



Town of Goffstown

TOWN OFFICES
16 MAIN STREET • GOFFSTOWN, NH 03045

Town of Goffstown Assessing Notice

To: Goffstown Taxpayers
From: Scott Bartlett, CNHA
Date: May 17, 2013
RE: 2013 Valuation Update

As required by RSA 75:8-a, "The assessors and/or selectmen shall reappraise all real estate within the municipality so that the assessments are at full and true value at least as often as every fifth year." Under RSA 21-J:11-a The State of New Hampshire Department of Revenue Administration must prepare an Assessment Report that considers whether:

- (a) Level of assessments and uniformity of assessments are within acceptable ranges as recommended by the assessing standards board by considering, where appropriate, an assessment-to-sales-ratio study conducted by the department for the municipality;
- (b) Assessment practices substantially comply with applicable statutes and rules;
- (c) Exemption and credit procedures substantially comply with applicable statutes and rules;
- (d) Assessments are based on reasonably accurate data; and
- (e) Assessments of various types of properties are reasonably proportional to other types of properties within the municipality.

An Assessment Report has been scheduled to be completed for the Town of Goffstown for the 2013 tax year. In preparation for this Report, the Assessor's Office will be updating all property values as of April 1, 2013.

It is expected that initial values from this property valuation update will be ready by August 2, 2013, and available on the Town's website: <http://www.goffstown.com/>.

The enclosed tax bill is an estimated bill which is based on 50% of the 2012 tax rate and the 2012 assessed value (adjusted by any physical changes as of April 1, 2013). This estimated bill cannot be appealed. The second and final 2013 tax bill, which should be sent in late October or early November, will have the updated value and will establish the final 2013 value and the true tax for the year. This bill can be appealed under the normal abatement procedure described in RSA 76:16.

If you have questions at any time please check our website at <http://www.goffstown.com/assessing-office.html> or contact me.

The Town continues to meet its assessing requirements without large expenditures and undue inconvenience to taxpayers. We appreciate your patience and cooperation.