



# Town of Hooksett

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

## BOARD OF ASSESSORS MEETING

06/23/2021

**CALL TO ORDER:** Timothy Tsantoulis, Chairman called the meeting to order at 5:27PM.

**PRESENT:** Timothy Tsantoulis (Chairman), Randall Lapierre, Jon Duhamel (Assessor). John Durand and Alex Walczyk were absent.

### 1. APPROVAL OF MINUTES

a. June 9, 2021 Public Minutes

b. June 9, 2021 Nonpublic Minutes

Randall Lapierre made a motion to accept both the public and nonpublic minutes of June 9, 2021. The motion was seconded by Timothy Tsantoulis. The motion carried unanimous.

### 3. MATTERS of IMPENDING TAX ABATEMENTS

a. Town of Hooksett      Garden Song Drive      Map 21 Lot 37-Road

Garden Song Drive was deeded over to the Town on 5/28/2021 and is therefore tax exempt. Randall Lapierre made a motion to abate \$46.00 for Map 21 lot 37-Road. The motion was seconded by Tim Tsantoulis. The motion carried unanimous.

b. Avery, L. Nathan      81 Whitehall Rod      Map 26 lot 99

A single family home was assessed as 100% complete in error. As of 4/1/2021 the home was only 50% complete. The corrected assessment is \$286,100 at 50% complete. Timothy Tsantoulis made a motion to abate \$1781.00 for 81 Whitehall Road, Map 26 Lot 99. The motion was seconded by Randall Lapierre. The motion carried unanimous.

c. Stinson Hills      Londonderry Turnpike      Map 49 Lot 49

Map 49 Lot 49 was part of the old Beaver Brook Subdivision which is now Brookview Subdivision. Lot was absorbed by new plan as part of Brookview Road and no longer exists separately. Randall Lapierre made a motion to abate \$265.00 for Map 49 Lot 49 which no longer exists. Timothy Tsantoulis seconded the motion. The motion carried unanimous.

d. Hooksett Village Realty 1328 & 1326 Hooksett Rd Map 25 Lot 78,78-BK,62

The owners have applied for abatement on their property because they believe the value to be excessive when considering the recent sale price on 9/3/2019 of \$10,000,000. The subject property is comprised of the Shaw's Plaza, Tucker's and the Shell station. The current assessment is \$19,427,800. After speaking with the taxpayer's representative, the Assessor was able to reach an agreement on a proposed offer of \$14,000,000 for 2019 and proposed offer of \$13,000,000 for 2020 assessment. The owner is willing to accept future credits in lieu of refunds for taxes paid. The Assessor recommends granting the abatement request. Randall Lapierre made a motion to accept the Assessor's recommendation for 2019 and 2020 in which the abatement would be applied to Map 25 Lot 78. The motion was seconded by Timothy Tsantoulis. The motion carried unanimous.

e. Hooksett Housing Associates 28 Dale Road Map 13 Lot 46

The owners have applied for abatement on their property because they believe the value to be excessive when considering the income data provided with the application. The subject property is comprised of 32 apartments constructed in 1983 on 11.01 acres of land. The current assessment is \$2,854,800. After speaking with the tax payer's representative and going over the provided income sheet, an agreement of \$2,2229,624 market value was proposed, which when applying the ratio indicates an assessed value of \$2,924,503. The assessor recommends granting the abatement request. Randall Lapierre made a motion to accept the Assessor's recommendation to abate. The motion was seconded by Timothy Tsantoulis. The motion carried unanimous.

f. Penda Associates 1203, 1214, 1238 Hooksett Road Map 34 Lot 21, 28, 33

The taxpayers have applied for abatement on their properties because they believe the value to be excessive when considering the various elements of each property.

Map 34 lot 33 This is a retail building with 2,808 square feet of area situated on 1.3 acres of land. Current assessment is \$330,400. After reviewing the property and correcting the property record card the assessor recommends abating the value to \$235,600 which is a reduction of \$94,800.

Map 34-28 This parcel is 3.62 acres of vacant land. The current assessment is \$145,700. Due to the extreme wet areas and the difficulty/expense that would be required to develop, the assessors recommends adjusting the value to \$26,000 or a reduction of \$119,700.

Map 34 Lot 21 This parcel is .07 acres of vacant land which is not buildable per Community Development. The current assessment is \$13,100. After making changes to the subject to make it consistent with other similar lots, the assessor recommends adjusting the value to \$9,200, a reduction of \$3,900.

Randall Lapierre made a motion to accept the Assessor's recommendations on the three parcels listed above. The motion was seconded by Timothy Tsantoulis. The motion carried unanimous.

g.Koffler/GID LLC                      200 Quality Drive                      Map 29 Lot 64-6-A

The owners have applied for abatement on their properties because they believe the value to be excessive. The subject is comprised of the Kohl's/Petco/Wendy's buildings situated on 13.56 acres of land. The current assessment is \$14,985,000. The representative provided no information with the application to support their opinion of value. The assessor believes they have not met their burden of proof and recommends denying the abatement. Timothy Tsantoulis made a motion to accept the recommendation of the Assessor and deny abatement on Map 29 Lot 64-6-A, 200 Quality Drive. Randall Lapierre seconded the motion. The motion carried unanimous.

**5. NEW BUSINESS**

**Pa-28 Inventory of Taxable Property Form for 2022**

The Town of Hooksett has not used the PA-28 Form since 2009. The information provided in the past from these forms is now collected through various departments. Randall Lapierre made a motion to sign the form from the Dept. of Revenue stating the Town of Hooksett would not be using the PA-28 Inventory of Taxable Property Form for 2022. The motion was seconded by Timothy Tsantoulis. The motion carried unanimous.

**6. ADJOURNMENT**

Randall Lapierre made a motion to adjourn at 5:50PM. Timothy Tsantoulis seconded the motion. The motion carried unanimous.

Respectfully Submitted,

Elayne Pierson  
Assessing Clerk

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