

Town of Hooksett

ASSESSING DEPARTMENT

BOARD OF ASSESSORS MEETING MINUTES

02/08/2023



CALL TO ORDER: :Alex Walczyk, acting chairman, called the meeting to order at 5:02 PM.

PRESENT: Alex Walczyk, Timothy Tsantoulis, John Durand, Jon Duhamel (Assessor)

1. **APPROVAL OF MINUTES**

a. July 6, 2022 Public Minutes

Timothy Tsantoulis made a motion to approve the July 6, 2022 meeting minutes as written. Alex Walczyk seconded the motion. The motion carried unanimous.

2. **MATTERS of IMPENDING TAX ABATEMENTS**

a. Stephen & Denise Philbrick 30 Helen Drive Map 43 Lot 22-12

The taxpayers have applied for an abatement on their property located at 30 Helen Drive because they believe the data on the PRC is inaccurate. The assessor reviewed the application. He recommended adjusting the bathroom count from (2) to (1) full and (1) half. The adjustment will reduce the assessment by \$1,800 for a revised assessment of \$327,600. Timothy Tsantoulis made a motion to accept the recommendation of the assessor to reduce the assessment by \$1,800 for 30 Helens Drive. Alex Walczyk seconded the motion. The motion carried unanimous.

b. Meredith & Daniel Huberty 107 Farmer Road Map 26 Lot 77

The taxpayers have applied for an abatement on their property located at 107 Farmer Road because they believe the value to be excessive when considering the wetlands. The Colonial style home is situated on 2.36 acres of land with a current assessment of \$409,800. After reviewing the all the information provided the assessor recommends adjusting the land condition factor for the wet areas (approximately half the lot). This adjustment will reduce the assessment by \$9,600. With a revised assessment of \$400,200. Timothy Tsantoulis made a motion to accept the assessor's recommendation for 107 Farmer Road and reduce the assessment by \$9,600. John Durand seconded the motion. The motion carried unanimous.

c. Christina N.V. Katsikas 1253 Hooksett Road Map 31 Lot 91

The taxpayer has applied for an abatement on her property located at 1253 Hooksett Road because she believes the value to excessive when considering the current condition of the property. This property is commonly known as the "Stone House". The 1938 conventional style house is situated on 6.955 acres of land. The current assessment is \$365,500. The assessor after reviewing all data recommends making multiple adjustments to the PRC due to condition of the property as of 4/1. The adjustments reduce the value by \$146,100 for a revised assessment of \$219,400. Timothy Tsantoulis made a motion to reduce the property value of 1253 Hooksett Road by \$146,100 per the recommendation of the assessor. John Durand seconded the motion. The motion carried unanimous.

- d. Ambika & Rup Pradhan 251 University Circle Map 14 Lot 1-13-68
The taxpayers have applied for an abatement on their property located at 251 University Circle because construction had not started by 4/1/2022. The current assessment including the house is \$373,300. After reviewing the application, the assessor recommended removing the house for tax year 2022. The house will be considered 100% complete for 2023. Timothy Tsantoulis made a motion to reduce the assessment by \$261,800 per recommendation of the assessor. The motion was seconded by John Durand. The motion carried unanimous.
- e. Patrick & Barbara McDermott 7 Magnolia Lane Map 25 Lot 26-69
The taxpayers have applied for an abatement on their property located at 7 Magnolia Lane because the house was not complete on 4/1/2022. The current assessment is \$337,600. After reviewing the application the assessor recommends adjusting the PRC to reflect the property was basement only on 4/1/2022. This adjustment reduces the value by \$330,400 for a revised assessment of \$7,200. The house will be considered 100% complete for 2023. Timothy Tsantoulis made a motion to reduce the value by \$330,400 to a revised assessment of \$7,200 for property at 7 Magnolia Lane per the assessor's recommendation. John Durand seconded the motion. The motion carried unanimous.
- f. Thomas & Chie Defelice 226 University Circle Map 14 Lot 1-13-37
The taxpayers have applied for an abatement on their property located at 226 University Circle because the house was not complete on 4/1/2022. The current assessment is \$394,00. After reviewing the application and other information submitted, the assessor recommends adjusting the value to reflect the status of the property as of 4/1/2022. This adjustment will reduce the value by 143,300 for a revised assessment of \$250,700. The house will be considered 100% complete for 2023. Timothy Tsantoulis made a motion to reduce the value by \$143,300 for the property located at 226 University Circle based upon the assessor's recommendation. John Durand seconded the motion. The motion carried unanimous.
- g. Michael Wm. Biron 2 Carpenter Street Map 39 Lot 1-51
The property owner has requested a hardship abatement. After discussion Timothy Tsantoulis made a motion to deny abatement. The motion was seconded by John Durant. The motion carried unanimous.

- h. Anatoliy & Larisa Ilyuk 5 Joanne Drive Map 43 Lot 24-1
 The taxpayers have applied for an abatement on their property located at 5 Joanne Drive because the property was not complete on 4/1/2022. The current assessment is \$454,800. After review of the application and other information, the assessor recommends adjusting the PRC to reflect the status of the property as of 4/1/2022. The adjustment will reduce the value by \$33,200 for a revised assessment of \$421,600. The house will be considered 100% complete for 2023. Timothy Tsantoulis made a motion to reduce the value by \$33,200 for a revised assessment of \$421,600 for 5 Joanne Drive per the assessor's recommendation. John Durand seconded the motion. The motion carried unanimous.
- i. Tina Gordon 3 Carpenter Street Map 39 Lot 1-19
 The owner has applied for a hardship abatement on her property located at 3 Carpenter Drive, Timothy Tsantoulis made a motion to grant the hardship abatement. John Durand seconded the motion. The motion carried unanimous.
- j. Town of Hooksett Off Everett Turnpike Map 12 Lot 6
 The property was given to the Town on 6/2/2022 by the Katherine B. Head Trust. The transfer was after April 1. Abatement needed because the Town is Tax exempt. Timothy Tsantoulis made a motion to abate \$370.00 for property known as "off Everett Turnpike" (Map 12 Lot 6). John Durand seconded the motion. The motion carried unanimous.
- k. Richard R. Carroll 1465 Hooksett Road #298 Map 18 Lot 49-29
 The property is tax exempt per RSA 72:36-A. The amount of the exemption was not adjusted for the tax year 2022 which created an overcharge of the first issue property tax bill. There was no second issue bill. Timothy Tsantoulis made a motion to abate \$103.00. John Durand seconded the motion. The motion carried unanimous.
- l. Donna M. Levesque 146 Bicentennial Drive Map 46 Lot 27
 This parcel was previously subdivided. Not sure why the parcels were merged. By separating the 3 parcels, there was an overcharge on 146 Bicentennial Drive for the 1st issue property tax bill. There was no second issue bill for this lot. Timothy Tsantoulis made a motion to abate the overcharge on 146 Bicentennial Drive in the amount of \$1573.00. The motion was seconded by John Durand. The motion carried unanimous.
- m. Public Service of NH 1250 Hooksett Road Map 31 Lot 96.
 The calculation method for determining the assessment values for utilities has Changed per the NH Dept of Revenue. This resulted in a major drop in assessment for 1250 Hooksett Road which created an overcharge on the 1st issue 2022 property tax bill. There was no second issue property tax bill. Timothy Tsantoulis made a motion to abate the overcharge amount of \$82,493.00. John Durand seconded the motion. The motion carried unanimous.

3. NEW BUSINESS

- a. Revaluation update

The assessor relayed to the Board that the Town had only received one bid for the Commercial RFP. The bid was submitted by Vision for Government Solutions in the amount of \$89,000. Because some items were left out, a revised bid was submitted for 99,000. Only one bid was received for the Utility RFP. The bid was submitted by Brian Fogg who is one of the few or the only utility appraiser in the state. His bid was \$24,000.

b. Elderly Exemptions Discussion

The Board was given an exemption spreadsheet comprised of data from various Towns showing income and asset limits, amounts of exemptions and other criteria. In a year of a revaluation, exemption amounts and limits should reviewed. Discussion of any changes will be at a future meeting. Spreadsheet is for informational purposes only.

4. ADJOURNMENT

Timothy Tsantoulis made a motion to adjourn at 5:51 PM. The motion was seconded by John Durand. The motion carried unanimous.

Respectfully Submitted,

Elayne Pierson
Assessing Clerk

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