

WELCOME TO



AMHERST, *NEW HAMPSHIRE*



September 2021

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 Provider
 - + Inventory and Valuation of Real Estate
 - + Property Tax Collection
 - + Customer Consultation
 - + Central Depository for all Town Departments

2021 REVALUATION OF PROPERTY

- ✘ Vision Government Solutions
- ✘ Notice of preliminary values mailed Aug 16th
- ✘ Valuation hearings in progress thru Sept 14th
- ✘ Final report scheduled for September 27th
- ✘ MS-1 Report finalized September 27th
- ✘ 2021 tax rate setting middle/end of October
- ✘ Tax Bills mailed early November/Due early Dec.

2021 PRELIMINARY VALUATION DATA

TAXABLE PROPERTY TYPE	VALUATION	% INCREASE
COMMERCIAL/INDUSTRIAL	\$ 240,518,275	10.4%
RESIDENTIAL	\$ 2,046,605,542	37.3%
UTILITIES	\$ 62,895,900	32.6%
VALUATION BEFORE EXEMPTIONS	\$ 2,350,019,717	33%
EXEMPTIONS	\$ (10,864,500)	
* NET VALUATION	\$ 2,339,155,217	

* Estimated Valuation used to calculate the 2021 tax rate set by DRA in late October.

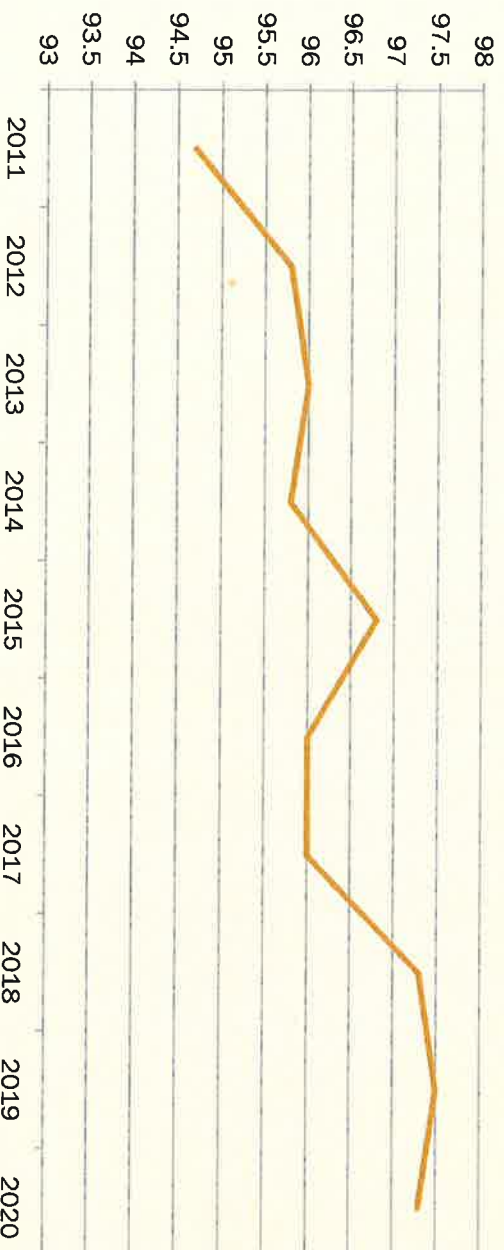
TAX COLLECTION

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 49 million dollars
- Collection rates in Amherst historically range from 94 to 97% at calendar year end



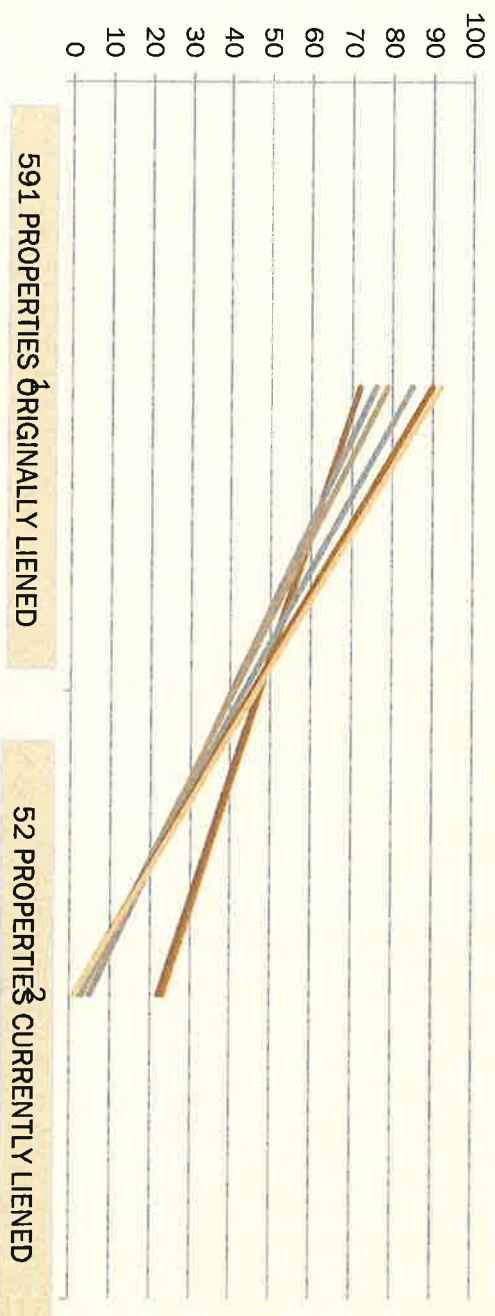
HISTORY OF PROPERTY LIENS

TAX YEAR	# OF PROPERTIES (Originally)	DUE AT LIEN	# OF PROPERTIES (Currently)	BALANCE AS OF 9/8/2021
2020	50	\$ 188,454	30	\$ 114,608
2019	47	\$ 268,257	13	\$ 51,016
2018	58	\$ 264,771	3	\$ 2,990
2017	52	\$ 235,672	1	\$ 1,093
2016	72	\$ 284,673	1	\$ 1,058
2015	72	\$ 269,762	1	\$ 1,188
2014	76	\$ 312,138	1	\$ 1,194
2013	79	\$ 318,922	1	\$ 1183
2012	85	\$ 344,661	1	\$ 5,490
Totals:	591	\$ 2,487,310	52	\$ 179,820.

ACHIEVING TARGETED OUTCOMES

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

- Uncollected taxes (typically less than 1% as of May 1st) 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



ASSESSMENT OF PROPERTY VALUES

ASSESSMENT OF PROPERTY VALUES

ACHIEVING TARGETED OUTCOMES

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

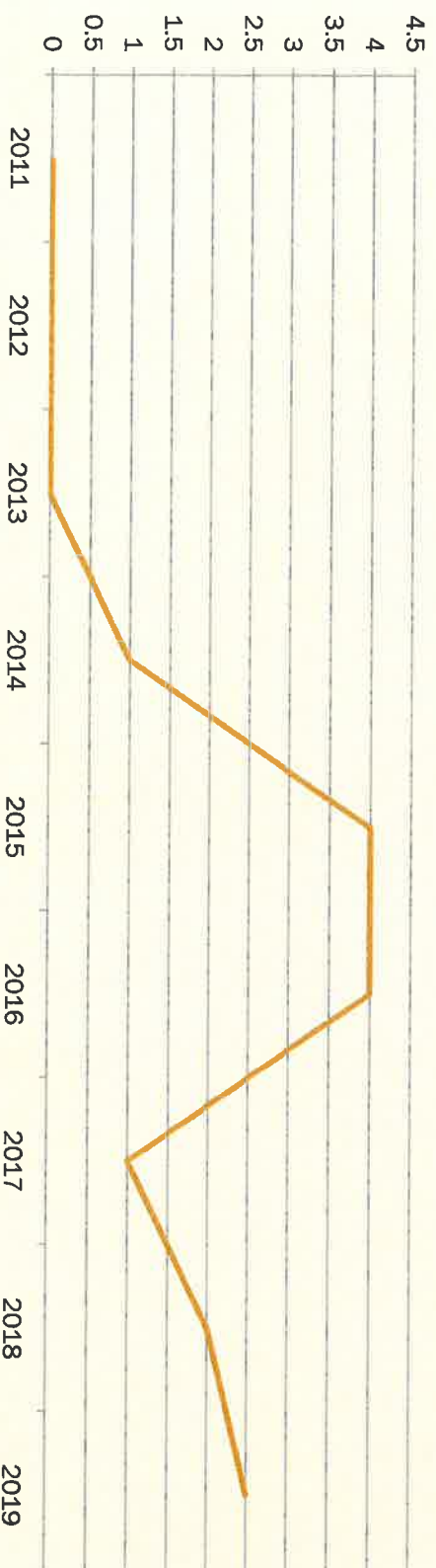
- The NH Department of Revenue Administration conducts an annual ratio study of Amherst property sales versus property assessments which results in a Coefficient of Dispersion (COD) rating
- A COD rating of 20 or less is considered to be in an acceptable range
- Historically, Amherst's COD ratings have 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**
 - **Expanded payment options**
 - **Access to tax information online**
 - **Electronic billing and payments**
 - **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 development

- **Expanded payment option**
- **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 upgrades, staffing, continued professional development

- Continue to closely monitor sales and COD's of all property types
- Continue to perform statutorily required revaluation of property values every 5 years
- Adjusted revaluation schedule if necessary
- Assessing software version 8 upgrade (Completed FY20)

INPUTS NEEDED TO REACH DESIRED GOALS

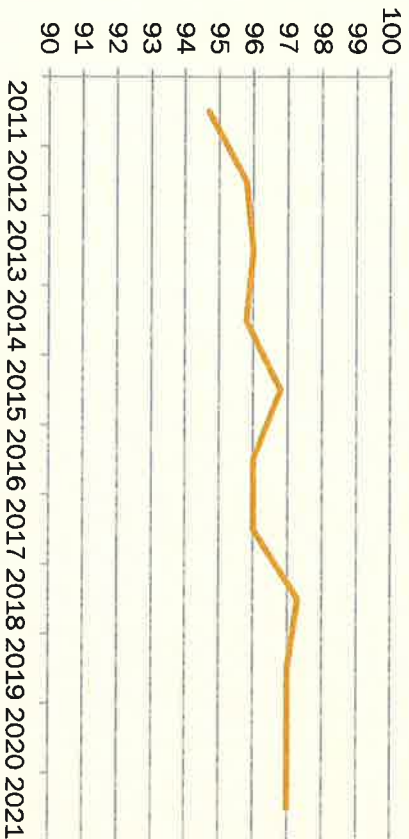
Goal #4: Maintain a rating of 4 or less on DRA's annual cyclical review of assessment data

Inputs: Staffing, routine software updates, professional development

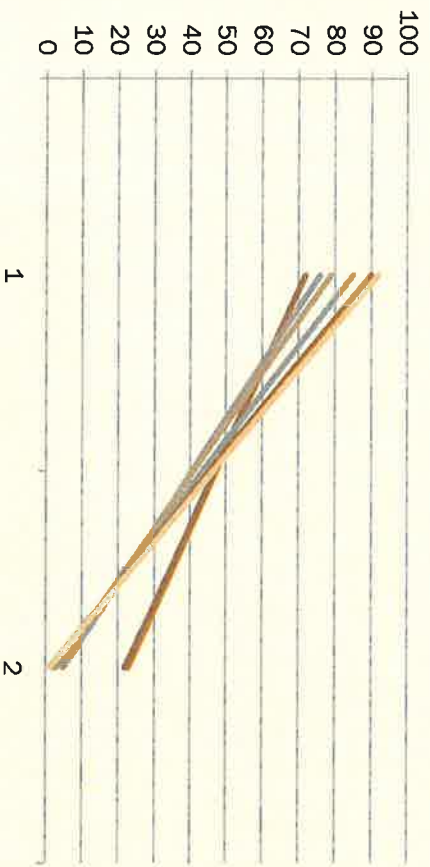
- **Accurate collection of assessment data through the field inspection process – contracted team**
- **Accurate entry of all data collected**
- **Ongoing reviews of assessment data**
- **Maintain staff of educated professionals**

VISION DASHBOARD

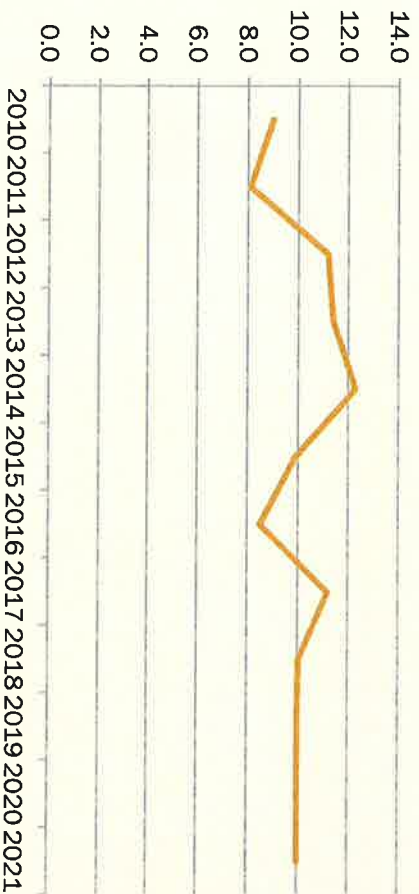
COLLECTION RATE PERCENTAGE



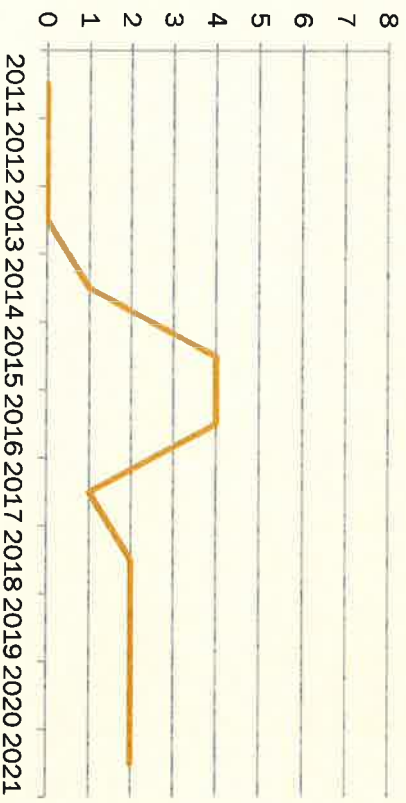
TAX LIENS - DOWNWARD TREND



DRA - COEFFICIENT OF DISPERSION RATING



CYCLICAL REVIEW OF ASSESSMENT DATA



FISCAL IMPACT SUMMARY

<i>Goals & Initiatives</i>	<i>FY22</i>	<i>FY23</i>	<i>FY24</i>
Tax Collection			
Assessing			
Cost of Initiatives	\$0	\$0	\$0
Total Fiscal Impact	\$0	\$0	\$0
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Projected Warrant Articles			
Revaluation 2021	\$25,000	\$25,000	\$25,000

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DISCUSSION