

USING PROPERTY DATA (WEBPRO)

<https://assessing.nashuanh.gov/default.asp>

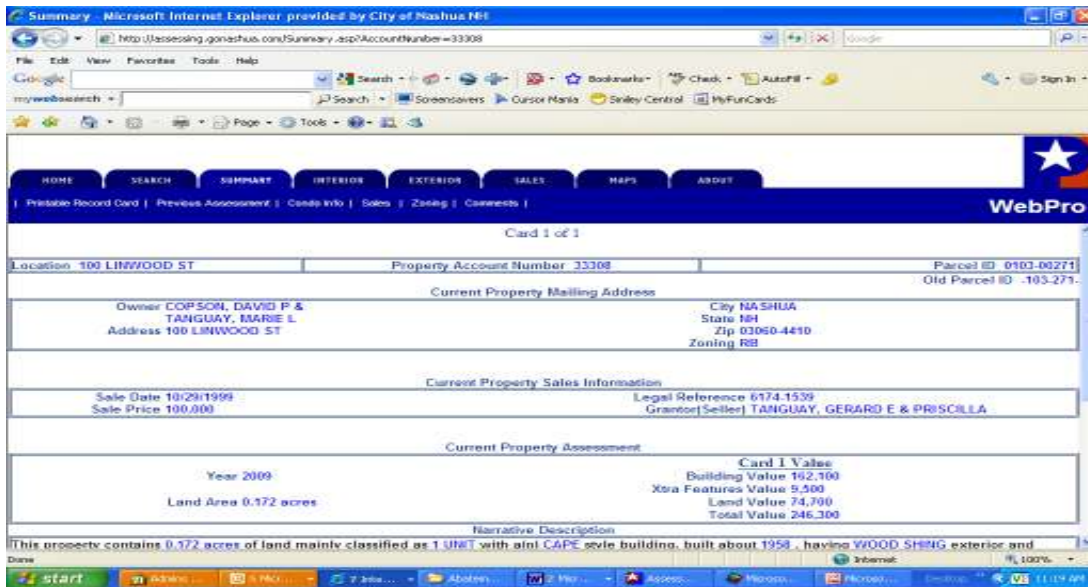


We suggest searching for your property by street or owner, as these are most user-friendly and easily entered. If the only way you can search is by Parcel ID (also referred to as map and lot or sheet and lot), the instructions below must be followed exactly:

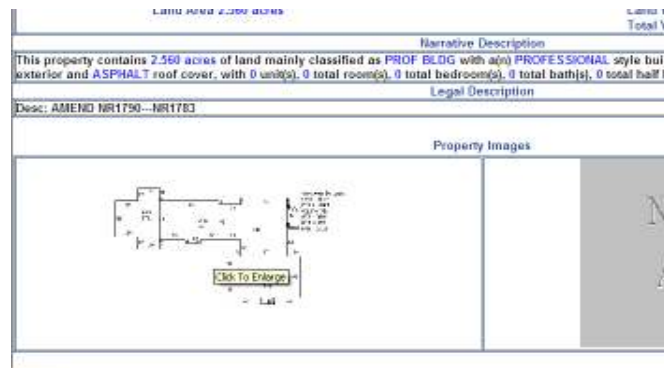
- **SEARCH BY STREET:** In the blank white space at the top of your screen type in the name of your street only (e.g. “Linwood” for Linwood St) – it is not necessary to include the abbreviated street designation of Dr, Ave, etc.
- **SEARCH BY PARCEL ID:** Change the search mode by clicking on where it reads “Street” and from the dropdown menu, select “Parcel ID” The map (also called sheet) is the first letter or number and the lot is the second number. The map must be entered using 5 digits if it is a letter map or 4 digits if it is a number map. The lot must be entered using 5 digits. The map and lot are separated with a dash. The number “0” is used to fill the spaces preceding the actual map & lot. For example if the parcel ID is 96-92, this would need to be entered as “0096-00092”. If the parcel ID is “B-24” this would need to be entered as “0000B-00024”. If the property is a condominium the unit number must follow after a dash (it is not necessary to precede the unit number with zeros).
- **SEARCH BY NAME:** Change the search mode by clicking on where it reads “Street” and from the dropdown menu, select “Owner” and type in the last name of the owner or if it is a commercial property, the name of the company which owns the property.
- Click on “Go” to the right.
- Using your mouse, click on your subject property from the list that appears.

Parcel ID	Location	Owner
0101-00271	100 LINWOOD ST	COPSON, DAVID P &
0101-00180	101 LINWOOD ST	MAWN, KEVIN J & DENISE R
0101-00178	103 LINWOOD ST	KUZDRALL, JAMES A & HARRIET W
0101-00174	107 LINWOOD ST	HINES, MICHAEL J & JEAN A
0101-00170	109 LINWOOD ST	INDEGLIA, THOMAS P &
0101-00281	112 LINWOOD ST	HOOPER, RICHARD E & BARBARA
0101-00166	115 LINWOOD ST	MERRILL, JOSEPH A & LISA D
0101-00285	116 LINWOOD ST	KENEFICK, MARY M
0101-00162	117 LINWOOD ST	STONE, JAMES D
0101-00305	121 LINWOOD ST	GAGNON, EDMOND A
0092-00016	14 LINWOOD ST	JACKSON, BRIAN J & ANN D
0092-00016	14 LINWOOD ST	FABRANT, JOANNE E

- The “Summary Screen” will then appear listing some of the assessment data for that property, including the owner’s name & address, grantor (or prior owner), assessment (broken down by “Building Value”, “Xtra Features Value” and “Land Value”, the parcel ID (aka map/lot) and legal reference or book/page of the deed.

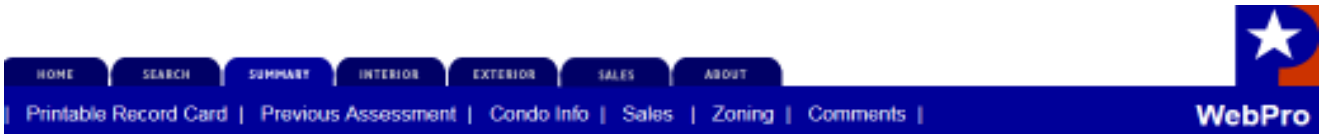


- The sketch of the building can be found by scrolling down the summary screen on the bottom left. To enlarge the sketch, just click on it. (sketches are not included with condominium data),



- Using the tabs at the top of the screen and the sub-categories below the tabs, other assessment data can be accessed specific to the subject property. There are only three tabs (the ‘Summary’, ‘Interior’ and ‘Exterior’ tab) which will provide comparable property information for an abatement. Each of these tabs has the option on the far right for the ‘printable record card’ which will be a printable one page summary of the data on the property entitled ‘unofficial property record card’.

SUMMARY TAB



- Under the ‘Summary’ tab the sub-categories above will appear. The ‘Previous Assessment’-gives all previous assessments on the property going back to 1994. Each year’s assessment is broken down into the building’s assessment, land’s assessment, yard item’s assessment, etc. but it is important to remember it is the total assessment on which the abatement is being filed. The taxpayer must show that the total assessment is high not individual parts of it. For example, showing that the land assessment is greater than a neighboring property’s land assessment is not sufficient evidence in an abatement. The evidence needs to show that the subject property’s total assessment is higher than the municipality’s median level of assessment.

INTERIOR TAB



- Selecting the “Interior” tab will show basic interior information but also give the user access to the subcategory of “Rooms and Bedrooms” and “Building Sq. Footage’. The “Rooms and Bedrooms” subcategory gives a basic count of rooms, bedrooms and also the number of living units in the building. The “Building Sq Footage” subcategory gives a breakdown of the square footage in each sub area.

EXTERIOR TAB



- Selecting the “Exterior” tab will show basic exterior information but also give the user access to the subcategory of “Yard Items” and “Permits”. The “Yard Items” is where an extra feature might be listed, such as an inground pool, tennis court, fireplace, etc. The “Permits” subcategory is where building permits filed for the subject property would be listed.

This information is available online to assist taxpayers with verifying the property’s assessment is correct and the data is correct. To correct any data you find that is incorrect, please call this office at 603-589-3040 to schedule an inspection with an assessor. To ensure any property taxes overpaid as a result of an assessment which was too high, it would be necessary to file an abatement. The abatement form is available here and in the Assessing Department at Nashua City Hall during the filing period. More on this process including the dates of the filing period, can be found at this link: <https://www.nashuanh.gov/167/Assessment-Appeal>

When filing an abatement it is important to try to compare ‘apples to apples’ or like properties. For instance if your property is a ranch-style home, find recent sales of other ranch-style homes with similar square footage and features.