

FREQUENTLY ASKED QUESTIONS

What is Newmarket's tax rate?

The 2011 tax rate for the Town of Newmarket is \$25.31 per thousand.

What is the ratio for Newmarket?

The 2011 ratio for Newmarket is 106%, which is set by the Department of Revenue Administration (DRA). At the end of each year, we send a report to the DRA with all of the sales that have occurred between October 1st and September 30th. The DRA compares the assessed value and the selling price to determine the ratio between the two. The DRA then does an average and determines what each town's ratio is for the previous year.

When does the tax year begin?

By State of New Hampshire law the tax year begins on April 1st and runs through March 31st (the following year).

When and how do I apply for an abatement?

Abatement forms are available in the Town Clerk/Tax Collectors office after the final notice of tax has been mailed (December tax bill). The deadline to file for an abatement is March 1st following the final tax bill.

What is revaluation?

A revaluation is the process of conducting the data collection and market analysis necessary to equalize the values of all property within a municipality for the purpose of a fair distribution of the tax burden.

Why is a revaluation needed?

The State of New Hampshire requires that all towns re-adjust their assessment to fair market value at least once every five (5) years. The Town of Newmarket last had a full revaluation in 2009. Our next revaluation will begin in 2014.

What is market value and who determines my property value?

Market value is determined by people, the activity in the real estate market and the general economy. The value of your property is based on an analysis of the entire market for the full calendar year before the completion of the revaluation project. The market can generally be defined as you, the person who sold the property to you, and the person willing to buy it from you.

It is the Assessor's job to research and analyze the values in any particular neighborhood. In effect, he does what you would do to determine the selling price when putting your property up for sale. The Assessor has specific guidelines to follow. Factors that are examined on each property are:

location, size, quality of construction, age of improvements, topography, utilities, zoning restrictions, etc.

What happens during a revaluation?

At revaluation, a physical inspection of both the interior and exterior of each property is conducted, where building dimensions and characteristics are noted. This is the data collection phase of the project. The collection phase is an ongoing process.

The Assessor then studies the sales and determines where the actual increases and decreases in value are occurring. This study of recent property sales allows comparisons to be made. The Assessor then established parameters to estimate value of property that has not been sold. The Assessor then reviews this data and applies the determining factors of the sales analysis to come up with a value of each property.

Will an assessment update increase taxes?

Although a revaluation may result in an increase of nearly each individual assessment, it does not mean that all property taxes will increase. You may be saying "SURE!" but remember assessments are only the base that is used to determine the tax burden. The tax burden is the amount that the municipality must raise to operate local government and support the many services each of us has come to expect, such as school, police, fire protection, etc. If the same amount of money is to be raised after the revaluation as the previous year, and each assessment doubles, the tax rate would merely be cut in half.

How will I know if my assessment is equitable?

There are two very good methods of determining this. First, compare your property to similar properties that sold in the previous year. Your value should be in line with these sales prices. Second, if no recent sales are available, compare your assessment to other similar properties in your area using the street listing of values available in the Assessment Office. Your value should be comparable to similar properties. Remember, very few properties are exactly alike. Your value should be in line but it seldom will be exactly the same as what seems to be a similar property.

When will the revaluation take place?

The Town is obligated by statute to perform a full revaluation at least once every 5 years. The last revaluation was done in 2009. Therefore, we are due for a full update of value assessment in 2014.