



Town of Hooksett

ASSESSING DEPARTMENT

BOARD OF ASSESSORS MEETING

09/01/2021

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

PRESENT: Timothy Tsantoulis, Acting Chairman, Alex Walczyk and Jon Duhamel, (Assessor).

1. **APPROVAL OF MINUTES**

a. June 23, 2021 Public Minutes

Alex Walczyk made a motion to accept the June 23, 2021 public minutes as written. The motion was seconded by Timothy Tsantoulis. The motion carried unanimous.

2. **MATTERS of IMPENDING TAX ABATEMENTS**

a. Heathsource Properties 2 College Park Drive Map 9 lot 34-1

The owners have applied for abatement because they believe the value to be excessive when considering the recent sale. The subject is comprised of the former Cigna building situated on 34.94 acres of land. The current assessment is \$8,144,100.

Based on a recent sale to Chelmsford Hooksett Properties LLC for \$2,500,000, the assessor recommends adjusting the assessment to 2,150,000(2,500,000 equalized by .842). He also recommends granting an abatement of \$134,927.19. The taxpayer has also appealed to the BTLA. Alex Walczyk made a motion based on the recent sale to adjust the assessment by \$5,944,100 to \$2,500,000 and abate \$134,927.19. The motion was seconded by Timothy Tsantoulis. The motion carried unanimous.

b. Scott Family Rev Trust of 2019 51 Pleasant Street Map 2 Lot 9

The owners have applied for an abatement on their property because they believe the value to be excessive when considering the fire that occurred on 4/24/2021. The subject property is comprised of a 1956 Ranch style building with 2081 square feet of living area situated on 2.0 acres of land. The current assessment is \$305,900. The owners are currently living in a mobile home on the property.

After reviewing the information submitted and applying RSA 76:21 (Prorated Assessment for Damaged Buildings), the assessor recommends reducing the assessment to \$133,345 for one year and granting the abatement request. Timothy Tsantoulis made a motion to accept the recommendation of the Assessor and abate the assessment to \$133,345 for one year. The motion was seconded by Alex Walczyk. The motion carried unanimous.

c. G & M Co-operative 54 Gary Avenue Map 18-14-54

A second request was received for Tax abatement from G & M Cooperative's attorney. The mobile home located at 54 Gary Avenue has been abandoned by its owner Sharon Hnativ. On May 25, 2021 the Cooperative requested the Town abate the taxes and liens on the Home. The Board of Assessors denied the request. The Cooperative thinks the Town appears to be under mistaken understanding that the abandonment and eviction process transferred the title from Ms. Hnativ to the Cooperative. This is not the case. But the Board does not want to set a precedent and stands by their original decision.

Timothy Tsantoulis made a motion to accept the recommendation of the assessor and deny abatement. The motion was seconded by Alex Walczyk. The motion carried unanimous.

d. Manchester Manor Inc. 1 Ruth Avenue Map 39 Lot 1-90

The Board received a letter from Bianco Professional Association representing Manchester Manor, Inc. Elizabeth Niemi, a tenant at the park, died in April. The home which is currently vacant is located at 1 Ruth Avenue. Records with the Merrimack County of Deeds show Elderly and Tax Deferrals with the Town of Hooksett dating back to 2013. As Ms. Niemi has no known heirs, per the Attorney's letter, the Town is being given formal notice of the rental arrearage and to determine whether the Town has any intentions with respect to the home. The attorney requests that the Town notifies them within 60 days as to whether we elect to assume the responsibility for lot rent with respect to this home.

The Board felt it was not the Town's responsibility.

Alex Walczyk made a motion not to assume any responsibility for lot rent for 1 Ruth Avenue. The motion was seconded by Timothy Tsantoulis. The motion carried unanimous.

3. **NEW BUSINESS**

Application for Reimbursement to Towns and Cities in which Federal and State forest Land is situated.

The Town received reimbursement of taxes lost for Bear Brook Park that is situated in Hooksett. We received \$573.19 for last year.

Alex Walczyk made a motion to sign the Application for Reimbursement to Towns and Cities in which Federal and State forest Land is situated. The motion was seconded by Timothy Tsantoulis. The motion carried unanimous.

4. **ADJOURNMENT**

Timothy Tsantoulis made a motion to adjourn at 5:28 PM. The motion was seconded by Alex Walczyk. The motion carried unanimous.

Respectfully Submitted,

Elayne Pierson
Assessing Clerk

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