

**CONCORD BOARD OF ASSESSORS
BOARD MEETING OFFICIAL ACTION**

Meeting Date/Action: 4:00 PM, Tuesday, August 20, 2024

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

START 9:00 END 1:00
PRESENT:
GEORGE H.
GUY P.
JON R.
EXCUSED:
JON D.

Meeting Agenda

Location: City Hall, 2nd Floor Large Conference Room
Date: August 20, 2024
Time: 4:00pm

Agenda details:

1. Land Use Change Tax Bills and Warrant
2. Timber Warrant – Reilly Patricia D Keaton & Reilly John P Jr
3. Elderly Exemption – Davis Howard & Claire, Late Request – NO DECISION.
- ~~4. 24-099-03-T – Reilly Patricia D Keaton & Reilly John P Jr # 2~~
5. 23-099-05-T Appeal – Miner Barbara J – APPROVED.
6. Hardship Appeals--
 - a. Matott Ira B Estate – DENIED.
 - b. Hodgdon Timothy J – ELDERLY EX. APPROVED 2024
ABATE ALL TAXES, INT & PENALTIES
7. TAX DEFERRAL RELEASE – PAIGE – APPROVED.
8. PIERCE BRIGADE INC. – CHARITABLE EX. – DISCUSSION.

2023 ABATEMENT LISTING

2023 ABATEMENT LIST			Concord Tax Rate: Penacook Tax Rate:		\$0.02886 \$0.02915		Ratio: 71.5%		2023							
DATE REC	MBL	PID	LOCATION	NAME/1	DATE PROC	APPEAL	CURR ASSMT	PROPOSED ASSMT	REVISED ASSMT	POTENTIAL LOSS VALUE	ACTUAL LOSS VALUE	TAX ABATED	OVERLAY	ACTION	NOTES	
03/04/24	624 Z/9	9557	25 CHENELL DR	25 CHENELL LLC	07/03/24	10532	\$1,063,500	\$909,100	\$1,063,500	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	INDUSTRIAL	
03/04/24	594 Z/5	101181	45 CONSTITUTION AVE	45 CONSTITUTION LLC	07/03/24	10534	\$3,459,500	\$2,685,000	\$3,459,500	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	OFFICE	
02/28/24	781 Z/12	8860	96 MANCHESTER ST	94 MANCHESTER STREET LLC	07/03/24	10524	\$2,827,100	\$2,481,900	\$2,827,100	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	COMMERCIAL	
02/28/24	781 Z/12/1	108671	98 MANCHESTER ST	94 MANCHESTER STREET LLC	07/03/24	10525	\$464,100	\$203,200	\$464,100	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	COMMERCIAL	
02/28/24	781 Z/12/2	108670	94 MANCHESTER ST	94 MANCHESTER STREET LLC	07/03/24	10526	\$533,500	\$233,600	\$533,500	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	COMMERCIAL	
12/20/23	07 Z/32	11554	549 MOUNTAIN RD	BULT ONE FAMILY TRUST	07/03/24	10491	\$282,100	\$249,000	\$275,100	\$0.00	\$7,000.00	\$188.02	\$0.00	GRANTED	SINGLE FAMILY	
02/27/24	32 Z/59	7953	210 BOG RD	CHILD & FAMILY SERVICES	07/03/24	10522	\$1,568,100	\$1,568,100	\$1,568,100	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	COMMERCIAL	
02/26/24	611 Z/42	9474	20 DAMANTE DR	CONCORD D'AMANTE LLC FILED BY SHAW'S SUPERMARKET INC AS TENANT	04/29/24	10520	\$11,339,100	\$4,920,000	\$9,708,000	\$0.00	\$1,639,100.00	\$44,026.23	\$0.00	SETTLEMENT	COMMERCIAL	
03/04/24	624 Z/7	9517	64 REGIONAL DR	CONSOLIDATED COMMUNICATIONS FKA NORTHERN NE TELEPHONE	03/18/24	10583	\$2,842,800	\$2,750,000	\$2,183,500	\$0.00	\$659,300.00	\$17,708.80	\$0.00	SETTLEMENT	COMMERCIAL	
03/04/24	7414 Z/62	2268	12 SOUTH ST	CONSOLIDATED COMMUNICATIONS FKA NORTHERN NE TELEPHONE	03/18/24	10571	\$2,243,300	\$2,200,000	\$2,200,000	\$0.00	\$43,300.00	\$1,163.04	\$0.00	SETTLEMENT	COMMERCIAL	
03/04/24	NO00/1/11	100804	ROW LIC CONCORD	CONSOLIDATED COMMUNICATIONS FKA NORTHERN NE TELEPHONE	08/20/24	10539	\$775,000	\$725,000	\$775,000	\$0.00	\$0.00	\$0.00	\$0.00	SETTLEMENT	ROW	
03/04/24	NO00/1/19	106559	POLES CONDUIT CONCORD	CONSOLIDATED COMMUNICATIONS FKA NORTHERN NE TELEPHONE	08/20/24	10540	\$9,338,900	\$9,338,900	\$9,148,047	\$0.00	\$190,853.00	\$5,126.31	\$0.00	SETTLEMENT	POLES CONDUIT	
03/04/24	PQ00/1/4	100802	ROW LIC PENACOOK	CONSOLIDATED COMMUNICATIONS FKA NORTHERN NE TELEPHONE	08/20/24	10541	\$95,800	\$90,271	\$95,800	\$0.00	\$0.00	\$0.00	\$0.00	SETTLEMENT	ROW	
03/04/24	PO00/1/9	106560	POLES CONDUIT PENACOOK	CONSOLIDATED COMMUNICATIONS FKA NORTHERN NE TELEPHONE	08/20/24	10542	\$284,100	\$284,100	\$282,929	\$0.00	\$1,171.00	\$34.14	\$0.00	SETTLEMENT	POLES CONDUIT	
02/21/24	06 P/5/3	108743	15-17 MERCHANTS WY	DEMOULAS SUPER MARKET INC		10508	\$14,463,200	\$13,016,880		\$1,446,320.00			\$42,160.23		RETAIL	
03/04/24	201 P/3	13045	217-219 FISHERVILLE RD	EMERALD PLAZA LLC	07/03/24	10529	\$1,473,000	\$1,275,000	\$1,473,000	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	COMMERCIAL	

2023 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
02/28/24	7322 Z/50	2813	11 SUMMIT ST	GFRORER MICHAEL G & EILEEN M	06/12/24	10523	\$225,500	\$188,000	\$225,500	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	SINGLE FAMILY
02/28/24	603 Z/3	9933	153-157 LOUDON RD	JS 155 LOUDON ROAD OWNERS LLC ET AL	07/03/24	10527	\$3,235,900	\$3,010,000	\$3,235,900	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	COMMERCIAL
04/05/24	641 Z/19	4030	264-266 N MAIN ST	KIMBALL JENKINS INC	3/17/2024 & 5/15/24	10588	\$3,282,800	\$0	\$3,282,800	\$0.00	\$3,282,800	\$88,176.01	\$0.00	DENIED - EXEMPTION NOT TIMELY *HARDSHIP GRANTED*	CHARITY - DEF REV
02/23/24	641 Z/47	3141	90 FORT EDDY RD	M&G EQUITIES CO AM TRUST REALTY FILED BY LOWES HOME CENTER	07/30/24	10519	\$15,740,000	\$8,774,335	\$14,900,000	\$0.00	\$840,000.00	\$22,562.40	\$0.00	SETTLEMENT	COMMERCIAL
02/15/24	92 Z/4	8164	227 GARVINS FALLS RD	MCCARTHY FAMILY TRUST OF 2021	06/12/24	10505	\$532,500	\$445,000	\$532,500	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	SINGLE FAMILY
07/24/24	15 Z/1	7869	ELM ST	MINER BARBARA J REVOCABLE TRUST		10611	\$4,246	\$2,123		\$2,123.00			\$2,123.00		TIMBER
02/15/24	119/ Z/6	100497	7412 OAK HILL RD	MORRISSETTE BETHANY A & PAUL D REV TRUST	06/12/24	10506	\$473,900	\$0	\$473,900	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	LOUDON
03/04/24	633 Z/2	9550	18 CHENELL DR	N2K2 LLC	07/03/24	10531	\$1,200,400	\$991,000	\$1,200,400	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	OFFICE
03/04/24	7912 Z/50	982	1 PILLSBURY ST	NAGLE LORWEN CORNELIA HARRIS	07/03/24	10549	\$3,001,400	\$2,560,660	\$3,001,400	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	OFFICE
03/04/24	7912 Z/52	980	PILLSBURY ST	NAGLE LORWEN CORNELIA HARRIS	07/03/24	10550	\$201,400	\$119,100	\$201,400	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	PARKING LOT
03/04/24	723 Z/36	6417	280 PLEASANT ST	NAGLE LORWEN CORNELIA HARRIS	07/03/24	10551	\$1,979,500	\$1,810,300	\$1,979,500	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	COMMERCIAL
03/04/24	6441 Z/84	3066	143 N MAIN ST	NASH FAMILY INVESTMENT PROPERTIES	04/29/24	10536	\$4,913,800	\$3,880,000	\$3,900,000	\$0.00	\$1,013,800.00	\$27,230.67	\$0.00	SETTLEMENT	OFFICE
02/28/24	46 Z/59	9475	295-299 LOUDON RD	NRFC CONCORD HOLDINGS LLC C/O NORTH STAR REALTY FIN CO	07/30/24	10610	\$10,041,400	\$8,100,000	\$9,000,000	\$0.00	\$1,041,400.00	\$27,972.00	\$0.00	SETTLEMENT	COMMERCIAL
03/04/24	59 Z/17	3146	89 FORT EDDY RD	PLANET FITNESS REALCO LLC	07/03/24	10533	\$4,871,100	\$4,760,000	\$4,871,100	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	COMMERCIAL
02/02/24	621 Z/14	9087	149 PEMBROKE RD	RICARD DAVID	06/12/24	10500	\$237,300	\$235,300	\$237,300	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	SINGLE FAMILY

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01/31/24	46 Z/ 4	9490	306 PORTSMOUTH ST	SARGENT CARL L III	07/03/24	10499	\$260,900	\$232,000	\$260,900	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	SINGLE FAMILY
03/01/24	6414 Z/ 57	3912	12 CHAPEL ST	SCHWEIKER ROY R	06/12/24	10527	\$153,400	\$143,400	\$153,400	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	SINGLE FAMILY
03/04/24	7442 Z/ 4	1567	4-6 SEXTON AV	SOUTH MAIN GATEWAY LLC	07/03/24	10545	\$345,000	\$218,000	\$345,000	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	FAMILY CONVERSION
03/04/24	7442 Z/ 6	1565	111 S MAIN ST	SOUTH MAIN GATEWAY LLC	07/03/24	10546	\$302,000	\$190,000	\$302,000	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	COMMERCIAL
03/04/24	7442 Z/ 7	1563	113 S MAIN ST	SOUTH MAIN GATEWAY LLC	07/03/24	10547	\$501,800	\$440,000	\$501,800	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	COMMERCIAL
03/04/24	7442 Z/ 8	1560	113 S MAIN ST	SOUTH MAIN GATEWAY LLC	07/03/24	10548	\$215,100	\$130,000	\$215,100	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	FAMILY CONVERSION
03/04/24	09 Z/ 3	103043	523 SHAKER RD	THRESHER BYRON J TRUST OF 2021	06/12/24	10535	\$655,400	\$650,000	\$655,400	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	SINGLE FAMILY
02/20/24	119/ Z/ 13	100503	7388 OAK HILL RD	VINCENT DENNIS R & MARILYN R	06/12/24	10507	\$443,400	\$0	\$443,400	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	LOUDON
03/04/24	46 Z/ 56	9496	344 LOUDON RD	WAL-MART REAL ESTATE BUSINESS TRUST	07/30/24	10543	\$19,062,500	\$16,400,000	\$18,562,500	\$0.00	\$500,000.00	\$13,430.00	\$0.00	SETTLEMENT	COMMERCIAL
03/04/24	46 Z/ 45	9608	304 SHEEP DAVIS RD	WAL-MART STORES		10544	\$12,400,600	\$10,800,000	\$11,861,600	\$0.00	\$539,000.00	\$14,477.54	\$0.00	SETTLEMENT	COMMERCIAL
02/15/24	11 Z/ 5	11302	71 SNOW POND RD	WESCOTT SANDRA G REV TRUST & DORE CHARLES L REV TRUST	06/12/24	10504	\$274,200	\$270,000	\$274,200	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	SINGLE FAMILY
12/06/23	753 Z/ 99	8953	134 AIRPORT RD	WHITEHOUSE SANDRA L	12/13/23	10487	\$303,100	\$302,800	\$302,800	\$0.00	\$300.00	\$8.06	\$0.00	GRANTED	SINGLE FAMILY
03/04/24	633 Z/ 1	9551	20 CHENELL DR	ZED PROPERTIES LLC	07/03/24	10530	\$1,958,500	\$1,650,000	\$1,958,500	\$0.00	\$0.00	\$0.00	\$0.00	DENIED	OFFICE
							\$139,870,146.00	\$109,232,069.00	\$118,927,476.00	\$1,448,443.00	\$9,758,024.00	\$262,103.21	\$44,283.23		