

**Public Minutes of the Board of Assessors
Meeting of July 15, 2021**

A meeting of the Board of Assessors was held at The Nashua City Hall, Room 208, 229 Main Street, Nashua, NH 03060, also via Zoom. 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:

Gary Turgiss

Michael Mandile

Doug Dame

Greg Turgiss

Amanda Mazerolle

Richard Vincent

Patricia Bell

Lindsay Monaghan

Other City of Nashua Staff Present:

Administrative Services Director Kimberly Kleiner

Jeff Poehnert Nashua Community TV

Deputy Corporate Counsel Celia Leonard

Mr. Hansberry

Good Morning, I'll call the meeting of the Nashua Board of Assessors to order at 9 am on Thursday July 15, 2021. Let the record show that present from the board are Robert Earley, Paul Bergeron, and myself Daniel Hansberry. Is there a motion to waive the reading of the minutes of the public session from the Board meeting held on Wednesday June 30, 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 all those in favor of the motion as presented, signify by saying "Aye".

Mr. Earley

Aye.

Mr. Bergeron

Aye.

Mr. Hansberry

Aye, opposed nay, Aye's have it, motion carries.

Is there a motion to waive the reading of the non-public meeting minutes from the board meeting held on Wednesday June 30, 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 vote, all those in favor of accepting the minutes as presented signify by saying "Aye".

Mr. Earley

Aye.

Mr. Bergeron

Aye.

Mr. Hansberry

Aye. Any opposed signify by saying nay. Aye's have it, motion carries. Are there any communications, Mr. Vincent?

Mr. Vincent

Yes, one brief item. The BTLA quarterly report was completed yesterday. The quarterly newsletter, The Assessing Monitor Newsletter, was completed yesterday, but those were done too late to get on the agenda for this meeting, I'll place the agenda for the next meeting.

Mr. Hansberry

Any questions for Mr. Vincent?

Mr. Earley

No.

Mr. Bergeron

No.

Mr. Hansberry

Okay, thank you. New business, Mr. Turgiss you have some abatement recommendations for us? I should say Mr. Gary Turgiss.

Mr. Gary Turgiss

Good Morning Board. The first abatement application that I have is for 66 Avon Drive. This is a cape style home, the taxpayers feel that the value of their property is \$260,000 dollars based on a list of comparable sales. They also purchased the property for \$259,900 on December 17, 2019. The city is recommending a reduction of the assessment from \$249,400 to \$215,700. Any questions on this?

Mr. Hansberry

Any questions for Mr. Turgiss?

(No questions)

Mr. Hansberry

Is there a motion to approve the assessment reduction for the property located at 66 Avon Drive from \$249,400 to \$215,700?

(Motion moved by Bob Earley, seconded by Paul Bergeron, vote was unanimous, motion carries.)

Mr. Gary Turgiss

The next property that I have is for 26 Wood St. This is a cape style home and the taxpayer's feel that the market value of their property is \$340,000 dollars, they supplied a list of comparable sales. They also purchased the property for \$340,000 on May 8th of 2020. The city is recommending a reduction of assessment from \$331,500 to \$282,200. Any questions on this property?

Mr. Hansberry

Any questions for Mr. Turgiss?

(No questions from Bob and Paul).

Mr. Hansberry

I have a question. You said the home on Cushing Avenue was the best comp for this property.

Mr. Gary Turgiss

Yes, comp 3, it was most similar in condition.

Mr. Hansberry

With the school being on Cushing Ave. and the additional traffic that you'd have from September to June, and then with the church services being held on Saturday and Sunday and the additional traffic that that generates, does that have to be given any consideration?

Mr. Gary Turgiss

It did cross my mind, with the school being there. However, I felt that with it, the fact that it didn't need any adjustments for condition that it was actually the best comp in this case.

Mr. Hansberry

And the overflow parking that you get from Holman Stadium, like on the 4th of July, does that have to be taken into consideration to?

Mr. Gary Turgiss

I did not consider that.

Mr. Hansberry

Okay. So the bottom line is the school is not a factor?

Mr. Gary Turgiss

I didn't feel that the school was that big of a factor in this case. I currently live abutting the Nashua North School, and I don't find that fighting the traffic is that big of a deal.

Mr. Hansberry

Okay. Any other questions? (No questions). Is there a motion to approve the assessment reduction for the property located at 26 Wood Street from \$331,500 to \$282,200?

(Motion moved by Bob Earley, seconded by Paul Bergeron, vote was unanimous, motion carries.)

Mr. Gary Turgiss

The third property that I have is a townhouse style condominium located at 64 Heather Court. The taxpayer feels that the market value of the property is \$277,000. Based on a list of comparable sales, and they also purchased the property for \$277,000 on December 10th of 2019, recommending a reduction of assessment from \$263,400 to \$229,900. Any questions?

Mr. Hansberry

Questions for Mr. Turgiss?

Mr. Earley

I have one question, Mr. Chairman.

Mr. Hansberry

Go right ahead.

Mr. Earley

These three situations the owners purchased the home higher than what the assessment was, if they asked for an abatement, they know what the equalization ratio was?

Mr. Gary Turgiss

They were informed, they were informed by another resident of what the equalization ratio potentially could be.

Mr. Earley

Okay, that is the only question that I have.

Mr. Hansberry

Is there a motion approve the assessment reduction for the property located at 64 Heather Court from \$263,400 to \$229,900?

(Motion moved by Bob Earley, seconded by Paul Bergeron, vote was unanimous, motion carries.)

Mr. Hansberry

Does that conclude your report?

Mr. Gary Turgiss

That concludes my report.

Mr. Hansberry

Thank you. Next on the agenda is Mr. Mandile.

Mr. Mandile

Good morning, Board. The first one I have is one that has come before the board a few times before. It's 74 Concord St. The city recommends denial.

Mr. Hansberry

Any questions for Mr. Mandile?

(No questions).

Mr. Hansberry

Is there a motion to deny the abatement for the property located at 74 Concord St?

(Motion moved by Bob Earley, seconded by Paul Bergeron, vote was unanimous, motion carries.)

Mr. Mandile

The next one I have is at 36 Kinsley St. The owner recently sold this property for \$220,000. The city recommends lowering the assessment from \$246,400 to \$209,800.

Mr. Hansberry

Any questions for Mr. Mandile?

Mr. Earley

Mike, I guess you looked at the home, and \$50,000 dollars of repairs have been made by the new owner?

Mr. Mandile

Correct.

Mr. Earley

Was she still making repairs or was it completed?

Mr. Mandile

It was completed by the time I inspected it, yes.

Mr. Earley

Okay.

Mr. Hansberry

Other questions?

(No questions).

Mr. Hansberry

Is there a motion to approve the assessment reduction for the property located at 36 Kinsley Street from \$246,400 to \$209,800?

(Motion moved by Bob Earley, seconded by Paul Bergeron, vote was unanimous, motion carries.)

Mr. Mandile

The next property I have is a townhouse condominium located at Ledgewood, the address is 33 Aster Court. The city recommends lowering the assessment from \$253,400 to \$194,200

Mr. Hansberry

Any questions?

(No questions).

Mr. Hansberry

Is there a motion to approve the assessment reduction for the property located at 33 Aster Court from \$253,400 to \$194,200?

(Motion moved by Bob Earley, seconded by Paul Bergeron, vote was unanimous, motion carries.)

Mr. Mandile

Thank you. The next property I have is at 18 Baltimore Rd. This is part of the Trestle Brook Development. The city made a uniform adjustment to this style home and recommends lowering the assessment \$250,700 to \$198,700.

Mr. Hansberry

Any questions for Mr. Mandile?

Mr. Earley

No.

Mr. Bergeron

No.

Mr. Hansberry

Do they have their lawns maintained by the association, are they responsible for their own?

Mr. Mandile

No, they do not.

Mr. Hansberry

Is there a motion to approve the assessment reduction for the property located at 18 Baltimore Road from \$250,700 to \$198,700?

(Motion moved by Bob Earley, seconded by Paul Bergeron, vote was unanimous, motion carries.)

Mr. Mandile

Thank you. The next property I have is also in Trestle Brook, 28 Baltimore Road. The city made a uniform adjustment here as well. The city recommends lowering the assessment from \$233,200 to \$196,400.

Mr. Hansberry

Any questions for Mr. Mandile?

(No questions).

Mr. Hansberry

Is there a motion to approve the assessment reduction for the property located at 28 Baltimore Road from \$233,200 to \$196,400?

(Motion moved by Bob Earley, seconded by Paul Bergeron, vote was unanimous, motion carries.)

Mr. Mandile

Thank you. The next property I have is at 30 Baltimore Rd. The city recommends lowering the assessment from \$234,700 to \$188,700.

Mr. Hansberry

Any questions for Mr. Mandile?

Mr. Earley

No.

Mr. Bergeron

No.

Mr. Hansberry

Just out of curiosity, what is the motivation for buyers to buy in this type of development where the responsibility continues to fall squarely on their shoulders?

Mr. Mandile

It's kind of an entry level purchase for most people. There either first time homeowners, or sometimes they are retired folks who also have a place in Florida.

Mr. Hansberry

Okay, thank you. Is there a motion to approve the assessment reduction for the property located at 30 Baltimore Road from \$234,700 to \$188,700?

(Motion moved by Bob Earley, seconded by Paul Bergeron, vote was unanimous, motion carries.)

Mr. Mandile

Thank you. The other property is 25 Baltimore Road, also in Trestle Brook. The city recommends lowering the assessment from \$259,200 to \$205,200.

Mr. Hansberry

Any questions for Mr. Mandile?

(No questions).

Mr. Hansberry

Is there a motion to approve the assessment reduction for the property located at 25 Baltimore Road from \$259,200 to \$205,200?

(Motion moved by Bob Earley, seconded by Paul Bergeron, vote was unanimous, motion carries.)

Mr. Mandile

Thank you. The next property is 23 Baltimore Road. The city recommends lowering the assessment from \$255,000 to \$202,400.

Mr. Hansberry

Any questions for Mr. Mandile?

(No questions).

Mr. Hansberry

Is there a motion to approve the assessment reduction for the property located at 23 Baltimore Road from \$255,000 to \$202,400?

(Motion moved by Bob Earley, seconded by Paul Bergeron, vote was unanimous, motion carries.)

Mr. Mandile

The next property I have is at 4 Fireside Circle. This property, the taxpayer purchased the property in September of 2019 for \$632,000. Which he lists as the market value. The city made an analysis of all homes with the new good rating on it. Based on our analysis we recommend lowering the assessment from \$649,200 to \$609,100.

Mr. Hansberry

Any questions for Mr. Mandile?

Mr. Bergeron

I just have one.

Mr. Mandile

Okay.

Mr. Bergeron

The abatement recommendation indicates there were two rec rooms that were removed from the property record card. Were they repurposed or were they just non-existent?

Mr. Mandile

There non-existent. Actually they have portion of the basement that is finished and the rec rooms were left on in error.

Mr. Bergeron

Okay, thank you.

Mr. Earley

Mike, can you explain what the new/good code means?

Mr. Mandile

Yes, every neighborhood has a code for it, from new/average, to early/fair, new/good typically means it's relatively new construction, and in good condition, good finishes.

Mr. Earley

Do they have the same lot size or similar lot sizes?

Mr. Mandile

This lot size is quite large, I believe its 5.4 acres, this is one of the largest in the neighborhood.

Mr. Hansberry

Is this in Harris Preserve?

Mr. Mandile

This is off of Tinker Rd. Almost to the Merrimack line.

Mr. Hansberry

Okay. Is there a motion to approve the assessment reduction for the property located at 4 Fireside Circle from \$649,200 to \$609,100?

(Motion moved by Bob Earley, seconded by Paul Bergeron, vote was unanimous, motion carries.)

Mr. Mandile

The next property I have is back in Trestle Brook, 17 Delaware Road. The city recommends lowering the assessment from \$235,000 to \$190,200.

Mr. Hansberry

Any questions for Mr. Mandile?

(No questions).

Mr. Hansberry

Is there a motion to approve the assessment reduction for the property located at 17 Delaware Road from \$235,000 to \$190,200?

(Motion moved by Bob Earley, seconded by Paul Bergeron, vote was unanimous, motion carries.)

Mr. Mandile

Thank you. My last abatement application is for 3 Constantine Drive. This is a detached condominium with land, located in Greenleaf Estates. This is off of Spit Brook, across the street from Sky Meadow. The city reviewed all the condominiums there, and made a uniform adjustment for the neighborhood, and the city recommends lowering the assessment from \$523,600 to \$492,300.

Mr. Hansberry

Any questions for Mr. Mandile?

(No questions).

Mr. Hansberry

Is there a motion to approve the assessment reduction for the property located at 3 Constantine Drive from \$523,600 to \$492,300?

(Motion moved by Bob Earley, seconded by Paul Bergeron, vote was unanimous, motion carries.)

Mr. Hansberry

Does that conclude your report?

Mr. Mandile

It does, Mr. Chairman. Thank you.

Mr. Hansberry

Thank you. Do we have any unfinished business?

Mr. Vincent

No, we don't.

Mr. Hansberry

Okay, we have arrived at the public comment section of the meeting. I would remind the members of the public that the comments are limited to five minutes per speaker and that there's the expectation that appropriate language be used and delivering your comments in a respectful manner. Director Kleiner, is there anyone waiting to address the Board?

Director Kleiner

Good morning Mr. Chairman, we have one member of the public.

Mr. Hansberry

Okay, if that person would identify themselves and state their address please?

(No response)

Mr. Hansberry

Is that member of the public still with us, and if so, if you would state your name and address for the record, please?

Director Kleiner

Chair, it seems no one is stepping forward.

Mr. Hansberry

Okay, thank you. Any comments by the Board members?

(None.)

Mr. 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.”

Mr. Earley

So moved.

Mr. Hansberry

Is there a second?

Mr. Bergeron

Second.

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 that we have entered non-public session at 9:19am.

(We re-entered public session at 10:15am).

Mr. Earley

Can I get 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?

Mr. Bergeron

I would so move.

Mr. Earley

I'll second it. I'll call the roll, Paul?

Mr. Bergeron

Yes.

Mr. Earley

Bob Earley, yes. The ayes have it, the motion is accepted to seal the non-public minutes. We are back in public session, is there anything else?

Mr. Vincent

No.

Mr. Earley

Can I get a motion to adjourn?

Mr. Bergeron

I would move that we adjourn.

Mr. Earley

I'll second that. All those in favor say "Aye".

Mr. Bergeron

Aye.

Mr. Earley

Aye. Any oppose say “nay”? Aye’s have it, we are adjourned.

Mr. Bergeron

We adjourned at 10:16am.