

JAFFREY , NH

VALUATION UPDATE

INTRODUCTION

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Presentation Outline

- Discuss benefits of the revaluation
- Describe valuation process
- Mass Appraisal vs. Fee Appraisal
- Status report on project
- Questions

Benefits of a Revaluation

- Adjusts value for market shifts
- Corrects disproportionate taxation
- Captures all new construction
- Required by State Statutes

Mass Appraisal vs. Fee Appraisal

- **Fee Appraisals** are usually for a single property and purpose
- **Mass Appraisal** -The process of valuing a group of properties as of a given date, using standard methods, employing common data, and allowing for statistical testing
- Both are Opinions of Value

Valuation Process

- Measure and List Sale Properties from 4/1/2013 to 4/1/2015.
- Analysis of Sale Properties for Arms Length Sales
- Property changes after sale disqualifies sale
- Valuation Modeling and Testing
- Informal Meetings (Taxpayer Input)

Exterior Inspection

- Style
- Grade (Quality)
- Story Height
- Roof Structure
- Roof Covering
- Wall Construction
- Year Built
- Condition



Interior Inspection

- Room Count
- Bathroom Count
- Wall Finish
- Floor Finish
- Heating
- Bath Style
- Kitchen Style
- Condition



Sales Analysis

- Real Estate Sales Determine Values
- No Preconceived Estimates of Value
- In-Depth Study of Real Estate Sales
- Determine Land Prices
- Determine Building Value and Depreciation
- Develop Appraisal Models Based On Market

Land Valuation Model

Land Units

x Unit Price

x Condition Factor

x Neighborhood Adjustment

x Site Adjustment

= Total Land Value

Building Valuation Model

Beginning Per Square Foot Price

+/- Size Adjustment

+/- Grade of Construction

+/- Other building components

+/- Number of Bedrooms

= Adjusted Cost per Square Foot

Adjusted Cost per Square Foot x Building Square Footage

+/- Other Building Features (Bathrooms, Fireplace, Garages, etc.)

- Depreciation Adjustment (Based on condition)

= Building Value

Standards for a Revaluation (IAAO)

Median Ratios

	Minimum	Maximum	COD
Vacant Land	90%	110%	20%
Single Family	90%	110%	15%
Multi Family	90%	110%	15%
Commercial	90%	110%	20%

Informal Meeting Process

- Notification to Taxpayers of New Assessment
- Informal Meetings Begin
- Valuation Review, if necessary
- Change Notice as a result of Hearings
- Abatement Review



Review Values

- On – Line at VGSI.com
- Valuation Books at Town Hall
- Valuation Books at Library

Hearing Preparation

- Similar /Comparable properties
- Recent Appraisals (within last year)
- Deed Restrictions that affect value
- Correct Data on Property Record Card
- Any other factors that could affect value

Status Report

<u><i>Task</i></u>	<u><i>Scheduled Completion</i></u>
Data Collection of Sales	50% Complete
Review Sale Properties	50% Complete
Develop Appraisal Models	20% Complete
Field Review	July 1 – July 30
Informal Meetings	August 24-27
Project Completion	September 30th