

CONCORD BOARD OF ASSESSORS BOARD MEETING OFFICIAL ACTION

Meeting Date/Action: 4:00 PM, Thursday, June 11, 2020

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

Signature:



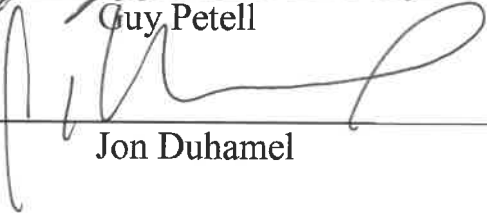
George Hildum

Signature:



Guy Petell

Signature:



Jon Duhamel

2019 ABATEMENT LISTING

*Present - George Hildum, Guy Petru, Jon Subramel
Kathy Simunek*

2019 APPEALS
 Concord Tax Rate: \$0.02778 Ratio: 97.5% - 2018 Ratio
 Penacook Tax Rate: \$0.03410

DATE REC	MBL	LOCATION	NAME1	DATE PROC	APPEAL	CURR ASSMT	PROPOSED ASSMT	REVISED ASSMT	POTENTIAL LOSS VALUE	ACTUAL LOSS VALUE	TAX ABATED	OVERLAY	ACTION
03/04/20	053P/7/1	1 PENACOOK ST	1 PENACOOK ST LLC		9608	\$203,000.00	\$160,000.00		\$43,000.00			\$1,466.30	
04/01/20	614Z / 63	13 TRIANGLE PARK DR	13 TRIANGLE PARK DR LLC		9617	\$339,000.00	\$179,000.00		\$160,000.00			\$4,444.80	
02/28/20	201P / 3	217-219 FISHERVILLE	ADN REALTY TRUST & ABS REALTY TRUST		9576	\$2,381,000.00	\$1,100,000.00		\$1,281,000.00			\$43,682.10	
03/03/20	NO00/1/15	ROW LIC CONCORD	AT&T		9606	\$246,000.00	\$0.00		\$246,000.00			\$6,833.88	
03/03/20	PO00/1/7	ROW LIC PENACOOK	AT&T		9607	\$30,300.00	\$0.00		\$30,300.00			\$1,033.23	
02/21/20	26/1/9	10 WATER ST	ATHERTON BUILDING LLC		9550	\$427,000.00	\$375,000.00		\$52,000.00			\$1,444.56	
02/26/20	224 Z /4	41 OAKMONT DR	BALLARD JONATHAN R & PATRICIA J		9562	\$509,100.00	\$485,000.00		\$24,100.00			\$669.50	<i>Deny</i>
02/25/20	8/ 5/ 10	148 BROADWAY	BARNARD THOMAS A		9560	\$306,800.00	\$292,393.00		\$14,407.00			\$400.23	
03/02/20	52/1/3	16 AUBURN ST	BARTLETT JEFFREY S LIVING TRUST 2006 & WESTON MAURA REV. TRUST 2006		9601	\$765,000.00	\$635,000.00		\$130,000.00			\$3,611.40	
12/19/19	201P / 72	5 SNOW ST	BEVIS ROBERT J & HELEN		9513	\$197,000.00	\$162,500.00	\$176,600.00	\$0.00	\$20,400.00			ABATEMENT REAL ESTATE - GRANTED
				01/27/20						\$695.64		\$0.00	
02/25/20	110K / 1/ 3	142 MANCHESTER ST	BIG STEP LLC		9559	\$3,813,400.00	\$3,300,000.00	\$3,750,000.00	\$0.00	\$63,400.00			ABATEMENT REAL ESTATE - GRANTED
				03/10/20						\$1,761.25		\$0.00	

Open 4:09

Close 5:37

2019 ABATEMENT LISTING

DATE REC	MBL	LOCATION	NAME1	DATE PROC	APPEAL	CURR ASSMT	PROPOSED ASSMT	REVISED ASSMT	POTENTIAL LOSS VALUE	ACTUAL LOSS VALUE	TAX ABATED	OVERLAY	ACTION
01/29/20	0534P/41	49 SUMMER ST	BOULTON, ESTEE, HUCKINS, RUSSELL, MCGEEHAN, & MANNING		9529	\$353,600.00	\$230,000.00		\$123,600.00			\$4,214.76	
12/03/19	37Z /52	80 W PARISH RD	CHRISTIE MARY ANN & RONALD D		9502	\$516,550.00	\$464,895.00		\$51,655.00			\$1,434.98	
02/20/20	631Z/46/F/7	128 LOUDON RD U-07	CORLISS GENEVA L		9544	\$54,800.00	\$46,320.00		\$8,480.00			\$235.57	
02/20/20	631Z/46/F/15	128 LOUDON RD U-15	CORLISS GENEVA L		9545	\$69,100.00	\$62,190.00		\$6,910.00			\$191.96	
12/02/19	59Z/15/57	40 STEVENS DR	COUTURE HOLLY T & COUTURE MARLENE P		9501	\$12,500.00	\$5,500.00	\$5,100.00	\$0.00	\$7,400.00			ABATEMENT REAL ESTATE - GRANTED
				01/27/20							\$205.57	\$0.00	
12/15/47	614 Z / 71	78 DAMANTE DR	DANTUC LLC		9579	\$3,481,000.00	\$2,750,000.00	\$3,250,000.00	\$0.00	\$231,000.00			SETTLEMENT
				03/10/20							\$6,417.18	\$0.00	
02/27/20	0543P/23/2	4 CRESCENT ST	DEW CRESCENT STREET PROPERTIES		9565	\$401,200.00	\$200,000.00		\$201,200.00			\$6,860.92	
12/10/19	29Z/7/6	179 MOUNTAIN RD U-06	DOW KATHLEEN D		9505	\$403,400.00	\$359,040.00		\$44,360.00			\$1,232.32	
12/10/19	29Z/7/5	179 MOUNTAIN RD U-05	DUNN W MICHAEL & DEBORAH J		9504	\$409,000.00	\$363,900.00		\$45,100.00			\$1,252.88	
03/02/20	40Z / 4	39 LOCKE RD	ECNH REALTY LLC		9603	\$211,600.00	\$170,000.00		\$41,600.00			\$1,155.65	
02/28/20	111G/1/58	5 CHENELL DR	FIVEKPH LLC		9570	\$6,680,700.00	\$5,600,000.00		\$1,080,700.00			\$30,021.85	

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02/28/20	111G/1/34	53 REGIONAL DR	FIVEKPH LLC		9571	\$4,226,300.00	\$2,800,000.00		\$1,426,300.00			\$39,622.61	
02/28/20	111G/1/31	54 REGIONAL DR	FOURKPH LLC		9572	\$4,416,500.00	\$3,800,000.00		\$616,500.00			\$17,126.37	
03/02/20	5831 Z/ 8	193 N STATE ST	GEM PROPERTIES LLC		9582	\$258,100.00	\$232,290.00		\$25,810.00			\$717.00	
02/24/20	60Z/7/1/1	17 BURNS AVE U-01	GIRARD ELIZABETH T		9555	\$148,600.00	\$127,000.00		\$21,600.00			\$600.05	
02/28/20	98/3/34	157 HEDGEROSE LN	HAMILTON JOHN DAYTON III & HELMBOLDT KRISTA MARIE		9574	\$11,400.00	\$10,500.00		\$900.00			\$25.00	Deny
03/02/20	110K/1/2	134 MANCHESTER ST	HLF EAST LLC		9602	\$1,612,900.00	\$1,345,193.00		\$267,707.00			\$7,436.90	
02/04/20	614Z/3/8/47	84 BRANCH TPK U-04	IACOVELLA, CINDY A		9533	\$196,800.00	\$185,000.00		\$11,800.00			\$327.80	
12/05/19	224Z/27	67 OAKMONT DR	JALBERT ANDREA REVOC TR 1990		9503	\$652,300.00	\$475,000.00		\$177,300.00			\$4,925.39	
12/10/19	29Z/7/1	179 MOUNTAIN RD U-01	KIELTY FAMILY TRUST		9507	\$415,000.00	\$369,240.00		\$45,760.00			\$1,271.21	
02/10/20	614Z/3/9/53	84 BRANCH TPK U-053	LABARRE KATHERINE R REVOC TRUST		9535	\$211,100.00	\$189,900.00	\$211,100.00	\$0.00	\$0.00		\$0.00	DENIAL
				03/10/20							\$0.00	\$0.00	
02/27/20	053P / 2	109 MERRIMACK ST	LEVY JUDITH		9563	\$170,400.00	\$157,200.00	\$157,200.00	\$0.00	\$13,200.00		\$0.00	ABATEMENT REAL ESTATE - GRANTED
				03/10/20							\$450.12	\$0.00	

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02/28/20	641 Z / 47	90 FORT EDDY RD	M&G EQUITIES C/O AM TRUST REALTY		9578	\$15,740,000.00	\$14,900,000.00	\$14,900,000.00	\$0.00	\$840,000.00			ABATEMENT REAL ESTATE GRANTED
				03/10/20							\$23,335.20	\$0.00	
01/28/20	96/2/61	5 RIDGEWOOD LN	MACGREGOR HUGH & VIRGINIA ELISABETH MARINA		9525	\$554,500.00	\$455,000.00		\$99,500.00				\$2,764.11
03/02/20	111/2/8	240 SHEEP DAVIS RD	MANCHESTER SAND GRAVEL & CEMENT CO INC		9604	\$403,500.00	\$290,000.00		\$113,500.00				\$3,153.03
03/02/20	111/2/7	238 SHEEP DAVIS RD	MANCHESTER SAND GRAVEL & CEMENT CO INC		9605	\$303,400.00	\$210,000.00		\$93,400.00				\$2,594.65
02/27/20	473Z/4/5/5	169 PORTSMOUTH ST U-005	MANNING PATRICIA		9564	\$259,000.00	\$215,000.00		\$44,000.00				\$1,222.32
03/02/20	46Z / 68	341 LOUDON RD	MCDOWELL REALTY LLC		9598	\$745,300.00	\$590,000.00		\$155,300.00				\$4,314.23
01/08/20	1412P/73	10 SUMMER ST	MICHAUD RICHARD E & CAROLYN C		9515	\$231,800.00	\$180,000.00		\$51,800.00				\$1,766.38
02/07/20	13P / 2	60 PENACOOK ST	MORTON, TYLER J & COURTNEY S		9534	\$313,700.00	\$278,500.00		\$35,200.00				\$1,200.32
03/02/20	32/6/13	22 S SPRING ST	MURPHY GAYLE A		9600	\$445,400.00	\$365,000.00		\$80,400.00				\$2,233.51
03/02/20	46/1/3	8 CENTRE ST	NEW HAMPSHIRE POLICE ASSOCIATION		9599	\$518,900.00	\$400,500.00		\$118,400.00				\$3,289.15
02/10/20	1413P/ 11	50 CHARLES ST	NEW SHIRE PROPERTIES		9537	\$60,500.00	\$60,000.00		\$500.00				\$17.05

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02/10/20	1413P/12	46-48 CHARLES ST	NEW SHIRE PROPERTIES		9538	\$484,500.00	\$400,000.00		\$84,500.00			\$2,881.45	
12/16/19	1412P/43	339 VILLAGE ST	NH SIX REALTY		9508	\$753,000.00	\$499,000.00		\$254,000.00			\$8,661.40	Grant 526,500
11/27/19	110/D 1/A 5	69 MANCHESTER ST #05	NORMAND DIANE		9500	\$56,800.00	\$290.00		\$56,510.00			\$1,569.85	
03/02/20	492 / 11A	LOCKE RD	NORTHERN NEW ENGLAND TEL OP		9585	\$97,800.00	\$50,000.00		\$47,800.00			\$1,327.88	
03/02/20	95A /1/3A	239 PLEASANT ST	NORTHERN NEW ENGLAND TEL OP		9586	\$237,900.00	\$83,700.00		\$154,200.00			\$4,283.68	
03/02/20	NO00/1/11	ROW LIC CONCORD	NORTHERN NEW ENGLAND TEL OP		9587	\$738,000.00	\$685,243.00		\$52,757.00			\$1,465.59	
03/02/20	PO00/1/4	ROW LIC PENACOOK	NORTHERN NEW ENGLAND TEL OP		9588	\$90,800.00	\$83,288.00		\$7,512.00			\$256.16	
03/02/20	PO00/1/9	POLES CONDUIT PENAC	NORTHERN NEW ENGLAND TEL OP		9589	\$425,500.00	\$394,559.00		\$30,941.00			\$1,055.09	
03/02/20	NO00/1/19	POLES CONDUIT CONCO	NORTHERN NEW ENGLAND TEL OP		9590	\$5,780,300.00	\$5,374,522.00		\$405,778.00			\$11,272.51	
03/02/20	110K/1/12A	162 MANCHESTER ST	NORTHERN NEW ENGLAND TEL OP		9591	\$96,500.00	\$75,000.00		\$21,500.00			\$597.27	
03/02/20	611Z/3/1 1	227 LOUDON RD	NORTHERN NEW ENGLAND TEL OP		9592	\$87,400.00	\$50,000.00		\$37,400.00			\$1,038.97	

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03/02/20	611Z/40/1	270 LOUDON RD	NORTHERN NEW ENGLAND TEL OP		9593	\$149,800.00	\$100,000.00		\$49,800.00			\$1,383.44		
03/02/20	111G/1/11	64 REGIONAL DR	NORTHERN NEW ENGLAND TEL OP		9594	\$2,695,400.00	\$2,250,000.00		\$445,400.00			\$12,373.21		
03/02/20	60Z/16/2	HAZEN DR	NORTHERN NEW ENGLAND TEL OP		9595	\$136,100.00	\$70,000.00		\$66,100.00			\$1,836.26		
03/02/20	36/1/6	12 SOUTH ST	NORTHERN NEW ENGLAND TEL OP		9596	\$2,221,900.00	\$1,500,000.00		\$721,900.00			\$20,054.38		
03/02/20	110H/2/7A	36 MANCHESTER ST	NORTHERN NEW ENGLAND TEL OP		9597	\$96,500.00	\$0.00		\$96,500.00			\$2,680.77		
02/25/20	63/ 3/ 8	177 RUMFORD ST	OLNEY JUSTIN DAVID	03/10/20	9558	\$241,000.00	\$230,000.00	\$227,500.00	\$0.00	\$13,500.00		\$375.03	\$0.00	ABATEMENT REAL ESTATE - GRANTED
02/24/20	95/2/12	227 PLEASANT ST	PLEASANT VIEW RETIREMENT LLC	02/24/20	9554	\$3,429,700.00	\$1,900,000.00	\$2,700,000.00	\$0.00	\$729,700.00		\$20,271.07	\$0.00	SETTLEMENT
02/24/20	60Z/7/1/6	17 BURNS AVE U-06	PROKSA ROBERT		9553	\$147,200.00	\$122,500.00		\$24,700.00			\$686.17		
01/22/20	60/5/6	37 JACKSON ST U-3	PROVENCHER PAUL A TRUST		9518	\$174,700.00	\$165,000.00		\$9,700.00			\$269.47		
02/28/20	473Z/4/32/98	169 PORTSMOUTH ST U-198	REIN CLAUDIA J & REIN JENNIFER		9581	\$232,300.00	\$209,070.00		\$23,230.00			\$645.33		
02/10/20	46Z/66	327 LOUDON RD	RTNH RESTAURANT HOLDINGS, LLC		9536	\$1,651,100.00	\$941,000.00		\$710,100.00			\$19,726.58		

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02/28/20	110D /1A/ 8	69 MANCHESTER ST #08	RUCKER JOHN & CAROL		9575	\$53,400.00	\$10,800.00		\$42,600.00				Deny
												\$1,183.43	
02/28/20	602 Z / 33	12 REDWING RD	RYAN KAREN A		9580	\$268,400.00	\$250,000.00		\$18,400.00				
												\$511.15	
03/02/20	46 Z / 4	306 PORTSMOUTH ST	SARGENT CARL L III		9583	\$207,000.00	\$190,000.00		\$17,000.00				Deny
												\$472.26	
12/14/20	224Z/ 3	39 OAKMONT DR	SCHARLOTTE DAVID J & SCHARLOTTE MONIQUE P FAMILY TRUSTS		9543	\$526,900.00	\$458,000.00	\$435,300.00	\$0.00	\$91,600.00			ABATEMENT REAL ESTATE - GRANTED
				03/10/20							\$2,544.65	\$0.00	
02/20/20	60Z/7/1/9	17 BURNS AVE U-09	SCOVIL CHARLENE V		9547	\$148,600.00	\$112,500.00		\$36,100.00				
												\$1,002.86	
12/10/19	29Z/7/3	179 MOUNTAIN RD U-03	SHERMAN LESLIE O & BURKE EILEEN M		9506	\$405,500.00	\$362,100.00		\$43,400.00				
												\$1,205.65	
12/27/19	48Z / 66	25 N CURTISVILLE RD	SIMONIS ZARRON A & HOLLY A	01/27/20	9514	\$348,000.00	\$332,000.00	\$348,000.00	\$0.00				DENIAL
											\$0.00	\$0.00	
02/28/20	84/1/20	26 S MIDLAND ST	SMITH WILLIAM & PHILLIPS KRISTEN		9577	\$435,400.00	\$350,000.00		\$85,400.00				
												\$2,372.41	
02/24/20	53Z/ 23	165 BROAD COVE RD	SORRENTINO NANCY, BROWN, MARY		9557	\$233,350.00	\$226,000.00		\$7,350.00				Grant 2026, 150
												\$204.18	
03/02/20	611 Z/40	270 LOUDON RD	STEEPLEGATE MALL REALTY		9584	\$10,200,000.00	\$2,000,000.00		\$8,200,000.00				
												\$227,796.00	
12/19/19	11Z/36	283 SHAKER RD	STODDART KRISTEN J & RORY S		9512	\$271,900.00	\$257,000.00		\$14,900.00				
												\$413.92	

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02/28/20	213Z / 13	268 MOUNTAIN RD	SURETTE ROBERT C & ANDREA M REV TRSTS OF 2016		9569	\$1,242,600.00	\$980,000.00		\$262,600.00			\$7,295.03	
02/21/20	1412 P / 40	51 TANNER ST	TANNER RIVER ASSOCIATES LLC		9551	\$205,800.00	\$150,000.00		\$55,800.00			\$1,902.78	
02/24/20	602/7/1/10	17 BURNS AVE U-10	TEMPLE LUCILLE B		9556	\$148,600.00	\$123,000.00		\$25,600.00			\$711.17	
02/27/20	09Z / 3	523 SHAKER RD	THRESHER BYRON JOSEPH & CAROLYN ANGELA	03/10/20	9566	\$694,300.00	\$625,000.00	\$625,000.00	\$0.00	\$69,300.00		\$1,925.15	ABATEMENT REAL ESTATE - GRANTED \$0.00
02/28/20	33Z / 20	102 HORSEHILL RD	TISBURY LLC		9573	\$182,600.00	\$135,000.00		\$47,600.00			\$1,322.33	
02/27/20	2 / 1 / 5	277 SOUTH ST	WATTS JOYCE M REV. TRUST		9568	\$332,500.00	\$275,000.00		\$57,500.00			\$1,597.35	
02/20/20	053P/30	18 PENACOOK ST	WHITE SANDRA J		9546	\$294,200.00	\$275,000.00		\$19,200.00			\$654.72	
02/27/20	37/2/13	73 WARREN ST U-3	WINN JACQUELINE REV TRUST		9567	\$400,300.00	\$350,000.00		\$50,300.00			\$1,397.33	
02/21/20	111 G / 1 / 6	51 CHENELL	WMI VENTURES LLC		9552	\$2,638,600.00	\$2,200,000.00		\$438,600.00			\$12,184.31	
12/19/19	9/A 7/12	9 COOLIDGE AV	ZECHA JASON A & DONNA M JOINT REV TRUST	03/10/20	9524	\$328,500.00	\$315,100.00	\$319,500.00	\$0.00			\$250.02	ABATEMENT REAL ESTATE - GRANTED

*Signed tax warrant
 Deny Doug Ponsky reconsideration of elderly denial
 Lisa Melanson timber tax appeal adjust totals for exempt
 shade + ornamental. Recalculate new bill*

Chauvet accept late residence in commercial/industrial zone

Sprothy Abbott deny hardship

La Bombard - deny untimely filed appeal

La Roche Robert & Janette deny deferral application

Beaulieu Sonia deny hardship

Board of Assessors reviewed draft letter to Mayor + City Council