Plaistow Real Estate Market

Assessment Recommendation

For 2016

Requirements for 2016

It is a requirement of the New Hampshire Department of Revenue, (NHDRA),

and the Assessing Standards Board (ASB) to recertify all of the Towns assessing practices and perform a revaluation once every 5 years.

Plaistow

- As part of this process we must re-qualify the following:

  - Exemptions and Credits
  - Current use properties
  - Visit all properties for data verification at least once every 5 years.
  - Create values "anew" as of April 1, 2016.

2016 Revaluation

- Our last full reval was in 2011, we are <u>required</u> to perform this revaluation for 2016.

- A full revaluation means that all tables, schedules and values will be discarded, for all property types.

- All new tables, algorithms and schedules will be redeveloped using current sales (4/1/2015 to 9/30/2016) create all new assessments.

Impact to Taxpayers

- **The premise behind revaluations is to ensure that no taxpayer is paying neither more nor less than their proportionate share of the tax burden.**

- This is achieved by placing all property assessments at their market value at the same time.

- Our date of value will be April 1, 2016. We will use sales that have occurred since April 1, 2015.

Assessment Standards

- The State requires that our ratios be between 90% and 110% each revaluation year (2016 for Plaistow).

- The State also requires that each category of properties be assessed at the same ratio (within 5%).

- They require that we are within other statistical parameters as well, including the median ratio, average ratio, weighted mean, coefficient of dispersion, (COD) and price-related-differential, (PRD).

What is happening in NH Real Estate Market?

2015 Data:

- The Town of Plaistow saw a 15% rise in home values from 2014 to 2015.

- The median home value in Plaistow was $281,278

(This is based on 2015 sales data.)

2016 Data:

- The Town of Plaistow has seen a 17% rise in home values over from 2015 to 2016.

- The median home value in Plaistow is $325,533

- The average home value in Plaistow is $308,072

(This is based on 2016 sales data.)

2015-2016 Ratio Changes

Time frame	Avg Price	Count	%Chg	Ratio
April-15 to July-15				
Single Family	$ 281,560	16		96%
Condo	$ 156,580	20		93%
Aug-15 to Nov-15				
Single Family	$ 301,780	29	7%	92%
Condo	$ 201,660	18	29%	93%
Dec-15 to March-16				
Single Family	$ 286,490	16	-5%	95%
Condo	$ 160,100	17	-21%	92%
April-16 to July-16				
Single Family	$ 328,780	20	15%	89%
Condo	$ 250,810	30	43%	87%

What do these statistics mean?

- The important matter of concern is the falling ratios.

- What this means is that <u>sales prices</u> are increasing, causing the ratios to decline.

- At the current rate, we can expect our ratio to be in the 91% range or less, for 2016.

Proposal for 2016

- To be in compliance with the State of New Hampshire requirements for the 5 year recertification we recommend that you approve the full revaluation.

- We suggest that we target a 98% to 100% ratio for 2016.

Next Steps

We are recommending the following tentative schedule to proceed with this process.

- August 1, 2016: Board approves the revaluation to take place with a goal of 100% of market value. (A delay will push the schedule out.)

- August 19th or Before: Hearing notices to be sent to all property owners where the assessed value has increased more than 5%.

Next Steps Continued

- August 20th-30th: Property owners have the opportunity to call in and make appointments to meet with a member of our staff to discuss the change in value.

- August 24th-September 2nd: Hearings to be held at the Town Hall or by appointment or scheduled by phone.

- September 12th: Final proposed values to be given to the Board for acceptance.

- October 1: The MS-1 will be completed and turned into the Department of Revenue no later than October 1st.

Questions?