

ASSESSING REPORT 2015

The Jackson real estate market continues to improve with a higher volume of sales and overall increase in values recognized. New building permits continue to multiply as well, which will increase the town's assessment base in the long run. We especially watch different segments of the market to recognize shifts in values and prepare to make adjustments to the assessing system if warranted. The largest segment of property is single family residential, with other segments including condominiums, commercial properties, and vacant land making up the majority of Jackson's assessment base. It is necessary to follow these market changes and make adjustments to maintain equity in the property tax system.

The update of values conducted in 2014 is performing well in comparison to sale prices and the assessment-sales ratio study conducted with the NH Department of Revenue Administration still shows good equity. Principles of supply and demand always play a part in any market. Decreasing supply and increasing demand could increase sale prices. It is very common for a town's ratio to be deviant from 100% and is quite acceptable as long as there is consistency and fairness between property assessments. The next town-wide update of values is scheduled for 2019.

For 2016, the town plans to review properties with physical changes (building permits, subdivisions, etc.) and valid sale properties, as well as continue its cyclical re-inspection / data verification program. This process includes visiting randomly selected properties to check measurements and other features used in calculating property assessments in a cyclical fashion over a number of years. The town's contracted assessing company will normally request a brief interior review when making a visit to any property. We ask for your cooperation as they complete this important task. They carry photo identification and their vehicles are on file with the town office and the police department.

If you have any questions or concerns regarding the assessing function, please contact the town office at 383-4223.

Respectfully submitted,

Jason Call, Northtown Associates
Assessing Agents for the Town of Jackson