

CITY OF NASHUA
ASSESSING DEPARTMENT
MONTHLY MONITOR

August 31, 2020

Volume 13

Mailing Address:
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Hours:
Monday -Friday

Nashua, NH 03061

Email: Assesshelp@nashuanh.gov

8 a.m. - 5 p.m.

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

IMPORTANT DATES

**Upcoming Board
of Assessors
Meetings**

September 3, 2020
September 17, 2020

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.*

*Effective 8/27 all
meetings will be held
via Zoom.
Please see the calendar
on the City of Nashua
website for more
details.*

**Rex Norman, CAE contracted as the Assessing
Supervisor for the City of Nashua**

Rex has been actively involved in real estate valuation since 1986 and specifically for municipal government as an Assessor for over 25 years. His resume includes working as a commercial property appraiser for the City in the late 1990's, later serving on Nashua's Board of Assessors. He held the Chief Assessor position in Windham for 15 years, retiring in 2014 to establish his valuation and mediation consulting business. His credentials include past President of the New Hampshire Association of Assessing Officials, serving as our State's Representative to the International Association of Assessing Officers and as a reviewer/mentor for IAAO candidates seeking professional designations. He is a founding member of the Assessing Standards Board writing the rules that NH Assessors follow today. Certifications and licensing Rex has achieved include the NH CNHA and IAAO CAE designations, NH Department of Revenue Assessing Supervisor, and Certified General Real Estate Appraiser. Rex brings years of experience working with taxpayers, legal teams and municipal officials. He qualified as an expert witness in multiple courtrooms in NH and Massachusetts, including at the NH Board of Tax and Land Appeals. Rex is the Community Development Director for the Town of Windham, NH.

Rex Norman is assisting the Nashua Assessing team at a critical time in the City's history. New software and procedures are in place, a full measure and listing revaluation has started with the goal to visit every parcel in the City. This effort will correct existing errors and set assessed values to reflect their fair and equitable market value. This is the first complete relisting of all property in over two decades. Rex will counsel the City's Assessor's by reviewing their work for compliance with State laws, the Department of Revenue Rules & Guidelines, and per Uniform Standards of Professional Appraisal Practice. He will provide guidance and motivation, assist with setting goals, identifying resources, sharing knowledge and mentoring.

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.

Sales Qualification and Building Permit Letters to Residents

The City of Nashua continues to actively monitor the evolving health situation regarding the COVID-19 Pandemic and is deeply committed to the health and safety of our residents. Following the recommended social distancing protocols established by the Center for Disease Control, our office has modified the way we gather information to update your property record card following a property transfer or building permit work. In lieu of conducting an interior inspection, we have sent out questionnaires to gather data regarding the transfer of property or work completed. Capture of this data is vital to the market value of the property and we ask that residents whom have received letters please fill out the questionnaire provided and return them to our office. State law requires that your property be assessed at market value. Market value is defined as the amount a typical buyer would be willing to pay for a property. If you completed work on your home or recently purchased property and didn't receive a letter or you have any questions, please contact us at (603) 589-3040.

Assessing Department Closing due to Renovations

Starting September 10th, the Assessing Department will be closed to the public. The Assessing office will undergo improvements to our office which include a new customer service area which complies with COVID19 CDC recommendations. A detailed view of the proposed changes can be found under open bids on our city website.

We will continue to serve our residents remotely. Please note that we will continue to handle the majority of requests via phone/mail/email. Please call our office to discuss your needs at (603)-589-3040 or contact Assessing at assesshelp@nashuanh.gov. Property Record Cards may be sent to property owners via email, send a request to:

assesshelp@nashuanh.gov, or online at <https://assessing.nashuanh.gov/default.asp>

FY2020-2022 Full Measure & List Revaluation Update

The following is a summary of activity on the project as of August 15th, 2020. For more information visit: <https://www.nashuanh.gov/1285/2022-Full-Measure-List-Appraisal-and-Rev>

• Data collection

Ward 1 count	3,869
Ward 2 count	3,478
Ward 3 count	2,845
Ward 4 count	2,287
Commercial and Industrial not started as of yet	
Total Residential Improved Parcel Count	25,605
Measures	9144
Total Interior Inspections	172
Refusals to Date - Partial/Full	7/116
Total Measures with refusal	9260

** Ward 5 to begin Mid-September**

New Data Tools Published to our Website

The Assessing Department would like to thank Cornell Consultants on the creation of our new Data tools. These tools are available via our city website to all residents. Review property sales and property inspections by using these dashboards. Information may be filtered to access specific groups of properties, types of sales, types of inspections and more.