

Calculating NH Municipal Tax Impact (for Librarians)

10/30/2020

1. Visit The NH Department of Revenue Administration Municipal Property Tax Rates & Related Data web page:
<https://www.revenue.nh.gov/mun-prop/municipal/property-tax-rates.htm>
2. Find the most recent year that has tax rates for your municipality and click on either the pdf or excel file for that information. Tax rates are usually set by NH DRA in October or November each year. You will want to use the most current rate for calculations...but sometimes those rates are not available until late November, after towns have started their budget process and department budget presentations.
3. Find your municipality in the data list, and look at the figure in the "Valuation w/Utils" column. For example (see next page), in 2019 for Bow, NH the figure in that column is \$1,274,587,874. Divide that number by 1,000 (since taxes are calculated per \$1,000 of assessed value.

$\$1,274,587,874$ divided by $\$1,000 = \$1,274,588$ (rounded)

4. $\$1,274,588$ is the amount of money $\$1.00$ of the tax rate will generate. Divide this number by 100 to get $\$12,275$. **This is the amount of money a penny on the tax rate will generate.**
5. So if you have a warrant article for the library for $\$50,000$, you can determine the tax rate impact by dividing $\$50,000$ by $\$12,275$...4 cents is the additional amount that would be added to the tax rate if the article is passed.

$\$50,000$ divided by $\$12,275 = \0.04 or 4 cents

6. To figure out how much the $\$50,000$ warrant article would impact the overall tax bill of the average homeowner, first determine what the average home price in your town is. Visit your town's assessing office web page, or contact the assessing office, and ask for the median sale price of a single family home in your town. For example, in Bow for the period 10/1/18 – 7/31/2019, the median sale price of a single family home was $\$360,000$.
7. If we use the $\$50,000$ warrant article from above, with the $\$0.04$ tax rate impact, to calculate the amount that would be added to the tax bill for a $\$360,000$ home:

$\$360,000$ divided by $\$1,000$ of assessed value = $\$3,600$

$\$0.04 \times \$3,600 = \$144$ is the annual amount it will cost this homeowner if this warrant article is passed. Divided into two tax payments per year, this means that the homeowner will see an increase of each of those bills by $\$72$.



Completed Public Tax Rates 2019

Municipality	Date	Valuation	Valuation w/ Utils	Municipal	County	State Ed.	Local Ed.	Total Rate	Total Commitment
Acworth	11/08/19	\$96,071,200	\$98,419,656	\$9.75	\$2.80	\$2.08	\$14.44	\$29.07	\$2,845,175
Albany	11/07/19	\$112,486,886	\$115,666,086	\$3.18	\$1.13	\$1.86	\$7.80	\$13.97	\$1,594,221
Alexandria	10/31/19	\$179,459,651	\$197,038,051	\$6.46	\$1.97	\$2.17	\$13.44	\$24.04	\$4,661,699
Allentown	11/06/19	\$286,571,896	\$295,309,596	\$9.68	\$2.79	\$2.09	\$16.54	\$31.10	\$9,060,367
Alstead	11/06/19	\$159,773,593	\$163,042,993	\$6.44	\$4.42	\$1.99	\$15.00	\$27.85	\$4,512,141
Alton	11/05/19	\$1,741,696,994	\$1,750,226,594	\$3.21	\$1.28	\$2.07	\$5.95	\$12.51	\$21,548,778
Amherst	10/22/19	\$1,688,634,320	\$1,737,836,020	\$5.60	\$1.20	\$2.24	\$17.92	\$26.96	\$46,420,047
Andover	10/31/19	\$284,923,990	\$302,729,290	\$4.59	\$2.62	\$1.94	\$12.49	\$21.64	\$6,596,764
Antrim	11/06/19	\$239,359,750	\$248,536,250	\$10.57	\$1.13	\$2.09	\$13.18	\$26.97	\$6,617,844
Ashland	10/23/19	\$242,500,924	\$246,777,364	\$10.30	\$1.83	\$2.10	\$13.72	\$27.95	\$6,856,847
Atkinson	11/05/19	\$988,354,365	\$997,588,465	\$3.09	\$1.00	\$2.14	\$11.44	\$17.67	\$17,403,211
Atkinson & Gilman Academy Grant (U)	11/12/19	\$818,373	\$818,373	(\$4.69)	\$4.69	\$2.10	(\$2.10)	\$0.00	\$0
Auburn	10/16/19	\$844,445,228	\$860,548,828	\$3.59	\$0.91	\$1.96	\$12.35	\$18.81	\$15,974,860
Barnstead	10/21/19	\$590,204,844	\$599,977,518	\$5.00	\$1.17	\$1.84	\$14.82	\$22.83	\$13,505,406
Barrington	10/31/19	\$1,124,897,511	\$1,138,361,211	\$3.69	\$2.42	\$1.89	\$14.67	\$22.67	\$25,486,052
Bartlett	12/05/19	\$1,055,765,440	\$1,064,600,440	\$1.30	\$1.27	\$2.10	\$4.67	\$9.34	\$10,308,817
Bath	10/15/19	\$106,211,376	\$125,199,976	\$4.66	\$1.61	\$2.24	\$12.89	\$21.40	\$2,624,545
Bean's Grant (U)	11/12/19	\$1	\$1	(\$2000.00)	\$2000.00	\$0.00	\$0.00	\$0.00	\$0
Bean's Purchase (U)	11/14/19	\$1	\$1	(\$2000.00)	\$2000.00	\$0.00	\$0.00	\$0.00	\$0
Bedford	10/22/19	\$3,996,840,620	\$4,050,770,370	\$4.14	\$1.12	\$2.04	\$11.65	\$18.95	\$76,141,082
Belmont	10/30/19	\$725,757,206	\$736,857,324	\$7.98	\$1.25	\$1.89	\$13.89	\$25.01	\$18,156,922
Bennington	11/15/19	\$124,514,477	\$126,552,077	\$10.78	\$1.04	\$1.70	\$15.41	\$28.93	\$3,620,108
Benton	10/18/19	\$24,458,834	\$25,484,534	(\$1.74)	\$1.93	\$2.30	\$15.18	\$17.67	\$446,652
Berlin	11/19/19	\$274,921,368	\$410,253,868	\$19.33	\$4.78	\$2.19	\$13.52	\$39.82	\$15,962,805
Bethlehem	11/12/19	\$253,500,600	\$259,858,560	\$5.68	\$1.87	\$2.24	\$16.94	\$26.73	\$6,919,894
Boscawen	11/15/19	\$277,797,064	\$288,138,764	\$8.08	\$2.60	\$1.99	\$15.45	\$28.12	\$8,052,832
Bow	11/18/19	\$1,162,609,169	\$1,274,587,874	\$7.11	\$2.54	\$1.86	\$14.70	\$26.21	\$32,980,668
Bradford	11/13/19	\$195,337,112	\$200,800,112	\$9.20	\$2.83	\$2.35	\$13.53	\$27.91	\$5,554,380
Brentwood	11/04/19	\$559,046,106	\$581,049,006	\$5.05	\$1.02	\$2.29	\$19.34	\$27.70	\$15,939,371
Bridgewater	11/22/19	\$343,903,700	\$350,839,300	\$2.62	\$2.17	\$2.17	\$2.80	\$9.76	\$3,481,976
Bristol	11/08/19	\$451,817,173	\$470,595,073	\$8.42	\$2.01	\$2.27	\$10.10	\$22.80	\$10,576,042
Brookfield	11/06/19	\$123,115,743	\$124,122,043	\$4.58	\$1.15	\$1.76	\$9.21	\$16.70	\$2,054,117
Brookline	10/22/19	\$650,362,670	\$660,620,270	\$4.93	\$1.05	\$1.91	\$21.98	\$29.87	\$19,613,636