

BOARD OF ASSESSORS MEETING
OFFICIAL PUBLIC MINUTES
August 26, 2015

CALL TO ORDER: Chairman James Levesque called the meeting to order at 5:16PM.

PRESENT: James Levesque, David Ross, Donald Winterton, Timothy Tsantoulis, Todd Haywood(Assessor). Nancy Comai was excused.

1. APPROVAL OF MINUTES

a. July 22, 2015 Public Minutes

Donald Winterton made a motion to accept the Public Meeting Minutes of July 22, 2015. The motion was seconded by Timothy Tsantoulis. The motion carried unanimous.

b. July 22, 2015 Nonpublic Minutes

Donald Winterton made a motion to accept the Nonpublic Meeting Minutes of July 22, 2015. The motion was seconded by Timothy Tsantoulis. The motion carried unanimous.

2. ADMINISTRATIVE MATTERS OF IMPENDING BTLA ABATEMENTS

a. Cumberland Farms 1093 Hooksett Road Map 41 Lot 76

A settlement counteroffer was presented to the Board of \$450,000 assessed value for the years 2013 and 2014 and \$325,000 for 2015. The assessor recommended settling the case because it is going to be hard to defend at hearing because the property sold for \$315,000 and looking at comparable properties it was in line with current similar values. It was a contention that the property was worth more with the gas tanks removed and being a commercial corner lot near Route 93. The applicant has supplied no comps. It was questioned who paid for the removal of the gas tanks and was it a factor in the selling price and what was the asking price. Donald Winterton made a motion to accept the offer the taxpayer proposed with two years at \$450,000 and \$325,000 for 2015. The motion was seconded by Timothy Tsantoulis. The motion carried. Timothy Tsantoulis abstained.

3. ADMINISTRATIVE MATTERS OF IMPENDING ABATEMENTS

a. R & M Londonderry Turnpike 52 Londonderry Turnpike Map 49 Lot 54,52

The taxpayer stated an opinion of value of \$239,000. They did provide an appraisal to support their opinion. The property has a single family home and an auto service shop. The assessor did an inspection with the taxpayer's representative and it is his belief that the taxpayer hasn't met their burden of proof. Donald Winterton made a motion to deny

abatement. The motion was seconded by Timothy Tsantoulis. The motion carried unanimous.

b. Demoulas Super Market Inc. 30 Market Drive Map 37 Lot 5

The taxpayer did not state an opinion of value. No appraisal was received and there was no inspection of the property. The taxpayer did reserve the right for an appraisal. No adjustments are warranted at this time since the taxpayer hasn't met their burden of proof. David Ross made a motion to deny. The motion was seconded by Donald Winterton. The motion carried unanimous.

c. RK Hooksett LLC 1271,1273,1265 Hooksett Road Map 31 Lot 2,2-2,2-1

The taxpayer has stated an opinion of value of all three parcels to be \$8,099,800 and have provided a brief explanation of opinion of value. Due to the lack of inspection and information to support their opinion of value, no adjustments are warranted at this time. The property has more value now than in 2013 now that we have the new sign policy in effect. This is the K-Mart Plaza where drainage issues have been resolved. The taxpayer has not shown the burden of proof. Donald Winterton made a motion to deny. The motion was seconded by Timothy Tsantoulis. The motion carried unanimous.

d. 1368 Hooksett Road LLC/Renfrew 1368 & 1371 Hooksett Road Map 18 Lot 41,36

The taxpayers have provided an appraisal on each of the properties. Their opinion of value is \$1,900,000 for lot#41 and \$950,000 for lot#36. Donald Winterton made a motion to deny. The motion was seconded by Timothy Tsantoulis. The motion carried unanimous.

e. SBMS 2000 C# Granite State Marketplace 1328&1326 Hooksett Rd Map 25 Lot 78,62

The taxpayers believe the assessment is greater than market value. They have provided a capitalized income analysis and state their opinion of value is \$18,000,000 for all three properties. All three properties combined have a total assessed value of \$18,684,100 which is less than 3.8% difference and falls within ASB standards. Property will also benefit from the new sign policy which simply states that the farther away from the road the bigger the sign allowed. David Ross made a motion to deny. Donald Winterton seconded the motion. The motion carried unanimous.

f. Joyland Associates 13, 19 & 21 Benton Road Map 30 Lot 1,60, 59

g. Merchants Realty Trust 22 Benton Road Map 30 Lot 11

h. Bernice Singer Rev Trust 28 Benton Road Map 30 Lot 13

The assessing department has reached out to schedule inspections on the five above properties but have been unable to connect with the tax representative. Without an inspection it is difficult to determine their accuracy of their opinion of value. David Ross made a motion to deny. Donald Winterton seconded the motion. The motion carried unanimous.

i. Anthony & Paula Acorace 16 Springer Road Map 5 Lot 116

The taxpayers feel the value of their property has decreased since the new NH State Liquor store has been built. The noise level has increased along with bright lights and smell of diesel fuel. He said if the State had to follow the Town's ordinances it would have had to

make bigger buffer zones. The field appraiser did go to do an abatement inspection but was not allowed to enter the dwelling. Donald Winterton made a motion to deny. The motion was seconded by **David Ross**. The motion carried unanimous.

4. Old Business

a. Greenview Management LLC 15 Crawford Lane Map 14 Lot 1-13-90,4,141

Abatement was granted by the Board of Assessors on 6/10/2015. There was an error in calculation of the refund. Value abated should have been \$79,600 not \$77,500. Balance of \$2,100 in assessment warrants an additional refund of \$52.00. This is merely a housekeeping item. A motion to accept the recommendation to refund the balance due was made by Donald Winterton. The motion was seconded by David Ross. The motion carried unanimous.

5. New Business

2015 MS1 Summary Inventory of Valuation

David Ross made a motion for the Board of Assessors to sign the 2015 MS-1 Summary Inventory of Valuation. The motion was seconded by Donald Winterton. The motion carried unanimous.

6. ADJOURNMENT

Timothy Tsantoulis made a motion to adjourn at 6:19 PM. The motion was seconded David Ross. The motion carried unanimous.

Respectfully Submitted,

Elayne Pierson
Assessing Clerk