



Town of Goffstown

TOWN OFFICES
16 MAIN STREET • GOFFSTOWN, NH 03045

Town of Goffstown Assessing Notice

To: Goffstown Taxpayers
From: Scott Bartlett, CNHA
Date: July 27, 2016
RE: Changes to Assessments

As indicated in the letter dated May 9, 2016, that was sent to all taxpayers along with their first 2016 tax bill, it was the intention of the Assessing Office to update all assessed values for the 2016 tax year. The initial phase of this update has been completed. A list of the 2016 proposed values can be found on the Town's website or a paper copy can be viewed at the Town Hall.

The Town's online assessing database at <http://gis.vgsi.com/goffstownnh/> has also been updated with the proposed assessments.

The total assessed value of the Town has increased by about 7%. Most single family homes have increased by 5% to 10%; residential condominiums by 2% to 10%; manufactured homes 20% to 25%; multi-family homes and apartments 1% to 5%; and commercial and industrial 0% to 4%.

NOT ALL PROPERTIES WILL FALL WITHIN THESE RANGES. As is typical with all valuation updates, some properties increase more than others, some about the same and some less than others. A higher than average increase is not necessarily an indication that your property is over-assessed. The best indication is recent sales of similar properties in your neighborhood.

A list of 571 sales, from April 1, 2014 to July 15, 2016, qualified for analysis, are also available on the Town's website and at the Town Hall. Based on these sales and the 2016 proposed assessed values, the level of assessment (Median) is 0.98 with a Coefficient of Dispersion (COD) of 7.0%.

Please review the information provided. Values will not be finalized until the end of August; if changes are warranted, they can be made before the final tax bill is issued.

If you have questions at any time please check our website at <http://www.town.goffstown.nh.us/townhall/assessor.shtml>, e-mail me at sbartlett@goffstownnh.gov, or call me at 497-8990 x 113.

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