

Grant A. Gibby and Swanee A. Gibby  
v.  
Town of Hooksett

Docket No. 5196-88

DECISION

A hearing in this appeal was held, as scheduled, on September 20, 1990. The Taxpayers were represented by Grant A. Gibby, one of them. The Town was represented by David Bolton, Appraiser for M.M.C., Inc.

The Taxpayers appeal, pursuant to RSA 76:16-a, the assessment of \$147,300 (building value only) placed on their real estate, located on a commercial condominium at 1100 Hooksett Road (unit 102) for the 1988 tax year.

Neither party challenged the Department of Revenue Administration's equalization ratio of 98% for the 1988 tax year for the Town of Hooksett.

The subject unit was purchased in September of 1987 for \$137,000.

A comparable unit sold to Kraus for \$139,000 and the owner put an additional \$20,000 in interior work, according to the Taxpayer.

Unit 107, nearer the road with better visibility, totally finished inside with four offices, carpeting and recessed lighting was assessed at \$146,100.

The Board of Tax and Land Appeals adjusts the assessment by 5% for lack of visibility from the road and finds the correct 1988 assessment to be \$139,900.

If the taxes have been paid, the amount paid on the value in excess of \$139,900 is to be refunded with interest at six percent per annum from date of payment to date of refund.

SO ORDERED.

BOARD OF TAX AND LAND APPEALS

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George Twigg, III, Chairman

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Peter J. Donahue, Member

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Paul B. Franklin, Member

Date: October 31, 1990

I certify that copies of the within Decision have this date been mailed, postage prepaid, to Grant A. & Swanee A. Gibby, taxpayers; and Chairman, Selectmen of Hooksett.

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Michele E. LeBrun, Clerk

Date: October 31, 1990

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