

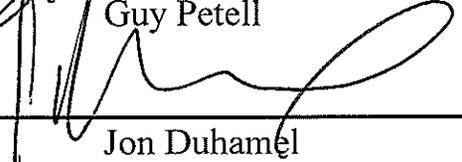
CONCORD BOARD OF ASSESSORS BOARD MEETING OFFICIAL ACTION

Meeting Date/Action: 4:00 PM, Thursday, August 17, 2023

Attendance: Board Members: George Hildum, Guy Petell, Jon Duhamel
and Deputy Assessor Susan Golden

Signature: 
George Hildum

Signature: 
Guy Petell

Signature: 
Jon Duhamel

Guests
Mark C. Kouvalis, Esq.
Fr. Constantine Newman
Chris Condelemetraky
Dimitri Tsihlis

opened @ 4:04 pm
closed @ 5:09 pm



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, August 17, 2023
Time: 4:00pm

Agenda details:

1. Holy Trinity Greek Orthodox Church – Late Exemption Second Request - *Granted*
2. New Hampshire Public Radio – Late Exemption Request - *Granted*
3. LaPointe Joseph R – Hardship Request *Granted 2022 taxes, Pen: Int*
4. Angus Janne Beede – Hardship Request *Tabled - more financial info*
5. Graham Road Nominee Trust - Land Use Change Tax *Approved*
6. Steeplegate Mall Realty – 2022 Appeal *Denied*
7. Consolidated Communications – 2022 Appeals (9) *Denied*
8. M&G Equities – Lowe’s Home Center – 2022 Appeal *Denied*
9. NRFC Concord Holdings LLC – 2022 Appeal *Denied*
10. South Main Gateway Realty– 2022 Appeals (4) *Denied*
11. Concord D’Amante LLC – Shaw’s Supermarket Inc – 2022 Appeal *Denied*

2022 ABATEMENT LISTING

2022 APPEALS			Concord Tax Rate: Penacook Tax Rate:		\$0.02589 \$0.02913	Ratio: 79.4%			2022						
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
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	\$0.00	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	\$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	\$0.00	DENIED	CONDO TOWNHOUSE
02/16/23	594 Z/ 4	100432	70 CONSTITUTION AVE	CAPITAL HOTEL COMPANY I LLC	07/05/23	10304	\$7,465,000	\$4,400,000	\$7,465,000	\$0.00	\$0.00	\$0.00	\$0.00	WITHDRAWN	COMMERCIAL
03/02/23	611 Z/ 43	9120	240-242 LOUDON RD	CENTERCO CONCORD LLC	07/05/23	10320	\$3,045,000	\$2,700,000	\$3,045,000	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	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	\$0.00	ABATEMENT GRANTED	FARM LAND
02/27/23	7323 Z/ 37	2394	96 PLEASANT ST	CONCORD CENTENNIAL INVESTMENTS LLC	05/22/23	10310	\$2,247,300	\$1,600,000	\$2,247,300	\$0.00	\$0.00	\$0.00	\$0.00	WITHDRAWN	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			\$60,559.30		COMMERCIAL
12/30/22	7442 Z/ 20/ A	1598	7 PERLEY ST	CONCORD POST #21 AMERICAN LEGION CORP	05/22/23	10289	\$470,500	\$292,500	\$198,400	\$0.00	\$272,100.00	\$7,044.67	\$0.00	ABATEMENT GRANTED	COMMERCIAL/ EXEMPT
03/06/23	624 Z/ 7	9517	64 REGIONAL DR	CONSOLIDATED COMMUNICATIONS		10328	\$2,842,800	\$2,450,000		\$392,800.00			\$10,169.59		COMMERCIAL
03/06/23	49 Z/ 11/A	101759	LOCKE RD	CONSOLIDATED COMMUNICATIONS		10329	\$75,000	\$35,000		\$40,000.00			\$1,035.60		COMMERCIAL
03/06/23	60 Z/ 16/ 2	105856	HAZEN DR	CONSOLIDATED COMMUNICATIONS		10330	\$63,000	\$32,000		\$31,000.00			\$802.59		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			\$621.36		TRANSFORMER/ TILITY HUT
03/06/23	611 Z/ 40/ 1	105844	270 LOUDON RD	CONSOLIDATED COMMUNICATIONS		10332	\$65,000	\$32,000		\$33,000.00			\$854.37		TRANSFORMER/ TILITY HUT
03/06/23	7414 Z/ 62	2268	12 SOUTH ST	CONSOLIDATED COMMUNICATIONS		10333	\$2,243,300	\$900,000		\$1,343,300.00			\$34,778.04		COMMERCIAL

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	OVERLAY	ACTION	NOTES
03/06/23	781 Z/ 28/A	12011	36 MANCHESTER ST	CONSOLIDATED COMMUNICATIONS		10334	\$95,000	\$36,000		\$59,800.00			\$1,527.51		UTILITY HUT
03/06/23	783 Z/ 14	105846	162 MANCHESTER ST	CONSOLIDATED COMMUNICATIONS		10335	\$65,000	\$35,000		\$30,000.00			\$776.70		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			\$2,511.33		TRANSFORMER/ UTILITY HUT
02/28/23	6414 Z/ 87	3132	196 N MAIN ST	CONSTITUTION PARKING LLC	07/05/23	10316	\$69,900	\$62,900	\$69,900	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	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	\$0.00	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	\$0.00	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			\$121,403.39		COMMERCIAL
03/06/23	6441 Z/ 84	3066	143 N MAIN ST	NASH FAMILY INVESTMENT PROP	07/05/23	10337	\$4,913,800	\$3,800,000	\$4,913,800	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	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			\$50,262.85		COMMERCIAL
02/23/23	7411 Z/ 42	2539	4 S STATE ST	OBER ERIC SELDON	04/03/23	10306	\$395,200	\$304,200	\$395,200	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	TWO FAMILY
02/27/23	28 Z/ 97	11072	86 OAK HILL RD	PERRON KEVIN	07/05/23	10309	\$159,200	\$152,832	\$159,200	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	SINGLE FAMILY
12/21/22	141 P/ 8	12388	ELM ST	PREVE KATHLEEN A TRUST	07/05/23	10288	\$119,900	\$7,500	\$119,900	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	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	\$0.00	ABATEMENT GRANTED	SINGLE FAMILY
03/08/23	611 Z/ 39/ 1	13631	282 LOUDON RD	READCO CONCORD / REGAL CINEMA	07/05/23	10338	\$2,780,600	\$1,587,326	\$2,780,600	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	COMMERCIAL LAND CONDO
02/09/23	6032/51/13/7	11810	171 LOUDON 6A-07	RINA PROPERTIES LLC	04/03/23	10300	\$81,000	\$60,000	\$81,000	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	CONDO GARDEN

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	OVERLAY	ACTION	NOTES
02/27/23	7911 Z/ 67	1296	73 WEST ST	SANTANDER INVESTMENT SERVICES FKA SANTANDER BANK	07/05/23	10314	\$919,400	\$700,000	\$847,300	\$0.00	\$72,100.00	\$1,866.67	\$0.00	ABATEMENT GRANTED	COMMERCIAL
03/01/23	6414 Z/ 57	7912	12 CHAPEL ST	SCHWEIKER ROY R	05/22/23	10319	\$153,400	\$143,400	\$153,400	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	SINGLE FAMILY
03/01/23	481 Z/ 56	5776	277 EAST SIDE DR	SILVA DAVID M & SHARON M	05/22/23	10318	\$399,500	\$350,000	\$345,700	\$0.00	\$53,800.00	\$1,392.88	\$0.00	ABATEMENT GRANTED	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			\$2,498.39		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			\$2,469.91		COMMERCIAL
03/02/23	7442 Z/ 7	1563	113 S MAIN ST	SOUTH MAIN GATEWAY LLC		10323	\$501,800	\$440,000		\$61,800.00			\$1,600.00		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			\$2,203.24		COMMERCIAL
03/30/23	611 Z/ 400	9170	270 LOUDON RD	STEEPLEGATE MALL REALTY LLC		10295	\$12,599,900	\$4,000,000		\$8,599,900.00			\$222,651.41		COMMERCIAL
02/27/23	204 P/ 142	13013	204 FISHERVILLE RD	SV PROPERTY II LLC	07/05/23	10311	\$1,635,800	\$1,200,000	\$1,635,800	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	COMMERCIAL
02/27/23	204 P/ 65	13014	180 FISHERVILLE RD	SV PROPERTY II LLC	07/05/23	10312	\$3,363,900	\$2,900,000	\$3,363,900	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	COMMERCIAL
02/27/23	611 Z/ 46	9101	220 LOUDON RD	SV PROPERTY SS LLC	07/05/23	10313	\$3,122,900	\$2,100,000	\$3,122,900	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	COMMERCIAL
03/03/23	46 Z/46	9196	344 LOUDON RD	WAL-MART REAL ESTATE BUSINES TRUST	07/05/23	10326	\$19,062,500	\$15,550,000	\$19,062,500	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	COMMERCIAL
03/03/23	46 Z/ 45	9608	304 SHEEP DAVIS RD	WAL-MART STORES INC	07/05/23	10327	\$12,400,700	\$10,800,000	\$12,400,700	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	COMMERCIAL
							\$120,910,500.00	\$86,548,598.00	\$63,645,900.00	\$19,958,500.00	\$593,300.00	\$15,989.74	\$516,725.57		