



Town of Hooksett

ASSESSING DEPARTMENT

BOARD OF ASSESSORS MEETING

Public Meeting Minutes

06/23/2020

CALL TO ORDER: Acting Chairman John Durand called the meeting to order at 2:08 PM.

PRESENT: John Durand, Alex Walczyk, Jon Duhamel (Assessor). Timothy Tsantoulis was excused and Avery Comai was absent.

1. APPROVAL OF MINUTES

a. May 19, 2020 Nonpublic Minutes

Alex Walczyk made a motion to accept the nonpublic minutes as amended. The motion was seconded by John Durand. The motion carried.

b. May 19, 2020 Public Minutes

Alex Walczyk made a motion to accept the public meeting minutes of 5/19/2020 as amended. The motion was seconded by John Durand. The motion carried.

Alex Walczyk made a motion to enter into nonpublic session under RSA 91-A:3II(c) at 2:18 PM. John Durand seconded the motion. A roll call vote was taken. Alex Walczyk Aye John Durand Aye. The motion carried.

2. NONPUBLIC SESSION under RSA 91-A:3II(c).

Alex Walczyk made a motion to exit nonpublic session at 3:16PM. The motion was seconded by John Durand. The motion carried.

Alex Walczyk made a motion to seal and restrict the nonpublic minutes of June 23, 2020. John Durand seconded the motion. A roll call vote was taken. Alex Walczyk Aye John Durand Aye. The motion carried.

3. MATTERS of IMPENDING TAX ABATEMENTS

a. Carriage Manor Condo Assoc. Manor Drive Map 6 Lot 22-71

The taxpayer is asking for an abatement due to the land being transferred to the Condo Main. This lot has been zeroed out due to construction of the condos and private road. The land is now absorbed by the condo main and value has been factored into the condos assessment value. The Carriage Manor Hooksett Condo Association was billed and \$8,122. Alex Walczyk made a motion to abate \$8,122.00 to Carriage Manor Condo Association. The motion was seconded by John Durand. A roll call vote was taken. Alex Walczyk Aye and John Durand Aye. The motion carried.

50 b. Marley, Christopher 40 Churchill Drive Map 12 Lot 24-29

51 The taxpayer has requested abatement on their property at 40 Churchill Drive
 52 because they believe the value to be excessive due to incorrect data on the PRC
 53 (Property Record Card). The subject property is comprised of a 2018 Colonial style
 54 building with 2,800 square feet of living area situated on 1.0 acre of land. The
 55 current assessment is \$505,600. After reviewing the PRC the assessor
 56 recommends removing the "FPL3" from the PRC as there is none. The revised
 57 assessment will be \$498,800. The assessor recommends granting the abatement.
 58 Alex Walczyk made a motion to accept the assessor's recommendation to abate
 59 \$6,800 in assessment. The motion was seconded by John Durand. A roll call vote
 60 was taken. Alex Walczyk Aye and John Durand Aye. The motion carried.

61
 62 c. LSREF4 Dual LLC 14 Central Park Drive Map 37 Lot 2-2

63 The taxpayers have applied for an abatement on their property located at 14
 64 Central Park Drive because they believe the value to be excessive when
 65 considering the information supplied with the application. The subject property is
 66 comprised of a 1987 Office building with 120,960 square feet of gross area
 67 situated on 15.07 acres of land. The current assessment is \$14,424,100. The
 68 property is currently under appeal for 2018. Assessor recommends the 2019
 69 abatement request be denied and wait for the outcome of the 2018 appeal. Alex
 70 Walczyk made a motion to accept the recommendation of the assessor to deny.
 71 John Durand seconded the motion.

72
 73 d. McDonalds Real Estate Co. 1254 Hooksett Road Map 30 Lot 26

74 The taxpayer applied for abatement on their property at 1254 Hooksett Road. The
 75 subject property is comprised of a McDonalds Restaurant with 4268 square feet of
 76 space situated on 1.57 acres of land. The current assessment is \$1,412,200. The
 77 property is under appeal for 2018. The assessor recommend denying the 2019
 78 abatement request and waiting for the outcome of the 2018 appeal which will carry
 79 forward. KRT is handling the 2018 appeal for the Town. John Durand made a
 80 motion to deny abatement pending the outcome of the 2018 appeal. Alex Walczyk
 81 seconded the motion. The motion carried unanimous.

82
 83 e. CRP NH Hooksett 73 Merrimack/Edgewater Dr. Map 5 Lot 41 & 42

84 The taxpayers have applied for an abatement on their property located at 73
 85 Merrimack Street. The subject property is comprised of the Electric Transmission
 86 and Distribution system for Hooksett. The current assessment is \$3,016,500. The
 87 property is currently under appeal for 2018. The assessor recommends denying
 88 the 2019 abatement request pending the outcome of the 2018 appeal. Alex
 89 Walczyk made a motion to accept the recommendation of the assessor to deny.
 90 John Durand seconded the motion. A roll call vote was taken. Alex Walczyk
 91 Aye and John Durand Aye. The motion carried.

92
 93 f. PSNH Various Maps & Lots

94 The taxpayer has applied for abatement on their properties located throughout
 95 Hooksett. The subject properties are comprised of PSNH/Eversouce parcels. The
 96 current assessment for all is \$90,464,622. The properties are currently under
 97 appeal for 2018. The assessor recommends denying the 2019 abatement request
 98 and wait for the outcome of the 2018 appeal as it will carry forward. Alex Walczyk
 99 made a motion to accept the recommendation of the assessor to deny. John

100 Durand seconded the motion. A roll call vote was taken. Alex Walczyk Aye and
101 John Durand Aye. The motion carried.

102

103 **4. Data Corrections**

104 a. SEG-0001 Utility ROW Map Id 0 SEG—0001

105 In 2019 the NH Supreme Court affirmed the trial Court's ruling in the case of
106 Segtel V City of Nashua and that a municipality must have a direct license with
107 each user of the right of way before being allowed to tax that entity for its use of
108 the right of way. The Town has no such agreements. Segtel has not been taxed
109 since the ruling but was in 2016 & 2017. Segtel never applied for abatement nor
110 paid the taxes. The ROW has now gone to lien and advanced to the tax collector's
111 tax deeding list. The tax amounts for 2016 and 2017 need to be abated. Alex
112 Walczyk made a motion to abate a combined total of \$250.72 for tax years 2016 &
113 2017 for SegTel. The motion was seconded by John Durand. . A roll call vote was
114 taken. Alex Walczyk Aye and John Durand Aye. The motion carried.

115

116 b. Savoie, Andrew & Debra 45 Bert Street Map 6 Lot 84

117 When adding an above ground pool to the parcel, the wrong code was entered.
118 The assessment value of the pool should be \$16,200 not \$80,600. An abatement
119 of \$693.91 for the first issue tax bill for 2020 is requested. Alex Walczyk made a
120 motion to abate \$693.91 due to a data correction. The motion was seconded by
121 John Durand. A roll call vote was taken. Alex Walczyk Aye and John Durand Aye.
122 The motion carried.

123

124 c. Burgess Mobile Home 15 Dart Street Map 39 Lot 1-75

125 The mobile home unit located at 15 Dart Street was removed in February of
126 2020. There should not have been a tax bill for 2020. An assessment
127 abatement of \$20,500 is requested which results in a refund of \$221.00 in
128 taxes for 2020. Alex Walczyk made a motion to abate \$221.00 in taxes for 15 Dart
129 Street. The motion was seconded by John Durand. A roll call vote was taken.
130 Alex Walczyk Aye and John Durand Aye. The motion carried.

131

132 d. Fortier, Solange 407 Hackett Hill Road Map 37 Lot 51-3

133 The taxpayer is currently receiving an elderly exemption of \$68,800.
134 She turned 75 years of age last July which puts her in the next tier (75-79 years of
135 age) for an exemption of \$96,300. An assessment abatement of \$27,500 is
136 requested which results in an abatement of \$296.00 in taxes.
137 Alex Walczyk made a motion to abate \$296.00 for property located at 407 Hackett
138 Hill Road. John Durand seconded the motion. A roll call vote was taken. Alex
139 Walczyk Aye and John Durand Aye. The motion carried.

140

141 **5. New Business**

142 a. The Board of Assessors received a card from a taxpayer thanking them
143 for an abatement approval.

144

145 b. The Assessor updated the Board of Assessors on the total Town assessment. It
146 has increased by 17.2 million dollars in assessment since last September.

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149

150 **6. ADJOURNMENT**

151 Alex Walczyk made a motion to adjourn at 3:51PM. John Durand seconded the
152 motion. The motion carried unanimous.

153

154

155 Respectfully Submitted,

156

157

158 Elayne Pierson

159 Assessing Clerk

160

161 Corrections to Minutes of 5/19/2020.

162 Line 17 Remove "6".

163 Line 41 Remove "seconded the motion.

164 Line 52 Correct Spelling of Durand.

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168

169 **Please see subsequent meeting minutes for any amendments to these minutes.**

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