



Municipal Matters

New London, New Hampshire

September 2019

THE STATISTICS ARE IN FOR THE 2019 PROPERTY REVALUATION

Let me preface this article by stating just because assessments increase it does not necessarily mean your taxes will increase. Yes, there will be some assessments that may seem like sticker shock, but we do not set the market, the buyers and sellers set the market. When the total taxable grand list goes up the tax rate generally goes down. The Assessor's office does not set the tax rate, that is calculated by the State of New Hampshire using the combination of the Town, School, County and State budgets which are adopted by their respective voters. The assessments are just the means to distribute the monies needed to fund those various governmental bodies.

There were 265 arms-length bonified sales that took place between April 01, 2017 and August 2019. These sales are the basis for establishing assessments for all non-sale properties. The idea is, if it is determined that land value or locations have changed based on market activity then like properties should similarly change. There have been some changes to the modeling based on the new software that we are using so that may be a reason for adjustments. We gather information from many sources which includes physical inspections, building permits, cursory neighborhood visits, and Multiple Listing Services (MLS). MLS provides us some detail that we might have been unaware of thus causing an assessment to change differently than others. Under the law, the property owner does not have to let us on the property or inside the home. This can cause issues with consistency and it is unfortunately the climate of Assessing Real Estate for municipal purposes.

The sales statistics indicate an overall assessment ratio of 97% of assessment to sale price. The Coefficient of Dispersion (COD) which is a measure of fairness among assessments is 5.60. Under present state and International guidelines, anything under 10% is considered very good. The proof of assessment equity happens at least a year out from any general revaluation where assessments are compared to sales and this will

indicate whether the revaluation was properly performed. The Price Related Differential (PRD) is the measure of how we treat low priced properties as opposed to high priced properties. A PRD of 1.00 indicates fairness between high- and low-priced properties. In New London, historically speaking the PRD tended to be higher than 1.00 indicating the assessments on higher priced properties were lagging behind lower priced properties. What this means is assessments of lower priced properties tended to be assessed closer to the average ratio than the higher priced properties.

I would like to remind everyone that a special "Revaluation Page" has been set up on the town's website: nl-nh.com. There you will find many reports and supporting documentation about the revaluation. On that page you will see the link for the GIS Mapping where property record cards and other useful information about all New London properties is located.

Again, we thank you for your continued support of this important function we must complete under NH law.

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

Questions on your new assessment? Informal Reviews will be held

If you have questions on your new assessment, or if you feel that an error exists, you can make an appointment with Norm or Kris to review it.

The appointments can be in-person or on the phone and will be held on September 9th, 11th, 12th and 13th. To set up an appointment, please call 526-1243, starting on Sept. 5th, between the hours of 9AM and 3:30PM. If the staff person is assisting another caller, please leave a message and your call will be returned.

Please note that you should not multiply your new assessment by the current tax rate as it will produce an erroneous tax amount. The tax rate will be set in October and will be applied to your new assessment for the tax bill that is due on January 2, 2020.

September is National Preparedness Month

National Preparedness Month

DON'T WAIT.

COMMUNICATE.

**MAKE YOUR
EMERGENCY PLAN TODAY.**



AMERICA'S
PrepareAthon!



**Emergency
Information Number
(603) 526-9444**

Town Hall-format Informational Forum
Q&A with your first responders and emergency managers

Where: Kearsarge Council on Aging, Chapin
Center, 37 Pleasant Street, New London
When: Tuesday, September 10, 2019
Time: 9:00 AM
Informational Material will be distributed

OR

Where: Tracy Memorial Library, 304 Main Street
When: Wednesday, September 25, 2019
Time: 1:00PM
Informational Material will be distributed

Your Emergency Management Team: Town Administrator, Recreation Department, Health Officer, Welfare Officer, New London Hospital Emergency Coordinator, Colby Sawyer College, Emergency Shelter Coordinator, New London Pet Shelter Coordinator, Kearsarge Council on Aging, Visiting Nurses Association

Will **You** Be Prepared?

**WHEN
DISASTER
HITS**

BE DISASTER AWARE

SEPTEMBER
IS NATIONAL
PREPAREDNESS
MONTH



TAKE ACTION TO PREPARE



AMERICA'S
PrepareAthon!





View from Morgan Hill, c. 1900.

Hauling Stone on Morgan Hill: How LiDAR Reveals our Agricultural Past

A lecture presented by Town Archivist Jim Perkins

Thursday, September 26th, 7:00PM, at the Tracy Memorial Library

As durable tools of agriculture, stone walls are a piece of New Hampshire's heritage. We can still read the imprint left by 19th-century farmers like brothers James and Micajah Morgan, whose journal records the hours spent hauling and stacking stone on their neighboring farms. Learn how a LiDAR mapping project has revealed New London's stone wall labyrinth and see how it reflects the Morgans' work on the hill.

Please plan to join Jim for this interesting discussion on a piece of New London's past.



**Come support New London Recreation Department
and the New London Rotary Club
at the New London Food Truck Festival
Sunday, Sept 15th noon-4pm
New London Town Green, 375 Main St.
Enjoy live Music by "Rusted Chrome"**

- ◆ 13 Food Trucks (ranging from Cajun/creole and Caribbean, to BBQ to fan favorite Grilled Cheese, Indian style, fries and desserts!!)
- ◆ Salt Hill Pub Beer Tent

Tickets for admission: \$8 for adults and
\$5 for children (ages 4-12)

Tickets can be purchased at NL Rotary Club or Rec. Dept
Or online: www.nl-nh.com/rec

Don't miss out on this fun event—get your tickets today!

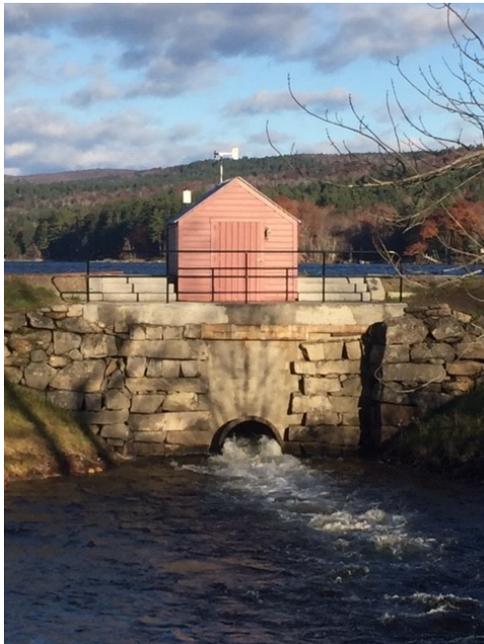
Results of Master Plan survey are available on
the Planning Board section of the town's website
www.nl-nh.com

Pleasant Lake to be lowered to allow for repairs to be made

The Board of Selectmen will hold an informational hearing on Monday, September 9th at 6:00PM to discuss the planned lowering of Pleasant Lake. The lake must be lowered to allow repairs to be made to the dam. The lake was lowered last fall to complete these repairs, however, due to the rainy fall, the lake never reached a low enough level to do the work. Hopefully this fall will have less rain so the work can be completed as planned. Once the work is completed, expected to be by the end of October, the gate will be set to winter level and the lake will be allowed to fill to that level (assuming it rains!).

Citizens are encouraged to remove boats from the lake prior to the drawdown to ensure that there is enough water to get them out of the lake for winter storage.

The dam gate will be opened on Thursday, September 19th.



Pleasant Lake Dam— lake lowering in 2018

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

Newsworthy.....

- ⇒ The Town Clerk/Tax Office will be **CLOSED** on Thursday, September 12th for training. It will be open on Saturday, September 14th— 9:00AM—11:30AM.
- ⇒ The last Household Hazardous Waste Collection of 2019 will be held on Saturday, October 5th at Lebanon High School, 195 Hanover Street (off Route 120). This is free to New London residents. See page 96 of your 2018 Town Report for a list of items that can, and cannot, be taken to the drop-off, or see the town website: www.nl-nh.org
- ⇒ Residents in the area of the Continuum project on Parkside Road, adjacent to New London Hospital, will notice activity on the cleared site as equipment remove the stumps from the recent logging operation. This will take several weeks.

MARK YOUR CALENDAR



- Wed, Sept 4 @ 5PM Recreation Commission— Whipple Town Hall
- Wed, Sept 4 @ 7:00PM — Energy Committee
- Thurs Sept 5 @ 6:30 PM — Buildings & Facilities
- Sat, Sept 7 @ 7:30AM — Citizens Advisory Comm
- Mon, Sept 9 @ 6:00 PM — Board of Selectmen
- Mon, Sept 9 @ 6:00PM—**Public Informational Hearing**—Pleasant Lake Drawdown
- Tues, Sept 10 @ 9:00AM—Emergency Preparedness Forum @ COA—Pleasant Street
- **Thurs, Sept 12—Town Clerk/Tax Office CLOSED**
- Thurs, Sept 12 @ 7:00 PM — Buildings & Facilities
- Sun, Sept 15 @ noon-4:00PM—Food Truck Festival on Town Green (tickets required)
- Wed, Sept 18 @ 8:30 AM — Conservation Comm.
- Thurs, Sept 19 @ 6:30 PM—Buildings & Facilities
- Mon, Sept 23 @ 6:00PM—Board of Selectmen
- Wed, Sept 25 @ 1:00PM—Emergency Preparedness Forum—Tracy Library
- Wed, Sept 25 @ 7:00PM—Budget Committee
- Thurs, Sept 26 @ 5:30PM—Joint NL-Sunapee Sewer Comm—Sunapee Town Office
- Thurs, Sept 26 @ 7:00PM—Town Archives Lecture @ Tracy Library
- Thurs., Sept 26 @ 6:30 PM—Buildings & Facilities

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

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