

**Minutes of the Board of Assessors  
Meeting of September 8, 2005**

A meeting of the Board of Assessors was held on Thursday, September 8, 2005 in Room 208 at City Hall. Chairman Marylou Blaisdell called the meeting to order at 4:30 PM.

**Members Present**

Marylou Blaisdell      Kevin Moriarty      Dominic D'Antoni

**Assessing Staff Present**

Angelo Marino      Gary Turgiss      Douglas Dame      Jeanne Dunfey  
Cheryl Walley

**Also Present:**

Alderman-at-Large David Deane

**Minutes of the Meeting:**

**MOTION BY** Dominic D'Antoni to accept the minutes of the meeting held July 28, 2005 and August 29, 2005.

**SECONDED BY** Kevin Moriarty.

**MOTION CARRIED** unanimously.

**Abatement Requests Presented:**

See attached printout for approvals/denials.

**Appointments:**

None.

**Staff Items:**

The Board discussed the letter received from Mr. Warren Kean in reference to abatements he had filed for tax year 2004 on six lots located in close proximity of each other in Nashua. Chair Marylou Blaisdell asked Commercial Appraiser Doug Dame when Mr. Kean purchased these properties and he answered in the 1980's. Mr. Dame explained that Mr. Kean claims there is no access to these lots. Mr. Kean claims Hughey Street does not go across his lots. Mr. Dame advised that according to the GIS map it does. That section of the road is not paved but it does exist. Chair Blaisdell asked if these accounts are paid up-to-date in their taxes. Mr. Dame told her that they are considerably behind in taxes. Chief Assessor Angelo Marino advised that the reason the City has not done anything about this is because the City does not want the liability. He said the City has not been given any proof that the entire site is contaminated. Mr. Dame said that the neighbors advised him that they intend to build a house for their son and daughter-in-law on their own abutting land, and they are not worried about any contamination. He stated that on Fairmount Street two houses were built in the last year for which a bank loan would likely have been issued. He commented if a bank had lent money for these projects, any evidence of contamination would have stopped these loans from going through. Mr. Dame said as to the value, he doesn't think \$195,000 is a bad assessment, unless the owner can prove otherwise. The owner claims the land is under agreement for \$1,000 with the Richmond Company. Mr. Dame said he asked to see a copy of the Purchase and Sales Agreement and was provided with the first and last page of the agreement. Mr. Kean sent a letter saying that the pages in between were not pertinent. Mr. Kean told Mr. Dame there are volumes of

information for public viewing at the Nashua Public Library regarding the extent of on-site contamination. Since the burden of proof is on the taxpayer to prove the assessment is inequitable, Mr. Dame asked Mr. Kean to provide this proof. Mr. Dame stated that he has not been provided with any proof that this property is contaminated. Mr. Dominic D'Antoni asked if we know if they plan to clean it up. Alderman David Deane said businesses have been operated on the site. Mr. D'Antoni asked if we know what he is charging for rent. Mr. Dame said that Mr. Kean told him that the rent was nominal, about \$1,000 per month. Chair Blaisdell stated that since the burden of proof is on the taxpayer and none has been provided, it is necessary to deny these abatements based on insufficient information.

**MOTION BY** Marylou Blaisdell to deny the 2004 abatements filed by Mr. Warren Kean on Acct. #14314 (66 Fairmount Street) Acct. #14312 (11 Warsaw Avenue) Acct. #14308 (land on Intervale Street) and Accts. #14316, 50573 and 50574 (land on Hughey Street) based on insufficient evidence.

**SECONDED BY** Kevin Moriarty.

**MOTION CARRIED** unanimously.

### **Old Business**

The Board discussed the June 23, 2005 appearance of Mr. Albert Jarry, 24 Portchester Drive, concerning his 2004 disabled veteran's credit application. After reviewing the facts, the Board concluded that this application was not filed as of the deadline, April 15, 2005, and therefore has been untimely filed.

**MOTION BY** Marylou Blaisdell to deny the application for a 2004 disabled veteran's credit by Mr. Albert Jarry due to untimely filing.

**SECONDED BY** Kevin Moriarty.

**MOTION CARRIED** unanimously.

Chief Assessor updated the Board of Assessors and Alderman David Deane on the status of updating the assessments. He said we are almost done and the results are about as he expected. There has been movement across the board at different levels in all of the residential market. He said the retail stores are very good and the R&D properties are good. Where it is not good is office buildings because of the downsizing in that market. The 2004 assessments will increase 125-130% in aggregate, and the commercial base in aggregate will be 115-120%. There has been some convergence in the market. Mr. Marino stated we are very close to wrapping things up and we want to make sure we are accurate. Dominic D'Antoni asked if a summary would be ready by next meeting and Mr. Marino said yes. He said there are a couple of other smaller markets. The office space in the area has a vacancy rate of 10% maybe more. Mr. D'Antoni asked if it is as dismal as last year and Mr. Marino replied no, because there is not as much ground to be made up as last year. Kevin Moriarty asked when the values would be put in place. Mr. Marino said relatively soon. They will be on the December bill. He advised he is scheduled to address the Board of Aldermen on September 13, 2005 to talk about this.

Regarding the update of assessments, Mr. Marino said it was evident when we got into the last phase as he was looking at things and shuttling things back and forth, that there were inconsistencies. He then made mention of a specific sale on Berkeley Street for \$560,000, which is extremely low for this house. Residential Appraiser Gary Turgiss following the sale, to update the data, inspected the house and our data was accurate. Alderman Deane asked if the sale was between family members and Mr. Marino replied no, it was an arms-length transaction. Chair Blaisdell asked Alderman Deane if this helped answer his questions, and he replied for now.

Chief Assessor Angelo Marino advised Alderman Deane that the new Patriot software purchased for Assessing does work as advertised and the support from Patriot is good. Alderman Deane said it is good to hear that for the money that was spent, we are getting some investment. He asked how the staff likes it

and Mr. Marino directed that question to Ms. Jeanne Dunfey, Supervisor-Data Management/Customer Service. Ms. Dunfey agreed that it is a very good system and the support from Patriot has been excellent. Mr. Marino said the software is so versatile he can change things based on the sales analysis and recalculate the entire City in twenty minutes. He said he recalculated commercial-based properties in one minute and thirty seconds. Alderman Deane asked how he judges what is going to be done depending on what the market is doing and where the line is drawn on whether an update will be done or not. He said Administrative Services Director Maureen Lemieux told him every other year. He believes from a budget standpoint the Board of Aldermen has been pretty generous. He stated that people might not like the end result, but that is reality. Chief Assessor Angelo Marino said the benefit of updating the assessments every other year is it doesn't put a drain on staff resources where with every year you are trying to play catch up. He said if an update were to be done every year there wouldn't be the benefit of two years of stabilization. There may be peaks and valleys in one year but not the other. He said he would like to do the updates in a two-year span.

**MOTION BY** Marylou Blaisdell to adjourn at 5:37 PM.

**SECONDED BY** Kevin Moriarty

**MOTION CARRIED** unanimously.

Transcribed by  
Cheryl Walley  
Department Coordinator