



To: NH Board of Tax and Land Appeals (BTLA)
NH Department of Revenue Administration (DRA)
Hanover Advisory Board of Assessors (BOA)
Hanover Selectboard (BOS)
Julia Griffin-Hanover Town Manager

From: Normand Bernaiche-Director of Assessing

Re: Monthly Update for Board ordered Revaluation

Date: April 26, 2021

The purpose of this memorandum is to comply with the BTLA order dated May 14, 2020 as a tool to keep those listed above along with the general taxpaying public updated on the progress in Hanover. As part of the order, this and other documents will be posted on the “2021 Revaluation Page”.

To remain on schedule with the measuring and listing of all Town properties we contracted with Granite Hill Municipal Services to visit 300 properties. That task is days away from being completed. Presently the data collection effort by town staff is focused on near-town properties. We mail postcard notifications approximately 2 weeks prior to being in a neighborhood. We are in the final phase of completing this task along with visiting properties that had building permits for this tax year and permits that were not complete as of 4/1/2020. We are focusing on building permits with major changes so the assessment is included on the spring tax bill and can be compared on an old to new basis with the new values coming out this summer for all properties.

Additional tasks unrelated to the revaluation are reviewing 2020 abatement applications, reviewing requests for tax exemption on charitable, religious, and educational properties as well as other personal exemptions such as Elderly and Veterans credit.

As expected, the return of income and expense information from Commercial & Industrial property has been very light. These requests generally are ignored until new assessments are established then there is a rush to get the new values reduced. This situation could be avoided, and fair and accurate assessments could be established with the help of the requested information. This tends to lead to higher costs for everyone because of the appeal process and costs of litigation. All information provided is considered confidential.

Vision Appraisal is very active in the analysis and field review concerning the new assessments for 2021. This involves reviewing hundreds of sales, local and regional costs, internal tables which are applied to like properties and ultimately a field review of all properties to make sure conditions, styles and other rating are applied consistently across all property types and sub-classes.

Once the preliminary valuations are complete, they will be reviewed by Town staff for accuracy and consistency. At this point, with a goal date of mid-July, the valuations will be released to the public to provide the property owners the opportunity to review, questions, and participate in an informal hearing before final values are set. As most folks are aware the residential sales market continues to be performing quite well so the expectation is that in most cases assessments will go up. This does not automatically mean your taxes will go up. That only happens when an assessment goes up more than the town wide

average. The original petition filed by local taxpayers alleged there were 400-500 properties that should have seen an increase during the 2018 revaluation. While I have not performed an independent study on this issue, if what they allege is true then those properties would likely see a larger than average increase. **Buyers of property should always be aware of the present assessment in relation to what they are paying and compare that to the average level of assessment. We encourage buyers to reach out to our office to determine potential tax impacts regarding their purchase.** No one likes surprises.

We continue to have a high rate of interior property inspections using a hybrid of physical and virtual inspections, as well as confirmation of the data at the door.

We are putting together an informational Zoom meeting explaining the assessing process and showing local data and the potential changes the revaluation might have on various types of properties. There will be a question-and-answer phase to this meeting. Stay tuned!

Please refer to the 2021 Revaluation page on the assessing department link <https://www.hanovernh.org/assessing-department> for information concerning the 2021 revaluation.

We are available to speak at any condo associations meetings, Rotary clubs, Chamber or Realtor groups to help with understanding the Assessing process in the Town of Hanover. Please reach out to me if you have any questions regarding this report or any other concerns or questions. 603-640-3206 or via email at norm.bernaiche@hanovernh.org