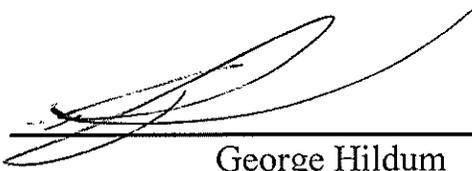


CONCORD BOARD OF ASSESSORS BOARD MEETING OFFICIAL ACTION

Meeting Date/Action: 4:00 PM, Thursday, May 18, 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

2022 ABATEMENT LISTING

2022 APPEALS														
			Concord Tax Rate: \$0.02589		Ratio: 79.4%		2022							
			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	04/03/23	10294	\$251,100	\$100,000	\$184,000	\$0.00	\$67,100.00	\$1,954.62	ABATEMENT GRANTED	COMMERCIAL CONDO
01/19/23	204 Z/ 39/ 2/39	5164	120 FISHERVILLE U039	BASTIEN DAVID R & SUSAN	04/03/23	10293	\$136,400	\$125,000	\$136,400	\$0.00	\$0.00	\$0.00	DENIED	CONDO GARDEN
02/06/23	144P/ 26/ 9/ 69	12739	54 MODENA DR	CANGIN CAUSENGE	04/03/23	10299	\$137,600	\$123,840	\$137,600	\$0.00	\$0.00	\$0.00	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			<i>withdrawn</i>	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			<i>Abatement Granted 272,100</i>	COMMERCIAL/ EXEMPT
03/06/23	624 Z/ 7	9517	64 REGIONAL DR	CONSOLIDATED COMMUNICATIONS		10328	\$2,842,800	\$2,450,000		\$392,800.00				COMMERCIAL
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/ UTILITY HUT
03/06/23	611 Z/ 3/1/1	105845	227 LOUDON RD	CONSOLIDATED COMMUNICATIONS		10331	\$55,000	\$31,000		\$24,000.00				TRANSFORMER/ UTILITY HUT
03/06/23	611 Z/ 40/ 1	105844	270 LOUDON RD	CONSOLIDATED COMMUNICATIONS		10332	\$65,000	\$32,000		\$33,000.00				TRANSFORMER/ UTILITY HUT

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	04/03/23	10305	\$501,300	\$435,600	\$441,200	\$0.00	\$60,100.00	\$1,750.71	ABATEMENT GRANTED	SINGLE FAMILY
02/01/23	88 Z/ 15	8133	GARVINS FALLS RD	FOOTE JEFFREY B REVOCABLE TRUST	04/03/23	10296	\$67,300	\$12,000	\$11,600	\$0.00	\$55,700.00	\$1,622.54	ABATEMENT 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
02/23/23	7411 Z/ 42	2339	4 S STATE ST	OBER ERIC SELDON	04/03/23	10306	\$395,200	\$304,200	\$395,200	\$0.00	\$0.00	\$0.00	DENIED	TWO FAMILY
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

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
03/08/23	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
02/09/23	603Z/51/13/7	11840	171 LOUDON 6A-07	RINA PROPERTIES LLC	04/03/23	10300	\$81,000	\$60,000	\$81,000	\$0.00	\$0.00	\$0.00	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 BUSINESS 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
							\$120,910,500.00	\$86,548,598.00	\$1,714,600.00	\$33,941,342.00	\$195,300.00	\$5,685.52		

Denied
Abatement Granted
53.818



City of Concord, New Hampshire

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

PRESENT
GEORGE
GUY
DON R.
SUE G.

Meeting Agenda

Location: City Hall, 2nd Floor Large Conference Room

Date: Thursday, May 18, 2023

Time: 4:00pm

START: 4:09 PM FINISH: 5:16 PM

Agenda details:

PROP. TAX WARRANT FIRST ISSUE

- 1. Warrants - May Billing and Timber
2. Community Players of Concord NH - Late A-9 Request
3. Sanborn Ralph L - RSA 76:21
4. Hamilton June M - RSA 76:21
5. Catania Ann M - RSA 76:21
6. 32 Longmeadow Dr - Valueless MH
7. Carey Alice - Elderly Deferral & Hardship
8. Mitchell Martha J - Hardship
9. Lee Clara M - Hardship
10. Clay-Wells Darlene - Hardship
11. Wiren James H & Joanne K - Hardship
12. Laro Bonnie L - Hardship
13. Usman Kanza - Hardship
14. Chaney Tim L - Hardship and Deferral
15. Concord Centennial Investments Inc - 2022 Appeal/ Withdrawal
16. Schweiker Roy R - 2022 Appeal
17. Concord Post #21 - 2022 Appeal
18. Preve Kathleen A Trust - 2022 Appeal
19. Silva David M & Sharon M - 2022 Appeal
20. Other