



Town of Hooksett

ASSESSING DEPARTMENT
35 Main Street
Hooksett, NH 03106
(603) 268-0003

BOARD OF ASSESSORS

Public Meeting Minutes

04/28/2021

CALL TO ORDER: Tim Tsantoulis called the meeting order at 5:01 PM.

Present: Tim Tsantoulis, Chairman, John Durand, Randall Lapierre, Jon Duhamel(Assessor).

1. **APPROVAL OF MINUTES**

- a. March 10, 2021 Public Minutes
- b. March 10, 2021 Nonpublic Minutes

Randell Lapierre made a motion to accept the public and nonpublic meeting minutes of March 10, 2021. The motion was seconded by John Durand. The motion carried unanimous.

Randall Lapierre made a motion to seal the nonpublic meeting minutes of March 10, 2021. John Durand seconded the motion. The motion carried unanimous.

3. **MATTERS of IMPENDING TAX ABATEMENTS**

- a. Baril, James & Brenda 14 Rae Brook Road Map 47 Lot 32-7

The taxpayer applied for abatement on their property because they believe the value to be excessive since the home was not complete as of 4/1/2020.

The subject property is comprised of a 2020 colonial style house with 1,740 square feet of living space situated on .405 acres of land. The current assessment is \$ 386,100. After adjusting the property record to reflect the completion percentage as of 4/1/2020, the result is a \$137,100 reduction in value for a revised assessment of \$249,000 for 2020.

John Durand made a motion for a reduction of \$137,000 for a revised assessment of \$249,000 for 14 Rae Brook Road for the 2020 tax year. Randall Lapierre seconded the motion. The motion carried unanimous.

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

The taxpayer has applied for abatement on his property because of a data error on the Property record card. The subject property is 6.82 acres of vacant land on Hooksett Road. The current assessment is \$413,000. After reviewing the plans provided with the application, the assessor adjusted the acreage to 6.82 acres from 8.66 acres. The adjustment reduces the assessment by

\$13,800 for a revised assessment of \$399,200. Randall Lapierre made a motion to correct the acreage from 8.66 down to 6.82 with a revised assessment of \$399,200. Jon Durand seconded the motion. The motion carried unanimous.

c. Wardwell, David R. 34 Pearl Drive Map 16 Lot 78-3

The taxpayer has applied for abatement on their property because they believe the value to be excessive when considering the property record card. The subject property is comprised of a 2020 Modern/Contemporary style home with 2,900+/-square feet of living space situated on 7.99 acres of land. The current assessment is \$688,699. After inspecting the property on 4/16/2021, the assessor corrected the property record card and recommends abating the value by 66,900 with a new assessment of \$621,700. The area above in the garage was unfinished and there were cathedral ceilings. Randall Lapierre made a motion to correct the property record card and change the values from \$688,600 to \$621,700 with a reduction of \$66,900. The motion was seconded by John Durand. The motion carried unanimous.

d. McMahon, Carolyn & Marc 32 Coaker Avenue Map 41 Lot 67

The taxpayer has applied for abatement on their property because they believe the value to be excessive when considering the property was hit by a tree. The subject property is a 1920 Bungalow style house with 906 square feet of living space situated on .23 acres of land. The current assessment is \$155,600. After reviewing the application and the property record card the assessor recommends making no changes at this time. The property record card reflects the issue of the tree and after having spoken with the owner, she agrees. Randall Lapierre made a motion to deny abatement. John Durand seconded the motion. The motion carried unanimous.

e. Mafera Family Trust 34 Mammoth Road #5 Map 47 Lot 14-1-5

The taxpayer had applied for abatement on their property because they believe the value to be excessive when considering his neighbors' assessments. The subject property is comprised of a 2004 condominium situated in the Stonegate development. The current assessment is \$277,500. The assessor met with the taxpayer on 4/26/2021 and they reviewed the differences of the other assessments. Mr. Mafera decided to withdraw his abatement request. Therefore no action needs to be taken.

Randall Lapierre made a motion to enter into nonpublic session at 5:16PM under RSA 91-A:3II(c).. The motion was seconded by John Durand. A roll call vote was taken. The motion carried unanimous.

4. **OLD BUSINESS**

Hayes, Josephine 23 Palace Avenue Map 18 Lot 31-3

This mobile home was located in the Park Place Mobile Home Park. It no longer exists. A 2018 property tax delinquency notice was received by Ms. Hayes. Ms. Hayes surrendered this property to Steven Voydatch on April 28, 2015. The Board of Assessors granted abatement to TNT Palace for the other nonexistent mobile homes for 2018 delinquent tax liens. This one seems to have been overlooked. John Durand made a motion to abate \$136.10 plus accrued interest. Randall

Lapierre seconded the motion. The motion carried unanimous.

5. **ADJOURNMENT**

Randall Lapierre made a motion to adjourn at 5:29PM the motion was seconded by Tim Tsantoulis. The motion carried unanimous.

Respectfully Submitted,

Elayne Pierson
Assessing Clerk

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