

**Town of Hooksett**  
**BOARD OF ASSESSORS MEETING**  
**Official Public Minutes**  
**MAY 14, 2014**

**CALL TO ORDER:** Chairman James Levesque called the meeting to order at 5:30PM.

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

**1. APPROVAL OF MINUTES**

**a. April 23, 2014 Public Minutes**

Susan Lovas Orr made a motion to approve the public meeting minutes of April 23, 2014.  
The motion was seconded by David Ross. The motion carried unanimous.

**b. April 23, 2014 Nonpublic Minutes**

David Ross made a motion to accept the nonpublic meeting minutes of April 23, 2014.  
The motion was seconded by Susan Lovas Orr. The motion carried unanimous.

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

**a. Demirjian, George & Joyce 2 Wedgewood Circle #3 Map 13 Lot 47-2-2**

Vision Government Solutions reviewed and recommends adjusting the grade from 5(Average +20) to 4 (Average +10) which would bring the property to \$150,600 which is closer in value to the one qualified sale. It was also recommended changes be made to the other condos moving forward. This changes the assessment to \$150,600. David Ross made a motion to accept the revised assessment of \$150,600 for 2 Wedgewood Circle #3. Susan Lovas Orr seconded the motion. The motion carried unanimous.

**b. Gagne, William & Robin 2 Wedgewood Circle #10 Map 13 Lot 47-2-10**

This is the same scenario as the previous condo. The grade was adjusted from 05 (Average+20) to 4(Average+10). David Ross made a motion to adjust the assessment from \$203,800 to \$172,000. Susan Lovas seconded the motion. The motion carried unanimous.

**c. Stebbins Associates 1359 Hooksett Road Map 19 Lot 2**

Information received from the taxpayer was for sale and asking prices in NH. Most of the comparables were much smaller than the subject property. It was recommended that on property card #1 the functional obsolesce be changed to 10% because of the building layout and Property card #2 the depreciation should be adjusted fair because it is all original and not updated. No change is recommended for property card #3. David Ross asked if the comps were vacant properties when sold. The Assessor said he believes sales presented were all occupied when transferred. David Ross made a motion to accept the revised assessment of \$3,884,100. Susan Lovas Orr seconded the motion. The motion carried unanimous.

**d. CGI Real Estate 171 Londonderry Tpk Map 43 Lot 15-1**

The actual income and expense information submitted showed a higher value than it is assessed. Information did not support the appeal. The sales included were not similar to

the property under appeal. David Ross moved to continue the original assessment of \$1,142,300. Susan Lovas Orr seconded the motion. The motion carried unanimously.

**e. GCD Inc. 1461 and 1471 Hooksett Road Map 18 Lot 49-C, 9**

Vision Government Solutions recommended no change in assessment for either property. They requested an actual expense and income report as opposed to an income work up based on some type of average rents. To date nothing has been given. Technically working with hypotheticals. The property in question is the Granite Hill Shops and the parking lot which is a separate parcel. David Ross made a motion to accept the recommendation and continue the current assessment on 1461 & 1471 Hooksett Road. Susan Lovas Orr seconded the motion. The motion carried unanimously.

**f. ZYA Corp.(Owned by 30 W. Pershing LLC) 1226 Hooksett Road Map 34 Lot 30-2**

The property appealed is the Cinemagic movie theaters. The taxpayer provided some new information and a new cost sheet with the application. The building was built in 2007 and depreciation was 6% which is the depreciation for GOOD. The assessor explained that depreciation rate for commercial property is double the depreciation of residential property. The functional obsolescence was adjusted to 5% so the depreciation equals 11%. Vision Government Solutions thinks this is more in line for this age building. Susan made a motion to accept the recommendation of a revised assessment of \$7,647,000. David Ross seconded the motion. The motion carried unanimously.

**g. United Healthcare(G.E. Commercial) 14 Central Park Drive Map 37 Lot 2-2**

This property is 100,000 sq foot of office building. Originally assessed for over \$14,000,000. Vision took another look at it and if the value is lowered to \$100 SF, it would be more reasonable. It would result in a revised assessment \$12,063,500. G.E. purchased the income property for 13,500,000 in 2007 and a high valued tenant was there so no vacancy adjustment needed to be done. David Ross made a motion to accept the revised assessment of \$12,063,500. Susan Lovas Orr seconded the motion. The motion carried unanimously.

**h. Rondeau Family Trust 1118 Hooksett Road Map 41 Lot 91**

The property at 1118 Hooksett Road is a car dealership. Taxpayer owns other properties in the same area but did not appeal their assessments. The information submitted was not like the subject property. David Ross made a motion to maintain the original assessment of \$438,800 for the Rondeau Family Trust property at 1118 Hooksett Road.. Susan Lovas Orr seconded the motion. The motion carried unanimously.

**i. Twenty-Eight Acres Mgmt 1160 Hooksett Road Map 39 Lot 36**

Vision Government Solutions recommended no change to the assessment. The I & E submitted was incomplete so there was not enough information to make any determination. Susan Lovas Orr made a motion to accept the recommendation not to change the current assessment of \$3,397,500 for 1160 Hooksett Road. The motion was seconded by David Ross. The motion carried unanimously.

**j. NH Six Realty Trust 1283 Hooksett Rd Map 25 Lot 45**

