this issue out. Presently there are too many interpretations and opinions to make any recommendations.

**5. ADJOURNMENT**

James Sullivan made a motion to adjourn at 5:45 PM. Nancy Comai seconded the motion.  
The motion carried unanimous.

Respectfully Submitted,

Elayne Pierson  
Assessing Clerk