

City of Keene
New Hampshire
ASSESSOR'S BOARD MEETING MINUTES

Wednesday, May 14, 2025

2:30 PM

Council Chambers

Members Present:

John T. Newcombe
Jason Frost
Daniel J. Langille, Chairman/City Assessor

Staff Present:

Lani Bixby, Assessing Technician

Mr. Langille called the meeting to order at 2:30 PM.

Mr. Newcombe moved and Mr. Frost seconded to accept the minutes of April 24, 2024. On a vote of 2-0, the Board approved the April 24, 2024 minutes.

No property owners/representatives were present for the meeting. Mayor Kahn joined to observe the meeting. The Board discussed the following:

1. 149 Emerald Street Owner LLC – Multi Parcels

Mr. Newcombe moved that the Board approve the request presented by Mr. Langille to include the 2024 abatement request as part of a 2023 settlement. Mr. Frost seconded. On a vote of 2-0, the request was approved.

Mr. Langille explained that a settlement is being reached regarding the appeal of the assessment for 2023. It is recommended to include 2024 assessment as well.

2. 480 West Street LLC – 420-486 West Street #578-004-000-000-000

DENIED. Mr. Frost moved that the Board deny the request for abatement. Mr. Newcombe seconded. On a vote of 2-0, the request for abatement was denied.

Mr. Langille explained that the property is located in the Kohl's plaza and the owner's taxpayer representative applies for an abatement each year but does not meet the burden of demonstrating an abatement is warranted.

3. AH Keene LLC – 197 Water Street #586-049-000-000-000

DENIED. Mr. Newcombe moved that the Board deny the request for abatement. Mr. Frost seconded. On a vote of 2-0, the request for abatement was denied.

Mr. Langille explained that the application included no documentation supporting an abatement.

4. Bradco Belmont LLC – 15 Bradco Street #116-003-000-000-000

APPROVED. Mr. Frost moved that the Board approve the request for abatement. Mr. Newcombe seconded. On a vote of 2-0, the request for abatement was approved, lowering the assessed value from \$1,027,500 to \$873,600 and resulting in an abatement of \$5,089.47.

Mr. Langille explained that the property was purchased in October 2024 for \$1,100,000 and the abatement request is supported by a recent appraisal. Mr. Langille recommended that the assessment be reduced to consider the appraisal and the current equalization ratio of 72.8%.

5. Cease, Brigida – 52 Winchester Court #592-010-000-000-000

DENIED. Mr. Frost moved that the Board deny the request for abatement. Mr. Newcombe seconded. On a vote of 2-0, the request for abatement was denied.

Mr. Langille explained that the applicant purchased the home in July 2024 for \$290,000 and the assessed value of the property is \$192,000. The 2024 taxes have been paid in full and the applicant provided no supportive documentation demonstrating a need for an assessment reduction. Mr. Langille also explained that the Assessing Department had reached out to discuss any exemptions and credits available and referred the applicant to the Human Services Department for additional support.

6. Emerald Development LLC – 160 Emerald Street #583-034-000-000-000

APPROVED. Mr. Newcombe moved that the Board approve the request for abatement. Mr. Frost seconded. On a vote of 2-0, the request for abatement was approved, lowering the assessed value from \$3,211,500 to \$2,330,000 for the 2024 tax year only, resulting in an abatement of \$29,151.21.

Mr. Langille explained that the property is located at the end of Emerald Street and was purchased by the applicant for \$3,200,000 in October 2024. After inspection of the property, it was determined that the owner has recently invested an estimated \$500,000 for deferred maintenance and the property will require a considerable additional investment to improve the entire property, including the addition of 16 apartments on the second floor.

Mr. Frost inquired as to whether the value included the Quonset huts and Mr. Langille confirmed that it does although the value of them is minimal due to their condition.

Mr. Langille stated that the abatement is warranted for 2024, considering the condition of the property, the sale, and the equalization ratio. The value will change with the renovations and the addition of the apartments beginning in 2025.

7. Gallen, Matthew – 196 Washington Street #550-002-000-000-000

APPROVED. Mr. Newcombe moved that the Board approve the request for abatement. Mr. Frost seconded. On a vote of 2-0, the request for abatement was approved, lowering the assessed value from \$451,200 to \$397,500 resulting in an abatement of \$1,775.86.

Mr. Langille explained that the home has been converted to a two family and that the condition was overstated as corrected as a result of an interior inspection. The abatement is supported by an appraisal submitted by the taxpayer when equalized by the current ratio.

8. Jazzlyn Hospitality LLC – 120 Key Road #110-019-000-000-000

DENIED. Mr. Frost moved that the Board deny the request for abatement. Mr. Newcombe seconded. On a vote of 2-0, the request for abatement was denied.

Mr. Langille explained that this property is the Hampton Inn located on Key Road. The applicant is currently appealing the denial of their 2023 abatement with the BTLA and we are currently involved in settlement talks. Mr. Langille also stated that the applicant recently purchased the Marriot which is very similar in age, size, and condition for \$12,500,000, making it difficult to justify an abatement.

Mr. Langille recommended that the request for 2024 be denied at this time and become part of any potential settlement for 2023.

9. JLS Properties LLC – 973 Marlborough Road #249-004-000-000-000

APPROVED. Mr. Newcombe moved that the Board approve the request for abatement. Mr. Frost seconded. On a vote of 2-0, the request for abatement was approved, lowering the assessed value from \$512,500 to \$457,200, resulting in an abatement of \$1,828.77.

Mr. Langille explained that this is a mixed use property located on the Keene/Marlborough line and consists of a private residence on one side and retail space on the other. After inspection of the property, it was determined that part of the square footage being assessed by Keene should be lowered as it is already being assessed by Marlborough.

Mr. Frost inquired if moving the line on the sketch resulted in the reduction of square footage and Mr. Langille confirmed that it did.

Mr. Newcombe inquired if the part of the property located in Keene was the private residence or commercial space. Mr. Langille stated that part was commercial space and all of the residence was in Keene.

10. Ogren, John Matthew & Carolyn A – 667 West Street #580-009-000-000-000

APPROVED. Mr. Frost moved that the Board approve the request for abatement. Mr. Newcombe seconded. On a vote of 2-0, the request for abatement was approved, lowering the assessed value from \$481,000 to \$456,000, resulting in an abatement of \$826.75.

Mr. Langille explained that after an inspection of the property, it was discovered that the area behind the garage is an unheated workshop and not living space, resulting in a reduction of the assessed value.

11. Ranaldi, Geno A – 70 Court Street #568-041-000-000-000

APPROVED. Mr. Newcombe moved that the Board approve the request for abatement. Mr. Frost seconded. On a vote of 2-0, the request for abatement was approved, lowering the assessed value from \$571,400 to \$368,900, resulting in an abatement of \$6,696.68.

Mr. Langille explained that this property is the old senior center. After inspection, it was discovered that there had been flooding in the basement and a dog grooming business located on part of the first floor had to move temporarily due to the flooding. Mr. Langille further explained that due to the layout of the first floor, it will require substantial renovation, otherwise it will be difficult to use as rentable space.

12. Swami Shree LLC – 175 Key Road #110-021-000-000-000

DENIED. Mr. Frost moved that the Board deny the request for abatement. Mr. Newcombe seconded. On a vote of 2-0, the request for abatement was denied.

Mr. Langille explained that the property is the smaller hotel behind the Hampton Inn that was purchased in 2022 for \$5,900,000 and renovated in 2023. The applicant stated that the hotel is being downgraded as one of the reasons for the request with little to no market analysis or information provided.

13. The Mills of Keene LLC – 81-83 Ralston Street #583-029-000-000-000

APPROVED. Mr. Frost moved that the Board approve the request for abatement. Mr. Newcombe seconded. On a vote of 2-0, the request for abatement was approved, lowering the assessed value for 2024 from \$8,014,200 to \$7,500,000, resulting in an abatement of \$17,004.59.

Mr. Langille explained that the property consists of two student housing buildings. After the recent sale of another nearby student housing building known as Arcadia Hall, Mr. Langille spoke with the owner of the property. The owner stated that with enrollment of Keene State College students being down, it has led to higher than expected vacancy rates. It was discussed whether the property could be utilized for non-student rentals and the owner stated this has been attempted in the past with little success.

Mr. Frost inquired what the sale price was for the Arcadia building and Mr. Langille stated it was sold for \$3,800,000.

Assessors Board Meeting
May 14, 2025

Other Business:

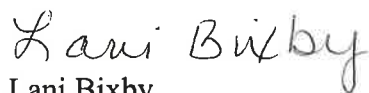
NGM Insurance Co – Multi Parcels

Mr. Langille explained that a settlement agreement has been reached for the 2023 and 2024 tax years and no further discussion was required.

Mr. Frost inquired which buildings were part of the settlement and Mr. Langille explained that the settlement consisted of multiple buildings that NGM is trying to sell.

The meeting adjourned at 2:51 p.m. This is the final meeting of the Assessors Board for Tax Year 2024.


Minutes prepared by:



Lani Bixby

Assessment Technician

Reviewed and Approved by the Assessors Board



Daniel J. Langille, CNHA

City Assessor/Chairman, Assessors Board