HANOVER ADVISORY BOARD OF ASSESSORS

March 21, 2022
Meeting minutes

Board Members: Mac Gardner, Joe Roberto, Jay Pierson, Select Board Representative-Joanna Whitcomb, Selectboard Alternate-Peter Christie, John Brighton - Alternate
Staff: Assessor Norm Bernaiche, Adrienne Summers
Public: Ethan Mann, Steve Wheelock,
Zoom attendance: David & Diane Simpson, Vinod & Aruna Seth,

Assessment Hearing Process – Each applicant is given the following explanation prior to their hearing. If following the Advisory Board of Assessors recommendation, the applicant is not happy with the outcome they have the option of filing an appeal beyond the local level to the Board of Tax and Land Appeal or the Grafton County Superior Court. Each applicant is given the opportunity to present new information not included with the application. The Board reviews all the information supplied by the applicant and that of the assessor before making their decision. The Board’s recommendation is presented to the Board of Selectmen for approval.

4:00 PM – Meeting called to order by Mac Gardner

David R. & Diane G. Simpson 32 Oocc Com Ridde Parcel ID: 40-2-1 Assessment: $2,093,500.
Appeal: 2021-1

Land size was corrected based on map of subdivision.

Recommendation: Abate
Tax Year 2021 assessment: $2,093,500.
Revised assessment: $2,030,200.
Abate: $63,300.

Daniel Graubert – Revoc Trust 119 Trescott Road Parcel ID: 5-118-1 Assessment: $746,000.
Appeal: 2021-5

Remove remodel code.

Recommendation: Abate
Tax Year 2021 assessment: $746,000.
Revised assessment: $711,200.
Abate: $34,800.

Douglas & Pamela Tengdin 8 Ferson Road Parcel ID: 13-25-1 Assessment: $655,750.
Appeal: 2021-6

No evidence of market value was provided.

Recommendation: Deny the request

Advisory Board of Assessors
Dudley J. Weider - Trust  
38 Rip Road  
Parcel ID: 44-25-1  
Assessment: $860,300.  
Appeal: 2021-8

**Recommendation: Abate**

Tax Year 2021 Assessment: $860,300.  
Revised assessment: $856,600.  
Abate: $3,700.

Ethan Mann  
222 Brook Hollow  
Parcel ID: 39-12-20  
Assessment: $281,400.  
Appeal: 2021-9
Unit has mini split and not full air conditioning as was listed.

**Recommendation: Abate**

Tax Year 2021 Assessment: $281,400.  
Revised assessment: $273,400.  
Abate: $8,000.

_Tabled this abatement for further review of condo complex._

Anne & Thomas Tetreault  
53 Lyme Road # 28  
Parcel ID: 46-16-28  
Assessment: $222,300.  
Appeal: 2021-10
Correct the square footage of the unit which was changed in 2006.

**Recommendation: Abate**

Tax Year 2021 Assessment: $222,300.  
Revised assessment: $214,800.  
Abate: $7,500.

Prasad & Roja Alavili  
1 Hilltop Drive  
Parcel ID: 18-8-1  
Assessment: $652,100.  
Appeal: 2021-11
Adjust land for topography.

**Recommendation: Abate**

Tax Year 2021 Assessment: $652,100.  
Revised assessment: $617,500.  
Abate: $34,600.
Morgan Jones – 2006 Family Trust 37 Rope Ferry Road Parcel ID: 40-10-1 Assessment: $3,554,700. Appeal: 2021-12

Adjustments made to building grade, condition relative to age, number of baths and a view/location adjustment to the land

Recommendation: Abate

Tax Year 2021 Assessment: $3,554,700.
Revised assessment: $3,505,400.
Abate: $ 49,300.

Alix Ashare & James Carroll 57 Stevens Road Parcel ID: 2-134-1 Assessment: $1,971,700. Appeal: 2021-13

Adjust for various listing items and review of design/appeal. Consideration was given to the appraisal.

Recommendation: Abate

Tax Year 2021 Assessment: $1,971,700.
Revised assessment: $1,592,200.
Abate: $ 379,500.


Listed as having air conditioning which it does not – remove air.

Recommendation: Abate

Tax Year 2021 Assessment: $626,900.
Revised assessment: $604,900.
Abate: $ 22,000.


Adjust neighborhood code to East Wheelock to be consistent.

Recommendation: Abate

Tax Year 2021 Assessment: $974,700.
Revised assessment: $712,400.
Abate: $262,300.

Advisory Board of Assessors
Eleazar Wheelock House Inc 4 West Wheelock Street
Parcel ID: 33-37-1

Assessment: $884,900.
Appeal: 2021-17

Board agreed to total assessment for 2021 at $563,500.

Recommendation: Abate
Tax Year 2021 Assessment: $884,900.
Revised assessment: $563,500.
Abate: $321,400.

Anthony Scola & Kathryn Page 9 Storrs Road
Parcel ID: 23-109-1

Assessment: $769,000.
Appeal: 2021-19

Finished area was not correct.

Recommendation: Abate
Tax Year 2021 assessment: $769,000.
Revised assessment: $765,100.
Abate: $3,900.

Constance Anderson 8 West Street
Parcel ID: 33-80-1

Assessment: $764,600.
Appeal: 2021-20

Correct land size and adjust for topography. Correct the year built.

Recommendation: Abate
Tax Year 2021 assessment: $764,600.
Revised assessment: $724,400.
Abate: $40,200.

Jane Lipson 35 Macdonald Drive
Parcel ID: 48-20-1

Assessment: $637,500.
Appeal: 2021-23

Adjust square footage of building and overall condition based on interior inspection.

Recommendation: Abate
Revised assessment: $597,400.
Abate: $40,100.
Cassandra Cummings – Revocable Trust 2 Great Hollow Road 28-11-1
Assessment: $415,900.
Appeal: 2021-26

Remove shed and adjust for small porch. Change building style to Ranch from Conventional.

Recommendation: Abate
Tax Year 2021 assessment: $415,900.
Revised assessment: $379,600.
Abate: $ 36,300.

Louise Moon 7 Gile Drive Unit TB 20-11-2
Assessment: $252,500.
Appeal: 2021-27

Unit has been adjusted for restricted covenant.

Recommendation: Deny the request.

Society of Friends 43 Lebanon Street 23-153-1
Assessment: $360,400.
Appeal: 2021-30

The Society believes the taxable portion of their building is overstated.

Recommendation: Deny the request.

Tabled pending inspection by Assessor.

NH Alpha Association of Sigma Alpha Epsilon 38 College Street 38-2-1
Assessment: $1,349,100.
Appeal: 2021-31

The property is currently under appeal in Grafton County Superior court.

Recommendation: Deny the request

Hui Zhou & Geoffrey Gunning 60 Greensboro Road 26-1-1
Assessment: $355,300.
Appeal: 2021-32

No evidence presented that is convincing of disproportionality.

Recommendation: Deny the request.

General discussion by board concerning taxable stats of the North campus land owned by Dartmouth College. The Advisory Board of Assessors referred this matter to the Selectboard.

Chair Gardner MOVED to stop discussion of abatement applications and continue to the next meeting. J Roberto SECONDED the motion. All in favor – meeting was continued at 6:40 p.m.

Advisory Board of Assessors