



CITY OF CONCORD

New Hampshire's Main Street™

Assessing Department

REPORT TO MAYOR AND THE CITY COUNCIL

Date: November 14, 2023

To: Mayor and City Council
Thomas J. Aspell, City Manager

From: Jonathan Rice
Director of Real Estate Assessments

RE: 2023 Property Assessments

The 2023 assessments are complete and the MS-1 Summary Inventory of Valuation report has been sent to the Department of Revenue Administration for review prior to the City's tax rate setting. The City anticipates the tax rates to be set in the next two weeks and final confirmation not long thereafter. The Assessing and Tax Collection Departments have reconciled the assessment and tax billing files in preparation for the computation of the final tax bills. The 2023 final assessed values will be available on Wednesday, November 15, 2023. Printouts listing all City assessments will be available for public inspection at the Concord Assessing Department, Concord Library, and Penacook Library. The assessments will also be available online at www.vgsi.com and www.concordnh.gov: click on Assessing and then click on Assessing Online Database.

Upon final confirmation of the tax rates, a report comparing the changes in the components of the total tax rate between 2022 and 2023 will be prepared.

The Assessing Department did not complete a revaluation or update this year. Thus, no market value changes were realized in this year's values. The 2023 final assessment valuations reflect only real growth and assessment adjustments associated with new construction, renovations and adjustments to data.

Assessments

Real Growth Only

The total value change including real growth and assessment adjustments is determined by calculating the dollar difference between the 2022 taxable value after exemptions, \$5,155,107,924

and the final 2023 taxable value after exemptions, \$5,197,027,215, an increase of \$41,919,291 or 0.81%.

The overall valuation of Concord's fifteen residential neighborhoods, listed below, realized an increase in 2023 of 0.46% from \$2,829,362,996 to \$2,842,251,736, an increase of \$12,888,740 in real growth from 2022. No market value increase was realized in 2023 due to the decision to not perform an assessment revaluation or update this year. Please note that the percentage changes in value listed below do not indicate that the value of any one home in the City increased or decreased by the overall change in value 0.46% or the overall change shown for the associated neighborhood. The overall change by neighborhood represents the total net value change, expressed as a percentage, of all residential homes within each particular neighborhood.

<u>Neighborhood</u>	<u>General Area/Description</u>	<u>Overall Change %</u>
101	South End	0.10
102	City Hall to McKee Square	0.24
103	Southwest Rural	0.60
104	West of City Hall	0.18
105	White Park Area	0.13
106	Downtown to Blossom Hill	0.16
107	West Concord Rural	0.13
108	Northwest Concord Rural	1.62
109	Manor Rd Area	0.75
110	Penacook	0.41
111	East Concord Rural	1.59
112	East Concord	0.42
113	Heights North	0.11
114	Heights South	0.47
115	Southeast Concord	0.31

The cumulative change in real growth value (new construction, renovations & adjustments to data) for residential properties is 0.604%.

The use of the COVID-19 adjustment, initially applied to several commercial/industrial/retail/restaurant properties in 2020, to account for properties that were closed during the pandemic, has been substantially vacated. The former Regal movie theatre is the only remaining City property where the COVID-19 adjustment is applied for the 2023 tax year.

The cumulative change in value for commercial/industrial/tax increment finance (TIF) properties is 1.05%. This increase is attributed to real growth only (new construction, renovations & adjustments to data) and no market value influences.

Utility values increased due to continued improvements and additions by gas and electric companies throughout the City. The cumulative change in real growth value for utility properties is 3.16%, which again does not include any market related influences in value.

Exemptions & Credits

On March 13, 2023, City Council approved increases to the income limits for the elderly exemptions for 2023 by \$1,700 to not more than \$39,000 for single applicants and by \$2,000 to not more than \$55,300 for married applicants. The increases to the income limits included the average annual increase to social security wages. Council also increased the asset limitation by \$2,000 to not more than \$100,000.

The deduction amounts for the elderly exemptions remains at: Age 65-74: \$80,000; 75-79: \$131,000; and 80 and older: \$223,000. The blind exemption remains at \$120,234.

The Blind, Elderly, and Certain Disabled Veterans exemptions total decreased in 2023 by \$101,704 or 0.35% from \$28,657,952 to \$28,556,248. The number of property owners qualifying for the elderly exemption increased in 2023 from 214 to 221, resulting in an exemption increase of \$412,234. The number of property owners qualifying for the blind exemption decreased in 2023 from 34 to 28, resulting in an exemption decrease of \$775,838. For the first time, the City has one property owner who qualifies for the Certain Disabled Veterans exemption which is a full exemption from property taxes equal to the property's total assessed value of \$261,900.

The number of qualifying Solar Energy Systems exemption properties increased in 2023 from 202 to 251. The exemption increased 16.75% from \$723,600 to \$844,800.

On February 13, 2023, City Council readopted the Optional Veterans' Tax Credit and All Veterans' Tax Credit with the new definition of Veterans through House Bill 1667. On April 10, 2023, City Council approved increases to the Optional Veterans' Tax Credit and All Veterans' Tax Credit from \$150 to \$200. The number of Veterans' Tax Credits decreased in 2023 from 916 to 915.

Note: Exemptions are processed as a reduction in assessment. Credits are deducted after the tax bill is calculated.

CC: Thomas Aspell, City Manager
Brian LeBrun, Deputy City Manager/Finance
Matt Walsh, Deputy City Manager/Development
Board of Assessors
Concord Assessing Staff
Jack Dunn, Concord School Administration