

CITY OF NASHUA
ASSESSING DEPARTMENT
MONTHLY MONITOR

January 31, 2020

Volume 6

Mailing Address:
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Hours:
Monday -Friday
8 a.m. - 5 p.m.

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

IMPORTANT DATES

Board of Assessors Meetings

February 6th

*SPECIAL START TIME -
8:15AM *

February 20th

9:00 am

City Hall Auditorium

IMPORTANT DEADLINES

2019 Abatements
March 1, 2020

Elderly Exemption
Solar Energy Exemption
Disabled Exemption
Blind Exemption
Veterans Exemption
April 15, 2020

What is an Abatement?

An abatement is an assessment appeal process that occurs when, generally, there must be either an error in the physical data of your property or the assessment must not be proportional to other properties.

An abatement may be granted for "good cause shown". Generally, this means a disproportionate assessment or an assessment based on an error, but it can also include other reasons. The fact that property taxes may be considered to be "too high" is not adequate grounds to justify an abatement.

Please note that the burden of proof that your assessment is incorrect lies with you, the taxpayer. To carry this burden, you must show what the property was worth on April 1 of the year appealed. This value and the assessment will then be compared to recently sold properties in the City. Therefore, comparable sales are an essential part of most appeals. It is required that you provide in writing all evidence of your claim.

Per RSA 76:16-b Any person aggrieved by the assessment of a tax by the selectmen or assessors, may, by March 1, 2020 and not afterwards file an abatement with the Assessing Office. Abatement applications can be picked up in our office or printed from our website at <https://www.nashuanh.gov/167/Assessment>.

Solar Energy System Exemption

The City of Nashua assesses solar equipment and it is likely that your property value will change. The City of Nashua has a Solar Energy System Exemption that will now exempt the entire assessment for property tax purposes on the solar system, as defined in RSA 72:61. Property owners who wish to receive this exemption must apply for the exemption by April 15th. If you have already applied and have been granted this exemption, you do not need to reapply for this exemption.

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.

Building Permit Inspections

If a building permit was issued for work on your home that requires an inspection from our office, an assessor will be stopping by. As always, they will carry identification badges.

If you are not home when we stop by, the assessor will leave a door tag with the reason for the visit as well as information on how to contact our office.

To schedule an inspection please call our office at (603)589-3040.

FULL MEASURE & LIST APPRAISAL and REVALUATION UPDATE

The contract will be before the Board of Aldermen for approval in February. After approval, a start-up meeting will be scheduled with the Board of Assessors. The public will be welcome to attend. Please see the Assessing Department page on the city website for more information.

City of Nashua Elderly Exemption RSA 72:39-a:

Filing deadline is April 15, 2020. Applications are accepted after January 1, 2020. Visit <https://www.nashuanh.gov/162/Elderly-Exemptions> to download an application or visit our office between 8 am – 5 pm.

Exemptions

65-74 years of age as of April 1st = \$194,000
75-79 years of age as of April 1st = \$224,000
80 years of age and older as April 1st = \$280,000

Filing Procedures

1. An Income and Asset Statement, covering the full calendar year preceding April 1st, must be completed and submitted at the Assessor's Office.
2. A permanent record card must be signed in person at the Assessor's Office.

Eligibility Requirements

- Must be 65 years of age on or before April 1, 2020.
- Must be the owner of record on or before April 1, 2020.
- Must reside in the State of New Hampshire for 3 consecutive years on or before April 1, 2020.
- Married couples must have been married for 5 consecutive years on or before April 1, 2020.
- Must occupy the property as their principal abode to qualifying for the elderly exemption.

Income Qualifications

Income qualifications include any net income (not adjusted) from all sources in the calendar year preceding April 1st.

- Single person income not to exceed \$50,000
- Married persons joint income not to exceed \$50,000

Asset Qualifications

Asset qualifications will include any assets on the date of application.

- Assets not to exceed \$150,000 (excluding the home they reside in)
- Any other real estate owned anywhere (individually, jointly, in common, fractional) including land, mobile homes, condos, timeshares, etc.
- Checking and/or savings account balances.
- CD's, IRA's, mutual funds, stocks, bonds, annuities, life insurance policies, money market, etc.
- Any and all vehicles registered in your name including motor vehicles, cars, trucks, RV's, trailers, etc.