

# CITY OF NASHUA

## ASSESSING DEPARTMENT

### MONTHLY MONITOR

October 31, 2019

Volume 3

Mailing Address:  
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Hours:  
Monday -Friday

Nashua, NH 03061

Email: [Assesshelp@nashuanh.gov](mailto:Assesshelp@nashuanh.gov)

8 a.m. - 5 p.m.

Website: <https://www.nashuanh.gov/150/Assessing-Department>

#### IMPORTANT DATES

##### November 11<sup>th</sup>

Veterans Day

City Offices will be closed.

##### November 21<sup>st</sup>

Board of Assessors Meeting

8:15 am in the City Hall Auditorium

*Please note: The November 7<sup>th</sup> regular meeting of the Board of Assessors has been cancelled.*

##### November 28<sup>th</sup> &

29<sup>th</sup>

Thanksgiving Holiday

City Offices will be closed.

#### SALES RATIO STUDY

RSA 21-J:3, XIII requires the NH Department of Revenue Administration (DRA) to equalize annually, by May 1, the valuation of all properties within each town and city in the State of New Hampshire in order to bring all valuations to their true market value. To accomplish this, the DRA annually conducts an assessment to sales ratio study for each municipality in the State, resulting in the formation of an equalization ratio. The Sales Ratio Study is a detailed analysis of every sale that occurs in the city. The assessed value for each arms-length sale property is divided by the selling price of that property. The result is a ratio of the assessed value to the recent selling price of that property. The ratios are arrayed and analyzed using numerous statistical measures to determine the overall relationship between assessments and selling prices. The overall ratio for a municipality is then derived from a statistical analysis of all of the individual sales ratios.

The sales that are analyzed in the ratio study include all valid, "arms-length transactions". "Arms-length" sales occur between a willing buyer and willing seller, when each is acting in a knowledgeable manner and involve properties that have market exposure. Sales involving foreclosures, fiduciary deeds, and bankruptcy are examples of non-arms-length transactions.

We are currently conducting sales inspections for NH DRA ratio study. If you have purchased a home in Nashua between the dates of October 1, 2018 and September 30, 2019, our staff will be attempting to contact you for a sales inspection. This consists of a brief interior and exterior inspection of the property to verify our data as well as a few questions regarding the purchase of the property. It is very important that we verify this information, as this helps to determine if the sale is an arms-length transaction and to assess the true current market value of the property. All city assessors wear a city identification badge for easy identification. We are pleased to schedule an appointment that is convenient for you, please call at 589-3040.

#### THE ASSESSING "MONTHLY MONITOR" :

We will be issuing updates monthly to our residents in our Monthly Newsletter. To sign up please visit the Assessing page on the Nashua city website: [www.nashuanh.gov/assessing](http://www.nashuanh.gov/assessing).

# Solar Energy Systems Exemption

Per RSA 72:62, the City of Nashua offers a "Solar Energy Systems Exemption". The value of a solar energy system, as defined in RSA 72:61, is exempt from the assessed value of the property. View RSA 72:61

For more specific information, please refer to our website at:

<https://www.nashuanh.gov/166/Solar-Energy-Systems-Exemption>

An application must be filed by property owner by April 15th of the year in which the exemption is desired and the applicant must submit proof of the cost of the solar heating or cooling.

An inspection of the property is required and will be scheduled at the time of application.

Please come see us in the Assessing Department and we will gladly assist you in filling out the necessary forms.

## FULL MEASURE & LIST APPRAISAL and REVALUATION

### UPDATE

Nashua issued a request for proposals (RFP), RFP0023-092619, on August 28<sup>th</sup>. Proposals were due September 26, 2019 and proposals from four firms were received.

A city committee, comprised of staff from Administrative Services, Assessing, Finance, Legal, Purchasing and Economic Development, reviewed the proposals, conducted interviews and recommended the selection of Vision Government Solutions.

On Monday, October 28<sup>th</sup> the Board of Assessors held a special meeting. After review of the proposals, the Board of Assessors voted to recommend to the Board of Aldermen, the selection of Vision Government Solutions.

The city will move forward drafting a contract, consulting with Vision Government Solutions, and obtaining contract approval from the NH Department of Revenue, the Finance committee and the Board of Aldermen.

Please see the [Assessing Department page on the city website](#) for more information.

### Property Assessment Data and Residential Taxpayer Resources

The Assessor's Office has collected resources for residential property owners to help you understand how assessments work, how assessments are calculated and how property cards are created.

Access to Your Taxpayer Records - To provide convenient customer service to our residents, a "Request to View Files or Copy of Documents Form" is available on our website.

On June 17, 2019, the Assessing department held an "Assessing 101" Informational Meeting. The meeting provided instruction on how to read your property record card, an overview of all exemptions and credits, and other information useful to our residents. The video can be found on our website at: <https://www.nashuanh.gov/150/Assessing-Department> or on YouTube at: <https://www.youtube.com/watch?v=7efE57J2ZKE>

Access your Property Record Card by using WEBPRO, available on our website at: <https://assessing.nashuanh.gov/default.asp>. After finding your property information, click on "Assessors Record Card".