



Amherst NH Town Government



Tax and Assessing Strategic Plan

September 12, 2022



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



2022 Town Valuation Breakdown

<u>TAXABLE PROPERTY TYPE</u>	<u>VALUATION</u>	<u>INCREASE</u>
COMMERCIAL/INDUSTRIAL	\$ 245,173,475.	\$ 5,879,200.
RESIDENTIAL	\$ 2,066,046,622.	\$ 22,779,460.
UTILITIES	\$ 65,989,700.	\$ 3,093,800.
VALUATION BEFORE EXEMPTIONS	\$ 2,377,209,797.	\$ 31,752,460.
EXEMPTIONS	\$ (14,225,560.)	\$ 3,378,660.
*NET VALUATION	\$ 2,362,984,237.	\$ 28,373,800.

*2022 MS-1 Valuation used to calculate the 2022 tax rate set by DRA in late October.



History of Property Tax Liens

TAX YEAR	# OF PROPERTIES (Originally)	DUE AT LIEN	# OF PROPERTIES (Currently)	BAL AS OF 9/7/22
2021	58	191,902	37	144,868
2020	50	188,454	12	54,626
2019	47	268,257	4	9,831
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
2012	85	344,661	1	5,671
2011	90	876,168	1	5,490
	631	3,175,024	13	227,387





Municipal Comparison Studies

- Coefficient of Dispersion Rating (COD)
- Assessing Staff
- Property Tax Collection Rates





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. Historically, Amherst's COD ratings have ranged from 8 to 12
- 2021 post-revaluation COD was 9.5
- 2022 COD as of 8/31/2022 (September sales not in yet) is projected to be approximately 12 with no signs of decline in the residential sales



2021 COD Comparison

MUNICIPALITY	EQUALIZATION RATIO	2021 COD
AMHERST	94.7	9.5
ANTRIM	69.1	20.9
BEDFORD	93.8	8.6
GOFFSTOWN	70.9	11.9
GREENFIELD	77.8	18.1
HANCOCK	96	11
HILLSBOROUGH	79.9	17.8
HOLLIS	73.4	13.1
HUDSON	71.3	12
LYNDEBOROUGH	80	15.5
MANCHESTER	96.1	9.2
MERRIMACK	97.2	7.7
MILFORD	95.3	9.7
MONT VERNON	70.6	14
NASHUA	71.9	11.8
WILTON	96.4	8



Municipal Assessing Staff

MUNICIPALITY	TOTAL
AMHERST	CONTRACTED + 1 SHARED DA
BEDFORD	CNHA + 2
EXETER	CONTRACTED + CNHA + ?
GOFFSTOWN	CNHA + 1
HOLLIS	CONTRACTED + 1
HOOKSETT	CNHA +1
HUDSON	CNHA + 2
LONDONDERRY	CONTRACTED + CNHA + 3
MERRIMACK	CONTRACTED + 2
MILFORD	CONTRACTED +CNHA + ?
PELHAM	CONTRACTED + CNHA + 1
WINDHAM	CONTRACTED + 1





Strengths

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

Weaknesses

Office Space

Storage

Management Restrictions

Department Structure





Opportunities

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

Threats

- Expense/Cost
- Real Estate Market Trend
- Increasing COD
- Untimely Revaluation
- Assessing Resource Co.'s





Strategic Goals/Inputs Needed

Short Term Goals

- Electronic Billing
- Space Needs Review
- Resident/Business Surveys
- Monitor COD Rating
- Added Assistance to Elderly/Disabled Population

Long Term Goals to Consider

- Restructuring of Tax and Assessing Departments
- Consider Staffing Certified NH Assessor



Budget Impact Summary

	FY24	FY25	FY26	FY27	FY29
Initiatives/Goals					
Electronic Tax Billing		2,000			
Elderly/Disabled Assistance					
Staffing/Restructure				100,000	
*Town-Wide Revaluation			75,000	75,000	
Warrant Articles					
*Revaluation Capital Reserve Funding	25,000	25,000	25,000	25,000	25,000





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Questions

