

**Town of Tilton**

**Docket No.: 18418-01RA**

**ORDER**

On May 24, 2001, the board held a hearing to obtain more information regarding the “Town’s” 1995 partial revaluation, subsequent assessment adjustments and the Town’s plans for a future full reassessment. The board’s inquiry was initiated by concerns raised in the appeal of Sherryland Park, Inc. v. Town of Tilton, Docket No.: 17959-98PT. The board proceeded with the May 24<sup>th</sup> hearing to determine whether the board needed to assert its RSA 71-B:16 reassessment authority.

Based on the testimony and evidence, and considering the five criteria in RSA 71-B:16-a, the board concludes it need not proceed further in its RSA 71-B:16 reassessment investigation at this time. The Town’s 1995 partial revaluation, 2000 assessment update, assessment maintenance practices, acceptable assessment-to-sales ratios and coefficients of dispersion (CODs) and its plans for a full reassessment effective for tax year 2004 all indicate the Town is adequately performing its assessment responsibilities.

Specifically, in 1990 the Town did a full “measure and list” reassessment. In 1995, the Town, relying upon the physical data gathered in 1990, performed a full market update where

sales two years prior to 1995 were analyzed and land and buildings valuation schedules modified to reflect 1995 market value. Subsequent to this update, the Town maintained the assessment records by picking up building additions and renovations and modifying land values in areas where infrastructure was expanded in the Town (roads, water, sewer, etc.). For tax year 2000, the Town did a complete town-wide market review of land values as a result of significant rezoning. The Town reviewed sales and modified its land schedules to reflect changes in the market for tax year 2000. These assessment actions have resulted in the following assessment-to-sales ratios and CODs calculated by the department of revenue administration: 1998 - 103% and 13.79% COD; 1999 - 97% and 15.32% COD; 2000 - 99% and 20.18% COD.

Further, the Town, anticipating a full reassessment in 2004, is in the process of changing assessment computer software programs to the one that will be utilized in 2004. The Town plans to raise the approximate \$200,000 for the reassessment in fiscal years 2002 - 2003. The Town indicated a number of further infrastructure expansions were to occur before 2004, and it would be logical for the reassessment to occur when most or all of the new infrastructure is in place and sales have occurred to reflect the new infrastructure's effect on value.

In summary, the board finds the Town's recent assessment updates, ongoing assessment maintenance, the resulting assessment-to-sales ratios and CODs and plans for full reassessment satisfy the RSA 71:B-16-a criteria. Thus, no further action by the board is necessary.

SO ORDERED.

BOARD OF TAX AND LAND APPEALS

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Paul B. Franklin, Chairman

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Douglas S. Ricard, Member

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Albert F. Shamash, Esq., Member

**CERTIFICATION**

I hereby certify that copies of the foregoing order have been mailed, this date, postage prepaid, to Mark H. Puffer, Esq., counsel for the Town of Tilton; Chairman, Board of Selectmen of Tilton; and Guy Petell, Director of Property Appraisal Division, DRA.

Date: June 12, 2001

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Lisa M. Moquin, Temporary Clerk