



THE CITY OF NASHUA

Administrative Services Division

Assessing Department

"The Gate City"

Board of Assessors Meeting for June 5, 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, May 1, 2025

Communications:

- Department Update

Old Business:

- None

New Business Items:

- 2025 Exemptions and Credits for Approval and Denial
- 2025 Abatements 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 May 1, 2025**

A meeting of the Board of Assessors was held on Thursday, May 1, 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

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, May 1, 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 April 3, 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, April 3, 2025, accept them and place them on file.

SECONDED BY Charles Dobens

VOTE: All in favor

UPDATES:

None

OLD BUSINESS:

None

NEW BUSINESS:

- **2025 Exemptions and Credits for Approval and Denial**

M. Welsh presented exemptions and credits for approval and denial.

MOTION BY Jay Minkarah to approve the exemptions and credits per the list provided.

SECONDED BY Charles Dobens



VOTE: All in favor

M. Welsh and B. Gagne addressed clarifying questions from board members.

MOTION BY Jay Minkarah to deny the exemptions and credits per the list provided.

SECONDED BY Charles Dobens

VOTE: All in favor

PUBLIC COMMENT:

None

COMMENTS BY BOARD MEMBERS:

Robert Earley noted that he is staying on the board, but the board will need to vote in a different Chairperson at the June meeting.

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 9:08 AM

The Board resumed public session at 9:39 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 Jay Minkarah to release the non-public minutes of April 3, 2025 as submitted.

SECONDED BY Charles Dobens

VOTE: All in favor

MOTION BY Jay Minkarah to adjourn.

SECONDED BY Charles Dobens

VOTE: All in favor

The board adjourned at 9:40 AM

Respectfully submitted,
Jessica Marchant

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
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
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
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

Account#	Property Address
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 CANNONGATE III RD
40178	88 PEELE RD
40593	8 CATHEDRAL CIR
41374	2 RYAN WAY
41374	2 RYAN WAY
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

Credit/Exemptions Recommended for Denial on May 1, 2025

1. Solar with a recommendation of Denial:

Account #	Property Address
16236	65 PIKE ST

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

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

Account #	Property Address
31224	8 SWART TER
43548	80 WALDEN POND DR

Veteran's Credit (RSA 72:28)

Account #	Property Address
3368	19 KENNEDY DR
26840	12 STONEHAVEN RD

Certain Disabled Veterans (RSA 72:36-a)

Account #	Property Address
43548	80 WALDEN POND DR

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

Account #	Property Address
50818	7 CRYSTAL DR



SOLAR EXEMPTION WITH A RECOMMENDATION OF APPROVAL:

ACCOUNT #	PROPERTY ADDRESS
5088	43 GILSON RD
24698	7 NEW HAMSPSHIRE AVE
27930	9 COVENTRY RD
30320	57 CHEYENNE DR
30754	7 WILDER ST
31092	16 ST LAZARE ST
34010	37 WETHERSFIELD RD
48822	2 SMOKEY LN
49546	194 TINKER RD

Motion to APPROVE the Exemptions as presented.

We hereby approve the above presented list.

____ June 5, 2025

Robert Earley

____ June 5, 2025

Jay Minkarah

____ June 5, 2025

Charles Dobens





Credits Recommended for Approval on June 5, 2025

1. All Veteran’s Credit with a recommendation of Approval:

Account #	Property Address
51864	35 Furnival Rd

2. Veteran’s Credit with a recommendation of Approval:

Account #	Property Address
42487	12 Hawkstead Hollow
12902	22 Lock St
23414	86 Langholm Dr

Motion to APPROVE the CREDITS as presented.

We hereby approve the above presented list.



_____ June 5, 2025
Robert Earley

_____ June 5, 2025
Jay Minkarah

_____ June 5, 2025
Charles Dobens



Charitable Exemptions Recommended for APPROVAL on June 5, 2025:

Account #	Property Address	Type
15674	151 TOLLES ST	CH
26534	21 WOODLAND DR	CH
40085	589-591 WEST HOLLIS ST	ED
12256	16 BROAD ST	CH

Motion to APPROVE the Charitable Exemptions as presented.

We hereby approve the above presented list.

_____, June 5, 2025

Robert Earley



_____, June 5, 2025

Jay Minkarah

_____, June 5, 2025

Charles Dobens

Charitable Exemptions Recommended for DENIAL on June 5, 2025:

Account #	Property Address	Type	
32020	16 BLUEBERRY LN	CH	REASON: NOT YET USED FOR CHARITABLE PURPOSE AS OF 4/1/2025

Charitable Exemptions Recommended for REMOVAL on June 5, 2025:

Account #	Property Address	Type	
52624	14 GRANITE ST	CH	REASON: PROPERTY SOLD TO A NON-EXEMPT ENTITY



47730 11 NORTH SOUTHWOOD DR CH REASON: LATE APPLICATION

I spoke to the gentleman that came in on 4/16 to drop off A-9 explained it was late and would recommend BOA to deny, unless it was by accident/mistake/misfortune - he said he didn't want to lie - that it was none of those he was waiting for the CFO to get the financials - which were not due until June - he said he got the emails I sent on 1/2/2025 and 3/38/2025 - I told him to apply in 2026 in a timely manner

Motion to DENY or REMOVE the Charitable Exemptions as presented.

We hereby deny the above presented list.

_____ June 5, 2025

Robert Earley

_____ June 5, 2025

Jay Minkarah

_____ June 5, 2025

Charles Dobens

LETTERS FOR CONSIDERATION FOR LATE CHARITABLE APPLICATIONS:

Account #	Address:	Name:
42138	55 LAKE ST	THE CONJURING ARTS RESEARCH CENTER
42140	55 LAKE ST	THE CONJURING ARTS RESEARCH CENTER
39477	6 HARVARD ST	FAMILY PROMISE OF SOUTHERN NEW HAMPSHIRE (ROMAN CATHOLIC BISHOP FINANCE & REAL ESTATE OFFICE)
39650	172 KINSLEY ST	ST JOSEPH HOSPITAL
10010	440 AMHERST ST	COMMUNITY COUNCIL OF NASHUA NH INC DBA GNMH
13824	94-100 WEST PEARL ST	COMMUNITY COUNCIL OF NASHUA NH DBA GNMH
39493	7 PROSPECT ST	COMMUNITY COUNCIL OF NASHUA DBA GNMH
39835	15 PROSPECT ST	COMMUNITY COUNCIL OF NASHUA NH DBA GNMH

MOTION TO VOTE TO ACCEPT OR DENY EACH OF THE LATE CHARITABLE APPLICATIONS.

MOTION TO VOTE TO APPROVE OR DENY EACH CHARITABLE EXEMPTION OF THE LATE APPLICATIONS ACCEPTED.



Tax Payer Communications

Accident, mistake or misfortune letters from:

Family Promise of Southern New Hampshire

The Conjuring Arts Research Center

St Joseph Hospital

Community Council of Nashua NH Inc dba GNMH



- THE -
Conjuring Arts
RESEARCH CENTER



RECEIVED

APR 17 2025

ASSESSOR'S OFFICE
CITY HALL
NASHUA, NH

April 17, 2025

Dear Board of Assessors,

I'm writing to offer my sincere apologies for missing your deadline to file our A-9 application. I have no excuse except my faulty memory and human error.

It's my responsibility as the Executive Director to handle matters of this kind and I forgot about the deadline until this morning and have filed it now, although 2 days late.

If there is any way you could make a one time exception for us I would be very grateful. I've put in calendar reminders and won't make this mistake again.

Your past generosity to us in allowing this exemption is very important to us and I hope you won't see my missing the deadline as my not taking it seriously. I take it very seriously.

If you would like me to appear before the board to explain further, I would be happy to do that. If so, please let me know when.

Thank you for your consideration and allowing us the exemptions in the past.

Sincerely Yours,

William Kalush
Executive Director



3 Crown Street
P.O. Box 450
Nashua, NH 03061
Phone: 603-883-7338
www.familypromisesnh.org

April 18, 2025

City of Nashua - Assessing Department

RECEIVED

APR 22 2025

**ASSESSOR'S OFFICE
CITY HALL
NASHUA NH**

Subject: Request for Late A-9 Acceptance

Greetings,

I am writing to respectfully request your consideration in accepting my application for the W-9 for property located at 6 Harvard St (building 2), (The map and lot are 0026-00007). The deadline for submitting this application was April 15, 2025, and it was submitted 2 days late on April 17, 2025.

I am hoping that you will grant an extension to my request and accept my application. I would appreciate you contacting me to discuss this matter further if you have any questions.

Thank you for your time and consideration.

Sincerely,

Michelle Guerrin
Finance Director
Family Promise of Southern New Hampshire
603-883-7338 (office)
407-947-5122 (mobile)
Michelle.guerrin@familypromisesnh.org





May 9, 2025

Department Coordinator
City of Nashua Assessing Department
229 Main Street
Nashua, NH 03060

RECEIVED

MAY 09 2025
ASSESSOR'S OFFICE
CITY HALL
NASHUA, NH

Subject: Explanation for Late Filing of Form A-9

Dear Members of the Board of Assessors,

I am writing to respectfully request consideration for the late submission of Real Estate & Personal Property Exemption forms (Form BTLA-A9) and Charitable Organization Financial Statement Form (Form BTLA A-12) for St. Joseph Hospital of Nashua. Unfortunately, the form was not received by the April 15, 2025, deadline due to staff retirements from the St. Joseph Hospital finance department.

I understand the importance of adhering to filing deadlines and deeply regret the delay. I kindly ask the Board to accept this letter as an explanation of the circumstances that led to the missed deadline and to consider allowing my late application for the statutory exemption.

Thank you for your understanding and consideration.

Sincerely,

Gerard Hadley
VP of Finance
St. Joseph Hospital
A Member of Covenant Health
172 Kinsley Street
Nashua NH 03060





RECEIVED

MAY 13 2025

ASSESSOR'S OFFICE
CITY HALL
NASHUA, NH

May 13, 2025

City of Nashua
Board of Assessor's Office
229 Main St
Nashua, NH 03060

Re: Late submission of Form 9A & Form 12A for 2024 and 2025

Dear Sir/Madam:

I am writing to respectfully request that you accept and approve the ongoing tax-exempt status of the the Community Council of Nashua, NH dba Greater Nashua Mental Health.

Last year we converted our medical records billing system and our general ledger system. During this process we lost two key accounting staff members, and many responsibilities were overlooked in the transition. Our former CFO left the agency in December; Pam Wilson, our new CFO, started January 6, 2025. When she started, we were seven months behind in billing and were unable to produce financial statements. We have now almost completely resolved these problems. The GL conversion is complete, we have good financials, our budget for FY 2026 is completed, our grant billing is back on track, and we are only about 45 days lagging on our medical billing.

Pam has added this due date requirement to her calendar for the Spring of each year, as such, we do not anticipate a recurrence of this issue.

We are cognizant of the importance of compliance reporting and will endeavor to ensure this error is not repeated. We have been serving the Nashua community for more than 105 years and it is our goal to be a valuable, responsible member of our community long into the future.

Your consideration of our request is appreciated.

With appreciation,

Cynthia L. Whitaker, PsyD, MADC

President & CEO

Greater Nashua Mental Health

witakerc@gnmh.org





THE CITY OF NASHUA

Administrative Services Division

Assessing Department

"The Gate City"

Public Items

A meeting of the Board of Assessors is scheduled for Thursday April 3, 2025 at 9:00AM at City Hall 229 Main St. in the Auditorium.

1. Abatement for the property located at 42 Silverton Dr. U-82 Acct# 40462

a. City's Recommendation- Approval

b. Motion: To approve the Abatement for the property located at 42 Silverton Dr. U-82

2. Abatement for the property located at 6 Terrace St. Acct# 22896

a. City's Recommendation- Approval

b. Motion: To approve the Abatement for the property located at 6 Terrace St.

3. Abatement for the property located at 35 Indian Rock Rd. Acct# 33036

a. City's Recommendation- Denial

b. Motion: To Deny the Abatement for the property located at 35 Indian Rock Rd.

4. Abatement for the property located at 25 Taschereau Blvd. Acct# 29128

a. City's Recommendation- Denial

b. Motion: To Deny the Abatement for the property located at 25 Taschereau Blvd.



THE CITY OF NASHUA

Administrative Services Division

Assessing Department

"The Gate City"

Abatement Recommendation

To: City of Nashua – Board of Assessors

From: Jessica Marchant, Assessor

Date: 5/15/25

Re: Abatement Recommendation

Reasons for abatement recommendation:

After making the appropriate adjustments to the property card, an abatement is recommended.

Account: 40462

Map/Lot: 0000C-01418-82

Owner: MUNROE, DONALD A

Property Location: 42 SILVERTON DR, Unit U-82

Reason: Data Correction

2024 Assessment: \$301,700 **Proposed 2024 Assessment:** \$269,000

Total amount of abatement \$519.93

BOA Meeting Date: 6/5/25

Abatement Request BOA Decision: **APPROVED**

Abatement Information Sheet

Account Number: 40462

Address: 42 SILVERTON DR, Unit U-82

Owner: MUNROE, DONALD A

2024 Assessment: \$301,700

Applicant's Opinion of Value: \$270,000

Application Information:

SECTION F. Taxpayer's(s) Opinion of Market Value

State your opinion of the market value of the property(ies) appealed as of April 1 of the year under appeal.

Town Parcel ID# C-1418 Appeal Year Market Value \$ \$270,000

Town Parcel ID# _____ Appeal Year Market Value \$ _____

Explain the basis for your value opinion(s). (Attach additional sheets if necessary.)

32 Silverton Drive, assessed at \$264,900, is very similar to my
condo #42. Both are dated and need extensive renovations in
order to be sold. The only difference between the two condos is
that #42 has FHW gas heat on the first floor only.

(Attach additional sheets if necessary.)

1) Incorrect physical data. It is assessed as a 2 bedroom townhouse with 945
sq. ft. It is actually a 1 bedroom townhouse with 882 sq. ft. It is similar to
32 Silverton Drive, which is assessed at \$264,900.

Assessor Reasoning

Per inspection, data corrections were made. Per review of original condo docs and recorded floor plans, square footage was adjusted appropriately

After making the necessary changes, an abatement is recommended.

Assessor Recommendation

To grant the abatement to the value of \$269,000.

PROPERTY LOCATION	OWNERSHIP	Occ	Type
42 SILVERTON DR, Unit U-82 NASHUA, NH	MUNROE, DONALD A 42 SILVERTON DR U-82 NASHUA, NH 03062-1451		

PREVIOUS OTHER

NARRATIVE DESCRIPTION		
This parcel contains 0.00000 SF of land mainly classified as CONDO NL. It has 1 building(s) first built in 1992 with a total of 945 square feet. There are 1 living unit(s), 1 Bath, 1 Half Bath, 5 Rooms, and 1 Bdrm.		
OTHER ASSESSMENTS		
Code	Desc	Amt

Item	Code	Item	Code	%
Util 1 C - ALL		Dis 1 NASH		100.0
Util 2		Dis 2		
Util 3		Dis 3		
Census		Zone 1 R9		
F. Haz -		Zone 2		
TopoV153 - LEVEL ROLL		Zone 3		
Street 1 - PAVED				
Traffic 1 - NONE				
Exempt				

LUC	LUC Desc	FL	# Units	Depth	U.
1021	CONDO NL	1	0		
	Total ACIAA		0.0000		Total S

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val	LEGAL DESCRIPTION
1021	301,700	0	0.00	0	301,700	Dest:
Building Total	301,700	0	0.00	0	301,700	
Parcel Total	301,700	0	0.00	0	301,700	
Source	0 - Mkt Adj Cost	Total Val SFPd	319.28	Total Val SFPd	319.26	Lot Size
						Total Land
						Land Unit Type

Tax ID	Cal	USEC	Bid value	Target income	Sales Price	Owner %	SP	Year End Roll
2021	FV	1021	301,700	0	0	0	301,700	2024
2023	FV	1021	217,400	0	0	0	217,400	2023
2022	FV	1021	217,400	0	0	0	217,400	2022
2021	FV	1021	142,600	0	0	0	142,600	System Roll for 2021
2020	FV	1021	142,600	0	0	0	142,600	Year End Roll
2019	FV	1021	142,600	0	0	0	142,600	Year End Roll
2018	PATR	1021	142,600	0	0	0	142,600	Corrects for Assessor
2017	FV	1021	94,600	0	0	0	94,600	Year End Roll
2016	FV	1021	94,600	0	0	0	94,600	Year End Roll
2015	FV	1021	94,600	0	0	0	94,600	Year End Roll

[illegible][illegible][illegible]

Patriot
PROPERTIES INC.

Order Account	GIS Coord 1
	1026782.84823177
	GIS Coord 2
	84967.66145433
	Insp Date
	07/08/2022

PRINT	
Date	Time
1/21/2025	2:03 pm



Comments

Parcel ID 0000C-01418-82

REMOVE LAND SF-TOTAL SHOWN ON Z ACCT-ADD CONDO INFO 1/09 ND--- 18X8 STP 15X8 PTO WOB END
UNIT MOD A CHNGD BR FROM 2 TO 1 GT99

Exterior Information			Bath Features			Depreciation		
Type	55T - TOWNHOUSE	1	A - AVERAGE	Phys Con	AV - Average	26		
Sty Hght	2 - 2 STORIES	0	Full Bath	Functional				
(Liv) Units	1	Tot 1	3/4 Bath	Economic				
Found	1 - CONCRETE	0	Add 3/4	Special				
Frame	1 - WOOD	1	1/2 Bath	Override				
P. Wall	26 - WOOD	0	Other Fix					
Sec Wall	0%	0						
Roof Str	1 - GABLE							
Roof Cvr	1 - ASPHALT	1	A - AVERAGE	Grade	C - AVERAGE			
Color	BROWN	0	Kitchens	Year Blt	1982	Eff Yr		
			Add Kt.	Air LUC				
Interior Information			Condo Information			General Information		
Avg Ht / Ft			Location	E - END UNIT				
P. Int Wall	1 - DRYWALL		Tot Units					
Sec Int Wall			Floor					
Partition	T - TYPICAL		% Own					
P. Floor	4 - CARPET		Name	WEST - WESTGATE VII				
Sec Floor			Calc Ladder					
Bmt Floors			Base Rate	252.00	Depr %	26%		
Electric	3 - TYPICAL		Size Adj	1.09392	Depr	106,009		
Insulation	2 - TYPICAL		Con Adj	0.90000	Depr'd Total	301,718		
Int Vs Ext			Adj Prc	\$ 248.10	Juris Fl	1.0000		
Heat Fuel	2 - GAS		Grade Fl	1.00000	Spec. Features	\$ 0		
Heat Type	3 - FORCED HW		Other Feat	\$ 30,000	Final Total	\$ 301,700		
# Heat Sys.	0		NBH Mod	1.0000	Assmnt Fl	1.0000		
Heated %	100		NBH Infl	1.3400	Assessed Val	\$ 301,700		
Sol HW %			LUC Fl	1.0000	Total \$/SF	\$ 319.26		
Com Wall %			Adj Tot (each)	407.727	Undepr \$/SF	248.10000		

UnSketchd Subareas
OFF 114
PFL 140
TQS 840
STG 12
OFF 20

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	FIRST FLR	540	540	540	540	248.10	133,974
TQS	3/4 STORY	405	540	405	405	248.10	100,481
BMT	BASEMENT	540	540	0	0	62.03	33,436
OFF	OPEN FRM PRC	164	164	0	0	27.06	4,439
PAT	PATIO	120	120	0	0	11.92	1,430
STG	STORAGE	12	12	0	0	37.83	454
Building Totals		1,781	1,916	945	945		274,274
Parcel Totals		1,781	1,916	945	945		274,274

Res Breakdown

Floor	No. Unit	Rooms	Bdms
U	1	5	1
Bld Total		1	5
Prcd Total		1	5

Image



Code	Desc	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Prc	Dis	Depr %	LUC	Fl	NBC	Fl	Juris	Fl	Assessed
Special Features / Yard Items																		
Building Totals																		
Parcel Totals																		
Yard Item Appr																		
Special Feature Appr																		

Disclaimer: This information is believed to be correct but is subject to change and is not guaranteed



Sheet	Lot	Unit#	Bldg#
0000C	01418	82	
PROPERTY LOCATION			
42 SILVERTON DR, Unit U-82			
NASHUA, NH			

OWNERSHIP
MUNROE, DONALD A
42 SILVERTON DR U-82
NASHUA, NH 03062-1451

Occ	Type
-----	------

PREVIOUS OWNER

Downloaded At: 11:53 11 September 2009

NARRATIVE DESCRIPTION
This parcel contains 0.00000 SF of land mainly classified as CONDO NL It has 1 building(s) first built in 1982 with a total of 882 square feet. There are 1 living unit(s), 1 Bath, 1 Half Bath, 5 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS			
Code	Desc	Amt	Comm Int Amt

PROPERTY FACTORS				
Item	Code	Item	Code	%
Util 1	C - ALL	Dis 1	NASH	100.0
Util 2		Dis 2		
Util 3		Dis 3		
Census		Zone 1	R9	
F. Haz		Zone 2		
Topo	V153 - LEVEL ROLL	Zone 3		
Street	1 - PAVED			
Traffic	1 - NONE			
Exempt				

[illegible]

IN PROCESS APPRAISAL SUMMARY					LEGAL DESCRIPTION	
Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val	Desc.
1021	269,000	0	0.00	0	269,000	
Building Total	269,000	0	0.00	0	269,000	
Parcel Total	269,000	0	0.00	0	269,000	
Source	0 - Mkt Adj Cost	Tot Val SFP/Blk	304.99	Tot Val SFP/Prcl	304.99	Lot Size

PREVIOUS ASSESSMENTS									
Tx Yr	Cat	Use	Bid Value	Yard Items	Land Size	Land Val	Total Appr	Assessed Notes	Land Unit Type
2024	FV	1021	301,700	0	0	0	301,700	301,700 Year End Roll 2024	12/12/2024
2023	FV	1021	217,400	0	0	0	217,400	217,400 Year End Roll 2023	12/05/2023
2022	FV	1021	217,400	0	0	0	217,400	217,400 Year End Roll 2022	11/15/2022
2021	FV	1021	142,600	0	0	0	142,600	142,600 System Roll for 2021	11/15/2021
2020	FV	1021	142,600	0	0	0	142,600	142,600 Year End Roll	11/12/2020
2019	FV	1021	142,600	0	0	0	142,600	142,600 Year End Roll	03/04/2020
2018	PATR	1021	142,600	0	0	0	142,600	142,600 Corrects for Assessor	01/09/2019
2017	FV	1021	94,600	0		0	94,600	94,600 Year End Roll	11/06/2017
2016	FV	1021	94,600	0		0	94,600	94,600 Year End Roll	11/16/2016
2015	FV	1021	94,600	0		0	94,600	94,600	11/6/2015

[illegible][illegible]

ACTIVITIES			
Date	Result	By	
03/11/2025	Interior Ins	Jessica Marcha	PriorID1b
07/08/2022	Field Review	Sandra Schmur	PriorID2b
12/07/2020	Meas+V/Visit	Josh Seymour	PriorID3b 42
08/01/2018	Field Review	Rob T-KRT	Code Date
02/25/1999	Meas+List	Gary Turgiss	Code Status
01/15/1991	Meas2InnCdl.f	CL	Nashua Ward 5
01/08/1991	Meas2InnCdl.f	CL	Assessor Map CG205
01/04/1991	Meas+V/Visit	CL	

[illegible]

ACTIVITIES		
Date	Result	By
03/11/2025	Interior Ins	Jessica Marcha
07/08/2022	Field Review	Sandra Schmur
12/07/2020	Meas+V/visit	Josh Seymour
08/01/2018	Field Review	Rob T-KRT
02/25/1999	Meas+List	Gary Turgiss
01/15/1991	Meas2InnCdl.f	CL
01/08/1991	Meas2InnCdl.f	CL
01/04/1991	Meas+V/visit	CL

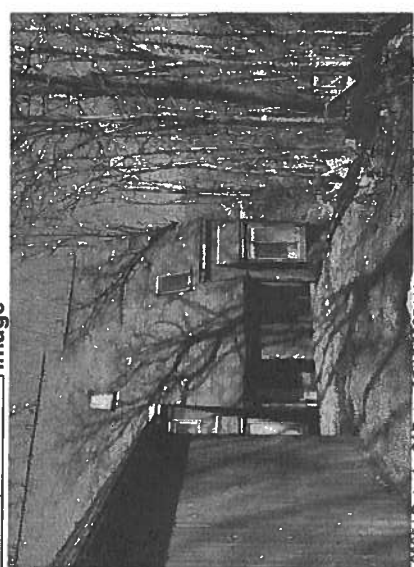
Per review of original recorded floor plans and interior inspection,
ADD hearth, Cond F, Kit and Bas F, TQS to 456 sqft. Full BMT confirmed. JIM25---REMOVE LAND SF-TOTAL
SHOWN ON Z ACCT-ADD CONDO INFO 1/09 ND--- 18X8 STP 15X8 PTO WOB END UNIT MOD A CHNGD BR
FROM 2 TO 1 GT99

Exterior Information				Bath Features				Depreciation			
Type	55T - TOWNHOUSE	Full Bath	1	F - FAIR	Phys Con	FR - Fair					
Story Hght	2 - 2 STORIES	Add Full	0		Functional					31.2	
(Liv) Units	1	Total 1	0		Economic						
Found	1 - CONCRETE	Add 3/4	0		Special						
Frame	1 - WOOD	1/2 Bath	1	F - FAIR	Override						
P. Wall	26 - WOOD	Add 1/2	0				Total			31.2%	
Sec Wall	0%	Other Fix	0				General Information				
Roof Str	1 - GABLE				Grade	C - AVERAGE					
Roof Cvr	1 - ASPHALT	Kitchens	1	F - FAIR	Year Bkt	1982	Eff Yr				
Color	BROWN	Add Kit.	0		Alt LUC						
Interior Information				Condo Information							
Avg Ht / Ft		Location	E - END UNIT		Juris						
P. Int Wall	1 - DRYWALL	Tot Units			Con Mod						
Sec Int Wall		Floor			L. Sum						
Partition	T - TYPICAL	% Own									
P. Floor	4 - CARPET	Name	WEST - WESTGATE VIL								
Sec Floor		Calc Ladder									
Bmt Floors		Base Rate	252.00	Depr %							
Electric	3 - TYPICAL	Size Adj	1.11848	Depr							
Insulation	2 - TYPICAL	Con Adj	0.90000	Depr'd Total							
Int Vs Ext		Adlt Prc	\$ 253.67	Juris Ft.							
Heat Fuel	2 - GAS	Grade Ft.	1.00000	Spec. Features							
Heat Type	3 - FORCED HW	Other Feat	\$ 27.000	Final Total							
# Heat Sys	1	NBH Mod	1.0000	Assmnt Ft.							
		NBC Infl	1.3400	Assessed Val							
Heated %	100	LUC Ft.	1.0000	Total \$/SF							
Soil HW %		Adlt Tot room	390.351	Underl \$/SF							
Com Wall %											
Sub Area				Code	D						
		FFL	F	TQS	3/						
				BMT	B						
				OPF	O						
				PAT	P						
				STG	S						

[illegible]

Disclaimer: This information is believed to be correct but is subject to change and is not guaranteed

Sub Areas

[illegible]

Bld: 191/6 | Seq: 1 | Year: 2025 | Data As Of Date: 05/15/2025 | User: marchantj | DB: Assess50Nashua



THE CITY OF NASHUA

Administrative Services Division

Assessing Department

"The Gate City"

Abatement Recommendation

To: City of Nashua – Board of Assessors

From: Jessica Marchant, Assessor

Date: 5/27/25

Re: Abatement Recommendation

Reasons for abatement recommendation:

After making the appropriate adjustments to the property card, an abatement is recommended.

Account: 22896

Map/Lot: 0068-00151

Owner: CARR, CODY S

Property Location: 6 TERRACE ST

Reason: Data Correction

2024 Assessment: \$515,100

Proposed 2024 Assessment: \$494,900

Total amount of abatement \$321.18

BOA Meeting Date: 6/5/25

Abatement Request BOA Decision: **APPROVED**

Abatement Information Sheet

Account Number: 22896

Address: 6 TERRACE ST

Owner: CARR, CODY S

2024 Assessment: \$515,100

Applicant's Opinion of Value: \$467,416.65

Application Information:

SECTION F. Taxpayer's(s) Opinion of Market Value

State your opinion of the market value of the property(ies) appealed as of April 1 of the year under appeal.

Town Parcel ID# 0065-00151 ⁽²⁰²³⁾ Appeal Year Market Value \$ 439,933.32

Town Parcel ID# 0065-00151 ⁽²⁰²⁴⁾ Appeal Year Market Value \$ 467,416.65

Explain the basis for your value opinion(s). (Attach additional sheets if necessary.)

purchase price - 330,000 2019
Current Assment - 494,900 2025
difference 164,900
about cost per year increase $\sim 27,953.33$

2023	$330,000 + (109,933.32) = 439,933$
2024	$330,000 + (137,416.65) = 467,416$

A permit to complete a 3rd unit was pulled but no construction was started or completed Attached is a copy of a email sent by Miles LaCroix Assessor 1 after reevaluation and seeking overpayed funds since the property has remained a 2 family all of my ownership since purchase

Assessor Reasoning

Per inspection, data corrections were made.

Good afternoon Cody,

It was good meeting you the other day. I'm writing to inform you about the results of the recent inspection conducted on your property at 6 Terrace St.

The property was originally valued at \$515,100. However, after inputting the changes identified during the inspection, the updated property valuation is now \$494,900. This represents a total reduction of \$20,200 in value.

If you have any questions or need further clarification on the adjustments made, feel free to reach out.

Have a good weekend.

Miles LaCroix | Assessor I

After making the necessary changes, an abatement is recommended.

Assessor Recommendation

To grant the abatement to the value of \$494,900.

PROPERTY LOCATION

6 TERRACE ST
NASHUA, NH

OWNERSHIP

CARR, CODY S
6 TERRACE ST
Nashua, NH 03064

Occ	Type

PREVIOUS OWNER

RECEIVED
MCGRAW, ALDEN D REV TRUST
MCGRAW, ALDEN D TRUSTEE
5132 12TH AVE SOUTH
GULFPORT, FL 33707-0000

NARRATIVE DESCRIPTION

This parcel contains 6557.00000 SF of land mainly classified as 3 UNITS it has 1 building(s) first built in 1900 with a total of 1,869 square feet. There are 3 living unit(s), 3 Baths, 14 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

[illegible]

PROPERTY FACTORS

Item Code	Item	Code	%
Util 1C - ALL	Dis 1	NASH	100.0
Util 2	Dis 2		
Util 3	Dis 3		
Census	Zone 1	RC	
F. Haz	Zone 2		
Topo 1 - LEVEL	Zone 3		
Street 1 - PAVED			
Traffic 3 - TYPICAL			
Exterior			

LAND AND SECTION

[illegible]

0068-00151
Parcel ID

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
1403	383,400	0	6,557.00	131,700	515,100
Building Total:	383,400	0	6,557.00	131,700	515,100
Parcel Total:	383,400	0	6,557.00	131,700	515,100
Source	0 - Mkt Adj Cost	Tot Val SF/Parcel	275.60	Tot Val SF/Parcel	275.60

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed/Notes	Date
2023	FV	1403	383,400	0	6,557	131,700	515,100	515,100 Year End Roll 2023	12/12/2024
2023	FV	1402	284,700	0	6,557	105,400	390,100	390,100 Year End Roll 2023	12/05/2023
2022	FV	1402	284,700	0	6,557	105,400	390,100	390,100 Year End Roll 2022	11/15/2022
2021	FV	1402	177,200	0	6,557	66,700	243,900	243,900 System Roll for 2021	11/15/2021
2020	FV	1402	179,300	0	6,557	66,700	246,000	246,000 Year End Roll	11/12/2020
2019	FV	1402	179,300	0	6,557	66,700	246,000	246,000 Year End Roll	03/04/2020
2018	PATR	1402	179,300	0	6,557	66,700	246,000	246,000 Corrects for Assessor	01/09/2019
2017	FV	1402	115,800	0	6,557	67,600	183,400	183,400 Year End Roll	11/06/2017
2016	FV	1403	107,700	0	6,557	70,600	178,300	178,300 Year End Roll	11/16/2016
2015	FV	1403	107,700	0	6,557	70,600	178,300	178,300	11/6/2015

SALES INFORMATION

Grantor	Legal Ref.	Type	Date	Sale Price	TSE	Verif.	NAL Notes
MCGRAW, ALDEN D REV TRUST	9230-1613	W	11/08/2019	330,000	No	8	Q
MCGRAW, ALDEN D	3660-2533	Q	05/20/2014	2,667	No		T
MCGRAW, ALDEN D & DIANE L	5092-444		03/15/1989	0	No		M-38-1968
	4448-316		10/19/1987	139,900	No		JT

BUILDING PERMITS

[illegible]

ACTIVITIES

Date	Result	By
06/26/2023	Field Review	Sandra Schmalz
11/14/2023	BP Prop Ins	Rick Olson (VG)
06/01/2022	Field Review	June Perry (VG)
10/13/2020	MLS VERIFIED	Mike Mandile
07/14/2020	Meas+1Visit	Justyn Ainsworth
07/11/2018	Field Review	Doug R-ART
07/12/1995	Meas2mfcollJ	WT
06/05/1991	Meas2mfcollJ	RD
05/15/1991	Meas+1Visit	RD

Card: 1 of 1	Total Card	Total Parcel
ASSESSED	515,100 /	515,100



User Account	
G/S Coord 1	
1036664.60023177	
G/S Coord 2	
96131.84945433	
Insp Date	
06/26/2024	

PRINT
Date Time
3/12/2025 9:46 am

TAX YEAR

2024

USER DEFINED

PriorID1a	
Nashua PID	
68-151	
Pen #	
PriorID1b	
PriorID2b	
PriorID3b	
6	
Code Date	
Code Status	
Nashua Ward	
3	
Assessor Map	

[illegible]

Add 3rd unit to BMT level. 3 units, 3 KIT, 3 BA, adj rooms/BR, close BP VGS24--- CHGD CARPET FLR TO LAMINATE & HEAT FUEL FROM OIL TO GAS, ADJUSTED ROOM COUNT, PER MLS, MM20 --- CHGD 1403 TO 1402-RMVD 3RD KIT-ADD FBM & HDWD PER PLANS FOR 2017 BP CLOSED GT16---1998-REPLACE ROOF TRUSS 7/95 A NEW ROOF WAS PUT ON NO STRUCTURAL CHANGES ADJ SF PER PA 2/04 ND

Exterior Information			Bath Features		Depreciation	
Type	11- FAMILY CONVE	Full Bath	3	A - AVERAGE	Phys Con	GD - Good
Story Height	1H - 1.5 STORIES	Add Full	0		Functional	32
(Liv) Units	3	3/4 Bath	0		Economic	
Found	1 - CONCRETE	Add 3/4	0		Special	
Frame	1 - WOOD	1/2 Bath	0		Override	
P. Wall	4 - VINYL	Add 1/2	0		Total	32%
Sec Wall		Other Fix	0			
Rd Str	1 - GABLE	General Information				
Rd Cvr	1 - ASPHALT	Kitchens	3	A - AVERAGE	Year Bt	1900
Color	TAN	Add Kt	0		All UC	
Interior Information			Condo Information		Juris	
Avg Ht/Ft		Location			Con Mod	
P. Int Wall	2 - PLASTER	Floor			L. Sum	
Sec Int Wall		% Own				
Partition	1 - TYPICAL	Name				
P. Floor	4 - CARPET					
Sec Floor	18 - LAMINATE	50%				
Bmt Floors	12 - CONCRETE	Base Rate	187.00	Depr %	32%	
Electric	3 - TYPICAL	Size Adj	1.14205	Depr	180.432	
Insulation	2 - TYPICAL	Con Adj	1.00000	Depr'd Total	383.418	
Int Vs Ext		Adj Prc	\$ 213.56	Juris Fl.	1.0000	
Heat Fuel	2 - GAS	Grade Fl.		Spec Features	\$ 0	
Heat Type	1 - FORCED H/A	Other Feat	\$ 45.000	Final Total	\$ 383.400	
# Heat Sys	10	NBH Mod	1.0000	Assmnt Fl.	1.0000	
Heated %	100	NBC Infl	1.0000	Assessed Val	\$ 383.400	
Sol HW %		Chf Vec %		Total \$/SF	\$ 205.14	
Com Wall %		Sprink %		Underpr \$/SF	213.56000	
Special Features / Yard Items			Adj Tot recn	563.850		

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rata AV	Underpr Va
FFL	FIRST FLR	1,575	1,575	1,575	1,575	213.56	336,357
HST	HALF STORY	294	588	294	294	213.56	62,787
OFF	OPEN FRM PRC	76	76	0	0	32.38	2,460
GAR	CARAGE	378	378	0	0	74.75	28,256
BMT	BASEMENT	825	825	0	0	53.40	44,047
ENCL	ENCL PORCH	12	12	0	0	82.50	990
FBM	FINISHED BMT	588	588	0	0	74.75	43,953
Building Totals		3,748	4,042	1,869	1,869		518,850
Parcel Totals		3,748	4,042	1,869	1,869		518,850

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
	1	4	2
	1	7	4
	1	3	1
Bld Total	3	14	7
Prd Total	3	14	7

Image

Code	Desc	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Pric	D/S	Depr %	LUC	FL	NBC	FL	2Units	FL	Assessed

Disclaimer: This information is believed to be correct but is subject to change and is not guaranteed.

Bld: 10282 | Seq: 1 | Year: 2024 | Data As Of Date: 03/12/2025 | User: CORKG | DB: Assess550Nashua



0068	00151	Unit#	Bldg#
Sheet	Lot		
PROPERTY LOCATION			
6 TERRACE ST			
NASHUA, NH			

Parcel ID	Building Location
0068-00151	6 TERRACE ST

Card: 1 of 1	Total Card	Total Parcel
ASSESSED	494,900 /	494,900



Occ	Type

PREVIOUS OWNER
MCGRAW, ALDEN D REV TRUST
MCGRAW, ALDEN D TRUSTEE
5132 12TH AVE SOUTH
GULFPORT, FL 33707-0000

NARRATIVE DESCRIPTION
This parcel contains 6557.00000 SF of land mainly classified as 2 UNITS It has 1 building(s) first built in 1900 with a total of 1,869 square feet. There are 2 living unit(s), 2 Baths, 11 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS		
Code	Desc	Comm Int Amt

PROPERTY FACTORS			
Item	Code	Item	Code
Util 1	C - ALL	Dis 1	NASH
Util 2		Dis 2	
Util 3		Dis 3	
Census		Zone 1	RC
F. Haz		Zone 2	
Topd 1 - LEVEL		Zone 3	
Street 1 - PAVED			
Traffic 3 - TYPICL			
Exempt			

LAND SECTION			# Units	Depth	U
LUC	LUC Desc	Ft.			
1402	2 UNITS	1	6,557		
Total AC/HA			0.1505	Total	

0068-00151 Parcel ID		6 TERRACE ST Building Location		Nashua Acct: 22896		Card: 1 of 1 Total ASSESSED 49	
IN PROCESS APPRAISAL SUMMARY							
Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val	LEGAL DESCRIPTION Desc:	
1402	363,200	0	6,557.00	131,700	494,900		
Building Total	363,200	0	6,557.00	131,700	494,900		
Parcel Total	363,200	0	6,557.00	131,700	494,900		
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	264.79	Tot Val SF/Pcd	264.79	Lot Size	
						Total Land	
						Land Unit Type	
PREVIOUS ASSESSMENTS							

2025 Roll Call Items										
Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2024	FV	1403	383,400	0	6,557	131,700	515,100	515,100	Year End Roll 2024	12/12/2024
2023	FV	1402	284,700	0	6,557	105,400	390,100	390,100	Year End Roll 2023	12/05/2023
2022	FV	1402	284,700	0	6,557	105,400	390,100	390,100	Year End Roll 2022	11/15/2022
2021	FV	1402	177,200	0	6,557	66,700	243,900	243,900	System Roll for 2021	11/15/2021
2020	FV	1402	179,300	0	6,557	66,700	246,000	246,000	Year End Roll	11/12/2020
2019	FV	1402	179,300	0	6,557	66,700	246,000	246,000	Year End Roll	03/04/2020
2018	PATR	1402	179,300	0	6,557	66,700	246,000	246,000	Corrects for Assessor	01/09/2019
2017	FV	1402	115,800	0	6,557	67,600	183,400	183,400	Year End Roll	11/06/2017
2016	FV	1403	107,700	0	6,557	70,600	178,300	178,300	Year End Roll	11/16/2016
2015	FV	1403	107,700	0	6,557	70,600	178,300	178,300		11/6/2015

SALES INFORMATION						
Grantor	Legal Ref.	Type	Date	Sale Price	TSE Verif.	NAL Notes
MCGRAW, ALDEN D REV TRUST	9230-1613	W	11/08/2019	330,000	No B	Q
MCGRAW, ALDEN D	8660-2533	Q	05/20/2014	2,667	No	T -ADDRESS CHANGE PER OUR FORM 67
MCGRAW, ALDEN D. & DIANE L.	5092-444		03/15/1989	0	No	M-88-1988
	4448-316		10/19/1987	139,900	No	JT

[illegible][illegible]

Disclaimer: This Information is believed to be correct but is subject to change and is not guaranteed

Parcel ID 0068-00151

[illegible]

Sub Areas

Floor	No. Unit	Rooms	Bdrms
	1	4	2
	1	7	4
Bld Total	2	11	6
Prel Total	2	11	6

Image

Disclaimer: This Information is believed to be correct but is subject to change and is not guaranteed





THE CITY OF NASHUA

Administrative Services Division

Assessing Department

"The Gate City"

Abatement Recommendation

To: City of Nashua – Board of Assessors

From: Jessica Marchant, Assessor

Date: 5/27/25

Re: Abatement Recommendation

Reasons for abatement recommendation:

Taxpayer submitted the abatement application beyond the statutory deadline of March 1, 2025 and beyond the extended 2025 Nashua deadline of March 17, 2025.

Account: 33036

Map/Lot: 0000F-00447

Owner: THE WILLIAM P. FERRIERO REV TR

Property Location: 35 INDIAN ROCK RD

Reason: Late Filing

2024 Assessment: \$745,100 **Proposed 2024 Assessment:** N/A

Total amount of abatement \$0

BOA Meeting Date: 6/5/25

Abatement Request BOA Decision: **DENIED**

RECEIVED

MAY 06 2025

ASSESSOR'S OFFICE
CITY HALL
NASHUA, NH

FOR MUNICIPALITY USE ONLY:

Town File No.: _____

Taxpayer Name: _____

RSA 76:16 ABATEMENT APPLICATION TO MUNICIPALITY

SECTION A, Party(ies) Applying (Owner(s)/Taxpayer(s))

William Ferriero (The William P Ferriero Rev TR)

Name(s):

35 Indian Rock Road Nashua, NH 03063

Mailing Address:



THE CITY OF NASHUA

Administrative Services Division

Assessing Department

"The Gate City"

Abatement Recommendation

To: City of Nashua – Board of Assessors

From: Jessica Marchant, Assessor

Date: 5/15/25

Re: Abatement Recommendation

Reasons for abatement recommendation:

Assessment falls within market value range of similar properties. Property card review with applicant over phone indicates corrections to data may potentially increase assessment. Property inspection refused.

Account: 29128

Map/Lot: 0000B-02012

Owner: QUATTROCHI, MICHAEL & HELEN

Property Location: 25 TASCHEREAU BLVD

Reason: Overassessed

2024 Assessment: \$457,500 **Proposed 2024 Assessment:** same

Total amount of abatement \$0

BOA Meeting Date: 6/5/25

Abatement Request BOA Decision: **DENIED**

Abatement Information Sheet

Account Number: 29128

Address: 25 TASCHEREAU BLVD

Owner: QUATTROCHI, MICHAEL & HELEN

2024 Assessment: \$457,500

Applicant's Opinion of Value: \$373,000

Application Information:

Had applied for abatement and agreement reached 7/27/23 and property value is \$373,000. Now here it is a year later and the assessment has gone up close to \$90,000. The assessment should not be based on market value as now I/we are stuck with that assessment. This doesn't seem fair to us. As we age and living on a fixed income and still paying a mortgage. After settlement agreement 7/27/23 I believed the amount would stay the same for those reasons stated.

SECTION F. Taxpayer's(s') Opinion of Market Value

State your opinion of the market value of the property(ies) appealed as of April 1 of the year under appeal.

Town Parcel ID# _____ Appeal Year Market Value \$ 373,000

Town Parcel ID# _____ Appeal Year Market Value \$ _____

Explain the basis for your value opinion(s). (Attach additional sheets if necessary.)

Amount stated in settlement agreement 7/27/23. Should stay the same. Assessments should not be based on market value as then "stuck" with that price.

Assessor Reasoning

Applicant had applied and received an abatement of the 2022 assessment and expressed confusion why that value does not remain in place.

After comparing the property to sales of similar style, size and year built, the 2024 assessment appears in line with the market value.

The applicant was contacted to request an inspection to confirm if data corrections were necessary which might lower the assessed value.

On the phone call with the applicant, it was explained that abatement values remain in place until the next revaluation is performed when they are wiped out. The PRC was reviewed over the phone with the applicant and though most data was deemed accurate, it was indicated data corrections from inspection might increase the assessed value. The applicant opted not to have an inspection with the understanding the recommendation will be to deny the abatement.

Assessor Recommendation

To deny the abatement.

Single Family Sales after 4-1-2023 with Style

Location	Parcel ID	Sale Date	Sale Price	Qualified / Unqualified	Assessed Value	LUC	Nbhd Code	Style	Fin Area	Year Built
4 CARDIFF RD	0000B-00834	1/30/2024	\$485,000	Q	\$474,400	1401	NA	RAISED RANCH	1,216	1979
25 GLEN DR	0000B-01123	1/6/2024	\$460,000	Q	\$471,600	1401	NA	RAISED RANCH	1,252	1970
65 TENBY DR	0000B-01442	7/25/2024	\$550,000	Q	\$518,500	1401	NA	RAISED RANCH	1,332	1977
147 HARRIS RD	0000B-01844	1/16/2024	\$490,000	Q	\$485,500	1401	NA	RAISED RANCH	1,274	1976
3 ECHO AVE	0000C-00921	6/30/2023	\$455,000	Q	\$489,300	1401	NA	RAISED RANCH	1,182	1978
40 WESTGATE XING	0000C-01431	4/20/2023	\$435,000	Q	\$460,800	1401	NA	RAISED RANCH	1,170	1980
21 WESTGATE XING	0000C-01470	8/2/2023	\$460,000	Q	\$502,400	1401	NA	RAISED RANCH	1,169	1985
10 JILL DR	0000C-01929	7/22/2023	\$450,000	Q	\$428,400	1401	NA	RAISED RANCH	1,220	1981
13 RADCLIFFE DR	0000E-00535	1/24/2024	\$465,000	Q	\$460,800	1401	NA	RAISED RANCH	1,248	1973
19 NORTHWOOD DR	0000E-01217	8/29/2023	\$537,000	Q	\$467,200	1401	NA	RAISED RANCH	1,332	1975
29 SIMS ST	0000E-01390	7/18/2024	\$495,000	Q	\$513,100	1401	NA	RAISED RANCH	1,375	1977
8 CHESHIRE ST	0000F-00403	7/31/2024	\$540,000	Q	\$533,300	1401	NA	RAISED RANCH	1,218	1978
1 BROADCREST LN	0000F-00479	7/11/2024	\$470,000	Q	\$451,200	1401	NA	RAISED RANCH	1,278	1974
9 WINNWOOD ST	0119-00027	12/5/2023	\$420,000	Q	\$475,200	1401	NA	RAISED RANCH	1,172	1970

Marchant, Jessica

From: Marchant, Jessica
Sent: Friday, May 9, 2025 9:00 AM
To: [REDACTED]
Cc: AssessHelp; Marchant, Jessica
Subject: 25 Taschereau

Hi Helen and Michael,

I'm going through the items on my desk, and I have your abatement application for the 2024 assessment.

My notes show that we spoke on the phone on February 21, 2025.

We reviewed the property record card and I asked if you wanted me to come out and do a property inspection to confirm we have all of the information accurate.

I explained I would need to update whatever differences there are between what we have on record verses what is on site- both positive and negative differences.

We also discussed that previous abated values get wiped out at the next revaluation to start fresh and that your 2024 value looks to be in line if the data we have is accurate.

I believe the way we left it was that you would call me back if you wanted to move forward with an inspection.

As I haven't heard from you, I assume you would rather not have the inspection?

Please let me know if that is not the case so we can get an inspection scheduled.

If I don't hear from you, I would expect your abatement to go before the board of assessors at their June meeting with a staff recommendation of denial.

If that does occur, you will be informed by letter of any decision the board makes.

Best,

Jessica Marchant (she, her)
Assessor II



**City of Nashua – Assessing
Administrative Services Division**

229 Main St | PO Box 2019 | Nashua, NH 03061-2019
Phone: 603-589-3044

Marchant, Jessica

From: [REDACTED]
Sent: Saturday, May 10, 2025 8:31 AM
To: Marchant, Jessica
Subject: Re: 25 Taschereau

CAUTION: This email came from outside of the organization. Do not click links or open attachments if the source is unknown.

Morning Jessica,
I apologize I thought I had left you a message when you were on vacation.
Not sure what the inspection would yield as you had explained when we spoke so I think at this time we will forgo the inspection.
Thank you for following up, much appreciated.

Helen

On 05/09/2025 8:59 AM EDT Marchant, Jessica <marchantj@nashuanh.gov> wrote:

Hi Helen and Michael,

I'm going through the items on my desk, and I have your abatement application for the 2024 assessment.

My notes show that we spoke on the phone on February 21, 2025.

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If that does occur, you will be informed by letter of any decision the board makes.

Best,

Jessica Marchant (she, her)

Assessor II



City of Nashua – Assessing

Administrative Services Division

229 Main St | PO Box 2019 | Nashua, NH 03061-2019

Phone: 603-589-3044

0000B02012

02012

0000B

Sheet

Lot

Unit#

Bldg#

PROPERTY LOCATION

25 TASCHEREAU BLVD

NASHUA, NH

OWNERSHIP

QUATTROCHI, MICHAEL & HELEN

25 TASCHEREAU BLVD

NASHUA, NH 03062-2452

PREVIOUS OWNER

LEVESQUE, STEVE T & SHANNON M

-0000

0000B-02012		25 TASCHEREAU BLVD		Nashua		Card: 1 of 1		Total Parcel	
Parcel ID		Building Location		Act: 29128		ASSESSED		457,500 /	
IN PROCESS APPRAISAL SUMMARY		LEGAL DESCRIPTION		Desc: HCRD 12102		Total Card		457,500	
Use Code	1401	Building Val	285,000	Yard Items	1,800	Land Size	15,433.00	Land Val	170,700
Building Total		285,000		1,800		15,433.00		170,700	
Parcel Total		285,000		1,800		15,433.00		170,700	
Source		10 - Mkt Adj Cost		Tot Val SF/Bld		353.55		Tot Val SF/Pctd	

Occ	Type
2024	FV
2023	FV
2022	FV
2021	FV
2020	FV
2019	FV
2018	PATR
2017	FV
2016	FV
2015	FV

Trx Yr	Cat	Use	Bid Value	Yard Items	Land Size	Land Val	Total Appr	Assessed Notes	Date
2024	FV	1401	285,000	1,800	15,433	170,700	457,500	Year End Roll 2024	12/12/2024
2023	FV	1401	234,600	1,800	15,433	136,600	373,000	Year End Roll 2023	12/05/2023
2022	FV	1401	269,300	1,800	15,433	136,600	407,700	Year End Roll 2022	11/15/2022
2021	FV	1401	176,700	2,200	15,433	91,000	269,900	System Roll for 2021	11/15/2021
2020	FV	1401	176,700	2,200	15,433	91,000	269,900	Year End Roll	11/12/2020
2019	FV	1401	176,700	2,200	15,433	91,000	269,900	Year End Roll	03/04/2020
2018	PATR	1401	176,700	2,200	15,433	91,000	269,900	Corrects for Assessor	01/09/2019
2017	FV	1401	146,400	1,500	15,433	74,200	222,100	Year End Roll	11/06/2017
2016	FV	1401	146,400	1,500	15,433	74,200	222,100	Year End Roll	11/16/2016
2015	FV	1401	146,400	1,500	15,433	74,200	222,100	Year End Roll	11/6/2015

NARRATIVE DESCRIPTION
This parcel contains 15433.00000 SF of land mainly classified as 1 UNIT. It has 1 building(s) first built in 1980 with a total of 1,294 square feet. There are 1 living unit(s), 1 Bath, 1 Hall Bath, 6 Rooms, and 3 Bdrms.

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
LEVESQUE, STEVE T & SHANNON	6659-1093	W	06/28/2002	230,000	No			JT
CHU, TAIN-GEENG TONY & KAI-JU	5939-458	W	05/11/1998	128,000	No			AS JT
	5069-9		12/01/1988	150,000	No			JT

Code	Desc	Amt	Comm Int Amt

Code	Desc	Amt	Comm Int Amt

Item Code	Item	Code	%
Util 1C - ALL	Dis 1 NASH		100.0
Util 2	Dis 2		
Util 3	Dis 3		
Census	Zone 1 R9		
F. Haz	Zone 2		
Todol V88 - ABV ST ROLL	Zone 3		
Street 1 - PAVED			
Traffic 2 - LIGHT			
Exterior			

Date	Number	Desc	Amount	Closed	Status	Notes	Last Visit
11/20/2017	201703310	ELECTRICAL C		12/08/2017	C		
09/08/2016	201602697	ELECTRICAL M		11/21/2016	C		
10/02/2015	201502506	MECHANICAL C		11/05/2015	C		
04/24/2001	200100503	Miscellaneous	2,500	03/13/2002	C		

LUC	LUC Desc	Fl	# Units	Depth	U. Type	Fl	Base V	Unit Prc	Adj Prc	NBC	Fl	Mod	Inf 1	Inf 2	Inf 3	%	Appr	Alt LUC	%	Spec LV	Junis	L Fl	Assessed Notes
1401	1 UNIT	1	15,433		SF	1	2.18		11.06	NA	1						170,700			0	4	1	170,700
Total ACHA			0.3543														170,700						170,700
Total SF/SM							15,433.00										170,700			0			170,700

Code	Desc	Amt	Comm Int Amt

Code	Desc	Amt	Comm Int Amt



User Account	1033770.44823177
GIS Coord 1	82608.95745433
GIS Coord 2	06/27/2022
Insp Date	
PRINT	
Date	12/23/2025
Time	12:18 pm

Code	Desc	Amt	Comm Int Amt

Code	Desc	Amt	Comm Int Amt

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

Code	Desc	Amt	Comm Int Amt

Code	Desc	Amt	Comm Int Amt

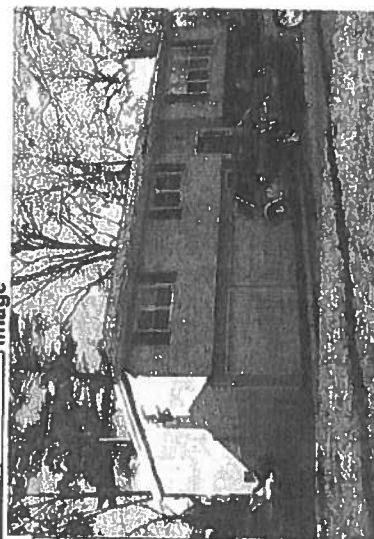
ADD GEN IN YI-BP CLOSED 11/16 ND---ADJ SF-REF HCRD 12102 12/14 ND---CHNG GABLE ROOF TO HIP 2/13
ND---PAT1=SLAB REAR JT SPL4 CHNG FGR TO BGR GR02 QUALIFIED SALE 2002 WW03

	FEL (28)	24	36	4	1	6 OEP (6)	18	FEL (18)
24	FFL BGR (576)	24	FFL URB (672)					

Exterior Information			Bath Features			Depreciation		
Type	08 - RAISED RANCH	Full Bath	1	A - AVERAGE	Phys Con	GD	Good	
Sq Ftght	1 - 1 STORY	Add/Full	0		Functional			26.2
(Liv) Units	1 - 1	3/4 Bath	0		Economic			
Found	1 - CONCRETE	Add 3/4	0		Special			
Frame	1 - WOOD	1/2 Bath	1	A - AVERAGE	Override			
P. Wall	4 - VINYL	Add 1/2	0				Total	26.2%
Sec Wall		0%	0					
Roof Str	2 - HIP							
Roof Cvr	1 - ASPHALT	Other Features			Grade	C - AVERAGE		
Color	LT GRAY	Kitchens	1	A - AVERAGE	Year Bkt	1980	Eff Yr	
		Add Ktd.	0		AIR/LUC			
Interior Information			Condo Information					
Avg Ht / Ft		Location						
P. Int Wall	1 - DRYWALL	Tot Units			Con Mod			
Sec Int Wall					L. Sum			-34,700.00

[illegible]

Sub Areas		Res Breakdown									
Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val	Floor	No. Unit	Rooms	Bdrms
FFL	FIRST FLR	1,294	1,294	1,294	1,294	241.83	312,928	U	1	6	3
OPF	OPEN FRM PRC	6	6	0	0	45.00	270				
URB	UNF RSD BM	672	672	0	0	72.55	48,754				
BGR	BMT GARAGE	576	576	0	0	72.55	41,789				
Building Totals		2,548	2,548	1,294	1,294		403,740		1	6	3
Parcel Totals		2,548	2,548	1,294	1,294		403,740		1	6	3

[illegible][illegible]

Disclaimer: This information is believed to be correct but is subject to change and is not guaranteed

Bid: 13160 | Seq: 1 | Year: 2024 | Data As Of Date: 01/23/2025 | User: CookG | DB: Acses5Nashua