



## 2019 Revaluation - Frequently Asked Questions

### **What is a revaluation, and why is it done?**

State law requires a full value reassessment at least every five years. This is so that assessments will reflect current market value, Statewide. As the real estate market changes (up or down), if assessments stay the same, our assessments would be out of sync with the current market. The Town is required to have assessments between 90% and 110% of current market values. The equalization rate for Barrington in 2018 was determined by the State of New Hampshire Department of Revenue to be 91%. If no revaluation had been done in 2019, the estimated equalization rate for 2019 would have been 85%.

It is important to note that a revaluation is **NOT** intended to raise revenues. At the Select Board Meeting on October 7<sup>th</sup>, 2019, [Town Administrator MacIver explained](#) the impact of property values on the tax rate.

### **How much have property values increased?**

- The average increase for all property types is 12%
  - Single homes have increased an average of 12%
  - Mobile homes and manufactured homes have increased an average of 31%
  - Commercial properties have increased an average of 6-8%.
- These are the average increases and individual properties will have increased more and less than the average. How each property's value changed is a reflection of the real estate market. In the current market, the more affordable properties are in higher demand which causes higher sale prices and results in a higher fair market value.

### **Where can I view my property card?**

All property cards are available [online](#) or at the Barrington Town Hall. Simply type in your address and click on 'Avitar Property Card' under 'Documents and Links'. The revaluation process is not a house-to-house update of property record cards (which happens on a four-year cycle). It is important for all property owners to be familiar with their property card and make the Town aware of any questions or concerns. If you have questions about information on the property card, please contact the Assessor's office at (603) 664-0184. In order to make changes to a property record card, the Assessor's office will schedule an appointment to visit the property.

### **Why did my property value increase?**

State law requires that a property be assessed as near market value as possible. Properties in Barrington are selling for historically high amounts. It is the assessor's responsibility to assign a value to a property that is as close to fair market value as possible. In order to find "full and true" market value, an assessor looks at factors such as [sales prices of similar properties](#), condition of the property, renovations, features on the property, the cost to replace the building, etc. If you have concerns about your property's assessed value, please review the above-linked sale data to find a comparable property.



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### **No one reviewed the inside of my property. How could an accurate value be calculated?**

The assessor is required to value a property based on the best information available. When access to a property is not permitted, the assessor must estimate the values tied to your property. This is why it is important for all property owners to review their property record cards which can be found [online](#).

### **What if I disagree with my assessment?**

Any property owner who believes their property has been incorrectly assessed can call the Assessing Office at (603) 664-0184 to schedule a meeting with a staff appraiser. The taxpayer should bring to the appointment any evidence to support their opinion of market value. If any changes to the new assessment are justified, they will be made prior to the issuance of the fall tax bills.

### **What if the appraisers make no adjustments and I still disagree with the new assessment?**

The normal abatement and appeal process is still available to all taxpayers. This involves filing an application after receipt of the fall tax bill and prior to the following March 1<sup>st</sup>, requesting the Select Board and appraisers reconsider the assessment. If it is found that the application has merit, an abatement of taxes will be issued. If a taxpayer is still dissatisfied after the decision of the Select Board, they may file with the Board of Tax & Land Appeals in Concord, or the Superior Court, but not both, prior to September 1<sup>st</sup>, 2020. Abatement applications can be found [online](#) or at Town Hall.

### **What is the new tax rate?**

A new tax rate will be established by the Department of Revenue Administration later this year. It is important to note that an increase in property value does not necessarily mean an increase in a property bill. At the October 21<sup>st</sup> meeting, the [Select Board voted](#) to apply \$90,223.66 in State Aid for Municipalities towards reducing the tax rate for the Town.

### **I live on an unmaintained Class VI or gravel road is my assessment different?**

Yes. The goal of the assessment is still to achieve fair market value, but in order to correct for market factors such as living on a gravel road or one not maintained by the Town, our assessors adjust the land values. The land value for properties on unmaintained Class VI roads is reduced by 10%; additionally, the land value for properties on gravel roads is reduced by 5%. It is also important to discuss what portion of tax payers' money goes toward road maintenance. In 2018, residents approved \$25,109,093 to be raised by taxation. \$4,290,366 for the Town, \$18,108,870 for the school, and \$2,709,857 for the county. The Town's portion is 17% of the tax rate. The Highway Department budget is 28% of the Town's total budget. This means that ~4.75% of taxpayer money goes to the Highway Department and pays for road maintenance. If you consider that the land value for properties on Class VI or gravel roads is reduced by 5-15% and road



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maintenance is only 4.75% of taxes, it is proportional. Not to mention that residents who live on non-Town maintained roads will also use other roads which are maintained by the Town.

### **Is there any assistance available for my property taxes?**

Some property owners are eligible for Tax Credits or Exemptions. Information about available credits and exemptions as well as applications can be found on the Town's [website](#) or by calling the Town Hall at (603) 664-9007.

- Current Use (for parcels larger than 10 acres)
- All Veteran's Credit (\$450)
- Surviving Spouse Credit (\$2,000)
- Service-Connected Total Disability Credit (\$2,000)
- Elderly Exemption (\$85,000-\$161,500 depending on age)
  - Income Limit
    - Single \$30,000
    - Married \$50,000
  - Asset Limit (does not include residence)
    - Single/Married \$125,000
- Disabled Exemption (\$50,000)
  - Income Limit
    - Single \$30,000
    - Married \$50,000
  - Asset Limit (does not include residence)
    - Single/Married \$75,000
- Blind Exemption (\$15,000)
- Solar Exemption (\$5,000)

### **Who is our Town's Assessor?**

Barrington contracts with Corcoran Consulting to provide assessing services for the Town. Marybeth Walker, the Town's Assessor's Agent, recently presented the [Revaluation Results to the Select Board](#), and also participated in a discussion about [exemptions and credits](#).