



# CITY OF CONCORD

*New Hampshire's Main Street™*  
Finance

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Deputy City Manager  
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**DATE:** November 20, 2025

**TO:** Honorable Mayor and Members of the City Council

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

**SUBJECT:** 2025 Tax Rates and Property Assessments

The State of New Hampshire Department of Revenue Administration (DRA) has confirmed the final 2025 property tax rates. As a result of a .08% increase in the assessed valuation in real growth, and the Fiscal Year 2026 adopted budget, including revenue revisions made during the tax rate setting process, the City only portion of the tax rate increased by \$0.34. 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 2, 2025, with due dates of January 2, 2026 and March 31, 2026, respectively. Interest will be due on all payments made after January 2, 2026 and March 31, 2026.

Printouts listing the new assessments as of April 1, 2025 will be available Thursday, November 20th for public inspection at the Assessing Department in City Hall or at the Concord and Penacook Library branches. The assessments are also available for review on the City of Concord's website at [www.concordnh.gov](http://www.concordnh.gov) (click on Assessing and then click on Assessing Online Data Base) or [www.vgsi.com](http://www.vgsi.com). If you have any questions, please give one of us a call.

Based upon the confirmed 2025 City portion of the tax rate, a property assessed at \$400,000 last year would remain at \$400,000 for this year except for additions or modification that changed the value. Additionally, the City portion of the DRA approved tax rate of \$10.18 (a 3.46% increase) and is consistent with the City Councils Fiscal Year 2026 adopted budget tax rate estimate and revised on October 14, 2025 for the \$260,000 Fire Department supplemental appropriation. This tax rate includes revisions to the following items (1) a \$100,918 increase in Rooms and Meals Tax revenue; (2) a \$28,978 increase in Highway Block Grant revenue; (3) a \$8,537 increase in Railroad Tax revenue; (4) an \$83 decrease in State Forest Land Reimbursement revenue; (5) a

\$45,000 decrease in Use of Fund Balance; and (6) a \$94,350 increase in Veterans Exemptions; Please note that during the budget process, real growth in the amount of \$47,000,000 was factored into the property valuation increase in estimating the tax rate. The real growth calculated in reporting the actual valuation was \$4,500,533. This amounted to a .08% increase, or \$42,499,467 less than estimated during the FY26 budget process.

The following is an example of an \$400,000 property tax bill. The tax bill on the property would change by:

City Portion Only						
Tax Year 2024	\$ 400,000	\$ 9.84	\$ 3,936.00			
Fiscal Year 2026 Budget	\$ 400,000	\$ 10.13	\$ 4,052.00	2.95%	Increase or	\$ 116.00
Tax Year 2025	\$ 400,000	\$ 10.18	\$ 4,072.00	3.46%	Increase or	\$ 136.00
Concord total tax rate, including County and School						
Tax Year 2024	\$ 400,000	\$ 27.69	\$ 11,076.00			
Tax Year 2025	\$ 400,000	\$ 29.11	\$ 11,644.00	5.13%	Increase or	\$ 568.00
Penacook total tax rate, including County and School						
Tax Year 2024	\$ 400,000	\$ 30.64	\$ 12,256.00			
Tax Year 2025	\$ 400,000	\$ 30.74	\$ 12,296.00	0.33%	Increase or	\$ 40.00

## **Tax Rates**

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

## CITY OF CONCORD, NH 2025 REAL ESTATE TAX RATE INFORMATION

### DIFFERENCE INCREASE/ (DECREASE)

<b>Concord</b>	<u>2024</u>	<u>2025</u>	\$	%
City	9.84	10.18	0.34	3.46%
Merrimack County	2.32	2.54	0.22	9.48%
Concord School District	13.96	14.81	0.85	6.09%
State Education Rate	<u>1.57</u>	<u>1.58</u>	<u>0.01</u>	0.64%
<b>City of Concord Total Tax Rate</b>	<b>27.69</b>	<b>29.11</b>	<b>1.42</b>	<b>5.13%</b>
Combined Concord School	15.53	16.39	0.86	5.54%
<b>Penacook</b>				
City	9.84	10.18	0.34	3.46%
Merrimack County	2.32	2.54	0.22	9.48%
Merrimack Valley School District	16.87	16.41	-0.46	-2.73%
State Education Rate	<u>1.61</u>	<u>1.61</u>	<u>0.00</u>	0.00%
<b>City of Concord Total Tax Rate</b>	<b>30.64</b>	<b>30.74</b>	<b>0.10</b>	<b>0.33%</b>
Combined MVSD School	18.48	18.02	-0.46	-2.49%