



To: NH Board of Tax and Land Appeals (BTLA)
NH Department of Revenue Administration (DRA)
Hanover Advisory Board of Assessors (BOA)
Hanover Selectboard (BOS)
Julia Griffin-Hanover Town Manager

From: Normand Bernaiche-Director of Assessing

Re: Monthly Update for Board ordered Revaluation

Date: February 18, 2021

The purpose of this memorandum is to comply with the BTLA order dated May 14, 2020 as a tool to keep those listed above along with the general taxpaying public updated on the progress in Hanover. As part of the order, this and other documents will be posted on the "2021 Revaluation Page".

To keep pace with the measuring and listing of property we contracted with Granite Hill Municipal Services to visit 300 properties. The properties chosen are North and South of East Wheelock Street including East Wheelock Street. In-house staff continues to visit properties as well.

A meeting was held with staff of Vision Appraisal and we established some basic cost tables as a starting point. We also identified those commercial type properties that would receive an Income and Expense questionnaire. Vision Appraisal will be sending those out with the return going only to the Town of Hanover. They will be kept strictly confidential. With the help of our IT Director Corey Stevens, fillable forms were created, and the blank forms will be posted to our web site.

To date we have 12 abatement applications. We have mailed out approximately 450 condo questionnaires to ascertain, from the owners, any recent improvements, overall condition, and confirmation of the data on the property record card. Vision will be starting an in-town review of the commercial market to make sure labeling and style type are consistent for use in the income modeling. In the past there was no income modeling. This will allow for better equity of this class of property rather than just relying on the cost approach.

We continue to have a high property entry rate using a hybrid of physical inspections, virtual and confirmation of the data at the door.

Please refer to the 2021 Revaluation page on the assessing department link <https://www.hanovernh.org/assessing-department> for information concerning the 2021 revaluation.

We are available to speak at any condo associations meetings, Rotary clubs, Chamber or Realtor groups to help with understanding the Assessing process in the Town of Hanover. Please reach out to me if you have any questions regarding this report or any other concerns or questions. 603-640-3206 or via email at norm.bernaiche@hanovernh.org

Sales/Data Collection Visits as of 2/12/2021

Sales Visits (4/1/2019-10/29/2020) (22 – Land, 4 commercial)

of Sales: 251

of Sale Properties Visited to date: 219

Of Measure & List Completed: 172

of Measure (exterior measure, door tag left and 2nd Notice to make inspection mailed): 48

of Appointments: 0

of Sale Properties still need to visit: 6

Data Collection Visits by Map

Maps 13 & 16

Total = 113 properties, 40 Land, 9 visited during Sales Visits

of Properties Visited to Date: 64

Of Measure & List Completed: 45

Appointments Scheduled as of the date of this doc: 0

of Measure (exterior measure, door tag left): 14

Still Need to Visit: 0

Denied Entry, Gated or Posted: 5

Maps 7 & 11

Total = 41 properties, 30 Land, 1 visited during Sales Visits

of Properties Visited to Date: 10

Of Measure & List Completed: 4

Appointments Scheduled as of the date of this doc: 0

of Measure (exterior measure, door tag left): 6

Still Need to Visit: 0

Maps 10 & 6

Total = 119 properties, 46 Land, 8 visited during Sales Visits, 7 telephone, R/TV Towers

Mailed 63 Postcards on 10/3/2020

of Properties Visited to Date: 58

Of Measure & List Completed: 32

Appointments Scheduled as of the date on this doc: 0

of Measure (exterior measure, door tag left): 19

Still Need to Visit: 0

Denied Entry, Gated or Posted: 7

Maps 50 & 51 – Not Year-Round Use

Total = 65 properties, 28 Land, 2 visited during Sales Visits

Mailed 35 Postcards on 10/22/2020

of Properties Visited to Date: 35

Of Measure & List Completed: 12

Appointments Scheduled as of the date on this doc: 0

of Measure (exterior measure, door tag left): 23

Still Need to Visit: 0

Maps 15

Total = 110 properties, 14 Land, 9 visited during Sales Visits

Mailed 87 Postcards on 10/21/2020

of Properties Visited to Date: 87

Of Measure & List Completed: 50

Appointments Scheduled as of the date on this doc: 0

of Measure (exterior measure, door tag left): 26

Still Need to Visit: 0

Denied Entry, Gated or Posted: 11

Maps 14 & 17

Total = 110 properties, 14 Land, 9 visited during Sales Visits

Mailed 21 postcards on 9/9/2020

of Properties Visited to Date: 21

Of Measure & List Completed: 7

Appointments Scheduled as of the date on this doc: 0

of Measure (exterior measure, door tag left): 14

Still Need to Visit: 0

Maps 8 & 9

Total = 174 properties, 15 Land, 14 visited during Sales Visits, 18 Dartmouth and Municipal Properties, 1 Nursing Home, 1 Commercial

Mailed 128 Postcards on 12/11/2020

of Properties Visited to Date: 125

Of Measure & List Completed: 82

Appointments Scheduled as of the date of this doc: 0

of Measure (exterior measure, door tag left): 38

Still Need to Visit: 0

Denied Entry, Gated or Posted: 5

Maps 4 & 5

Total = 144 properties, 21 Land, 12 visited during Sales Visits, 16 Govt/Municipal Properties,

Mailed 95 Postcards on 12/30/2020

of Properties Visited to Date: 95

Of Measure & List Completed: 59

Appointments Scheduled as of the date of this doc: 2

of Measure (exterior measure, door tag left): 34

Still Need to Visit: 0

Denied Entry, Gated or Posted: 2

Maps 12

Total = 226 properties, 32 Land, 14 visited during Sales Visits

Mailed 181 Postcards on 11/10/2020

of Properties Visited to Date: 179

Of Measure & List Completed: 106

Appointments Scheduled as of the date on this doc: 1

of Measure (exterior measure, door tag left): 59

Still Need to Visit: 0

Denied Entry, Gated or Posted: 15

Maps 22

Total = 128 properties, 5 land, 8 Sales (previously visited)

Mailed 115 Postcards on 10/6/2020

of Properties Visited to Date: 14

Of Measure & List Completed: 14

Appointments Scheduled as of the date on this doc: 0

of Measure (exterior measure, door tag left): 0

Still Need to Visit: 101

Maps 2&3

Total = 237 properties, 45 Land, 16 visited during Sales Visits, 5 Dartmouth/Municipal/GOVT, 3 Commercial

Mailed 168 Postcards on 1/11/21

of Properties Visited to Date: 95

Of Measure & List Completed: 48

Appointments Scheduled as of the date on this doc: 4

of Measure (exterior measure, door tag left): 47

Still Need to Visit: 73

Denied Entry, Gated or Posted: 1

CONDOS – Mailed 454 Condo Surveys on 2/12/21

Granite Hill Municipal Services

Total = 397 properties, 46 Condos, 14 Dartmouth/charitable, Land, 14 visited during Sales Visits, 15 Land, 7 Commercial

Mailed 300 Postcards on 1/11/21

of Properties Visited to Date: 38

Of Measure & List Completed: 38

Appointments Scheduled as of the date on this doc:

of Measure (exterior measure, door tag left): 0

Still Need to Visit: 262