TOWN OF NEWBURY

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www.newburynh.org

Frequently Asked Questions

- *What is the 2014 tax rate?* **$ 15.49 per thousand of valuation**

- *What is the 2014 assessment ratio?* **Median= 97.4% Weighted mean= 90.6%**

- *When is the deadline for filing tax abatement for 2015?* **Monday, March 2, 2015**.

- *When does the tax year begin?* **The tax year runs from April 1st to March 31st**.

- *When was Newbury last reassessed?* **The Town of Newbury underwent a full revaluation April 1, 2011. The project was conducted by Newbury's Chief Assessor Normand Bernaiche and his assistant Kris McAllister.**

- *What is a revaluation and why is it necessary?* **A revaluation is an update of all assessments in the municipality conducted under the direction of the assessor. The assessor is a state-certified individual whose duties are to discover, list and value all taxable real property in the municipality, in a uniform and equitable manner. The State of New Hampshire recommends that all property in a municipality be assessed within 10 percent of market value. Further, the NH Constitution requires that each municipality takes value anew every five years. A revaluation is the most equitable way to accomplish this.**

- *Is it necessary that you view the inside of my property?* **To make a proper assessment on a building, it is desirable that an inspector see the inside as well as the outside of your property. The law requires that property be valued from an actual view, or the best information available. We do not always have current data on the physical characteristics of each property in Newbury. If we are unable to enter your property, we will estimate your assessment based on the data that is available and sales of properties similar to yours.**

- *What if I refuse to allow assessment personnel in my property?* **To ensure an accurate assessment, it is to your advantage to allow the assessor inside your property when an inspection is requested. By denying your inspection, your assessment will be estimated based on the data that is available yet the burden of proof still rests with you before the Board of Tax and Land Appeals or Superior Court.**

- *Will all property values change?* **Most likely, yes. However, not all property values will change at the same rate. Market value will have decreased more for some neighborhoods and property types than for others. Some neighborhoods and property types may have increased in value and others may have remained the same. One purpose of a revaluation is to make sure that the assessed values reflect the changes that have occurred in property values.**

- *When will the update of values begin?* **Since it was last completed in 2011, the expectation is the Spring of 2016 per State of New Hampshire Constitution.**

- *Will I be notified if there is a change in my assessment?* **The Assessing Department prides itself on its efforts to communicate with taxpayers. Normally, letters are mailed monthly to property owners whose values have changed, along with a copy of the updated record card. We recommend that you review your record card regularly to ensure data accuracy. The assessors are in the office on Monday and Wednesdays and welcome your phone call, email or visit to discuss your concerns. It is advisable to call ahead and make an appointment.**

- *What if I don't agree with my assessment?* **We ask that you schedule an appointment with one of the assessors. During this informal session you can learn how your assessment was made, what factors were considered, and what type of records we have on your property.**

- *What if, after this informal meeting, I still disagree with the assessment?* **If any property owner believes their assessment is incorrect and wishes to apply for an abatement, they shall first appeal to the local assessing officials *in writing, within 90 days of the notice of tax bill (RSA 76:16) or by March 1st, whichever occurs first. The assessing office has the necessary form which must be completed in full. It is also available on our website (www.newburynh.org) under Departments/Assessing/Municipal Abatement Application.***

- *What if, after the abatement has been granted or denied by the local assessing official, I still disagree with the assessment?* **You have a choice. You may either appeal to the NH Board of Tax and Land Appeals *OR* appeal to the Merrimack County Superior Court. In either case, your appeal must be filed by September 1st following the notice of decision given by the local assessing official.**

- *What if I miss the filing deadline for abatement?* **Legally, you are not entitled to request an abatement for the prior year if you miss the March 1st deadline. However, you may request to review your property assessment with the assessor.**

- *How will my taxes change as a result of the new assessment?* **Although the value of your property affects your share of taxes, the actual amount you pay is determined by the budget needs of the schools, municipality and the county. All of these taxing units decide what services they will provide in the coming year and how much money they will need to provide these services. These items are then presented to the Board of Selectmen and the School Board for approval or disapproval. Once the decision to approve the budget is made, a tax rate is set by the state that will generate the needed dollars. Your property taxes are then determined by taking your assessment, dividing by 1000, and multiplying by the tax rate.**

  Example: Assessed Value $250,000 divided by 1000 = 250 multiplied by Tax Rate $15.49 = $3,873 annual taxes

- *When are property taxes due?* **The Town of Newbury bills for property taxes semi-annually. Bills are due July 1st and December 1st of each year.**

- *What types of tax credits and exemptions are available in the Town of Newbury, and what are the qualifications?* **Please refer to our exemptions and credits link on the Assessing page.**

- *What is the Cyclical Inspection Project?* **The purpose of this program is to ensure that the Assessing Department has up-to-date information as it relates to physical improvements, inventory, and condition of all residential property in the town of Newbury. Correct inventory and measurements are extremely important in the assessing process and result in data accuracy and equity. Both assessors will be out and about collecting the data for this project. The scope of the project is to visit 1/5th of improved parcels per calendar year, the ultimate goal being fair and equal assessments for all.**