

A Review of Property Assessments in New London

New London Citizens Committee 12/6/2025



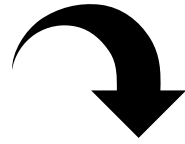
How well do we know how are Property Taxes work?



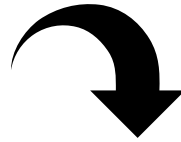
- What % of the property tax base comes from “Commercial/Industrial?”
- Who is the largest tax-payer in New London?
- Which lake pays more to the town: Lake Sunapee, Little Lake Sunapee, Pleasant Lake?
- How much did property assessments increase between 2022 and 2023?
- Who qualifies for exemptions or credits?
- What is “Current Use”?

Some of the basics

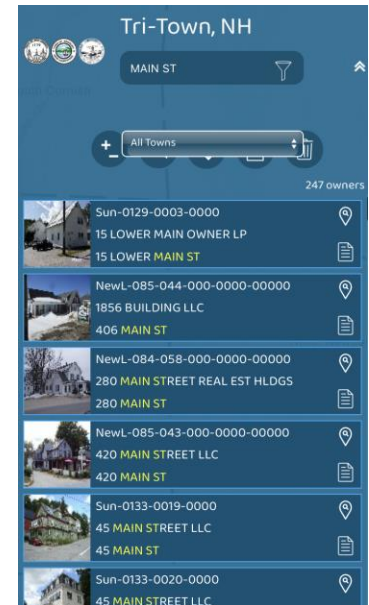
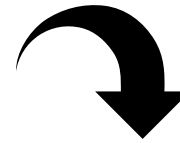
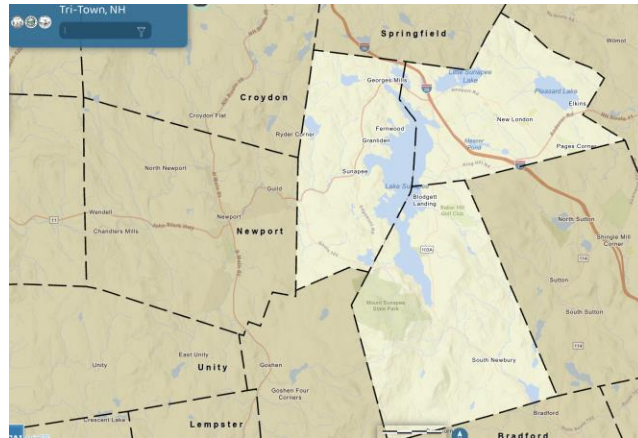
- All tax information is public and available on-line
- Each property is assessed based on specific **land** and **building** codes
- NH requires reassessment at least every five years
- Properties are assigned codes such as "waterfront" or "paved roads"
- Some property is considered "exempt"
- The term "current use" is a designation of unimproved open space
- Age, bedrooms, sewer, sq. ft., are all factors entered into algorithm
- There is a formal "appeals" process available to all owners
- Credits/exemptions are available for elderly/disabled/blind
- Assessments should be close ("equalized") to market value



Recreation
Department

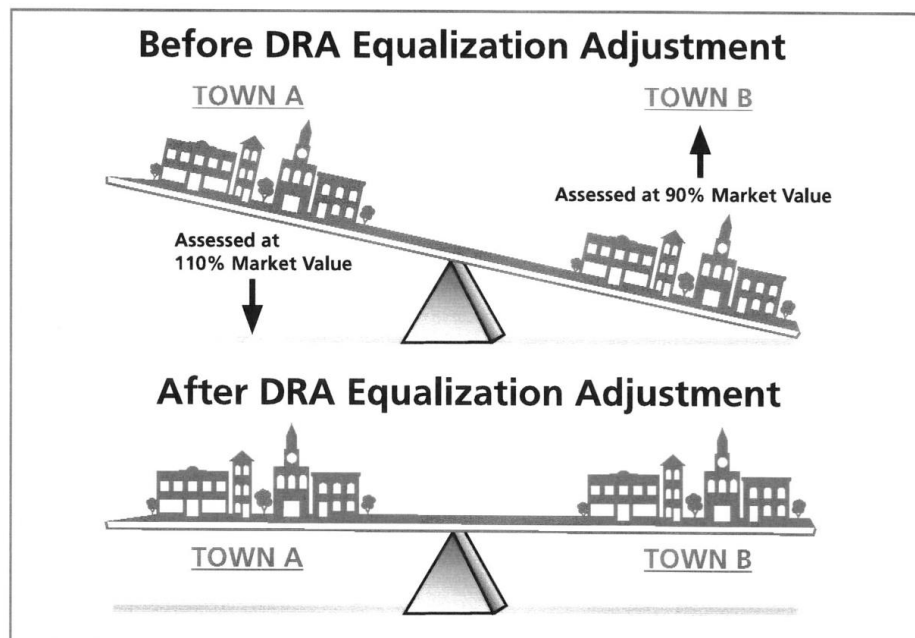


Assessing/GIS
Mapping



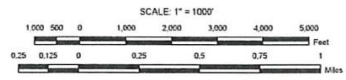
TAX RATE HISTORY

| | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 |
|-----------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Town-wide Valuation | \$2,208,315,423 | \$2,048,994,157 | \$1,283,814,088 | \$1,286,651,838 | \$1,267,944,473 | \$1,248,463,651 | \$1,148,627,600 |
| Town Tax Rate | 3.52 | 3.05 | 4.80 | \$4.48 | \$4.30 | \$ 4.13 | \$ 4.34 |
| County Tax Rate | 1.70 | 1.74 | 2.59 | \$2.59 | 2.56 | 2.67 | 2.77 |
| Local Education Tax Rate | 5.13 | 4.83 | 7.09 | \$6.44 | 6.16 | 5.97 | 6.35 |
| State Education Tax Rate | 1.26 | 1.19 | 1.38 | \$1.88 | 1.92 | 1.94 | 2.25 |
| Tax Rate | \$11.61 | \$10.81 | \$15.86 | \$15.39 | 14.94 | \$ 14.71 | \$ 15.71 |
| Water Precinct Tax Rate | 1.10 | .74 | 1.22 | .73 | .82 | 1.08 | 1.11 |
| Tax Rate in Water Precinct | \$12.71 | \$11.55 | \$17.08 | \$16.12 | \$15.76 | \$ 15.79 | \$ 16.82 |
| EQUALIZATION HISTORY | 83% | 100% | 62.5% | 74.9% | 89.8% | 95.9% | 91.6% |



- When assessments go up, rates go down if budget remains flat
- Each Reassessment will increase some and lower others tax bills
- It is important that each town is fairly assessing value to ensure fairness

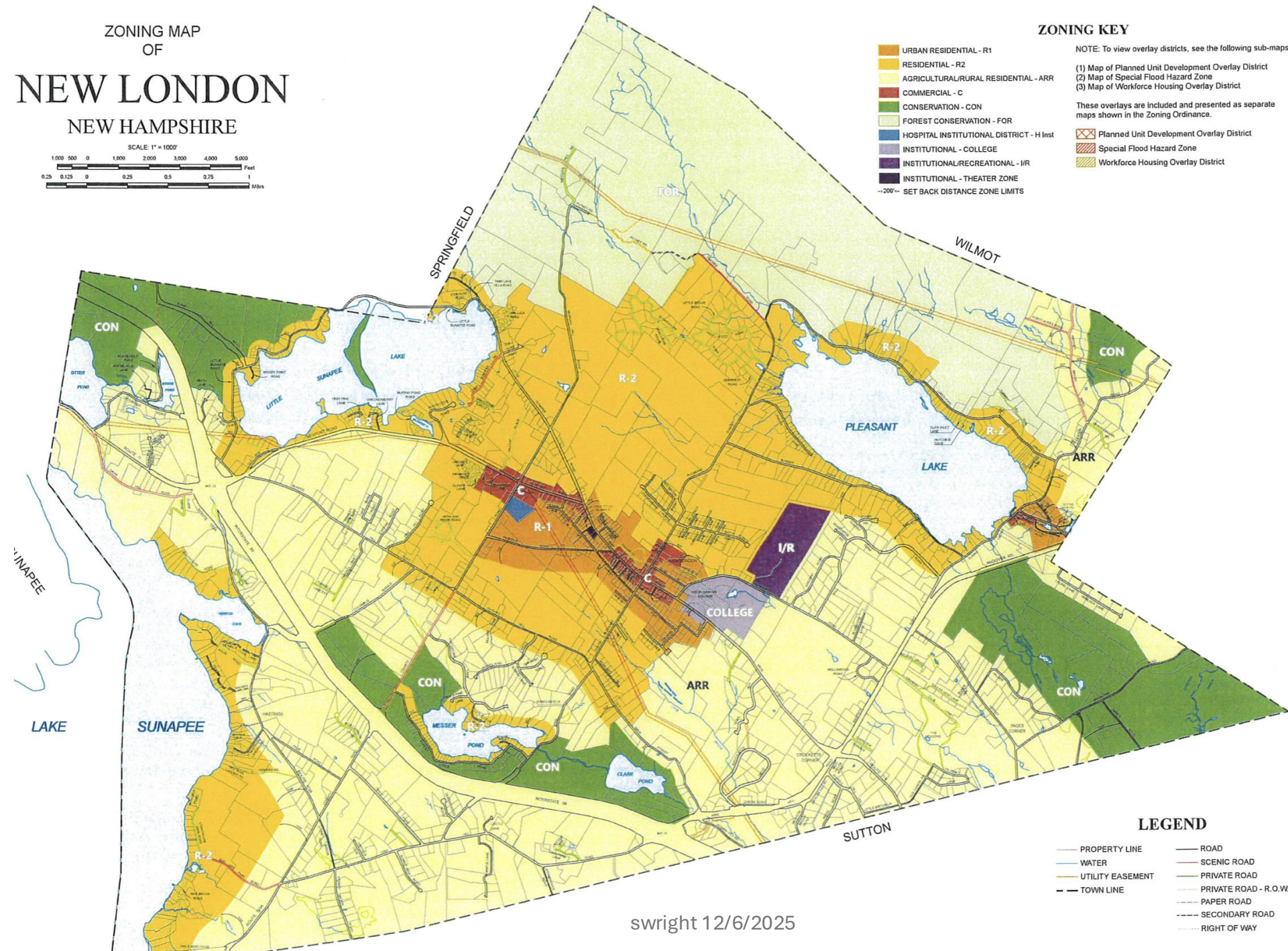
ZONING MAP
OF
NEW LONDON
NEW HAMPSHIRE



ZONING KEY

- URBAN RESIDENTIAL - R1
- RESIDENTIAL - R2
- AGRICULTURAL/RURAL RESIDENTIAL - ARR
- COMMERCIAL - C
- CONSERVATION - CON
- FOREST CONSERVATION - FOR
- HOSPITAL INSTITUTIONAL DISTRICT - H Inst
- INSTITUTIONAL - COLLEGE
- INSTITUTIONAL/RECREATIONAL - I/R
- INSTITUTIONAL - THEATER ZONE
- 200'-- SET BACK DISTANCE ZONE LIMITS

- NOTE: To view overlay districts, see the following sub-maps:
 (1) Map of Planned Unit Development Overlay District
 (2) Map of Special Flood Hazard Zone
 (3) Map of Workforce Housing Overlay District
- These overlays are included and presented as separate maps shown in the Zoning Ordinance.
- Planned Unit Development Overlay District
 - Special Flood Hazard Zone
 - Workforce Housing Overlay District



LEGEND

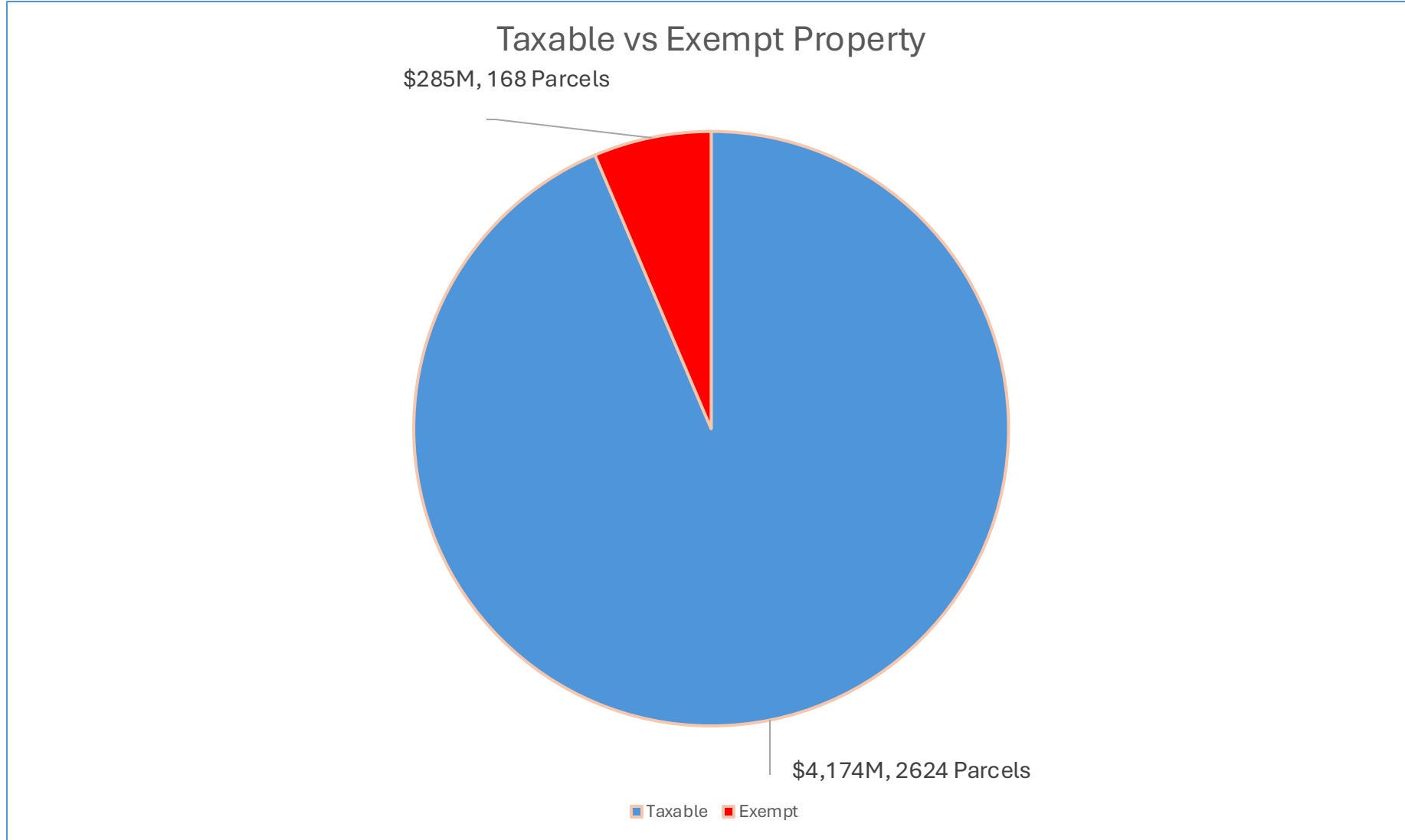
- PROPERTY LINE
- WATER
- UTILITY EASEMENT
- TOWN LINE
- ROAD
- SCENIC ROAD
- PRIVATE ROAD
- PRIVATE ROAD - R.O.W.
- PAPER ROAD
- SECONDARY ROAD
- RIGHT OF WAY

The data used for analysis:



| | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O |
|----|-----|-----|-----|-------|-------|------------------------|-------------------|--------|----------|-----|---|--------------------------------------|----------------------|------------|--------------------|
| 1 | Ma | Li | St | Bld | Conc | Street | Street | LandUs | NeighCod | Zon | Owner1 | Owner2 | BaseRateCode | ExemptCred | ParcelTotalTaxable |
| 2 | | | | | | | | | | | | | Total Taxable | | 0 |
| 3 | 085 | 33 | 00 | 0001 | 00001 | 541 MAIN ST | | L-CI | N-E | 08 | COLBY-SAWYER COLLEGE | | BCDO | -1 | 27533790 |
| 4 | 059 | 13 | 00 | 0000 | 00000 | | PLANT & WIRES ETC | L-UTLE | N-E | 07 | PUBLIC SERVICE OF NH | | | 0 | 22130500 |
| 5 | 059 | 05 | 00 | 0000 | 00000 | 257 NEWPORT RD | | L-CI | N-1 | 07 | MOUNTAIN VIEW SHOPPING CENTER LLC | C/O CROSSPOINT ASSOCIATES | BCSC | 0 | 19011600 |
| 6 | 068 | 02 | 00 | 0000 | 00000 | 235 PILOTHOUSE RD | | L-R1W | N-B | 03 | 235 PILOTHOUSE ROAD REALTY TRUST | CARBONNEAU TRUSTEE DANIEL | BRSA | 0 | 10817500 |
| 7 | 090 | 03 | 00 | 0000 | 00000 | 181 POOR RD | | L-R1W | N-B | 03 | BEACONWOOD 2012 REALTY TRUST | CULLITON TRUSTEE ELLEN | BRSA | 0 | 10691500 |
| 8 | 116 | 16 | 00 | 0000 | 00000 | 192 LIGHTHOUSE VIEW RD | | L-R1W | N-B | 03 | JARPIM LLC | C/O PAUL MCCOY FAM OFFICE SVC LLP | BRSA | 0 | 10279500 |
| 9 | 103 | 14 | 00 | 0000 | 00000 | 812 ROUTE 103A | | L-R1W | N-B | 03 | KJAM ASSOCIATES REALTY TRUST | GORGI HABIB Y TRUSTEE | BRSA | 0 | 8888400 |
| 10 | 135 | 10 | 00 | 0000 | 00000 | 78 PIKE BROOK RD | | L-R1W | N-B | 03 | PIKE BROOK ROAD REVOCABLE TRUST OF 2014 | JACQUELINE M HUDKINS, TRUSTEE | BRSA | 0 | 7856100 |
| 11 | 103 | 16 | 00 | 0000 | 00000 | 47 SUNSET SHORES | | L-R1W | N-B | 03 | SCHMIEG REVOCABLE TRUST DANIEL G | SCHMIEG REVOCABLE TRUST ANDREA L | BRSA | 0 | 7777600 |
| 12 | 115 | 02 | 00 | 0000 | 00000 | 29 BOULDER POINT | | L-R1W | N-B | 03 | 29 BOULDER POINT NOM. TRUST | CARR STEVEN M. TRUSTEE | BRSA | 0 | 6980600 |
| 13 | 116 | 15 | 00 | 0000 | 00000 | 196 LIGHTHOUSE VIEW RD | | L-R1W | N-B | 03 | JARPIM LLC | C/O PAUL MCCOY FAM OFFICE SVC LLP | BRSA | 0 | 6722000 |
| 14 | 079 | 01 | 00 | 0000 | 00000 | 278 POOR RD | | L-R1W | N-B | 03 | MILES MICHAEL A JR & KAREN H | | BRSA | 0 | 6697800 |
| 15 | 090 | 02 | 00 | 0000 | 00000 | 177 POOR RD | | L-R1W | N-B | 03 | 177 POOR ROAD REALTY TRUST/DAVID PEELER | | BRSA | 0 | 6431300 |
| 16 | 141 | 01 | 00 | 0000 | 00000 | 153 OWLS NEST RD | | L-R1W | N-B | 03 | WUTZ FAMILY IRREVOC TRUST | WUTZ TTS LAURA BIERCE, MARY & DANIEL | BRSA | 0 | 6306600 |
| 17 | 091 | 003 | 000 | 00000 | 00000 | 149 SUNSET SHORES | | L-R1W | N-B | 03 | BENSON BRADLEY J 2009 REVOC TRUST | BRADLEY J BENSON TRUSTEE | BRSA | 0 | 6274000 |
| 18 | 116 | 03 | 00 | 0000 | 00000 | 159 HOWARD RD | | L-R1W | N-B | 03 | BEECHWOOD NEW LONDON, LLC | | | 0 | 6019400 |
| 19 | 141 | 04 | 00 | 0000 | 00000 | 217 OWLS NEST RD | | L-R1W | N-B | 03 | SOHIGIAN PAUL & CARRIE E | | BRSA | 0 | 6016900 |
| 20 | 084 | 06 | 00 | 0000 | 00000 | 356 MAIN ST | | L-CI | N-Y | 07 | WOODCREST VILLAGE LLC | | BCNH | 0 | 5359800 |
| 21 | 141 | 02 | 00 | 0000 | 00000 | 155 OWLS NEST RD | | L-R1W | N-B | 03 | NIEHAUS CHRISTOPHER & LORI | | BRSA | 0 | 5279600 |
| 22 | 103 | 12 | 00 | 0000 | 00000 | 838 ROUTE 103A | | L-R1W | N-B | 03 | THOMAS JR REVOC TRUST TOWNSEND | THOMAS JR TOWNSEND TRUSTEE | BRSA | 0 | 5246600 |
| 23 | 077 | 16 | 00 | 0000 | 00000 | 31 WILMOT CENTER RD | | L-R1W | N-8 | 03 | KRAKOWER REVOC TRUST IRA J | KRAKOWER TRUSTEE IRA J | BRSA | 0 | 5191100 |
| 24 | 091 | 05 | 00 | 0000 | 00000 | 191 SUNSET SHORES | | L-R1W | N-B | 03 | CAREY FAMILY TRUST | CAREY CHARLES & WENDY TRUSTEES | BRSA | 0 | 5060100 |
| 25 | 135 | 02 | 00 | 0000 | 00000 | 261 OWLS NEST RD | | L-R1W | N-B | 03 | KREISLER FAMILY II LLC | KREISLER BARBARA, MANAGER | BRCA | 0 | 5038500 |

What impact do “exempt” properties have in New London?



State of N.H. Exemptions

Government Property
Fed, State, Local

Religious Property

Charitable Orgs
Hospitals
Conservation
Arts

Educational
NonProfit private schools
Colleges*

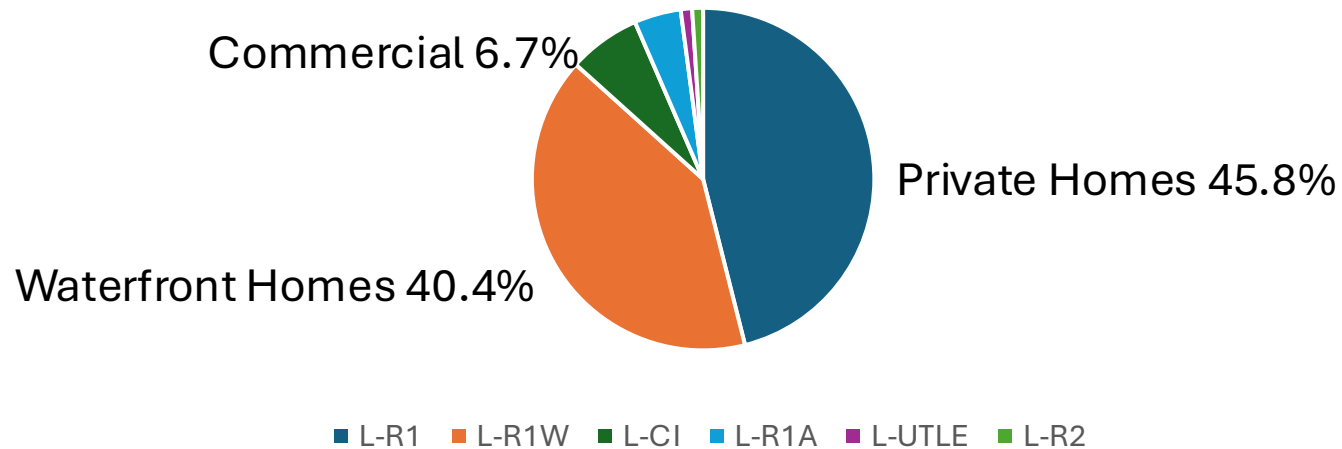
Top Exempt Properties

| Street | LandUse | NeighCode | Zone | Owner1 | Owner2 | BaseRateCode | ExemptCred | ParcelTotalTaxable |
|--------------|---------|-----------|------|--|--------------------|--------------|------------|--------------------|
| MAIN ST | L-CI | N-3 | 08 | COLBY-SAWYER COLLEGE | | BCLB | -1 | 52568900 |
| COUNTY RD | L-CI | N-1 | 09 | NEW LONDON HOSPITAL ASSOCIATION | | BCHP | -1 | 20441600 |
| COUGAR COURT | L-EX-M | N-Y | 01 | KEARSARGE REGIONAL SCHOOL DIST | SAU #65 | BESC | 0 | 7342800 |
| KELSEY RD | L-CI | N-J | 10 | COLBY-SAWYER COLLEGE | | BCLB | -1 | 6924800 |
| MAIN ST | L-CI | N-Y | 01 | FIRST BAPTIST CHURCH | | BCRH | -1 | 3585200 |
| PLEASANT ST | L-EX-M | N-8 | 03 | SLOPE N SHORE INC | | BELC | 0 | 3221200 |
| ELKINS RD | L-EX-M | N-8 | 03 | TOWN OF NEW LONDON | | BEPO | 0 | 3068400 |
| MAIN ST | L-CI | N-E | 04 | ROMAN CATHOLIC BISHOP OF MANCHESTER | OUR LADY OF FATIMA | BCRH | -1 | 2959100 |
| MAIN ST | L-EX-M | N-Y | 07 | TOWN OF NEW LONDON | | BELB | 0 | 2763700 |
| COUNTY RD | L-CI | N-1 | 07 | NEW LONDON HOSPITAL ASSOCIATION | | BCOF | -1 | 1870500 |
| NEWPORT RD | L-EX-F | N-1 | 07 | UNITED STATES POSTAL SERVICE | | BEPO | 0 | 1756000 |
| MAIN ST | L-EX-M | N-E | 08 | NEW LONDON BARN PLAYHOUSE INC | | BETE | 0 | 1598600 |
| KING HILL RD | L-CI | N-E | 04 | PRESBYTERY OF NORTHERN NEW ENGLAND | | BCRH | -1 | 1563200 |
| NEWPORT RD | L-CI | N-1 | 07 | LAKE SUNAPEE REGION VISITING NURSE ASSOC | | BCOF | -1 | 1504400 |

Assessment Breakdown by Zoning

| | | | |
|---------------|------------------|---------------|--------------------------------------|
| L-R1 | 957454119 | 45.88% | R1 Private homes |
| L-R1W | 844085324 | 40.44% | Private homes with waterfront |
| L-CI | 141672719 | 6.79% | Commercial |
| L-R1A | 91875100 | 4.40% | Private homes with waterfront access |
| L-UTLE | 22283700 | 1.07% | Utilities |
| L-R2 | 21323101 | 1.02% | R2 Private homes |

By Zoning Type



Skew Analysis

| Impact | Assessment | % |
|-------------------|------------------|---------------------------|
| Top 10 Properties | \$111M | 5.3% |
| Top 20 Properties | \$119M | 9.4% |
| Top 25 Properties | \$222M | 10.6% |
| 50% of Taxes | Approx. \$1,044M | Paid by 15% of properties |

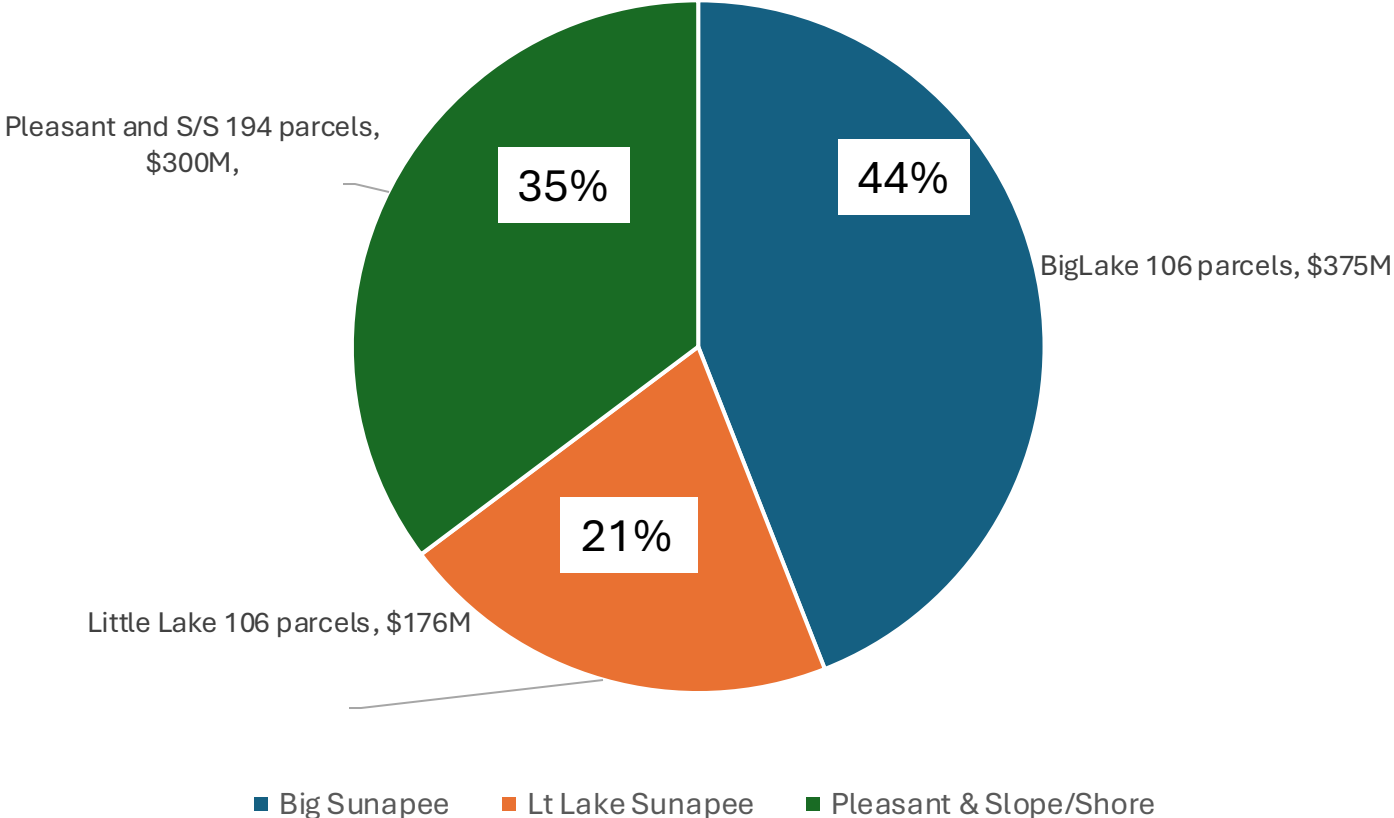
Largest “Current Use” Properties (10+ acres and in natural state)

| Street | LandUse | NeighCode | Zone | Owner1 | Owner2 | ParcelTotalTaxable | |
|-------------------|---------|-----------|------|--|--|--------------------|----|
| MORGAN HILL RD | L-CUMO | N-E | 06 | WEBB RH FOREST PRESERVE | | 47708 | |
| MORGAN HILL RD | L-CUFL | N-E | 06 | BUCKLIN CHARLES M GRANDCHLDRN | HARRIS M J & BUCKLIN CAROLINE TTS | 28307 | |
| MAIN ST | L-CUFL | N-K | 04 | CLEVELAND FAMILY TRUST | | 23890 | |
| LITTLE SUNAPEE RD | L-CUFL | N-I | 03 | AUSBON SARGENT LAND PRESERVATION TRUST | | 21134 | |
| MORGAN HILL RD | L-CUFL | N-E | 06 | BUCKLIN CHARLES M GRANDCHLDRN/BUCKLIN, M | HARRIS M J & BUCKLIN CAROLINE TTS | 20034 | |
| PLEASANT ST | L-CUUW | N-F | 03 | OHLER 1990 FAM TRUST JOHN H | OHLER TRUSTEE REBECCA E | 11934 | |
| KING HILL RD | L-CUFL | N-E | 04 | MESSER ET AL WILLIAM L | DULAC KATE M | 10600 | |
| SOO NIPI PARK RD | L-CUUO | N-B | 03 | CARR LAND HOLDINGS LLC | | 9534 | |
| NEWPORT RD | L-CUFL | N-E | 04 | STANLEY FARM ASSOC. INC | | 7487 | |
| COUNTY RD | L-CUFL | N-E | 03 | CRICENTI JAMES, GEORGE & DOREEN | | 7462 | |
| MOUNTAIN RD | L-CUMW | N-E | 05 | KIDDER MARILYN R TRUST | KIDDER MARILYN R TRUSTEE | 6577 | |
| MOUNTAIN RD | L-CUUW | N-E | 05 | LYNCH CHRISTOPHER & MARIA ELENA | | 6480 | |
| PLEASANT ST | L-CUFL | N-E | 03 | OBENSHAIN ANDREW B REV TRUST - 2009 | OBENSHAIN ANDREW B, TRUSTEE | 6078 | |
| ANDOVER RD | L-CUFL | N-E | 04 | GARZIA JUSTIN & ERIN | | 5535 | |
| LITTLE SUNAPEE RD | L-CUUW | N-I | 03 | CARLIN D J TRUST & CARLIN L S TRUST | CARLIN DANIEL J & LISA S TRUSTEES | 4790 | |
| BAKER RD | L-CUFL | N-E | 05 | CARROLL ROBERT M & MELISSA L TRUSTS | CARROLL ROBERT M & MELLISA L, TRUSTEES | 4768 | |
| MAIN ST | L-CUFL | N-K | 04 | CLEVELAND HILARY REVOCABLE TRUST | CLEVELAND HILARY TRUSTEE | 4404 | 12 |

swright 12/6/2025

95% of Top 200 Residential Properties are R1 Waterfront

Assessment by Lake



Where do property taxes get distributed?

| Type | Rate | Percent |
|-----------------|----------|---------|
| County | \$1.98 | 16.64% |
| Local Education | \$5.03 | 42.42% |
| State Education | \$1.14 | 9.61% |
| Town of N.L. | \$3.71 | 31.28% |
| Total | \$11.860 | 100 |

How well do we know how are Property Taxes work?



- What % of the property tax base comes from “Commercial/Industrial?”
- Who is the largest tax-payer in New London?
- Which lake pays more to the town: Lake Sunapee, Little Lake Sunapee, Pleasant Lake?
- How much did property assessments increase between 2022 and 2023?
- Who qualifies for exemptions or credits?
- What is “Current Use”?

How well do we know how are Property Taxes work?

- What % of the property tax base comes from “Commercial/Industrial? 6.79%
- Who is the largest tax-payer in New London? Colby Sawyer College
- Which lake pays more to the town: Lake Sunapee, Little Lake Sunapee, Pleasant Lake? Lake Sunapee
- How much did property assessments increase between 2022 and 2023? 59.6%
- Who qualifies for exemptions or credits? Veterans/Blind/Disabled/Elderly
- What is “Current Use”? 10+ Acres in Natural State or actively managed as Farm, Forest...

Questions?

Comments?