



Amherst NH Town Government



Tax and Assessing Strategic Plan

September 11, 2023



Mission and Vision Statements

- To deliver fair and equitable taxation to all property owners in Amherst with respect, integrity, and compassion.
- 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
 - Granite Hill Municipal Services – Contracted Assessing Firm
- Services
 - Public Service & Resource Provider
 - Inventory and Valuation of Real Estate
 - Property Tax Collection
 - Resident Consultation
 - Central Depository for all Town Departments





2023 Town Valuation Breakdown

<u>TAXABLE PROPERTY TYPE</u>	<u>VALUATION</u>	<u>INCREASE</u>
COMMERCIAL/INDUSTRIAL	\$ 247,241,125.	\$ 2,067,650.
RESIDENTIAL	\$ 2,086,604,471.	\$ 20,557,849.
UTILITIES	\$ 72,089,500.	\$ 6,099,800.
VALUATION BEFORE EXEMPTIONS	\$ 2,406,862,496.	\$ 28,725,299.
EXEMPTIONS	\$ (16,051,190.)	\$ (1,825,630).
*NET VALUATION	\$ 2,390,811,306.	\$ 27,827,069.

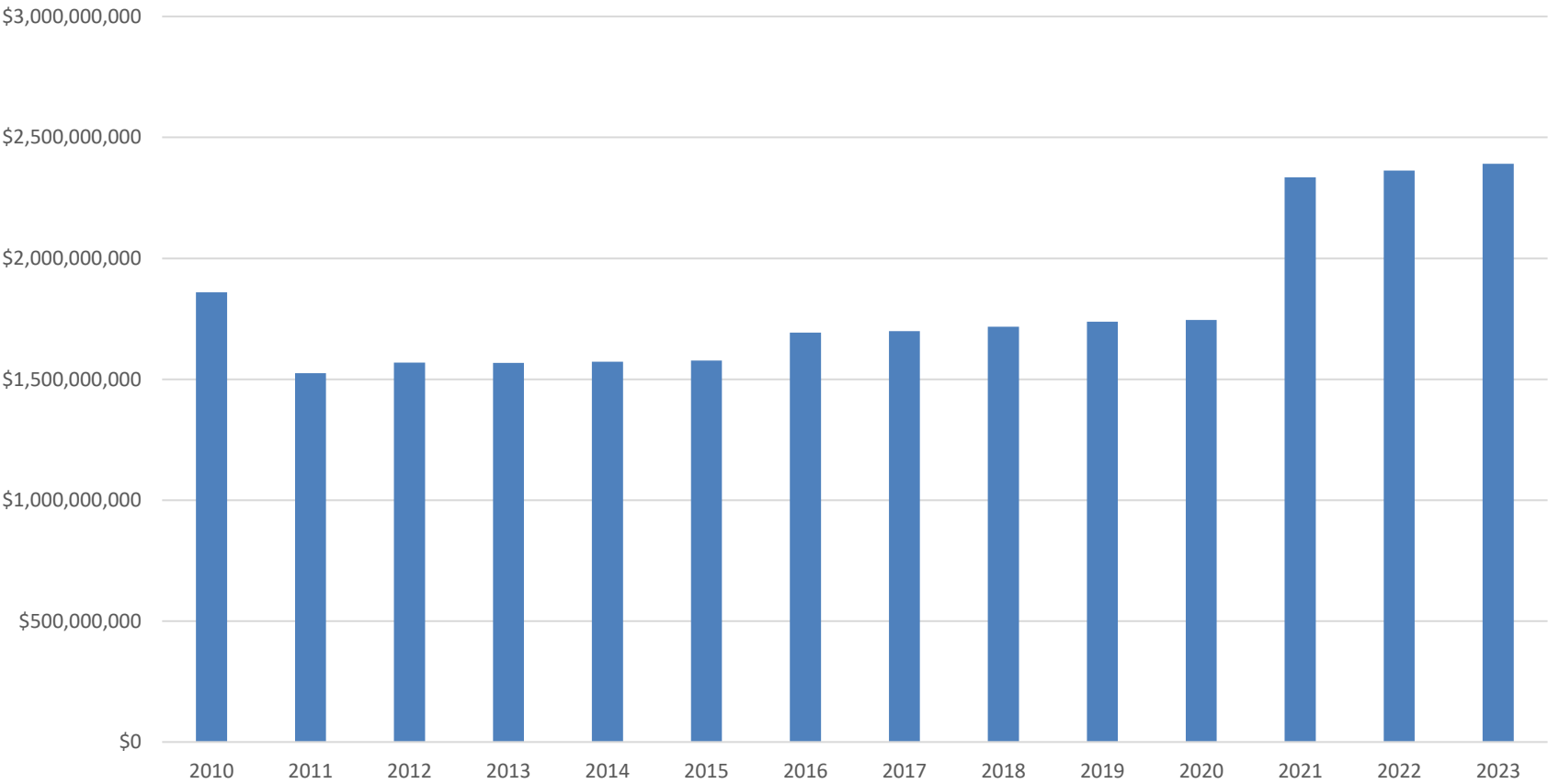
*2023 MS-1 Valuation used to calculate the 2023 tax rate set by DRA in late October.





History of Net Valuations

Amherst Net Valuations 2010-2023



History/Status of Property Tax Liens

TAX YEAR	# OF PROPERTIES (Originally)	DUE AT LIEN	# OF PROPERTIES (Currently)	8/31/2023
2022	43	210,797	24	137,458
2021	58	191,902	14	45,738
2020	50	188,454	4	5,387
2019	47	268,257	3	2,695
2018	58	264,771	2	1,184
2017	52	235,672	1	1,093
2016	72	284,673	1	1,059
2015	72	269,762	1	1,188
2014	76	312,138	1	1,194
2013	79	318,922	1	1,183
Total:	456	1,954,195	52	198,178





Municipal Comparison Studies

- Coefficient of Dispersion Ratings (COD)
- Sales Ratios
- Property Tax Exemptions
- Assessing Staff





Coefficient of Dispersion (COD)

- NH Department of Revenue Administration conducts an annual ratio study of each municipalities property sales versus property assessments which results in a Coefficient of Dispersion (COD) rating
- COD is reactive to changes in the real estate market. Sales included from October 1 thru September 30 each year. It is the most common tool used to measure uniformity of values within each community
- COD rating of 20 or less is considered an acceptable range by DRA's standards.
- 2021 post-revaluation COD was 9.5
- 2022 Is the most recently confirmed rating of 12.0
- 2023 COD is expected to increase due to recent market trends in residential real estate



2022 COD Comparison

MUNICIPALITY	EQUALIZATION RATIO	2022 COD
MERRIMACK	83.5	8.7
HUDSON	94.2	8.9
BEDFORD	81.2	9.5
GOFFSTOWN	63.1	9.6
AMHERST	80	12
MILFORD	77	12.4
WILTON	88.3	13.5
HOLLIS	63.1	13.6
HANOVER	77.7	14.4
MONT VERNON	63.3	14.4
EXETER	67.2	14.6
HANCOCK	72.6	15.1
LYNDEBOROUGH	73.7	15.6

Municipal Assessing Staff

MUNICIPALITY	TOTAL
AMHERST	CONTRACTED (GRANITE HILL) + 1 SHARED ASSISTANT
BEDFORD	CNHA + 2
EXETER	CNHA + ? + CONTRACTED
GOFFSTOWN	CNHA + 1
HOLLIS	CONTRACTED (MRI) + 1
HOOKSETT	CNHA + 1
HUDSON	CNHA + 2
LONDONDERRY	CNHA + 3 + CONTRACTED
MERRIMACK	CNHA + 2 + CONTRACTED
MILFORD	CNHA + ? + CONTRACTED
PELHAM	CNHA + 1 + CONTRACTED
WINDHAM	CONTRACTED (MRI) + 1

2022 Veterans' Tax Credit Comparison

Municipality	Standard and Optional Veterans' Tax Credit	All Veterans' Tax Credit	Optional Credit for Combat Service	Surviving Spouse Tax Credit	Tax Credit for Service-Connected Total Disability	Certain Disabled Veterans' Exemption
Amherst	500	500	500	700	4,000	Value of Property
Bedford	500	500	0	2,000	2,000	
Brookline	750	750	0	700	4,000	
Goffstown	500	500	0	2,000	2,000	
Greenville	500	500	0	700	4,000	
Hollis	750	750	0	700	2,000	
Hudson	600	600	0	2,000	3,000	
Lyndeborough	500	0	0	700	1,400	
Manchester	500	500	0	2,000	2,000	
Merrimack	500	500	0	2,000	4,000	
Milford	400	400	0	800	1,500	
Mont Vernon	500	0	0	700	2,000	
Nashua	500	500	0	2,000	2,000	
New Ipswich	750	750	500	700	4,000	
Pelham	500	500	0	700	2,000	
Peterborough	750	750	0	700	4,000	
Wilton	750	750	0	700	4,000	

2022 Elderly Exemption Comparison

Municipality	Elderly Exemption 65-74	Elderly Exemption 75-79	Elderly Exemption 80+	Single Income Limit	Married Income Limit	Single Asset Limit	Married Asset Limit
Amherst	104,120	156,180	206,870	49,960	67,640	165,000	165,000
Bedford	90,100	96,000	141,600	51,520	69,680	150,000	150,000
Brookline	80,000	120,000	160,000	40,000	70,000	750,000	750,000
Goffstown	50,000	67,500	90,000	37,500	55,000	150,000	150,000
Greenville	20,000	30,000	40,000	20,000	27,000	50,000	50,000
Hollis	159,000	190,000	222,000	53,000	60,500	165,000	165,000
Hudson	121,000	144,000	173,000	45,000	55,000	160,000	160,000
Lyndeborough	45,000	65,000	90,000	30,000	40,000	70,000	70,000
Manchester	156,000	210,000	280,000	41,000	55,000	100,000	130,000
Merrimack	85,000	115,000	150,000	45,000	60,000	200,000	200,000
Milford	83,000	124,000	165,000	38,600	46,000	100,000	100,000
Mont Vernon	60,000	70,000	80,000	40,000	40,000	75,000	75,000
Nashua	194,000	224,000	280,000	50,000	50,000	150,000	150,000
New Ipswich	50,000	75,000	100,000	27,000	37,000	61,000	61,000
Pelham	106,000	152,000	196,000	44,000	54,000	250,000	250,000
Peterborough	80,000	120,000	160,000	34,000	52,000	100,000	100,000
Wilton	40,000	55,000	75,000	35,000	45,000	70,000	70,000

2022 Blind & Disabled Exemption

	Disabled Exemption							Blind
	RSA 72:37-b							RSA 72:37
Municipality	Disabled Exemption Adopted?	Disabled Exemption	Single Income Limit	Married Income Limit	Single Asset Limit	Married Asset Limit		Blind Exemption
Amherst	Yes	89,050	49,960	67,640	165,000	165,000		50,690
Bedford	Yes	52,000	51,520	69,680	150,000	150,000		35,000
Brookline	Yes	80,000	40,000	70,000	200,000	200,000		20,000
Goffstown	No	0	0	0	0	0		15,000
Greenville	No	0	0	0	0	0		15,000
Hollis	No	0	0	0	0	0		30,000
Hudson	Yes	121,000	45,000	55,000	160,000	160,000		121,000
Lyndeborough	Yes	40,000	30,000	40,000	70,000	70,000		15,000
Manchester	Yes	156,000	41,000	55,000	100,000	130,000		156,000
Merrimack	Yes	75,000	50,000	67,500	200,000	200,000		15,000
Milford	No	0	0	0	0	0		30,000
Mont Vernon	No	0	0	0	0	0		15,000
Nashua	Yes	194,000	50,000	50,000	150,000	150,000		94,000
New Ipswich	Yes	50,000	27,000	37,000	61,000	61,000		15,000
Pelham	No	0	0	0	0	0		15,000
Peterborough	No	0	0	0	0	0		15,000
Temple	Yes	25,000	15,000	25,000	50,000	50,000		15,000
Wilton	Yes	30,000	35,000	45,000	70,000	70,000		15,000



Strengths

- Customer Service
- Online Services
- Knowledgeable Staff
- Collections
- Banking Services
- Inter-Departmental Support
- Software – AR and Assessing

Weaknesses

Office Space

File Storage

Management Restrictions

Department Structure





Opportunities

- Expanded Public Service
- Employee Retention/New Hires
- Review Space Needs
- Public Input
- Self Correcting Real Estate Market

Threats

Expense/Cost

Lack of NH Retirement

Increasing COD

Untimely Revaluation

Assessing Resource Co.'s





Strategic Goals/Inputs Needed

- Space Needs Review
- Resident/Business Surveys
- Monitor COD Rating
- Added Assistance to Elderly/Disabled Population
- Restructuring Management of Assessing Department
- Consider Staffing Certified NH Assessor



Budget Impact Summary

	FY25	FY26	FY27	FY28	FY29
Initiatives/Goals					
Electronic Tax Billing		2,000			
Elderly/Disabled Assistance					
Staffing/Restructure		85,000			
*Town-Wide Revaluation			60,000	60,000	
Warrant Articles					
*Revaluation Capital Reserve Funding	25,000	25,000	25,000	25,000	25,000





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Questions

