



Town of Hooksett

ASSESSING DEPARTMENT

BOARD OF ASSESSORS MEETING

Public Meeting Minutes

08/04/2020

2:00 P.M.

CALL TO ORDER: Timothy Tsantoulis called the meeting to order at 2:00 PM

PRESENT: Timothy Tsantoulis, Chairman, John Durand, Alex Walczyk, Randall LaPierre, Jon Duhamel (Assessor).

1. Elections of Officers

John Durand nominated Timothy Tsantoulis for Chairman of the Board of Assessors. The motion was seconded by Alex Walczyk. The motion carried unanimous. Alex Walczyk nominated John Durand for Vice-chairman of the Board of Assessors. Randall LaPierre seconded the motion. The motion carried unanimous.

2. Assessing Presentation

The Assessor presented a packet to the Board of Assessing explaining the responsibilities and functions of the assessing dept.

3. APPROVAL OF MINUTES

a. June 30, 2020 Nonpublic Minutes

John Durand made a motion to accept the nonpublic meeting minutes as written. The motion was seconded by Alex Walczyk. The motion carried with Randall LaPierre abstaining.

b. June 30, 2020 Public Minutes

Alex Walczyk made a motion to accept the public minutes of June 30, 2020 with a correction to add e-mail that was referred to from Tom Toye. The motion was seconded by John Durand. The motion carried with Randall LaPierre abstaining.

4. MATTERS of IMPENDING TAX ABATEMENTS

a. Griburas, Evangelos 1556 Hooksett Road Map 18 Lot 1

The taxpayers applied for abatement because they believe the land value to be excessive compared to similar properties on Hooksett Road. The property is comprised of a 1966 Auto Sales/Repair shop situated on 1.96 acres of land. The current assessment is \$581,800. After reviewing the comps provided with the application, the assessor making changes to this property record card to adjust the land only to be consistent with the similar properties of the area. The adjustment will reduce the assessment by \$183,800. The assessor recommends granting the abatement.

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John Durand made a motion to accept the Assessor's recommendation for the property at 1556 Hooksett Road Map18 Lot 1 and abate \$83,800 in value and issue a refund of \$3,960.39 for the 2019 tax year. Randall LaPierre seconded the motion. The motion carried unanimous.

b. Mafera, Donald L. 34 Mammoth Road #5 Map 47 Lot 14

The taxpayers have applied for abatement on their property because they believe the value to be excessive when compared to similar properties in their development. The subject property is comprised of a 2004 condominium style building with 1,705 square feet of living area situated in the Stonegate community .3 acres of land. The current assessment is \$277,500. This unit has ceramic tile which increases the value. The assessor reviewed the comps included with the application and reviewed area sales. The assessor recommends making no changes at this time and recommends denying the abatement request. If the current assessment is equalized it indicated a market value of \$305,616. The property sold on 5/16/2019 for \$298,000 which is within the 3% acceptable range.

Alex Walczyk made a motion to accept the Assessor's recommendation for the property at 34 Mammoth Road #5 Map 47 Lot 14 and deny abatement. John Durand seconded the motion. The motion carried unanimous.

d. Fuller Revoc Trust. 15 Quince Hill Drive Map 25 Lot 26-35

The taxpayers have applied for an abatement on their property because they believe the value to be excessive when compared to similar properties in Hooksett. The subject property is comprised of a 2018 detached condominium style building with 1,781 square feet of living area situated in the Berry Hills development. The current assessment is \$389,300. The assessor reviewed the comps included with the application and reviewed sale in the development. He recommends making changes to the building tables in the Town's cama system to bring the assessments closer in line with the market. That adjustment will reduce the assessment by \$54,100. Therefore he recommends granting the abatement. The revised assessment is \$335,200.

John Durant made a motion to accept the Assessor's recommendation for the property at 15 Quince Hill Drive Map 25 Lot 26-35 and abate \$54,100 in value and issue a refund of \$1,165.86 for the 2019 tax year. Alex Walczyk seconded the motion. The motion carried unanimous.

e. Newhall, Richard & Susan 35 Quince Hill Drive Map 25 Lot 26-40

The taxpayers have applied for an abatement on their property because they believe the value to be excessive when compared to similar properties in Hooksett. The subject property is comprised of a 2018 detached condominium style building with 1,917 square feet of living area situated in the Berry Hills development. The current assessment is \$408,800. The assessor reviewed the comps included with the application and reviewed sale in the development. He recommends making changes to the building tables in the Town's cama system to bring the assessments closer in line with the market. That adjustment will reduce the assessment by \$56,900, and therefore he recommends granting the abatement. The revised assessment is \$351,900.

101 John Durand made a motion to accept the Assessor's recommendation for the
 102 property at 35 Quince Hill Drive Map 25 Lot 26-40 and abate \$56,900 in value
 103 and issue a refund of \$1,226.20 for the 2019 tax year. Alex Walczyk seconded
 104 the motion. The motion Carried unanimous.

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 106 f. Bussiere, Scott 16 Scott Avenue Map 24 Lot 36

107 The taxpayer has applied for abatement on his property because he believes the
 108 value to be excessive when comparing to similar properties in the area. The
 109 subject property is comprised of 0.72 acres of land with Shop/Garage for his
 110 business. The current assessment is \$259,900. The assessor reviewed the
 111 application and similar properties in the area. He recommends making changes
 112 to the land value only to be consistent with similar properties and to account for
 113 the easement encumbered on his lot.

114
 115 John Durand made a motion to accept the Assessor's recommendation for the
 116 property at 16 Scott Avenue Map 24 Lot 36 and abate \$74,000 in value and issue
 117 a refund \$1,594.70 for the 2019 tax year. Randall LaPierre seconded the motion.
 118 The motion carried unanimous.

119
 120 g. Matnec LLC-HST 1 Benton Road Map 25 Lot 72

121 The taxpayers have applied for an abatement on their property because they
 122 believe the value to be excessive when compared to similar properties in
 123 Hooksett. The subject property is comprised of a 1988 Fast Food building (Dunkin
 124 Donuts) with 2,821 square feet of gross area situated on 0.52 acres of land. The
 125 current assessment is \$943,400. He compared it to MacDonald where there is a
 126 fast food land adjustment. After reviewing the comps provided with the
 127 application, the assessor recommends making changes on the property record
 128 card to be consistent with similar properties in the area. The adjustment will
 129 reduce the assessment by \$165,000. He recommends granting the abatement
 130 request. The revised assessment is \$777,500.

131
 132 Randall LaPierre made a motion to accept the Assessor's recommendation for the
 133 property at 1 Benton Road Map 25 Lot72 abate \$165,900 in value and issue a
 134 refund of \$3,575.15 for the 2019 tax year. John Durand seconded the motion. The
 135 motion carried unanimous.

136
 137 h. 62 Merrimack Apartments 62 Merrimack Street Map 5 Lot 38

138 The taxpayers have applied for an abatement on their property because they
 139 believe the value to be excessive when compared to similar properties in
 140 Hooksett The subject property is comprised of a 1970 9-unit apartment building
 141 with 5,914 square feet of living area situated on .3 acres of land. The current
 142 assessment is \$703,500. The assessor reviewed the comps included with the
 143 application and reviewed area sales. He recommends making the changes to the
 144 land to be consistent with similar properties. These adjustments will reduce the
 145 assessment by \$166,000. He recommends granting the abatement request.

146
 147 Randall LaPierre made a motion to accept the Assessor's recommendation for the
 148 property at 62 Merrimack Street Map 5 Lot 38 and abate \$166,000 in value and
 149 issue a refund of \$3,577.30. John Durand seconded the motion. The motion
 150 carried unanimous.

151

152 **5. NEW BUSINESS**

153 a. PA-28 Inventory of Taxable Property Form for 2021

154 The Board of Assessors signed the form received from NH Department of
155 Revenue indicating that the Town of Hooksett would not be using the PA-28
156 inventory form in 2021. The Town has not used these forms since 2009. We
157 received the information from other Town sources.

158
159 b. Application for Reimbursement to Towns & Cities in which Federal and State Land
160 is situated

161 The Board of Assessors signed the form received from the NH Department of
162 Revenue for the Town of Hooksett to be reimbursed for Bear Brook State Park
163 land in Hooksett for taxes at current use value.

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166 **6. ADJOURNMENT**

167 John Durand made a motion to adjourn at 3:11PM. The motion was seconded by
168 Randall LaPierre. The motion carried unanimous.

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174 Respectfully Submitted,

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178 Elayne Pierson
179 Assessing Clerk

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181 Corrections to Minutes of 6/30/2020.

182 Line 107: Attach 5/26/2020 e-mail from Tom Toye

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184
185 **Please see subsequent meeting minutes for any amendments to these minutes.**

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187
188 Thank you,

189
190 Jon Duhamel, CNHA
191 Assessor
192 Town of Hooksett
193 603-268-0078

194
195 -----Original Message-----

196 From: Thomas Toye <tom@arthurthomasproperties.com>

197 Sent: Monday, June 29, 2020 11:32 AM

198 To: Jon Duhamel <jduhamel@hooksett.org>

199 Subject: RE: [Hooksett NH] TNT Palace Group, LLC (Sent by Thomas Toye,
200 tom@arthurthomasproperties.com)

201
202 Thank you for looking into this Jon.

203
204 I didn't realize that there was an issue- I assumed that it was a mistake...
205
206 If you happen to have anyone on staff that has been around since 2012-2013 they will likely recall the
207 condition of the "Park Place Mobile Home Park". The units in question were not habitable at the end
208 of their life. I had to pay to have them demoed and removed...
209
210 Thank you again for your help. I look forward to seeing this resolved.
211
212 Tom Toye
213 TNT Palace Group, LLC
214 603.617.4181
215
216 -----Original Message-----
217 From: Jon Duhamel <jduhamel@hooksett.org>
218 Sent: Monday, June 29, 2020 11:05 AM
219 To: Thomas Toye <tom@arthurthomasproperties.com>
220 Subject: RE: [Hooksett NH] TNT Palace Group, LLC (Sent by Thomas Toye,
221 tom@arthurthomasproperties.com)
222
223 This issue will be addressed at tomorrow's Board of Assessors meeting.
224
225 Thank you,
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227 Jon Duhamel, CNHA
228 Assessor
229 Town of Hooksett
230 603-268-0078
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232 -----Original Message-----
233 From: cmsmailer@civicplus.com <cmsmailer@civicplus.com>
234 Sent: Tuesday, May 26, 2020 8:31 AM
235 To: Jon Duhamel <jduhamel@hooksett.org>
236 Subject: [Hooksett NH] TNT Palace Group, LLC (Sent by Thomas Toye,
237 tom@arthurthomasproperties.com)
238
239 Hello jduhamel,
240
241 Thomas Toye (tom@arthurthomasproperties.com) has sent you a message via your contact form
242 (<https://www.hooksett.org/user/3464/contact>) at Hooksett NH.
243
244 If you don't want to receive such e-mails, you can change your settings at
245 <https://www.hooksett.org/user/3464/edit>.
246
247 Message:
248
249 Good Morning,
250
251 I have received property tax delinquency notices with 2018 tax liens for the following addresses(all of
252 which were razed circa 2013):
253
254 4 Howard Avenue

255 7 Howard Ave

256 31 Palace Ave

257 1 Howard Ave

258 12 Dan Ave

259 18 Dan Ave

260 8 Howard Ave

261

262 This has happened in the past and I worked with Leeann to clear it up...

263 Please advise.

264

265 Thank you,

266 Tom Toye

267 TNT Palace Group, LLC

268 603.781.8600

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