

City of Nashua

Assessing Department



Board of Assessors

Meeting

March 18, 2021

PUBLIC



**Board of Assessor Online Meeting for March 18, 2021
Agenda**

An online meeting of the Board of Assessors is scheduled for Thursday, March 18, 2021 at 9:00AM via Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/82248785345?pwd=NmMzSThlaGwzcnhLNTY2T0wxVEZ2UT09>

Meeting ID: 822 4878 5345 Passcode: 989839

Join Zoom Meeting by telephone: 1-929-205-6099

Meeting ID: 822 4878 5345 Passcode: 989839

This meeting will also be broadcasted on Comcast Channel 16.

If anybody has a problem accessing the meeting or Channel 16, please call 603-821-2049 and they will help you connect.

- **Third Meeting of 2021.**
- **Motion:**
 - To approve the minutes of the non-public and public Board of Assessors meetings from Thursday, March 4, 2021.
- **Communications:**
 - Richard Vincent, Chief Assessor – Department Update
 - June Perry—Vision Update
- **New Business Items:**
 - Amanda Mazerolle – Credits
 - Lindsay Monaghan-- Exemptions
- **Unfinished Business:**
 - None
- **Public Comment**
- **Comments by Members of the Board**
- **Non-Public Session**

**Minutes of the Board of Assessors
Meeting of March 4, 2021**

An online meeting of the Board of Assessors was held via Zoom on Thursday, March 4, 2021. The meeting was called to order at 9:00 AM by Chair Daniel Hansberry

Members Present:

Daniel Hansberry

Robert Earley

Paul Bergeron

Assessing Staff Present:

Greg Turgiss

Michael Mandile

Doug Dame

Richard Vincent

Lindsay Monaghan

Other City of Nashua Staff Present:

Administrative Services Director Kimberly Kleiner, Deputy Corporation Counsel Celia Leonard

Mr. Hansberry

I will call the meeting of the Nashua Board of Assessors to order at 9:00 AM on Thursday, March 4, 2021. I would ask everyone to bear with me because I'm obliged to read a fairly lengthy opening statement.

Good morning and welcome to the March 4, 2021 Board of Assessors Meeting. As Chair of the Board of Assessors, I find that due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic and in accordance with the Governor's Emergency Order #12 pursuant to Executive Order 2020-04, this public body is authorized to meet electronically.

Please note that there is no physical location to observe and listen contemporaneously to this meeting, which was authorized pursuant to the Governor's Emergency Order. However, in accordance with the Emergency Order, I am confirming that we are:

a) Providing public access to the meeting by telephone, with additional access possibilities by video or other electronic means:

We are utilizing Zoom through the City's IT Department for this electronic meeting. All members of the Board of Assessors have the ability to communicate contemporaneously during this meeting through this platform, and the public has access to contemporaneously listen in to this meeting through dialing the following number 929-205-6099, once again that number is 929-205-6099 and using meeting ID number 822-4878-5345, once again that number is 822-4878-

5345 and password of 989839 once again the password number is 989839. The Public may also view this meeting on Comcast Channel 16.

b) Providing public notice of the necessary information for accessing the meeting:

We previously gave notice to the public of the necessary information for accessing the meeting, through Public Postings. Instructions have also been provided on the City of Nashua's website at nashuanh.gov and publicly noticed at City Hall and the Nashua Public Library.

c) Providing a mechanism for the public to alert the public body during the meeting if there are problems with access:

If anybody has a problem accessing the meeting via phone or Channel 16, please call 603-821-2049 and they will help you connect; once again the number to call is 603-821-2049.

d) Adjourning the meeting if the public is unable to access the meeting:

In the event the public is unable to access the meeting via the methods mentioned above, the meeting will be adjourned and rescheduled. Please note that all the votes that are taken during this meeting shall be done by roll call vote.

Let's start the meeting by taking a roll call attendance. When each member states their presence, the reason they're not able to attend the meeting in person, please also state whether there is anyone in the room with you during this meeting, which is required under the Right-To-Know Law. So at this moment I will call the roll. Mr. Earley?

Mr. Earley

This is Robert Earley, a member of the Board of Assessors. I am following the Governor's executive order and joining the meeting remotely from home. There is no one here in the room with me.

Mr. Hansberry

Mr. Bergeron?

Mr. Bergeron

This is Paul Bergeron, a member of the Board of Assessors. I am following the Governor's executive order and joining the meeting remotely from home. There is no one in the room with me.

Mr. Hansberry

And I'm Dan Hansberry, a member of the Board of Assessors. I am joining the meeting remotely and there is no one in the room with me. First item of business would be the minutes. Is there a

motion to waive the reading of the Board of Assessors meeting minutes from Tuesday, February 23, 2021, accept them and place them on file?

Mr. Earley

So moved.

Mr. Hansberry

Is there a second?

Mr. Bergeron

I'll second that.

Mr. Hansberry

Are there any errors or corrections? Seeing none—

Mr. Vincent

Chairman?

Mr. Hansberry

Yes?

Mr. Vincent

There's—the only correction that I know of, I believe that Steve Bolton and Jesse Neumann were present at the meeting, and we hadn't listed them in the minutes.

Mr. Hansberry

All right. Ms. Monaghan, can you make that correction? Are you with us? Is she with us? Ms. Monaghan?

Ms. Monaghan

Good morning; yes, I'm here and I will make that correction.

Mr. Hansberry

Okay, thank you. All right, are there any others? Seeing none, all those in favor of accepting the minutes as corrected. I will call the roll. Mr. Earley?

Mr. Earley

Yes.

Mr. Hansberry

Mr. Bergeron?

Mr. Bergeron

Yes.

Mr. Hansberry

Mr. Hansberry, yes. Minutes are adopted as corrected. Next item of business would be a department update from Mr. Vincent, and at this time I would recognize Mr. Vincent, who is the chair of the Assessing Department. Mr. Vincent?

Mr. Vincent

Thank you. One quick update. The abatement application period expired on Monday, March 1. Traditionally, we still have a few applications that come in, they kind of straggle in a few days after the March 1 deadline. The state statute requires that the applications be postmarked by March 1. So we do occasionally get some that come in after March 1; as long as they're postmarked by March 1, we can accept them, even if they come in through the post office after that date. So we're still waiting for any stragglers to come in. Right now, we have approximately 170... inaudible... 170, 172 total abatement applications that we've received. I'll have an exact number once we've received all the applications. And that's all I have.

Mr. Hansberry

And is that—does that fall in a range that's typical of prior years, do you know?

Mr. Vincent

I can't really speak to that since I'm new here. I'll let—maybe Greg can answer that question?

Mr. Hansberry

Mr. Turgiss?

Mr. Turgiss

Yes. It's hard to say, but for a non-update year, it's a little above average, I would say.

Mr. Hansberry

Okay, thank you. That concludes your report, Mr. Vincent?

Mr. Vincent

Yes, it does.

Mr. Hansberry

Okay. I missed the non-public meeting minutes, so we've got to go back and act on those. So is there a motion to accept the minutes of the non-public session of the Board of Assessors meeting which was held on Tuesday, February 23, 2021, accept them, and place them on file?

Mr. Earley

So moved.

Mr. Bergeon

Mr. Chairman?

Mr. Hansberry

Yes?

Mr. Bergeron

I'm sorry; I'll second the motion and then discussion, if we might?

Mr. Hansberry

Okay, so the motion was made by Mr. Earley and seconded by Mr. Bergeron. Mr. Bergeron?

Mr. Bergeron

Like the attendance for the public meeting, I believe Attorney Bolton and I don't know if others were present for the non-public meeting as well?

Mr. Hansberry

Does anybody... inaudible...

Mr. Vincent

I believe Jesse Neumann was present as well for the non-public, Attorney Jesse Neumann.

Mr. Hansberry

Ms. Monaghan, did you get that?

Ms. Monaghan

I did, yes. I will correct both the public and non-public.

Mr. Hansberry

Okay, thank you. Any other errors or corrections? Is there-- okay, I will call the roll to accept the non-public minutes of the meeting held February 23, 2021 as corrected. Mr. Earley?

Mr. Earley

Yes.

Mr. Hansberry

Mr. Bergeron?

Mr. Bergeron

Yes.

Mr. Hansberry

Mr. Hansberry, yes. Minutes are accepted as corrected. All right, new business. At this time I will recognize Mr. Mandile. You have an in-house correction for us?

Mr. Mandile

Yes I do, Mr. Chairman, thank you. Good morning. I have an in-house correction for 29 Williams St. Data corrections discovered during a routine sales inspection lowered the assessment from \$329,600 to \$251,200. Does anyone have any questions? This is in regards to some elevators.

Mr. Hansberry

Are there any questions for Mr. Mandile?

Mr. Earley

Mr. Chairman?

Mr. Hansberry

Go right ahead.

Mr. Earley

As I understand it, it's a handicapped elevator that was counted four times for some reason?

Mr. Mandile

That's correct. It was installed in 2008, and the owner at that time had a number of exemptions and credits, so he probably wasn't aware of the assessment, I think, because he wasn't paying taxes on them.

Mr. Earley

Okay, so taking away the three extra ones, plus the existing one is not—is no longer working—

Mr. Mandile

Correct.

Mr. Earley

So that reduced the assessment by \$88,000. But as I understand about \$9600 was added because what had been a porch is now a living space?

Mr. Mandile

It reduced it \$77,000, and there was a small porch that is now listed as first-floor area.

Mr. Earley

Okay. I have no other questions.

Mr. Hansberry

Are there any other questions? Is there a motion to approve the assessment reduction for the property located at 29 Williams St. to \$251,300?

Mr. Earley

So moved.

Mr. Hansberry

Is there a second?

Mr. Bergeron

I'll second that.

Mr. Hansberry

Is there any discussion? Seeing none, I will call the roll. Mr. Earley?

Mr. Earley

Yes.

Mr. Hansberry

Mr. Bergeron?

Mr. Bergeron

Yes.

Mr. Hansberry

Mr. Hansberry, yes. Motion is adopted. Does that conclude your report, Mr. Mandile?

Mr. Mandile

It does, sir. Thank you.

Mr. Hansberry

Thank you. At this time, I would recognize Gregory Turgiss, who has a timber warrant for us. Mr. Turgiss?

Mr. Turgiss

Hi, Chair. Yeah, basically, we got a report of wood cut from one of our Intent to Cuts, and I present before you the warrant for signatures.

Mr. Hansberry

Are there any questions for Mr. Turgiss?

Mr. Earley

I have no questions.

Mr. Bergeron

I have none.

Mr. Hansberry

Mr. Turgiss, I have a question for you.

Mr. Turgiss

Sure.

Mr. Hansberry

At the price for the different types of lumber, I noticed that oak is more valuable than maple. Does that follow through right from the raw product to the finished product? So for example, if you were inspecting a house that had oak cabinets and oak wood floors throughout, and you were inspecting an identical house, except it had maple cabinets and maple floors throughout, would the oak home be assessed more highly than the maple home? Does it work out that way at the end of the line?

Mr. Turgiss

I would say no, because they're both higher-end cabinets and that's a matter of preference. But they would be a higher-end kitchen as opposed to a standard off-the-shelf Home Depot cabinets.

Mr. Hansberry

Thank you.

Mr. Turgiss

You're welcome.

Mr. Hansberry

Is there a motion to approve the warrant for the report of wood or timber cut for map A lot 798?

Mr. Earley

So moved.

Mr. Hansberry

Is there a second?

Mr. Bergeron

I'll second that.

Mr. Hansberry

Is there any discussion? Seeing none, I will call the roll. Mr. Earley?

Mr. Earley

Yes.

Mr. Hansberry

Mr. Bergeron?

Mr. Bergeron

Yes.

Mr. Hansberry

Mr. Hansberry, yes. Motion is adopted. Does that conclude your report, Mr. Turgiss?

Mr. Turgiss

It does.

Mr. Hansberry

Thank you.

Mr. Turgiss

Thank you.

Mr. Hansberry

There is no unfinished business; we have reached the public comment session of the meeting. Is there anybody who is registered to address the Board?

Ms. Ortolano

Mr. Hansberry, this is Laurie Ortolano.

Mr. Hansberry

Okay. There's a couple things I just want to point out as far as the rules go; I'm reading right from the policies and procedures for the Board of Assessors. Each speaker is limited to speaking once per public comment period, and is limited to five minutes. And—sorry—and then remarks shall be civil; rude or profane remarks are prohibited. So at this time I will recognize Mrs. Ortolano. And if you could state your address, Mrs. Ortolano, please, for the record, we'd appreciate that.

Ms. Ortolano

Laurie Ortolano, 41 Berkeley St. A couple of items. Has the Board received any updated changes for your policy manual? I know Ms. Kleiner said that the manuals were being updated, and I'm trying to find out if you have had updated pages come your way.

Mr. Hansberry

Director Kleiner, do you want to address that?

Ms. Ortolano

Actually, let me have my five minutes and then if she wants to address that after--I thought it would be just a yes/ no answer. And I have asked about this, and nobody followed up. Just for the sake of transparency, I think a quick answer could have been provided. I --you know, it's the only thing the public has access to to understand these policies. And following up on policy is important to me and it's important to several other people, I think, as well. Number two, when you redid your bylaws, someone—and I think it was Attorney Leonard—encouraged you to eliminate your mission statement and to remove policy oversight from the Board. I would like to request that Mr. Vincent, Chief Vincent, bring back a mission statement for the Assessing office. I think a mission is super important. I mean, I served on a school board, and we all know what a mission means to a school district. But an assessing office is also pretty important, and you should have a mission. And I think the removal of policy oversight was a mistake. And the Board should have policy oversight. You have very few functions you serve as a board; really, you have an inventory, annual inventory, you have to sign off on, review of abatement applications, and approval and denial of those applications. It's pretty minimal, and I think policy oversight is a very simple thing to have. I'd like to talk for a quick minute about the abatements. I think the abatement process this year was atrocious. I, you know—what was put out on the website... Ms. Kleiner did not write on the website that they would accept e-mail applications. And I did not understand this. And I learned that Attorney Bolton was attending her staff meetings in 2019, and they had a discussion about e-mail applications. And they sparred. Ms. Kleiner did not want to accept e-mail applications and e-mail information, and Attorney Bolton said, "I don't think we can deny them that." It turns out, I have an e-mail from a property owner who submitted a 2020 application through e-mail and he said to the clerical staff, "Will you accept an e-mail application?", and response back from Lynn Cameron was yes, we accept e-mail applications. I don't know why, on our website, during the pandemic, when it said how applications could be received, that you only gave a dropbox or US mail to get them in. I just thought it was very underhanded. And as I looked at other sites, and in particular where Chief Vincent came from—they accepted, their site accepted e-mail applications. They were very clear. The stamping of applications—I was super concerned when Ms. Kleiner stated that we don't date stamp applications ordinarily or give those receipts to property owners in December, I

think—November or December minutes. I was shocked. That's a legal document, essentially, and we do stamp them. It happens all the time. So in this round of applications, you took the position to stall people, and I got quite a few e-mails from residents who were concerned that they weren't getting a response from the clerical staff. And I have an e-mail from a clerical staff—a text message from a clerical staff member where the citizen says, you know, I'm really frustrated you're not responding to my request for the date and time stamp, and the position of the staff member was, well, you think it's difficult for you, it's tough on us, too. That's not the appropriate response. So, you know, I've gotta thank Ms. Kleiner because she inspired me to go out there and do this work, because I thought that we were screwing over so many property owners who have legitimate issues. And I think it's essential. And I'm glad to see the number of abatements submitted, it is high. But I will tell you something, next year? I would hope you see 500 of them, because I already know the properties I really think should be filing. And these discrepancies really exist. And it's high time we clean it up and we create an assessing office that's strong, because we have an educated public that understands how to defend their assessment and present their information in a professional manner. Thank you.

Mr. Hansberry

Mrs. Ortolano, so – the update, are you asking if there were additional updates to the policies that were adopted last year?

Ms. Ortolano

Ms. Kleiner told us, and Laura Calquhoun received e-mails from Jesse Neumann stating that the policy manual was being updated, which was months ago. And we wanted information and we were told it wasn't available because the manual was being updated. And I'm just curious after months if Ms. Kleiner typically says to you guys, turn in your book, or we'll give you the pages. I had a standing request that when you change the pages that you just e-mail me the pages changed because I have no way of knowing what's being changed because the Board never discusses it. And we've been waiting months, and I just want to know what changes have been made to the manual, and if it fact you had those pages changed out like Ms. Kleiner had requested before.

Mr. Hansberry

Are you talking about an employee policy manual, or are you talking about—

Ms. Ortolano

No, I'm talking about the data collection manual. The city data collection manual that you all Board members got. That big, you know, 300 page, 350 page book that was put together in the fall of 2019.

Mr. Hansberry

Okay. Director Kleiner—she's going to respond, Mrs. Ortolano.

Ms. Ortolano

Thank you.

Mr. Hansberry

Go ahead, Director Kleiner.

Ms. Kleiner

Good morning, Chair and Board. So in fact, you have not. You have not received any updates to the manual. The process is--when the city and the Assessing Department switched to the AP5 system, we realized that there are changes that need to be made to the manual in regards to the switch of the software. Right? There are important pages, there are tables, there is detailed information that is listed within that manual. Some of that will remain the same; some of that will have slight changes. With the onboarding of the new Chief, we wanted to respect—give him time to onboard and then have him address these issues going forward. So my apologies if we haven't communicated that effectively, but there have been no changes and we have not updated any pages to the manual. We will certainly bring those to the Board once they are completed. In regards to the abatement process. So there were a number of pages of information about how to access the assessing department during the pandemic. Pages and pages of information on our city website. I have not heard from any resident, other than Ms. Ortolano, about concerns accessing the department or accessing the abatements.

Mr. Hansberry

Thank you. Attorney Leonard, are you willing to respond to the removal of the mission statement from the Board's policy? Are you willing to address that?

Attorney Leonard

Good morning, Chairman Hansberry. I can address it only in the sense that I actually have no memory of that. We were looking at the rules of procedure; I don't recall anything about policies being discussed. The Board of Assessors has its mission outlined in the City charter, but also follows RSAs. That's something we can look at, but I have no memory of even looking at that.

Mr. Hansberry

And Mrs. Ortolano, there was a third point you brought up earlier. It was the updates, the mission statement, and—

Ms. Ortolano

Let's see. There was the updates, the mission statements, and abatements. And just to clarify something—the mission statement I was talking about was actually on the assessing department website. It is gone. I know you have a charter, but I had a picture of that, and I have quoted it in letters years ago. I used it in documents, and it said that you were responsible for reviewing and overseeing policy, and it's gone. I don't know who took it off. I assume you took it off. That's what I'm talking about. Ms. Leonard's correct, there is a charter, but I don't know what happened to that mission statement that was on the website. That's my question. And I don't recall the third item—there was abatements, it was policy, and it was mission, that's what I remember.

Mr. Hansberry

That's all right, that's all right. Director Kleiner, do you recall that mission statement being removed?

Ms. Kleiner

Chair, honestly I don't remember the mission statement being removed. It could've very well—there were some changes to the website that occurred in the transfer over to the new board from the past Board membership. We can certainly look into it, have IT try to pull any past mission that may have been out there. We do generally follow the rules stated by the charter.

Mr. Hansberry

Okay, thank you. Thank you, Mrs. Ortolano. Are there any other speakers, members of the public to address us this morning?

Ms. Calquhoun

Laura Calquhoun.

Mr. Hansberry

Could you state your address, please?

Ms. Calquhoun

It's Laura Calquhoun, 30 Greenwood Drive.

Mr. Hansberry

Okay, go right ahead.

Ms. Calquhoun

Number one, I found your comments, Mr. Chairman, to be offensive about rude and crude comments. I've been listening to these Board of Assessors meetings for well over a year, and I have never heard a comment from any resident being rude or crude, so I take offense that you would even say that, but that's beside the point. Also, I'm still concerned that I've requested, by Right to Know, an audit trail of the Assessing department, and to date—17 months later—we still don't have an audit trail coming out of our new website. Which I happen to think is a disaster, because if you look on the website, it kind of, like, summarizes everything, but it doesn't give you detail. If you look at some of these things, some of these property cards—not the property card itself, but on the website, you'll notice it only has the last sale, and not any of the previous sales. So we spent a lot of money, the taxpayers, on this website, updating it, and all we've gotten back is garbage. So I just wanted to go on the record, because this is 17 months that we've put up with this, and I think anybody that is even working with this should be fired and we should get people that can actually do the job, because obviously, it's not being done. Thank you.

Mr. Hansberry

Are there any comments by Board members?

Mr. Earley

I don't have any.

Mr. Hansberry

Alright. Is there a motion to go into non-public for two reasons, first to discuss matters which, if discussed in public, would likely affect adversely the reputation of any person, other than a member of this board, unless such person requests an open meeting. This exemption shall extend to include any application for assistance or tax abatement or waiver of a fee, fine or other levy, if based on inability to pay or poverty of the applicant, pursuant RSA 91-A:3, II(c). Second, under 91-A:3, II(l), for the "consideration of legal advice provided by legal counsel, either in writing or orally, to one or more members of the public body, even where legal counsel is not present."

Mr. Earley

So moved.

Mr. Hansberry

Is there a second?

Mr. Bergeron

I'll second that.

Mr. Hansberry

I'll call the roll. Mr. Earley?

Mr. Earley

Yes.

Mr. Hansberry

Mr. Bergeron?

Mr. Bergeron

Yes.

Mr. Hansberry

Mr. Hansberry, yes. Let the record show that we are in non-public session at 9:27 AM. And we'll wait for the green light from IT.

THE BOARD EXITED NON-PUBLIC SESSION AT 10:40 AM

Mr. Hansberry

All right, is there a motion to seal the minutes of the non-public session because divulgence of the information likely would one affect adversely the reputation of any person other than a member of this public body and two, render the proposed action ineffective?

Mr. Earley

So moved.

Mr. Hansberry

Is there a second?

Mr. Bergeron

I'll second that.

Mr. Hansberry

I'll call the roll. Mr. Earley?

Mr. Earley

Yes.

Mr. Hansberry

Mr. Bergeron?

Mr. Bergeron

Yes.

Mr. Hansberry

Mr. Hansberry, yes. Motion is adopted. Is there anything else to come before the Board? Okay, thank you, everybody; I realize that was a longer than usual meeting. I appreciate everyone's time, and once again thank you to IT. Is there a motion to adjourn?

Mr. Earley

So moved.

Mr. Hansberry

Is there a second?

Mr. Bergeron

I'll second that.

Mr. Hansberry

I'll call the roll. Mr. Earley?

Mr. Earley

Yes.

Mr. Hansberry

Mr. Bergeron?

Mr. Bergeron

Yes.

Mr. Hansberry

Mr. Hansberry, yes. Let the record show that we are adjourned at 10:41 AM. Thanks, everyone.

Public

Richard Vincent

Department Update



THE CITY OF NASHUA

"The Gate City"

Administrative Services Division

Assessing Department

March 18, 2021

To: Board of Assessors

From: Rick Vincent, Chief Assessor

Re: Assessing Department Update

I am pleased to provide you with an update of the Assessing Department Activities. The abatement application filing period expired on March 1st, however we are still receiving applications that were postmarked on or before March 1st. To date, we have received approximately 180 abatement applications. I will have a final count for the Board at the next meeting.

The Assessing Department is currently receiving and processing Elderly Exemption applications and Veterans Credit applications. The filing period for those items expires on April 15th.

The Assessing Staff has been working from its renovated office space in City Hall for approximately three weeks now. The office has been open to the public by appointment, only. Appointments are generally limited to fifteen minutes.

Today, we welcome Ms. June Perry, project manager for Vision Government Solutions. Ms. Perry will be providing an update on the 2020-2022 full revaluation. We thank her for joining us today.



Project Status Report
From June Perry
City of Nashua NH
Date: January 21, 2021

CODE	TASK
100	Bonding, Office Set-up, Project Set-up, Public Relations
200	Data Collection, Data Mailers, Building Permits, Sales Inspections, Quality Control and Data Entry
300	Residential Valuation
400	Commercial/Industrial Valuation
500	Residential Field Review, Data Entry
600	Commercial/Industrial Field review, Income Production, Reconcile Cost and Income
700	Digital Imaging, Documentation
900/ 1000	Project Finalization, Change Notices, Special Land Pricing, Client Meetings, Support of Values, Goodwill

Task 100/200

- Bonding is complete. GIS maps have been provided. Building permits are being completed by the City through April 1, 2020. Vision is responsible for building permits through April 1, 2022.
- Public Relations will be on going throughout the project, with on-going sample press releases provided, and meetings available upon request.
- Updates will be provided throughout the project.
- The initial startup meeting with the Board and DRA was March 2, 2020 at City Hall.
- An update to the Board was held on June 4th, September 18th, 2020 and December 17th, 2020.

 **VISION**
GOVERNMENT SOLUTIONS

- Project commenced March 3rd, 2020.
- Data Collection guidelines have been completed. Lister's information has been completed and the police department has been informed of all aspects of the data collection phase of the revaluation.
- Data entry will be ongoing throughout the project, commencing after June 2020.
- Usernames and passwords have been assigned, and will have people associated with them do the data entry.
- Daily communication with the Assessor's office is on-going concerning the progress of the data collection as well as any issues to be addressed.
- Rick Kulp is the onsite Projects Staff Appraiser.

- Ward 1-7 Property record cards have been printed.

- Images are being taken and will coincide with production numbers.
Images are also being captured to the live database.
Data entry is on-going.
- **The database is live in Nashua NH**

- Data collection
 - Ward 1 count 3,869
 - Ward 2 count 3,478
 - Ward 3 count 2,845
 - Ward 4 count 2,287
 - Ward 5 count 4,480
 - Ward 6 count 3,035
 - Ward 7 count 3,027

The following is the measure and listing numbers accountable as of January 16, 2021

Total Residential Improved Parcel Count	25,605
Measures	17438
Total Interior Inspections	172
Refusals to Date - Partial/Full	7/199
Total Measures with refusal	17637
Total Percent Complete Measured	68 %

Appointments to date

 **VISION**
GOVERNMENT SOLUTIONS

Total Commercial/Industrial/Exempt Improved Parcel Count 1,964

Total Measures 615
Total Interior Inspections 0
Entry Rate 0%

Total Percent Complete Measured 31%

Refusals to Date 2

Building permits measured to date 700

Task 300/400

- Residential valuation is scheduled to commence in 2022.
- Preliminary analysis in 2022
- Income and Expense forms are being sent out by the Assessor's office.

Task 500/600

- Field review is scheduled to be completed in 2022.

Task 900

- **The following timetable is for the hearing phase of the job through the project's completion.**
- Impact notice mailing no later than July 2022.
- Appointments taken for hearings scheduled for July/August 2022.
- Hearings scheduled for July/August 2022.
- Second Impact Notices mailed by August 2022.
- Project Completed by September 1, 2022.

If you should have any questions, please do not hesitate to call.

Sincerely,

*June Perry
Project Manager
508-351-3634*



Project Status Report
From June Perry
City of Nashua NH
Date: February 4, 2021

CODE	TASK
100	Bonding, Office Set-up, Project Set-up, Public Relations
200	Data Collection, Data Mailers, Building Permits, Sales Inspections, Quality Control and Data Entry
300	Residential Valuation
400	Commercial/Industrial Valuation
500	Residential Field Review, Data Entry
600	Commercial/Industrial Field review, Income Production, Reconcile Cost and Income
700	Digital Imaging, Documentation
900/ 1000	Project Finalization, Change Notices, Special Land Pricing, Client Meetings, Support of Values, Goodwill

Task 100/200

- Bonding is complete. GIS maps have been provided. Building permits are being completed by the City through April 1, 2020. Vision is responsible for building permits though April 1, 2022.
- Public Relations will be on going throughout the project, with on-going sample press releases provided, and meetings available upon request.
- Updates will be provided throughout the project.
- The initial startup meeting with the Board and DRA was March 2, 2020 at City Hall.
- An update to the Board was held on June 4th, September 18th, 2020 and December 17th, 2020.

 **VISION**
GOVERNMENT SOLUTIONS

- Project commenced March 3rd, 2020.
 - Data Collection guidelines have been completed. Lister's information has been completed and the police department has been informed of all aspects of the data collection phase of the revaluation.
 - Data entry will be ongoing throughout the project, commencing after June 2020.
 - Usernames and passwords have been assigned, and will have people associated with them do the data entry.
 - Daily communication with the Assessor's office is on-going concerning the progress of the data collection as well as any issues to be addressed.
 - Rick Kulp is the onsite Projects Staff Appraiser.
-
- Ward 1-7 Property record cards have been printed.
 - Images are being taken and will coincide with production numbers. Images are also being captured to the live database. Data entry is on-going.
 - **The database is live in Nashua NH**
 - Data collection
 - Ward 1 count 3,869
 - Ward 2 count 3,478
 - Ward 3 count 2,845
 - Ward 4 count 2,287
 - Ward 5 count 4,480
 - Ward 6 count 3,035
 - Ward 7 count 3,027

The following is the measure and listing numbers accountable as of January 30, 2021

Total Residential Improved Parcel Count	25,605
Measures	18096
Total Interior Inspections	172
Refusals to Date - Partial/Full	7/213
Total Measures with refusal	18309
Total Percent Complete Measured	71 %

Appointments to date

 **VISION**
GOVERNMENT SOLUTIONS

Total Commercial/Industrial/Exempt Improved Parcel Count 1,964

Total Measures 698

Total Interior Inspections 0

Entry Rate 0%

Total Percent Complete Measured 35%

Refusals to Date 2

Building permits measured to date 743

Task 300/400

- Residential valuation is scheduled to commence in 2022.
- Preliminary analysis in 2022
- Income and Expense forms are being sent out by the Assessor's office.

Task 500/600

- Field review is scheduled to be completed in 2022.

Task 900

- **The following timetable is for the hearing phase of the job through the project's completion.**
- Impact notice mailing no later than July 2022.
- Appointments taken for hearings scheduled for July/August 2022.
- Hearings scheduled for July/August 2022.
- Second Impact Notices mailed by August 2022.
- Project Completed by September 1, 2022.

If you should have any questions, please do not hesitate to call.

Sincerely,

June Perry
Project Manager
508-351-3634



Project Status Report
From June Perry
City of Nashua NH
Date: February 11, 2021

CODE	TASK
100	Bonding, Office Set-up, Project Set-up, Public Relations
200	Data Collection, Data Mailers, Building Permits, Sales Inspections, Quality Control and Data Entry
300	Residential Valuation
400	Commercial/Industrial Valuation
500	Residential Field Review, Data Entry
600	Commercial/Industrial Field review, Income Production, Reconcile Cost and Income
700	Digital Imaging, Documentation
900/ 1000	Project Finalization, Change Notices, Special Land Pricing, Client Meetings, Support of Values, Goodwill

Task 100/200

- Bonding is complete. GIS maps have been provided. Building permits are being completed by the City through April 1, 2020. Vision is responsible for building permits though April 1, 2022.
- Public Relations will be on going throughout the project, with on-going sample press releases provided, and meetings available upon request.
- Updates will be provided throughout the project.
- The initial startup meeting with the Board and DRA was March 2, 2020 at City Hall.
- An update to the Board was held on June 4th, September 18th, 2020 and December 17th, 2020.

 **VISION**
GOVERNMENT SOLUTIONS

- Project commenced March 3rd, 2020.
 - Data Collection guidelines have been completed. Lister's information has been completed and the police department has been informed of all aspects of the data collection phase of the revaluation.
 - Data entry will be ongoing throughout the project, commencing after June 2020.
 - Usernames and passwords have been assigned, and will have people associated with them do the data entry.
 - Daily communication with the Assessor's office is on-going concerning the progress of the data collection as well as any issues to be addressed.
 - Rick Kulp is the onsite Projects Staff Appraiser.
-
- Ward 1-7 Property record cards have been printed.
 - Images are being taken and will coincide with production numbers. Images are also being captured to the live database. Data entry is on-going.
 - **The database is live in Nashua NH**
 - Data collection
 - Ward 1 count 3,869
 - Ward 2 count 3,478
 - Ward 3 count 2,845
 - Ward 4 count 2,287
 - Ward 5 count 4,480
 - Ward 6 count 3,035
 - Ward 7 count 3,027

The following is the measure and listing numbers accountable as of February 6, 2021

Total Residential Improved Parcel Count	25,605
Measures	18369
Total Interior Inspections	172
Refusals to Date - Partial/Full	7/221

Total Measures with refusal	18590
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Total Percent Complete Measured	72 %
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Appointments to date


GOVERNMENT SOLUTIONS

Total Commercial/Industrial/Exempt Improved Parcel Count 1,964

Total Measures 758

Total Interior Inspections 0

Entry Rate 0%

Total Percent Complete Measured 38%

Refusals to Date 2

Building permits measured to date 778

Task 300/400

- Residential valuation is scheduled to commence in 2022.
- Preliminary analysis in 2022
- Income and Expense forms are being sent out by the Assessor's office.

Task 500/600

- Field review is scheduled to be completed in 2022.

Task 900

- **The following timetable is for the hearing phase of the job through the project's completion.**
- Impact notice mailing no later than July 2022.
- Appointments taken for hearings scheduled for July/August 2022.
- Hearings scheduled for July/August 2022.
- Second Impact Notices mailed by August 2022.
- Project Completed by September 1, 2022.

If you should have any questions, please do not hesitate to call.

Sincerely,

*June Perry
Project Manager
508-351-3634*



**Project Status Report
From June Perry
City of Nashua NH
Date: February 25, 2021**

CODE	TASK
100	Bonding, Office Set-up, Project Set-up, Public Relations
200	Data Collection, Data Mailers, Building Permits, Sales Inspections, Quality Control and Data Entry
300	Residential Valuation
400	Commercial/Industrial Valuation
500	Residential Field Review, Data Entry
600	Commercial/Industrial Field review, Income Production, Reconcile Cost and Income
700	Digital Imaging, Documentation
900/ 1000	Project Finalization, Change Notices, Special Land Pricing, Client Meetings, Support of Values, Goodwill

Task 100/200

- Bonding is complete. GIS maps have been provided. Building permits are being completed by the City through April 1, 2020. Vision is responsible for building permits through April 1, 2022.
- Public Relations will be on going throughout the project, with on-going sample press releases provided, and meetings available upon request.
- Updates will be provided throughout the project.
- The initial startup meeting with the Board and DRA was March 2, 2020 at City Hall.
- An update to the Board was held on June 4th, September 18th, 2020 and December 17th, 2020.

 **VISION**
GOVERNMENT SOLUTIONS

- Project commenced March 3rd, 2020.
 - Data Collection guidelines have been completed. Lister's information has been completed and the police department has been informed of all aspects of the data collection phase of the revaluation.
 - Data entry will be ongoing throughout the project, commencing after June 2020.
 - Usernames and passwords have been assigned, and will have people associated with them do the data entry.
 - Daily communication with the Assessor's office is on-going concerning the progress of the data collection as well as any issues to be addressed.
 - Rick Kulp is the onsite Projects Staff Appraiser.
-
- Ward 1-7 Property record cards have been printed.
 - Images are being taken and will coincide with production numbers. Images are also being captured to the live database. Data entry is on-going.
 - **The database is live in Nashua NH**
 - Data collection
 - Ward 1 count 3,869
 - Ward 2 count 3,478
 - Ward 3 count 2,845
 - Ward 4 count 2,287
 - Ward 5 count 4,480
 - Ward 6 count 3,035
 - Ward 7 count 3,027

The following is the measure and listing numbers accountable as of February 20, 2021

Total Residential Improved Parcel Count	25,605
Measures	18634
Total Interior Inspections	172
Refusals to Date - Partial/Full	7/229
Total Measures with refusal	18863
Total Percent Complete Measured	73 %

Appointments to date

 **VISION**
GOVERNMENT SOLUTIONS

Total Commercial/Industrial/Exempt Improved Parcel Count 1,964

Total Measures 783

Total Interior Inspections 0

Entry Rate 0%

Total Percent Complete Measured 40%

Refusals to Date 2

Building permits measured to date 921

Task 300/400

- Residential valuation is scheduled to commence in 2022.
- Preliminary analysis in 2022
- Income and Expense forms are being sent out by the Assessor's office.

Task 500/600

- Field review is scheduled to be completed in 2022.

Task 900

- **The following timetable is for the hearing phase of the job through the project's completion.**
- Impact notice mailing no later than July 2022.
- Appointments taken for hearings scheduled for July/August 2022.
- Hearings scheduled for July/August 2022.
- Second Impact Notices mailed by August 2022.
- Project Completed by September 1, 2022.

If you should have any questions, please do not hesitate to call.

Sincerely,

*June Perry
Project Manager
508-351-3634*



**Project Status Report
From June Perry
City of Nashua NH
Date: March 6, 2021**

CODE	TASK
100	Bonding, Office Set-up, Project Set-up, Public Relations
200	Data Collection, Data Mailers, Building Permits, Sales Inspections, Quality Control and Data Entry
300	Residential Valuation
400	Commercial/Industrial Valuation
500	Residential Field Review, Data Entry
600	Commercial/Industrial Field review, Income Production, Reconcile Cost and Income
700	Digital Imaging, Documentation
900/ 1000	Project Finalization, Change Notices, Special Land Pricing, Client Meetings, Support of Values, Goodwill

Task 100/200

- Bonding is complete. GIS maps have been provided. Building permits are being completed by the City through April 1, 2020. Vision is responsible for building permits through April 1, 2022.
- Public Relations will be on going throughout the project, with on-going sample press releases provided, and meetings available upon request.
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 **VISION**
GOVERNMENT SOLUTIONS

- Project commenced March 3rd, 2020.
- Data Collection guidelines have been completed. Lister's information has been completed and the police department has been informed of all aspects of the data collection phase of the revaluation.
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- Usernames and passwords have been assigned, and will have people associated with them do the data entry.
- Daily communication with the Assessor's office is on-going concerning the progress of the data collection as well as any issues to be addressed.
- Rick Kulp is the onsite Projects Staff Appraiser.

- Ward 1-8 Property record cards have been printed.

- Images are being taken and will coincide with production numbers. Images are also being captured to the live database. Data entry is on-going.
- **The database is live in Nashua NH**

- Data collection
 - Ward 1 count 3,869
 - Ward 2 count 3,478
 - Ward 3 count 2,845
 - Ward 4 count 2,287
 - Ward 5 count 4,480
 - Ward 6 count 3,035
 - Ward 7 count 3,027
 - Ward 8 count 2,764

The following is the measure and listing numbers accountable as of February 27, 2021

Total Residential Improved Parcel Count	25,605
Measures	18655
Total Interior Inspections	172
Refusals to Date - Partial/Full	7/233

Total Measures with refusal	18880
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Total Percent Complete Measured	73 %
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Appointments to date


GOVERNMENT SOLUTIONS

Total Commercial/Industrial/Exempt Improved Parcel Count 1,964

Total Measures 787

Total Interior Inspections 0

Entry Rate 0%

Total Percent Complete Measured 40%

Refusals to Date 2

Building permits measured to date 1052

Task 300/400

- Residential valuation is scheduled to commence in 2022.
- Preliminary analysis in 2022
- Income and Expense forms are being sent out by the Assessor's office.

Task 500/600

- Field review is scheduled to be completed in 2022.

Task 900

- **The following timetable is for the hearing phase of the job through the project's completion.**
- Impact notice mailing no later than July 2022.
- Appointments taken for hearings scheduled for July/August 2022.
- Hearings scheduled for July/August 2022.
- Second Impact Notices mailed by August 2022.
- Project Completed by September 1, 2022.

If you should have any questions, please do not hesitate to call.

Sincerely,

*June Perry
Project Manager
508-351-3634*

Public

Amanda Mazerolle

Credits



City of Nashua

Assessing Department
Administrative Services Division
229 Main Street - Nashua, NH 03060

(603) 589-3040
Fax (603) 594-3079

Staff Items Credit Approvals/Denials – Public

A virtual/remote meeting of the Board of Assessors is scheduled for Thursday, March 11, 2021 at 9:00AM.

1. Veterans' Credits with a recommendation of Approval:

Account #	Property
28820	27 Yarmouth Dr
41275	5 Marcia Dr
18450	135 Almont St
16222	10 Hampton Dr
8860	9 Briarcliff Dr
42536	70 Hawkstead Hollow U-59
51938	7 Elystan Cir U-2
51446	3 Waterview Trl
2838	4 Carmine Rd
52420	2 Henry David Dr U-111
35520	1080 West Hollis St
30334	6 Woodgate St
22592	9 No 7th St
52352	38 Pasture Ln, U-3
25764	7 Percheron Cir
52464	2 Henry David Dr U-407
52314	31 St Lazare St
46114	307B Amherst St U-41
38333	71 Pioneer Dr
18980	23 Shawn Ave
28650	2 Foundry St
24334	37 Hampton Dr
4216	400 West Hollis St
21206	22 Lynn St
51012	10 Cherrywood Dr
1594	4 Coventry Rd
38917	14 Crawford Ln U-10
44115	34 Cherry Hollow Rd U-55
20266	4 Nightingale Rd
45464	3 Bartemus Trl U-208
16690	32 West Glenwood St
33542	10 Rugby Rd
4054	10 High Pine Ave
52427	2 Henry David Dr U-202
43661	6 St Andrews Cir
42668	6 Dogwood Dr U-2
42672	14 Dogwood Dr U-6
52270	6 Selpan Way U-6
43561	93 Walden Pond Dr

VETERNS CONTINUED

Account #

42705
47710
45647
13912
34308
21318
20020

Property

47 Dogwood Dr U-302
3 Pluto Ln
6 Mayfair Ln U-105
10 Orlando St
6 Trombley Ter
70 Tenby Dr
94 Lake St

2. Veterans' Credits with a recommendation of Denial:

Account #

Property

47196

7 Rainbow Dr

Receiving resident based credit on property owned in NY

28820

27 Yarmouth Dr

Applicant qualifies for 72:35,

per RSA can not get 72:28b credit if getting 72:35 credit.

PUBLIC
LINDSAY MONAGHAN
SOLAR EXEMPTIONS



Staff Items—Lindsay Monaghan Exemptions Approvals/Denials – Public

A virtual/remote meeting of the Board of Assessors is scheduled for Thursday, March 18 at 9:00AM via Zoom.

1. Solar Exemptions with a recommendation of Approval:

Account #	Property Address	Value
23900	60 Underhill St	\$8900
48966	3 Sandstone Drive	\$11600
45200	8 Brinton Drive	\$ 5200
51823	22 Pilgrim Circle	\$10400
34316	2 Bond St	\$9500
7096	23 Whitman Rd	\$ 12,300
4854	4 Burnham Ave	\$ 5500
50523	5 Wild Rose Drive U-2	\$15,000

NON PUBLIC