

City of Portsmouth 2024 Statistical Revaluation Taxpayer Forum



Rosann Lentz, Assessing Director

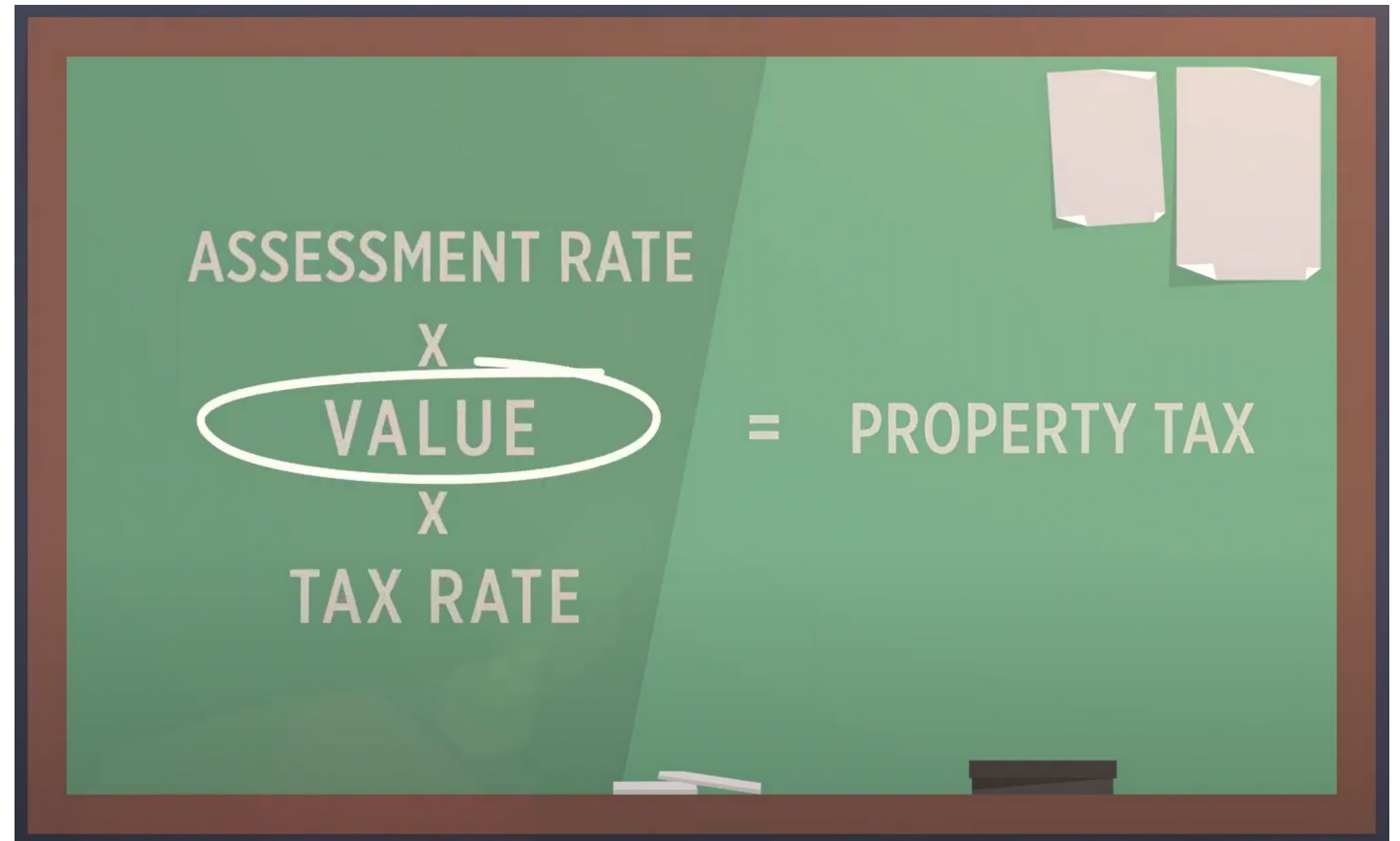
Mike Tarello, VP of Appraisal
Vision Government Solutions

Agenda

- How assessments are handled in New Hampshire
- How market value is determined
- What you can do if you have questions about your new assessment
- How to prepare for an informal hearing
- What are the next steps if you still do not agree
- Questions & Answers

Informational Video

To view an informational video about the assessment process, visit: portsnh.co/2024reval.



How are Assessments Handled in New Hampshire?

- The Constitution and Statute of the State of New Hampshire require that property subject to a tax based on value be revalued at least every five years. "Value" is defined as "market value"
- Mass appraisals are conducted to complete a revaluation of all property within a municipality to meet the legal requirement

Market Value - *The most probable sale price, in a competitive and open market, between a willing and knowledgeable buyer and seller, made without duress to either party.*

Timeline

- Value notices with **PRELIMINARY ASSESSMENTS** mailed to taxpayer by the end of September.
- Informal hearings the end of September beginning of October.
- Notification of review results mid-October.

Preliminary Value Notices

Portsmouth, NH Assessors' Office
1 Jenkins Ave
Portsmouth, NH 03801
Property Valuation Update
7/12/2019



July 12, 2019

«Grantee»
«Co_grantees_Name»
«Mailing_Address»
«Mailing_address_2»
«City», «ST» «Zip»

Property Location: **«Location»**
Parcel ID: Pid #
MBLU:

Dear Property Owner,

In accordance with New Hampshire state law, the City of Portsmouth has completed a Statistical Revaluation of all real property for the 2019 tax year. Vision Government Solutions was hired to complete this task for all properties throughout the City. The new value indicated below reflects your property assessment as of April 1, 2019 using sales within the City over the last year.

Prior Value: «OLD_VALUE» New Value: «NEW_VALUE»

INFORMAL HEARING PROCESS

To view your assessment record, visit www.cityofportsmouth.com and select the Vision Appraisal Online Data Base link on the Assessor's web page. Property owners who have questions regarding the value of their property may request an informal hearing. These hearings will be conducted by Vision Government Solutions.

If you wish to schedule a hearing with a representative of Vision Government Solutions, please go to: www.vgsi.com/schedules and follow the instructions. You will need the Parcel ID number (PID#) at the top of this letter to book your appointment. You may also call Vision at 1-888-844-4300 weekdays between 9:00 A.M. to 4:00 P.M. by July 29th. Hearings will start July xxx and end xxx. Hearings will be held at Portsmouth City Hall between the hours of 10:00 A.M. through 6:00 P.M. Monday through Thursday. Evening appointments until 8:00 P.M. will be available Monday July 22nd and July 29th. **(YOU MUST HAVE AN APPOINTMENT.)** Please keep in mind that operators making appointments **cannot discuss values or data**. If you are unable to attend a meeting, you may send a representative (family member, lawyer, real estate agent, tax consultant, appraiser, etc.) in your place with a letter of authorization signed by you.

Value summaries by parcel ID, owner name and street address as well as sales data is available at the City Hall Assessor's Office and the Public Library. This information is also available online on the Assessor's Web Page at www.cityofportsmouth.com. In addition, a tax calculator is available to estimate your property tax for 2019. **This is an estimated tax calculation and may change when all assessments are final.**

FORMAL APPEAL PROCESS

Property owners who are not satisfied after the informal hearing process may file an abatement application by March 1, 2020 with the Assessor's Office **after the actual first-half 2019 tax bill is mailed in late October** (payment is due by December 1, 2019). The Assessor's Office will review the abatement application and notify the property owner before July 1, 2020, of its decision. Taxpayers who then wish to appeal the decision of the Assessor's Office may file with either the State of New Hampshire Board of Tax and Land Appeals or Rockingham County Superior Court no later than September 1, 2020.

Thank you,
Rosann Maurice – Lentz
Assessing Director

EQUITY is the GOAL

- New Hampshire law requires that every property within a municipality be assessed at the same uniform percentage of value
- When assessment equity exists, it ensures the tax burden is distributed equally and fairly among ALL Taxpayers

The Job of the Assessor

- Provide fair assessments by determining the market value of each property
- Keep inventory on all properties accurate and current
- Help taxpayers understand assessments
- Process exemptions and credits, such as Elderly and Veterans
- Maintain all changes related to the assessments using computerized software
- Assessors have no interest to overvalue or undervalue any real property. The objective is to produce an equitable assessment for the fair distribution of the real property tax burden

Remember

- **Property taxes** are based on value
- **Value** is defined as market value – what a willing buyer will pay a willing seller in a fair and open real estate market
- You want to pay **only** your fair share of the tax levy

How Is Market Value Determined?

The Assessor monitors and analyzes real estate transactions to establish market value estimates for real property within the City.

- What similar properties are selling for (Sales Approach)- Arms-Length Transactions
- Cost to replace (Cost Approach)
- Replacement cost new, less depreciation, plus the value of land
- How much it takes to operate and keep in repair (Income Approach – Commercial Properties)

Arms-Length Transactions - An agreement made by two parties ***freely*** and ***independently*** of each other, and *without some special relationship, such as being a relative, having another deal on the side or one party having complete control of the other.*

****Assessors DO NOT create market value market value is determined by the interaction of buyers and sellers.**

What Drives Market Value?

Location, Location, Location

Some locations are more desirable than others

- Some people may desire waterfront or water-view property
- Some people may prefer to be near downtown
- Others may want to get back to nature

What Else Drives Market Value?

- Economic influences
- House style (ranch vs. two-story), size, number of bedrooms and bathrooms
- Type and size of land
- Interest rates
- Availability of amenities and jobs
- Commuting distance
- Consumer needs, amenities of a property, quality, and condition

Changes in Property Values

- Different types of properties, in different locations, change in value at a different pace
- This means that properties, even in the same area, will see different percent change from previous values
- After a period of time without a reassessment of all property values, the equity is likely to erode
- Loss of assessment equity will result in some people paying more than their fair share in taxes and some people paying less!

The question to ask yourself...

Is the market value estimate derived for your property a reasonable representation of what you would expect to receive for your property if it was offered for sale on the open market?

The 2024 assessment is meant to reflect what your property would likely sell for – even if you are not looking to sell your property at this time.

Informal Review Process

What can taxpayers do when they have questions or concerns regarding their assessed value?

- Make an appointment for a hearing with Vision Government Solutions.
- If you are unable to schedule an in person or phone hearing for any reason you may still challenge your preliminary assessment by mailing in your reasons for believing your new assessment is high.
- Check on the City of Portsmouth Assessor's webpage for an inventory of assessments and sales. All information is also available in the Assessor's Office.

Informal Review Process

What you need when challenging your value

- **Review sales** - You want to use comparable sales of homes-similar style, size, age, neighborhood. (Arms-Length Transactions)
- **Review your property record card** - make sure your property data matches what the assessor has e.g. square footage, bedrooms, bathrooms, etc.
- **Request an inspection** - if information about your property is incorrect, or you feel you have condition issues that affect value, allow an inspection.

Next Steps After Informal Review

Formal Appeal Process

- Property owners may file an abatement application by March 1, 2025
- Assessor's office reviews abatements applications and notifies property owners by July 1, 2025
- Property owner's who then wish to appeal the decision further can file with either the State of New Hampshire Board of Tax and Land Appeals or Rockingham County Superior Court no later than September 1, 2025

Resources

Assessor's Webpage

portsnh.co/2024reval

- Sales research data
- Old to new assessment comparison of properties
- Supporting documentation
- Assessment information
- Information videos

Sales Research Websites

- Zillow
- Redfin
- Realtor.com

Commercial Market Research

- The Boulos Company - Seacoast New Hampshire Market Outlook
- Colliers - New Hampshire Industrial/Commercial Reports
- New Hampshire Business Review