

**BOARD OF ASSESSORS MEETING
UNOFFICIAL MINUTES**

NOVEMBER 28, 2012

Town Council Chambers

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

Present: James Levesque, Nancy Comai, Susan Lovas Orr, James Sullivan, Todd Haywood (Assessor). Todd Lizotte was absent.

1. APPROVAL OF MINUTES:

- a. August 22, 2012 Public Minutes:** Nancy Comai made a motion to approve the meeting minutes of August 22, 2012 as amended. The motion was seconded by Susan Lovas Orr. The motion carried with James Levesque abstaining.

2. ADMINISTRATIVE MATTERS OF IMPENDING TAX ABATEMENTS

a. NWGM Housing II LTD Partnership Map 25 Lot 39

This property is a new facility which is under the low income Housing Tax Credit program, which was effective in 2010. Under NH RSA 75:1a they could apply for a special statutory assessment provided they elect to be assessed under this law for ten years. The statutory assessment is based on allowable income and expenses along with a capitalization rate set by the NH Dept of Revenue Administration. Based on this, the assessment should have been \$877,800. The assessment at full value is \$1,894,800. The value abated is \$1,017,000 with a tax reduction of \$22,699.50 and a refund of overpayment from the July bill is \$947.50. James Sullivan made a motion to agree with the recommendation of the assessor to abate. The motion was seconded by Nancy Comai. The motion carried unanimous.

3. New Business

a. Update on Court cases.

The assessor stated that the pending court cases include:

1. **Hooksett Top Choice** which was transferred. New buyer has claimed standing in the court case.
2. **1303 Hooksett Realty** is a new case just filed.
3. **Fairpoint Communications**; sued most municipalities in the state. This case will take a two pronged approach. They have merged all the cases to Merrimack County to be heard by Judge McNamara based on whether it is constitutional that they can be taxed. Then if determined it is constitutional each county will deal with the values issues separately.
4. **Healthsource**; case was dismissed by Superior Court.

5. **BTLA** There are a dozen or so appeals which we will try to settle prior to hearing. We will

meet with them and to discuss settlement possibilities and if there are resolutions the assessor will bring it to the Board for approval.

b. Elderly Exemption Discussion

The Assessor explained that in the year you change your values, is a good time to review your exemptions. The last time the values for elderly exemptions were changed was 2006 when assessments were anticipated to go up with the market rising. Last time the matter was revisited was in 2009, the year after the last revaluation. At this time about \$775,000 in tax revenue is given in elderly exemptions. The Board was given a list compiled by the Dept. of Revenue Administration showing the current amounts of elderly exemptions with limits of income and assets being offered by other municipalities for the entire state to review and compare.

4. ADJOURNMENT

James Sullivan made a motion to adjourn at 5:48 PM. The motion was seconded by Nancy Comai. The motion carried unanimous.

Respectfully Submitted,

Elayne Pierson
Assessing Clerk