

**NH DEPARTMENT OF REVENUE ADMINISTRATION  
MUNICIPAL AND PROPERTY DIVISION  
Equalization Bureau**

This document provides a brief description of reports compiled annually by the Municipal and Property Division's Equalization Bureau.

<b>Statistics</b>	
Equalization Ratio (Weighted Mean)	The equalization ratio, also referred to as the weighted mean, is used to calculate a municipality's equalized value which is used to apportion county, cooperative school district and state education taxes.
Median Ratio	The median ratio is the generally preferred measure of central tendency for assessment equity, monitoring of appraisals and determining the need for a reappraisal.
Coefficient of Dispersion (COD)	The COD represents the average percentage deviation from the median ratio. The lower the COD, the more uniform the assessments; a high COD suggests a lack of uniformity.
Price-related Differential (PRD)	The PRD, measures vertical equity (differences in the appraisal of low-value and high-value properties). PRD's > 1.03 tend to indicate assessment regressivity (lower-value properties assessed at higher ratios than higher-value properties). PRD'S < .98 tend to indicate assessment progressivity (lower-value properties assessed at lower ratios than higher-value properties).
<b>Equalization Reports</b>	
Base Valuation for Debt Limit	Base valuation for debt limit is used to determine the bonding capacity for county, town, city, or village district.
Comparison of Full Value Tax Rates	Reports the estimated tax rate for each municipality if all taxable property was assessed at 100%. Calculated using the Gross Property Taxes divided by the Equalized Assessed Value with Utilities and Railroad.
Equalization Survey Including Utilities & Railroad	This report calculates the equalized value of all property in each municipality, including utilities and railroad, which is used to apportion county taxes for the next tax year, calculate state reimbursements and apportion cooperative school taxes for next tax year. [i.e., 2022 figures used for 2023]
Equalization Survey Not Including Utilities & Railroad	This report calculates the equalized value of all property in each municipality, <u>not</u> including utilities and railroad, which is used to apportion the state education property tax for the following second tax year. [i.e., 2022 figures used for 2024]

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<b>Equalization Reports (Continued)</b>	
Tables by County	<p>This is a summary of information reported annually by each municipality on the MS-1, <u>Summary of Inventory Valuation</u>. This report includes locally assessed values, gross and net taxes, actual tax rates, local and optional exemptions and educational and special exemptions.</p>
Tax Rate Comparison	<p>This report calculates the local school, county and municipal tax rates divided by the total property taxes assessed as a percentage of the total tax rate which is then applied to the total equalized values including utilities and railroad to illustrate what the equalized rate would be <i>if all property were assessed at 100% of market value</i>.</p> <p>The state education taxes are divided by the total property taxes assessed as a percentage of the total tax rate and then applied to the total equalized valuation <u>not including</u> utilities and railroad to illustrate what the equalized rate would be <i>if all property were assessed at 100% of market value</i>.</p>