



Town of Hooksett

ASSESSING DEPARTMENT

BOARD OF ASSESSORS Meeting Minutes

05/25/2022

CALL TO ORDER: Alex Walczyk called the meeting to order at 4:32 PM.

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

1. **APPROVAL OF MINUTES**

March 23, 2022 Public Minutes

Timothy Tsantoulis made a motion to accept the public meeting minutes of March 23, 2022 as presented. Randall Lapierre seconded the motion, The motion carried unanimous.

2. **MATTERS of IMPENDING TAX ABATEMENTS**

a. **Lowe's Home Center (Agree Eastern LLC) 2 Commerce Dr. Map 37 Lot 43-A**

The owners have applied for an abatement on their property because they believe the assessment to be excessive when considering the income analysis submitted with the application. The subject property is comprised of a 2009 Department store with 162,844 square feet of gross area, situated on 16.99 acres of land. The current assessment is \$14,527,000.

After reviewing the application and the information provided, the Assessor recommends granting the abatement request. The revised assessment will be \$10,393,425 or a reduction of 4,133,575. The refund of \$91,848. would be taken from TIF funds not overlay.

Randall Lapierre made a motion to accept the Assessor's recommendation to grant the abatement of \$4,133,575 in assessment for the property at 2 Commerce Drive. The motion was seconded by Timothy Tsantoulis. The motion carried unanimous.

b. **Hauppauge Properties 1292 Hooksett Road Map 25 Lot 70**

The owners have applied for an abatement on their property because they believe the assessment to be excessive when considering the income analysis submitted with the application. The subject property is comprised of a 2008 Shopping Center with 50,254 square feet of gross area, situated on 21.52 acres of land. The current assessment is \$9,321,500.

After reviewing the application and the information provided, the Assessor recommends granting the abatement request and reducing the assessment to \$9,200,000. This would be a reduction of \$121,500 in assessment.

Randall Lapierre made a motion to accept the Assessor's recommendation to grant the abatement request and reduce the current assessment by \$121,500. The motion was seconded by Timothy Tsantoulis. The motion carried unanimous.

c. ReadCo 100 Technology Drive Map 29-76-4

The owners have applied for an abatement on their property because they believe the assessment to be excessive when considering the income analysis submitted with their application. The subject property is comprised of a 1994 Movie Theater with 24,191 square feet of gross area, situated on 12.48 acres of land. The current assessment is \$3,643,800.

After reviewing the application and the information submitted, the Assessor recommends denying the abatement request. The applicant did not supply enough information and did not meet the burden of proof to support its abatement request.

Randall Lapierre made a motion to deny the abatement request for 100 Technology Drive. Timothy Tsantoulis seconded the motion. The motion carried unanimous.

d. University Commons LLC Overlook Drive Map 14 Lot 1-1

A current use land tax of \$40,000 was entered into the tax system and billed to University Commons, LLC. The amount of \$40,000 should have been taken from the \$1.4 million credit established by the Memorandum of Understanding between the Town of Hooksett and New Hampshire College dated 5/28/1997. The credit for Land Use Tax penalties for Map 14 Lot 1 was in exchange for the Hooksett Library building.

Randall Lapierre made a motion to abate \$40,000 in Land Use Change Tax for University Commons LLC. The motion was seconded by Timothy Tsantoulis. The motion carried unanimous.

e. Roger E. Huard 90 Hackett Hill Road Map Lot 65.

The Taxpayer submitted a Proration Application due to a fire on March 30, 2022. The Assessor has reviewed the property and has adjusted the assessment for the 2022 tax year. Due to the date of the fire there is no refund of taxes. The new assessment will carry forward. The Board of Assessors signed the application.

3. NEW BUSINESS

Exemption Discussion

The Assessor spoke about the upcoming Revaluation in 2023. He wanted the Board to consider an increase in the amounts of the elderly exemptions only. This would not change the income limits or the assets limits. He distributed charts showing a

comparison of similar other towns with Hooksett in the amounts of exemptions. This chart was prepared by Concord assessing office.

5. ADJOURNMENT

Randall Lapierre made a motion to adjourn at 5:10Pm. 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