

**CITY OF NASHUA  
ASSESSING DEPARTMENT  
MONTHLY MONITOR**

June 30, 2020

Volume 11

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

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

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

## IMPORTANT DATES

### Board of Assessors

#### Meeting

#### Please note:

July 16th

Rescheduled to

July 30th

9:00 – 11:00 am

*Note: In accordance with the Governor's Emergency Order, Board Members and Staff will be participating remotely. The meeting will be aired on Ch. 16.*

Number for someone to listen to the meeting is as follows:

Conference Bridge Number  
(978) 990-5298

Access Code. 273974

Note: this is a listen only phone bridge

The telephone number to call if people can't hear: 603-821-2049

Contact Assessing at [assesshelp@nashuanh.gov](mailto:assesshelp@nashuanh.gov) and inquiries will be responded to accordingly. Property Record Cards may be sent to property owners via email, send a request to:

[assesshelp@nashuanh.gov](mailto:assesshelp@nashuanh.gov),

or online at

<https://assessing.nashuanh.gov/default.asp>



### Fair Market Value of Your Property

An assessment is the value of your property used to calculate your property taxes. It is based on the market value of your property.

The market value is the price most people would pay for your property in its present condition. Each year, (or less frequently depending on your local laws) the assessor estimates the market value of all properties in your taxing jurisdiction. The assessor reviews properties for changes and then revalues them depending on current market conditions.

In reviewing your individual property, the assessor collects data about its characteristics. This data includes, but is not limited to, items such as the amount of land, the location of the property, the number and size of the improvements, the physical characteristics of the improvements, the number and type of rooms, the quality of construction etc. This information is used to estimate the market value of your property by comparing the sale prices of similar properties, estimating the cost to construct your property, or calculating the potential rental income your property could generate. Accurate appraisals require the use of many tools for the accumulation of significant facts in order to estimate the fair market value of your property.

#### **Assessing Department Open for Appointments Only**

Starting July 6, 2020, we will be scheduling in person appointments. At this time, we will be limiting those appointments to one resident at a time, to be assisted by one staff member at a time in 15 minute increments. Please note that until the building has fully opened, we will continue to handle the majority of our work via phone/mail/email. Please call our office to discuss your needs and potentially schedule an appointment - (603)-589-3040

Any citizen has the right to contest a decision that the Board of Assessor's makes. To appeal a municipality's decision on an abatement application, a taxpayer may appeal to:

**The Board of Tax and Land Appeals (RSA 76:16-a)**

-An appeal to the BTLA must be made by **September 1, 2020**. A filing fee is required. Address inquiries to the Board of Tax and Land Appeals, State Office Park South, 107 Pleasant Street, Concord, NH 03301. Telephone: (603) 271-2578 Website: <http://www.nh.gov/btla>

**OR**

**The New Hampshire Superior Court (RSA 76:17)**

The filing deadline for Superior Court (RSA 76:17) is **September 1, 2020**. A filing fee is required. (603) 271-2578

## FY2020-2022 Full Measure & List Update

**The following is a summary of activity on the project as of June, 20, 2020.**

**For more information visit: <https://www.nashuanh.gov/1285/2022-Full-Measure-List-Appraisal-and-Rev>**

Bonding, Office Set-up, Project Set-up, Public Relations

- Bonding is complete.
- Project commenced March 3<sup>rd</sup>, 2020.
- The initial startup meeting with the Board and DRA was March 2, 2020 at City Hall.
- GIS maps have been provided.
- Office space has been provided. Modified space was provided due COVID19 and the closure of city hall in alternative city building.
- Public Relations will be on going throughout the project
  - Letter mailed to all residents at the start of each ward.
  - Updates are provided on the City's website.
  - Monthly Assessing Monthly Monitor Newsletters
  - June 4, 2020 Update to the Board of Assessors by June Perry, Vision Project Lead

Data Collection, Data Mailers, Building Permits

- Suspension of Interior Inspections due to COVID19 Guidance from the NH Department of Revenue
  - Amendment to the Contract with Vision Government Solutions
  - Press Release dated March 16, 2020
- Bi-weekly status reports are issued to the city and posted on the website.
- Building permits are being completed by the City through April 1, 2020. Vision is responsible for building permits though April 1, 2022. Building permits are provided to Vision weekly.
- Data Collection guidelines have been completed. Lister's information has been completed and the police department has been informed of all aspects of the data collection phase of the revaluation.
- Data collection
  - Ward 1 count 3,869 – C/I/E not started as of yet
  - Ward 2 count 3,478
  - Ward 3 count 2,845

**The following is the measure and listing numbers accountable as of June 20, 2020:**

Total Residential Improved Parcel Count	25,605
Measures	7,366
Total Interior Inspections	172
Refusals to Date - Partial/Full	7/88
Total Measures with refusal	7,454
Total Percent Complete Measured	29 %

**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).**