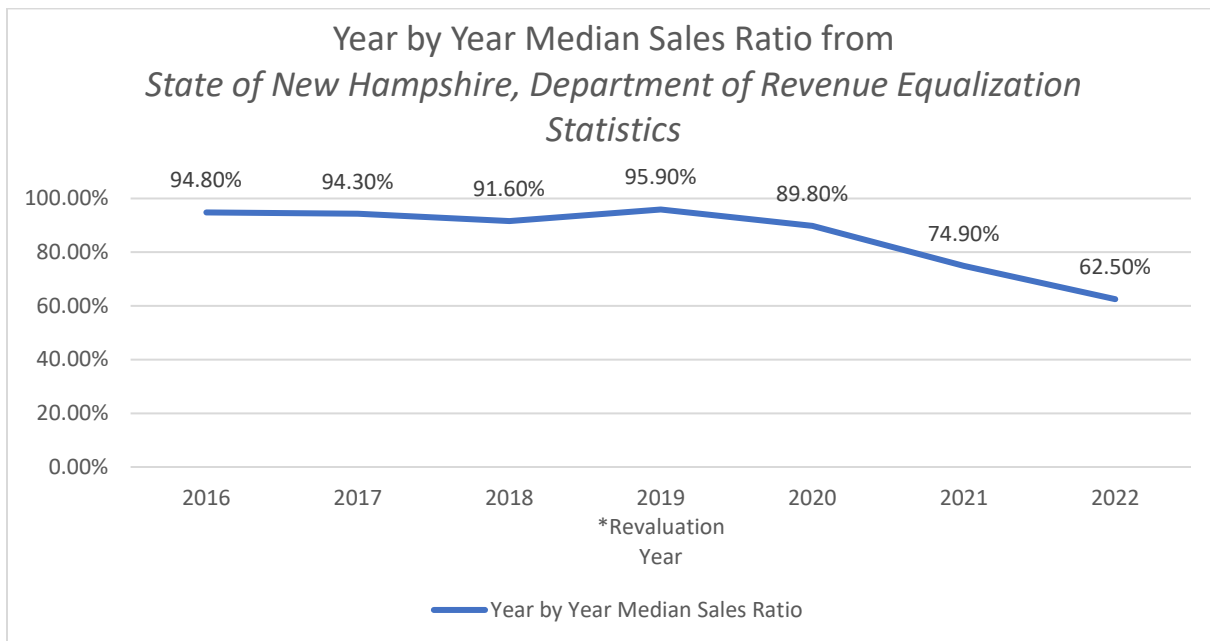


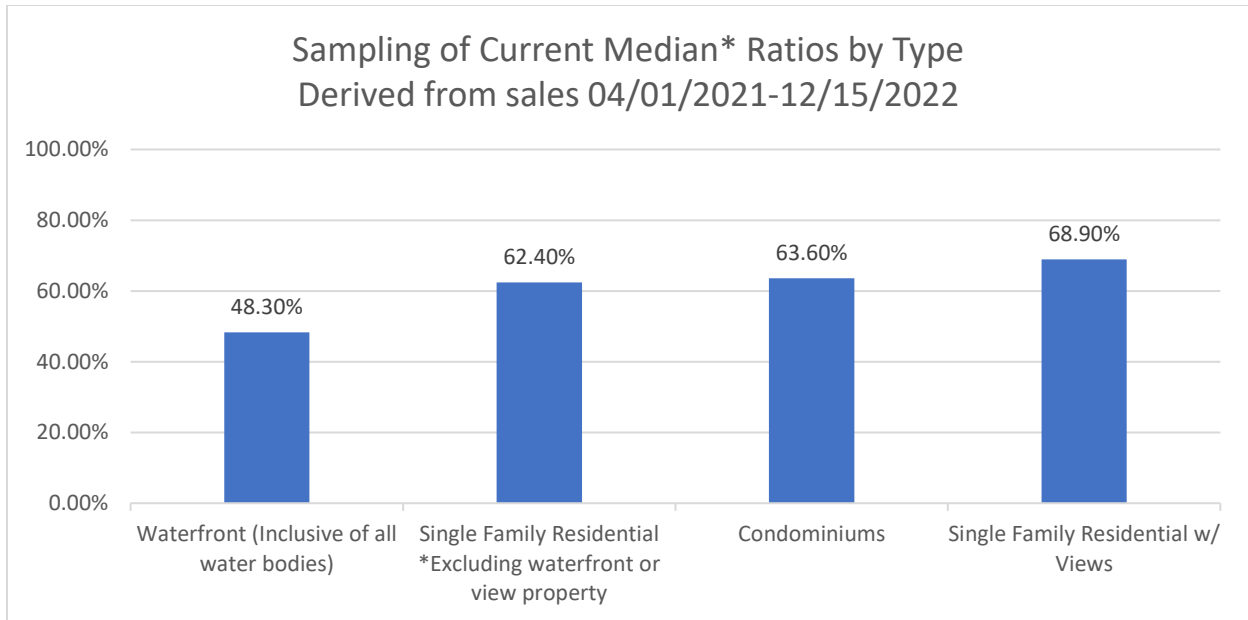
## Assessed Values: The Time Has Come, Part 1

Transparency and information are very important in the Assessing Office as the more informed the taxpayers are, the less angst is felt. With that said, please inform your friends and neighbors residing in New London that this publication is one they should sign up to receive, if they wish to be in the know.

The last update to assessed values was performed in 2019, long before the explosion in the real estate market and, since that time, I have watched the assessment to sale price ratio plummet:



As you can see above, the most recent Equalization Study performed by The NH Department of Revenue, as of 9/30/2022, has New London at an overall *\*median* ratio of 62.5%, which is inclusive of all property types. This is well below the acceptable range of 90%-110% of current market value. The State of New Hampshire Constitution requires all municipalities to value anew once every five years or sooner, if necessary. When property types sell at dissimilar ratios, as shown in the next chart, it IS necessary: without any statistical update, some are not paying their proportionate share of the burden.



*\*The median is calculated by taking the “middle” value, the value for which half of the observations are larger and half are smaller. **When there is a possibility of extreme values, the median is generally the better measure to use.***

As Chief Assessor, I must move forward with my recommendation to The Board of Selectmen that the Assessing Office perform a statistical update. This would bring New London closer to Market Value, and ensure all property types are assessed at the same level of assessment. This will be a months-long process, including a detailed analysis of sales trends and an eye towards ever changing market conditions.

My goal is to mail the 2023 updated values to New London taxpayers by August 15<sup>th</sup>, 2023. That date allows time for taxpayers to provide feedback before the New Hampshire Department of Revenue calculates a new tax rate based on the newly established assessed value for the Town of New London.

In the next Municipal Matters, we will provide more information on the process and what you can expect in the coming months.

Respectfully,

Kristen McAllister, Chief Assessor