

CONCORD BOARD OF ASSESSORS BOARD MEETING OFFICIAL ACTION

Meeting Date/Action: 4:00 PM, Tuesday, August 27, 2019

Attendance: Board Members: George Hildum, Guy Petell, Jon Duhamel
and Dir. of Real Estate Assessments Kathryn Temchack

Signature: 
George Hildum

Signature: 
Guy Petell

Signature: _____
Jon Duhamel

2018 ABATEMENT LISTING

*Present - George Hedden, Guy Peters
Kathy Lemack*

DATE REC	MBL	LOCATION	NAME1	DATE PROC	APPEAL	CURR ASSMT	REVISED ASSMT	PROPOSED ASSMT	TAX ABATED	ACTION
03/01/19	0534P/3	77 MERRIMACK ST	77 MERRIMACK ST LLC & SOUTH UNION REALTY	06/20/19	9350	\$1,659,900.00	\$1,250,000.00	\$850,000.00	\$13,886.84	ABATEMENT REAL ESTATE
03/01/19	053P/39	82 MERRIMACK ST	77 MERRIMACK ST LLC & SOUTH UNION REALTY	06/20/19	9351	\$95,100.00	\$95,100.00	\$50,000.00		DENIAL
01/16/19	46Z/35	371 LOUDON RD	95 LOUDON ROAD LLC	02/25/19	9279	\$284,400.00	\$284,400.00	\$195,000.00		DENIAL
03/01/19	26/1/9	10 WATER ST	ATHERTON BUILDING LLC		9357	\$452,500.00		\$375,000.00		<i>Deny</i>
02/22/19	631Z/5	111 LOUDON RD	AVERSA COLLEEN		9308	\$619,000.00		\$425,000.00		<i>Deny \$507,700</i>
02/07/19	224Z/4	41 OAKMONT DR	BALLARD JONAHAN R & PATRICIA J	03/25/19	9297	\$525,500.00	\$492,800.00	\$492,000.00	\$921.81	ABATEMENT REAL ESTATE
01/15/19	602Z/105	7 WEDGEWOOD DR	BEAUDOIN LYUDMYLA &	06/19/19	9278	\$218,100.00	\$211,100.00	\$202,000.00		ABATEMENT REAL ESTATE
12/20/18	36/8/11	15-19 WALL ST	BELL JAMES D III	01/23/19	9273	\$348,100.00	\$308,700.00	\$220,000.00	\$1,110.69	ABATEMENT REAL ESTATE
03/01/19	110K/1/3	142 MANCHESTER ST	BIG STEP LLC	06/26/19	9347	\$4,039,900.00		\$2,700,000.00		DENIAL
03/01/19	0534P/37	37-39 SUMMER ST	BOUCHER ERIC		9343	\$236,300.00	\$225,100.00	\$212,000.00	\$376.32	ABATEMENT REAL ESTATE
03/01/19	112/5/38	BREAK-O-DAY DR	BRADCORE HOLDINGS LLC		9356	\$1,198,700.00	\$738,600.00	\$475,000.00	\$12,970.22	ABATEMENT REAL ESTATE
02/26/19	118F/2/34	12 JENNIFER DR	BROUILLARD TROY & MOIRA	07/08/19	9314	\$215,200.00	\$209,600.00	\$195,000.00	\$157.86	ABATEMENT REAL ESTATE
02/28/19	9B/2/4	93 ROCKINGHAM ST	CAMERON CAROL	03/28/19	9341	\$216,100.00	\$181,500.00	\$136,100.00	\$975.37	ABATEMENT REAL ESTATE
03/01/19	100/2/7A	109 LITTLE POND RD	CAPITOL BROADCASTING CORP INC	07/08/19	9348	\$167,200.00	\$103,400.00	\$43,000.00	\$1,798.52	ABATEMENT REAL ESTATE
01/11/19	45/3/4	95-97 N MAIN ST	CAPITOL STREET ASSOCIATES		9277	\$1,822,500.00	\$1,650,600.00	\$1,350,000.00	\$4,197.49	ABATEMENT REAL ESTATE - Also owns 35/B/1/4 - That parcel increased from \$376,700 to \$399,700
02/26/19	202Z/6/ 59/	8 NICKERSON DR	DAIGLE EMILE E & DENYSE A	07/11/19	9315	\$257,000.00	\$249,900.00	\$233,000.00	\$200.15	ABATEMENT REAL ESTATE
03/01/19	614Z/71	78 DAMANTE DR	DANTUC LLC	07/08/19	9360	\$3,481,000.00		\$2,002,044.00		DENIAL
12/06/18	224Z/57	34 OAKMONT DR	DOUGLAS FRED L & ANDREA G	01/04/19	9260	\$393,500.00	\$356,100.00	\$365,000.00	\$1,054.31	ABATEMENT REAL ESTATE

Open 4:12pm

Close 5:27pm

2018 ABATEMENT LISTING

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02/28/19	77/3/2	145 ABBOTT RD	ENGEL VICTOR A & MICHELE M		9325	\$454,300.00		\$284,400.00		DENIAL
03/01/19	37/4/10	3 N SPRING ST U-1	FEDERAL PLACE DEVELOPMENT LLC		9353	\$208,900.00		\$124,867.00		Y 165,300
03/01/19	37/4/21	3 N SPRING ST U-2	FEDERAL PLACE DEVELOPMENT LLC		9354	\$213,500.00		\$134,089.00		Y 179,500
03/01/19	37/4/23	3 N SPRING ST U-4	FEDERAL PLACE DEVELOPMENT LLC		9355	\$221,800.00		\$119,233.00		Y 166,100
02/01/19	111G/1/58	5 CHENELL DR	FIVEKPH LLC		9292	\$7,447,000.00		\$5,600,000.00		Y 6,680,700
02/01/19	111G/1/34	51-53 REGIONAL DR	FIVEKPH LLC		9293	\$4,549,300.00		\$2,800,000.00		Y 4,226,300
02/01/19	111G/1/31	54 REGIONAL DR	FOURKPH LLC		9294	\$4,416,500.00		\$3,800,000.00		Deny
03/01/19	110K/1/2	134 MANCHESTER ST	HLF EAST LLC		9362	\$1,722,700.00		\$1,196,700.00		Y 1,612,900
02/27/19	55/3/15	181 N MAIN ST	IQRA ISLAMIC SOCIETY OF GREATER CONCORD	07/08/19	9320	\$200,300.00	\$200,300.00	\$0.00		DENIAL
02/21/19	202Z/6/34	5 NICKERSON DR	JADCZAK REVOCABLE TRUST	07/11/19	9307	\$276,100.00	\$265,900.00	\$260,000.00	\$287.54	ABATEMENT REAL ESTATE
03/01/19	1421P/30	6 STEEPLE VIEW	JUJUB LLC	06/19/19	9342	\$331,500.00	\$304,400.00	\$280,000.00	\$910.56	ABATEMENT REAL ESTATE
11/26/18	12Z/17/2	227 SEWALLS FALLS RD	KNIGHT JEFFREY	12/26/18	9254	\$70,000.00	\$70,000.00	\$50,000.00		DENIAL CURRENT USE CHANGE
11/26/18	12Z/17/7	397 MOUNTAIN RD	KNIGHT JEFFREY	12/26/18	9255	\$85,000.00	\$85,000.00	\$45,000.00		DENIAL CURRENT USE CHANGE
11/20/18	46A/1A/97	29 STEVENS DR	LEE MELISSA	01/04/19	9249	\$17,400.00	\$11,000.00	\$10,000.00	\$180.42	ABATEMENT REAL ESTATE
02/27/19	39Z/6/1	HUTCHINS ST	LP MORGAN & ASSOC LLC		9318	\$56,200.00		\$1,000.00		Deny
02/27/19	39Z/6/2	HUTCHINS ST	LP MORGAN ASSOC LLC		9319	\$59,000.00		\$1,000.00		Deny
03/01/19	641Z/47	90 FORT EDDY RD	M&G EQUITIES	06/26/19	9359	\$15,740,000.00		\$9,011,376.00		DENIAL
01/11/19	49/1/12	96 SCHOOL ST U-2	MACCINI ROBERT GORDON &	06/19/19	9276	\$398,500.00	\$370,200.00	\$373,000.00	\$659.64	ABATEMENT REAL ESTATE
12/04/18	144P/26/10/79	60 MODENA DR	MACDONALD LAURICE & JAMES	12/26/18	9258	\$145,900.00	\$145,900.00	\$142,000.00		DENIAL

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11/27/18	29/4/19	14 DOWNING ST	MACKAY PAULINE C	01/04/19	9253	\$168,600.00	\$139,800.00	\$148,400.00	\$811.87	ABATEMENT REAL ESTATE
02/07/19	88/2/15	60 BIRCHDALE RD	MARTIN DANIEL LEE & LOREN	06/19/19	9296	\$396,800.00	\$392,900.00	\$391,500.00	\$109.94	ABATEMENT REAL ESTATE
11/29/18	59Z/15/21	35 STEVENS DR	MARTIN DONA J	02/25/19	9257	\$37,100.00	\$37,100.00	\$22,000.00		DENIAL
02/27/19	46Z/68	341 LOUDON RD	MCDOWELL REALTY LLC		9316	\$895,700.00		\$590,000.00		<i>U 745,300</i>
02/05/19	1412P/25	13 CHARLES ST	MCKENNA ANA TERESA	07/08/19	9295	\$258,700.00		\$230,000.00		DENIAL
11/29/18	59Z/15/8	16 STEVENS DR	MERRILL KENNETH W III	02/25/19	9256	\$23,700.00	\$23,700.00	\$15,000.00		DENIAL
02/12/19	59Z/15/67	17 MCKEE DR	MONGEON TAMMY L & GERARD E	06/19/19	9298	\$35,700.00	\$25,800.00	\$23,000.00		ABATEMENT REAL ESTATE
03/01/19	46/1/3	8 CENTRE ST	NEW HAMPSHIRE POLICE ASSOCIATION		9361	\$518,900.00		\$385,000.00		DENIAL
02/28/19	49Z/11A	LOCKE RD	NORTHERN NEW ENGLAND TEL OP		9329	\$97,800.00	\$97,800.00	\$50,000.00		DENIAL
02/28/19	95A/1/3A	239 PLEASANT ST	NORTHERN NEW ENGLAND TEL OP		9330	\$237,900.00	\$237,900.00	\$83,700.00		DENIAL
02/28/19	NO00/1/11	ROW LIC	NORTHERN NEW ENGLAND TEL OPS		9331	\$737,200.00	\$737,200.00	\$631,891.00		DENIAL - PART OF 4/30/2019 SETTLEMENT
02/28/19	P000/1/9	POLES/CONDUIT	NORTHERN NEW ENGLAND TEL OPS		9332	\$412,500.00	\$412,500.00	\$0.00		DENIAL - PART OF 4/30/2019 SETTLEMENT
02/28/19	NO00/1/19	POLES/CONDUIT	NORTHERN NEW ENGLAND TEL OPS		9333	\$5,684,200.00	\$5,684,200.00	\$5,451,122.00		DENIAL - PART OF 4/30/2019 SETTLEMENT
02/28/19	110K/1/12A	162 MANCHESTER ST	NORTHERN NEW ENGLAND TEL OPS		9334	\$96,500.00	\$96,500.00	\$100,000.00		DENIAL
02/28/19	611Z/3/1/1	227 LOUDON RD	NORTHERN NEW ENGLAND TEL OPS		9335	\$87,400.00	\$87,400.00	\$50,000.00		DENIAL
02/28/19	611Z/40/1	270 LOUDON RD	NORTHERN NEW ENGLAND TEL OPS		9336	\$149,800.00	\$149,800.00	\$100,000.00		DENIAL
02/28/19	111G/1/11	64 REGIONAL DR	NORTHERN NEW ENGLAND TEL OPS		9338	\$2,695,400.00	\$2,695,400.00	\$2,250,000.00		DENIAL
02/28/19	60Z/16/2	HAZEN DR	NORTHERN NEW ENGLAND TEL OPS		9339	\$136,100.00	\$136,100.00	\$70,000.00		DENIAL
02/28/19	36/1/6	12 SOUTH ST	NORTHERN NEW ENGLAND TEL OPS		9340	\$2,215,100.00	\$2,215,100.00	\$1,500,000.00		DENIAL

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02/28/19	P000/1/4	ROW LIC	NORTHERN NEW ENGLAND TEL OPS		9363	\$90,900.00	\$90,900.00	\$0.00		DENIAL - PART OF 4/30/2019 SETTLEMENT
03/01/19	111D/2/7	68 DAMANTE DR	OSJ OF CONCORD LLC		9349	\$4,105,000.00		\$3,700,000.00		DENIAL
12/17/18	50/4/11	6 RIDGE RD	OWERS JAMES JR & LUDTKE LESLIE	02/01/19	9267	\$445,500.00	\$394,400.00	\$394,400.00	\$1,440.51	ABATEMENT REAL ESTATE
12/10/18	110/2A/302	5 RIVERVIEW LN	PEASE CLAYTON J & MAUREEN A TRUST	02/01/19	9263	\$108,300.00	\$91,000.00	\$99,000.00	\$487.69	ABATEMENT REAL ESTATE
02/20/19	103/4B/54	2 FLAMINGO DR	PERRON JUDITH	02/25/19	9306	\$83,800.00	\$83,800.00	\$60,000.00		DENIAL
02/28/19	95/2/12	227 PLEASANT ST	PLEASANT VIEW RETIREMENT LLC		9326	\$3,429,700.00		\$1,900,000.00		
02/28/19	48/1/11	66 CENTRE ST	POIRIER MICHAEL A & ELEANOR S &	07/08/19	9322	\$229,500.00	\$201,500.00	\$150,000.00	\$789.32	ABATEMENT REAL ESTATE
03/01/19	27A/1/3	25 WATER ST	RAY ALEXANDER L '99 REVOCABLE TRUST		9358	\$2,342,600.00		\$1,975,000.00		<i>Handwritten: 2,016,302</i>
02/01/19	1412P/65	11 MERRIMACK ST	ROBERTS JAMES T & DIANE A	07/08/19	9291	\$145,000.00		\$130,500.00		DENIAL
12/07/18	59Z/15/37	3 STEVENS DR	RODGERS JAMES K	02/01/19	9261	\$20,500.00	\$9,000.00	\$9,000.00	\$324.19	ABATEMENT REAL ESTATE
02/26/19	98/2/61	13 SHENANDOAH DR	SCHULTZ MARY SUSAN	06/19/19	9313	\$556,500.00		\$495,000.00		DENIAL
12/10/18	109/6/13	109 GARVINS FALLS RD	SEYMOUR ROGER V & DEBORAH A	01/04/19	9262	\$146,600.00	\$137,900.00	\$115,000.00	\$245.25	ABATEMENT REAL ESTATE
03/01/19	111D/1/5	270 LOUDON RD	STEEPLEGATE MALL REALTY LLC &		9346	\$9,500,000.00		\$4,500,000.00		<i>Handwritten: Deny</i>
02/15/19	204Z/36/16	22 DAWN DR	STEJSKAL JOHN	07/08/19	9301	\$39,700.00	\$22,400.00	\$25,000.00	\$487.69	ABATEMENT REAL ESTATE
03/01/19	32Z/35	46 RIVERHILL AV	TERRAGNI-LEBLANC FAMILY REVOCABLE	07/08/19	9345	\$130,400.00	\$110,400.00	\$100,000.00	\$563.80	ABATEMENT REAL ESTATE
01/28/19	96/2/86	63 RIDGE RD	TEWKSBURY LAURA S TRUSTEE 1993	03/25/19	9290	\$1,044,800.00	\$862,000.00	\$850,000.00	\$5,153.13	ABATEMENT REAL ESTATE
03/01/19	47/1/19	33 WASHINGTON ST	THOMSONBURGER VENTURES LLC	06/19/19	9344	\$208,200.00	\$152,700.00	\$145,000.00	\$1,403.86	ABATEMENT REAL ESTATE
02/28/19	09Z/3	523 SHAKER RD	THRESHER BYRON JOSEPH & CAROLYN A		9327	\$637,600.00		\$525,000.00		<i>Handwritten: Deny</i>
01/23/19	304Z/2/28	43 BOANZA DR	TORMEY MICHAEL & SULLIVAN EILEEN	02/25/19	9289	\$49,600.00	\$49,600.00	\$45,229.00		DENIAL
12/13/18	304Z/2/75	69 SKYLINE DR	VINCENT DAVID A	02/25/19	9264	\$93,300.00	\$93,300.00	\$73,000.00		DENIAL
12/28/18	0534P/39	45 SUMMER ST	WARD FAMILY REV LIVING TRUST	02/01/19	9274	\$238,000.00	\$216,500.00	\$219,834.00	\$722.40	ABATEMENT REAL ESTATE

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02/28/19	06P/7	11 WHITNEY RD	WHEELABRATOR CONCORD CO LP	07/08/19	9324	\$21,940,000.00		\$17,103,000.00		DENIAL
12/06/18	116/3/45	128 LOUDON RD U-37F	WHISSELL RICHARD & PATRICIA JNT REV TRST	02/01/19	9259	\$68,200.00	\$68,200.00	\$60,000.00		DENIAL
03/01/19	46/2/15	21 COURT ST	WILLIS BARBARA J	06/19/19	9352	\$137,500.00	\$137,500.00	\$120,000.00		ACCEPTED WITHDRAWAL OF APPLICATION
02/28/19	111G/1/59	46 CHENELL DR	WMI VENTURES LLC		9323	\$2,882,500.00		\$2,200,000.00		<i>Y 2,638,600</i>

*Signed timber tax warrant 212 Fisherville Rd
Judith Kepoza - 82 Fisherville Rd #8 Partnership granted
state 2018 interest, fees & taxes*