

**BOARD OF ASSESSORS MEETING
UNOFFICIAL
MINUTES
JUNE 27, 2012**

CALL TO ORDER: Chairman James Levesque called the Board of Assessors meeting to order at 5:15 PM.

PRESENT: James Levesque, Vincent Lembo Jr., Nancy Comai, James Sullivan, Todd Haywood (Assessor). Todd Lizotte arrived at 5:18PM.

1. APPROVAL OF MINUTES:

May 9, 2012 Public Minutes: James Sullivan made a motion to approve the meeting minutes of May 9, 2012. The motion was seconded by Vincent Lembo, Jr. The motion carried.

2. ADMINISTRATIVE MATTERS OF IMPENDING TAX ABATEMENTS

James Levesque made a motion to move Southern NH University to the beginning of the agenda.

a. So. NH University

Map 38 Lot 1-T & 38-1

The Assessor explained that he had met with Bob Vachon from Southern NH University at his request to review all the assessment cards for SNHU in Hooksett. There were some discrepancies noted. The assessor then requested he be allowed to inspect all of the properties inside and out including exterior measurements which hadn't been done for 10 years. This was done over several days in March 2012. One of the noted issues is, the dorms built in 2006 were exempt up to \$150,000 and the land appertaining to these buildings was taxed. According to NH Law only the buildings after the first \$150,000 exemption are taxable the land should be exempt. Secondly, the new Academic building was assessed as taxable but should be tax exempt.

During this inspection it was noted the University rents out some of its facilities for various reasons such as weddings, corporate retreats, banquets, sports camps etc. The assessor looked at numerous Supreme Court cases in addition to the law that pertains to exemptions. There is nothing in the court decisions that says we can apportion out based on amount of time it is rented. If there were a section of a building that was rented exclusively to a non-exempt entity that area could be apportioned and the lessee taxed. The Supreme court has ruled this to be allowed. There hasn't been a case such as this before the Supreme Court. However, they have not ruled against an apportionment based on time rented.

There was discussion of how this might be apportioned. Some of the thoughts might be to assess a value on the income stream using the income approach to valuation.

The Assessor recommended a \$5.5 million dollar abatement for tax year 2011. Moving forward 50% of the property will be taxed and 50% will be exempt. The total assessment is \$61 million for the SNHU properties until further changes occur.

James Sullivan made a motion to abate \$5.5 million in assessment. The motion was seconded by Todd Lizotte. The vote was 4 yes and 1 no. The motion carried.

b. L'Heureux, Mark

Map 43 Lot 46-6

The taxpayer is requesting an abatement because he had an appraisal done that indicates a market value of \$305,700. The town field appraiser re-inspected the property and found the listing data correct. The assessor compared the assessments of the neighbors and found it consistent. The properties that have an diminutive view have been given an adjustment to the building for economic obsolescence. The current assessment when equalized results in an indicated market value of 3% higher than the taxpayers appraisal.

The taxpayer was asked to speak to his abatement request. He felt that there was a difference in quality of construction and amenities with respect to the neighboring homes. The Board suggested that the Assessor compare more of the data and tabled their decision until the next meeting.

James Sullivan made a motion to table the remainders items on the agenda to the next meeting. Vincent Lembo Jr. seconded the motion. Next meeting to be July 9th at 5:00 PM.

5. ADJOURNMENT

James Sullivan made a motion to adjourn at 6:02 PM. The motion was seconded by Vincent Lembo, Jr.. The motion carried.

Respectfully submitted,

Elayne Pierson
Assessing Clerk