



CITY OF NASHUA ASSESSING DEPARTMENT QUARTERLY MONITOR

April 5, 2021

Volume 18

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

IMPORTANT DATES

April 15, 2021

Last day to submit applications for credits and exemptions.

June 1, 2021

Last Day for Charitable and Educational Organizations to submit Financial Data for Exemption applications.

The first and second Thursday of each month.

Board of Assessors meetings at 9:00 am by Zoom.

ABATEMENT APPLICATION PERIOD HAS CLOSED

The abatement application period for the 2020 property assessments closed on March 1, 2021. The timely-filed abatement applications are being processed. Applicants will be contacted by Assessing staff to arrange an inspection of the subject property, or to seek more information on the abatement application.

BUILDING PERMIT INSPECTIONS

Nashua Assessing staff will be visiting properties that have open building permits issued prior to April 1, 2020. Vision government Solutions, the contracted assessing company working on the 2022 Revaluation project, will be visiting properties with building permits issued after April 1, 2020. All personnel will have ID badges. Please be sure to properly ID anyone visiting your property.

RE-OPENING OF ASSESSING OFFICE VIA APPOINTMENT

The City of Nashua is happy to announce the re-opening of the Assessing Department's office, effective Tuesday, February 16th, 2021. The office was closed for renovations. The Assessing Department will be open from 8:00 am to 5:00 pm. However, due to Covid-19 restrictions, visits to the Assessing office are being arranged by appointment, only. Appointments are generally limited to fifteen minutes. Please call (603) 589-3040 or email the Assessing Department at assesshelp@nashuanh.gov to arrange an appointment.

NOTE – THE ASSESSING DEPARTMENT NEWSLETTER HAS SWITCHED TO A QUARTERLY PUBLICATION UNTIL FURTHER NOTICE.

MUNICIPAL TASKS FOR APRIL, MAY AND JUNE

MAINTAIN ORGANIZATION OF ISSUED BUILDING PERMITS AND FLAGGED PROPERTIES NEEDING INSPECTION AND REVIEW; CONTINUE FIELD INSPECTIONS. VERIFY AND CODE SALES PROPERTIES FOR EQUALIZATION RATIO STUDY. PROCESS DEEDS AND TRANSFERS. PROCESS ABATEMENTS, EXEMPTIONS AND TAX CREDIT APPLICATIONS FOR 2021.

Sales Qualification Letters

The City of Nashua has mailed out Sales Qualification Letters to owners who have recently purchased property in the city. 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. Sales are analyzed to determine if it is an arms-length transaction. Arms-length transactions are sales that occur between a willing buyer and willing seller who are unrelated, when each is acting in a knowledgeable manner, whom are under no duress, involving properties that have had sufficient market exposure. Sales involving foreclosures, fiduciary deeds, and bankruptcy are examples of non-arms-length transactions, and therefore are not included in the ratio study. If you have received a sales qualification letter, please take a few minutes to answer the questions on the form. If you have any questions, or would like to arrange a property inspection, please contact us at (603) 589-3040.

COMMONLY ASKED QUESTIONS

- 1. What is a revaluation?** A revaluation is an update of all assessments in the municipality conducted under the direction of state-certified assessor or contractor whose duties are to discover, list and value all taxable real property in the municipality, in a uniform and equitable manner. The assessor is not involved in the collection of property taxes.
- 2. Why is a revaluation necessary?** The state requires that all property in a municipality be assessed at its "full and true" market value. Further the [NH Constitution](#) (Part 2 Article 6) requires that each municipality takes value anew every five years. A revaluation is the most equitable way to accomplish this.
- 3. Will all property values change?** Most likely, yes. However, not all property values will change at the same rate. Market value will have decreased more for some neighborhoods and property types than for others. Some neighborhoods and property types may have increased in value and others may have remained the same. One purpose of a revaluation is to make sure that the assessed values reflect the changes that have occurred in property values.
- 4. Market value. What is it?** State law requires that your property be assessed at market value. Market value is defined as the amount a typical, well-informed purchaser would be willing to pay for a property. For a sale to be a market value (arm's-length) sale, the seller and buyer must be unrelated and willing parties (not under pressure) to sell or buy, the property must be on the market for a reasonable length of time, the payment must be made in cash or its equivalent, and the financing must be typical for that type of property. [RSA 75:1](#) further defines market value as: "... the property's full and true value as the same would be appraised in payment of a just debt due from a solvent debtor."
- 5. Is it necessary that you view the inside of my property?** To make a proper assessment on a building, it is desirable that an inspector see the inside as well as the outside of the property. The law requires that property be valued from an actual view or the best information available. Records do not always reflect current data on the physical characteristics of each property in the municipality.

TERM DEFINITIONS

- Computer Assisted Mass Appraisal System (CAMA)** means a system of appraising property that incorporates computer-supported tables, automated valuation models and statistical analysis to assist the appraiser in estimating value for a revaluation, assessment data maintenance and valuation update. **Rev 601.11**
- Contractor** means the person, firm, company, or corporation with which the municipality has executed a contract or agreement for assessing services. **Rev 601.14**
- Cyclical Inspection** means the process of a systematic measure and listing of all properties within a municipality over a specified period of time. The term includes "data collection" and "data verification". **Rev 601.15**
- Cyclical Revaluation** means the process of combining a full statistical revaluation of the entire municipality with a cyclical inspection process. **Rev 601.16**
- Data Collection** means the inspection, measuring, or listing of property within a municipality. The term includes data verification. **Rev 601.17**
- Listing** means recording a description of the interior, exterior, and attributes of any improvements or the recording of the description of land features and attributes. The term includes "list". **Rev 601.30**
- Mass Appraisal** means the utilization of standard commonly recognized techniques to value a group of properties as of a given date, using standard appraisal methods, employing common data and providing for statistical testing. **Rev 601.33**
- Measure** means the physical inspection, verification, sketching and recording of the exterior dimensions and attributes of any improvements made to a property. **Rev 601.34**

**VISION GOVERNMENT SOLUTIONS
REVALUATION STATUS**

DATA COLLECTION

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
Ward 7 count 3,027
Ward 8 count 2,764

The following is the measure and listing numbers accountable as of March 13, 2021

Total Residential Improved Parcel Count	25,605
Measures	19028
Total Interior Inspections	172
Refusals to Date - Partial/Full	7/233
Total Measures with refusal	19261
Total Percent Complete Measured	75 %

Appointments to date

Total Commercial/Industrial/Exempt Improved Parcel Count	1,964
Total Measures	791
Total Interior Inspections	0
Entry Rate	0%
Total Percent Complete Measured	40%
Refusals to Date	2
Building permits measured to date	1252