

CONCORD BOARD OF ASSESSORS BOARD MEETING OFFICIAL ACTION

Meeting Date/Action: 4:00 PM, Tuesday, March 8, 2022

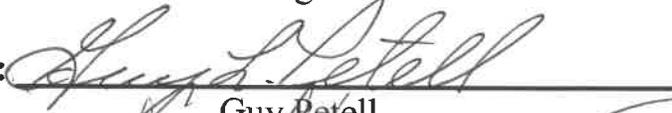
Attendance: Board Members: George Hildum, Guy Petell, Jon Duhamel
and Dir. of Real Estate Assessments Kathryn Temchack

Signature:



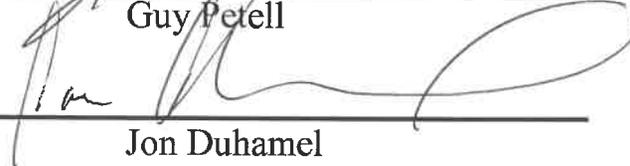
George Hildum

Signature:



Guy Petell

Signature:



Jon Duhamel

2021 ABATEMENT LISTING

*Present - George Hildum, Guy Petter, Jon Subramel
Kathy Samback*

2021 APPEALS

Concord Tax Rate: \$0.02512
 Penacook Tax Rate: \$0.02797
 Ratio: 97.1
 2020

DATE REC	MBL	PID	LOCATION	NAME1	DATE PROC	APPEAL	CURR ASSMT	PROPOSED ASSMT	REVISED ASSMT	POTENTIAL LOSS VALUE	ACTUAL LOSS VALUE	TAX ABATED	ACTION	NOTES
02/28/22	583 Z/ 64	6910	1 GRANITE PL	1GRANITE PLACE LLC		10038	\$4,627,000	\$3,887,000		\$740,000.00				COMMERCIAL
02/22/22	63 Z/ 23	9566	272 SHEEP DAVIS RD	272 SHEEP DAVIS LLC		10020	\$159,500	\$75,000		\$84,500.00				COMMERCIAL LAND
03/03/22	201 P/ 3	13045	211-219 FISHERVILLE RD	A D N REALTY TRUST & ABS REALTY TRUST		10070	\$1,473,000	\$1,275,000		\$198,000.00				COMMERCIAL
03/01/22	NO00/ 1/ 15	100855	ROW LIC CONCORD	AT&T PROPERTY TAX UNIT		10041	\$246,400	\$200,400		\$46,000.00				ROW
03/01/22	P000/ 1/ 7	100854	ROW LIC PENACOOK	AT&T PROPERTY TAX UNIT		10042	\$30,500	\$24,745		\$5,755.00				ROW
01/06/22	614Z/3/26/148	9267	84 BRANCH TPK U-148	BALLOU ROGER A & WEST ANN J REV TRUST		9991	\$300,200	\$260,000		\$40,200.00				CONDO TWNHSE
02/02/22	631 Z/61	8661	6 BRANCH TPK	BARRETT MICHAEL		9996	\$248,500	\$200,000		\$48,500.00				SINGLE FAMILY
11/29/21	60 /1 /26	4058	141 N STATE ST	CAMPBELL CHRISTINE		9974	\$214,000	\$192,600		\$21,400.00				SINGLE FAMILY

Open 4:01 pm

close 5:10 pm

2021 ABATEMENT LISTING

DATE REC	MBL	PID	LOCATON	NAME1	DATE PROC	APPEAL	CURR ASSMT	PROPOSED ASSMT	REVISED ASSMT	POTENTIAL LOSS VALUE	ACTUAL LOSS VALUE	TAX ABATED	ACTION	NOTES
03/07/22	611 Z/ 39	9491	282 LOUDON RD	CANAD INC - HOYTS CINEMA CORP - LEASE ADMIN		10073	\$1,845,300	\$352,371		\$1,492,929.00				COMMERCIAL
02/28/22	594 Z/ 4	100432	70 CONSTITUTION AV	CAPITAL HOTEL COMPANY I LLC		10035	\$7,478,300	\$4,400,000		\$3,078,300.00				COMMERCIAL
02/28/22	594 Z/ 3	100433	40 COMMERCIAL ST	CAPITAL HOTEL COMPANY II LLC		10036	\$2,520,700	\$1,820,000		\$700,700.00				COMMERCIAL
02/28/22	594 Z/ 3/ 1	100641	40 COMMERCIAL ST	CAPITAL HOTEL COMPANY IV LLC		10037	\$442,900	\$280,000		\$162,900.00				COMMERCIAL
12/06/21	614Z/3/13/71	9195	84 BRANCH TPK U-071	CHALOUX JW PATRICK & JEAN MARIE		9981	\$297,500	\$275,000		\$22,500.00				CONDO TWNHSE
02/24/22	06 P/ 22/ A	107762	7 PENACOOK ST	CITY OF CONCORD - FILED BY MORRILL FARM DAIRY LLC		10027	\$188,300	\$29,000		\$159,300.00				FARM LAND
03/03/22	37/ 1/ 12	2394	96 PLEASANT ST	CONCORD CENTENNIAL INVESTMENTS LLC		10050	\$2,247,300	\$1,696,000		\$551,300.00				COMMERCIAL
03/01/22	611 Z/ 42	9474	20 DAMANTE DR	CONCORD D'AMANTE LLC APPEALED BY SHAW'S SUPERMARKETS INC AS TENANT		10039	\$11,339,100	\$9,000,000		\$2,339,100.00				COMMERCIAL
03/03/22	624 Z/ 7	9517	64 REGIONAL DR	CONSOLIDATED COMMUNICATIONS OF NNE CO LLC FKA NNE TELE OPS LLC		10057	\$2,837,700	\$2,450,000		\$387,700.00				COMMERCIAL

2021 ABATEMENT LISTING

DATE REC	MBL	PID	LOCATION	NAME1	DATE PROC	APPEAL	CURR ASSMT	PROPOSED ASSMT	REVISED ASSMT	POTENTIAL LOSS VALUE	ACTUAL LOSS VALUE	TAX ABATED	ACTION	NOTES
03/03/22	49 Z/ 11/A	101759	LOCKE RD	CONSOLIDATED COMMUNICATIONS OF NNE CO LLC FKA NNE TELE OPS LLC		10058	\$75,000	\$35,000		\$40,000.00				TELEPHONE
03/03/22	60 Z/ 16/ 2	105856	HAZEN DR	CONSOLIDATED COMMUNICATIONS OF NNE CO LLC FKA NNE TELE OPS LLC		10059	\$63,000	\$32,000		\$31,000.00				TELEPHONE
03/03/22	95/A 1/ 3/A	105847	239 PLEASANT ST	CONSOLIDATED COMMUNICATIONS OF NNE CO LLC FKA NNE TELE OPS LLC		10060	\$130,000	\$33,000		\$97,000.00				TELEPHONE
03/03/22	611 Z/ 3/1 /1	105845	227 LOUDON RD	CONSOLIDATED COMMUNICATIONS OF NNE CO LLC FKA NNE TELE OPS LLC		10061	\$55,000	\$31,000		\$24,000.00				TELEPHONE
03/03/22	611 Z/ 40/ 1	105844	270 LOUDON RD	CONSOLIDATED COMMUNICATIONS OF NNE CO LLC FKA NNE TELE OPS LLC		10062	\$65,000	\$32,000		\$33,000.00				TELEPHONE
03/03/22	781 Z/ 28/A	12011	36 MANCHESTER ST	CONSOLIDATED COMMUNICATIONS OF NNE CO LLC FKA NNE TELE OPS LLC		10063	\$95,000	\$36,000		\$59,000.00				TELEPHONE
03/03/22	783 Z/ 14/A	105846	162 MANCHESTER ST	CONSOLIDATED COMMUNICATIONS OF NNE CO LLC FKA NNE TELE OPS LLC		10064	\$65,000	\$35,000		\$30,000.00				TELEPHONE
03/03/22	7414 Z/ 62	2268	12 SOUTH ST	CONSOLIDATED COMMUNICATIONS OF NNE CO LLC FKA NNE TELE OPS LLC		10065	\$2,243,300	\$900,000		\$1,343,300.00				TELEPHONE
03/03/22	NO00/ 1/ 11	100804	ROW LIC CONCORD	CONSOLIDATED COMMUNICATIONS OF NNE CO LLC FKA NNE TELE OPS LLC		10066	\$739,200	\$618,155		\$121,045.00				ROW

2021 ABATEMENT LISTING

DATE REC	MBL	PID	LOCATTON	NAME1	DATE PROC	APPEAL	CURR ASSMT	PROPOSED ASSMT	REVISED ASSMT	POTENTIAL LOSS VALUE	ACTUAL LOSS VALUE	TAX ABATED	ACTION	NOTES
03/03/22	NO00/ 1/ 19	106559	POLES CONDUIT CONCORD	CONSOLIDATED COMMUNICATIONS OF NNE CO LLC FKA NNE TELE OPS LLC		10067	\$5,529,600	\$5,360,976		\$168,624.00				POLES / CONDUIT
03/03/22	P000/ 1/ 4	100802	ROW LIC PENACOOK	CONSOLIDATED COMMUNICATIONS OF NNE CO LLC FKA NNE TELE OPS LLC		10068	\$91,600	\$76,401		\$15,199.00				ROW
03/03/22	P000/ 1/ 9	106560	POLES CONDUIT PENACOOK	CONSOLIDATED COMMUNICATIONS OF NNE CO LLC FKA NNE TELE OPS LLC		10069	\$407,100	\$403,515		\$3,585.00				POLES / CONDUIT
03/03/22	46/ 4/ 13	3132	196 N MAIN ST	CONSTITUTION PARKING LLC		10056	\$82,400	\$74,200		\$8,200.00				PARKING LOT
12/16/21	183 P/ 25	12446	106 PEACEFUL LN	COUGHLIN FRANK B & PATTY B		9986	\$196,200	\$135,000		\$61,200.00				CAMP
02/03/22	614Z/3/23/129	9251	84 BRANCH TPK U-129	DAS ABINASH & PRIYADARSHINI SOUMYA		9998	\$311,300	\$275,000		\$36,300.00				CONDO TWNHSE
02/22/22	10 B/ 1/ 19	705	67 CLINTON ST	DEROCHE SCOTT J & KERISSA A		10021	\$411,400	\$358,000		\$53,400.00				SINGLE FAMILY
12/02/21	204 Z/99/4/40	7422	37 ALICE DR U-040	DONNELLY SHANNON		9979	\$163,200	\$148,400		\$14,800.00				CONDO GARDEN
02/28/22	17 Z/ 11	7899	71 BLACKWATER RD	DOREMUS DOUGLAS & POLLARD KAREN M		10032	\$308,300	\$277,500		\$30,800.00				SINGLE FAMILY

2021 ABATEMENT LISTING

DATE REC	MBL	PID	LOCATTON	NAME I	DATE PROC	APPEAL	CURR ASSMT	PROPOSED ASSMT	REVISED ASSMT	POTENTIAL LOSS VALUE	ACTUAL LOSS VALUE	TAX ABATED	ACTION	NOTES
12/14/21	481 Z/ 14	5741	32 EASTMAN ST	DRIVICK PROPERTIES LLC	02/17/22	9985	\$417,700	\$375,930	\$417,700	\$0.00	\$0.00	\$0.00	DENIED	3-FAMILY
03/02/22	481 Z/ 30	5697	18 FOUNDRY ST	FAEC HOLDINGS LLC		10047	\$6,261,800	\$5,011,000		\$1,250,800.00				COMMERCIAL
03/02/22	594 Z/ 2	100453	60 COMMERCIAL ST	FAEC HOLDINGS LLC		10049	\$11,586,200	\$8,527,000		\$3,059,200.00				COMMERCIAL
03/01/22	621 Z/ 30	9540	53 REGIONAL DR	FIVEKPH LLC		10044	\$4,224,900	\$3,800,000		\$424,900.00				COMMERCIAL
03/01/22	621 Z/ 29	100611	5 CHENELL DR	FIVEKPH LLC		10045	\$6,680,700	\$5,600,000		\$1,080,700.00				COMMERCIAL
03/01/22	621 Z/ 34	9537	54 REGIONAL DR	FOURKPH LLC		10043	\$5,410,600	\$3,800,000		\$1,610,600.00				COMMERCIAL
02/18/22	302 Z/ 98/ 23/ 2	5564	4 AMOSKEAG RD	GREEN-LABRIE TRUST		10019	\$419,100	\$279,000		\$140,100.00				CONDO TWNHSE
12/29/21	99/ 2/ 85	102043	38 CURRIER RD	HARRISON MICHAEL T & CATHERINE M		9990	\$562,200	\$470,000		\$92,200.00				SINGLE FAMILY
03/07/22	603Z/45/2/9	10259	12 E SIDE DR B2 U-09	HEMMINGS PAUL ANDREW & BRUGGER RACHEL JILL		10074	\$94,800	\$86,000		\$8,800.00				CONDO GARDEN

2021 ABATEMENT LISTING

DATE REC	MBL	PID	LOCATON	NAME1	DATE PROC	APPEAL	CURR ASSMT	PROPOSED ASSMT	REVISED ASSMT	POTENTIAL LOSS VALUE	ACTUAL LOSS VALUE	TAX ABATED	ACTION	NOTES
03/07/22	603Z/45/4/16	10314	12 E SIDE DR B4 U-16	HEMMINGS PAUL ANDREW & BRUGGER RACHEL JILL		10075	\$96,000	\$86,000		\$10,000.00				CONDO GARDEN
12/02/21	301 Z/16/23	4979	82 FISHERVILLE L-23	HENSLEY DIANE E & CUTTER ROBIN L	02/17/22	9978	\$30,200	\$0	\$23,000	\$0.00	\$7,200.00	\$180.86	ABATEMENT GRANTED	SINGLE WIDE MFH
03/03/22	64 Z/ 22	9785	6 LOUDON RD	JP IRVING LLC		10071	\$6,023,800	\$5,700,000		\$323,800.00				COMMERCIAL
03/03/22	603 Z/ 3	9933	153-157 LOUDON RD	JS 155 LOUDON ROAD OWNER LLC ET AL		10072	\$3,235,900	\$2,718,300		\$517,600.00				COMMERCIAL
02/07/22	46/2/21	3097	27 COURT ST	KAWAGUCH FAMILY TRUST		9999	\$235,500	\$204,000		\$31,500.00				CONDO GARDEN
02/01/22	07 Z/ 58	11735	37 VICTORIAN LN	LEE TERRY LUNG & YONGJIE		9994	\$685,600	\$614,300		\$71,300.00				DETACHED CONDO
01/21/22	414 Z/ 32	10865	33 CEMETERY ST	LOCKE ROBERT E		9993	\$316,200	\$284,600		\$31,600.00				SINGLE FAMILY
12/17/21	48/ 1/ 5	3395	57 RUMFORD ST	LY SON & TO HUYN		9987	\$480,400	\$300,000		\$180,400.00				SINGLE FAMILY
01/18/22	144P/26/48/201	12521	12 LOOK OUT CR	MILAN KAREN E		9992	\$235,700	\$200,000		\$35,700.00				DETACHED CONDO

Grant 292,800

Deny

2021 ABATEMENT LISTING

DATE REC	MBL	PID	LOCATION	NAME1	DATE PROC	APPEAL	CURR ASSMT	PROPOSED ASSMT	REVISED ASSMT	POTENTIAL LOSS VALUE	ACTUAL LOSS VALUE	TAX ABATED	ACTION	NOTES
02/24/22	64/ 2/ 4	4376	180 RUMFORD ST	MILLER DEBBIE A & MICHAEL D		10028	\$238,400	\$188,645		\$49,755.00				SINGLE FAMILY
02/22/22	7441 Z/ 20	1731	29-31 THORNDIKE ST	NASH CHRIS E & KAREN L		10023	\$260,000	\$225,000		\$35,000.00				TWO-FAMILY
12/13/21	1412 P/ 43	12034	339 VILLAGE ST	NH SIX REALTY TRUST		9984	\$526,500	\$300,000		\$226,500.00				COMMERCIAL
02/25/22	63/ 3/ 8	4356	177 RUMFORD ST	OLNEY JUSTIN DAVID		10029	\$270,100	\$241,493		\$28,607.00				SINGLE FAMILY
02/17/22	614 Z/ 70	10381	68 DAMANTE DR	OSJ OF CONCORD LLC		10017	\$4,105,000	\$3,700,000		\$405,000.00				COMMERCIAL
02/02/22	224 Z/ 55	11438	38 OAKMONT DR	OWSOWITZ LARRY & ANNE B		9997	\$539,700	\$505,000		\$34,700.00				SINGLE FAMILY
02/28/22	602 Z/ 160	9394	24 CHESTERFIELD DR	PARIZO ANN MARIE		10034	\$271,200	\$244,200		\$27,000.00				SINGLE FAMILY
12/01/21	793 Z/ 15/ 78	292	18 LONGMEADOW DR	PELLERIN MIKE	02/18/22	9977	\$44,600	\$30,000	\$17,200	\$0.00	\$27,400.00	\$688.29	ABATEMENT GRANTED	SINGLE WIDE MPH
11/30/21	473 Z/ 19	9764	249 PORTSMOUTH ST	PONUSKY DOUGLAS J		9976	\$244,700	\$220,300		\$24,400.00				SINGLE FAMILY

Grant 25k,700

Deny

Grant 24,200

2021 ABATEMENT LISTING

DATE REC	MBL	PID	LOCATION	NAME1	DATE PROC	APPEAL	CURR ASSMT	PROPOSED ASSMT	REVISED ASSMT	POTENTIAL LOSS VALUE	ACTUAL LOSS VALUE	TAX ABATED	ACTION	NOTES
02/23/22	32 Z/ 28	8024	66 RIVERHILL AV	ROGER-LAMPER JENNIFER		10025	\$222,000	\$200,000		\$22,000.00				SINGLE FAMILY
03/02/22	46 Z/ 4	9490	306 PORTSMOUTH ST	SARGENT CARL L III		10051	\$258,100	\$232,100		\$26,000.00				SINGLE FAMILY
03/01/22	55/ 1/ 2	3912	12 CHAPEL ST	SCHWEIKER ROY R		10048	\$164,200	\$128,900		\$35,300.00				SINGLE FAMILY
02/22/22	8811 Z/ 50	575	92 ROCKINGHAM ST	SEEKAMP BONNIE L 2017 TRUST		10022	\$382,100	\$330,000		\$52,100.00				SINGLE FAMILY
03/01/22	624 Z/ 11	13733	39 CHENELL DR	SIXKPH LLC		10046	\$2,806,400	\$2,621,700		\$184,700.00				COMMERCIAL
12/23/21	11 Z/ 59	11242	84 SNOW POND RD	SPAULDING CARY		9989	\$217,500	\$195,750		\$21,750.00				SINGLE FAMILY
11/29/21	59 Z / 15/ 42	3195	6 MCKEE DR	SPAULDING LEONARD C & EMILY A	02/17/22	9973	\$97,200	\$96,100	\$96,100	\$0.00	\$1,100.00	\$27.63	ABATEMENT GRANTED	SINGLE WIDE MFH
02/18/22	07 Z/ 34	11647	540 MOUNTAIN RD	SPEAR SYLVIA J		10018	\$343,600	\$309,240		\$34,360.00				SINGLE FAMILY
02/24/22	7444 Z/ 115	1661	25-33 PIERCE ST	TTGG HOLDINGS TWO LLC		10026	\$517,400	\$350,000		\$167,400.00				4-7 APT

Deny

2021 ABATEMENT LISTING

DATE REC	MBL	PID	LOCATTON	NAMEI	DATE PROC	APPEAL	CURR ASSMT	PROPOSED ASSMT	REVISED ASSMT	POTENTIAL LOSS VALUE	ACTUAL LOSS VALUE	TAX ABATED	ACTION	NOTES
12/22/21	393Z/113/69/3	105217	11 CALLAWAY DR U-3	TUSON ALICE		9988	\$270,900	\$257,900		\$13,000.00				CONDO TWNHSE
02/28/22	641 Z/49	3138	10 FORT EDDY RD	WINLEX LLC APPEALED BY MILLENNIAL FOODS INC DBA BGOOD		10033	\$2,198,600	\$2,198,600		\$0.00			WITHDRAWN	APPEALED NON-TAXED PERSONAL PROPERTY. WITHDRAWN
12/03/21	614Z/3/21/124	9241	84 BRANCH TPK U-124	WOODMAN ANN METCALF TRUST		9980	\$288,400	\$266,700		\$21,700.00				CONDO TWNHSE
03/01/22	47/ 1/ 26	3290	10 MAPLE ST	YOUNG REALTY LLC		10040	\$508,600	\$405,512		\$103,088.00				TWO-FAMILY
02/22/22	9 A/7 / 12	561	9 COOLIDGE AV	ZECHA JASON A & DONNA M REV TRUST		10024	\$390,500	\$340,000		\$50,500.00				SINGLE FAMILY
							\$109,690,800.00	\$86,921,533.00	\$554,000.00	\$22,681,597.00	\$35,700.00	\$896.78		

Script withdrawal

Deny

*Signed 3 times tax warrants
 Jeanne Audet - 10 Grappone Dr Partnership Denied*