



Town of Hooksett

ASSESSING DEPARTMENT

BOARD OF ASSESSORS MEETING Meeting Minutes

3/23/2022

Assessing Meeting Room

CALL TO ORDER: Alex Walczyk called the meeting to order at 5:11PM.

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

1. APPROVAL OF MINUTES

A. October 20, 2021 Public Minute

Randall Lapierre made a motion to accept the public meeting minutes of October 20, 2021 as written. The motion was seconded by Timothy Tsantoulis. The motion carried unanimous.

2. TAX DEFERRAL

Timothy Tsantoulis made a motion to grant the Elderly and Disabled tax Deferral for Robert Deluca of 2 Golden Gate Drive. Randall Lapierre seconded the motion. The motion carried unanimous.

3. MATTERS of IMPENDING TAX ABATEMENTS

a. 30 West Pershing LLC 38 Cinemagic Way Map 34 Lot 30-2

The taxpayers have applied for abatement on their property because they believe the assessment to be excessive considering the impact of COVID-19 on cinemas. The subject is comprised of a 2007 movie theater with 58,340 square feet situated on 13.85 acres of land. The current Assessment is \$2,600,000. After reviewing all information submitted the assessor recommends denying the abatement. The property is currently under appeal with the BTLA. Timothy Tsantoulis made a motion to accept the assessor's recommendation and deny the abatement request. The motion was seconded by Randall Lapierre. The motion carried unanimous.

b. Old Castle Lawn & Garden 24 Lehoux Drive Map 24 Lot 32

The Taxpayers have applied for an abatement because they believe the assessment to be excessive when considering the recent economic times. The subject is comprised of a 2002 service garage with 6,000 square feet situated on 27.7 acres of land. The current assessment is \$896,600. The assessor

recommends denying the abatement request. Randall Lapierre made a motion to accept the recommendation of the assessor and deny abatement on 24 Lehoux Drive Map 24 Lot 32. The motion was seconded by Timothy Tsantoulis. The motion carried unanimous.

c. PSNH Various Various

The Taxpayers have applied for abatement on their property because they believe the assessment to be excessive when considering the new law recently passed RSA 72:8. The subject is comprised of multiple lots throughout the Town and includes all Transmission & Distribution assets for PSNH. The combined assessment for 2021 is \$72,708,954.

The 2018 utility update was done by George Sansoucy. At that time all assessment was combined using a formula-based assessment. There is still an active BTLA case. The assessor recommends denying the abatement request. Timothy Tsantoulis made a motion to accept the recommendation of the assessor to deny the abatement request. Randall Lapierre seconded the motion. The motion carried unanimous.

d. Andrew & Stacy Grebloski 11 Gosselin Avenue Map 29 Lot 4

The taxpayer has applied for an abatement on their property because there is incorrect data on his property record card. The subject is comprised of 1977 Cape style house with 2,352 square feet situated on .56 acres of land. The current assessment is \$296,900. After reviewing the application, information submitted and measuring the property, the assessor recommends granting the abatement request and flagging the property for a yearly review as it is still being worked on. Randall Lapierre made a motion to accept the recommendation of the assessor to grant abatement on 11 Gosselin Road with an annual review until any construction is complete. The motion was seconded by Timothy Tsantoulis. The motion carried unanimous.

e. NHSD Holdings LLC 11 Benton Road Map 30 Lot 1

The taxpayers have applied for an abatement on their property because they believe the Town is incorrect on their assessment of the property as of 4/1/2021. The subject is comprised of (2) structures. A 1900 Ranch style house with 1,300 square feet of living space and a 2020 Sports Dome with 80,500 square feet situated on 16.18 acres of land. This includes a merger of two lots. The current assessment is \$3,388,200. After reviewing the application, the information submitted and speaking with the Town Attorney, the assessor recommends denying the abatement request.

Randall Lapierre made a motion to deny the abatement request as recommended by the assessor. Timothy Tsantoulis seconded the motion. The motion carried unanimous.

f. Tina Gordon 3 Carpenter Street Map 39 Lot 1-19

The owner has applied for an abatement on her property because she believes they meet the "inability to pay" standard set in Ansara Vs Nashua. The subject is comprised of a 1971 mobile home with 1,014 square feet of living area, situated in Burgess Mobile Home Park off Hooksett Road. The current assessment is \$33,700.

The assessor recommends granting the abatement request. This property was recently argued at the BTLA and the Board's denial was reversed. Randall

Lapierre made a motion to abate the 2021 taxes on 3 Carpenter Street. The motion was seconded by Timothy Tsantoulis. The motion carried unanimous.

g. Dennis Demers Corriveau Drive Map 27 Lot 20

The owners have applied for an abatement on their property because they believe the value to be excessive when considering the comparable parcels submitted. The subject property is comprised of 23.60 acres of vacant land. The current assessment is \$54,900. After review the assessor recommends denying the abatement request. All comparable parcels submitted are in current use which does not compare to the subject lot. However the subject parcel is depreciated 75% due to the right-of-way issue, so the assessor believes the issue is addressed on the subject parcel. Also the parcel has since been placed in Current Use and is now assessed at \$2,714. Randall Lapierre made a motion to deny abatement on Map 27 Lot 20 land on Corriveau Drive. Timothy Tsantoulis seconded the motion. The motion carried unanimous.

h. Mohamad & Brittany Yasin 15 Colleen Circle Map 49 Lot 58-70

The taxpayers have applied for abatement on their property because they believe the value to be excessive when considering the wet area of the lot. The subject is comprised of a Colonial style house with 2,776 square feet of living area situated on .969 acres of land. The current assessment is \$468,600 and was purchased for \$591,733 on 5/28/2021. After review the assessor recommends denying of the abatement request. The purchase price reflects the value of the property with the wetlands, as they were there at the time of the sale. Randall Lapierre made a motion to accept the recommendation of the assessor and deny abatement. Timothy Tsantoulis seconded the motion. The motion carried unanimous.

6. ADJOURNMENT

Randall Lapierre made a motion to adjourn at 5:46Pm. The motion was seconded by Timothy Tsantoulis. The motion carried unanimous.

Respectfully Submitted,

Elayne Pierson
Assessing Clerk

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