



CITY OF NASHUA

ASSESSING DEPARTMENT

MONTHLY MONITOR



November 30, 2020

Volume 16

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

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



IMPORTANT DATES

Upcoming Board of Assessors Meetings

December 3rd, 2020

December 17th, 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.

All meetings are held via Zoom due to COVID19. Please see the calendar on the City of Nashua website for more details.

2020 Abatement Applications now being accepted

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. The amount of tax is not subject to appeal since the local legislative bodies, through the budget process, determine the amount of money needed to fund local government operations.

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. This information is essential for the Board of Assessors to review your claim. A blank form or a simple statement of "we feel we are over taxed" will result in a denial based on insufficient evidence. The taxpayer needs to show why the assessment is wrong, and how the assessment has resulted in the taxpayer paying a disproportionate share of taxes. Therefore, state with specificity all the reasons supporting your application. Statements such as "taxes too high" or "assessment exceeds market value" are insufficient.

The 2020 Abatement form may be found on the city website here:

<https://www.nashuanh.gov/170/Abatement-Form>

Once you have completed the form online, you must print it, sign it and then hand-deliver or mail it to the Assessor's Office. It is strongly suggested you keep a copy of the completed form for your files.

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 Ratio Study

The Sales Ratio study will continue into December. If you have received a questionnaire we ask that you contact our office.

Residents who purchased a home in Nashua between the dates of October 1, 2019 and September 30, 2020, should have received a questionnaire by mail or a call from an assessor.

It is very important that we verify information surrounding the purchase, as this helps to determine if the sale is an arms-length transaction and to assess the true current market value of the property.

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. The Sales Ratio Study is a detailed analysis of every sale that occurs in the city.

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.

FY2020-2022 Full Measure & List Revaluation Update

All updates on the Full revaluation are available of the city website:

<https://www.nashuanh.gov/1285/2022-Full-Measure-List-Appraisal-and-Rev.>

Members of the Vision Government Solutions team will provide an update at the Board of Assessor meeting on December 17th. This meeting will be held via Zoom and broadcast on GTV, Ch. 16.

- Data collection total parcel counts

Ward 1 count 3,869	Ward 2 count 3,478	Ward 3 count 2,845
Ward 4 count 2,287	Ward 5 count 4,480	Ward 6 count 3,035

The following is the measure and listing numbers accountable as of November 7, 2020

Total Residential Improved Parcel Count	25,605
Measures	14,450
Total Interior Inspections	172
Refusals to Date - Partial/Full	7/172
Total Measures with refusal	14,622
Total Percent Complete Measured	57%

Total Commercial/Industrial/Exempt Improved Parcel Count 1,964

Total Measures	186
Total Interior Inspections	0
Entry Rate	0%
Total Percent Complete Measured	9%
Refusals to Date	1
Building permits measured to date	498

Nashua's Property Sales Search Application

Nashua will soon have a new tool for researching and comparing property sales within the city. The tool is expected to soon be available for use by both city staff and the public. Nashua's GIS department has been working with CDM Smith of Manchester, to develop a web application which will provide detailed information regarding property sales in the city.

Data will reflect sales for a period of five years prior to the requested search date. Users will be prompted to enter an address and select a search radius. The application will then display all sales within the specified search area. The data can be further refined by using filters built into the application, which allow the user to narrow their search in order to easily find comparable sales.

As an example: a "broad search" of one mile around your subject property might return seventy-five sales. If you then add a filter requesting only sales of colonial style homes, the data might narrow to twenty-five sales. Further limit your search by adding a filter of homes with a finished area of 1800 to 2400 square feet. This may narrow your returned data to eight sales, a more manageable dataset for comparison. Other filters include: year built; sale date; sale price; assessed value; land area; and neighborhood code. There is also a field to indicate whether the sale was determined to be a qualified, arm's length sale.

In addition to mapping the sales, the data will also be available in a spreadsheet format which can be viewed, sorted, and exported to Excel. The user will find many other features including markup tools, and printing capabilities. It is expected that this tool will be a valuable resource for researching market values in the city.