

### **What is my assessed value based on?**

RSA 75:1 How Appraised. Except with respect to open space land appraised pursuant to RSA 79-A:5 (current use) and residence appraised pursuant to RSA 75:11 (in commercial zone), the selectmen shall appraise all taxable property at its full and true value in money as they would appraise the same in payment of a just debt due from a solvent debtor, and shall receive and consider all evidence that may be submitted to them relative to the value of the property, the value of which cannot be determined by personal examination.

Assessments are based on the market value of your property as of a specific date. The most recent update of value was done as of April 1, 2016. For the 2016 tax year, assessments were based on market value as of April 1, 2016. For next year, 2017, any improvements or additions to the property will be reflected; however, the value of those changes will be based on the value of what it would have been as of April 1, 2016.

### **What is a Cyclical Re-measure and List?**

A re-inspection and re-measurement of a portion of properties each year. The intent is to visit every property in Town over a 5 to 7 year period. Properties are re-inspected to verify that the information on the property record card (PRC) is correct.

### **What is a Property Record Card (PRC)?**

The PRC is your assessment record, sometimes referred to as your Tax Card. While it is referred to as the Tax Card, it actually is not a Tax Card as it does not show the taxes of the property. The PRC shows property information, such as lot size, building size, number of bedrooms, etc. It also shows the breakdown of the assessed value, a history of assessed values, ownership and sales information.

### **Does a Cyclical Re-measure and List (CRL) change my value?**

Only if there is a change in the data. If there is a change in the data, the change in the assessed value is based on the valuation benchmarks that are currently in the Town's assessing system. For most residential properties, data is the physical elements, i.e., the measurements of the building, the physical condition of the property, finish of the basement, number of bathrooms, etc. For commercial, industrial and apartment properties, data can be the size of the site (land needed to support the building), functional and economic obsolescence, land factors, etc.

### **I have not done anything to my property last year. Why did the assessed value of my property increase as the result of an inspection?**

There are two primary reasons that a CRL will change a value, even though the property has not changed recently.

- 1) Most properties have now been inspected within the last five to seven years. While nothing has changed recently, there may have been changes since the last inspection.

- 2) There may have been errors made when the last inspection was done.

### **What are valuation benchmarks?**

The Town's mass appraisal computer system is used to estimate assessed values. The computer program uses tables of prices per square foot of various types of buildings, prices per square foot of different sizes of land, size adjustments for buildings, depreciation rates based on year built and condition, valuation points for different types of building elements, etc. These are valuation benchmarks.

### **What is a valuation update?**

A valuation update consists of

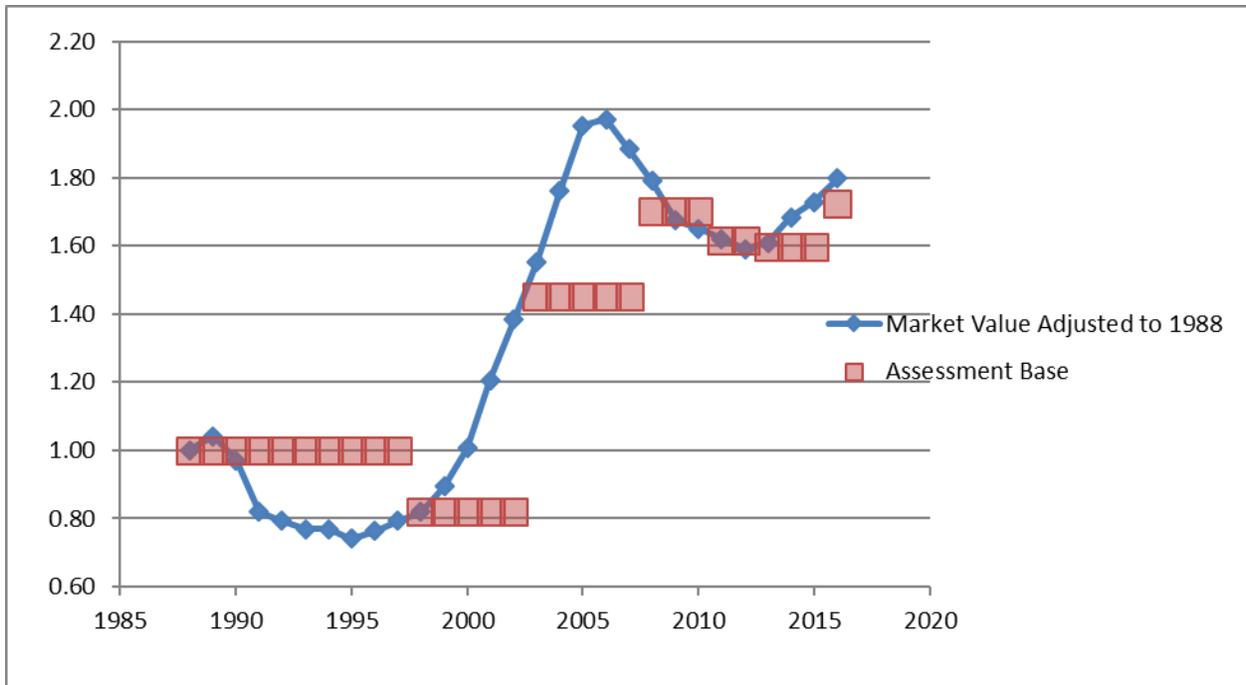
- 1) An analysis of current market information, i.e., property sales, building cost data, rental income.
- 2) Creating new valuation benchmarks based on the current market information.
- 3) Applying the new valuation benchmarks to all properties.
- 4) Reviewing and statistically testing the new values.
- 5) Notifying taxpayers of new values.

### **Property values have decreased over the last few years. Does this mean that my assessed value will decrease?**

Property values fell from 2006 to 2011; however, in 2011 property values began stabilizing and have been increasing over the last three years. Prior to 2016, the previous update of value was in 2013; therefore, it can be expected that most values will increase.

The left side of the chart on the next page indicates the level of market value in comparison to 1988. The 1988 level of market value has been assigned a value of 1.00. The level of market value for subsequent years is based on a comparison to the base of 1988. For example, in 1992, market value had decreased by about 20% and on the grid, 1992 is shown at 0.80. In 2003, property values had increased to a level about 55% higher than it had been in 1988. The red squares indicate the level of assessment as set by a valuation update.

As can be seen by the chart, the 2016 total assessments are more than the 2013 total assessments (about 7%). Today's values are higher than they were in 2013.



**If my assessment increases, does that mean my taxes will increase?**

Hard to tell. Assessments do not determine the total amount of taxes to be paid. The assessment determines your portion of the taxes to be collected. The total amount of taxes to be collected is determined by the Town’s budgetary process and Town meeting. The final amount is set at Town meeting. Updated assessments will not change the total amount of taxes to be collected. It will only determine your percentage of the total amount of taxes to be paid, which could go up, go down, or stay the same.

In its simplest terms, the tax rate is determined by dividing the Total Property Tax Commitment (total amount the Town needs to collect in taxes) by the Local Assessed Valuation (total taxable value of the Town).

$$\frac{\text{Total Property Tax Commitment}}{\text{Local Assessed Valuation}}$$

Therefore, if the Local Assessed Valuation increases, but the budget stays the same, the tax rate would decrease.

### **I just had my house appraised for less than my assessment. Am I eligible for an abatement?**

Abatements are not granted based on a direct comparison to current market value, but instead on a comparison to the general level of assessment as of April of the tax year. As indicated in the chart above, it is expected that the level of assessment will be at or near market value as of April 1, 2016. Current trends are showing that the market is stabilizing and in some neighborhoods slightly increasing; therefore, it is expected that the value of your property today is the same or slightly more than the assessed value. If you have questions, talk to the Town's Assessor. If you still believe that the assessed value of your property is too high, file an abatement (no later than March 1<sup>st</sup>) with a copy of the appraisal included. As with all filed abatements, it will be reviewed and you will receive a written response. Just be aware that an appraisal for less than the assessment does not guarantee abatement.

### **How do I file an abatement?**

An abatement form can be obtained at the Assessor's Office or from the following site: <http://www.nh.gov/btla/forms/index.htm>. It is not required to use the abatement form; however it is recommended. At a minimum, a request for abatement must include the property for which an abatement is sought, the reasons that an abatement is sought, and be signed by the owner of the property. An application for abatement must be received after the second tax bill (October or November) has been sent and prior to March 1st."

### **What is the DRA?**

The Department of Revenue Administration. The Property Appraisal Division monitors the assessing function and certifies assessors. A list of questions answered by the DRA can be found at [http://www.nh.gov/revenue/faq/dra\\_600.htm](http://www.nh.gov/revenue/faq/dra_600.htm).