

BOARD OF ASSESSORS MEETING
OFFICIAL PUBLIC MINUTES
August 24, 2016

CALL TO ORDER: Chairman James Levesque called the meeting to order at 5:15PM,

PRESENT: James Levesque, David Ross, Donald Winterton, Timothy Tsantoulis, John Giotas, Richard Dorsett (Assessor), Lee Ann Moynihan (Field Appraiser).

1. APPROVAL OF MINUTES

a. July 13, 2016 Public Minutes

David Ross made a motion to accept the public meeting minutes of July 13, 2016 with corrections. The motion was seconded by Donald Winterton. The motion carried with Timothy Tsantoulis and John Giotas abstaining.

b. July 13, 2016 Nonpublic Minutes

Timothy Tsantoulis made a motion to accept the nonpublic meeting minutes of July 13, 2016 with corrections. The motion was seconded by David Ross. The motion carried with Timothy Tsantoulis and John Giotas abstaining.

2. ADMINISTRATIVE MATTERS OF IMPENDING ABATEMENTS

a. Maria & William Ivers 167 Londonderry Turnpike Map43 Lot 16

The taxpayer is requesting abatement because his opinion of the property's market value is approximately \$450,000 based on a comparative market analysis. The CMA from a realtor did not use any sales in the analysis, but relied on active and expired listings. The Assessor noted that a CMA is not an appraisal and the subject property appears to be equitably assessed with the neighboring properties. His recommendation is that the abatement request be denied. David Ross asked if abatement had been requested in the past. There was no past request.

David Ross made a motion to deny abatement for 167 Londonderry Turnpike Map 43 Lot 16. The motion was seconded by Timothy Tsantouls. The motion to deny carried unanimous.

b. R&M Londonderry Turnpike LLC 52 Londonderry Tpke Map 48 Lot 54

The Assessor related to the Board of Assessors that tax representative for R & M Londonderry Turnpike, LLC has requested a continuance of the BTLA hearing set for September 20, 2016 due to a previously scheduled trial. Originally the Assessor was going to ask if the Board had any objections. But a motion for a continuance has already been filed and now it is in the hands of the BTLA. The Assessor asked if board wanted to file a complaint. The taxpayer cannot bring any new evidence to their case since the deadline for this has passed. At this time there is no reason to object. No action was taken by the Board of Assessors.

3. New Business

a. 2016 MS1 (Summary Inventory of Valuation)

The Board had previously received a copy of the MS-1 for review along with MS- for the water precincts. The total assessment for the Town of Hooksett had increased by \$28 million from 2015. Not all of it is taxable. The increases included Pure Hooksett LLC with an increase of \$7,723,500; SNHU with increase of \$4,880,200(which exempt from taxes); Twenty-Eight Acres with an increase of 3,166,000; new construction with an increase of \$7,265,842; other construction with an increase of \$942,408; and future assessment of \$\$4,959,000 for Beaver Brook Development.

Donald Winterton made a motion to approve and sign the MS-1 for the Town and the water precincts. The motion was seconded by Timothy Tsantoulis. The motion carried unanimous.

b. Application for Reimbursement to Towns and Cities in which Federal and State Forest Land is Situated.

The State reimburses the Town for Bear Brook State Park partially located in Hooksett for lost property taxes based on current use rates. Last year the Town received \$521.00.

David Ross made a motion to authorize the Board of Assessors to sign the reimbursement form for State and Federal Forest Lands. The motion was seconded by Donald Winterton. The motion carried unanimous.

4. Old Business

a. Discussion of Exemptions and Tax Credits

The Board had previously discussed the Elderly Exemptions and Veterans' tax credits. At that time they felt it was a topic that should be discussed by the Town Council. The Town Council in turn asked the Board of Assessors to make recommendation to the Council for discussion. Our Field Appraiser informed the Board that new legislation had been past which allows Town to give all veterans the tax credit without conforming to the times of conflict. This RSA would have to be adopted by the Town in order to include all.

David Ross made a motion to recommend to the Town Council that the existing Veterans' tax credit increase from \$250.00 to \$500. The motion was seconded by Donald Winterton. The financial impact for 575 credits would be \$143,475 with a \$.09 tax impact increase. This would double the current impact. The increase would be for current definition of Veterans' tax credit commencing in 2017.

The criteria for Elderly Exemptions was also discussed. Hooksett has the highest or one of the highest assets limits in the State. The consensus of the Board was that if someone has \$350,000 in assets they can well afford to pay their taxes. The intent of the Elderly Exemption is that our Elderly would not lose their homes due to inability to pay taxes. The \$350,000 asset limit was put into effect in 2006 because the Town did not have one and the State requested it. Adopting a lower asset limit to \$160,000 could potentially disqualify 20 currently receiving the exemption. David Ross made a motion to recommend to Town Council to lower the asset limit to \$160,000 with the next revaluation. The motion was seconded by Donald Winterton. The motion carried unanimous.

Next was discussion on the income levels which are currently 35,000 for a single person and \$50,000 for a married couple. The RSA states the limits cannot be lower than \$13,400 for a single person and \$20,400 for a married couple. Donald made a motion to recommend changing the single income limit to \$40,000 and married income limit to

\$52,500 for the year 2018. David Ross seconded the motion. The motion carried unanimous.

5. ADJOURNMENT

David Ross made a motion to adjourn at 6:10 PM. The motion was seconded by Donald Winterton. The motion carried unanimous.

Respectfully Submitted,

Elayne Pierson
Assessing Clerk