

BOARD OF ASSESSORS MEETING OFFICIAL MEETING MINUTES

August 14, 2013

CALL TO ORDER: Chairman James Levesque called the meeting to order at 5:18PM.

PRESENT: James Levesque, Todd Lizotte, David Ross, Nancy Comai, Todd Haywood(Assessor). Susan Lovas Orr was excused.

1. APPROVAL OF MINUTES

a. June 26, 2013 Public Minutes:Todd Lizotte made a motion to approve the public minutes of June 26,2013. Nancy Comai seconded the motion. The motion carried with David Ross abstaining.

2. ADMINISTRATIVE MATTERS OF IMPENDING TAX ABATEMENTS

a. Westview Housing Associates 9 Lindsay Road Map 25 Lot 18-3a

The taxpayers are requesting abatement because they are enrolled in the Low Income Housing Tax Credit provided by NH RSA 75:1a. The property is subject to a statutory assessment for ten years. It was not applied for 2012 and assessed at full value. The revised assessment is based on income and expenses that the law allows. Todd Lizotte made a motion to accept the recommendation of the assessor for 9 Lindsay Road to abate. The motion was seconded by Nancy Comai. The motion carried unanimous.

b. Shaw, Gregory & Suzanne 9 Laurel Road Map 20 Lot 7-25

The taxpayers had requested abatement because they believed the assessment did not accurately reflect current market value. As previously requested by the Board of Assessors, the assessor met with the taxpayer to resolve the matter. The taxpayers were willing to accept an assessment of \$372,000 that represents a market value of \$330,000. Mr. Shaw spoke to the agreement and to the abatement process he had experienced. Todd Lizotte made a motion to accept the assessor's recommendation for 9 Laurel Road to abate. The motion was seconded by Nancy Comai. The motion carried unanimous.

c. Namber LLC 1316 Hooksett Road Map 25 Lot 65

The taxpayers are requesting abatement because they believe the assessment does not accurately reflect current market value. The assessor re-inspected the property. The building is in marginal condition with a number of repairs needed. The building needs a new roof and the lighting needs to be relamped along with other deferred maintenance. Adjustment made for deferred maintenance. Todd Lizotte made a motion to accept the Assessor's recommendation for the property at 1316 Hooksett Road to abate. David Ross seconded the motion. The motion carried unanimous.

d. Healthsource Properties Inc. 12 College Park Drive Map 9 Lot 34-1

The taxpayer is requesting abatement because it believes the assessment does not accurately reflect the true market value. The taxpayer has not submitted any opinion of value or any appraisal. Todd Lizotte made a motion to accept the recommendation of the

assessor for property location 2 College Park Drive to deny. The motion was seconded by Nancy Comai. The motion carried unanimous.

e. **Brien Realty Trust** **205 West River Road** **Map 24 Lot 30-2**

The taxpayer is requesting abatement because it believes the assessment does not accurately reflect current market value. In the taxpayer's representative's opinion he believes the lack of parking in front of the building has resulted in an unusually high vacancy ratio. One of the rentals has been vacant for several years. There is an owner occupied car/audio business in the building formerly known as the farmer's market. Todd Lizotte made a motion to accept the recommendation of the assessor for property location 205 West River Road to deny. The motion was seconded by Nancy Comai. The motion carried unanimous.

f. **New Sunset Realty LLC** **1560 Hooksett Road** **Map 13 Lot 46-1**

The taxpayer is requesting abatement because he believes the assessment does not accurately reflect current market value. He has stated a market value of \$554,000. The taxpayer has submitted cost information for the project. The land was acquired for \$300,000 and improvement costs are above \$500,000 totaling \$800,000. Nancy Comai made a motion to accept the assessor's recommendation to deny. Todd Lizotte seconded the motion. The motion carried unanimous.

g. **Big Sky Associates/JRB Associates/Boisvert, Richard** **5 Leonard Ave, 1122 & 1130 Hooksett Road Map 41 Lot 4,6, & 7**

The taxpayer is requesting abatement because he believes the assessment does not accurately reflect the condition of the buildings. The assessments for these properties does account for the condition. The property is currently for sale combined for \$1.4 million. Todd Lizotte made a motion to accept the recommendation of the assessor for property location 5 Leonard Avenue, 1122 & 1130 Hooksett Road to deny. The motion was seconded by Nancy Comai. The motion carried unanimous.

h. **JRB Associates** **1109 Hooksett Road** **Map 41 Lot 56**

Todd Lizotte made a motion to accept the recommendation of the assessor for property location 1109 Hooksett Road to deny. The motion was seconded by Nancy Comai. The motion carried unanimous.

i. **Boisvert, Richard** **1554 Hooksett Road** **Map 18 Lot 2**

Todd Lizotte made a motion to accept the recommendation of the assessor for property location 1554 Hooksett Road to deny. The motion was seconded by Nancy Comai. The motion carried unanimous.

j. **Black, Robert & Deana** **34 Park Lane** **Map 21 Lot 35-29**

The taxpayers are requesting abatement because they believe the assessment exceeds market value more than an acceptable range. They submitted a Broker Price Opinion which has a value conclusion of \$349,900. The taxpayer's opinion of value is a range of \$350,000 and \$375,000. The field appraiser reinspected the property and made several corrections which decreased the assessment by \$10,500. The new assessment reflective of the changes is \$455,500 once equalized indicates a market value of \$403,812 which is

between 7%-15% higher than the taxpayer's stated opinion. Todd Lizotte made a motion to accept the recommendation of the assessor for property location 34 Park Lane to grant abatement. Nancy Comai seconded the motion. The motion carried unanimous.

k. Roberts, David 26 Jacob Avenue Map 48 Lot 36

The taxpayer is requesting abatement because he believes the assessment does not reflect the current condition of the property. The assessing technician has inspected the property and noted there is water damage in the basement, there are only three parking spaces, the assessing record reflected an above ground pool twice, and the condition for age should be average not good. After changes the resulting difference should be abated. Todd Lizotte made a motion to accept the recommendation of the assessor for property location 26 Jacobs Avenue to grant abatement. Nancy Comai seconded the motion. The motion carried unanimous.

l. Burgess, Roger 1180 Hooksett Road Map 39 Lot 1

The taxpayers are requesting abatement because they believe the assessment exceeds market value more than an acceptable range. They have submitted an income analysis which suggests a market value of \$2,850,000. The assessment for this property once equalized indicates a market value of \$2,900,000. Todd Lizotte made a motion to accept the recommendation of the assessor for property location 1180 Hooksett Road to deny. The motion was seconded by Nancy Comai. The motion carried unanimous.

m. Abrams, Ben & Pamela 5 Dove Road Map 14 Lot 14-37

The taxpayers are requesting abatement because they believe the assessment exceeds market value more than an acceptable range. They have submitted an appraisal which has a value conclusion o \$268,000. The assessment once equalized indicates a market value of \$267,000. Todd Lizotte made a motion to accept the recommendation of the assessor for property location 5 Dove Road to deny. The motion was seconded by Nancy Comai. The motion carried unanimous.

n. Hecht Hooksett LLC 1227 Hooksett Road Map 34 Lot 4

The taxpayers are requesting abatement because they believe the assessment exceeds market value more than an acceptable range. He purchased the property on 2/13/2013 for \$125,000. However the seller has put a 20 year restriction on this property prohibiting anyone else but Super Value Supermarkets on this site for the purpose of selling or storing food. Because the seller has retained a significant amount of the market value, essentially the taxpayer has purchased a fraction of the bundle of rights associated with the property. So the value is not the selling price which is a fraction of the actual value. Todd Lizotte made a motion to accept the recommendation of the assessor for property location 1227 Hooksett Road to deny. The motion was seconded by Nancy Comai. The motion carried unanimous.

o. Erin Realty Trust 164 Londonderry Turnpike Map 43 Lot 6

The taxpayer is requesting abatement because he believes the assessment does not accurately reflect current market conditions. He has not supplied any evidence to support the contention this property is inequitably assessed. The field technician updated the data

for this property. We noted central air conditioning which raised the assessment to \$366,300. Todd Lizotte made a motion to accept the recommendation of the assessor to deny abatement for property location 164 Londonderry Turnpike. The motion was seconded by Nancy Comai. The motion carried unanimous.

4. New Business

The Board of Assessors signed the 2013 Application for Reimbursement to Towns & Cities in which Federal and State Forest Land is Situated. This is for Bear Brook State Park.

5. ADJOURNMENT

Nancy Comai made a motion to adjourn at 6:13 pm. The motion was seconded by Todd Lizotte. The motion carried unanimous.

Respectfully Submitted,

Elayne Pierson
Assessing Clerk