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*TOWN OF ENFIELD, NH*  
*2009 REVALUATION*  
*PRESENTATION*

BY: NORMAND G. BERNAICHE  
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ENFIELD COMMUNITY CENTER  
ENFIELD, NH

# **INTRODUCTION:**

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***NORMAND G. BERNAICHE,  
CERTIFIED  
NEW HAMPSHIRE ASSESSOR  
ASSESSOR FOR THE TOWN OF  
ENFIELD FOR 20 YEARS***

# *WHY ARE WE HERE?*

- STATE CONSTITUTION VALUE ANEW EVERY FIVE YEARS
- **RSA 75:1 How Appraised.** – The selectmen shall appraise open space land pursuant to RSA 79-A:5, open space land with conservation restrictions pursuant to RSA 79-B:3, land with discretionary easements pursuant to RSA 79-C:7, residences on commercial or industrial zoned land pursuant to RSA 75:11, earth and excavations pursuant to RSA 72-B, land classified as land under qualifying farm structures pursuant to RSA 79-F, residential rental property subject to a housing covenant under the low-income housing tax credit program pursuant to RSA 75:1-a, and all other taxable property at its market value. Market value means the property's full and true value as the same would be appraised in payment of a just debt due from a solvent debtor. The selectmen shall receive and consider all evidence that may be submitted to them relative to the value of property, the value of which cannot be determined by personal examination.

# **ENFIELD'S LAST REVALUATION** **WAS 2004**

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- SALES USED WERE FROM 2002-2003
- MARKET HADN'T TAKEN OFF YET
- A SOLID 3-4 YEARS OF DOUBLE DIGIT APPRECIATION
- LEVELING OFF SOMETIME IN 2007  
CONTINUING IN 2008
- OBVIOUS CHANGES IN 2009

# DEFINITIONS

- **Individual Ratio** – is a single assessment divided by the corresponding sale price of that property.
- **Overall Assessment Ratio** – Total of all valid sales from October 1, thru September 30 of any tax year.
- **Median Ratio** – The middle ratio when a set of ratios is arrayed in order of magnitude. As per state standards the ratio should fall between .90 and 1.10 in the year of certification.
- **Weighted Mean Ratio** – The sum of the assessments divided by the sum of the sales prices in a ratio study. As per state standards the ratio should fall between .90 and 1.10 in the year of certification.
- **Stratum** – A class or subset of the population being studied. For example: Single Family Residential, Waterfront, Vacant Land and Condominiums.
- **Coefficient of Dispersion** – The (COD) is a measure of assessment equity and represents the average deviation of a group of ratios from the median ratio expressed as a percentage of the median. A COD is calculated for the entire sampling and for each stratum. As per National Assessment Standards, CODs should be under 20 in rural and recreation areas, under 15 for older heterogeneous and under 10 for new, more homogeneous areas. Since New Hampshire is generally rural and has diverse property types the state standard is 20.
- **Price Related Differential** – The (PRD) is calculated by dividing the mean ratio by the weighted mean ratio. It measures vertical inequities (differences in the appraisal of low-value and high-value properties) in assessments. PRDs greater than 1.03 tend to indicate assessment regressivity (lower value properties assessed at higher ratios. PRDs less than .98 tend to indicate assessment progressivity (lower-valued properties assessed at lower ratios than higher-valued properties). PRDs in New Hampshire should be between .98 and 1.03 during the year of certification.

# **ENFIELD IS IN YEAR OF CERTIFICATION**

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- THRESHHOLDS THAT MUST BE MET
- C.O.D (COEFFICIENT OF DISPERSION)  
UNDER 20%
- ASSESSMENT RATIO BETWEEN 90% &  
110%
- P.R.D. (PRICE RELATED DIFFERENTIAL)  
BETWEEN .98 & 1.03.

# **WHERE WAS ENFIELD BEFORE THE REVALUATION?**

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- WOULD ENFIELD HAVE MET THE STATE STANDARDS?
- NO
- WEIGHTED MEAN 78%
- C.O.D 21.27%
- P.R.D 1.08



# **WHERE IS ENFIELD NOW AFTER THE REVALUATION?**

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## ■ CAN ENFIELD MEET THE STATE STANDARDS?

- YES

- WEIGHTED MEAN 94%
- C.O.D 8.28%
- P.R.D. 1.00

# **WHERE IS ENFIELD NOW AFTER THE REVALUATION? (continued)**

- APPROXIMATELY 200 APPOINTMENTS OVER A TWO-WEEK PERIOD
- REVIEWING ALL COMMENTS RECEIVED
- REVIEWING ALL DATA RECEIVED
- CONSIDERING ADJUSTMENT IN VARIOUS NEIGHBORHOODS
- CONSIDERING ADJUSTMENTS IN CERTAIN TYPES OF WATERFRONT PROPERTY (SUB-STANDARD, CHALLENGED OR NON-CONFORMING LOTS)

# SUMMARY OF LAND USE FOR ENFIELD

*Summary by Land Use*  
*ENFIELD, NH*

10/17/2009

Land Use Code		Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
013	PRI RES MDL-01	1	535,000	637,200	1.19	535,000	637,200	1.19	0.00	0.00%	1.19
101	Single Fam MDL-	92	286,336	267,929	0.96	250,000	241,550	0.95	0.05	2.30%	0.94
102	Condo NL MDL-(	37	151,888	142,932	0.95	143,533	129,300	0.94	0.04	6.73%	0.94
103	Mobile Hom MDI	12	113,708	105,967	0.94	134,450	118,900	0.92	0.07	10.60%	0.93
104	TWO FAMILY	4	212,750	191,200	0.91	208,000	188,350	0.94	0.05	7.45%	0.90
105	THREE FAM	1	137,533	155,600	1.13	137,533	155,600	1.13	0.00	0.00%	1.13
106	AC LND IMP MI	1	120,000	98,500	0.82	120,000	98,500	0.82	0.00	0.00%	0.82
111	APT 4-UNT MDI	2	292,500	275,450	0.93	292,500	275,450	0.93	0.07	7.53%	0.94
130	RES ACLNDV M	5	121,120	110,020	0.99	83,000	98,100	0.93	0.23	24.09%	0.91
			<b>233,300</b>	<b>219,140</b>	<b>0.96</b>	<b>200,000</b>	<b>185,300</b>	<b>0.94</b>	<b>0.05</b>	<b>8.28%</b>	<b>0.94</b>

# **DID WE HAVE ADEQUATE SAMPLING TO COMPLETE THIS TASK?**

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- YES:
  - WE HAVE APPROXIMATELY:
    - 1,306 NON-WATER SINGLE FAMILY RESIDENTIAL PROPERTIES  
WE HAVE 77 SALES OR 5.9% OF THE TOTAL
    - 400 WATERFRONT PROPERTIES  
WE HAVE 19 SALES OR 4.75% OF THE TOTAL
- THE NEW HAMPSHIRE DEPARTMENT OF REVENUE REQUIRES 7 SALES TO ESTABLISH A RATIO IN ANY ONE CATEGORY (STRATA)

# **WHAT IF?**

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- WHAT IF WE WERE TO LOWER ALL ASSESSMENTS BY 5%?:  
WE WOULD NOT MEET THE STATE STANDARDS OF  
90%
- WHAT IF WE LOWERED JUST LAKEFRONT PROPRTIE  
WE WOULD BE ESTABLISHING DISPROPORTIONALITY  
AMONG THE VARIOUS CLASSES OF PROPERTY

LAKEFRONT WOULD BE MORE THAN 5% DIFFERENT  
THAN NON-LAKEFRONT

THIS WOULD NOT BE ACCEPTABLE TO THE  
DEPARTMENT OF REVENUE

# **WHAT ARE OUR OPTIONS NOW AND GOING FORWARD?**

- LOWER ALL ASSESSMENTS?
- LOWER LAKEFRONT PROPERTIES?
- RE-VISIT THE ASSESSMENTS FOR 2010  
CONSIDERING THE MOST RECENT  
MARKET ACTIVITY?

## **ASSESSOR'S RECOMMENDATION:**

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My Recommendation to the Selectmen is to mandate that we closely monitor the market in the coming months to determine if adjustments are needed town-wide or within the various classes of property (waterfront, non-waterfront residential, condos, land, and mobile homes).