

2023 Revaluation in Londonderry

Notices of the preliminary value change will be mailed to all property owners later in the summer of 2023. Please check to make sure that our office has your correct mailing address on our property look up page. [Click here if you need to update your address.](#)

The Town of Londonderry completes revaluations every two years. This distributes changes on a more frequent but less dramatic basis. The Town engaged Whitney Consulting Group (WCG) to carry out this valuation update, and to provide assessing services to the town.

The goal of this valuation update is to make sure that current assessments are close to 100% of full, fair market value as suggested by the New Hampshire Assessing Standards Board and the State of New Hampshire Department of Revenue Administration. For the final 2022 tax year, Londonderry's median ratio was calculated to be 77.3%.

Based on extensive studies and analysis, the WCG will complete a town-wide revaluation to all property values for the 2023 tax year. Town wide assessments will be adjusted to account for the increasing real estate market. Current assessments will be reflective of full market value. The individual details of property value are located at the [Vision Website](#). You may view any property at that site, and there is a sale look-up feature there as well. For ease of taxpayer use, reports of recent sales of property by use will be provided in the coming weeks.

Single-Family Property Sales by Style

Condominium Sales by Complex

Manufactured Housing Sales by Park

All Other Property Sales by Use

The following reports will be provided in the coming weeks, once the preliminary revaluation values are completed by the assessed value of properties by Owner name, Location and Tax Map/Block/Lot:

Assessed Values by Owner

Assessed Values by Location

Assessed Values by Map/Block/Lot

Frequently Asked Questions About Property Updates

Why must we go through another valuation update?

State law requires a full value reassessment at least every five years. This is so that assessments will reflect current market value, Statewide. As the real estate market changes (up or down), if assessments stay the same, this puts our assessments out of sync with the current market. The Town is required to have assessments between 90% and 110% of current market values when conducting a revaluation or update.

What if I disagree with the new assessment?

Senior staff of WCG will be available to discuss any questions or concerns during an informal hearing

period after the preliminary values are mailed. These appointments will be available at Town Hall or over the phone following the mailing of the preliminary value changes.

You are not required to have an informal hearing to be part of the abatement process. That involves [filing an application](#) after receipt of the fall tax bill (Nov/Dec 2023) and by the following March 1, 2024, requesting that the Town Council and assessors reconsider the assessment. If it is found that the application has merit, an abatement of taxes will be issued. If a taxpayer is still dissatisfied after the decision of the Town Council, they may file an appeal with the Board of Tax & Land Appeals in Concord, or the Superior Court, but not both, by September 1, 2024.

What is the new tax rate?

The new tax rate will be established by the Department of Revenue Administration later this year, usually late in the fall. An increase in property value does not necessarily mean an increase in your property tax bill. **DO NOT USE the current tax rate to estimate your taxes.** An increase in town-wide value generally results in a decrease to the tax rate.

How was the assessment determined?

The valuation update utilized more than 500 qualified sales. Lists and information will be provided on this webpage as they become available.