



# CITY OF NASHUA

## ASSESSING DEPARTMENT

### QUARTERLY MONITOR



May 16, 2022

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

## IMPORTANT DATES

### Board of Assessors Meetings

#### May 19th

Regular Meeting  
9:00 – 11:00 am

#### June 2nd

Regular Meeting  
9:00 – 11:00 am

#### June 30th

Regular Meeting  
9:00 – 11:00 am

Agendas and minutes of past meetings can be found here:

<https://www.nashuanh.gov/AgendaCenter/Board-of-Assessors-6>

To contact the Assessing Department please email: [assesshelp@nashuanh.gov](mailto:assesshelp@nashuanh.gov) and inquiries will be responded to accordingly.

## Equalized Ratio for 2021

Equalization is the process by which the New Hampshire Department of Revenue Administration makes adjustments to each municipality's locally assessed values to calculate the estimated 100% market value of the municipality.

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.

Assessors 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.

### 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.

The NH Department of Revenue has determined a median ratio for the land, buildings and manufactured housing in Nashua for Tax Year 2021 to be 71.9%. The median ratio is the generally preferred measure for assessment equity and the monitoring of appraisal performance.

The median ratio should be the ratio used to modify the market value of properties under review for abatement to adjust them in accordance with the overall ratio of all properties in Nashua.

**ArcGIS Hub,  
Equitable  
Property  
Value, and  
Revaluation  
Solution**

City of Nashua, NH has retained Environmental Systems Research Institute, Inc. to provide consulting services for the configuration of a public facing ArcGIS Hub Site, A City-wide Property Revaluation Solution. These tools will include:

Values for similar properties in a neighborhood

Current vs new assessment values and potential outlier values

Property Tax Assessment Appeal

Tax Liability Calculator

**2022 FULL MEASURE & LIST REVALUATION**

The Revaluation project is in the final phase of the data collection. Vision Government Solutions is currently continuing interior callback appointments. We expect to be completed with both residential and commercial appointments by the end of June 2022. Data entry and the capturing of new images to the CAMA system continues.

The Commercial Industrial Exempt field review has been completed these field cards are currently being data entered. Upon completion of this task the Income and Expense forms will be entered, followed by the reconciliation of the commercial values.

The Valuation phase began next. The preliminary sales analysis was started in February. Testing was done in collaboration with the Assessor’s office. Once this was reviewed and accepted the analysis database was updated with the proposed new rates, and field review cards were printed thereafter. The testing and analysis will be done again, and values will continue to be refined as we get more data entered in the CAMA system. Once finalized they will be presented to the Board of Assessors for review and acceptance.

The following is the measure and listing numbers accountable as of April 23, 2022

Total Residential Improved Parcel Count	25,605
Measured Improved Parcel Count	25,304
Refusals to Date - Full	<u>301</u>
Total Measures with refusals	25,605
Total Percent Complete Measured	100 %
Total Interior Inspections to date	4294

Total Commercial/Industrial/Exempt Improved Parcel Count	1,964
Total Measures	1,961
Refusals to Date- Full	<u>3</u>
Total Measured with refusals	1,964
Total Percent Complete Measured	100%
Interior Inspections to date	261
callback appointments	<u>89</u>
Total Interior to date	350

**THE ASSESSING “MONTHLY MONITOR” :**

We will be issuing updates quarterly to our residents in our Newsletter. To sign up please visit the Assessing page on the Nashua city website: [www.nashuanh.gov/assessing](http://www.nashuanh.gov/assessing).

