



CITY OF NASHUA  
ASSESSING DEPARTMENT  
MONTHLY MONITOR



December 31, 2020

Volume 17

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

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

**Happy New Year!**

IMPORTANT DATES

Upcoming Board  
of Assessors  
Meetings

January 7, 2021  
**CANCELLED**

January 21, 2021

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***

**City Welcomes New Chief Assessor**



**The City of Nashua is pleased to announce that Richard “Rick” Vincent has joined the city as Chief Assessor in the Assessing Department.**

Mr. Vincent has more than 40 years of real estate appraisal experience, including more than 20 years of real estate assessing experience and residential construction experience. He has served as the Chief Assessor in Lebanon and Rochester, New Hampshire. Mr. Vincent also operated his own contracted assessing services company for several years.

Mr. Vincent is a member of the New Hampshire Association of Assessing Officials (NHAAO), having served as the Legislative Committee chair from 2010 to 2012, as President in 2012, and as the City Representative on the Assessing Standards Board for the State of New Hampshire as well as several other committees. Additionally, Rick served on the Chapters and Affiliates Committee of the International Association of Assessing Officials (IAAO) from 2013 to 2018 and is a member of the Northeastern Regional Association of Assessing Officers.

**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).

## Sales Ratio Study Process

RSA 21-J:3, XIII, requires the Department of Revenue Administration to equalize the local assessed values for each municipality in the state.

The DRA receives information for all sales that occur in the State between October 1 and September 30 from the 10 county registries and provides the sales to the municipalities' for qualification. 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. Nashua's deadline for qualifying sales for the 2020 Equalization Ratio has been extended to January 15, 2021.

**Common Terms –**  
**"Equalized Assessed Valuation"** means the estimated true and market value of all taxable property in a municipality.  
**"Equalization ratio"** means the ratio used by the Department of Revenue Administration to calculate a municipality's equalized valuation.

## FY2020-2022 Full Measure & List Revaluation Update

All updates on the Full revaluation are available on the city website:  
<https://www.nashuanh.gov/1285/2022-Full-Measure-List-Appraisal-and-Rev>.

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 December 23, 2020

Total Residential Improved Parcel Count 25,605

Measures	16,117
Total Interior Inspections	172
Refusals to Date - Partial/Full	7/196
Total Measures with refusal	16,313
Total Percent Complete Measured	63%

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

Total Measures	453
Total Interior Inspections	0
Entry Rate	0%
Total Percent Complete Measured	23%
Refusals to Date	2
Building permits measured to date	638

## Commonly asked Assessing Questions

What is the tax rate for 2020? The tax rate is \$22.61.

A full listing back to 1965 can be found on our city website:

<https://www.nashuanh.gov/DocumentCenter/View/20622/Tax-Rate-2020>

When does the tax year begin and end?

The tax year begins April 1st and ends on March 31st.

When are the taxes due?

The City of Nashua bills for property taxes semi-annually. Tax bills are generally due in July and December. July's bill is due July 1st and is estimated based on July's assessment multiplied by 50% of the prior year's tax rate. The final bill, using the actual tax rate for the year multiplied by December's (final) assessment, is due in December. The due date is 30 days from the date the tax bills are mailed.

What if I think my tax assessment is higher than the fair market value?

Taxpayers who believe their property is over-assessed should view the assessment data to verify accuracy. Visit the city website here: <https://www.nashuanh.gov/186/Tax-Assessment-Higher-than-Fair-Market-V> for more information.

When were the assessments last updated in Nashua?

The City of Nashua updated assessments in 2004, 2005, 2007, 2009, 2013 and again in 2018.

How is an assessment determined?

The Assessor's Office studies the market and collects information about properties to estimate the fair market value. Visit the City website here:

<https://www.nashuanh.gov/150/Assessing-Department> for an informational video on Assessing.