

**Minutes of the Board of Assessors  
Meeting of April 26, 2007**

A meeting of the Board of Assessors was held on Thursday, April 26, 2007 in the Auditorium at City Hall. The meeting was called to order at 8:09 AM by Chair, Marylou Blaisdell.

**Members Present**

Marylou Blaisdell                      Kevin Moriarty

**Assessing Staff Present**

Angelo Marino                      Louise Brown                      Cheryl Walley

**Minutes of the Meeting:**

Minutes for the meeting held on April 12, 2007 were approved unanimously.

**Abatement Requests Presented:**

Approvals/denials are available in the Assessor's Office.

Chief Assessor Angelo Marino reviewed the settlements on the various Flatley Co. properties and explained that out of 25 abatements filed, 19 have been withdrawn by the taxpayer and 6 will be receiving abatements. Three of these 6 are office buildings and the other 3 are parcels of land only. The taxpayer has agreed to withdraw their abatement filed on the Royal Ridge Mall. Chair Blaisdell pointed out that this potentially has saved the City a significant amount of money. Mr. Marino said that we have a very good relationship with Flatley's representative and he has shared a lot of information with us about shopping centers and retail properties. There were data changes that were necessary on some of the properties that were filed on and these changes were made. The taxpayer has agreed that in the future they will sit down and talk to us before the abatement stage. Mr. Marino told the Board that their representative advised that their entire retail division is being sold. The cap rates are down to about 5% which is phenomenal, because the value is higher when the cap rate is lower. When the cap rates go from 5% to 10% the value decreases. The interest rates are still low enough so this makes sense.

Mr. Marino told the Board that Attorney Wilbert is on the agenda for the next meeting to discuss his client's property located at 94 Concord Street. Mr. Kevin Moriarty advised that he is friends of the family and asked if he should recuse himself from voting on the abatement for 94 Concord Street. Mr. Marino explained that technically you would need to recuse when you would profit from the decision financially, but if you feel uncomfortable because you know the family, you could recuse for that reason as well.

**MOTION BY** Kevin Moriarty to go into non-public session.  
**SECONDED BY** Marylou Blaisdell  
**MOTION CARRIED** unanimously.

**MOTION BY** Kevin Moriarty to come out of non-public session.  
**SECONDED BY** Marylou Blaisdell.  
**MOTION CARRIED** unanimously

**MOTION BY** Marylou Blaisdell to table the 2006 elderly exemption for 12 Merrimack Street until the documentation presented at this meeting by Mr. Charpentier is reviewed by Mr. Dominic D'Antoni.  
**SECONDED BY** Kevin Moriarty.  
**MOTION CARRIED** unanimously.

**MOTION BY** Marylou Blaisdell to deny the 2006 and 2007 elderly exemption for Account #29308, property located at 33 Dickerman Street, owned by Marguerite Leona Ross, as the criteria in RSA 72:39-a has not been met for either 2006 or 2007 tax year.  
**SECONDED BY** Kevin Moriarty.  
**MOTION CARRIED** unanimously.

**MOTION BY** Marylou Blaisdell to approve the 2007 charitable exemption for 40 Chestnut Street as it meets the criteria listed in RSA 72:23.  
**SECONDED BY** Kevin Moriarty.  
**MOTION CARRIED** unanimously.

Mr. Marino advised the Board that he and Mr. Greg Turgiss, Residential Appraiser, had planned to be going to Superior Court this week on appeals for two condominiums on Strawberry Bank Road but the taxpayer withdrew his appeals at the last minute. He told the Board that a lot of the cases are being pushed back and for the most part the reason is the other side is not ready.

He advised that representatives from Patriot Properties are out in the field updating assessment data.

He told the Board that he will not be here for the next meeting when Attorney Wilbert has his appointment, but confirmed that the Board members have received the appraisal Mr. Marino has put together on the property located at 94 Concord Street. He said he did not know if the owner of the property, Mr. Kaplan will be at the meeting but Attorney Wilbert will be. He then said there is a discrepancy in what they are saying the third floor has and the actual data we have on the third floor area. He told the Board that we intend to have this inspected. Chair Blaisdell asked that Mr. Turgiss inspect the property before Attorney Wilbert's appointment on May 10<sup>th</sup> so we can ensure the data is accurate. Mr. Marino agreed to have the inspection done before then.

**MOTION BY** Marylou Blaisdell to adjourn at 8:55 AM.  
**SECONDED BY** Kevin Moriarty.  
**MOTION CARRIED** unanimously.

Transcribed by  
Cheryl Walley  
Department Coordinator