

BOARD OF ASSESSORS MINUTES
September 25, 2025
CITY HALL – ASSESSING OFFICE
5:30 P.M.

CALL TO ORDER: Board chair, Lenny Miner called the meeting to order at 5:26 p.m.

RECORDING SECRETARY: Tara Baker

SALUTE TO THE FLAG

ROLL CALL: Present were members Lenny Miner, Karen Mudgett and Lynne Creteau

STAFF IN ATTENDANCE: Tara Baker, Steve Hamilton (by phone)

ACCEPTANCE OF MINUTES OF PREVIOUS MEETING(S): Accepted as written.

PUBLIC HEARINGS

Gillis, Toni Jane Trust of 2005, 264-410-6.011: The property owner filed an abatement request on the year-round residential condominium unit located at 7 Hidden Cove, in the Beach Club Condominium. This complex of stand-alone and attached residential units has direct water frontage on Paugus Bay, with an exclusive use private beach and a common clubhouse for the use of each unit owners. The taxpayer's unit is a stand-alone unit comprised of 1,327 square feet of living area containing 2 bedrooms and 3 bathrooms.

The public hearing was opened at 5:28 pm. Ms. Gillis presented the board with a map of beach club showing the location of each unit and their proximity to the water. A list of sale prices from the mid 1980's was also provided. Ms. Gillis noted that she believed that there was not enough difference in assessed values between her unit and the units closer to the water to account for the obstructed view her unit has. The hearing was closed at 5:36 pm.

The board reviewed the information provided and discussed the location of the units. In addition, they discussed the 1 detached unit sale from 2023. Ultimately, they collectively agreed that there was not sufficient evidence to overturn the original decision to deny the abatement. This motion was made by L. Miner and seconded by K. Mudgett.

Integrity Realty Inc. 480-160-1: The property is a 40-unit apartment building located on 8.40 acres of land at 380 Mile Hill Road.

The public hearing was opened at 5:37 pm. Ken Silverman for Integrity Realty Inc. presented the board with a document that sited attributes for the subject property as well as 4 additional apartment rental buildings and single-family home rentals on Mark Dr. Mr. Silverman was primarily focused on the percentage of increase in assessed value and the assessed value per unit of the subject property vs. the others he noted. The public hearing was closed at 5:52 pm.

The board reviewed the information provided, members of the board asked the staff to investigate other apartment complexes in the city, specifically are there any other townhouse style complexes with similarities to the subject. The board on a motion made by K. Mudgett and seconded by L. Creteau voted unanimously to table a decision to the October meeting in hopes of gaining some additional information.

OLD BUSINESS

NEW BUSINESS

NON-PUBLIC SESSION

L. Miner made a motion that the Board enter a non-public session under RSA 91-a:3IIC, to discuss matters that could adversely affect the reputation of the applicant. The motion was seconded by K. Mudgett, a roll call vote was taken, K. Mudgett – here, Lynne Creteau- here and Lenny Miner- here. The time was 6:17 pm.

L. Miner made a motion to come out of non-public session at 6:20 pm seconded by K. Mudgett. A roll call vote was taken, Karen Mudgett – here, Lynne Creteau- here and Lenny Miner- here.

Margate Inc, & Margate Motel: K. Mudgett made a motion to grant the request of the property owner, seconded by L. Creteau. The motion was unanimous.

OTHER

The board reviewed and signed abatement slips, and land use change tax warrants.

ADJOURNMENT: L. Miner made a motion to adjourn, seconded by K. Mudgett. The meeting was adjourned at 6:30 p.m.

Submitted by: _____
Tara Baker, BOA Clerk