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## Board of Assessors Meeting for January 20, 2022 Agenda

A meeting of the Board of Assessors is scheduled for Thursday January 20, 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/81605690286?pwd=VG1BZkZoZWVVOZlY5SSVNPZzNWSGg3UT09>

Meeting ID: **816 0569 0286** Passcode: **660315**  
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.

- **Second Meeting of 2022.**
- **Motion:**
  - ✚ **To approve minutes of the public and non-public sessions of The Board of Assessors Meeting of Thursday, January 6, 2022**
- **Communications:**
  - ✚ **Tim Cummings, Economic Development Director – Presentation of NPAC Details**
- **New Business Items:**
  - ✚ **Jessica Marchant – In-House Correction**
- **Unfinished Business:**
  - ✚ **None**
- **Public Comment**
- **Comments by Members of the Board**
- **Non-Public Session**
- **Signature Items**

# **City of Nashua**

## **Assessing Department**



## **Board of Assessors**

### **Meeting**

**January 20, 2022**



# THE CITY OF NASHUA

"The Gate City"

*Administrative Services Division*

*Assessing Department*

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- **Comments by Members of the Board**
- **Non-Public Session:**
- **Signature Items**

**Public Minutes of the Board of Assessors  
Meeting of January 6, 2022**

A meeting of the Board of Assessors was held on Thursday, January 6, 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

**Assessing Staff Present:**

Richard Vincent      Doug Dame      Lindsay Monaghan

Jennifer Zins      Cheyann Devlin

**Other City of Nashua Staff Present:**

Diane Veino      Attorney Steve Bolton

Attorney Celia Leonard

**Chairman Dan Hansberry**

I'll call the meeting of the Nashua Board of Assessors to order at 9 AM on Thursday, January 6, 2022. Let the record show that present from the Board are Robert Earley and myself, Daniel Hansberry. Mr. Bergeron will not be joining us today; he had a conflict.

**MOTION BY** Robert Earley to waive the reading of the public minutes from the Board of Assessors meeting held on Thursday, December 16, 2021 accept them and place them on file.

**SECONDED BY** Daniel Hansberry

**VOTE:** Motion passed on a voice vote

**MOTION BY** Robert Earley to waive the reading of the non-public minutes from the Board of Assessors meeting held on Thursday, December 16, 2021, accept them and place them on file

**SECONDED BY** Daniel Hansberry

**VOTE:** Motion passed on a voice vote

**COMMUNICATIONS:** Mr. Vincent noted that Economic Development Director Tim Cummings will attend the Board of Assessors meeting on January 20, 2022.

**NEW BUSINESS:**

- Jennifer Zins with in-house corrections

**MOTION BY** Robert Earley to approve the in-house correction in the amount of \$51.08 for the property located at 7 Massachusetts Drive (account 24386).

**SECONDED BY** Daniel Hansberry

**VOTE:** Motion passed on a voice vote

**MOTION BY** Robert Earley to approve the in-house correction in the amount of \$32.51 for the property located at 19 Fairhaven Road (account 35816).

**SECONDED BY** Daniel Hansberry

**VOTE:** Motion passed on a voice vote

**MOTION BY** Robert Earley to approve the in-house correction in the amount of \$236.84 for the property located at 715 West Hollis Street (account 50786).

**SECONDED BY** Daniel Hansberry

**VOTE:** Motion passed on a voice vote

**UNFINISHED BUSINESS:** None

**PUBLIC COMMENT:** None

**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** Daniel Hansberry

**VOTE:**

**Mr. Earley-Yes**

**Mr. Hansberry- Yes**

(The Board entered non-public session at 9:06 AM)

(The Board resumed public session at 9:54 AM)

**Chairman Dan 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** Daniel Hansberry

**VOTE:**

**Mr. Earley-Yes**

**Mr. Hansberry-Yes**

**MOTION BY** Robert Earley to adjourn.

**SECONDED BY** Daniel Hansberry

**VOTE: Motion passed on a voice vote.**

**The board adjourned at 9:56 AM**

DRAFT



# THE CITY OF NASHUA

*Administrative Services Division*

*Assessing Department*

*"The Gate City"*

## **Public**

### **Items to be presented by Jessica Marchant**

A meeting of the Board of Assessors is scheduled for Thursday January 20, 2022 at 9:00AM at City Hall 229 Main St. in the Auditorium.

- 1. In-house correction for the property located at: 27 Countryside Dr  
Acct# 21396**
  - a. City's Recommendation- Approval**
  - b. Motion: To approve the in-house correction for the property  
located at: 27 Countryside Dr**
  - c. Motion: To deny the in-house correction for the property  
located at: 27 Countryside Dr**



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

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BOA: Date 1/20/2022 Decision, A/D \_\_\_\_\_ Reason Code/Desc.: 36

Appraiser assigned: Jessica Date: 1/11/22

Account No: # 21396 Map/Lot: D-174 Comm/Res R Application No: \_\_\_\_\_

Owner/Taxpayer: Joanne MacDonald Revocable Trust Phone #: \_\_\_\_\_

Mailing Address: 27 Countryside Dr Nashua, NH 03062 SS#/Tax ID\* \_\_\_\_\_

**Property for Which Abatement Is Sought:**

Location Address: 27 Countryside Dr

Total Current 2021 Assessment: \$213,500 Total Proposed 2021 Assessment \$208,600

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

Incorrect Data: \_\_\_\_\_

Yard items inadvertently added back onto property record card after previously being deemed  
without value. \_\_\_\_\_

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

PROPERTY LOCATION

27 COUNTRYSIDE DR  
NASHUA, NH

OWNERSHIP

MACDONALD, JOANNE T REVOC TRUST  
MACDONALD, JOANNE T TRUSTEE  
27 COUNTRYSIDE DR  
NASHUA, NH 03062

PREVIOUS OWNER

MACDONALD, JOANNE T  
27 COUNTRYSIDE DR  
NASHUA, NH 03062-0000

NARRATIVE DESCRIPTION

This parcel contains 15000.00000 SF of land mainly classified as 1 UNIT It has 1 building(s) first built in 1964 with a total of 968 square feet. There are 1 living unit(s), 1 Bath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Table with columns: Code, Desc, Amt, Comm Int Amt

PROPERTY FACTORS

Table with columns: Item, Code, Item, Code, %

IN PROCESS APPRAISAL SUMMARY

Table with columns: Use Code, Building Val, Yard Items, Land Size, Land Val, Total Val

LEGAL DESCRIPTION

Desc: HCRD 2236  
  
Lot Size  
Total Land  
Land Unit Type



Patriot PROPERTIES INC.

PREVIOUS ASSESSMENTS

Table with columns: Tx Yr, Cat, Use, Bld Value, Yard Items, Land Size, Land Val, Total Appr, Assessed, Notes, Date

SALES INFORMATION

Table with columns: Grantor, Legal Ref, Type, Date, Sale Price, TSF, Verif., NAL, Notes

BUILDING PERMITS

Table with columns: Date, Number, Desc, Amount, Closed, Status, Notes, Last Visit

ACTIVITIES

Table with columns: Date, Result, By

LAND SECTION

Large table with columns: LUC, LUC Desc, Ft., # Units, Depth, U. Type, L. Type, Ft., Base V., Unit Prc, Adj Prc, NBC, Ft., Mod., Inf 1, %, Inf 2, %, Inf 3, %, Appr, Alt LUC, %, Spec L.V., Juris, L. Ft., Assessed, Notes

User Account, GIS Coord 1, GIS Coord 2, Insp Date, PRINT Date, Time

TAX YEAR 2021, USER DEFINED, PriorID1a, PriorID1b, PriorID2b, PriorID3b, Code Date, Code Status, Nashua Ward 5, Assessor Map

PROPERTY LOCATION

27 COUNTRYSIDE DR  
NASHUA, NH

OWNERSHIP

MACDONALD, JOANNE T REVOC TRUST  
MACDONALD, JOANNE T TRUSTEE  
27 COUNTRYSIDE DR  
NASHUA, NH 03062

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
1401	116,700	1,000	15,000.00	90,900	208,600
Building Total	116,700	1,000	15,000.00	90,900	208,600
Parcel Total	116,700	1,000	15,000.00	90,900	208,600
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	215.50	Tot Val SF/Prc	215.50

LEGAL DESCRIPTION

Desc: HCRD 2236  
  
Lot Size  
Total Land  
Land Unit Type



**Patriot**  
PROPERTIES INC.

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2021	FV	1401	116,700	5,900	15,000	90,900	213,500	213,500	System Roll for 2021	11/15/2021
2020	FV	1401	116,700	900	15,000	90,900	208,500	208,500	Year End Roll	11/12/2020
2019	FV	1401	116,700	900	15,000	90,900	208,500	208,500	Year End Roll	03/04/2020
2018	PATR	1401	145,600	4,300	15,000	90,900	240,800	240,800	Corrects for Assessor	01/09/2019
2017	FV	1401	87,800	1,300	15,000	74,400	163,500	163,500	Year End Roll	11/06/2017
2016	FV	1401	87,800	1,300	15,000	74,400	163,500	163,500	Year End Roll	11/16/2016
2015	FV	1401	87,800	1,300	15,000	74,400	163,500	163,500		11/06/2015
2014	FV	1401	87,800	1,300	15,000	74,400	163,500	163,500	Roll	10/06/2015
2013	FV	1401	87,800	1,300	15,000	74,400	163,500	163,500	Year End	10/28/2013
2012	FV	1401	123,100	1,300	15,000	74,400	198,800	198,800	Year End Roll	11/9/2012

PREVIOUS OWNER

MACDONALD, JOANNE T  
27 COUNTRYSIDE DR  
NASHUA, NH 03062-0000

NARRATIVE DESCRIPTION

This parcel contains 15000.00000 SF of land mainly classified as 1 UNIT It has 1 building(s) first built in 1964 with a total of 968 square feet. There are 1 living unit(s), 1 Bath, 5 Rooms, and 3 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
MACDONALD, JOANNE T	9413-654	Q	01/21/2021	0	No		T	
MACDONALD, RONALD J &	8669-2184	W	06/24/2014	0	No		38	
MACDONALD, CHRISTINEA & RON	5603-441	W	01/09/1995	0	No			JT
	2032-263	W	06/05/1969	0	No			JT

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Notes	Last Visit
12/27/2006	200502643	MECHANICAL		01/30/2007	C		
08/22/2003	200301459	Miscellaneou	1,200	02/24/2004	C		

ACTIVITIES

Date	Result	By
10/15/2020	Meas+1Visit	Rob Tolland (V)
03/08/2019	Meas+List	Michael Mandil
07/17/2018	Field Review	George L-KRT
05/01/2008	Extr In only	Gary Turgiss
01/30/2007	Meas+List	Greg Turgiss
04/16/2004	Extr In only	Gary Turgiss
09/10/1990	Meas+List	RB

PROPERTY FACTORS

Item	Code	Item	Code	%
Util 1	0 - SEPTIC	Dis 1	NASH	100.0
Util 2	3 - PUBLIC WATER	Dis 2		
Util 3		Dis 3		
Census		Zone 1	R30	
F. Haz		Zone 2		
Topo	1 - LEVEL	Zone 3		
Street	1 - PAVED			
Traffic	2 - LIGHT			
Exempt				

LAND SECTION

LUC	LUC Desc	Ft.	# Units	Depth	U. Type	L. Type	Ft.	Base V.	Unit Prc	Adj Prc	NBC	Ft.	Mod.	Inf 1	%	Inf 2	%	Inf 3	%	Appr	Alt LUC	%	Spec L.V.	Juris	L. Ft.	Assessed	Notes
1401	1 UNIT	1	15,000		SF	SITE	1		0.24	6.06	NA	1								90,900			0	3	1	90,900	
Total AC/HA		0.3444		Total SF/SM		15,000.00		Parcel LUC		1401 - 1 UNIT		P. NBC Desc		NEW AV		Tot		90,900		Tot		0		Tot		90,900	

User Account

GIS Coord 1  
1020485.068232

GIS Coord 2  
79162.6

Insp Date  
10/15/2020

PRINT  
Date Time  
1/11/2022 12:51 pm

TAX YEAR  
2022

USER DEFINED

PriorD1a

Nashua PID  
D-174  
Plan #  
2236  
PriorD1b

PriorD2b

PriorD3b  
27  
Code Date

Code Status

Nashua Ward  
5  
Assessor Map