

## Assessing Standards Report Annual Report 2023

The Assessing Standards Board met seven times in 2023. There were three subcommittees, Low-Income Housing Tax Credit, Equalization and Assessment Review Standards. The full board elected Betsey Patten as Chairman and Robert Gagne as Vice Chairman.

### Legislation

HB 202 was the result of the HB 411 Study Committee on the Equalization Rate Used for Abatements (2023) and has been recommended for ought to pass by committee. The board recommended that “full assessment” be changed to “revaluation” to avoid confusion.

HB 285 incorporated by reference the NH Equalization Manual into administrative rules.

HB 409 was passed that put the Assessing Certification Board (ACB) under the supervision of the Office of Professional Licensure and Certification (OPLC).

### Rules

The full board reviewed the proposed rules regarding the certification of assessors (Asb 300). Those rules were adopted and will stay in effect until the OPLC and ACB create their own set of rules. A copy of the rules may be found on the Administrative Rules website at:

[https://gencourt.state.nh.us/rules/state\\_agencies/asb100-300.html](https://gencourt.state.nh.us/rules/state_agencies/asb100-300.html).

Equalization Subcommittee recommended two changes for the next equalization schedule which the full board approved. Increase the threshold for providing an explanation for a change in value (Section 3.03.01(b)3.) and for which value is used (section 3.05.04(c)) from \$3,000 to \$5,000. Change the method of rounding for calculating equalization statistics from bankers rounding to standard rounding.

The Subcommittee to Review Assessment Review Standards recommended changes for the Standards for Monitoring of Local Assessment Practices by the Department of Revenue Administration, as provided on April 14, 2023. The subcommittee also recommended that these changes be implemented for the next five-year assessment cycle. The full board approved the recommended changes. The assessment review standards may be found on the Department’s website at: <https://www.revenue.nh.gov/mun-prop/property/assessment-review.htm>

Low-Income Housing Tax Credit Subcommittee discussed using 10% of gross revenue from all sources to eliminate any subjectivity and volatility instead of trying to find a range of capitalization rates. This issue is still being reviewed by the board.

### Proposed Legislation for 2024

RSA 76:21 Prorated Assessments for Damaged Buildings

The board supported changing the RSA to: “Whenever a taxable building is *physically* damaged due to unintended fire or natural disaster...”

Respectfully Submitted

Betsey Patten Chairman  
Assessing Standards Board

Documentation relative to the Assessing Standards Board may be requested by:

Telephone: (603) 230-5096  
Facsimile: (603) 230-5947  
Web: [www.revenue.nh.gov](http://www.revenue.nh.gov)  
E-mail: [asb@dra.nh.gov](mailto:asb@dra.nh.gov)

In person at:  
109 Pleasant Street, Concord

In writing to:  
NH Department of Revenue Administration  
Assessing Standards Board  
PO Box 487  
Concord, NH 03302-0487

cc: Governor Chris Sununu  
Senator Jeb Bradley, President of the Senate  
Sherman Packard, House Speaker  
Tammy Wright, Senate Clerk  
Paul C. Smith, Clerk of the House  
State Library