

CONCORD BOARD OF ASSESSORS BOARD MEETING OFFICIAL ACTION

Meeting Date/Action: 4:00 PM, Thursday, August 11, 2022

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

Signature:



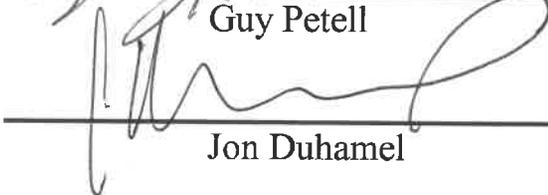
George Hildum

Signature:



Guy Petell

Signature:



Jon Duhamel

2021 ABATEMENT LISTING

Present: *George Niedlum, Guy Pitell, Jon Sabame*
Kathy Lembeck

2021 APPEALS

Concord Tax Rate: \$0.02512
 Penacook Tax Rate: \$0.02797
 Ratio: 95.5% 2021

DATE REC	MBL	PID	LOCATION	NAME1	DATE PROC	APPEAL	CURR ASSMT	PROPOSED ASSMT	REVISED ASSMT	POTENTIAL LOSS VALUE	ACTUAL LOSS VALUE	TAX ABATED	OVERLAY	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					Deny	COMMERCIAL	
02/22/22	63 Z/ 23	9566	272 SHEEP DAVIS RD	272 SHEEP DAVIS LLC	06/13/22	10020	\$159,500	\$75,000	\$136,900	\$0.00	\$22,600.00	\$567.71	\$0.00	ABATEMENT GRANTED		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			\$5,538.06			COMMERCIAL	
03/01/22	NO00/ 1/ 15	100855	ROW LIC CONCORD	AT&T PROPERTY TAX UNIT		10041	\$246,400	\$200,400		\$46,000.00			\$1,155.52			ROW	
03/01/22	P000/ 1/ 7	100854	ROW LIC PENACOOK	AT&T PROPERTY TAX UNIT		10042	\$30,500	\$24,745		\$5,755.00			\$160.97			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			\$1,009.82		253,600	CONDO TWNHSE	
02/02/22	631 Z/61	8661	6 BRANCH TPK	BARRETT MICHAEL	03/25/22	9996	\$248,500	\$200,000	\$248,500	\$0.00	\$0.00	\$0.00	\$0.00	DENIED		SINGLE FAMILY	
11/29/21	60 /1 /26	4058	141 N STATE ST	CAMPBELL CHRISTINE	07/25/22	9974	\$214,000	\$192,600	\$202,200	\$0.00	\$11,800.00	\$296.42	\$0.00	ABATEMENT GRANTED		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			\$37,502.38		Grant	1,437,200	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			\$77,326.90		Deny	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			\$17,601.58		Deny	COMMERCIAL	
02/28/22	594 Z/ 3/ 1	100641	40 COMMERCIAL ST	CAPITAL HOTEL COMPANY IV LLC	06/23/22	10037	\$442,900	\$280,000	\$437,500	\$0.00	\$5,400.00	\$135.65	\$0.00	SETTLEMENT AGREEMENT		COMMERCIAL	

Open 4:03pm Close 5:46pm

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	OVERLAY	ACTION	NOTES
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			\$565.20		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			\$4,455.62		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			\$13,848.66		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			\$58,758.19		COMMERCIAL
03/03/22	624 Z/ 7	9517	64 REGIONAL DR	CONSOLIDATED COMMUNICATIONS OF NNE CO LLC FKA NNE TELE OPS LLC	06/23/22	10057	\$2,837,700	\$2,450,000	\$2,837,700	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	COMMERCIAL
03/03/22	49 Z/ 11/A	101759	LOCKE RD	CONSOLIDATED COMMUNICATIONS OF NNE CO LLC FKA NNE TELE OPS LLC	06/23/22	10058	\$75,000	\$35,000	\$75,000	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	TELEPHONE
03/03/22	60 Z/ 16/ 2	105856	HAZEN DR	CONSOLIDATED COMMUNICATIONS OF NNE CO LLC FKA NNE TELE OPS LLC	06/23/22	10059	\$63,000	\$32,000	\$63,000	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	TELEPHONE
03/03/22	95/A 1/ 3/A	105847	239 PLEASANT ST	CONSOLIDATED COMMUNICATIONS OF NNE CO LLC FKA NNE TELE OPS LLC	06/23/22	10060	\$130,000	\$33,000	\$130,000	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	TELEPHONE
03/03/22	611 Z/ 3/1 /1	105845	227 LOUDON RD	CONSOLIDATED COMMUNICATIONS OF NNE CO LLC FKA NNE TELE OPS LLC	06/23/22	10061	\$55,000	\$31,000	\$55,000	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	TELEPHONE
03/03/22	611 Z/ 40/ 1	105844	270 LOUDON RD	CONSOLIDATED COMMUNICATIONS OF NNE CO LLC FKA NNE TELE OPS LLC	06/23/22	10062	\$65,000	\$32,000	\$65,000	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	TELEPHONE
03/03/22	781 Z/ 28/A	12011	36 MANCHESTER ST	CONSOLIDATED COMMUNICATIONS OF NNE CO LLC FKA NNE TELE OPS LLC	06/23/22	10063	\$95,000	\$36,000	\$95,000	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	TELEPHONE
03/03/22	783 Z/ 14/A	105846	162 MANCHESTER ST	CONSOLIDATED COMMUNICATIONS OF NNE CO LLC FKA NNE TELE OPS LLC	06/23/22	10064	\$65,000	\$35,000	\$65,000	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	TELEPHONE
03/03/22	7414 Z/ 62	2268	12 SOUTH ST	CONSOLIDATED COMMUNICATIONS OF NNE CO LLC FKA NNE TELE OPS LLC	06/23/22	10065	\$2,243,300	\$900,000	\$2,243,300	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	TELEPHONE

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03/03/22	NO00/ 1/ 11	100804	ROW LIC CONCORD	CONSOLIDATED COMMUNICATIONS OF NNE CO LLC FKA NNE TELE OPS LLC	06/23/22	10066	\$739,200	\$618,155	\$739,200	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	ROW
03/03/22	NO00/ 1/ 19	106559	POLES CONDUIT CONCORD	CONSOLIDATED COMMUNICATIONS OF NNE CO LLC FKA NNE TELE OPS LLC	06/23/22	10067	\$5,529,600	\$5,360,976	\$5,529,600	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	POLES - CONDUIT
03/03/22	P000/ 1/ 4	100802	ROW LIC PENACOOK	CONSOLIDATED COMMUNICATIONS OF NNE CO LLC FKA NNE TELE OPS LLC	06/23/22	10068	\$91,600	\$76,401	\$91,600	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	ROW
03/03/22	P000/ 1/ 9	106560	POLES CONDUIT PENACOOK	CONSOLIDATED COMMUNICATIONS OF NNE CO LLC FKA NNE TELE OPS LLC	06/23/22	10069	\$407,100	\$403,515	\$407,100	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	POLES - CONDUIT
03/03/22	46/ 4/ 13	3132	196 N MAIN ST	CONSTITUTION PARKING LLC	06/13/22	10056	\$82,400	\$74,200	\$82,400	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	PARKING LOT
12/16/21	183 P/ 25	12446	106 PEACEFUL LN	COUGHLIN FRANK B & PATTY B	07/25/22	9986	\$196,200	\$135,000	\$196,200	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	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		\$911.86			CONDO TOWNISE
02/22/22	10 B/ 1/ 19	705	67 CLINTON ST	DEROCHE SCOTT J & KERISSA A	04/05/22	10021	\$411,400	\$358,000	\$393,700	\$0.00	\$17,700.00	\$444.62	\$0.00	ABATEMENT GRANTED	SINGLE FAMILY
12/02/21	204 Z/99/4/40	7422	37 ALICE DR U-040	DONNELLY SHANNON	04/05/22	9979	\$163,200	\$148,400	\$156,800	\$0.00	\$6,400.00	\$160.77	\$0.00	ABATEMENT GRANTED	CONDO GARDEN
02/28/22	17 Z/ 11	7899	71 BLACKWATER RD	DOREMUS DOUGLAS & POLLARD KAREN M	06/23/22	10032	\$308,300	\$277,500	\$308,300	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	SINGLE FAMILY
12/14/21	481 Z/ 14	5741	32 EASTMAN ST	DRIVICK PROPERTIES LLC	02/22/22	9985	\$417,700	\$375,930	\$417,700	\$0.00	\$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		\$31,420.10			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		\$76,847.10			COMMERCIAL

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03/01/22	621 Z/ 30	9540	53 REGIONAL DR	FIVEKPH LLC		10044	\$4,224,900	\$3,800,000		\$424,900.00			\$10,673.49		4,000,000	COMMERCIAL
03/01/22	621 Z/ 29	100611	5 CHENELL DR	FIVEKPH LLC		10045	\$6,680,700	\$5,600,000		\$1,080,700.00			\$27,147.18		6,350,000	COMMERCIAL
03/01/22	621 Z/ 34	9537	54 REGIONAL DR	FOURKPH LLC	06/13/22	10043	\$5,410,600	\$3,800,000	\$5,410,600	\$0.00	\$0.00	\$0.00	\$0.00	DENIED		COMMERCIAL
02/18/22	302 Z/ 98/ 23/ 2	5564	4 AMOSKEAG RD	GREEN-LABRIE TRUST	06/23/22	10019	\$419,100	\$279,000	\$371,700	\$0.00	\$47,400.00	\$1,190.69	\$0.00	ABATEMENT GRANTED		CONDO TOWNISE
12/29/21	99/ 2/ 85	102043	38 CURRIER RD	HARRISON MICHAEL T & CATHERINE M	07/25/22	9990	\$562,200	\$470,000	\$562,200	\$0.00	\$0.00	\$0.00	\$0.00	DENIED		SINGLE FAMILY
03/07/22	603Z/45/2/9	10259	12 E SIDE DR B2 U-09	HEMMINGS PAUL ANDREW & BRUGGER RACHEL JILL	07/25/22	10074	\$94,800	\$86,000	\$94,800	\$0.00	\$0.00	\$0.00	\$0.00	DENIED		CONDO GARDEN
03/07/22	603Z/45/4/16	10314	12 E SIDE DR B4 U-16	HEMMINGS PAUL ANDREW & BRUGGER RACHEL JILL	07/25/22	10075	\$96,000	\$86,000	\$96,000	\$0.00	\$0.00	\$0.00	\$0.00	DENIED		CONDO GARDEN
12/02/21	301 Z/16/23	4979	82 FISHERVILLE L-23	HENSLEY DIANE E & CUTTER ROBIN L	02/22/22	9978	\$30,200	\$0	\$23,000	\$0.00	\$7,200.00	\$180.86	\$0.00	ABATEMENT GRANTED		SINGLE W/DF MFH
03/03/22	64 Z/ 22	9785	6 LOUDON RD	JP IRVING LLC		10071	\$6,023,800	\$5,700,000		\$323,800.00			\$8,133.86		Deny	COMMERCIAL
03/03/22	603 Z/ 3	9933	153-157 LOUDON RD	JS 155 LOUDON ROAD OWNER LLC ET AL	06/13/22	10072	\$3,235,900	\$2,718,300	\$3,235,900	\$0.00	\$0.00	\$0.00	\$0.00	DENIED		COMMERCIAL
02/07/22	46/2/21	3097	27 COURT ST	KAWAGUCHI FAMILY TRUST	07/25/22	9999	\$235,500	\$204,000	\$206,100	\$0.00	\$29,400.00	\$738.53	\$0.00	ABATEMENT GRANTED		CONDO GARDEN
02/01/22	07 Z/ 58	11735	37 VICTORIAN LN	LEE TERRY LUNG & YONGJIE	6/23/2022 7/25/2022	9994	\$685,600	\$614,300	\$667,700	\$0.00	\$17,900.00	\$449.65	\$0.00	ABATEMENT GRANTED		DETACHED CONDO
01/21/22	414 Z/ 32	10865	33 CEMETERY ST	LOCKE ROBERT E	03/10/22	9993	\$316,200	\$284,600	\$292,800	\$0.00	\$23,400.00	\$587.81	\$0.00	ABATEMENT GRANTED		SINGLE FAMILY

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12/17/21	48/ 1/ 5	3395	57 RUMFORD ST	LY SON & TO HUYEN	04/05/22	9987	\$480,400	\$300,000	\$371,800	\$0.00	\$108,600.00	\$2,728.03	\$0.00	ABATEMENT GRANTED	SINGLE FAMILY
01/18/22	144P/26/48/201	12521	12 LOOK OUT CR	MILAN KAREN E	03/10/22	9992	\$235,700	\$200,000	\$235,700	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	DETACHED CONDO
02/24/22	64/ 2/ 4	4376	180 RUMFORD ST	MILLER DEBBIE A & MICHAEL D	04/05/22	10028	\$238,400	\$188,645	\$225,300	\$0.00	\$13,100.00	\$329.07	\$0.00	ABATEMENT GRANTED	SINGLE FAMILY
02/22/22	7441 Z/ 20	1731	29-31 THORNDIKE ST	NASH CHRIS E & KAREN L	03/10/22	10023	\$260,000	\$225,000	\$224,700	\$0.00	\$35,300.00	\$886.74	\$0.00	ABATEMENT GRANTED	TWO-FAMILY
12/13/21	1412 P/ 43	12034	339 VILLAGE ST	NH SIX REALTY TRUST	07/25/22	9984	\$526,500	\$300,000	\$441,100	\$0.00	\$85,400.00	\$2,388.64	\$0.00	ABATEMENT GRANTED	COMMERCIAL
02/25/22	63/ 3/ 8	4356	177 RUMFORD ST	OLNEY JUSTIN DAVID	03/10/22	10029	\$270,100	\$241,493	\$270,100	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	SINGLE FAMILY
02/17/22	614 Z/ 70	10381	68 DAMANTE DR	OSJ OF CONCORD LLC	06/13/22	10017	\$4,105,000	\$3,700,000	\$4,105,000	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	COMMERCIAL
02/02/22	224 Z/ 55	11438	38 OAKMONT DR	OWSOWITZ LARRY & ANNE B	07/25/22	9997	\$539,700	\$505,000	\$539,700	\$34,700.00	\$0.00	\$0.00	\$0.00	DENIED	SINGLE FAMILY
02/28/22	602 Z/ 160	9394	24 CHESTERFIELD DR	PARIZO ANN MARIE	06/23/22	10034	\$271,200	\$244,200	\$271,200	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	SINGLE FAMILY
12/01/21	793 Z/ 15/ 78	292	18 LONGMEADOW DR	PELLERIN MIKE	02/22/22	9977	\$44,600	\$30,000	\$17,200	\$0.00	\$27,400.00	\$688.29	\$0.00	ABATEMENT GRANTED	SINGLE WIDE MFH
11/30/21	473 Z/ 19	9764	249 PORTSMOUTH ST	PONUSKY DOUGLAS J	03/10/22	9976	\$244,700	\$220,300	\$241,200	\$0.00	\$3,500.00	\$87.92	\$0.00	ABATEMENT GRANTED	SINGLE FAMILY
02/23/22	32 Z/ 28	8024	66 RIVERHILL AV	ROGER-LAMPER JENNIFER	06/13/22	10025	\$222,000	\$200,000	\$218,200	\$0.00	\$3,800.00	\$95.46	\$0.00	ABATEMENT GRANTED	SINGLE FAMILY
03/02/22	46 Z/ 4	9490	306 PORTSMOUTH ST	SARGENT CARL L III	03/25/22	10051	\$258,100	\$232,100	\$258,100	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	SINGLE FAMILY

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03/01/22	55/ 1/ 2	3912	12 CHAPEL ST	SCHWEIKER ROY R	03/10/22	10048	\$164,200	\$128,900	\$164,200	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	SINGLE FAMILY
02/22/22	8811 Z/ 50	575	92 ROCKINGHAM ST	SEEKAMP BONNIE L 2017 TRUST	06/23/22	10022	\$382,100	\$330,000	\$364,300	\$0.00	\$17,800.00	\$447.14	\$0.00	ABATEMENT GRANTED	SINGLE FAMILY
03/01/22	624 Z/ 11	13733	39 CHENELL DR	SIXKPH LLC	06/13/22	10046	\$2,806,400	\$2,621,700	\$2,786,900	\$0.00	\$19,500.00	\$489.84	\$0.00	ABATEMENT GRANTED	COMMERCIAL
12/23/21	11 Z/ 59	11242	84 SNOW POND RD	SPAULDING CARY	06/23/22	9989	\$217,500	\$195,750	\$217,500	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	SINGLE FAMILY
11/29/21	59 Z/ 15/ 42	3195	6 MCKEE DR	SPAULDING LEONARD C & EMILY A	02/22/22	9973	\$97,200	\$96,100	\$96,100	\$0.00	\$1,100.00	\$27.63	\$0.00	ABATEMENT GRANTED	SINGLE WIDE MFI
02/18/22	07 Z/ 34	11647	540 MOUNTAIN RD	SPEAR SYLVIA J	04/05/22	10018	\$343,100	\$309,240	\$309,100	\$0.00	\$34,000.00	\$854.08	\$0.00	ABATEMENT GRANTED	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			\$4,205.09	<i>Deny</i>	47 APT
12/22/21	393Z/113/69/3	105217	11 CALLAWAY DR U-3	TUSON ALICE	04/05/22	9988	\$270,900	\$257,900	\$267,200	\$0.00	\$3,700.00	\$92.94	\$0.00	ABATEMENT GRANTED	CONDO TOWNISE
02/28/22	641 Z/ 49	3138	10 FORT EDDY RD	WINLEX LLC APPEALED BY MILLENNIAL FOODS INC DBA BGOOD	03/10/22	10033	\$2,198,600	\$2,198,600		\$0.00			\$0.00	WITHDRAWN	APPEALED NON-TAXED PERSONAL PROPERTY. WITHDRAWN
12/03/21	614Z3/21/124	9241	84 BRANCH TPK U-124	WOODMAN ANN METCALF TRUST		9980	\$288,400	\$266,700		\$21,700.00			\$545.10	<i>Grant</i>	<i>251,200</i> CONDO TOWNISE
03/01/22	47/ 1/ 26	3290	10 MAPLE ST	YOUNG REALTY LLC	06/13/22	10040	\$508,600	\$405,512	\$466,000	\$0.00	\$42,600.00	\$1,070.11	\$0.00	ABATEMENT GRANTED	TWO-FAMILY
02/22/22	9 A/7 / 12	561	9 COOLIDGE AV	ZECHA JASON A & DONNA M REV TRUST	03/10/22	10024	\$390,500	\$340,000	\$390,500	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	SINGLE FAMILY
							\$109,690,300.00	\$86,921,533.00	\$38,418,600.00	\$15,773,584.00	\$585,000.00	\$14,938.59	\$396,395.47		

33 Old Houlton Rd - deny request for abatement of interest

Accept late filing + allow exemption for Boep + Guildclub of
Central NH

184 Lake View Drive signed application Discretionary Easement

35 Mountain Rd signed application Discretionary Easement
Approved + signed current use application - 31 Peaceful

Jan Lonky - deny hardship

Jackie Garamiolo - deny hardship

Rebecca Crawford - deny deferral

Rebecca Crawford - deny hardship

Richard J. Haley - allow elderly exemption application due to
accident, mistake + misfortune + abate all
outstanding taxes, fees + interest

Prazio Ann Marie - deny deferral + hardship