



CITY OF CONCORD

New Hampshire's Main Street™

Finance

Brian G. LeBrun
Deputy City Manager
Finance

DATE: November 22, 2023

TO: Honorable Mayor and Members of the City Council

FROM: Brian LeBrun, Deputy City Manager – Finance
Jonathan Rice, Director of Real Estate Assessments

SUBJECT: 2023 Tax Rates and Property Assessments

The Department of Revenue Administration (DRA) has confirmed the final 2023 property tax rates. As a result of a .81% increase in the assessed valuation in real growth, and the Fiscal Year 2024 adopted budget, including revenue revisions made during the tax rate setting process, the City only portion of the tax rate increased by \$0.40. Please note that there were no market value changes this year.

The City of Concord's third and fourth quarter tax bills will be mailed on or before December 11, 2023, with due dates of January 11, 2024 and March 31, 2024, respectively. Interest will be due on all payments made after January 11, 2024 and March 31, 2024. While these tax bills are normally issued on or before December 2nd of each year, the issuance of the 2023 tax bills will be delayed due to circumstances beyond the City's control.

Printouts listing the new assessments as of April 1, 2023 were available Wednesday, November 15th for public inspection at the Assessing Department, at the Concord and Penacook Library branches, and on the City's website. The assessments are also available for review on the City of Concord's website at www.concordnh.gov or www.vgsi.com (click on Assessing and then click on Assessing Online Data Base). If you have any questions, please give one of us a call.

Based upon the confirmed 2023 City portion of the tax rate, a property assessed at \$300,000 last year would remain at \$300,000 for this year. Additionally, the City portion of the DRA approved tax rate of \$9.51 (a 4.39% increase) is four cents more than the \$9.47 (a 3.95% increase) estimated in the Fiscal Year 2024 adopted budget. This tax rate includes (1) a supplemental appropriation in the amount of \$505,000 for the Police Department, which was approved by the City Council at its October 10, 2023 City Council meeting; (2) a \$313,814

revenue increase in Room and Meals Tax; (3) a \$7,770 reduction in Highway Block Grant; (4) a \$72 reduction in Railroad Tax; (5) a \$7 reduction in State Forest Land Reimbursement \$7; (6) a \$68,600 increase in Veterans Exemptions; and (7) a \$10,942 decrease in overlay. Please note that during the budget process, real growth in the amount of \$36,650,000 was factored into the property valuation increase in estimating the tax rate. The real growth calculated in reporting the actual valuation was \$41,919,291. This amounted to a .81% increase, or \$5.3 Million Dollars, more than estimated during the FY24 budget process.

The following is an example of an “on average” property tax bill. The tax bill on the “on average” property would change by:

City Portion Only						
Tax Year 2022	\$ 300,000	\$ 9.11	\$ 2,733.00			
Fiscal Year 2024 Budget	\$ 300,000	\$ 9.47	\$ 2,841.00	3.95%	Increase	\$ 108.00
Tax Year 2023	\$ 300,000	\$ 9.51	\$ 2,853.00	4.39%	Increase or	\$ 120.00
Concord total tax rate, including County and School						
Tax Year 2022	\$ 300,000	\$ 25.89	\$ 7,767.00			
Tax Year 2023	\$ 300,000	\$ 26.86	\$ 8,058.00	3.75%	Increase or	\$ 291.00
Penacook total tax rate, including County and School						
Tax Year 2022	\$ 300,000	\$ 29.13	\$ 8,739.00			
Tax Year 2023	\$ 300,000	\$ 29.15	\$ 8,745.00	0.07%	Increase or	\$ 6.00

Tax Rates

The chart below shows the dollar and percentage changes in both the Concord and Penacook tax rates.

CITY OF CONCORD, NH 2023 REAL ESTATE TAX RATE INFORMATION

DIFFERENCE
INCREASE/ (DECREASE)

Concord	<u>2022</u>	<u>2023</u>	\$	%
City	9.11	9.51	0.40	4.39%
Merrimack County	2.15	2.17	0.02	0.93%
Concord School District	13.42	13.61	0.19	1.42%
State Education Rate	<u>1.21</u>	<u>1.57</u>	<u>0.36</u>	29.75%
City of Concord Total Tax Rate	25.89	26.86	0.97	3.75%
Combined Concord School	14.63	15.18	0.55	3.76%
Penacook				
City	9.11	9.51	0.40	4.39%
Merrimack County	2.15	2.17	0.02	0.93%
Merrimack Valley School District	16.71	15.92	-0.79	-4.73%
State Education Rate	<u>1.16</u>	<u>1.55</u>	<u>0.39</u>	33.62%
City of Concord Total Tax Rate	29.13	29.15	0.02	0.07%
Combined MVSD School	17.87	17.47	-0.40	-2.24%