

**BOARD OF ASSESSORS MEETING
OFFICAL PUBLIC MINUTES
DECEMBER 10, 2015**

CALL TO ORDER: Chairman James Levesque called the meeting to order at 4:37 PM.

PRESENT: James Levesque, David Ross, Nancy Comai, Donald Winterton, Timothy Tsantoulis, Todd Haywood (Assessor), Lee Ann Moynihan (Field Appraiser).

1. APPROVAL OF MINUTES

a. August 26, 2015 Public Minutes

David Ross made a motion to accept the Public Meeting minutes of August 26, 2015. Timothy Tsantoulis seconded the motion. The motion carried. Nancy Comai abstained.

b. September 23, 2015 Public Minutes

Donald Winterton made a motion to accept the Public Meeting Minutes of September 23, 2015 as written. The motion was seconded by David Ross. The motion carried unanimous.

2. ADMINISTRATIVE MATTERS OF IMPENDING BTLA ABATEMENTS

a. RK Hooksett LLC 1271,1273, 1265 Hooksett Road Map 31 Lot 2.2-2,2-1

The Assessor explained to the Board of Assessors that RK Hooksett had made a settlement proposal. The taxpayer's representative asked that the assessed values be considered market values and be reduced by the equalization ratio. As part of the agreement the new values will remain until the next revaluation or change is made to the property. The settlement agreement also states that the taxpayer waives interest. Donald Winterton made a motion to accept the settlement agreement as presented. Timothy Tsantoulis seconded the motion. The motion carried unanimous.

3. ADMINISTRATIVE MATTERS OF IMPENDING ABATEMENTS

a. Palmhill Investments LLC 5 East Point Drive Map 49 Lot 11-2

The property should have been subdivided into condominium lots at first billing. However it was due to a glitch with the Vision subdivision wizard and was completed for the second billing. The individual condo units were billed for the whole year on the second issue tax bill. In order to administratively correct/remove the original un-subdivided lot, it is recommended that the original assessment be abated. The assessment in our Vision software shows \$1,787,900 but the tax bill shows \$1,604,900 and since the original mother lot was deleted and all history is gone. This is strictly an administrative abatement and no refund will be issued to the owner. David Ross made a motion to approve the

administrative abatement of property located at 5 East Point Drive, Map 49 Lot 11-2. Donald Winterton seconded the motion. The motion carried unanimous.

b. Town of Hooksett Pearl Drive Map 16 Lot 79-ROAD
Town of Hooksett Merrimack Street Map 5 Lot 25-1

Both properties are now Town-owned and therefore are tax exempt. Merrimack Street property was deeded by the tax collector. Pearl Drive is now a Town accepted road and deeded to the Town. Nancy Comai made a motion to abate the assessments on Merrimack Street and Pearl Drive. David Ross seconded the motion. The motion carried unanimous.

4. New Business

a. 2015 Equalization Municipal Assessment Data Certificate

The Assessor explained the Department of Revenue annually does an equalization study where it compares the assessment values of sale properties to their selling prices. We have completed a matchup of our data which will be submitted by Dec 15th. The DRA will come back with questions. Once ratio study has been completed by the DRA, an official 2015 equalization ratio will be released sometime in February or March. Market values are going up so the ratio will be going down. Our estimated unofficial median ratio is around 90%. Donald Winterton made a motion to sign the 2015 Equalization municipal assessment Data Certificate. The motion was seconded by David Ross. The motion carried unanimous.

b. Elderly and Disabled Tax Deferral Application

c. DeLuca, Robert 2 Golden Gate Drive Map 47 Lot 1

The assessor explained the deferral process. An elderly person over 65 or disabled taxpayer qualifying under Title II or Title XVI of the Social Security Act can defer up to 85% of the assessed value at a 5% interest rate instead of 12% or 18%. If this was a delinquency, The Town takes first position but would take 2nd position to mortgage company. Donald Winterton made a motion to approve the Elderly and Disabled Tax Deferral for Robert Deluca of 2 Golden Gate Drive. The motion was seconded by David Ross. The motion carried unanimous.

d. Elderly Exemption Discussion

Lee Ann Moynihan (Town Field Appraiser) initiated a discussion concerning the requirements of the elderly exemption. The Board received a spreadsheet showing the income and asset limits of similar surrounding towns. Town of Hooksett has one of the highest asset limits in NH. State law allows the Town to determine income and asset limits but establishes minimums of not less than of \$13,400 for income and an asset limit not less than \$35,000. The information was given for future discussions on re-evaluating the income and asset limits previously established in 2006. Also for future consideration, it was mentioned raising the amount of the current \$250 veterans' tax credit.

5. ADJOURNMENT

Donald Winterton made a motion to adjourn at 5:35PM. Nancy Comai seconded the motion. The motion carried unanimous.

Respectfully Submitted,

Elayne Pierson
Assessing Clerk