



CITY OF NASHUA

ASSESSING DEPARTMENT

QUARTERLY MONITOR



September 2, 2022

Volume 23

PO Box 2019
Nashua, NH 03061

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Email: Assesshelp@nashuanh.gov

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

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

IMPORTANT DATES

Board of Assessors Meetings

September 15th
Regular Meeting
9:00 – 11:00 am

October 6th
Regular Meeting
9:00 – 11:00 am

October 20th
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
and inquiries will be
responded to accordingly.

2022 FULL MEASURE & LIST REVALUATION

The City of Nashua, in partnership with Vision Government Solutions, has completed the 2022 state mandated city-wide Revaluation Update of all real property. This is the most current revaluation since 2018 and represents the fair market value of property as of April 1, 2022.

Property owners should have received their preliminary assessments by mail. **Please note that this is not a tax bill** and that the indicated value does not reflect any exemptions or tax credits. **Please do NOT multiply your new assessment by the current (2021) tax rate**, as the new (2022) rate has not been finalized. It is anticipated that the State of NH-DRA will finalize the tax rate in October/November 2022.

Visit the City of Nashua's Equitable Property Value website:

<https://equitable-property-value-nashuamaps.hub.arcgis.com/>



How were values for the 2022 revaluation determined?

- Revaluation Overview
- Goals and Types of Revaluations
- How Land and Buildings are Valued
- Effects of Property Condition on Value
- Is my Assessment Correct?
- Preparing for a Hearing
- Sample Revaluation Forms
- Frequently Asked Questions



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

The City of Nashua is pleased to provide our property owners with a City-wide Property Revaluation Solution. Accessible on our website, you will find:

[Revaluation Overview](#)

[Documents & Milestones](#)

[Property Values by Owner/Address](#)

[Current vs new assessment values and potential outlier values](#)

[Tax Parcel Map Viewer](#)

[Residential and Commercial Sales](#)

Do you have Questions on your New Property Assessment?

Any property owner wishing to have their new preliminary assessment reviewed with a representative of Vision Government Solutions may schedule an informal hearing appointment to be conducted either by telephone or in person at the library.

**Schedule a TELEPHONE APPOINTMENT or IN-PERSON APPOINTMENT at the Nashua Public Library at 2 Court St, Chandler Wing
Deadline to schedule an appointment - **Monday September 12, 2022****

**Call toll free 1-888-844-4300 between the hours of 9:00 AM – 4:00 PM
Monday – Friday**

Go to: www.vgsi.com/schedules, click on Nashua, NH Hearings and follow the instructions. If you wish to book more than two parcels for an informal hearing, please call the toll free number above.

All hearings will be conducted by appointment only

Please have your account number available when making your appointment.

Hearings will be held between August 29th through September 19th, 2022

Call center operators making the appointments are not qualified to discuss values or valuation data

Topics of discussion during the hearing can include:

- 1) Explanations of the valuation and information on the property record card; and
- 2) Market data used to determine value

Vision representatives are unable to discuss property taxes.

You may gather more information about the Full Revaluation project on a direct link at <https://www.nashuanh.gov/1285/2022-Full-Measure-List-Appraisal-and-Rev> or at the Assessing Department page on the City website. Board of Assessors updates, status reports, the Revaluation contract and amendments and additional information from Vision Government Solutions may also be found on this page.

THE ASSESSING “ 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.