

City Council
Meeting
September 18, 2017



2017 Statistical Revaluation
Update
&
Estimated Tax Rate

Appraisal Companies

Residential Update:

Michael Tarello - Vision Government Solutions

Commercial Update:

Steve Traub – Property Valuation Advisors

August 21st - City Council Revaluation Update

August 29th – 2017 Public Revaluation Forum

Why are we doing this revaluation?

New Hampshire Assessing Standard Board Requires:

- Median Assessment Ratio of 90% - 110%

- This is a ratio of the property's assessed valuation to its market value

| 2013 Tax Year (FY14) | 2014 Tax Year (FY15) | 2015 Tax Year (FY16) | 2016 Tax Year (FY17) | 2017 Tax Year (FY18) |
|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|
| 94.5% | 88.5% | 92.5% | 86.6% | |

↑
Revaluation
Year

↑
Revaluation
Year

Information Provided on August 29, 2017

Voted Appropriations minus all Other Revenue divided by
Local Assessed Property Value = Tax Rate

| | <i>Tax Year 2016 Fiscal Year 2017</i> | <i>Tax Year 2017 Fiscal Year 2018 At Budget Adoption</i> | <i>Tax Year 2017 Fiscal Year 2018 Statistical Revaluation</i> |
|---------------------------|---|--|---|
| Property Valuation | | | |
| W/ Utilities | \$4,771,704,551 | \$4,806,704,531 | \$5,395,502,446 |
| W/O Utilities | \$4,586,279,780 | \$4,621,279,780 | \$5,256,082,154 |
| Property Tax Levy | \$80,485,995 | \$83,005,909 | \$83,005,909 |
| Tax Rate/\$1000 | \$17.04 | \$17.47 | \$15.53 |

Property Valuation is the Basis on which Property Taxes are to be raised and apportioned to each property owner.

Updated Information Since August 29th

➤ **Rockingham County Tax Obligation**

- \$5,629,133 (8% increase over prior year)

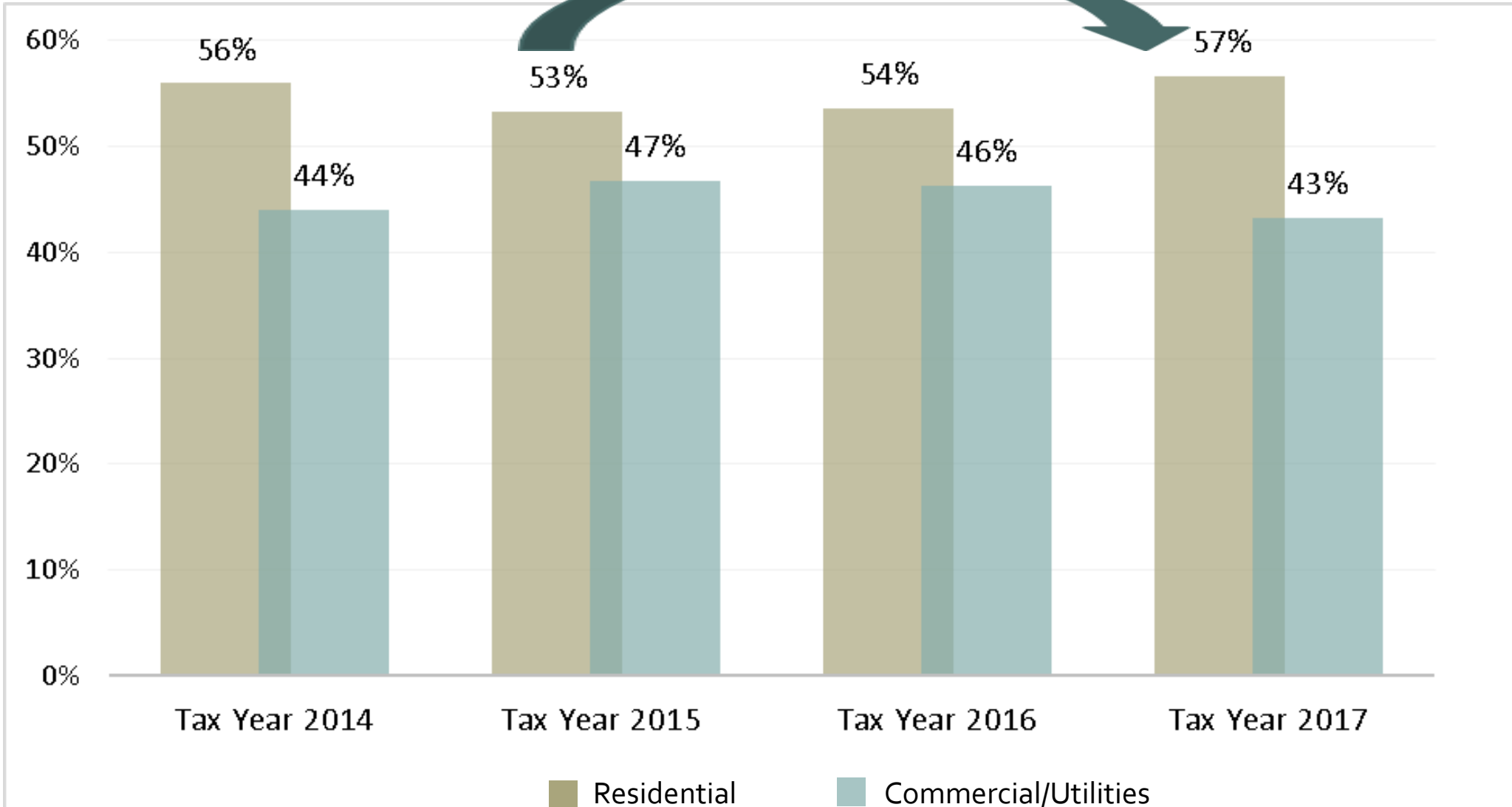
➤ **Update on Utility Values**

- Increase in Utility Values by \$86,938,009 (Department of Revenue)

Updated Information as of September 18, 2017

| | <i>Tax Year 2017 Fiscal Year 2018 At Budget Adoption</i> | <i>Tax Year 2017 Fiscal Year 2018 Statistical Revaluation</i> | <i>Tax Year 2017 Fiscal Year 2018 Statistical Revaluation</i> |
|---------------------------|--|---|---|
| Property Valuation | | | |
| W/ Utilities | \$4,806,704,531 | \$5,395,502,446 | \$5,478,444,154 |
| W/O Utilities | \$4,621,279,780 | \$5,256,082,154 | \$5,256,082,154 |
| Property Tax Levy | | | |
| Adjustment | \$83,005,909 | \$83,005,909 | \$83,005,909 |
| County/Credits | | | <u>\$188,237</u> |
| | | | \$83,194,146 |
| Tax Rate/\$1000 | \$17.47 | \$15.53 | \$15.36 |

Year to Year Comparison



Revaluation from Revaluation

Tax Year 2015 Revaluation

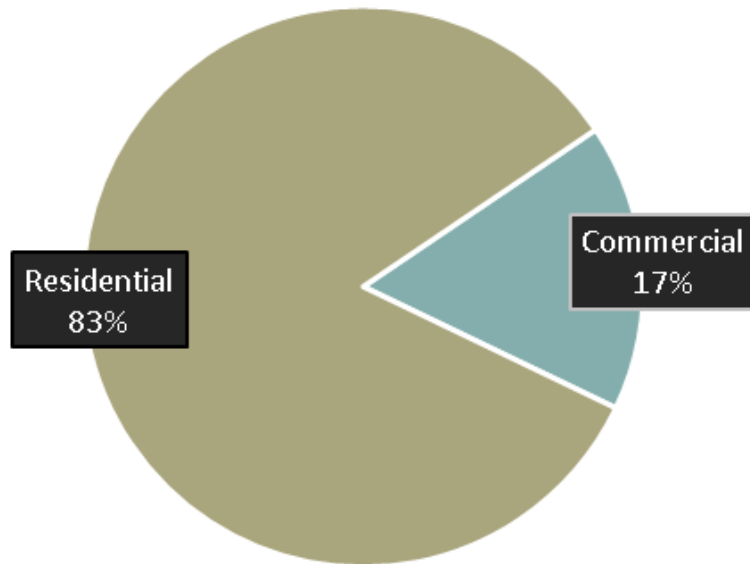
| | | | Net | % of | Property | % |
|-------------|---------------|----------------|--------------|--------|------------------|------------|
| | Values net of | | Value Change | Value | Tax | Property |
| | Exemptions | Property Taxes | Prior Year | Change | Change from 2014 | Tax Change |
| Residential | 2,518,275,864 | 42,281,851.76 | 177,951,814 | 7.6% | (78,014) | -0.2% |
| Commercial | 2,016,983,163 | 33,865,147.31 | 346,542,503 | 20.7% | 3,630,171 | 12.0% |
| Utilities | 192,583,616 | 2,788,610.76 | 20,979,521 | 12.2% | 116,735 | 4.4% |
| | 4,727,842,643 | 78,935,609.82 | 545,473,838 | 13.0% | 3,668,893 | 4.9% |

Tax Year 2017 Revaluation

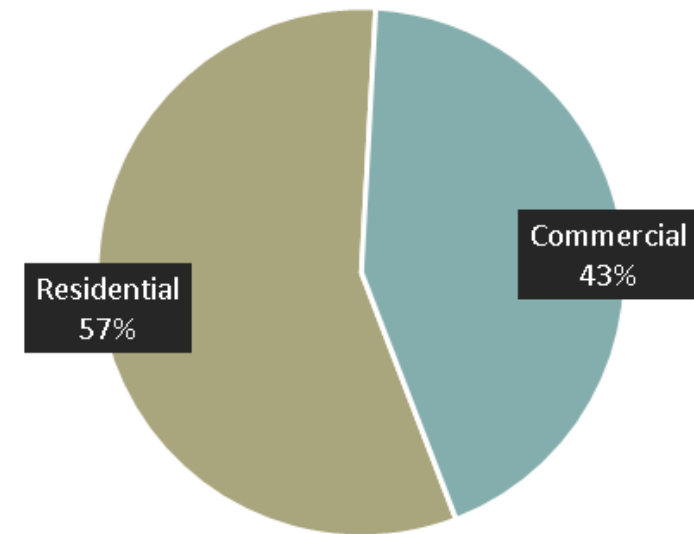
| | | | Net | % of | Property | % |
|-------------|---------------|----------------|--------------|--------|------------------|------------|
| | Values net of | | Value Change | Value | Tax | Property |
| | Exemptions | Property Taxes | Prior Year | Change | Change from 2016 | Tax Change |
| Residential | 3,106,304,150 | 47,712,832 | 546,355,686 | 21.3% | 4,091,310 | 9.4% |
| Commercial | 2,149,778,004 | 33,020,590 | 123,446,688 | 6.1% | (1,508,095) | -4.4% |
| Utilities | 222,362,780 | 2,941,860 | 36,938,009 | 19.9% | 229,095 | 8.4% |
| | 5,478,444,934 | 83,675,281 | 706,740,383 | 14.8% | 2,812,310 | 3.5% |

Residential vs. Commercial Comparison

Residential vs. Commercial Properties
by Percent of Taxable Parcel Count



Residential vs. Commercial Properties
by Percent of Total Assessed Value



| Total Valuations Net of Exemptions 2017 (FY18) | | |
|--|-----------------|--------------|
| | Total Valuation | Parcel Count |
| Residential | \$3,106,304,150 | 7,195 |
| Commercial | \$2,372,140,784 | 1,429 |
| Totals | \$5,478,444,934 | 8,624 |

Property Tax Calculator

Assessed Property Valuation ÷ 1,000 x Tax Rate = Property Taxes

Median Single Family Valuation

\$412,700 ÷ \$1,000 x \$15.36

Estimate

\$6,339



Conclusion