

WELCOME TO



AMHERST, *NEW HAMPSHIRE*



September 2018

# TAX & ASSESSING STRATEGIC PLAN UPDATE

# MISSION STATEMENT

---

To deliver fair and equitable taxation to all property owners in Amherst with respect, integrity, and compassion.

# VISION STATEMENT

---

To serve the taxpayers of Amherst, demonstrating the highest ethical and professional standards and quality assessment services, in response to the needs of our community.

# TAX AND ASSESSING OVERVIEW

---

## ✕ Staffing

- + 2 Full Time Employees
- + KRT Appraisal – Contracted Assessing Firm

## ✕ Services

- + Public Service & Resource
- + Inventory and Valuation of Real Estate
- + Property Tax Collection
- + Customer Consultation

# CURRENT VALUATION DATA

<b>TAXABLE PROPERTY TYPE</b>	<b>VALUATION</b>	<b>% OF ALL PROPERTY</b>
COMMERCIAL/INDUSTRIAL LAND	\$ 67,401,550	3.9
RESIDENTIAL LAND	\$ 476,671,750	27.6
COMMERCIAL/INDUSTRIAL BUILDINGS	\$ 144,870,450	8.4
RESIDENTIAL BUILDINGS	\$ 988,964,858	57.3
UTILITIES	<u>\$ 49,201,700</u>	<u>2.8</u>
VALUATION BEFORE EXEMPTIONS	\$ 1,727,110,308	100
EXEMPTIONS	\$ (9,711,100)	
*NET VALUATION	\$ 1,717,399,208	

\*Valuation used to calculate the 2018 tax rate set by DRA in late October.

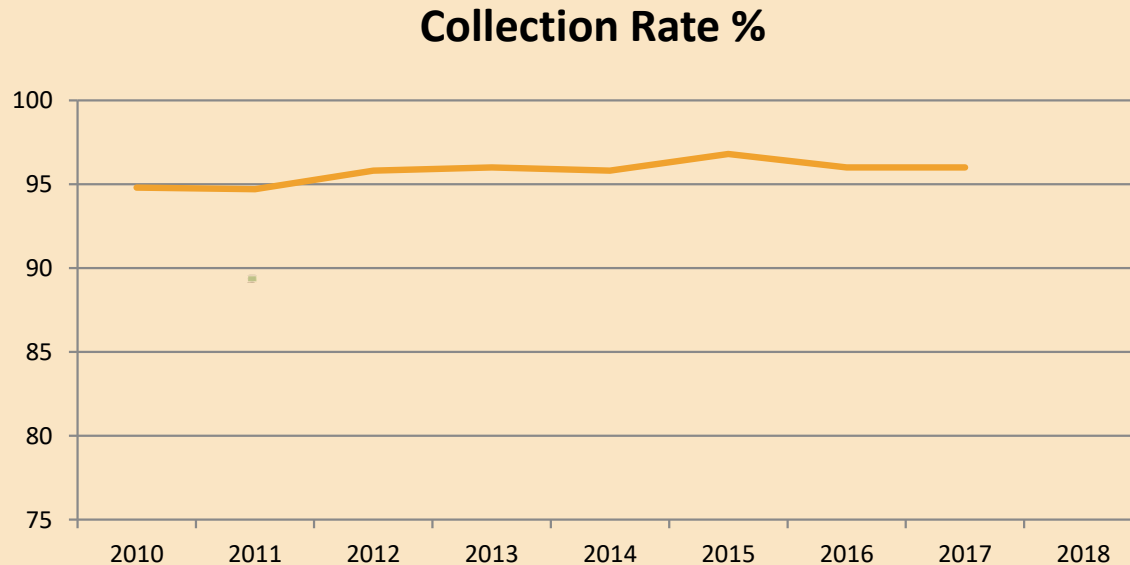
# TAX COLLECTION

---

# ANNUAL TAX COLLECTION RATES

Goal #1: Maintain a collection rate of greater than 94%

- Annual tax warrant for town, school, and county budgets is approximately 41 million dollars
- Collection rates in Amherst historically range from 94 to 96% at calendar year end



# HISTORY OF PROPERTY LIENS

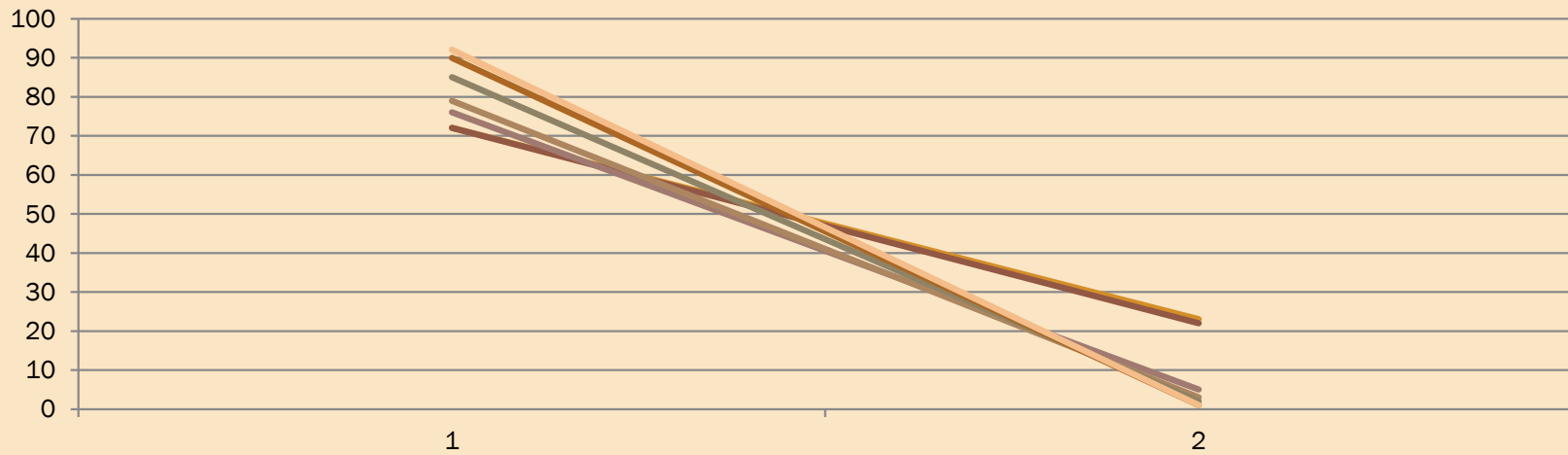
TAX YEAR	# OF PROPERTIES (Originally)	DUE AT LIEN	# OF PROPERTIES (Currently)	BALANCE AS OF 8/31/2018
2017	52	\$235,672	41	\$ 167,500
2016	72	\$284,673	23	\$ 81,808
2015	72	\$269,762	3	\$ 5,878
2014	76	\$312,138	2	\$ 2,667
2013	79	\$318,922	2	\$ 2,077
2012	85	\$344,661	1	\$ 5,671
2011	90	\$876,168	1	\$ 5,490
Totals:	526	\$ 2,741,996	73	\$ 281,964



# ACHIEVING TARGETED OUTCOMES

## Goal #2: Maintain the downward slope of property tax liens

- Uncollected taxes (typically less than 1% as of May 1<sup>st</sup>) are placed in a lien status in May of each year for the previous tax year
- The number of properties in a tax lien status continues to decline each year as collections increase



526 PROPERTIES ORIGINALLY LIENED

73 PROPERTIES CURRENTLY LIENED

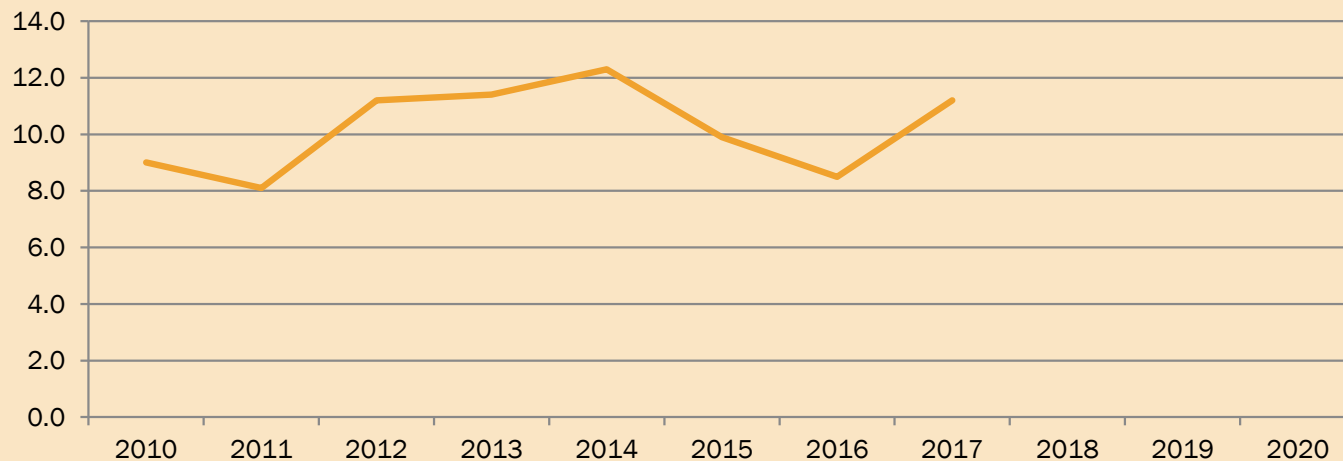
# ASSESSMENT OF PROPERTY VALUES

---

# ACHIEVING TARGETED OUTCOMES

## Goal #3: Maintain DRA issued COD rating of 12 or below

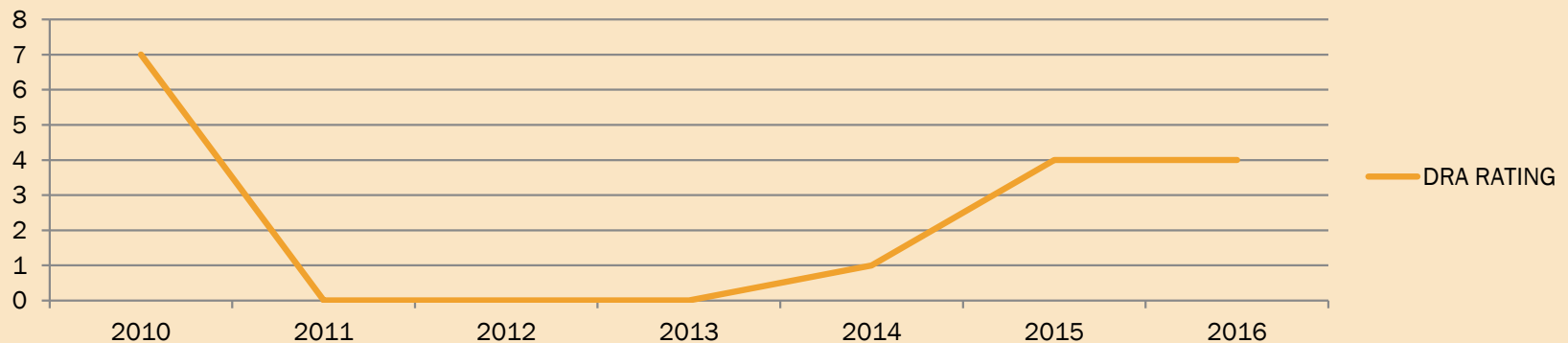
- The NH Department of Revenue Administration conducts an annual ratio study of Amherst property sales versus property assessments which results in a Coefficient of Dispersion (COD) rating
- A COD rating of 20 or less is considered to be in an acceptable range
- Historically, Amherst's COD ratings have ranged from 8 to 14



# ACHIEVING TARGETED OUTCOMES

## Goal #4: Maintain an acceptable rating of 4 or less on DRA's annual Cyclical Review of Assessment Data

- Each year the NH Department of Revenue performs a review of the assessment data collected in the previous year by our contracted Assessor
- A total rating of 6 or less is considered acceptable with 0 being a perfect score



# INPUTS NEEDED TO REACH DESIRED GOALS

**Goal #1: Maintain annual collection rate of greater than 94%**

- Inputs: Expand services through technology, maintain quality services, staffing
  - Expand payment options – Implemented 2017
  - Access to tax information online – Implemented 2017
  - Electronic Billing
  - Maintain current staffing level

# INPUTS NEEDED TO REACH DESIRED GOALS

**Goal #2: Maintain a downward slope of property tax liens**

**Inputs: Maintain quality collection services, staffing, and professional training**

- Expand payment options
- Secure payment plans
- Continue to encourage open communication with property owners
- Continued professional training

# INPUTS NEEDED TO REACH DESIRED GOALS

**Goal #3: Maintain DRA issued COD rating of 12 or below**

**Inputs: Software upgrade, staffing, continued professional training**

- Continue to closely monitor sales and COD's of all property types
- Continue to perform statutorily required revaluation of property values every 5 years
- Assessing software version 8 upgrade (Vision)
- Maintain staffing levels and continue to take advantage of educational opportunities

# INPUTS NEEDED TO REACH DESIRED GOALS

**Goal #4: Maintain a rating of 4 or less on DRA's annual cyclical review of assessment data**

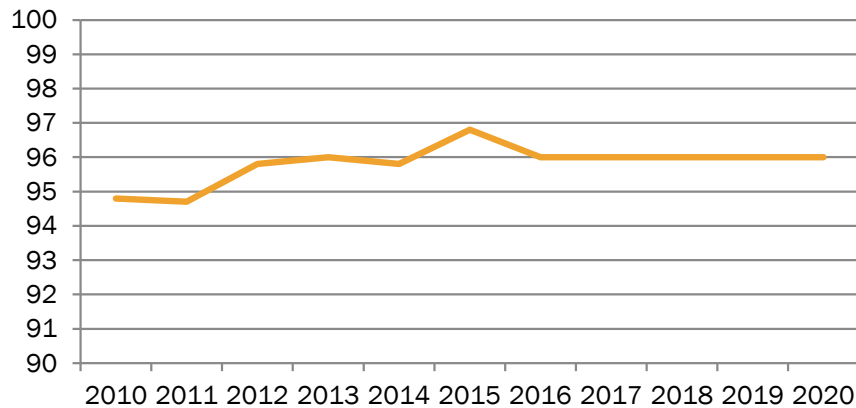
**Inputs: Staffing, software upgrade, professional training**

- Ongoing reviews of assessment data
- Upgrade assessing software to version 8
- Continue to promote accuracy in the collection of data and data entry
- Staff members continue to take advantage of educational opportunities

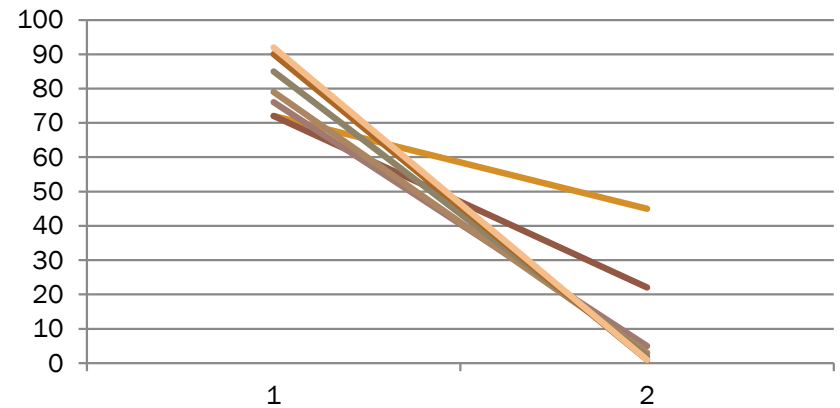


# VISION DASHBOARD

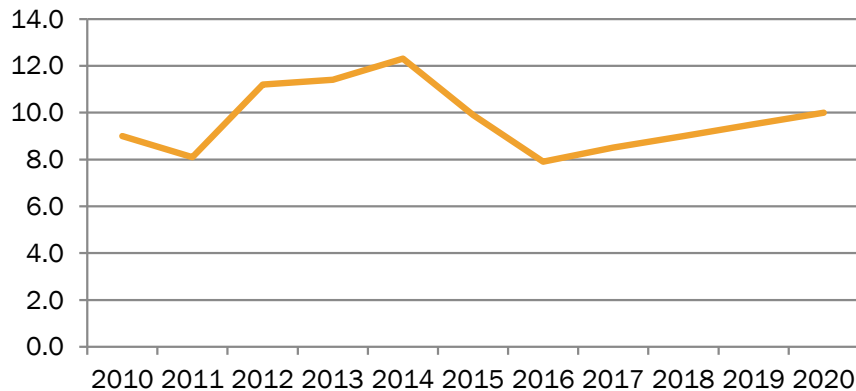
## COLLECTION RATE PERCENTAGE



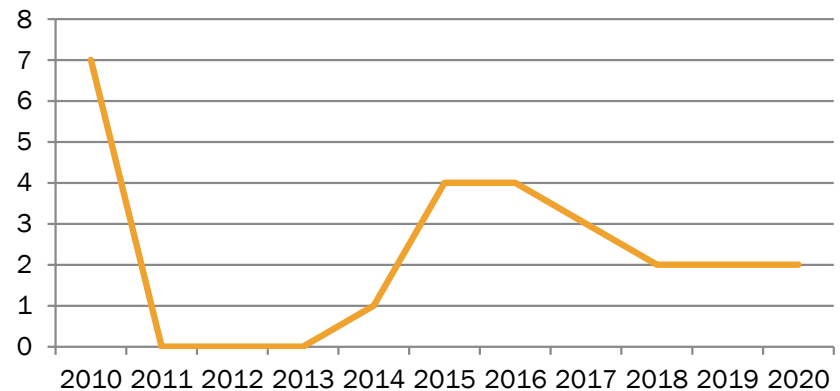
## TAX LIENS – DOWNWARD TREND



## DRA - COEFFICIENT OF DISPERSION RATING



## CYCLICAL REVIEW OF ASSESSMENT DATA



# FISCAL IMPACT SUMMARY

Goals & Initiatives		FY20		FY21		FY22	
Tax Collection Initiatives							
Vision Software update to 8.0		\$	8,000			\$	
Total Fiscal Impact		\$	8,000			\$	
Projected Warrant Articles							
Revaluation	2021	\$	25,000	\$	25,000	\$	25,000

# **TOWN OF AMHERST TAX AND ASSESSING STRATEGIC PLAN UPDATE**

## **DISCUSSION**