

Assessing Department 2017 Report

The Assessing Office is responsible for ensuring equitable assessments, which distribute the Town's tax burden in accordance with New Hampshire statutes. Assessments are based on the fair market value of property, and are applied in a fair, equitable, and consistent manner. The Town of Farmington contracts Avitar Associates of Chichester, NH to provide assessing services, and administrative duties are performed by the assessing clerk who is a town employee.

Abatements: If you disagree with your property's assessed value, you may file an abatement application after the final notice of tax (2nd bill in December) and prior to March 1st.

Credits and Exemptions are processed in the Assessing Department. The deadlines and basic criteria are as follows:

Veteran's Credit: Must meet applicable dates of service, have been honorably discharged & a NH resident for one year prior to application. Requires DD214. Application deadline: April 15th.

Elderly Exemption: Must be 65 years of age prior to April 1st & a NH resident for at least three years. Must meet income and asset limits. Single applicants cannot have more than \$30,000 in gross income; married applicants cannot have more than \$50,000 in gross income. Applicants may not have more than \$75,000 in assets. Application deadline: April 15th

Other Exemptions: The Town of Farmington also has an exemption for the blind, as well as an exemption for solar and wood-heating systems. Contact the office for more information.

Current Use Program. The NH Current Use Program went into effect in 1973. The Town of Farmington has over 250 properties enrolled in this program. Under Current Use, the land is assessed at its present use rather than its highest potential use, enabling landowners to keep their open space lands undeveloped. When land comes out of Current Use, a penalty is imposed. At this time, 100% of the Current Use penalties collected go to the Conservation Commission. If you have any questions about the Current Use program, please contact this office.

Online Assessing Data. One of the benefits of our assessing software is the ability to view assessing data online. The website can be accessed through the town's website on the Assessing Department's page. Log in as an Anonymous User, click on the Town of Farmington, and you will be able to search property values in town.

Property record cards can be viewed and printed from the public computer provided in the assessing department. I would also be happy to email a card to you or drop one in the mail if that is your preference. I would encourage every taxpayer to request a copy of their property record card to help us ensure that our information is accurate as it pertains to your property.

Tax maps are available here in the office, or can be viewed and printed from the town's web site. New in 2018 is the availability of GIS maps which you will find on our website.

SUMMARY INVENTORY OF VALUATION 2017

Residential (land & buildings)	\$	357,846,500
Manufactured Housing	\$	22,244,000.00
Commercial/Industrial (land & buildings)	\$	60,190,200.00
Current Use Land (RSA 79-A)	\$	906,450.00
Conservation Restriction Assessments (RSA 79-B)	\$	8,128.00
Discretionary Easement (RSA 79-C)	\$	71,195.00
Utilities	\$	13,198,200.00
 Valuation Before Exemptions	 \$	 454,464,673.00

EXEMPTIONS	AMT	TOTAL #	ASSESSED VALUE
Blind (RSA 72:37)	\$ 15,000.00	2	\$ 30,000.00
Elderly (RSA 72:39-a,b)	varies	88	\$ 5,987,700.00
Solar (RSA 72:62)	\$ 5,000.00	5	\$ 24,900.00
Wood Heating System (RSA 72:70)			\$ 10,000.00
 Total Exemptions			 \$ 6,052,600.00
 Net Valuation			 \$ 448,412,073.00
Less Utilities			\$ 13,198,200.00
Net Valuation without Utilities			\$ 435,213,873.00

VETERAN'S TAX CREDITS	AMT	TOTAL#	TOTAL TAX CREDIT
Standard Credit (RSA 72:28)	\$ 500.00	302	\$ 150,750.00
Service Disability (RSA 72:35)	\$ 2,000.00	28	\$ 56,000.00
 Total Veteran's Credits			 \$ 206,750.00

2017 Tax Rate: \$27.81

2017 Equalization Ratio: 88.6

2017 Tax Rate Breakdown

Portion	2017	2016	\$ Difference	% of Total Tax Rate
Town	\$6.97	\$6.47	\$.50	25%
School (Local)	\$15.78	\$13.31	\$2.47	57%
School (State)	\$2.34	\$2.43	\$(.09)	8%
County	\$2.72	\$2.82	\$(.10)	10%
Total	\$27.81	\$25.03	\$2.78	100%

Contact Info for the Assessing Department. I am in the office Monday – Friday from 8:00 am to 5:00 pm. Assessor is available by appointment. Phone: (603) 755-2789.
email: farmassessing@metrocast.net

Respectfully submitted,

Kelly Heon
Assessing Clerk