

2019 Revaluation:

The December tax bill reflects your new property assessment as of April 1, 2019. 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. Other market information such as current listings was also reviewed. Building cost tables were updated along with identifying value changes in the market such as neighborhoods, roads, condominium complexes, and amenities such as views. 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 most consistent way to maintain equity in the property tax system.

After a number of flat years, the Jackson real estate market has improved considerably over the past 2-3 years and continues to be very strong. 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. Construction costs are ever-increasing. Location, topography, setting, and views are extremely important in Jackson. We continue to monitor the short-term vacation rental phenomenon and its influence on market value. Supply and demand is still a primary driver of the market. Due to various market factors, values of individual properties have appreciated or depreciated at different rates.

Your new tax bill is based on the new property assessments 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, 2019, 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 (9th-10th). To make an appointment, please call the town office at 603-383-4223. If you are unable to come to the office in person, 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: Jackson-nh.org

Sincerely,
Northtown Associates and
Jackson Board of Selectmen