CALL TO ORDER: Timothy Tsantoulis called the meeting to order at 2:00 PM

PRESENT: Timothy Tsantoulis, Chairman, John Durand, Alex Walczyk, Randall LaPierre, Jon Duhamel (Assessor).

1. Elections of Officers
   John Durand nominated Timothy Tsantoulis for Chairman of the Board of Assessors. The motion was seconded by Alex Walczyk. The motion carried unanimous.
   Alex Walczyk nominated John Durand for Vice-chairman of the Board of Assessors. Randall LaPierre seconded the motion. The motion carried unanimous.

2. Assessing Presentation
   The Assessor presented a packet to the Board of Assessing explaining the responsibilities and functions of the assessing dept.

3. APPROVAL OF MINUTES
   a. June 30, 2020 Nonpublic Minutes
      John Durand made a motion to accept the nonpublic meeting minutes as written. The motion was seconded by Alex Walczyk. The motion carried with Randall LaPierre abstaining.
   b. June 30, 2020 Public Minutes
      Alex Walczyk made a motion to accept the public minutes of June 30, 2020 with a correction to add e-mail that was referred to from Tom Toye. The motion was seconded by John Durand. The motion carried with Randall LaPierre abstaining.

4. MATTERS of IMPENDING TAX ABATEMENTS
   a. Griburas, Evangelos 1556 Hooksett Road Map 18 Lot 1
      The taxpayers applied for abatement because they believe the land value to be excessive compared to similar properties on Hooksett Road. The property is comprised of a 1966 Auto Sales/Repair shop situated on 1.96 acres of land. The current assessment is $581,800. After reviewing the comps provided with the application, the assessor making changes to this property record card to adjust the land only to be consistent with the similar properties of the area. The adjustment will reduce the assessment by $183,800. The assessor recommends granting the abatement.
John Durand made a motion to accept the Assessor's recommendation for the property at 1556 Hooksett Road Map 18 Lot 1 and abate $83,800 in value and issue a refund of $3,960.39 for the 2019 tax year. Randall LaPierre seconded the motion. The motion carried unanimous.

b. Mafera, Donald L.  34 Mammoth Road #5  Map 47 Lot 14
The taxpayers have applied for abatement on their property because they believe the value to be excessive when compared to similar properties in their development. The subject property is comprised of a 2004 condominium style building with 1,705 square feet of living area situated in the Stonegate community .3 acres of land. The current assessment is $277,500. This unit has ceramic tile which increases the value. The assessor reviewed the comps included with the application and reviewed area sales. The assessor recommends making no changes at this time and recommends denying the abatement request. If the current assessment is equalized it indicated a market value of $305,616. The property sold on 5/16/2019 for $298,000 which is within the 3% acceptable range.

Alex Walczyk made a motion to accept the Assessor's recommendation for the property at 34 Mammoth Road #5 Map 47 Lot 14 and deny abatement. John Durand seconded the motion. The motion carried unanimous.

d. Fuller Revoc Trust.  15 Quince Hill Drive  Map 25 Lot 26-35
The taxpayers have applied for an abatement on their property because they believe the value to be excessive when compared to similar properties in Hooksett. The subject property is comprised of a 2018 detached condominium style building with 1,781 square feet of living area situated in the Berry Hills development. The current assessment is $389,300. The assessor reviewed the comps included with the application and reviewed sales in the development. He recommends making changes to the building tables in the Town’s cama system to bring the assessments closer in line with the market. That adjustment will reduce the assessment by $54,100. Therefore he recommends granting the abatement. The revised assessment is $335,200.

John Durand made a motion to accept the Assessor’s recommendation for the property at 15 Quince Hill Drive Map 25 Lot 26-35 and abate $54,100 in value and issue a refund of $1,165.86 for the 2019 tax year. Alex Walczyk seconded the motion. The motion carried unanimous.

e. Newhall, Richard & Susan  35 Quince Hill Drive  Map 25 Lot 26-40
The taxpayers have applied for an abatement on their property because they believe the value to be excessive when compared to similar properties in Hooksett. The subject property is comprised of a 2018 detached condominium style building with 1,917 square feet of living area situated in the Berry Hills development. The current assessment is $408,800. The assessor reviewed the comps included with the application and reviewed sales in the development. He recommends making changes to the building tables in the Town’s cama system to bring the assessments closer in line with the market. That adjustment will reduce the assessment by $56,900, and therefore he recommends granting the abatement. The revised assessment is $351,900.
John Durand made a motion to accept the Assessor’s recommendation for the property at 35 Quince Hill Drive Map 25 Lot 26-40 and abate $56,900 in value and issue a refund of $1,226.20 for the 2019 tax year. Alex Walczyk seconded the motion. The motion Carried unanimous.

f. Bussiere, Scott
16 Scott Avenue
Map 24 Lot 36

The taxpayer has applied for abatement on his property because he believes the value to be excessive when comparing to similar properties in the area. The subject property is comprised of 0.72 acres of land with Shop/Garage for his business. The current assessment is $259,900. The assessor reviewed the application and similar properties in the area. He recommends making changes to the land value only to be consistent with similar properties and to account for the easement encumbered on his lot.

John Durand made a motion to accept the Assessor’s recommendation for the property at 16 Scott Avenue Map 24 Lot 36 and abate $74,000 in value and issue a refund of $1,594.70 for the 2019 tax year. Randall LaPierre seconded the motion. The motion carried unanimous.

g. Matnec LLC-HST
1 Benton Road
Map 25 Lot 72

The taxpayers have applied for an abatement on their property because they believe the value to be excessive when compared to similar properties in Hooksett. The subject property is comprised of a 1988 Fast Food building (Dunkin Donuts) with 2,821 square feet of gross area situated on 0.52 acres of land. The current assessment is $943,400. He compared it to MacDonald where there is a fast food land adjustment. After reviewing the comps provided with the application, the assessor recommends making changes on the property record card to be consistent with similar properties in the area. The adjustment will reduce the assessment by $165,000. He recommends granting the abatement request. The revised assessment is $777,500.

Randall LaPierre made a motion to accept the Assessor’s recommendation for the property at 1 Benton Road Map 25 Lot 72 abate $165,900 in value and issue a refund of $3,575.15 for the 2019 tax year. John Durand seconded the motion. The motion carried unanimous.

h. 62 Merrimack Apartments
62 Merrimack Street
Map 5 Lot 38

The taxpayers have applied for an abatement on their property because they believe the value to be excessive when compared to similar properties in Hooksett. The subject property is comprised of a 1970 9-unit apartment building with 5,914 square feet of living area situated on .3 acres of land. The current assessment is $703,500. The assessor reviewed the comps included with the application and reviewed area sales. He recommends making the changes to the land to be consistent with similar properties. These adjustments will reduce the assessment by $166,000. He recommends granting the abatement request.

Randall LaPierre made a motion to accept the Assessor’s recommendation for the property at 62 Merrimack Street Map 5 Lot 38 and abate $166,000 in value and issue a refund of $3,577.30. John Durand seconded the motion. The motion carried unanimous.
5. NEW BUSINESS

a. PA-28 Inventory of Taxable Property Form for 2021
   The Board of Assessors signed the form received from NH Department of
   Revenue indicating that the Town of Hooksett would not be using the PA-28
   inventory form in 2021. The Town has not used these forms since 2009. We
   received the information from other Town sources.

b. Application for Reimbursement to Towns & Cities in which Federal and State Land
   is situated
   The Board of Assessors signed the form received from the NH Department of
   Revenue for the Town of Hooksett to be reimbursed for Bear Brook State Park
   land in Hooksett for taxes at current use value.

6. ADJOURNMENT

John Durand made a motion to adjourn at 3:11PM. The motion was seconded by
Randall LaPierre. The motion carried unanimous.

Respectfully Submitted,

Elayne Pierson
Assessing Clerk

Corrections to Minutes of 6/30/2020.
Line 107: Attach 5/26/2020 e-mail from Tom Toye

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

Thank you,

Jon Duhamel, CNHA
Assessor
Town of Hooksett
603-268-0078

-----Original Message-----
From: Thomas Toye <tom@arthurthomasproperties.com>
Sent: Monday, June 29, 2020 11:32 AM
To: Jon Duhamel <jduhamel@hooksett.org>
Subject: RE: [Hooksett NH] TNT Palace Group, LLC (Sent by Thomas Toye,
tom@arthurthomasproperties.com)

Thank you for looking into this Jon.
I didn’t realize that there was an issue- I assumed that it was a mistake...

If you happen to have anyone on staff that has been around since 2012-2013 they will likely recall the condition of the "Park Place Mobile Home Park". The units in question were not habitable at the end of their life. I had to pay to have them demoed and removed...

Thank you again for your help. I look forward to seeing this resolved.

Tom Toye
TNT Palace Group, LLC
603.617.4181

-----Original Message-----
From: Jon Duhamel <jduhamel@hooksett.org>
Sent: Monday, June 29, 2020 11:05 AM
To: Thomas Toye <tom@arthurthomasproperties.com>
Subject: RE: [Hooksett NH] TNT Palace Group, LLC (Sent by Thomas Toye, tom@arthurthomasproperties.com)

This issue will be addressed at tomorrow's Board of Assessors meeting.

Thank you,

Jon Duhamel, CNHA
Assessor
Town of Hooksett
603-268-0078

-----Original Message-----
From: cmsmailer@civicplus.com <cmsmailer@civicplus.com>
Sent: Tuesday, May 26, 2020 8:31 AM
To: Jon Duhamel <jduhamel@hooksett.org>
Subject: [Hooksett NH] TNT Palace Group, LLC (Sent by Thomas Toye, tom@arthurthomasproperties.com)

Hello jduhamel,

Thomas Toye (tom@arthurthomasproperties.com) has sent you a message via your contact form (https://www.hooksett.org/user/3464/contact) at Hooksett NH.

If you don’t want to receive such e-mails, you can change your settings at https://www.hooksett.org/user/3464/edit.

Message:

Good Morning,

I have received property tax delinquency notices with 2018 tax liens for the following addresses(all of which were razed circa 2013):

4 Howard Avenue
This has happened in the past and I worked with Leeann to clear it up...

Please advise.

Thank you,

Tom Toye

TNT Palace Group, LLC

603.781.8600