

City of Nashua Assessing Department



**Board of Assessors
Meeting
May 20, 2021**



THE CITY OF NASHUA

"The Gate City"

Administrative Services Division

Assessing Department

Board of Assessor Online Meeting for May 20, 2021 Agenda

An online meeting of the Board of Assessors is scheduled for Thursday, May 20, 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.

- **Eighth Meeting of 2021.**
- **Motion:**
 - To approve the minutes of the non-public and public sessions of the Board of Assessors meeting of Thursday, May 6, 2021.
- **Communications:**
 - Richard Vincent, Chief Assessor—Department Update/tax bill status
- **New Business Items:**
 - Lindsay Monaghan—Educational and charitable exemptions
 - Amanda Mazerolle—Veterans and elderly exemptions
 - Mike Mandile—Abatement recommendation
- **Unfinished Business:**
 - None
- **Public Comment**
- **Comments by Members of the Board**
- **Non-Public Session**

**Minutes of the Board of Assessors
Meeting of May 6, 2021**

An online meeting of the Board of Assessors was held via Zoom on Thursday, April 15, 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

Lindsay Monaghan

Doug Dame

Richard Vincent

Amanda Mazerolle

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, May 6, 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 May 6, 2021 meeting of the Board of Assessors. 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 meeting ID number is 822-4878-5345 and password of 989839; once again the password is 989839. The Public may also view the 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—once again that number is 603-821-2049-- and they will help you connect.

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 and 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 I will now 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 also following the Governor's order and joining the meeting remotely from home. There is no one here in the room with me at the present time.

Mr. Hansberry

And I'm Daniel Hansberry, a member of the Board of Assessors. I'm following the Governor's order and joining the meeting remotely, and there is no one present in the room with me at this time. First order of business is the minutes. Is there a motion to waive the reading of the public session minutes of the Board of Assessors meeting held on Thursday, April 15, 2021, accept them and place them on file?

Mr. Earley

So moved.

Mr. Hansberry

Is there a second?

Mr. Bergeron

I'll second.

Mr. Hansberry

Are there any errors or corrections? Seeing none I will call the roll to accept the minutes as presented. Mr. Earley?

Mr. Earley

Yes.

Mr. Hansberry

Mr. Bergeron?

Mr. Bergeron

Yes.

Mr. Hansberry

Mr. Hansberry, yes. Motion is approved. Is there a motion to approve the minutes of the non-public session of the of the Board of Assessors meeting held on Thursday, April 15, 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, 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.

Is there a motion to approve the minutes of the special Board of Assessors meeting of April 5, 2021, accept them and place them on file? Excuse me, Mr. Earley?

Mr. Earley

I said so moved.

Mr. Hansberry

Okay, and Mr. Bergeron seconded. Are there any errors or corrections? All right, I will call the roll. Mr. Earley? I'm sorry, wait, there is one correction. It should include Ms. Kleiner—Director Kleiner—as an attendee at the meeting, so there should be a caption added, "Other City of Nashua staff present." And then it would be Administrative Services Director Kimberly Kleiner. Will you take care of that, Ms. Monaghan?

Ms. Monaghan

Yes, I will add Ms. Kleiner to the list.

Mr. Hansberry

Okay, thank you. Sorry, okay, I will call the roll. Mr. Earley?

Mr. Earley

Yes.

Mr. Hansberry

Mr. Bergeron?

Mr. Bergeron

Yes.

Mr. Hansberry

Mr. Hansberry, yes. Communications—Mr. Vincent, do you have anything for us?

Mr. Vincent

Good morning. No, I have nothing at this time.

Mr. Hansberry

All right, thank you. New business... at this time, I will recognize Lindsay Monaghan, who's going to present religious, charitable, educational, and Veterans of Foreign War exemptions. Ms. Monaghan.

Ms. Monaghan

Good morning. Yes, this morning we have a number of religious, charitable, and educational exemptions, along with one new Veterans of Foreign War exemption, so I'm not sure how you'd like to go down the list as far as approving those.

Mr. Hansberry

We can go in the order that you presented them to us in our packet. So is there a motion to approve the Nashua Post 483 Veterans of Foreign Wars of the US exemption, account number 17540?

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. So the next one is a religious exemption for St. Mary and Archangel Michael Coptic Orthodox Church, Inc. So is there a motion to approve the religious exemption, account number 39506 for St. Mary and Archangel Michael Coptic Orthodox Church Inc.?

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. So the next is the charitable exemptions, Ms. Monaghan, correct?

Ms. Monaghan

Correct.

Mr. Hansberry

Okay. So the first one deals with Girls Inc., so there's really going to be two motions here. Is there a motion to grant the request of Girls Inc. to accept the application that was submitted subsequent to the April 15 deadline?

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. Is there a motion to approve the charitable exemption to Girls Inc. of Nashua, account number 38394?

Mr. Earley

Isn't that the one we just did?

Mr. Hansberry

Well, they didn't file—

Mr. Earley

Oh, I see. I'm sorry.

Mr. Hansberry

--until late April, so we need to acknowledge the fact that it was filed late.

Mr. Earley

So the last one was to accept the late filing. Okay. So moved.

Mr. Hansberry

Is there a second?

Mr. Bergeron

I'll second that.

Mr. Hansberry

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. Is there a motion to approve the charitable exemptions for 2021 as presented per the attached list?

Mr. Earley

So moved.

Mr. Hansberry

Is there a second?

Mr. Bergeron

I'll second that.

Mr. Hansberry

Is there any discussion?

Mr. Bergeron

Mr. Chairman?

Mr. Hansberry

Yes?

Mr. Bergeron

Could I just ask—the account numbers without any name, is there a name attached to them? We just don't list them, or--?

Mr. Hansberry

There are multiple properties—like for example, with the Catholic Church, every church is owned by the Bishop of Manchester. Example, my property abuts the Catholic church, and when you look at my deed, one of the neighbors is listed as the Bishop of Manchester.

Mr. Bergeron

Okay, so all the numbers under the Area Agency Properties all belong to the Area Agency.

Mr. Hansberry

Correct, and I'll have Ms. Monaghan verify that. Is that correct, Ms. Monaghan?

Ms. Monaghan

Yes, exactly.

Mr. Bergeron

Okay, no other questions.

Mr. Hansberry

All right. Any further discussion? All right, 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. Is there a motion to deny the charitable exemption per the attached list?

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. Okay, so the next are the religious exemptions, correct, Ms. Monaghan?

Ms. Monaghan

Yes.

Mr. Hansberry

Is there a motion to approve the religious exemptions as presented per the attached list?

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. Did we capture everything, Ms. Monaghan? I know there's a lot.

Ms. Monaghan

I believe we still have to go over the educational.

Mr. Hansberry

What page was that on?

Ms. Monaghan

That should have been right after the religious, I believe.

Mr. Earley

I don't appear to have it either, Mr. Chairman.

Mr. Hansberry

No, I don't have it either—the last thing that's listed is the Roman Catholic Bishop of Manchester at the bottom of page 2, and then there's one—actually two accounts at the top of page 3, and I don't have that insert in my packet.

Ms. Monaghan

Okay—I believe I should have included those....

Mr. Hansberry

Unless I missed it early on, but you said sequentially it came after—

Ms. Monaghan

I thought so, but it may have been in the front instead.

Mr. Hansberry

So I've got the Veterans of Foreign Wars, I've got the religious exemption on the first one. Then I've got the letter that we acted on from Girls Inc. Then we have charitable exemptions, and that's page one. They continue onto page two, and then page three... there's one at the bottom of page three with a recommendation for denial. Then there's religious exemptions, and there's

three pages there, and that ends with the Roman Catholic Bishop of Manchester. Is everyone in the Board in agreement that that's what was in the packet?

Mr. Earley

Yes.

Mr. Bergeron

Yes.

Mr. Hansberry

Is there a problem acting on it at the next meeting, Ms. Monaghan?

Ms. Monaghan

No, no problem at all. I'll include that in the packet for next time.

Mr. Hansberry

Okay, does that conclude your report?

Ms. Monaghan

It does, thank you.

Mr. Hansberry

You're welcome. Mr. Greg Turgiss has an in-house correction for us. Mr. Turgiss?

Mr. Turgiss

Thank you, Chair. First of all, it appears Mr. Dame is having a little trouble with his audio, so he may come over and use mine when his turn presents itself. He's trying to figure it out as we speak.

Mr. Hansberry

All right.

Mr. Turgiss

So the property I have is 9 Mark St. This is a 1970 mobile home that is being removed by park management and it is in very poor condition. Utilities have been disconnected on and off for a number of years. It will be removed and a new one will replace it.

Mr. Hansberry

Any questions for Mr. Greg Turgiss?

Mr. Earley

No.

Mr. Bergeron

No, I don't have any.

Mr. Hansberry

So is there a motion to approve the assessment reduction for the property located at 9 Mark St. to \$0?

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 at this time, thank you.

Mr. Hansberry

You're welcome, and thank you. So unfinished business—there is none, unless anyone has anything to bring forward.

Mr. Earley

No.

Mr. Bergeron

No.

Mr. Hansberry

Are there people in line for public comment, Director Kleiner?

Ms. Kleiner

Yes, you have three residents attending the meeting.

Mr. Hansberry

Okay. If the first person is ready to speak, if you could state your name and address for the record. And I would just remind everyone that there's a five-minute limit per person per comment. So who would like to speak first? I just want to be sure—I'm not hearing anyone, Director Kleiner, is that correct?

Ms. Kleiner

Seems correct. No one has unmuted themselves or stepped forward.

Mr. Hansberry

Okay. Are there comments by Board members?

Mr. Earley

I don't have anything.

Mr. Hansberry

All right. 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(1), 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? I think you're muted, Mr. Bergeron.

Mr. Bergeron

Sorry about that, and I will second that.

Mr. Hansberry

Seeing none, I will call the roll. Mr. Earley?

Mr. Earley

Yes.

Mr. Hansberry

Mr. Bergeron?

Mr. Bergeron

Yes.

Mr. Hansberry

Mr. Hansberry, yes. Let the record show we have entered non-public session at 9:17 AM.

(THE BOARD RESUMED PUBLIC SESSION AT 9:33 AM)

Ms. Kleiner

Mr. Chair, I believe that a member that was on the meeting previously was Alderwoman Lu, who's being let back in and has e-mailed me that she would like to speak.

Mr. Hansberry

Okay, is the Board comfortable taking that out of order? Is that all right?

Mr. Bergeron

I'm all right with it, but if we re-open the public comment session, we should allow anyone else who may still be in attendance who wishes to speak to do so as well.

Mr. Hansberry

Good point. We will do that. Okay, at this point, I would recognize Ward 6 Alderwoman Elizabeth Lu. Go right ahead.

Alderwoman Lu

Thank you. I tried to speak earlier, but for some reason I couldn't get my phone off mute, I guess. I'm actually just trying to understand where the live link is to join the meeting. The link that's posted on your agenda doesn't work. So for future reference, is there somewhere the link is actually live? For instance, if I pull this up on agendas and minutes for any other meeting I've ever gone to, there's a live link there, and if you click it, you get to Zoom.

Mr. Hansberry

Okay, I can't answer that question, but could someone with the technical expertise respond to that?

Mr. Bergeron

I will offer my solution. I have a free Zoom account where I'm not conducting meetings, and just by logging in, all I have to enter is the meeting ID number. I don't have to enter that big long URL. And then when it asks for the password, I enter the password and it gives me access. And you can create a free Zoom account using your Google sign-in or your Facebook sign-in, or you can create an independent user name and password. I mean, that's how I do it. I admit, not

having a live link is kind of annoying; when I get the agenda, I don't have a live link either.

Ms. Kleiner

If I may?

Mr. Hansberry

Go right ahead, Director Kleiner.

Ms. Kleiner

So I would agree with Alderwoman Lu—normally, it is a live link. If you copied it and pasted it into your browser, you should still be able to get there, but I agree, that is best practice, and we will certainly work on that.

Alderwoman Lu

So I just want to point out that when I copy and paste it into the browser, it tells me that there's no... inaudible... so all right. That's all I wanted to ask about. Thank you.

Mr. Hansberry

You're welcome. And was there anybody else that wanted to speak?

Ms. Kleiner

There was nobody else online, although I did receive an e-mail from another resident who was also saying she could not unmute, so we will need to look into that issue. But she's no longer on the meeting, unfortunately.

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 will 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, I want to thank IT and I want to thank staff. 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 will call the roll. Mr. Earley?

Mr. Earley

Yes.

Mr. Hansberry

Mr. Bergeron?

Mr. Bergeron

Yes.

Mr. Hansberry

Mr. Hansberry, yes. Let the record show the meeting is adjourned at 9:37 AM and once again, thank you, everyone.

DRAFT

LINDSAY MONAGHAN

PUBLIC

RELIGIOUS, EDUCATIONAL, AND
CHARITABLE EXEMPTIONS



Staff Items
Exemptions Approvals – Public

A meeting of the Board of Assessors is scheduled for Thursday, May 6, 2021 at 9:00AM, a Virtual Meeting held via Zoom.

Charitable Exemptions

Renewals for 2021 with a Recommendation for Approval

39650	St. Joseph Hospital
39488	Southern NH Medical Center



Staff Items
Exemptions Approvals – Public

A meeting of the Board of Assessors is scheduled for Thursday, May 6, 2021 at 9:00AM, a Virtual Meeting held via Zoom.

Educational Exemptions

Renewals for 2021 with a Recommendation for Approval

49251	ACTOR SINGERS
46746	BISHOP GUERTIN HIGH SCHOOL
39474	KINGS DAUGHTERS BENEVOLENT ASSOCIATION
40085	MICROSOCIETY ACADEMY CHARTER SCHOOLS
39659	NASHUA ADULT LEARNING CENTER
39577	NASHUA HISTORICAL SOCIETY
39578	
39858	PEACOCK PLAYERS
39756	RIVIER UNIVERSITY
12156	
39746	
39764	
39765	
40019	
39767	
39766	
21412	
13288	
35796	
32316	
2156	
16212	
7508	
20966	
22678	
39453	
40019	

49245

THOMAS MORE COLLEGE OF LIBERAL ARTS

50138

TOWN OF DUNSTABLE CONSERVATION COMISSION

45007 SOUTHERN NH UNIVERSITY

47454

44998

47458

AMANDA MAZEROLLE

PUBLIC

VETERANS' CREDITS



City of Nashua

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

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

Staff Items

Credits Approvals/Denials – Public

A virtual meeting of the Board of Assessors is scheduled for Thursday, May 20, 2021 at 9:00 AM.

1. Veterans' Credits with a recommendation of Approval:

Account #	Property Location
52275	7 Caleb St
24402	14 Clydesdale Dr
14648	7 Benrus St
32784	21 West Hobart St
42686	42 Dogwood Dr U-20
14860	46 Bowery St
50944	160 Daniel Webster Hwy
29464	3 Sycamore Ln
21294	34 Tufts Dr
48258	4 Roedean Dr U-B205

2. Veterans' Credits with a recommendation of Denial:

Account #	Property Location	Reason
27708	15 Torrey Rd	RSA 72:28 states applicant must be either honorably discharged or an officer honorably separated; per applicants DD2214 "this is not a final discharge".
15326	14 Wellman Ave	Receiving full exemption on property owned in New Jersey, this credit cannot be claimed in more than one community.



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

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

May 20, 2021

On December 1, 2020, Randolph Roberge, emailed requesting the application for a Veterans' Credit; at the time the transfer of ownership had not taken place.

I advised I would mail everything to him once the deed had been recorded and property had transferred to him.

I monitored the system and never saw a transfer of ownership, so never mailed the application.

Mr. Roberge came into Assessing on April 23rd and completed the application, which is after the RSA deadline of April 15th.

At the time of his appointment, the transfer had still not taken place; upon research, I did find the deed and promptly transferred ownership.

The deed had been sent to the City by the Hillsborough County Record of Deeds, and had never been processed in our department.

I would like the Board to consider accepting this application for the 2021 tax year, as I do believe the accident/mistake/misfortune was on my behalf.

Amanda Mazerolle

MIKE MANDILE

PUBLIC

**ABATEMENT
RECOMMENDATION**



THE CITY OF NASHUA

"The Gate City"

Administrative Services Division

Assessing Department

Items to be presented by Mike Mandile.

A meeting of the Board of Assessors is scheduled for Thursday May 20, 2021, at 9:00 AM remotely.

1. Abatement Address: 22 Hawkstead Hollow, Account #42495

- a. City Recommendation - Approval**
- b. Motion: To approve the assessment reduction for the property located at 22 Hawkstead Hollow from \$178,500 to \$172,800 or**
- c. Motion: To deny the abatement for the property located at 22 Hawkstead H**

CITY OF NASHUA
APPLICATION FOR ABATEMENT OF PROPERTY TAX
FOR TAX YEAR 2020

ABATEMENT RECOMMENDATION

BOA Date: _____ Decision, A/D: _____ Reason Code/Desc.: _____

Assessor Assigned: Michael Mandile Date: _____

Account No.: # 42495 Map/Lot: G / 455 Comm/Res: R Appl. No.: _____

Owner/Taxpayer: Christian Everett Phone #: _____

Mailing Address: 22 Hawkstead Hollow, Nashua, NH 03063-7026 SS#/Tax ID: N/A

Property For Which Abatement Is Sought:

Location Address: 22 Hawkstead Hollow

Total Current 2020 Assessment: \$178,500 Total Proposed 2020 Assessment: \$172,800

List Reasons For Recommendation:

- 1) The subject is a Townhouse style condominium located at 22 Hawkstead Hollow in the Kessler Farm Condominiums. The taxpayer believes his assessment should be lowered to \$172,800 due to data errors on his property record card.

- 2) Based on a review of the property as described in the Multiple Listings Service and a conversation with the taxpayer, the flooring listed on the property record card was changed from hardwood to laminate. This correction lowered the assessment from \$178,500 to \$172,800.

- 3) Recommend approval for \$172,800.

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

ABATEMENT WORKSHEET

TAXPAYER: Christian Everett

PROPERTY ADDRESS: 22 Hawkstead Hollow

ACCOUNT #: 42495

TAX YEAR	2020
TAX RATE	\$ 22.61
TAX ASSESSMENT	\$ 178,500.00
TAX AMOUNT	\$ 4,035.89
REVISED TAX ASSESSMENT	\$ 172,800.00
REVISED TAX AMOUNT DUE	\$ 3,907.01
REFUND IN TAX YEAR:	\$ 128.88
TOTAL REFUND:	\$ 128.88

0000G 00455 23
 Sheet Lot Unit# Bldg#

0000G-00455-23
 Parcel ID

22 HAWKSTEAD HOLLOW, Unit U-23
 Building Location

New
 Nashua
 Acct: 42495

Card: 1 of 1 Total Card Total Parcel
 ASSESSED 172,800 172,800

PROPERTY LOCATION

22 HAWKSTEAD HOLLOW, Unit U-23
 NASHUA, NH

OWNERSHIP

EVERETT, CHRISTIAN
 22 HAWKSTEAD HOLLOW U-23
 NASHUA, NH 03063-7026

PREVIOUS OWNER

MORIN, JEFFREY S &
 ANDERSON MORIN, KRISTIN B
 22 HAWKSTEAD HOLLOW U-23
 NASHUA, NH 03063-7026

NARRATIVE DESCRIPTION

This parcel contains 0.00000 SF of land mainly classified as CONDO NL with a TOWNHOUSE building built about 1984, having primarily VINYL Exterior and 1,098 Square Feet, with 1 Residential Unit, 1 Bath, 1 Half Bath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

PROPERTY FACTORS

Item Code	Item	Code	%
Util 1	C - ALL	Dis 1	NASH 100.0
Util 2		Dis 2	
Util 3		Dis 3	
Census		Zone 1	PRD
F. Haz		Zone 2	
Topo	V153 - LEVEL ROLL	Zone 3	
Street	1 - PAVED		
Traffic			
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	
1021	CONDO NL	1	0		SF	SITE	1		0.21		KES2	0								0			0	19	1	0		
Total AC/HA			0.0000		Total SF/SM		0.00		Parcel LUC	1021 - CONDO NL				P. NBC Desc				KESSLER TH	Total	0	Total	0	Total	0	Total	0		

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
1021	172,800	0	0.00	0	172,800
Building Total	172,800	0	0.00	0	172,800
Parcel Total	172,800	0	0.00	0	172,800
Source	0 - Mkt Adj Cost	Total Val SF/Bld	157.38	Total Val SF/Prc	157.38

LEGAL DESCRIPTION

Lot Size	Total Land	Land Unit Type

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2020	FV	1021	178,500	0	0	0	178,500	178,500	Year End Roll	11/12/2020
2019	FV	1021	172,800	0	0	0	172,800	172,800	Year End Roll	03/04/2020
2018	PATR	1021	172,800	0			172,800	172,800	Corrects for Assessor	01/09/2019
2017	FV	1021	116,400	0			116,400	116,400	Year End Roll	11/06/2017
2016	FV	1021	116,400	0			116,400	116,400	Year End Roll	11/16/2016
2015	FV	1021	116,400	0			116,400	116,400		11/06/2015
2014	FV	1021	116,400	0			116,400	116,400	Roll	10/06/2015
2013	FV	1021	116,400	0			116,400	116,400	Year End	10/28/2013
2012	FV	1021	164,100	0			164,100	164,100	Year End Roll	11/09/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
MORIN, JEFFREY S &	9209-2658	W	09/17/2019	215,000	No	1	Q	
MORIN, JEFFREY S	8834-579	Q	03/01/2016	0	No		38	TENANCY NOT STATED
DANOVITCH, ALAN P & LINDA H	6474-641	W	08/17/2001	132,933	No			
CARNATION HOMES, INC	5941-590	W	05/15/1998	4,000	No		A	AS JT
RADHAKRISHNAN, DURAISAMY &	3300-718		04/29/1985	0	No			
CARNATION HOMES, INC	3250-281		12/27/1984	74,900	No			PL. 16651

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Notes	Last Visit
03/14/2016	201600560	DECK-REPLAC	1,000	04/28/2016	C		

ACTIVITIES

Date	Result	By
11/16/2020	Meas+LC OCin	Mike Mandile
03/06/2020	MLS VERIFIED	Gary Turgiss
11/21/2019	SI Info Door	Mike Mandile
07/31/2018	Field Review	Rob T-KRT
04/27/2016	Extr In only	Gary Turgiss
03/28/2005	Extr In only	Elaine Weir
01/07/2003	Extr In only	Wynta Whitche
02/07/2002	SI mea&LC	Wynta Whitche
04/16/1991	Meas+List	PC



Patriot
 PROPERTIES INC.

User Account
GIS Coord 1
1027210.839232
GIS Coord 2
106280
Insp Date
11/16/2020

PRINT
 Date Time
 5/7/2021 12:51 pm

TAX YEAR

2021

USER DEFINED

PriorID1a
Nashua PID
G-455
Plan #
PriorID1b
PriorID2b
PriorID3b
22
Code Date
Code Status
Nashua Ward
2
Assessor Map
CG215

Disclaimer: This information is believed to be correct but is subject to change and is not guaranteed

0000G 00455 23
 Sheet Lot Unit# Bldg#

0000G-00455-23 22 HAWKSTEAD HOLLOW, Unit U-23
 Parcel ID Building Location

OLD

Nashua
 Acct: 42495

Card: 1 of 1 Total Card 1
 ASSESSED 178,500 Total Parcel

PROPERTY LOCATION

22 HAWKSTEAD HOLLOW, Unit U-23
 NASHUA, NH

OWNERSHIP

EVERETT, CHRISTIAN
 22 HAWKSTEAD HOLLOW U-23
 NASHUA, NH 03063-7026

PREVIOUS OWNER

MORIN, JEFFREY S &
 ANDERSON MORIN, KRISTIN B
 22 HAWKSTEAD HOLLOW U-23
 NASHUA, NH 03063-7026

NARRATIVE DESCRIPTION

This parcel contains 0.00000 SF of land mainly classified as CONDO NL with a TOWNHOUSE building built about 1984, having primarily VINYL Exterior and 1,098 Square Feet, with 1 Residential Unit, 1 Bath, 1 Half Bath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int	Amt

PROPERTY FACTORS

Item	Code	Item	Code	%
Util 1	C - ALL	Dis 1	NASH	100.0
Util 2		Dis 2		
Util 3		Dis 3		
Census		Zone 1	PRD	
F. Haz		Zone 2		
Topo	V153 - LEVEL ROLL	Zone 3		
Street	1 - PAVED			
Traffic				
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
1021	CONDO NL	1	0		SF	SITE	1		0.21		KES2	0								0			0	19	1	0	
Total AC/HA		0.0000		Total SF/SM		0.00		Parcel LUC		1021 - CONDO NL		P. NBC Desc		KESSLER TH		Tot		0		Tot		0		Tot		0	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
1021	178,500	0	0.00	0	178,500
Building Total	178,500	0	0.00	0	178,500
Parcel Total	178,500	0	0.00	0	178,500
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	162.57	Tot Val SF/Prc	162.57

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2020	FV	1021	178,500	0	0	0	178,500	178,500	Year End Roll	11/12/2020
2019	FV	1021	172,800	0	0	0	172,800	172,800	Year End Roll	03/04/2020
2018	PATR	1021	172,800	0	0	0	172,800	172,800	Corrects for Assessor	01/09/2019
2017	FV	1021	116,400	0	0	0	116,400	116,400	Year End Roll	11/06/2017
2016	FV	1021	116,400	0	0	0	116,400	116,400	Year End Roll	11/16/2016
2015	FV	1021	116,400	0	0	0	116,400	116,400		11/06/2015
2014	FV	1021	116,400	0	0	0	116,400	116,400	Roll	10/06/2015
2013	FV	1021	116,400	0	0	0	116,400	116,400	Year End	10/28/2013
2012	FV	1021	164,100	0	0	0	164,100	164,100	Year End Roll	11/09/2012

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CARNATION HOMES, INC	3250-281		12/27/1984	74,900	No			PL. 16651.

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Notes	Last Visit
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Date	Result	By
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04/27/2016	Extr In only	Gary Turgiss
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01/07/2003	Extr In only	Wynta Whitche
02/07/2002	SI mea&LC	Wynta Whitche
04/16/1991	Meas+List	PC



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 PROPERTIES INC.

User Account
GIS Coord 1
1027210.839232
GIS Coord 1
106280
Insp Date
11/21/2019

PRINT
Date Time
11/18/2020 10:56 am

LAST REV
Date Time
12/14/12 2:48 pm
ap'o

USER DEFINED
PriorID1a
Nashua PID
G-455
Plan #

PriorID1b
PriorID2b
PriorID3b
22
Code Date

Code Status
Nashua Ward
2
Assessor Map
CG215