



Town of Hooksett

ASSESSING DEPARTMENT

BOARD OF ASSESSORS MEETING Unofficial Public Minutes August 19, 2019

CALL TO ORDER: Timothy Tsantoulis called the meeting to order at 5:05PM.

PRESENT: Timothy Tsantoulis, Avery Comai, Alex Walczyk.

1. **MATTERS OF IMPENDING ABATEMENTS**

a. General Electric Corp 9 Industrial Park Drive Map 18 Lot 42

The subject property is an industrial manufacturing facility located on an 11.69 acre parcel. The income analysis provided appears to be theoretical and not based on actual income and expenses associated with this property.

Alex Walczyk made a motion to accept the Assessor's recommendation to deny abatement for 9 Industrial Park Drive for the 2018 tax year. The motion was seconded by Avery Comai. The motion carried unanimous.

b. New Sunsets Realty, LLC 1560 Hooksett Road Map 13 Lot 46-1

The subject property is a gas station and convenience store on .95 acre parcel. The taxpayer's concern is with the overall assessment compared with their opinion that the application of an income approach results in a value indication of \$790,000. Alex Walczyk made a motion to accept the Assessor's recommendation to deny abatement on 1560 Hooksett Road for the 2018 tax year. Avery Comai seconded the motion. The motion carried unanimous.

c. Merchants Plaza, LLC 1279 A-B Hooksett Road Map 25 Lot 46

The subject property is 1.71 acre commercial parcel with two buildings. The reason for the abatement request is the assessment of one building which is to be razed. The assessment has already been adjusted with a 25% functional obsolescence factor. Alex Walczyk made a motion to accept the Assessor's recommendation to deny abatement on 1279 A-B Hooksett Road for the 2018 tax year. Avery Comai seconded the motion. The motion carried unanimous.

d. McDonald's Real Estate Co. 1254 Hooksett Road Map 30 Lot 26

The subject property is a 1.57 acre commercial parcel on which McDonald's is located. There was no information to support to support their opinion of value. Avery Comai made a motion to accept the Assessor's recommendation to deny abatement on 1254 Hooksett Road for the 2018 tax year. The motion was seconded by Alex Walczyk. The motion carried unanimous.



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e. West River Realty LLC, 90 West River Road Map 29 Lot 72

The subject property is 3.64 acre commercial parcel on which Dunkin Donuts is located as well as a second building which is vacant. The taxpayer's concern is the assessment of the second building. An income approach was provided but it is not clear if it is associated with actual income of the property or how the price per square foot was calculated. Alex Walczyk made a motion to accept the Assessor's recommendation to deny abatement on 90 West River Road for the 2018 tax year. Avery Comai seconded the motion. The motion carried unanimous.

f. John M. Kelly Rev Trust Various Locations Various Map/Lots

The subject properties (Map 25 Lot 56,56-1,20,57,9,8,13,5, 4,55,12,11,14 & Map 36 Lot 42-5 & Map 24 Lot 38-13) are commercial properties. The taxpayer's concern with the overall assessments compared with the purchase prices and an appraisal. After review it was found that the purchases and appraisal referenced occurred from 2012-2015. Due to the age of the sales and the appraisal they are not considered a good indication of current market value. Alex Walczyk made a motion to accept the Assessor's recommendation to deny abatement on the various locations as a group owned by John M. Kelly Rev Trust. The motion was seconded by Avery Comai. The motion carried unanimous.

g. Central Rivers Power NH, LLC 73 Merrimack St. & Edgewater Dr. Map 5 Lot 41 & 42.

The subject property is a hydroelectric facility. The taxpayer's concern is the overall assessment. They concluded that based on the ratio available at the time of the application (2017 ratio 80.3%) that the assessment indicated a market value of \$3,735,990. However the actual ratio for 2018 was 95% which indicates a value of \$3,150,000. The taxpayer's opinion of value is \$1,095,507, however no documentation was provided to support this figure. Alex Walczyk made a motion to accept the Assessor's recommendation to deny abatement on 73 Merrimack Street & Edgewater Drive for the 2018 tax year. Avery Comai seconded the motion. The motion carried unanimous.

h. LSREF4 Dual, LLC 14 Central Park Drive Map 37 Lot 2-2

The subject parcel is an office building located on a 15.07 acre parcel. It is the opinion of taxpayer that applying the income approach results in a value less than the assessed value. However no analysis, no income approach or opinion of market value was provided. Alex Walczyk made a motion to accept the Assessor's recommendation to deny abatement on 14 Central Park Drive for the



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2018 tax year. Avery Comai seconded the motion. The Motion carried unanimous.

i. Alice & Bell Holdings, LLC 6 Bell Avenue - Map 44 Lot 47

The subject property is a gas station, convenience store and car wash on a 1.71 acre parcel. The taxpayer's concern is that the overall assessment compared with their opinion that the application of a pro forma income approach results in a value indicator of \$1,750,000. There is no income approach or analysis provided. Avery Comai made a motion to accept the Assessor's recommendation to deny abatement on 6 Bell Avenue for the 2018 tax year. The motion was seconded by Alex Walczyk. The motion carried unanimous.

j. Porter, Robert F. 78 Londonderry Turnpike Map 49 Lot 56-Var.

The subject properties (Map 49 Lot 56-D1&D2, G1 &G2 &G4, andE1) are industrial condominiums. It is the taxpayer's opinion that the application of an income approach results in a value indication of \$900,000. No analysis was provided. Alex Walczyk made a motion to accept the Assessor's recommendation to deny abatement on 78 Londonderry Turnpike. Avery Comai seconded the motion. The motion carried unanimous.

k. Tremont 18-200 Nominee Trust 78 Londonderry Tpk Map 49 Lot 56-var

The subject properties (Map 49 Lot 56-D3-D6, G3&G5-6) are industrial condominiums. It is the taxpayer's opinion that the application of an income approach results in a value indication of \$1,020,000. No analysis was provided. Alex Walczyk made a motion to accept the Assessor's recommendation to deny abatement for Map 49 Lots Var. on 5 Eastpoint Drive. The motion was seconded by Avery Comai. The motion carried unanimous.

l. Palmhill Investments, LLC 5 Eastpoint Drive Map 49 Lot 11-var.

The subject properties (Map 49 Lot 11-2-3, 5, 6, 8,9,10 &11) are industrial condominiums. The taxpayer's opinion of value is \$1,251,000 which seems to be based on current listings of industrial condos. No analysis was provided. Alex made a motion to accept the Assessor's recommendation to deny abatement for the 2018 tax year for 5 Eastpoint Drive Units. Avery Comai seconded the motion. The motion carried unanimous.

m. JCSJR 5 Eastpoint Drive #G Map 49 Lot 11-2-7

The subject is an industrial condominium. The taxpayer's opinion of value is \$96,000 which seems to be based on current listings of industrial condos. No analysis was provided. Alex made a motion to accept the Assessor's



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recommendation to deny abatement for the 2018 tax year for 5 Eastpoint Drive Units. Avery Comai seconded the motion. The motion carried unanimous.

- n. **Brian Holt 5 Eastpoint Dr. #O,P&Q Map 49-11-2-15,16& 17**
The subject properties are industrial condominiums. The taxpayer's opinion of value is \$480,000 which seems to be based on current listings of industrial condos. No analysis was provided. Alex Walczyk made a motion to accept the Assessor's recommendation to deny abatement for 5 Eastpoint Drive Units #O, P & Q for the 2018 tax year. The motion was seconded by Avery Comai. The motion carried unanimous.
- o. **Generations Realty 5 Eastpoint Drive #D Map 49 Lot 11-2-4**
The subject property is an industrial condominium. The taxpayer's opinion of value is \$192,000 which seems to be based on current listings of industrial condos. No analysis was provided. Avery Comai made a motion to accept the Assessor's recommendation to deny abatement for 5 Eastpoint Drive #D for the 2018 tax year. Alex Walczyk seconded the motion. The motion carried unanimous.
- p. **Apoint Properties, LLC 5 Eastpoint Drive #A Map 49 Lot 11-2-1**
The subject property is an industrial condominium. The taxpayer's opinion of value is \$286,000 which seems to be based on current listings of industrial condos. No analysis was provided. Avery Comai made a motion to accept the Assessor's recommendation to deny abatement on 5 Eastpoint Drive #A for the 2018 tax year. Alex Walczyk seconded the motion. The motion carried unanimous.
- q. **MRAC, LLC 1278 Hooksett Road Map 30 Lot 9**
The subject property is an automobile sales dealership located on a 14.94 acre parcel. It is the taxpayer's opinion that the application of an income approach results in a value indication of \$4,750,000. No analysis was provided. Alex Walczyk made a motion to accept the Assessor's recommendation to deny abatement on 1278 Hooksett road for the 2018 tax year. Avery Comai seconded the motion. The motion carried unanimous.
- r. **Twenty-Eight Acres Mgmt 1160 Hooksett Road #C Map 39 Lot 36-C**
The subject property is an office building and storage warehouse located on a 3.08 acre parcel. It is the taxpayer's opinion that the application of an income approach results in a value indication of \$1,500,000. No analysis was provided. Alex Walczyk made a motion to accept the Assessor's recommendation to



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deny abatement on 1160 Hooksett Road #C for the 2018 tax year. Avery Comai seconded the motion. The motion carried unanimous.

Alex Walczyk made a motion to remove from the table 7/2/2019 item #s d, g, h,k, l. Avery Comai seconded the motion. The motion carried unanimous.

k. Public Service of NH dba as Ever source various locations

George E. Sansoucy, PE, LLC reviewed the abatement application filed by Eversource regarding its valuation of electric facilities and land in the town of Hooksett. Eversource relies upon the values prepared by the NH Department of Revenue Administration as a basis for their request. The New Hampshire Board of Tax and Land Appeals (BTLA) has found the DRA value does not represent the true and full fair market value. The BTLA decision in this matter was upheld by the NH Supreme Court related to Eversource. Alex Walczyk made a motion to deny the abatement request based on the utility appraiser's recommendation for the tax year 2018 for Map 25 Lot 79, Map 31 Lot 96, Map 49 Lot 49-4-1, Map 25 Lot 80, Map 28 Lot 17, Map 17 lots 51 & 59, map 7 lot 2, Map 5 Lot 85, Map 23 Lot 4, Map 17 Lot 48, Map 23 Lot 5 & 6, Map 7 Lot 22 and Map 46 Lot 2. The motion was seconded by Avery Comai. The motion carried unanimous.

l. Northern New England Telephone 109 Cross Road Map & Lot Tel-0001

The Fairpoint opinion of value is \$3,341,960. The Town's assessment is \$3,618,500. The difference is less than 10%. George Sansoucy, PE, LLC believes the difference to be de minimis and within value estimation for tax assessment purposes. Alex Walczyk made a motion to deny abatement for the 2018 tax year Map & Lot Tel-0001. The motion was seconded by Avery Comai. The motion carried unanimous.

d. Irving Oil NH Corp. 86 West River Road Map 29 Lot 74

The subject property is a gas station and convenience store on a 4.17 acre lot. The taxpayer's concern is that the overall assessment compared with their opinion that the application of a pro forma income approach results in a value indicator of \$1,290,000. There is no analysis provided. Alex Walczyk made a motion to deny abatement on 86 West River Road for the 2018 tax year. The motion was seconded by Avery Comai. The motion carried unanimous.

h. Danais, Romeo D. 40 Londonderry Turnpike Map 49 Lot 51

The subject property is a distribution warehouse located on a 19.17 acre parcel. The taxpayer's concern is that the overall assessment compared with their opinion that the application of a pro forma income approach results in a value



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indicator of \$1,700,000. There is no analysis provided. Alex Walczyk made a motion to accept the Assessor's recommendation to deny abatement on 40 Londonderry Turnpike for the 2018 tax year. The motion was seconded by Avery Comai. The motion carried unanimous.

d. **ZJBV, LLC 18 Waterworks#84 Drive Map 18 Lot 44**

The subject property is an industrial warehouse on a 5.07 acre parcel. The taxpayer's concern is that the overall assessment when compared to the purchase price of \$525,000 on 8/30/2018 and an appraisal value indication of \$620,000 as of 7/17/2018. The Assessor reviewed all of the information provided and found that the condition of the property is overstated and some functional obsolescence should be applied to its use. After adjustments the assessment is reduced by \$263,000 from \$1,480,200 to \$1,217,200 with an abatement amount of \$5,817.56. Alex Walczyk made a motion to accept the Assessor's recommendation to approve the new assessment of \$1,217,200 and the abatement of \$5,818 for the 2018 tax year. Avery Comai seconded the motion. The motion carried unanimous.

2. **Old Business**

Non Public Session RSA 91-A:3II(c)

Avery Comai made a motion to enter into nonpublic session under RSA 91-A:3II(c) at 7:22PM. Alex Walczyk seconded the motion. Roll call vote was taken. All in favor.

Alex Walczyk made a motion to exit nonpublic session at 7:30PM. The motion was seconded by Avery Comai. The motion carried unanimous.

Alex Walczyk made a motion to seal and restrict the minutes. The motion was seconded by Avery Comai. The motion carried unanimous.

3. **ADJOURNMENT**

Alex Walczyk made a motion to adjourn at 7:32PM. The motion was seconded by Avery Comai. The motion carried unanimous.

Respectfully submitted,

Elayne Pierson
Assessing Clerk