



Town of Hooksett

ASSESSING DEPARTMENT

BOARD OF ASSESSORS MEETING

Public Meeting Minutes

06/30/2020

CALL TO ORDER: Chairman Timothy Tsantoulis called the meeting to order at 2:06PM.

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

1. APPROVAL OF MINUTES

a. June 23, 2020 Nonpublic Minutes

Alex Walczyk made a motion to accept the nonpublic meeting minutes of June 23, 2020 as amended. The motion was seconded by John Durand. The motion carried. Timothy Tsantoulis abstained.

b. June 23, 2020 Public Minutes

Alex Walczyk made a motion to accept the nonpublic meeting minutes of June 23, 2020 as written. The motion was seconded by John Durand. The motion carried. Tim Tsantoulis abstained.

Alex Walczyk made a motion to enter into nonpublic session at 2:12PM under RSA 91-A:3II(c). The motion was seconded by John Durand. A roll call vote was taken. Alex Walczyk Aye John Durand Aye Timothy Tsantoulis Aye. The motion carried unanimous.

Alex Walczyk made a motion to exit nonpublic session at 2:25 PM. The motion was seconded by John Durand. A roll call vote was taken. Alex Walczyk Aye John Durand Aye Timothy Tsantoulis Aye. The motion carried unanimous.

Alex Walczyk made a motion to seal and restrict the nonpublic minutes of June 30, 2020. John Durand seconded the motion. A roll call vote was taken. Alex Walczyk Aye John Durand Aye. The motion carried unanimous.

3. MATTERS of IMPENDING TAX ABATEMENTS

a. Quellette Family Trust 9 Pond View Drive Map 9 Lot 22-39

The taxpayer has applied for abatement on his property because he believes there is a data error on the property card. The subject property is comprised of a 2017 colonial style building with 4,475 square feet of living area, situated on 5.56 acres of land. The current assessment is \$745,200. After reviewing the appraisal provided with the application, the assessor recommends no adjustments at this time as the measurements on property card match the sketch in the appraisal. Regarding the differences in calculations between the PRC and the owner's appraisal, the assessor is unable to comment as he has no knowledge how the other software functions. He knows that all properties in Hooksett are assessed using Vision CAMA software system and are therefore assessed consistently.

53 The Assessor recommends denying the abatement request. John Durand made a motion
 54 to accept the Assessor's recommendation for the property at 9 Pond View Drive Map 9 Lot
 55 22-39 and deny abatement for the 2019 tax year. The motion was seconded by Alex
 56 Walczyk. The motion carried unanimous.

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58 b. Synergy Storage Structures 1140 Hooksett Road Map 39 Lot 33

59 The taxpayer has applied for abatement because of data error on the property record card.
 60 The subject property is comprised of 6.82 acres of vacant land on Hooksett Road. The
 61 current assessment is \$413,000. After the assessor reviewed the plans which included a

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 63 lot line adjustment, provided with the application, he recommending correcting the acreage
 64 as it was listed wrong since 2007. The assessor recommends granting the abatement.
 65 John Durand made a motion to accept the Assessor's recommendation for the property at
 66 1140 Hooksett Road Map 39 Lot 33 and abate \$600. in value and issue a refund in the
 67 amount of \$16.04 for the 2017 tax year, abate \$13,800 in value for 2018 and 2019 and
 68 issue refunds for \$305.26 for 2018 and \$297.39 for 2019. The motion was seconded by
 69 Alex Walczyk. The motion carried unanimous.

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71 c. Wong, Kwok Tong, Teal 1601 Hooksett Road Map 14 Lot 18

72 The taxpayer has applied for abatement on his property because he believes the value to
 73 excessive when considering the listing included. The subject property consists of 6.97
 74 acres of commercial land. The current assessment is \$1,353,900. The assessor reviewed
 75 the submitted information and made some adjustments on the property record card which
 76 resulted in a revised value of \$930,300. The assessor recommends granting the
 77 abatement. The Assessor stated this was a prime piece of land and was listed with an
 78 asking price of \$900,000. John Durand made a motion to accept the Assessor's
 79 recommendation for the property at 1601 Hooksett Road Map 14 Lot 8 and abate \$423,600
 80 in value and issue a refunds of \$9,128.58 for the 2019 tax year. Alex Walczyk seconded
 81 the motion. The motion carried unanimous.

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83 d. Kelly Rev Trust of 1993, John M. Various Maps & Lots

84 The Assessors stated that the taxpayer did not like the revaluation assessments.
 85 John Durand made a motion to accept the Assessor's recommendation to deny
 86 abatement on the various properties owned by John M. Kelly Rev trust of 1993 for the 2019
 87 tax year. Alex Walczyk seconded the motion. The motion carried unanimous.

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89 e. Old Castle Lawn & Garden 24 Lehoux Drive Map 47 Lot 17

90 The taxpayer has applied for abatement because they believe the value is excessive. The
 91 subject property is comprised of a 2002 warehouse with 6,000 square feet of area,
 92 situated on 27.70 acres of land. The current assessment is \$896,600. The assessor
 93 review all the information submitted with application and recommends making no
 94 adjustments. Therefore he recommends denying the abatement request. The Taxpayer
 95 paid \$750,000 for the property in 2011. The Assessor said the taxpayer has the option to
 96 put some of the land in current use which would lower the assessment. John Durand
 97 made a motion to accept the Assessor's recommendation for the property at 24 Lehoux
 98 Drive Map 47 Lot 17 to deny abatement the 2019 tax year. Alex Walczyk seconded the
 99 motion. The motion carried unanimous.

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101 f. TNT Palace Various Locations Various Lots

102 The taxpayer has applied for abatement on their property for a prior issue that has
 103 not been resolved. The subject property is comprised of multiple former mobile home lots
 104 that have been vacant since around 2015. This would be an administrative abatement.
 105 The MH were never properly removed from the system, so they continued to accrue
 106 interest and penalties and now have tax liens on them. John Durand made a motion to
 107 clear all liens on the properties listed in Mr. Toye's e-mail of 5/26/2020. Alex Walczyk
 108 seconded the motion. The motion carried unanimous.

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6. ADJOURNMENT

Timothy Tsantoulis made a motion to adjourn at 2:50PM. The motion was seconded by John Durand. The motion carried.

Respectfully Submitted

Elayne Pierson
Assessing Clerk

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