

FAQ's

Property Assessments and the Tax Rate- How they Relate

When was the last assessment revaluation?

2019

When is the next assessment revaluation?

2024

How does my assessment affect my tax bill?

Your assessed value is multiplied by the tax rate per thousand to calculate your tax amount due.

How does my current assessed value compare to market value?

Since the last revaluation in 2019, sale prices have increased significantly leaving assessed values below market value.

What is an equalization ratio?

The equalization ratio compares assessed values to market value by reviewing sales 6 months before and 6 months after April 1st of the assessment year. A ratio at 100% indicates assessed values are equivalent to market value. A ratio below 100% means values are below market value, likewise, a ratio above 100% means values are above market value.

What is the Town's current equalization ratio?

We are awaiting the 2022 ratio, but anticipate it to be somewhere between 60-70%. This means assessed values are 30-40% below what homes are selling for. The 2021 ratio was 76.3%.

What is the current tax rate?

The 2022 tax rate is \$23.97. Or \$25.96 in the Sawyer Lake Village District.

Why does the tax rate seem high compared to surrounding towns?

Many surrounding towns have completed more recent revaluations, therefore creating higher assessments. The tax rate is calculated based on the budget and the amount of revenue needed to be raised to meet the budget. When assessed values are higher, the tax rate will lower to meet the budget. Likewise, lower assessed values will require a higher tax rate to meet the budget.

I'm still not sure I completely understand. Can you give me an example?

Of course! We'll compare using real figures. Here is the 2022 tax rate breakdown:

Jurisdiction	Amount to be Raised	Valuation	Tax Rate
Municipal	\$2,887,236	\$559,315,752	\$5.17
Local Education	\$9,145,571	\$559,315,752	\$16.35
County	\$634,313	\$559,315,752	\$1.13
State Education	\$729,413	\$551,538,452	\$1.32
Total	\$13,396,533		\$23.97

Here's what would happen to the tax rate if assessed values were hypothetically 30% higher:

Jurisdiction	Amount to be Raised	Valuation	Tax Rate
Municipal	\$2,887,236	\$727,110,477	\$3.97
Local Education	\$9,145,571	\$727,110,477	\$12.58
County	\$634,313	\$727,110,477	\$0.87
State Education	\$729,413	\$716,999,988	\$1.02
Total	\$13,396,533		\$18.44

How would this difference affect my tax bill?

Let's say your 2019 assessed value is \$200,000 and the town performed a revaluation this year that increased all values by 30%, lowering the tax rate as indicated above:

Assessed value	2022 Tax rate	Total Tax Due
\$200,000	\$23.97	\$4,794

Increased Value	Lower Tax Rate	Total Tax Due
\$260,000	\$18.44	\$4,794

As you can see, when the tax rate adjusts to meet the budget, the tax dollar to be collected remains the same.

Someone online posted...

Please come straight to the source to verify what you read online! Though postings online can sound quite informative, they are not always accurate. A quick call to town offices can clear up any questions or confusion.

Who can I contact?

Just reach out to the Selectmen's Office! Our staff would be happy to answer any additional questions. 603-267-6700 or email BDaigneault@gilmantonnh.org