



# THE CITY OF NASHUA

*Administrative Services Division*

*Assessing Department*

"The Gate City"

## Board of Assessors Meeting for April 7, 2022 Agenda

A meeting of the Board of Assessors is scheduled for Thursday, April 7, 2022 at 9:00AM  
At the Nashua City Hall, 3<sup>rd</sup> Floor Auditorium, 229 Main Street, Nashua, NH 03060.

You may also join online via Zoom:

<https://us02web.zoom.us/j/88334713950?pwd=VHZjbTV6MGFSNEY4YWRscUhEOGc3UT09>

Meeting ID: 88334713950 Passcode: 231491

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

This meeting will also be broadcast on Comcast Channel 16.

If anybody has a problem accessing the meeting or Channel 16, please call 603-589-3026 and they will help you connect.

- Seventh Meeting of 2022.
- Motion:
  - ⚡ To approve minutes of the public and non-public sessions of The Board of Assessors Meeting of Thursday, March 17, 2022
- Communications:
  - ⚡ Rick Vincent – Vision Government Solution’s Preliminary Ratio
- New Business Items:
  - ⚡ Greg Turgiss – In-House Corrections
- Unfinished Business:
  - ⚡ None
- Public Comment
- Comments by Members of the Board
- Non-Public Session
- Signature Items

**Public Minutes of the Board of Assessors  
Meeting of March 17, 2022**

A meeting of the Board of Assessors was held on Thursday, March 17, 2022 in the 3<sup>rd</sup> Floor Auditorium at Nashua City Hall, located at 229 Main Street, Nashua, NH 03060. The meeting was called to order at 9:00 AM by Chairman Daniel Hansberry

**Members Present:**

Daniel Hansberry      Robert Earley      Paul Bergeron

**Assessing Staff Present:**

Richard Vincent      Jessica Marchant      Jackie Marsh      Greg Turgiss (via Zoom)  
Doug Dame (via Zoom)      Jennifer Zins (via Zoom)      Cheyann Devlin (via Zoom)

**Other City of Nashua Staff Present:**

Attorney Steve Bolton      Kim Kleiner (via Zoom)

**Chairman Daniel Hansberry**

I'll call the meeting of the Nashua Board of Assessors to order at 9 AM on Thursday, March 17, 2022. Let the record show that present from the Board are Robert Earley, Paul Bergeron and myself, Daniel Hansberry.

**MOTION BY** Robert Earley to waive the reading of the public minutes from the Board of Assessors meeting held on Thursday, March 3, 2022, accept them and place them on file.

**SECONDED BY** Paul Bergeron

**VOTE: All in favor**

**MOTION BY** Robert Earley to waive the reading of the non-public minutes from the Board of Assessors meeting held on March 3, 2022, accept them and place them on file

**SECONDED BY** Paul Bergeron

**VOTE: All in favor**

**COMMUNICATIONS:**

**Vision's March 9, 2022 Bi-Weekly Status Report  
Vision's Quarterly Update of 2022 Revaluation Project**

Mike Tarello, Vice President Appraisal Operations at Vision Government Solutions gave the board an account of the status of the reval project including:

- Which tasks have been completed
- Which tasks are ongoing
- Which tasks are still to be done

Mr. Tarello also answered some follow-up questions from the board members.

**NEW BUSINESS:**

Mr. Vincent had no comments for the board.

**UNFINISHED BUSINESS:**

None

**PUBLIC COMMENT:**

Laurie Ortolano, 41 Berkeley St. expressed concerns about the senior exemption process and public access to records in the Assessing Office.

**COMMENTS BY BOARD MEMBERS:**

None

**Chairman Daniel Hansberry**

Is there a motion to go into non-public session 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 to 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."

**MOTION BY** Robert Earley to enter non-public session

**SECONDED BY** Paul Bergeron

**VOTE:**

**Mr. Earley-**Yes

**Mr. Bergeron-** Yes

**Mr. Hansberry-** Yes

(The Board entered non-public session at 9:23 AM)

(The Board resumed public session at 9:53 AM)

**Chairman Daniel Hansberry**

Is there a motion to seal the minutes of the non-public session because divulgence of the information likely would 1) affect adversely the reputation of any person other than a member of this public body, and 2) render the proposed action ineffective?

**MOTION BY** Robert Earley to seal the non-public minutes.

**SECONDED BY** Paul Bergeron

**VOTE:**

**Mr. Earley-Yes**

**Mr. Bergeron-Yes**

**Mr. Hansberry-Yes**

**MOTION BY** Robert Earley to make public the non-public meeting minutes of the Board of Assessors meeting from March 3, 2022

**SECONDED BY** Paul Bergeron

**VOTE: All in favor**

**MOTION BY** Robert Earley to make public the non-public meeting minutes of the Board of Assessors meeting from August 26, 2021.

**SECONDED BY** Paul Bergeron

**VOTE: All in favor**

**MOTION BY** Robert Earley to make public the non-public meeting minutes of the Board of Assessors meeting from July 26, 2021.

**SECONDED BY** Paul Bergeron

**VOTE: All in favor**

**MOTION BY** Robert Earley to make public the non-public meeting minutes of the Board of Assessors meeting from June 17, 2021

**SECONDED BY** Paul Bergeron

**VOTE: All in favor**

**MOTION BY** Robert Earley to make public, with necessary redactions, the non-public meeting minutes of the Board of Assessors meeting from June 3, 2021

**SECONDED BY** Paul Bergeron

**VOTE: All in favor**

**MOTION BY** Robert Earley to adjourn.  
**SECONDED BY** Paul Bergeron

**VOTE: All in favor**

The board adjourned at 9:59 AM

Respectfully submitted,  
Jessica Marchant

DRAFT

NASHUA SALE ANALYSIS  
 STARTING RATIOS FOR RESIDENTIAL PROPERTIES  
 SALES THAT ARE IN THE SYSTEM AS FROM 4/1/2021 TO 1/7/2022

SINGLE FAMILIES

Land Use Code:	1401	Mean:	0.712	Min Ratio:	0.517
Count:	484	Median:	0.705	Max Ratio:	1.180
Standard Deviation:	0.078	Avg. Abs. Dev.	0.059	COD:	8.341

TWO FAMILIES

Land Use Code:	1402	Mean:	0.664	Min Ratio:	0.380
Count:	63	Median:	0.649	Max Ratio:	0.933
Standard Deviation:	0.095	Avg. Abs. Dev.	0.069	COD:	10.566

THREE FAMILIES

Land Use Code:	1403	Mean:	0.597	Min Ratio:	0.524
Count:	8	Median:	0.604	Max Ratio:	0.640
Standard Deviation:	0.040	Avg. Abs. Dev.	0.030	COD:	5.000

CONDOMINIUMS

Land Use Code:	1021	Mean:	0.715	Min Ratio:	0.220
Count:	262	Median:	0.703	Max Ratio:	1.047
Standard Deviation:	0.099	Avg. Abs. Dev.	0.074	COD:	10.475

CITY OF NASHUA  
APPLICATION FOR ABATEMENT OF PROPERTY TAX  
FOR TAX YEAR 2017-2020  
**IN-HOUSE CORRECTION**

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BOA: Date 4/7/2022 Decision, A/D \_\_\_\_\_ Reason Code/Desc.: \_\_\_\_\_

Appraiser assigned: Greg Date: 3/28/2022

Account No: # 21110 Map/Lot: H / 31 - 2418 Comm/Res \_\_\_\_\_ Application No: \_\_\_\_\_

Owner/Taxpayer: Carol & John Chase Phone #: \_\_\_\_\_

Mailing Address: 8 Stanwood Dr. SS#/Tax ID\* \_\_\_\_\_

**Property for Which Abatement Is Sought:**

Location Address: 8 Stanwood Dr.

Total Current 2021 Assessment: \_\_\_\_\_ Total Proposed 2021 Assessment \_\_\_\_\_

**List reasons for abatement:** (:i.e. Elderly Exemption, Hardship Abatement, Incorrect data (specify) etc.)

\_\_\_\_\_  
This in house correction is to clear up uncollectable taxes dating back to 2017  
\_\_\_\_\_  
Park Management will be removing the home and replacing with a new home.  
\_\_\_\_\_  
Abatement Amount \$3,299.94  
\_\_\_\_\_

**If there were changes to the assessment, a copy of property tax card before and after the changes should be attached to this application.**

Real Estate Tax Statement

Parcel: 00021110  
 Location: 8 STANWOOD DR THORNTON

Owner:  
 CHASE, CAROL A &  
 CHASE, JOHN K  
 8 STANWOOD DR  
 NASHUA NH 03063-0000

Status: Square 0  
 Land Valuation: 0  
 Building Valuation: 29,800  
 Exemptions: 0  
 Taxable Valuation: 29,800  
 Interest Per Diem: 1.42

Legal Description:  
 8 STANWOOD DR THORNTON

Deed Date: Book/Page: 7382/1150 Interest Date: 04/07/2022

Year	Type	Bill
2020	LIEN	88

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	PROP TAX	682.82	682.82	93.24	776.06
	CERT FEE	19.50	19.50	2.66	22.16
	LIEN-EXFEE	18.50	18.50	2.53	21.03
	PROP INT	29.82	29.82	4.07	33.89
	REDEMPTION	37.50	37.50	0.00	37.50
		788.14	788.14	102.50	890.64
<b>Year Totals</b>		<b>788.14</b>	<b>788.14</b>	<b>102.50</b>	<b>890.64</b>

Year	Type	Bill
2019	LIEN	108

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	PROP TAX	657.15	657.15	181.99	839.14
	CERT FEE	19.25	19.25	5.33	24.58
	LIEN-EXFEE	18.75	18.75	5.19	23.94
	PROP INT	29.15	29.15	8.07	37.22
	REDEMPTION	33.50	33.50	0.00	33.50
		757.80	757.80	200.58	958.38
<b>Year Totals</b>		<b>757.80</b>	<b>757.80</b>	<b>200.58</b>	<b>958.38</b>

Year	Type	Bill
2018	LIEN	88

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	PROP TAX	640.54	640.54	340.84	981.38
	CERT FEE	19.25	19.25	10.24	29.49
	LIEN-EXFEE	18.50	18.50	9.84	28.34
	PROP INT	51.24	51.24	27.27	78.51
	REDEMPTION	29.25	29.25	0.00	29.25
		758.78	758.78	388.19	1,146.97
<b>Year Totals</b>		<b>758.78</b>	<b>758.78</b>	<b>388.19</b>	<b>1,146.97</b>



Real Estate Tax Statement

Year	Type	Bill				
2017	LIEN	81				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	PROP TAX	871.70	871.70	623.32	1,495.02	
	CERT FEE	19.00	19.00	13.59	32.59	
	LIEN-EXFEE	19.00	19.00	13.59	32.59	
	PROP INT	58.52	58.52	41.85	100.37	
	REDEMPTION	27.00	27.00	0.00	27.00	
		995.22	995.22	692.35	1,687.57	
<b>Year Totals</b>		<b>995.22</b>	<b>995.22</b>	<b>692.35</b>	<b>1,687.57</b>	
<b>Grand Totals</b>		<b>3,299.94</b>	<b>3,299.94</b>	<b>1,383.62</b>	<b>4,683.56</b>	

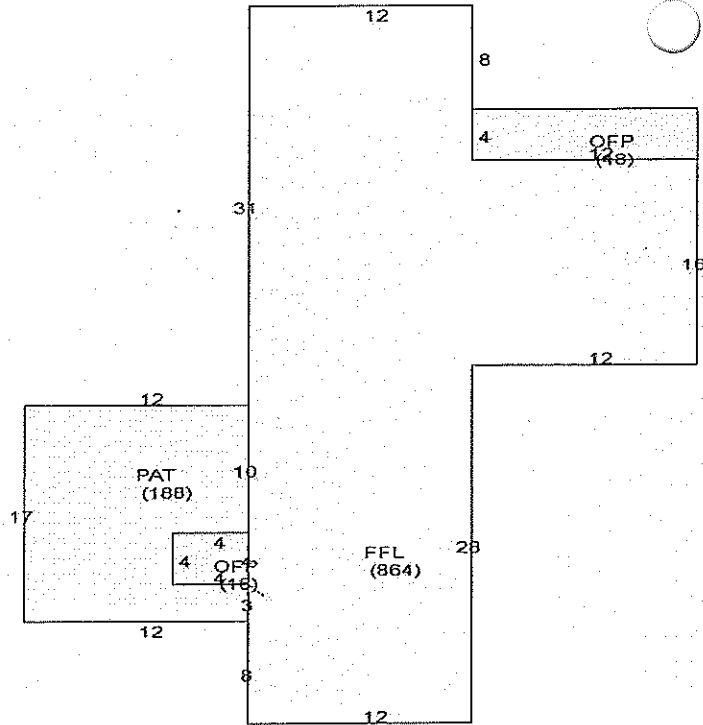
\*\* End of Report - Generated by Patricia Barry \*\*



Comments

Parcel ID 0000H-00031-2418-8

CORRECT SHD3 PER 2016 PHOTO 12/16 ND--ADDED 16SF FOP GT99 CORRECTED PTO TO 16X12  
 QUALIFIED SALE 2002 WW03 SALE EST DUE TO NO ENTRY



Exterior Information		Bath Features		Depreciation				
Type	20 - MOBILE HOME	Full Bath	1	A - AVERAGE	Phys Con	AV - Average	38.8	
Stry Hght	1 - 1 STORY	Add Full	0		Functional			
(Liv) Units	1	3/4 Bath	0		Economic			
Found	9 - CRAWL SP	Add 3/4	0		Special			
Frame	5 - TYPICAL	1/2 Bath	0		Override			
P. Wall	3 - ALUMINUM	Add 1/2	0			Total	38.8%	
Sec Wall		Other Fix	0		General Information			
Roof Str	1 - GABLE	Other Features		Grade	C-- AVG. (-)			
Roof Cvr	9 - METAL-LOW	Kitchens	1	A - AVERAGE	Year Blt	1972	Eff Yr	1987
Color	TAN	Add Kit	0		Alt LUC			
Interior Information		Condo Information		Juris				
Avg Ht/Ft		Location		Con Mod				
P. Int Wall	8 - PLYWD PANL	Tot Units		L. Sum				
Sec Int Wall		Floor						
Partition	T - TYPICAL	% Own						
P. Floor	4 - CARPET	Name						
Sec Floor		Calc Ladder						
Bmt Floors		Base Rate	55.00	Depr %	38.8%			
Electric	3 - TYPICAL	Size Adj	1.00000	Depr	18,167			
Insulation	2 - TYPICAL	Con Adj	0.88445	Depr'd Total	28,655			
Int Vs Ext		Adj Prc	\$ 48.64	Juris Ft	1,0000			
Heat Fuel	2 - GAS	Grade Ft	0.90000	Spec. Features	\$ 0			
Heat Type	1 - FORCED H/A	Other Feat	\$ 13,500	Final Total	\$ 28,700			
# Heat Sys	0	NBH Mod	1.0000	Assmnt Ft	1,0000			
Heated %	100	NBC Infl	0.8500	Assessed Val	\$ 28,700			
Sol HW %		LUC Ft	1.0000	Total \$/SF	\$ 33.22			
Com Wall %		Adj Tot (RCM)	46,822	Undepr \$/SF	43.77600			

Sub Areas

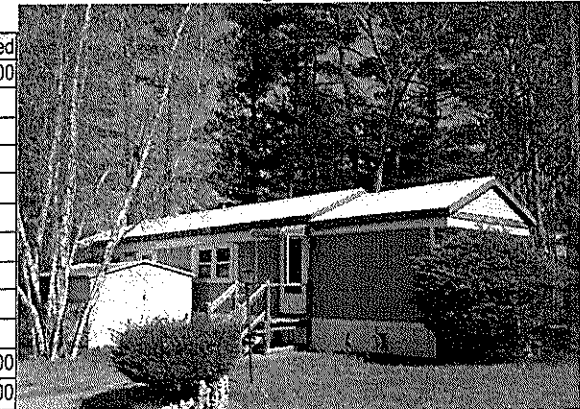
Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Va
FFL	FIRST FLR	864	864	864	864	48.64	42,026
OFF	OPEN FRM PRC	64	64	0	0	34.23	2,190
PAT	PATIO	188	188	0	0	10.59	1,997
Building Totals		1,116	1,116	864	864		46,206
Parcel Totals		1,116	1,116	864	864		46,206

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
U	1	4	2
Bld Total		1	4
Prcl Total		1	4

Special Features / Yard Items

Code	Desc	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft	NBC	Ft	Juris	Ft	Assessed	
SHD3	METAL	D	Y	1	120.00	A	AV	2004	11.00	T	14%		1	1	1			1,100	
Building Totals									1,100	Special Feature Appr									1,100
Parcel Totals									1,100	Special Feature Appr									1,100



CITY OF NASHUA  
APPLICATION FOR ABATEMENT OF PROPERTY TAX  
FOR TAX YEAR 2021  
**IN-HOUSE CORRECTION**

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BOA: Date 4/7/2022 Decision, A/D \_\_\_\_\_ Reason Code/Desc.: \_\_\_\_\_

Appraiser assigned: Greg Date: 3/28/2022

Account No: # 51036 Map/Lot: E / 2199 / L-131 Comm/Res \_\_\_\_\_

Application No: 49226, 49227, 49228

Owner/Taxpayer: City of Nashua Phone #: \_\_\_\_\_

Mailing Address: 229 Main St. PO Box 2019 Nashua NH 03061-2019 SS#/Tax ID\* \_\_\_\_\_

**Property for Which Abatement Is Sought:**

Location Address: 131 Perimeter Rd.

List reasons for abatement: (:i.e. Elderly Exemption, Hardship Abatement, Incorrect data (specify) etc.)

\_\_\_\_\_  
This property is owned by the City of Nashua with no entity leasing it.

Therefore should not have generated a tax bill for years 2019, 2020, and 2021

\_\_\_\_\_

\_\_\_\_\_

Abatement Amount \$9,435.57

\_\_\_\_\_

\_\_\_\_\_

**If there were changes to the assessment, a copy of property tax card before and after the changes should be attached to this application.**

Real Estate Tax Statement

Parcel: 00051036  
 Location: 131 PERIMETER RD

Owner:  
 NASHUA, CITY OF  
 229 MAIN ST  
 NASHUA NH 03062

Status:  
 Square 0  
 Land Valuation: 139,600  
 Building Valuation: 0  
 Exemptions: 0  
 Taxable Valuation: 139,600  
 Interest Per Diem: 2.07

Legal Description:  
 131 PERIMETER RD

Deed Date: Book/Page: 932/199 Interest Date: 04/07/2022

Year	Type	Bill				
2021	RE-R	27097				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	PROP TAX	1,578.18	1,578.18	96.85	1,675.03	
		1,578.18	1,578.18	96.85	1,675.03	
2	PROP TAX	1,663.33	1,663.33	35.73	1,699.06	
		1,663.33	1,663.33	35.73	1,699.06	
<b>Year Totals</b>		<b>3,241.51</b>	<b>3,241.51</b>	<b>132.58</b>	<b>3,374.09</b>	

Year	Type	Bill				
2020	RE-R	27131				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	PROP TAX	1,518.85	1,518.85	214.72	1,733.57	
		1,518.85	1,518.85	214.72	1,733.57	
2	PROP TAX	1,637.51	1,637.51	169.40	1,806.91	
		1,637.51	1,637.51	169.40	1,806.91	
<b>Year Totals</b>		<b>3,156.36</b>	<b>3,156.36</b>	<b>384.12</b>	<b>3,540.48</b>	

Year	Type	Bill				
2019	RE-R	27145				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	PROP TAX	0.00	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00	
2	PROP TAX	3,037.70	3,037.70	560.60	3,598.30	
		3,037.70	3,037.70	560.60	3,598.30	
<b>Year Totals</b>		<b>3,037.70</b>	<b>3,037.70</b>	<b>560.60</b>	<b>3,598.30</b>	

<b>Grand Totals</b>		<b>9,435.57</b>	<b>9,435.57</b>	<b>1,077.30</b>	<b>10,512.87</b>
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\*\* End of Report - Generated by Patricia Barry \*\*



