



TOWN OF SUNAPEE
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Phone: (603) 763-2212

ASSESSOR'S NOTICE

As we begin booking our post-revaluation hearings, we would like to dispel a few myths in advance of upcoming appointments. Please read the following and include any questions you have in the meeting sign-up form or keep them handy for your call with the assessors.

- In 2022, Sunapee's overall assessment ratio (*inclusive of all property types*) was 58.7%, meaning property was assessed at only half of what they could be expected to sell for. After revaluation, values should be aligned with true (100%) market value.
- The State of New Hampshire statute **requires** the municipality to be between 90%-110% of fair market value.
- The preliminary assessed values (what you see in your letter) are **not** final. Values will be finalized and reflected in your final 2023 tax bill **after** we finish speaking with residents during the informal hearings (phone appointments).
- We will **not** be able to accommodate unscheduled phone calls or walk-in appointments at Town Hall to discuss property values.
- At the time of your scheduled appointment, **the Assessor will call you**. We apologize if spots fill up before you can schedule a meeting. Due to our limited staff and schedule, we are not able to add additional meetings at this time.
- We've scheduled the phone hearings several weeks after sending out the preliminary value letters so that taxpayers can read more about their value and the revaluation processes. Resources are available on our website, and we have paper copies of the Frequently Asked Questions.
- A **Community Conversation will be held on October 12th at 6:30pm**. We, the assessors, will be there, as well as a member of the Department of Revenue, to answer questions about the revaluation. We cannot, however, address questions about individual properties.

September 29th, 2023

- Every municipality in the State of New Hampshire is experiencing increases in their property value. Data from across the state is available on the Assessing page of our website under *Preliminary Data → Median Ratios Throughout New Hampshire*.
- Assessors focus on valuing the property, not **property taxes or setting the tax rate**.
- The Town of Sunapee **does not** profit from newly assessed values. The town can only collect property taxes based on the budget that was voted on and approved by residents.
- The tax rate is set by the Department of Revenue, and we will not know that value until the hearings are complete, and we submit the final revaluation data.
- Because three communities share the lake, **lakefront** property assessment considers all **lakefront** sales in Sunapee, New London, and Newbury.
- Assessors work within **averages** when valuing property sales. The highest and lowest values (outliers) of a market are not heavily weighted.
- Short-Term Rentals are valued as residential real estate, the same as non-STR properties in Town.
- **We will not tolerate rudeness, aggression, or disrespectful behavior to any member of the Town staff.** This is a job we are legally required to do, per State Statute.
- Before making an appointment, please consider the following questions:
 - Have you purchased (or considered purchasing) property in the recent market? If so, were you aware that the asking price may have been double, or even triple the assessed value?
 - If you sold (or considered selling) property this year, would its sale price have been closer to the prior assessed value or the new (preliminary value)?

From all of us in the Assessing Office and the Town of Sunapee, [thank you](#) for your patience and understanding as we work together to complete a thorough, accurate, and fair revaluation. We recognize that this is a complex matter and a time of uncertainty for property owners, and doing all that we can to share information and resources that will help clarify the process and why it is necessary for both the present and the future of Sunapee!