



Town of Hooksett

ASSESSING DEPARTMENT

BOARD OF ASSESSORS MEETING Official Minutes

April 23, 2014

CALL TO ORDER: Chairman James Levesque called the meeting to order at 5:19PM.

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

1. **APPROVAL OF MINUTES**

a. **March 26, 2014 Public Minutes**

Nancy Comai made a motion to approve the public meeting minutes of March 26, 2014. The motion was seconded by David Ross. The motion carried unanimous.

At the request of the Assessor Todd Haywood, a motion was made to enter into nonpublic session by David Ross at 5:20 PM to discuss hardship abatements under RSA 91-A:3II(c). Nancy Comai seconded the motion. A roll call vote was taken. Nancy Comai, James Levesque and David Ross voted yes.

David Ross made a motion to come out of nonpublic session at 5:44 PM. Nancy seconded the motion. The motion carried unanimous. A motion was made by David Ross to seal and restrict the nonpublic minutes. The motion was seconded by Nancy Comai. The motion carried unanimous.

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

a. **LaPointe, Joseph & Donna 4 Debbie Street Map 40 Lot 1-5**

Steve Griffin of Vision Government Solutions did an inspection of the property and found the data to be accurate. The property owner did not provide any evidence showing inequities in value but indicated her assessed value went up where other properties went down. Nancy Comai made a motion to accept the recommendation of Vision not to change the assessment. David Ross seconded the motion. The motion carried unanimous.

b. **FBS Realty LLC 5 Sutton Circle Map 49 Lot 3-2**

The property in question is vacant land. Vision Solutions adjusted the land lines. One acre assessed at prime land price and 1.12 acres assessed as excess land. The land has street frontage and can be sold separately. Nancy Comai made a motion to accept Vision Government Solutions recommendation to change the assessment from \$314,200 to \$228,700. The motion was seconded by David Ross. The motion carried unanimous.

c. **Zartarian, Grace 37 Farmer Road Map 25 Lot 56-1**

The property suffers from past chronicled site issues over the years concerning drainage issues due to illegally back-filled wetlands and apparently incorrectly installed

underground storm water drainage pipes. During the 2013 informal hearings, the land was adjusted 5% for wetlands. A follow up inspection found a few errors in the listing data. Vision Government Solutions recommends reducing the land condition factor to -10%. David Ross made a motion to accept the revised assessment of \$251,700. The motion was seconded by Nancy Comai. The motion carried unanimous.

d. Granite Hill HDC LLC Hooksett Road Map 14 Lot14, Map 11 Lot 34

The original assessment of \$2,423,700 is for vacant land with approvals for 276 home sites. Additional information was requested per phone call and e-mail but no response was received. David Ross made a motion to make no change to the original assessment. The motion was seconded by Nancy Comai. The motion carried unanimous.

e. CKM Associates LLC 1 Alice Avenue Map 45 Lot 141

Vision Government Solutions reviewed two appraisals submitted. The property was adjusted for functional obsolescence because it was built into a hill and access is fair. Because of the unusual circumstances, an adjustment is warranted. David Ross made a motion to accept the recommendation of Vision Government Solutions and change the assessment to \$442,100. Nancy Comai seconded the motion. The motion carried unanimous.

f. Under The Hood Auto Service 1580 Hooksett Rd Map 13 Lot 40

Vision Government Solutions after inspection of the property adjusted the depreciation code from A to F and adjusted the land value based on its shape. Nancy Comai made a motion to accept the revised assessment of \$253,000. David Ross seconded the motion. The motion carried unanimous.

g. Courchesne, Steven J. 1562 Hooksett Road Map 13 Lot 45

Vision reviewed the information submitted and made data corrections. The porch was changed to unfinished storage, outbuildings percent good was lowered and the functional obsolescence was adjusted to 10%. David Ross made a motion to accept the recommendation for a revised assessment of \$519,400. The motion was seconded by Nancy Comai. The motion carried unanimous.

h. McDonald's Real Estate Co. 1254 Hooksett Road Map 30 Lot 26

Vision reviewed the information submitted with the appeal and found the comps not to be of the same type and to be in an inferior location. David Ross made a motion to accept the recommendation to make no change in the assessment. Nancy Comai seconded the motion. The motion carried unanimous.

i. Anagnost Hooksett LLC 20 Chambers Drive #5 Map 25 Lot 19-E

Vision reviewed the information submitted and adjusted functional obsolescence by 10% based on the second floor 12,250 sq. ft. of unfinished area and changed the depreciation from Very Good to Good. David Ross made a motion to accept the revised assessment of \$3,278,600. Nancy Comai seconded the motion. The motion carried unanimous.

j. Penda Associates LLC Various Hooksett Rd Map 34 Lot 21,28,31,33

The abatement request is for four different lots. Map 34 lot 21, 31 1nd 33 have recommendations not to change the assessment because previously adjusted. Map 34 Lot 28 has land factors adjusted for wetlands non-building space. David Ross made a motion to accept the recommendation to change the assessment on Map 34 Lot 28 from \$180,900 to \$134,000. Nancy Comai seconded the motion. The motion carried unanimous.

k. GMS Real Estate LLC 272 Londonderry Turnpike Map 31 Lot 34

After inspection of the property, the building functional and exterior obsolescence was adjusted based on the warehouse size and location of the building. Nancy made a motion to accept the recommendation. David Ross seconded the motion. The motion carried unanimous.

l. Kowlowsky Rev Trust 1000 Quality Drive Map 29 Lot 64-1

The property in question is the Budweiser Distribution Center. After inspection of the property, Vision Government Solutions adjusted the Depreciation code from Good to Average. Nancy made a motion to accept the revised assessment of \$5,081,500. The motion was seconded by David Ross. The motion carried unanimous.

m. Miller, Stacey & Warren 12 Frost Avenue Map 39 Lot 1-27

An inspection of the property was done and the data was mostly accurate. Minor changes were made. David Ross made a motion to accept the revised assessment of \$78,300. Nancy Comai seconded the motion. The motion carried unanimous.

n. Neville, Barry & Kimberly 51Mt. St. Mary's Way Map 14 Lot 1-3

The property is unique, architecturally significant and with custom design and construction details. It was converted to a two family at some point. There are few rental comparables and sale comparables locally similar to the subject. The submitted appraisal supports the subject's assessed value. Nancy Comai made a motion to accept the recommendation and make no change to the current assessment.

o. MRAC Ltd Liability 1278 Hooksett Road Map 30 Lot 9

After inspecting of the property, the depreciation was changed to Average based on the overall condition of the building. Nancy Comai made a motion to accept the recommendation to change the assessment to \$5,098,700. The motion was seconded by David Ross. The motion carried unanimous.

p. Northeast Record Retention LLC 91 West River Road Map 29 Lot70

Vision Government Solutions reviewed the two comps from Derry submitted with abatement application. They noted, if the properties sell at their asking price, then this property value is in line. David Ross made a motion to accept the recommendation of no change to current assessment. Nancy Comai seconded the motion. The motion carried unanimous.

3. ADJOURNMENT

David Ross made a motion to adjourn at 6:25PM. The motion was seconded by Nancy Comai. The motion carried unanimous.

Respectfully Submitted,

Elayne Pierson
Assessing Clerk

