



Town of Hooksett

ASSESSING DEPARTMENT

BOARD OF ASSESSORS Public Meeting Minutes 2/10/2021

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10 **CALL TO ORDER:** Chairman Timothy Tsantoulis called the meeting to order at
11 4:33PM.

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13 **PRESENT:** Timothy Tsantoulis, John Durand, Alex Walczyk, Jon Duhamel (Assessor).
14 Randall Lapierre was excused.

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16 **1. MATTERS of IMPENDING TAX ABATEMENTS APPEALS**

17 **a. John M. Kelly Various Parcels Map 25 Lots 56,56-1,20 & 57**

18 The taxpayer's 2018 abatement application to the Town was denied by the Board of
19 Assessors. Mr. Kelly appealed the decision to Superior Court. The Town retained an
20 appraiser, Vern Gardner to appraise all eight properties. He concluded some were
21 reasonable and some were over assessed. Jon Duhamel, Assessor met with Town
22 Attorney Matt Serge and a settlement agreement was proposed.

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24 The prior assessed value of the four of the lots was \$4,186,100. The new
25 assessment is \$3,321,120 creating a reduction of \$864,980 in assessment. Refunds
26 for 2018 and 2019 would be \$19,133.80 and \$18,640.75 respectively. Assessor Jon
27 Duhamel explained the two parties had agreed on four of the properties appealed.
28 The other four are being withdrawn. Part of the agreement states that no interest
29 would be added to the refund. John Durand made a motion to accept the
30 recommendation provided by legal counsel and abate. The motion was seconded
31 by Alex Walczyk. The motion carried unanimous.

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33 **b. LSREF4 Dual LLC 14 Central Park Drive Map 37 Lot 2-2**

34 The subject property consists of an office building situated on 15.07 acres of
35 commercial land. The taxpayer claims the subject property has a disproportionate
36 increase in assessment because the property, although fully leased on April 1, 2018,
37 was only 54% occupied as of 12/31/2018 as a major tenant vacated 55,100 square
38 feet of the building. The abatement request was denied and subsequently the
39 taxpayer filed an appeal with the BTLA. The taxpayer representative mentioned the
40 property had sold for \$12,230,000 in 2020. The taxpayer agreed to withdraw the
41 BTLA appeal if the Town will assess the property at \$13,200,000. for the Tax year
42 2018. The assessment would be reduced by \$1,224,100, from \$14,424,100 to
43 \$13,200,000 for 2018. Assessments for 2019 and 2020 would be \$13,000,000 and
44 \$12,500,000 respectively. Jon Duhamel stated that sale price is the best indicator of
45 market value. Alex Walczyk made a motion to agree to the settlement of \$101,078
46 refund for the tax years 2018, 2019, and 2020. The motion was seconded by John
47 Durand. The motion carried unanimous.

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3. ADJOURNMENT

Alex Walczyk made a motion to adjourn at 4:54PM. John Durand seconded the motion. The motion carried unanimous.

Respectfully Submitted,

Elayne Pierson
Assessing Clerk

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