

# CONCORD BOARD OF ASSESSORS BOARD MEETING OFFICIAL ACTION

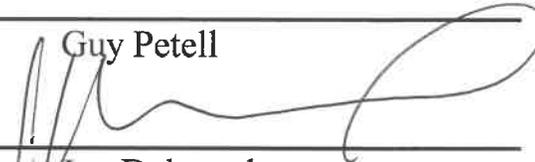
**Meeting Date/Action:** 4:00 PM, Thursday, March 24, 2022

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

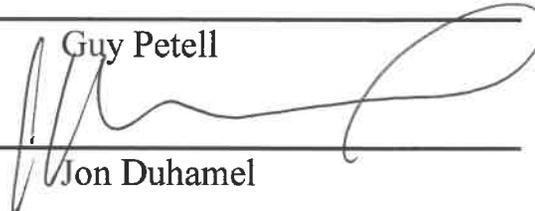
**Signature:**

  
George Hildum

**Signature:**

  
Guy Petell

**Signature:**

  
Jon Duhamel

2021 ABATEMENT LISTING

*Present - George Hildum, Jon Samuel, Kathy Semchuck  
Absent Guy Petell*

2021 APPEALS

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

DATE REC	MBL	PID	LOCATION	NAME 1	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			<i>Deny</i>	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
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

*Open 4:12 pm*

*close 4:55*

## 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
02/28/22	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
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

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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
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

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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
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

*M* 393,700

*M* 156,800

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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
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

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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	03/08/22	9993	\$316,200	\$284,600	\$292,800	\$0.00	\$23,400.00	\$587.81	ABATEMENT GRANTED	SINGLE FAMILY
12/17/21	48/ 1/ 5	3395	57 RUMFORD ST	LY SON & TO HUYEN		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	03/08/22	9992	\$235,700	\$200,000	\$235,700	\$0.00	\$0.00	\$0.00	DENIED	DETACHED CONDO
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

*Grant 371,800*

*225,300*

## 2021 ABATEMENT LISTING

DATE REC	MBL	PID	LOCATION	NAME/1	DATE PROC	APPEAL	CURR ASSMT	PROPOSED ASSMT	REVISED ASSMT	POTENTIAL LOSS VALUE	ACTUAL LOSS VALUE	TAX ABATED	ACTION	NOTES
02/22/22	7441 Z/ 20	1731	29-31 THORNDIKE ST	NASH CHRIS E & KAREN L	03/08/22	10023	\$260,000	\$225,000	\$224,700	\$0.00	\$35,300.00	\$886.74	ABATEMENT GRANTED	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	03/08/22	10029	\$270,100	\$241,493	\$270,100	\$0.00	\$0.00	\$0.00	DENIED	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 MFH
11/30/21	473 Z/ 19	9764	249 PORTSMOUTH ST	PONUSKY DOUGLAS J	03/08/22	9976	\$244,700	\$220,300	\$241,200	\$0.00	\$3,500.00	\$87.92	ABATEMENT GRANTED	SINGLE FAMILY
02/23/22	32 Z/ 28	8024	66 RIVERHILL AV	ROGER-LAMPER JENNIFER		10025	\$222,000	\$200,000		\$22,000.00				SINGLE FAMILY

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03/02/22	46 Z/ 4	9490	306 PORTSMOUTH ST	SARGENT CARL L III		10051	\$258,100	\$232,100		\$26,000.00				SINGLE FAMILY
													<i>Deny</i>	
03/01/22	55/ 1/ 2	3912	12 CHAPEL ST	SCHWEIKER ROY R	03/08/22	10048	\$164,200	\$128,900	\$164,200	\$0.00	\$0.00	\$0.00	DENIED	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
													<i>Y 309,100</i>	
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
12/22/21	393Z/113/69/3	105217	11 CALLAWAY DR U-3	TUSON ALICE		9988	\$270,900	\$257,900		\$13,000.00				CONDO TWHSE
													<i>Y 267,200</i>	

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02/28/22	641 Z/49	3138	10 FORT EDDY RD	WINLEX LLC APPEALED BY MILLENNIAL FOODS INC DBA BGOOD	03/08/22	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	03/08/22	10024	\$390,500	\$340,000	\$390,500	\$0.00	\$0.00	\$0.00	DENIED	SINGLE FAMILY
							\$109,690,800.00	\$86,921,533.00	\$2,373,200.00	\$22,440,490.00	\$97,900.00	\$2,459.25		

*Signed 3 timber tax warrants  
 Deny valueless manufactured home for 23 Centerwood Dr  
 Agree to abate outstanding 2019 & 2020 taxes for 23 Centerwood  
 Drive*