



# CITY OF CONCORD

*New Hampshire's Main Street™*

## REPORT TO MAYOR AND THE CITY COUNCIL

**FROM:** Kathryn H. Temchack, Director of Real Estate Assessments

A handwritten signature in black ink, appearing to read "Kathy", positioned to the right of the "FROM:" line.

**DATE:** April 16, 2018

**SUBJECT:** Request for Renewal of the Discretionary Preservation Easement RSA 79-D for property at 174 Little Pond Rd owned by the Katharyn S. Hok Trust.

### Recommendation

Accept this report and set for public hearing at the request of Katharyn S. Hok trustee of the Katharyn S. Hok Trust for renewal of the Discretionary Preservation Easement per RSA 79-D. The approval and terms of the easement are to be determined by the legislative body of the community.

### Background

In 2004 the City of Concord received its first request for a Discretionary and Preservation Easement under RSA 79-D. The City Council directed the Heritage Commission and the Director of Real Estate Assessments to review the application, and to determine and recommend a rating for adjustments and submit a report to the City Council for consideration.

### Discussion

The Heritage Commission and the Director of Real Estate Assessments met with Ms. Hok on April 5, 2018 to review her application, the supporting documents and the reasons why the Discretionary Preservation Easement should be granted. The easement encourages the preservation and maintenance of existing agricultural building. The Heritage Commission commended Ms. Hok for the improvements and maintenance taken over the past several years to maintain and improve the large barn (A) and the milk shed (C). Based upon the information submitted and discussed, the Heritage Commission voted unanimously to approve the application and recommend the same conditions as approved with the 2008 application. Those conditions are:

1. The Discretionary Preservation Easement should be granted for 10 years with no recapture at the end of the easement.
2. The recommended exemption is 70% for the main barn (A) and milk shed (C) and 40% for the shop (B).
3. The land area associated with (A) and (C) is 8,594 sf with the 70% exemption and the land area for (B) is 1,236 sf with the 40% exemption.

Please refer to the attached application, sketch, rating sheet, pictures, supplemental documents and draft minutes of April 5, 2018 Heritage Commission. If the City Council grants the discretionary preservation easement exemption for 2018, the property assessment will be reduced from \$403,350 to \$353,550 a reduction of \$49,800 for a reduction in taxes of \$1,406.35. The assessment and tax reductions stated above are based upon the 2017 assessment and the 2017 tax rate. The dollar amount of the assessment and tax reduction will change each year based upon the final assessments and final tax rate.