



THE CITY OF NASHUA

Administrative Services Division

Assessing Department

"The Gate City"

Board of Assessors Meeting for May 1, 2025 Agenda

A meeting of the Board of Assessors is scheduled for Thursday, May 1, 2025 at 9:00AM at the Nashua City Hall, 3rd Floor Auditorium, 229 Main Street, Nashua, NH 03060.

This meeting will also be broadcast on Comcast Channel 16.

Motion:

- To approve minutes of the Public and Non-Public sessions of The Board of Assessors Meeting of Thursday, April 3, 2025

Communications:

- Department Update

Old Business:

- None

New Business Items:

- 2025 Exemptions and Credits for Approval and Denial

Public Comment

Comments by Members of the Board

Non-Public Session

Signature Items

**The Public Minutes of the Board of Assessors
Meeting of April 3, 2025**

A meeting of the Board of Assessors was held on Thursday, April 3, 2025 in the 3rd Floor Auditorium at Nashua City Hall, located at 229 Main Street, Nashua, NH 03060. The meeting was called to order at 9:00 AM by Chairman Robert Earley.

Members Present:

Robert Earley, Jay Minkarah, Charles Dobens

Contracted Assessors:

Bob Gagne, Steve Hamilton

Assessing Staff Present:

Jessica Marchant, Michelle Welsh

Other City of Nashua Staff Present:

Celia Leonard

Chairman Robert Earley

I'll call the meeting of the Nashua Board of Assessors to order at 9:00 AM on Thursday, April 3, 2025.

Let the record show that present from the Board are Jay Minkarah, Charles Dobens, and myself, Robert Earley.

MOTION BY Jay Minkarah to waive the reading of the public minutes from the Board of Assessors meeting held on March 6, 2025, accept them and place them on file.

SECONDED BY Charles Dobens

VOTE: All in favor

MOTION BY Jay Minkarah to waive the reading of the non-public minutes from the Board of Assessors meeting held on Thursday, March 6, 2025, accept them and place them on file.

SECONDED BY Charles Dobens

VOTE: All in favor

UPDATES:

Steve Hamilton gave updates on the following:

1. Organization Summary and Report Executive Summary

Whitney Consulting Group performed a full study and the report can be made available. The executive summary lists the most efficient way to move the department forward over the next few years.

Follow up questions regarding staffing and contractor recommendations were addressed and discussed.

2. Policy/Procedure Documentation and Manuals

Part of the next steps include updating existing procedures and creating procedure guides as necessary for current and future staff to utilize.

3. Pending Appeals/Ratio Cases Update

The 2022 BTLA hearings that have been postponed have now been scheduled for May-August 2025. WCG will handle these cases for the City.

4. 2024 Equalization Survey Results

S. Hamilton and B. Gagne reviewed the results of the 2024 equalization study as approved by the DRA. The 2024 revaluation median ratio has come in at 95.27% of market value.

B. Gagne updated the board on the number of abatements received for 2024 and the progress made thus far on review and Board action.

OLD BUSINESS:

None

NEW BUSINESS:

- **2024 Abatements**

B. Gagne presented the request for an abatement for 21 Mercury Ln.

MOTION BY Jay Minkarah to approve the 2024 abatement for 21 Mercury Ln.

SECONDED BY Charles Dobens

VOTE: All in favor

B. Gagne presented the request for an abatement for 19 White Plains Dr.

MOTION BY Jay Minkarah to approve the 2024 abatement for 19 White Plains Dr.

SECONDED BY Charles Dobens

VOTE: All in favor

B. Gagne presented the request for an abatement for 15 Indiana Dr.

MOTION BY Jay Minkarah to approve the 2024 abatement for 15 Indiana Dr.

SECONDED BY Charles Dobens

VOTE: All in favor

B. Gagne presented the request for an abatement for 14 Valiant Ln.

MOTION BY Jay Minkarah to approve the 2024 abatement for 14 Valiant Ln.

SECONDED BY Charles Dobens

VOTE: All in favor

B. Gagne presented the request for an abatement for 171 Taylor St.

C. Dobens recused himself from this item.

MOTION BY Jay Minkarah to approve the 2024 abatement for 171 Taylor St.

SECONDED BY Bob Earley

VOTE: 2 in favor with C. Dobens abstaining

B. Gagne presented the request for an abatement for 4 Tomolonis Dr.

MOTION BY Jay Minkarah to deny the 2024 abatement for 4 Tomolonis Dr.

SECONDED BY Charles Dobens

VOTE: All in favor

B. Gagne presented the request for an abatement for 7 Crystal Dr.

MOTION BY Jay Minkarah to deny the 2024 abatement for 7 Crystal Dr.

SECONDED BY Charles Dobens

VOTE: All in favor

B. Gagne presented the request for an abatement for 598 West Hollis St.

MOTION BY Jay Minkarah to deny the 2024 abatement for 598 West Hollis St.

SECONDED BY Charles Dobens

VOTE: All in favor

B. Gagne presented the request for an abatement for 47 Fairview Ave.

MOTION BY Jay Minkarah to deny the 2024 abatement for 47 Fairview Ave.

SECONDED BY Charles Dobens

VOTE: All in favor

B. Gagne presented the request for an abatement for 14 Andover Down, Unit U-59.

MOTION BY Jay Minkarah to deny the 2024 abatement for 14 Andover Down, Unit U-59.

SECONDED BY Charles Dobens

VOTE: All in favor

B. Gagne presented the request for an abatement for 51 Farmington Rd.

MOTION BY Jay Minkarah to deny the 2024 abatement for 51 Farmington Rd.

SECONDED BY Charles Dobens

VOTE: All in favor

- **2023 and 2024 Prorated Taxes for Damaged Buildings (Fire)**

B. Gagne presented the request for a fire proration abatement for 7 Monica Dr.

MOTION BY Jay Minkarah to approve the fire proration abatement for 7 Monica Dr. for 2024.

SECONDED BY Charles Dobens

VOTE: All in favor

B. Gagne presented the request for a fire proration abatement for 4-6 Cross St.

MOTION BY Jay Minkarah to approve the fire proration abatement for 4-6 Cross St. for 2024.

SECONDED BY Charles Dobens

VOTE: All in favor

B. Gagne presented the request for a fire proration abatement for 185-187 West Hollis St.

MOTION BY Jay Minkarah to approve the fire proration abatement for 185-187 West Hollis St. for 2023.

SECONDED BY Charles Dobens

VOTE: All in favor

B. Gagne presented the request for a fire proration abatement for 86 Langholm Dr.

MOTION BY Jay Minkarah to approve the fire proration abatement for 86 Langholm Dr. for 2023.

SECONDED BY Charles Dobens

VOTE: All in favor

B. Gagne presented the request for fire proration abatements for the condos located at 61-90 Bluestone Dr.

MOTION BY Jay Minkarah to approve the fire proration abatements for Bluestone Dr. per the list provided for 2024.

SECONDED BY Charles Dobens

VOTE: All in favor

- **2024 Solar Exemptions for Approval**

B. Gagne presented 2024 solar exemptions for approval.

MOTION BY Jay Minkarah to approve the 2024 solar exemptions per the list provided for 2024.

SECONDED BY Charles Dobens

VOTE: All in favor

PUBLIC COMMENT:

Binu Thapa, 77 Bluestone Dr

The board and staff clarified for the resident that the Bluestone fire prorations were approved.

COMMENTS BY BOARD MEMBERS:

None

MOTION BY Jay Minkarah to go into non-public session for two reasons, first to discuss matters which, if discussed in public, would likely affect adversely the reputation of any person, other than a member of this board, unless such person requests an open meeting. This exemption shall extend to include any application for assistance or tax abatement or waiver of a fee, fine or other levy, if based on inability to pay or poverty of the applicant, pursuant to RSA 91-A:3, II (C). Second, under 91-A:3, II (L), for the "consideration of legal advice provided by legal counsel, either in writing or orally, to one or more members of the public body, even where legal counsel is not present."

SECONDED BY Charles Dobens

VOTE:

Mr. Dobens – Yes

Mr. Earley – Yes

Mr. Minkarah - Yes

The Board entered non-public session at 10:46 AM

The Board resumed public session at 10:54 AM

MOTION BY Jay Minkarah to seal the minutes of the non-public session because divulgence of the information likely would 1) affect adversely the reputation of any person other than a member of this public body, and 2) render the proposed action ineffective.

SECONDED BY Charles Dobens

VOTE: All in favor

MOTION BY J. Minkarah to release the non-public minutes of March 6, 2025 as submitted.

SECONDED BY Charles Dobens

VOTE: All in favor

B. Gagne and S. Bolton updated the board on legislative items under review at the state level related to lowering the state budget (HB-1 and HB-2). The proposal is to eliminate the BTLA entirely. They gave information and consequences of that action including higher cost implications for both municipalities and taxpayers.

MOTION BY J. Minkarah to adjourn.

SECONDED BY Charles Dobens

VOTE: All in favor

The board adjourned at 11:05 AM

Respectfully submitted,
Jessica Marchant

SOLAR EXEMPTIONS TO BE APPROVED BY BOARD OF ASSESSORS ON 4/3/2025



20332	140 EAST DUNSTABLE RD
22026	101 HARRIS RD
3362	15 BICENTENNIAL DR
11566	11 WELLMAN AVE
21864	11 WATSON ST
44589	34 COLUMBIA AVE
10794	11 EAST DUNSTABLE RD
40178	31 CLEARVIEW DR
43820	6 DECATUR DR
17436	9 BOURDEUX ST
12722	10 PEACH DR
12320	35 BULOVA DR
10638	6 GRUEN LN
35306	5 BULOVA DR
50148	7 NORTH INTERVALE ST
37036	4 CARDINAL CIR
51580	23 DIAMONDBACK AVE
52536	9 AIRLEY AVE
31100	105 WESTWOOD DR
39052	6 KIM DR
50249	28 FORSYTHIA DR
10616	38 LANGHOLM DR
38432	42 NEWBURGH RD
51007	115 CHERRYWOOD DR
50500	9 SUGARBERRY DR
41414	6 LAREDO CIR
6176	1 ECHO AVE
49905	119 CONANT RD



42860	36 SHINGLE MILL DR
3050	11 HAMPTON DR
50844	11 MONTCLAIR DR
11146	17 BEAVER ST
38232	5 DIXVILLE ST
33962	60 DUBLIN AVE
22980	53 SANBORN DR
26084	3 LEWIS ST
13212	48 HUNT ST
25096	108-110 MONROE ST
29534	35 RUSSELL ST
10806	109 VINE ST
7654	51A-51B CALDWELL RD
25832	62 GILLIS ST
4630	15 MERRILL ST
1368	7 SPALDING AVE
52593	7 SADDLEBACK DR
34986	100 LOCK ST
29524	167 SHORE DR***
31830	135 ASH ST
7590	15 RUSSELL ST
33960	14 KINSLEY ST
19956	160 TOLLES ST
45876	77 PINE HILL AVE
14880	5 LONG AVE
25446	23 BURGESS ST
52233	8 NORTH INTERVALE ST
9118	1 PARK AVE
30264	51 ROBINSON RD



8276	224 HARRIS RD
1408	6 SWART TER
17770	14 WATERSEdge DR
22892	17 ORIOLE DR
52600	6 SADDLEBACK DR
52597	14 SADDLEBACK DR
10598	66 ALMONT ST
14486	24 WHITE PLAINS DR
40922	77 CONANT RD
52691	15 PONDEROSA AVE
52498	3 BRAEBURN DR
52320	4 PONDEROSA AVE
49949	27 HOLLYHOCK AVE
26868	38 MONICA DR
19332	258 E DUNSTABLE RD
17266	2 BROWNING AVE
43877	4 ROSECLIFF DR
52006	52 LEGACY DR
21990	28 BULOVA DR
23460	111 E GLENWOOD ST
20974	3 PINE ST
26826	31 LANGHOLM DR
50481	3 DAYLILY DR
50641	7 DAFFODIL DR
25764	7 PERCHERON CIR
27476	713B WEST HOLLIS ST
20996	9 MIZORAS DR
31902	12 LESSARD ST
6554	95 ½ PALM ST



3820	14 CHARLTON CIR
14646	80 BURKE ST
27356	126 AMHERST ST
20420	10 BOLIC ST
47765	11 EDMATTERIC DR
26776	14 BLOOMINGDALE DR
34486	15 INDIANA DR
20846	9 BROADCREST LN
41873	10 COSWORTH CIR
41478	24 GOSSELIN RD
49489	12 WANDA LN

Credit/Exemptions Recommended for Approval on May 1, 2025

1. Blind Exemptions with a recommendation of Approval:

Account #	Property Address
15322	16 NORTHWOOD DR
23950	72 ROBINSON RD
32486	11 ROYAL OAK DR
33404	20 LOCK ST
43310	4 JAMAICA LN
46141	10 MT LAURELS DR U-307
47094	10 SOUTHFIELD DR
52702	17 BARTLETT AVE

2. Disabled Veteran's Credit with a recommendation of Approval:

Account #	Property Address
3152	280 EAST DUNSTABLE RD
5166	42 BURNSIDE ST
7756	20 COX ST
8704	212 COBURN WOODS DR
14646	80 BURKE ST
14954	40 DUBLIN AVE
22592	9 NORTH SEVENTH ST
25140	88 ASH ST
25152	18 ROCKY HILL DR
27796	19 JUNE ST
27988	239 BROAD ST
28636	7 CIRCLEFIELD DR
29272	81 BLOSSOM ST

Account#	Property Address
30004	6 DIXVILLE ST
30166	1 NATICK ST
31224	8 SWART TER
34010	37 WETHERSFIELD RD
35770	3 SADDLEBACK DR
38818	9 PROFILE CIR
41518	27 HYACINTH DR
42882	8 HOLBROOK DR
43413	24 BURGUNDY DR
48831	15 GAFFNEY ST
49141	28 SUNRISE TRL
50356	28 NORMANDY WAY
51856	19 FURNIVAL RD
52836	9 PUTNAM ST

3. All Veteran's Credit with a recommendation of Approval:

Account #	Property Address
2688	9 SIXTH ST
5088	43 GILSON RD
5702	9 DAMON AVE
15708	9 GREENWOOD DR
32022	17 BLUEBERRY LN
33384	22 CHEROKEE AVE
35240	17 ALDER DR
37959	8 LEAR DR
41039	4 BALCOM ST U-A
42272	46 SPRING COVE RD

Account#	Property Address
42637	50 TIMBERLINE DR
43026	12 WALDEN POND DR
45102	3 LILAC CT
45913	9 GRACE DR
46641	10 HILLOCK CIR
50819	9 CRYSTAL DR
51399	6 LEE ST
51399	6 LEE ST
52449	2 HENRY DAVID DR U-308
52959	6 COLD BROOK CIR

4. Veteran's Credit with a recommendation of Approval:

Account #	Property Address
1462	5 WHITE AVE
3038	30 COBURN WOODS DR
5284	26 STANFORD RD
5672	35 ASH ST U-B
8704	212 COBURN WOODS DR
8788	50 INDIAN ROCK RD
9856	6 CAMBRIDGE RD
10900	52 EAST DUNSTABLE RD
12688	8 CHESTER ST
13188	134 GILMAN ST
13194	17 GREENLAY ST
14646	80 BURKE ST
16546	6 LEEWOOD TRL
16696	15 CANNON DR

Account #	Property Address
17266	2 BROWNING AVE
17266	2 BROWNING AVE
18922	39 SHERRI ANN AVE
19388	31 MONZA RD
20264	32 JUNE ST
20900	9 EDITH AVE
21318	70 TENBY DR
22598	37 SPIT BROOK RD #U-C29
22762	19 BROWNING AVE
22762	19 BROWNING AVE
27988	239 BROAD ST
29272	81 BLOSSOM ST
29976	2 SUNRISE TRL
30166	1 NATICK ST
31298	14 RESERVOIR ST
32564	44 YARMOUTH DR
34010	37 WETHERSFIELD RD
35516	24 BEAVER ST
35516	24 BEAVER ST
35688	6 DUCHESS RD
37545	24 SATURN LN
38607	108 CANNONGATE III RD
38762	5 REDWOOD CIR
39000	197 CANNNONGATE III RD
40178	88 PEELE RD
40593	8 CATHEDRAL CIR
41374	2 RYAN WAY
41374	2 RYAN WAY

Account #	Property Address
41518	27 HYACINTH DR
41587	41 VENTURA CIR
42176	67 BLUESTONE DR
43785	19 BLACKSTONE DR U-1921
44350	5 BOGGS CIR
44358	15 IRIS CT
44396	14 ROSEMARY CT
44607	20 LEDGEWOOD HILLS DR U-107
44836	17 SALISBURY RD
45809	15 PRESERVE DR
45970	2 AUTUMN LEAF DR U-23
46141	10 MT LAURELS DR U-307
46608	35 STANSTEAD PL
46752	31 GENDRON ST
48831	15 GAFFNEY ST
49141	28 SUNRISE TRL
51798	9 PILGRIM CIR
51902	12 MAPLESHADE DR
52233	8 NORTH INTERVALE ST
52675	19 SUTTON WAY
52836	9 PUTNAM ST

5. Improvements to Assist Persons with Disabilities with a recommendation of Approval:

Account #	Property Address
48414	15 GILBOA LN
49374	19 SOUHEGAN DR

Motion to APPROVE the Exemptions and Credits as presented.

We hereby approve the above presented list.

_____ May 1, 2025

Robert Earley

_____ May 1, 2025

Jay Minkarah

_____ May 1, 2025

Charles Dobens

Credit/Exemptions Recommended for Denial on May 1, 2025

1. Solar with a recommendation of Denial:

Account #	Property Address	Reason for Denial
16236	65 PIKE ST	BASED ON LEGAL OPINION - IRREV DOES NOT MEET OWNERSHIP REQUIREMENT

2. Veteran's Credits with a recommendation of Denial:

All Veteran's Credit (RSA 72:28-b)

Account #	Property Address	Reason for Denial
31224	8 SWART TER	QUALIFIES FOR DVF OR AV - BUT NOT BOTH RSA DOES NOT ALLOW STACKING - RECOMMEND APPROVAL OF DVF
43548	80 WALDEN POND DR	QUALIFIES FOR DVF OR AV - BUT NOT BOTH RSA DOES NOT ALLOW STACKING - IS CURRENTLY RECEIVING DVF

Veteran's Credit (RSA 72:28)

Account #	Property Address	Reason for Denial
3368	19 KENNEDY DR	BASED ON LEGAL OPINION - IRREV TRUST DOES NOT MEET OWNERSHIP REQUIREMENT
26840	12 STONEHAVEN RD	BASED ON LEGAL OPINION - IRREV TRUST DOES NOT MEET OWNERSHIP REQUIREMENT

Certain Disabled Veterans (RSA 72:36-a)

Account #	Property Address	Reason for Denial
43548	80 WALDEN POND DR	NO EVIDENCE THAT HOME WAS MODIFIED OR ACQUIRED THROUGH THE VA WITH SAH OR SHA

Other - Did not state Veteran's credit on PA-29

Account #	Property Address	Reason for Denial
50818	7 CRYSTAL DR	NATIONAL GUARD IS NOT A QUALIFIED BRANCH OF FEDERAL ARMED FORCES

Motion to DENY the Exemptions and Credits as presented.

We hereby deny the above presented list.

_____ May 1, 2025

Robert Earley

_____ May 1, 2025

Jay Minkarah

_____ May 1, 2025

Charles Dobens