



Town of Hooksett

ASSESSING DEPARTMENT

BOARD OF ASSESSORS MEETING AGENDA

06/28/2023

4:30 P.M.

Assessing Meeting Room

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

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

1. APPROVAL OF MINUTES

a. June 14, 2023 Public Minutes

Alex Walczyk made a motion to accept the meeting minutes as corrected. The Motion was seconded by Timothy Tsantoulis. The motion carried unanimous.

2. MATTERS of IMPENDING TAX ABATEMENTS

The Board of Assessors decided to consider items a,b,c,d,e,f,g,h together as they all are represented by Commercial Property Tax Management and are industrial condos located at 7 & 5 Eastpoint Drive.

- a. Ancona LLC 7 Eastpoint Drive Map 49 Lot 3
- b. APC Properties LLC 5 Eastpoint Drive #J & #K Map 49 Lot 11-2-10, 11
- c. Apoint Properties Inc 5 Eastpoint Drive #A Map 49 Lot 11-2-1
- d. Generation Realty 5 Eastpoint Drive #E Map 49 Lot 11-2-5
- e. Holt Real Estate Inc 5 Eastpoint Drive #Q Map 49 Lot 11-2-17
- f. JCSJR 5 Eastpoint Drive #G Map 49 Lot 11-2-7
- g. JSOLL Properties LLC 5 Eastpoint Drive #L Map 49 Lot 11-2-12
- h. Palm Hill Investments 5 Eastpoint Drive #d,#f,#l Map 49 Lot 11-02-4, 6, 9

After reviewing the applications, the assessor recommends denying the abatements as no information was given to support the requested values. They have not met the burden of proof.

Timothy Tsantoulis made a motion to accept the assessor's recommendation to deny the abatement requests for items a, b, c, d, e, f, g, and h. Alex Walczyk seconded the motion. The motion carried unanimous.

i. PSNH Various Locations Various

The taxpayers have applied for an abatement on their properties located throughout the town because they believe the value to be excessive considering the recent passage of RSA 72:38-d. The subject property

49 consists of various building, transmission & distribution assets throughout the
50 town.

51 The assessor recommends denying the abatement. The revised law was
52 applied correctly for tax year 2022. This was filed a 'place holder' for 2020 &
53 2021 appeals we have recently negotiated and resolved. Timothy Tsantoulis
54 made a motion to deny abatement for PSNH d/b/a Eversource Energy for
55 various locations listed letter in the abatement letter received. Alex Walczyk
56 seconded the motion. The motion carried unanimous.

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58 j. HV Center LLC 1328 Hooksett Road Map 25 Lot 78

59 The taxpayers have applied for abatement on their properties located for 1328
60 Hooksett Road because they believe the assessment to be excessive
61 considering the recent sale of the property. The subject property consists of
62 the Shaw's shopping plaza less the old Burger King site which is now a
63 separate lot. The current assessment is \$17,100,000.

64 After reviewing the application and the recent sale of the subject property, the
65 assessor recommends reducing the assessment by \$3,000,000 for a revised
66 assessment of \$14,100,000. The revised assessment reflects the sale price
67 from 2-28-23 equalized.

68 Timothy Tsantoulis made a motion to grant abatement for 1338 Hooksett Road
69 Map 25 Lot 78 for a revised assessment of \$14,100,000. Alex Walczyk
70 seconded the motion. The motion carried unanimous.

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72 k. Jyothi LLC 171 Londonderry Turnpike Map 43 Lot 15-1

73 The taxpayers have applied for an abatement on their property located at 171
74 Londonderry Turnpike because they believe the value to be excessive with no
75 reasons stated in the application. The subject property consists of a 2006
76 office building with 14,500 square feet of gross area situated on 1.46 acres of
77 land. The current assessment is \$1,157,100.

78 After reviewing the application, the assessor recommends denying the
79 abatement as no information was given to support the requested value. The
80 owners have not met the burden of proof.

81 Alex Walczyk made a motion to deny abatement for Jyothi Properties located
82 at 171 Londonderry Turnpike Map 43 Lot 15 based on the assessor's
83 recommendation. Timothy Tsantoulis seconded the motion. The motion carried
84 unanimous.

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86 l. Poojakasi LLC 45 Londonderry Turnpike Map 49 Lot 7

87 The taxpayers have applied for an abatement on their property located at 45
88 Londonderry Turnpike because they believe the value to be excessive with no
89 reasons stated in the application. The subject property consists of a 2006
90 office building with 12,376 square feet of gross area and a 1967 service shop
91 with 3,200 square feet of area situated on 3.08 acres of land. The current
92 assessment is \$1,309,800. The assessor recommends denying the abatement
93 as no information was given to support the requested value. The taxpayers
94 have not met the burden of proof.

95 Timothy Tsantoulis made a motion to deny abatement for 45 Londonderry
96 Turnpike Tax Map 49 Lot 7 because not enough information provided. The
97 Alex Walczyk seconded motion. The motion carried unanimous.

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99 m. Distribution Oasis 11 Bemis Road Map 37 Lot 44

100 The taxpayers have applied for an abatement for their property at 11 Bemis Road
101 because they believe the value to be excessive considering the information
102 submitted. The subject property consists of a 1950 Cold Storage Facility with
103 26,934 square feet of gross area and a 2003 car wash with 3,440 square feet
104 situated on 4.82 acres of land. The current assessment is \$1,443,200. After
105 reviewing the application and the information submitted, the assessor
106 recommends reducing the assessment by \$853,000 for a revised assessment
107 of \$590,200. The revised assessment also reflects the recent sale price from
108 2021 equalized.
109 Timothy Tsantoulis made a motion to reduce the assessment of Map 37 Lot 44
110 11 Bemis Savoie Road by \$853,000. Alex Walczyk seconded the motion. The
111 motion carried unanimously.

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116 **5. ADJOURNMENT**

117 Timothy Tsantoulis made a motion to adjourn at 5:26PM. Alex Walczyk seconded
118 the motion. The motion carried unanimously.

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125 Respectfully Submitted,

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129 Elayne Pierson
130 Assessing Clerk

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

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139 Changes to the minutes of 6/14/2023 include line 18 & line 23 "mad" should be "made".
140 Line 153 should be 5:08 pm not 5:087 pm.

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