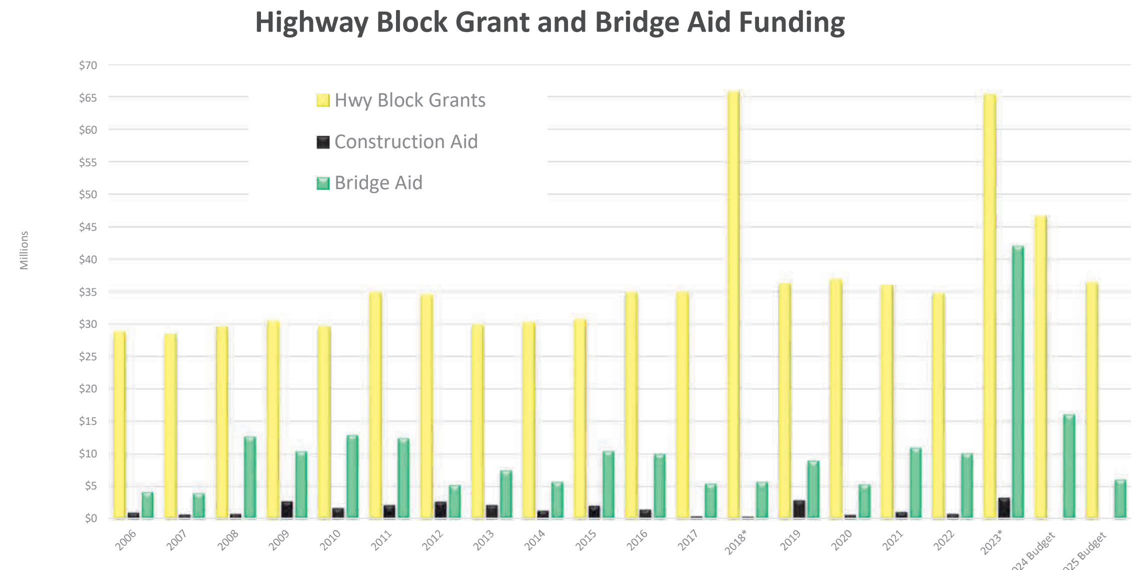

Data Source: NHLBAO, 06/06/23

*2018 Includes $30M, one-time surplus (CH 227, Laws of 2018)
*2023 includes $66M, one-time surplus (CH 338, Laws of 2022)
*2024 includes $20 M one-time payment (HB 2)

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Property Taxes

The tax people love to hate!

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Frederick The Great

No government can exist without taxation. The money must necessarily be levied on the people; and the grand art consists of levying so as not to oppress.

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The Property Tax Process

Appraisal
- Assessors Determine property values

Assessment
- Apply exemptions (elderly, religious, charitable, solar, etc.) and credits (veterans)
- File form MS-1

Warrant
- The Board of Selectmen issue a warrant to the Tax Collector

Collection
- The Tax Collector collects the taxes, liens unpaid and deeds

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Property Tax Calculation

	Tax Rate Calculation	Tax Rate Calculation Example	
	MS-232-R Gross Appropriation	$21,645,008	
−	MS-434-R Revenues	7,768,984	−
−	Fund Balance Use	1,119,393	−
+	Overlay (5% Max)	30,871	+
+	Veterans Credits	308,625	+
=	Net Municipal Tax Effort	13,096,127	=
÷	MS-1 Assessed Property Valuation	3,911,869,779	÷
×	1,000	1,000	×
=	Tax Rate per $1,000 Valuation	$ 3.35	=

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The Property Tax Process

- ➢$500,000 assessed value
- ➢Divide it by $1,000 and multiply by the tax rate (per 1,000 valuation) of $3.35
- ➢Town taxes owed = $1,675

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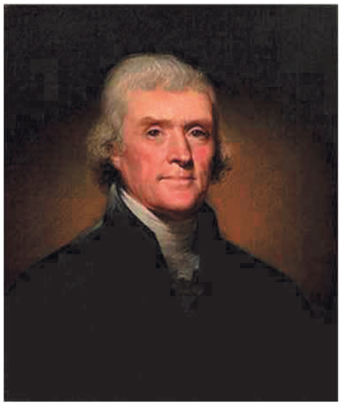
Thomas Jefferson



Excessive taxation… will carry reason & reflection to every man's door, and particularly in the hour of election.

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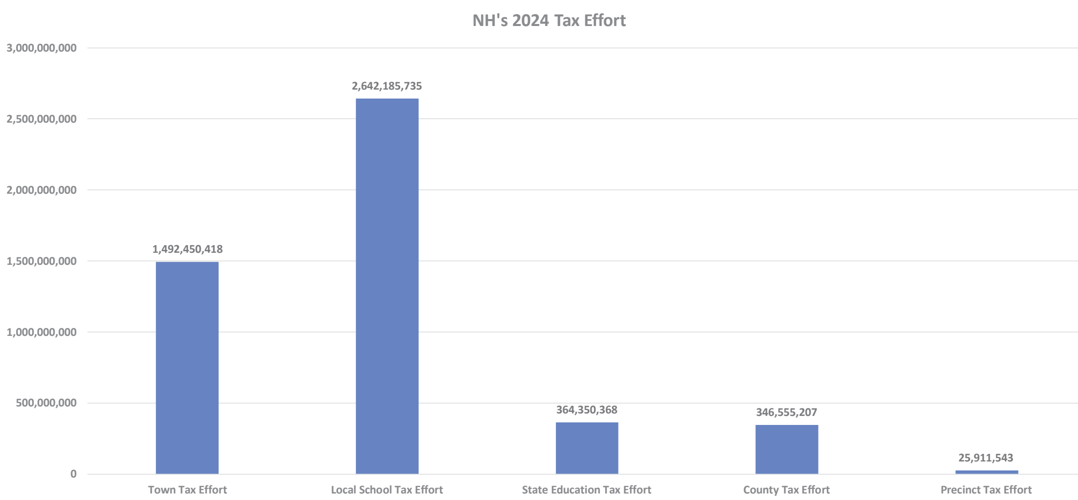
2024 Property Tax Effort



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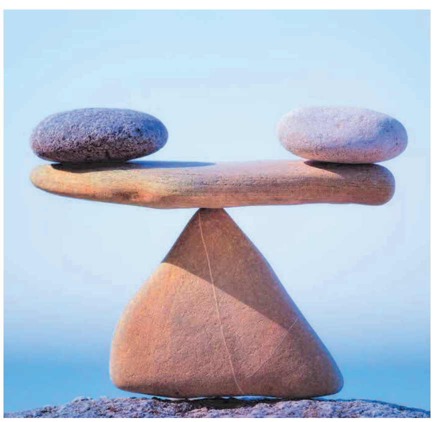
Top and Bottom Total Tax Efforts

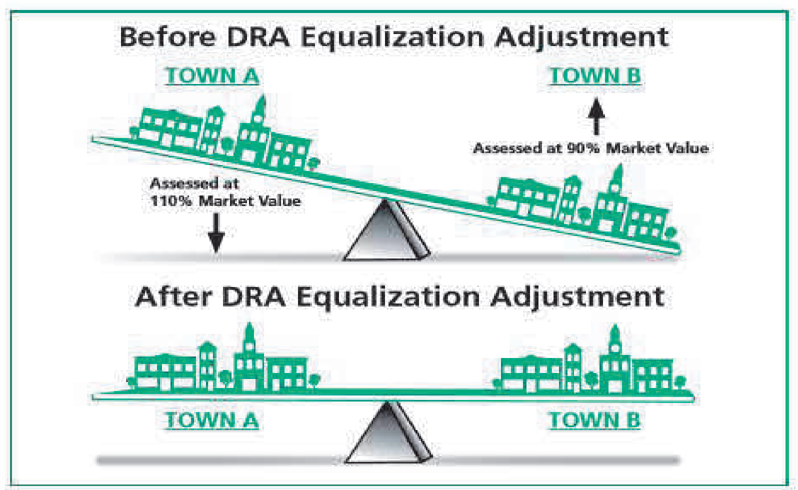
Top 5 Tax Effort		
	Nashua	243,502,706
	Manchester	239,812,743
	Concord	139,987,897
	Dover	109,648,503
	Salem	107,336,316
Bottom 5 Tax Effort		
	Ellsworth	271,051
	Benton	405,249
	Windsor	465,739
	Roxbury	635,180
	Chatham	655,366
Top and Bottom Tax Effort for Unincorporated Paces		
	Hales Location	170,180
	Success	(22,013)

The Equalization Process



- Equalization necessary for calculating shared taxes
- County, Co-op Schools, Multi-town precinct
- DRA adjustment reflects proportionality to other municipalities

Equalized Property Values



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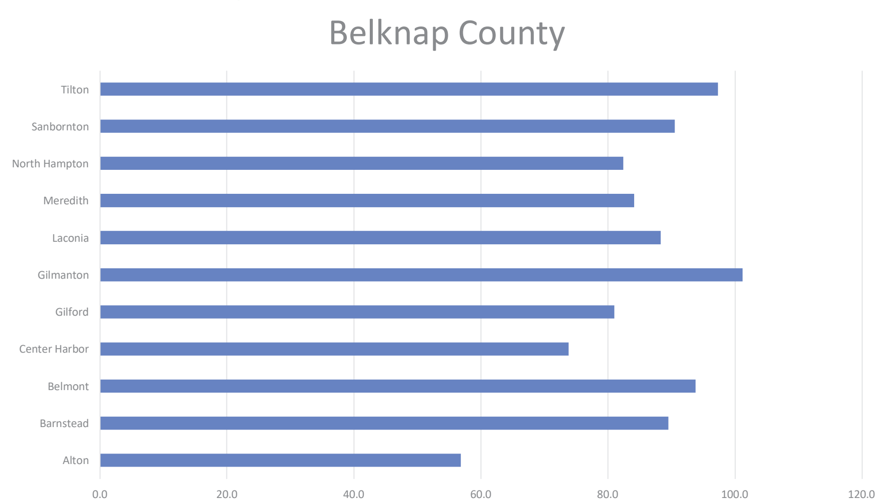
Equalized Property Values



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The Three-Finger Rule

What will an appropriation cost on the tax rate?

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The Three-Finger Rule

Local Assessed Value = $3,911,869,779

Appropriations	Tax Rate Impact
$3,911,869	$1.00
$391,187	$0.10
$39,119	$0.01

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Estimated Impact on the Tax Rate

Divide the appropriation by the assessed value of the town X $1,000 for rate per $1,000 of valuation

$750,000 Fire Truck / $3,911,869,779

X $1,000 = $0.19

$1,000,000 Collective Bargaining Agreement (CBA) Cost Item

$1,000,000 CBA / $3,911,869,779

X $1,000 = $0.26

Calvin Coolidge

Collecting more taxes than is absolutely necessary is legalized robbery.