



Municipal Matters

New London, New Hampshire

August 2019

TOWN-WIDE PROPERTY REVALUATION IS HERE

The Assessor’s office is completing the town-wide property revaluation in New London with the expectation of bringing assessments to 100% of fair market value, based on current market conditions. The town is bound by the New Hampshire Constitution to “value anew” every five years, with the last revaluation taking place in 2014. We expect to send letters to all taxpayers with the new and old value for comparison purposes. It will not be unusual to see your assessment change by 10%-15% as our assessments were generally below market value.

In the letter there will be instructions on how to find the details about the new assessments including a report of the sales used to base values on, the old and new assessments included. As of this writing, we expect to mail the notices on September 3rd and hold informal reviews September 9th, 11th, 12th and 13th. Phone appointments will be available for those who will be out of town or cannot attend in person. In any case, we ask that you review the data we post on-line before either scheduling an appointment or at a minimum before attending an informal review.

The information will be posted via a link on the front page of the town’s website: www.nl-nh.com, which will bring you to the “Revaluation Page”, reports and additional information will be available. The new property record cards will be there under the GIS Mapping link along with the new tax map parcel lines.

As far as the values are concerned there will be properties that go up, down or stay about the same. This is common in all revaluations, thus, the purpose for the revaluation. Where sales were minimal in certain classes or types of property, we looked back at sales that occurred after the last revaluation for more data points. As an Assessor, the more data you have the more reliable the assessments will be.

As most of you hopefully know we have completed a tax mapping project which lasted over 2 ½ years. Anyone who had an assessment change over \$1,000 triggered by

the tax mapping project was notified by mail in February with the opportunity to discuss those changes. All pertinent information concerning the map updates was published on the town’s website prominently placed on the front page. We encourage you to review the information and reach out to us if you have any questions as to how it might have affected you. It is never too late for us to consider additional information, so if you have information on your property that is related to what is shown on the tax map, please share it with us.

As part of the tax map update, your map number changed as we expanded our numbering system to five segments from three. An index is published showing both the new and old numbers for you to cross reference. This does not require anyone to update or change their deed in any way. The new tax maps have been sent to the Registry of Deeds for recording and there is a set on-line and in the Town Office.

In addition to the tax mapping project and revaluation project, we converted our assessing software to a new system called *Avitar*. *Avitar* is a New Hampshire based software company with installs in some 150 communities in New Hampshire. What this means is the property record cards will look different but will still have all the pertinent information about your property. As always, our door is always open so feel free to ask if you have questions.

Equalized Ratio History	
2018-	91.6%
2017-	94.3%
2016-	94.8%
2015-	95.2%

Equalized Ratio is the relationship between qualified/bonified sales and their assessment. It is displayed as a median average. As an example, an assessment of \$180,000 divided by a sale price of \$200,000 yields a ratio of 90%.

Property Revaluation Continued....

Kris and I make up the Tri-Town Assessing program which includes New London, Newbury and Sunapee. If you are not familiar with the assessment program here in New London, I have been in New London as the Chief Assessor since September 2005. I have performed three previous revaluations here in that time. The other Assessor is Kristen McAllister who has been here for 12 years. Combined, we have 56 years of experience performing assessing work and are certified at the highest level obtainable in the State of New Hampshire. Our Assessing Coordinator is Cary Lagace who has worked in assessing since 2005 is certified as a Property Assessor's Assistant which requires both experience and coursework. Cary joined our team in November 2017.

We work for you the taxpayers and citizens of New London and we are always available to discuss your concerns. Our job is to administer the property tax in the fairest possible way. We take our responsibilities very seriously and are totally invested in producing credible assessments. We hope for your continued support in the job we must do and please be patient during the informal review process as it can be a trying time for taxpayers and assessors alike. Please know that we will address all your concerns in as timely fashion as we can.

*Normand G. Bernaiche CNHA
Chief Assessor, New London*

MARK YOUR CALENDAR

Upcoming Meetings

- MON, AUG. 26 @6:00PM BOARD OF SELECTMEN TO DISCUSS POSSIBLE EXPANSION OF THE PARK & RIDE
- WED, AUG 28 @ 8:30AM—CONSERVATION COMM
- **MON, SEPT. 2, TOWN OFFICES CLOSED—LABOR DAY**
- TUES, SEPT. 3 @ 6:30PM—ZONING BOARD OF ADJ
- WED, SEPT 4@ 5PM—RECREATION COMM @WHIPPLE TOWN HALL
- WED, SEPT 4 @ 7PM—ENERGY COMMITTEE
- THURS, SEPT 5 @ 6:30PM - BUILDINGS & FACILITY
- SAT, SEPT 7 @7:30AM— CITIZENS ADVISORY COMM

Unless otherwise noted, meetings take place at the Town Offices, 375 Main Street, 2nd floor, Conf. Room

For a complete calendar list of meetings go to the town website: www.nl-nh.com

Municipal Matters is published by the staff of the Town of New London. Kimberly Hallquist, Town Administrator, 603-526-1240. Email: townadmin@nl-nh.com

Bunker Road and Burpee Hill Road Designated as No Through Trucking

Responding to requests by property owners on Bunker Road and Burpee Hill Road, the Selectmen designated both roads as “No Through Trucking”; which means that vehicles used for commercial purposes, regardless of the size of the vehicle, cannot use the road unless they have business on the road. Landscapers, UPS, FedEx, fuel deliveries, trash pickup and other commercial vehicles can drive on the roads if they have business at a property; they may not go from one end to the other without first stopping at a property on the road to conduct business, in other words: *no through trucking*.

Property owners from both roads informed the Selectmen that their roads are often used as “cut throughs” to other parts of town, increasing the traffic on the roads and the speed. Both roads are used extensively by residents for walking and biking, making excessive speed and cut-through traffic a source of concern and frustration for residents on the road.

The New London Police Department urges motorists on all roads in New London to observe the posted speed limits, wear your safety belt and put away hand-held devices while driving as excessive speed and distracted driving often leads to tragedy.

Radar speed signs have been deployed throughout the town to assist motorists in realizing how fast they are going so that they can slow down before they get a ticket, or worse.

*Be considerate of your neighbors
and please slow down!*



Town Offices CLOSED
Monday, September 2nd