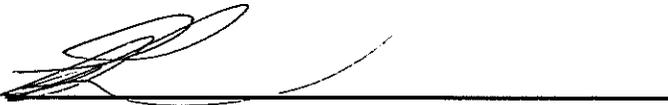


CONCORD BOARD OF ASSESSORS BOARD MEETING OFFICIAL ACTION

Meeting Date/Action: 4:00 PM, Thursday, March 30, 2023

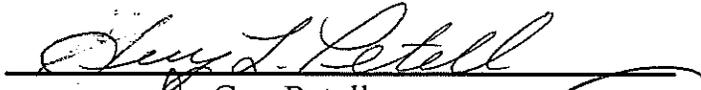
Attendance: Board Members: George Hildum, Guy Petell, Jon Duhamel
and Dir. of Real Estate Assessments Jonathan Rice

Signature:



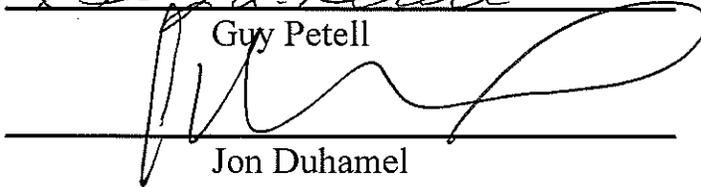
George Hildum

Signature:



Guy Petell

Signature:



Jon Duhamel



City of Concord, New Hampshire

Board of Assessors
CITY HALL, 41 GREEN STREET, 03301
(603) 225-8550
Fax (603) 225-8534

Meeting Agenda

Location: City Hall, 2nd Floor Large Conference Room

Date: Thursday, March 30, 2023

Time: 4:00pm / 5:14 pm

MOTION ZND
GEORGE JON

Agenda details:

1. Warrants – School Pilot, Pilot, Ad Valorem, Timber
2. Collections Abatement Request – GRANTED
3. Settlement Agreement – 2021 Appeal Capital Hotel Company I LLC
4. Concord Centennial Investments LLC – 2021 BTLA Appeal withdrawn, 2022 Appeal to be withdrawn
5. 31 Peaceful Ln – Current Use Application
6. Kinney Jonathan L & Rena G & Kinney Hilary – Interest Appeal
7. Urley Shelly Renee Trust – Interest Appeal
8. JFD Realty Inc – Interest Appeal
9. Noury Kali J Revocable Trust – Elderly Deferral
10. Laro Bonnie L – Elderly Deferral / Hardship
11. Carey Alice – Elderly Deferral / Hardship
12. Wiren James H & Joanne K – Hardship
13. Bastien David R & Susan – 2022 Appeal
14. Foote Jeffrey B Revocable Trust – 2022 Appeal
15. Ober Eric Sheldon – 2022 Appeal
16. Devall Thomas L & Luanne H – 2022 Appeal
17. Rina Properties LLC – 2022 Appeal
18. 4 Crescent Street Unit 2 LLC – 2022 Appeal
19. Cangin Causenge – 2022 Appeal
20. Other

NH HIGHER ED WARRANTS
- APPROVED

TIMBER

302 Z/81 - APPROVED.

51 Z/29 - APPROVED.

37 Z/49 - APPROVED.

PRESENT - GEORGE HILDUM, JON DUHAMEL, GUY PETEL, JONATHAN RICE

2022 ABATEMENT LISTING

2022 APPEALS														
Concord Tax Rate: \$0.02589 Ratio: 95.5% 2021														
Penacook Tax Rate: \$0.02913														
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
01/24/23	0543 P/ 23/ 2	108638	4 CRESCENT ST U-2	4 CRESCENT STREET UNIT 2 LLC		10294	\$251,100	\$100,000		\$151,100.00	184,000		GRANTED	COMMERCIAL CONDO
01/19/23	204 Z/ 39/ 2/39	5164	120 FISHERVILLE U039	BASTIEN DAVID R & SUSAN		10293	\$136,400	\$125,000		\$11,400.00			DENIED	CONDO GARDEN
02/06/23	144P/ 26/ 9/ 69	12739	54 MODENA DR	CANGIN CAUSENGE		10299	\$137,600	\$123,840		\$13,760.00			DENIED	CONDO TOWNHOUSE
02/16/23	594 Z/ 4	100432	70 CONSTITUTION AVE	CAPITAL HOTEL COMPANY I LLC		10304	\$7,465,000	\$4,400,000		\$3,065,000.00				COMMERCIAL
03/02/23	611 Z/ 43	9120	240-242 LOUDON RD	CENTERCO CONCORD LLC		10320	\$3,045,000	\$2,700,000		\$345,000.00				COMMERCIAL
12/07/22	06 P/ 22/ A	107762	7 PENACOOK ST	CITY OF CONCORD - FILED BY MORRILL FARM DAIRY LLC	12/16/22	10264	\$191,700	\$180,400	\$180,400	\$0.00	\$11,300.00	\$329.17	ABATEMENT GRANTED	FARM LAND
02/27/23	7323 Z/ 37	2394	96 PLEASANT ST	CONCORD CENTENNIAL INVESTMENTS LLC		10310	\$2,247,300	\$1,600,000		\$647,300.00				COMMERCIAL
03/01/23	611 Z/ 42	9474	20 DAMANTE DR	CONCORD D'AMANTE LLC FILED BY SHAW'S SUPERMARKET INC AS TENANT		10317	\$11,339,100	\$9,000,000		\$2,339,100.00				COMMERCIAL
12/30/22	7442 Z/ 20/ A	1598	7 PERLEY ST	CONCORD POST #21 AMERICAN LEGION CORP		10289	\$470,500	\$292,500		\$178,000.00				COMMERCIAL/ EXEMPT
03/06/23	624 Z/ 7	9517	64 REGIONAL DR	CONSOLIDATED COMMUNICATIONS		10328	\$2,842,800							
03/06/23	49 Z/ 11/A	101759	LOCKE RD	CONSOLIDATED COMMUNICATIONS		10329	\$75,000	\$35,000		\$40,000.00				COMMERCIAL
03/06/23	60 Z/ 16/ 2	105856	HAZEN DR	CONSOLIDATED COMMUNICATIONS		10330	\$63,000	\$32,000		\$31,000.00				TRANSFORMER/ TILITY HUT
03/06/23	611 Z/ 3/1/1	105845	227 LOUDON RD	CONSOLIDATED COMMUNICATIONS		10331	\$55,000	\$31,000		\$24,000.00				TRANSFORMER/ TILITY HUT
03/06/23	611 Z/ 40/ 1	105844	270 LOUDON RD	CONSOLIDATED COMMUNICATIONS		10332	\$65,000	\$32,000		\$33,000.00				TRANSFORMER/ TILITY HUT
			45 STATE ST.	OBER		10306	325,200	304,200					DENIED	

2022 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
03/06/23	7414 Z/ 62	2268	12 SOUTH ST	CONSOLIDATED COMMUNICATIONS		10333	\$2,243,300	\$900,000		\$1,343,300.00				COMMERCIAL
03/06/23	781 Z/ 28/A	12011	36 MANCHESTER ST	CONSOLIDATED COMMUNICATIONS		10334	\$95,000	\$36,000		\$59,000.00				UTILITY HUT
03/06/23	783 Z/ 14	105846	162 MANCHESTER ST	CONSOLIDATED COMMUNICATIONS		10335	\$65,000	\$35,000		\$30,000.00				TRANSFORMER/ UTILITY HUT
03/06/23	95 A/ 1/ 3/ A	105847	239 PLEASANT ST	CONSOLIDATED COMMUNICATIONS		10336	\$130,000	\$33,000		\$97,000.00				TRANSFORMER/ UTILITY HUT
02/28/23	6414 Z/ 87	3132	196 N MAIN ST	CONSTITUTION PARKING LLC		10316	\$69,900	\$62,900		\$7,000.00				PARKING LOT
02/21/23	18 P/ 1	100325	7 PEACEFUL LN	DEVALL THOMAS L & LUANNE H		10305	\$501,300	\$435,600		\$65,700.00		441,200	GRANTED	SINGLE FAMILY
02/01/23	88 Z/ 15	8133	GARVINS FALLS RD	FOOTE JEFFREY B REVOCABLE TRUST		10296	\$67,300	\$12,000		\$55,300.00		11,600	GRANTED	VACANT LAND
02/27/23	641 Z/ 47	3141	90 FORT EDDY RD	M&G EQUITIES C/O AM TRUST REALTY FILED BY LOWES HOME CENTER		10308	\$15,740,000	\$11,050,800		\$4,689,200.00				COMMERCIAL
03/06/23	6441 Z/ 84	3066	143 N MAIN ST	NASH FAMILY INVESTMENT PROP		10337	\$4,913,800	\$3,800,000		\$1,113,800.00				COMMERCIAL
02/27/23	46 Z/ 59	9475	295-299 LOUDON RD	NRFC CONCORD HOLDINGS C/O NORTH STAR REALTY FIN CORP		10307	\$10,041,400	\$8,100,000		\$1,941,400.00				COMMERCIAL
02/27/23	28 Z/ 97	11072	86 OAK HILL RD	PERRON KEVIN		10309	\$159,200	\$152,832		\$6,368.00				SINGLE FAMILY
12/21/22	141 P/ 8	12388	ELM ST	PREVE KATHLEEN A TRUST		10288	\$119,900	\$7,500		\$112,400.00				LAND WITH ACCESSORY BLDG
12/08/22	753 Z/ 47	8584	6 ELDRIDGE ST	QUEEN MELISSA & ANDREW	12/16/22	10265	\$148,300	\$148,300	\$147,200	\$0.00	\$1,100.00	\$28.48	ABATEMENT GRANTED	SINGLE FAMILY
03/08/23	611 Z/ 39/ 1	13631	282 LOUDON RD	READCO CONCORD / REGAL CINEMA		10338	\$2,780,600	\$1,587,326		\$1,193,274.00				COMMERCIAL LAND CONDO

2022 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
02/09/23	6032Z/51/13/7	11840	171 LOUDON 6A-07	RINA PROPERTIES LLC		10300	\$81,000	\$60,000		\$21,000.00			DENIED	CONDO GARDEN
02/27/23	7911 Z/ 67	1296	73 WEST ST	SANTANDER INVESTMENT SERVICES FKA SANTANDER BANK		10314	\$919,400	\$700,000		\$219,400.00				COMMERCIAL
03/01/23	6414 Z/ 57	3912	12 CHAPEL ST	SCHWEIKER ROY R		10319	\$153,400	\$143,400		\$10,000.00				SINGLE FAMILY
03/01/23	481 Z/ 56	5776	277 EAST SIDE DR	SILVA DAVID M & SHARON M		10318	\$399,500	\$350,000		\$49,500.00				TWO FAMILY
03/02/23	7442 Z/ 4	1567	4-6 SEXTON AV	SOUTH MAIN GATEWAY LLC		10321	\$314,500	\$218,000		\$96,500.00				THREE FAMILY
03/02/23	7442 Z/ 6	1565	111 S MAIN ST	SOUTH MAIN GATEWAY LLC		10322	\$285,400	\$190,000		\$95,400.00				COMMERCIAL
03/02/23	7442 Z/ 7	1563	113 S MAIN ST	SOUTH MAIN GATEWAY LLC		10323	\$501,800	\$440,000		\$61,800.00				TWO FAMILY
03/02/23	7442 Z/ 8	1560	113 S MAIN ST	SOUTH MAIN GATEWAY LLC		10324	\$215,100	\$130,000		\$85,100.00				COMMERCIAL
01/30/23	611 Z/ 400	9470	270 LOUDON RD	STEEPLEGATE MALL REALTY LLC		10295	\$12,599,900	\$4,000,000		\$8,599,900.00				COMMERCIAL
02/27/23	204 P/ 142	13013	204 FISHERVILLE RD	SV PROPERTY II LLC		10311	\$1,635,800	\$1,200,000		\$435,800.00				COMMERCIAL
02/27/23	204 P/ 65	13014	180 FISHERVILLE RD	SV PROPERTY II LLC		10312	\$3,363,900	\$2,900,000		\$463,900.00				COMMERCIAL
02/27/23	611 Z/ 46	9101	220 LOUDON RD	SV PROPERTY SS LLC		10313	\$3,122,900	\$2,100,000		\$1,022,900.00				COMMERCIAL
03/03/23	46 Z/46	9496	344 LOUDON RD	WAL-MART REAL ESTATE BUSINES TRUST		10326	\$19,062,500	\$15,550,000		\$3,512,500.00				COMMERCIAL
03/03/23	46 Z/ 45	9608	304 SHEEP DAVIS RD	WAL-MART STORES INC		10327	\$12,400,700	\$10,800,000		\$1,600,700.00				COMMERCIAL
							\$120,515,300.00	\$83,794,398.00	\$327,600.00	\$33,866,802.00	\$12,400.00	\$357.65		

RELIGIOUS ORDER OF JEHOVAH'S WITNESSES — WHERE OR WHAT CHURCH ARE THEY ALLIGNED WITH?
SF MUST BE OWNED BY CHURCH
BRING BACK NEXT MTG.

JDF REALTY - 2022 INT APPEAL - GRANTED

NOURY - 2022 DEFERRAL - DENIED

URLY - 2022 INT. APPEAL - DENIED

KINNEY - 2022 INT. APPEAL - GRANTED

USMAN - 2022 HARDSHIP - NO DECISION. BRING BACK NEXT MTG.

CAPITAL HOTEL - 2021 APPEAL - GRANTED.

CONCORD CENTENNIAL - ACCEPT 2021 APPEAL WITHDRAWEL
WAITING ON 2022 APPEAL WITHDRAWEL FROM TAXPAYER

31 PEACEFUL LN - CU APPLICATION - NO ACTION REQUIRED.
TAXPAYER NO LONGER OWNS PROPERTY (APRIL 1, 2023)

LARD - 2022 HARDSHIP & 2022 DEFERRAL - DEFERRAL GRANTED.

CAREY - 2022 HARDSHIP & 2022 DEFERRAL - QUALIFY FOR ELDERLY?
BRING BACK NEXT MTG.

WIREN - 2022 HARDSHIP - APPLY FOR ELDERLY?
BRING BACK NEXT MTG.