



TOWN OF JACKSON

OFFICE OF THE SELECTMEN

Dear Jackson Property Owner:

The enclosed tax bill reflects your new property assessment as of April 1, 2014. The Town of Jackson has recently completed a revaluation of all properties within the town, as required by the State of New Hampshire. The New Hampshire Constitution requires that property assessments must be "taken anew once in every five years" (Section 2, Article 6). The NH Assessing Standards Board has reinforced this rule by requiring that the assessments are essentially at market value (RSA 75:1) at these five year intervals.

The revaluation process involved reviewing and analyzing all valid sale properties occurring over the past few years. Building cost tables were updated along with identifying changes in the market. Finally, the town's assessing system was recalibrated to bring all assessments closer to market value. This process, along with the town's cyclical re-inspection program will continue into the future as it is the least costly and most consistent way to maintain equity in the property tax system.

It is obvious that the real estate market has been a roller coaster since the town's last assessment update of values in 2009. Due to various market factors, values of properties have appreciated or depreciated at different rates. Market preferences often emerge gradually, showing favor for different types of properties, locations, or styles of building, while reflecting lesser desirability for other property characteristics. The Jackson market has held up better than many towns over the past few years and has improved considerably over the last 12 to 18 months. However, the town did experience a few foreclosures and "short sales" during the last 5 years. Understand that these sales are made under duress and without typical buyer/seller motivations. Bank sales are also very suspect because banks and mortgage companies simply do not want to be in the business of owning property. Often there are qualifications and restrictions on potential buyers; the properties are sold with no warranties; many have other liens that the new buyers must clear; and most are sold "as-is" in questionable condition in a short marketing time period.

Your new tax bill is based on the new assessment and the new tax rate. Please keep in mind that changes in the town/school/county/state budget are usually the largest factors influencing your property's tax bill from year to year. **If you feel the assessed value of your property is not accurate as of April 1, 2014, or have questions about the revaluation you may make an appointment to meet with an appraiser at the town office during the second week of December (8th-10th). To make an appointment, please call 603-383-4223. If you are unable to come to the office in person, please leave your name and daytime phone number and an appraiser will contact you.**

Please understand that any disagreement you have with your assessment does not relieve you from paying the tax bill enclosed. The tax bill is due by the date printed on the bill to avoid any interest or penalties. While we hope to expedite the review process, any refunds or abatements necessary will not occur until after the bill is due.

A list of all property assessments is available at the town office and on the town's website: jacksonvillage.net

Thank you for your cooperation,
Jackson Board of Selectmen