

GENERAL INFORMATION

2021 Cyclical Revaluation

Town: Haverhill, NH
Valuation Effective Date: April 1, 2021
Work Performed By: M & N Assessing Services, LLC
Computer Assisted Mass Appraisal (CAMA) System: Avitar – Civic Ware

A CYCLICAL REVALUATION means the revaluation of all taxable and non-taxable properties in a Municipality, combining a complete measure and listing of all taxable and nontaxable properties over time and updating an establishment of the new base year, to arrive at full and true value as of April 1.

There are three primary statistical tests, measuring assessment equity, utilized during the Revaluation process and annually analyzed by the state of New Hampshire's Department of Revenue Administration (DRA). These three measures of assessment equity follow:

- 1) The **Median Ratio**- should fall between 0.90 and 1.10 with a 90% confidence level in a given tax year. The *median* is the midpoint or middle value when a set of values is ranked in order of magnitude.
- 2) The overall **Coefficient of Dispersion (COD)** for the municipality's Median Ratio should be 20.0 or less. The *Coefficient of Dispersion* is the average deviation of a group of numbers from the median *expressed as a percentage* of the median. In ratio studies, the COD is the average percentage deviation from the median ratio.
- 3) The **Price Related Differential (PRD)** should be between 0.98 and 1.03 with a 90% confidence level. The PRD is the *mean* divided by the *weighted mean*. The *mean* is the result of adding all the values of a variable and dividing by the number of values. The *weighted mean* or *weighted average* is the result of dividing the total sum of the assessments by total sum of the sales prices.

The following chart illustrates the old to new change to the above defined statistical measures:

	<u>Guidelines</u>	(OLD) <u>Pre-Value Update</u>	(NEW) <u>Preliminary 2021</u>
MEDIAN RATIO:	.90 - 1.10	.889	1.009
COD:	20.0 or less	21.6	9.39
PRD:	0.98 - 1.03	1.138	1.028

Total Town Assessed “Previous” Value:	\$400,410,353
Total Town Assessed “Current” Preliminary Value:	\$464,334,792

The above value change compares values in June (prior to any value updating) to Preliminary 2021 town wide values. This comparison indicates an overall town wide value increase of approximately 16.0%.

Sales Analysis Period for 2021 Cyclical Revaluation:	04/01/2019 – 04/01/2021
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Number of Sales in Analysis:	184
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CURRENT USE

All Current Use values have been updated to reflect the current 2021 ranges that have been determined by the New Hampshire Current Use Board.