



TOWN OF NEW LONDON, NEW HAMPSHIRE

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Memorandum

To: New London Select Board

From: Normand G. Bernaiche, Chief Assessor

Re: Tax Mapping

Date: December 20, 2018

Back in 2008 Peter Stanley and myself noticed the tax map lines were off when we overlaid corrected imagery. We discovered the original tax map lines were drawn using flat photography which did not account for the curvature of the earth or the many hills and valleys in our area. What came next was a request from us to fund a mapping project to correct the tax maps. The new tax maps have been delivered and as expected there are changes. The new maps were completed by CAI Technologies of Littleton, NH, a well respected mapping company in New England.

The project started out by us supplying them all our plans, deeds, surveys, subdivisions that we had in our possession. An index was created to catalog all this information. From there, the mapping company reviewed all plans, deeds and surveys. They adhered to cadastral mapping standards using a hierarchy starting with the aerial imagery, surveys, then a metes and bounds deed description, then deeds with other descriptions such as along a fence, stone wall or river. The town lines were checked using the perambulation and some were GPS'd from town marker to town marker.

The result is we have new tax maps and tax map numbers. The tax map numbers now go from a series 3-3 digit numbers to a series of essentially 5-3 digit numbers. The reason this was done was to accommodate multiple buildings on one piece of land with multiple units separately owned within each building.

Approximately 1,568 parcels did not change. These are likely parcels that were either surveyed or part of a subdivision. Of the approximate 1,242 parcels that did change 37% had over a .10 acre change.

In order to get a handle on how values were affected we are entering these changes into the assessment system. The results should be available the second week in February.

We are suggesting that we send post cards out to those properties where the change was more than a \$1,000 in assessment after applying the acreage change. The maps will be placed on-line and here in our office for review. Those wishing to contact us to ask questions or provide additional information can do so. If the information is useful and would, in all likelihood change the map, we will submit the information to CAI Technologies for processing. Please remember that there is no end date to having parcels adjusted as we update on an annual basis.

Please ask if you have any questions!