

**BOARD OF ASSESSORS MEETING
OFFICIAL PUBLIC MINUTES
June 29, 2016**

CALL TO ORDER: James Levesque, Chairman called the meeting to order at 5:55 PM.

PRESENT: James Levesque, Donald Winterton, Timothy Tsantoulis. David Ross and Nancy Comai were excused.

1. APPROVAL OF MINUTES

a. June 22, 2016 Public Minutes

b. June 22, 2016 Nonpublic Minutes

Approval of meeting minutes was tabled to the next meeting due to time constraints.

At 5:55 PM Donald Winterton made a motion to enter into nonpublic session. Timothy Tsantoulis seconded the motion. A roll call vote was taken. Donald Winterton- Yes Timothy Tsantoulis- Yes James Levesque- Yes.

At 6:15 PM Donald Winterton made a motion to exit nonpublic session. The motion was seconded by Timothy Tsantoulis. The motion carried unanimous.

Donald Winterton made a motion to seal and restrict the meeting minutes. James Levesque seconded the motion. The motion carried unanimous.

2. ADMINISTRATIVE MATTERS OF IMPENDING ABATEMENTS

a. United Assoc of Plumbers & Steamfitters 161 Londonderry Tpke Map 43 Lot 17

The taxpayer is requesting abatement because they feel the overall assessment does not compare to their opinion of value of \$900,000. The Town Field appraiser reviewed the subject property and the information provided by the taxpayer. Only a list of some commercial sales was provided but no analysis was completed. Donald Winterton made a motion to deny abatement as recommended by Town staff. The motion was seconded by Timothy Tsantoulis. The motion carried unanimous.

b. Gilbert Block Company Hooksett Road Map 19 Lot 4-A

The taxpayer is requesting abatement because they feel the overall assessment does not compare to their opinion of value of \$320,000 based on a sales comparison approach. A complete interior and exterior inspection was done on May 26, 2016. The former concrete block manufacturing plant has been abandoned since 2012. The taxpayer has another plant in Laconia. As a result the building has fallen into disrepair. The Town Field Appraiser thinks the depreciation should be changed from fair to poor. In addition a functional obsolescence factor of 15% was made for the plant. After adjustments the assessment is reduced by \$116,300 to \$475,500 and it is recommended that abatement in the amount of \$2875.00 be granted. Donald Winterton made a motion to reduce the assessment by \$116,000 to \$475,500 and abate \$2875.00. The motion was seconded by Timothy Tsantoulis. The motion carried unanimous.

c. Stephen & Melanie Szulc 17 &19 Whitehall Road Map 31 Lot 56 & 57

The subject property is a mobile home with a detached garage. The taxpayer is requesting abatement because they believe the assessment does not compare with their opinion of value of \$92,304 based on a cost comparison approach that was prepared by Meredith Village Savings Bank dated November 2015. The detached garage was built in 1988 and had a depreciation code of good which resulted in assessment of \$13,400. The paved driveway was also adjusted for a gravel driveway. Changing the depreciation code resulted in a value of \$12,300. After adjustments the assessment is reduced by \$1600 to \$109,200. And it is recommended that abatement in the amount of \$39.55 be granted. Donald Winterton made a motion to reduce the assessment by \$1600 to \$109,200 and abate \$39.55. Timothy Tsantoulis seconded the motion. The motion carried unanimous.

d. Henry Demers III 15 Mount St. Mary's Way #405 Map 14 Lot 1-2-405

The taxpayer is requesting abatement because the overall assessment does not compare with his opinion of value of \$48,200. The condo is on the fourth floor. All comparable sales used were basement or first floor units and short sales. The only exception was a fourth floor unit which was incorrectly assessed as a basement unit. The assessment for this unit has been corrected. Other comparable sales were reviewed and all sold above the asking price and above the assessed value. The recommendation of the Town Field Appraiser is to deny the abatement request. Donald Winterton made a motion to deny abatement. The motion was seconded by Timothy Tsantoulis. The motion carried unanimous.

4. New Business

a. PA-28 Inventory of Taxable Property Form for 2017

The NH Department of Revenue sent their annual request to determine if the Town would be using the Form PA-28 Taxpayer Inventory Form. The Town of Hooksett hasn't used these forms since the year 2009. The information requested on these form is obtained in various other ways. Donald Winterton made a motion to sign the NH Department of Revenue form indicating that we would not be utilizing the PA-28 this year. The motion was seconded by Timothy Tsantoulis. The motion carried unanimous.

6. ADJOURNMENT

Donald Winton made a motion to adjourn at 6:25PM. The motion was seconded by Timothy Tsantoulis. The motion carried unanimous.

Respectfully Submitted,

Elayne Pierson
Assessing Clerk