

**BOARD OF ASSESSORS MEETING
OFFICIAL PUBLIC MINUTES
FEBRUARY 11, 2015**

CALL TO ORDER: Chairman James Levesque called the meeting to order at 5:20 PM.

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

1. APPROVAL OF MINUTES

a. December 17, 2014 Public Minutes

David Ross made a motion to accept the public meeting minutes of December 17, 2014. The motion was seconded by Susan Lovas Orr. The motion carried unanimous.

b. December 17, 2014 Nonpublic Minutes

Susan Lovas Orr made a motion to accept the nonpublic meeting minutes of December 17, 2014. The motion was seconded by David Ross. The motion carried unanimous.

2. ADMINISTRATIVE MATTERS OF IMPENDING BTLA APPEALS

a. Penda Associates LLC 1234 & 1238 Hooksett Road Map 34 Lots 31 & 33

The Board of Tax and Land Appeals has ordered the parties to meet to discuss possible settlement. The taxpayer has agreed to settle for revised assessment of \$250,000 for each one of these properties which equates to a market value of \$264,000. The ratio was 94.7% for 2013. Susan Lovas Orr made a motion to accept the assessor's recommendation of revised assessment of \$250,000 for each with a value abated of \$143,700. The motion was seconded by David Ross. The motion carried unanimous.

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

The taxpayer filed an appeal with the Board of Tax and Land Appeals because the Taxpayer was not satisfied with abatement granted by the Board previously. Original assessment was \$912,300 and the Board of Assessors abated it to \$848,400. The taxpayer has indicated they would settle this appeal for a revised assessment of \$800,000. This revised assessment would equate to a market value of \$844,000 using the 2013 ratio of 94.7%. David Ross made a motion to accept the revised new assessment of \$800,000 for application 13-043 with a value abated of \$48,400. The motion was seconded by Susan Lovas Orr. The motion carried unanimous.

c. Northeast Record Retention LLC 91 West River Road Map 29 Lot 70

The taxpayer filed an appeal with the Board of Tax and Land Appeals because the Municipality did not grant the local request for abatement. The taxpayer indicated they would settle the appeal for a revised assessment of \$2,500,000. This revised assessment equates a market value of \$2,640,000 using the 2013 ratio of 94.73%. David Ross made a motion to accept the recommendation of a revised assessment of \$2,500,000 with an abated

value of \$156,600. The motion was seconded by Susan Lovas Orr. The motion carried unanimous.

d. Healthsource Properties Inc. 2 College Park Dr. Map 9 Lot 34-1

The taxpayer filed an appeal with the board of tax and Land Appeals because the Municipality did not grant the local request for abatement. The taxpayer indicated they would settle this appeal for a revised assessment of \$8,000,000. This appeal was sent to the commercial appraiser at Vision Government Solutions for his recommendation. He has supplied an income analysis that indicates a market value of \$8,500,000. This revised assessment of \$8,000,000 equates to a market value of \$8,500,000. David Ross made a motion to accept the recommendation of a revised assessment of \$8,000,000 with a value abated of \$767,600. Susan Lovas Orr seconded the motion. The motion carried unanimous.

e. GCD Inc. 1461 Hooksett Rd. Map 18 Lot 49C

The appellant is the grantor of the property which sold in May of 2014. The owner could not sell it at the assessed value. Taxpayer indicated they would settle this appeal for a revised assessment value of \$1,100,000. This property transferred ownership on 5/30/14 for \$971,000. The revised assessment is a compromise which equates to a market value of \$1,161,000. The new owner has indicated he is satisfied with the current assessed value. The 2014 assessment is \$1,343,400. This abatement is only for 2013 tax year. Susan Lovas Orr made a motion to accept the recommended new assessment of \$1,100,000 with an abated value of \$779,900. David Ross seconded the motion. The motion carried unanimous.

David Ross made a motion to waive the rules and allow Chairman of the Town Council to attend the Board of Assessors non-public meeting. The motion was seconded by Susan Lovas Orr. The motion carried unanimous.

David Ross made a motion to enter into nonpublic session at 6:00 PM under RSA 91-A:3II(c). The motion was seconded by Susan Lovas Orr. A roll call vote was taken. All voted aye.

Susan Lovas Orr made a motion to come out of nonpublic session at 6:05PM. The motion was seconded by David Ross. The motion carried unanimous.

David Ross made a motion to seal and restrict the nonpublic meeting minutes. Susan Lovas Orr seconded the motion. The motion carried unanimous.

3. New Business

a. 2014 Equalization Ratio

The final ratio study was received by from the Department of Revenue for this year [2014] The results are:

1. Median used for abatements is 91.4% for 2014 as opposed to 94.7% for 2013. This indicates market values are rebounding in Hooksett.

2. The weighted mean ratio which is used for apportionment of county, school and state taxes is 90.2% as opposed to 96.1% for last year [2013]
3. Coefficient of Dispersion [COD] is 8.7% which is the disparity of sale samples between the medians. State allows you to be 20%.
4. The Price Related Differential [PRD] is 1.0. It should be between .98 and 1.03. It indicates a slight bias of the higher price properties with 1.00 being neutral.

4. ADJOURNMENT

Susan Lovas Orr made a motion to adjourn at 6:07PM. David Ross seconded the motion. The motion carried unanimous.

Respectfully Submitted,

Elayne Pierson
Assessing Clerk