

Rye Town-wide Property Revaluation

Understanding and reviewing your new
assessment

Provided by the Rye Civic League

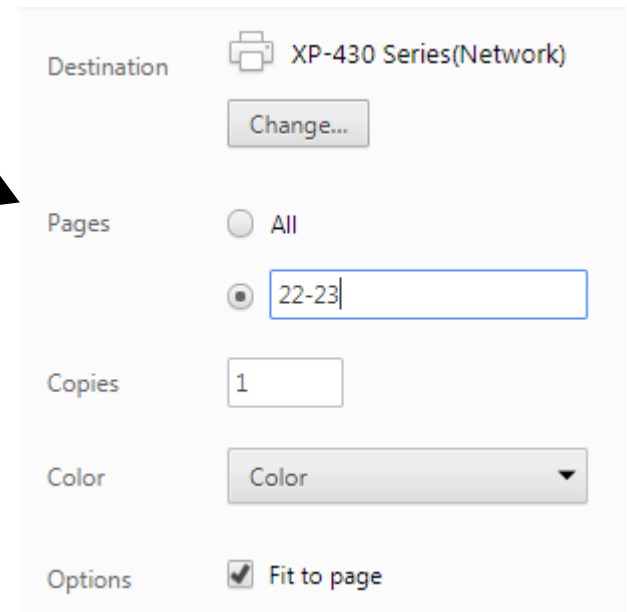
The RCL strongly suggests that everyone takes the time to review the information the town is using to create your assessed values. Town-wide assessed values are rising in the 12% to 14% range


The Town's assessing contractor says there will be a manual produced later, but that does not help now.

If you want to print some of this information. You can use the Computer at the Rye Public Library to print. If you are printing the list of properties be sure to select "Page range" before you print.

Step 1: Got to the Owner listing. [Click Here](#)

http://www.town.rye.nh.us/Pages/RyeNH_Assessor/UPDATE%202017/LOCATION.pdf



Destination  XP-430 Series(Network)
Change...

Pages All
 22-23

Copies 1

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Owner Listing Page ([Click Here](#)): Use this to find comparable homes in your neighborhood.


The Block # corresponds to the location on the tax map (see next slides). Look through the recent sales data to find similar homes in your area that have actually been sold recently. [Click here](#) to see these data. These are used to establish the fair market value.

Land value has a fixed component. Most of the value is in having a buildable lot, with a small increase for larger lots. Two acres of land is not worth twice as much as one acre if you can't subdivide the lot as only one house can be built on the lot.

<i>LIST BY PROPERTY LOCATION RYE, NH</i>									
Location	Map	Block	Lot	Unit	Owner's Name	Land Area	Land Value	Building Value	Total Value
64 ALEHSON STREET	016	046			WRIGHT FAMILY REV TRUST	0.91	312,400	336,400	648,800
75 ALEHSON STREET	016	044			RYAN PETER W	0.73	304,200	276,200	580,400
80 ALEHSON STREET	016	038			SCOTT MARGARET H REV TR	0.83	308,500	241,200	549,700
83 ALEHSON STREET	016	043			CARTER MURPHY REALTY TR	0.82	308,000	281,600	589,600
88 ALEHSON STREET	016	039			PERSCHINO JR JOSEPH M	0.79	306,900	235,600	542,500
91 ALEHSON STREET	016	042			BENSON DANIEL W	0.80	307,400	224,300	531,700
96 ALEHSON STREET	016	040			MARTTILA JOSEPH	0.81	307,700	195,400	503,100
99 ALEHSON STREET	016	041			GRAY JEFFREY D	0.79	306,800	327,300	634,100
104 ALEHSON STREET	015	025			CONLEY HEIDI M	0.83	308,600	177,200	485,800
107 ALEHSON STREET	015	029			SEDAM MARC C	0.77	306,000	327,100	633,100
112 ALEHSON STREET	015	026			MOWERS ANN K	0.85	309,400	177,600	487,000
115 ALEHSON STREET	015	028			CARR MARY LOU REV TRUST	0.76	305,400	173,400	478,800
120 ALEHSON STREET	015	027			BERUBE LIVING TRUST	1.33	322,600	314,400	637,000
0 APPLEDORE AVENUE	194	049			CUMINGS ALLEN H	0.21	41,600	0	41,600
0 APPLEDORE AVENUE	173	024			NAKROSIS PAUL P	0.23	42,200	0	42,200

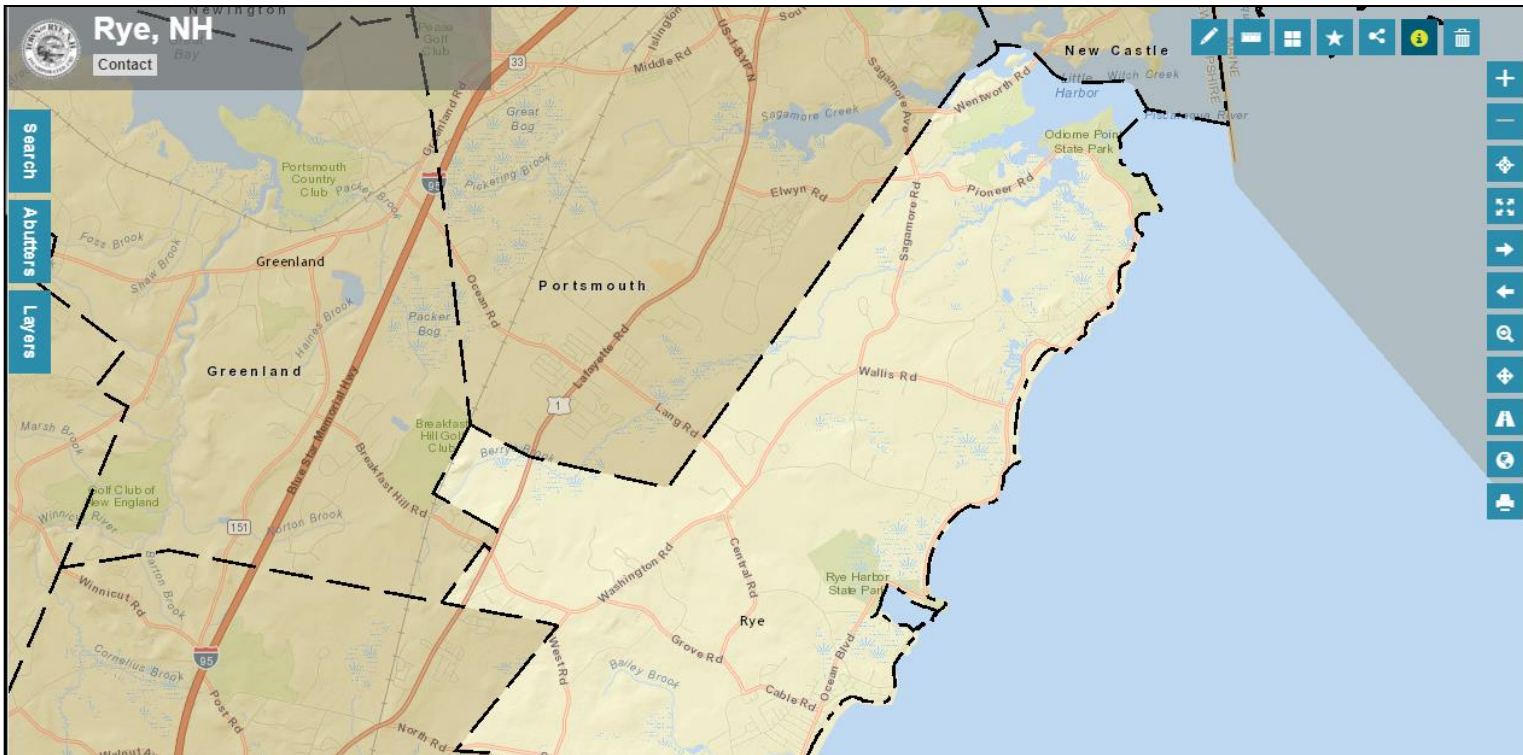
Now go to the GIS Rye tool to look at property information.

You can click on the logo from the town website Assessing Department page [Click Here](#)
_Or you can go directly there [Click Here](#).



The Town now has GIS (Geographical Information System) Data Parcel information, this will replace Vision Appraisal online database. The public can now view parcel data, print abutter labels and look at map layers on line.

PROPERTY TAX CARDS NOW AVAILABLE
CLICK ON THE LOGO

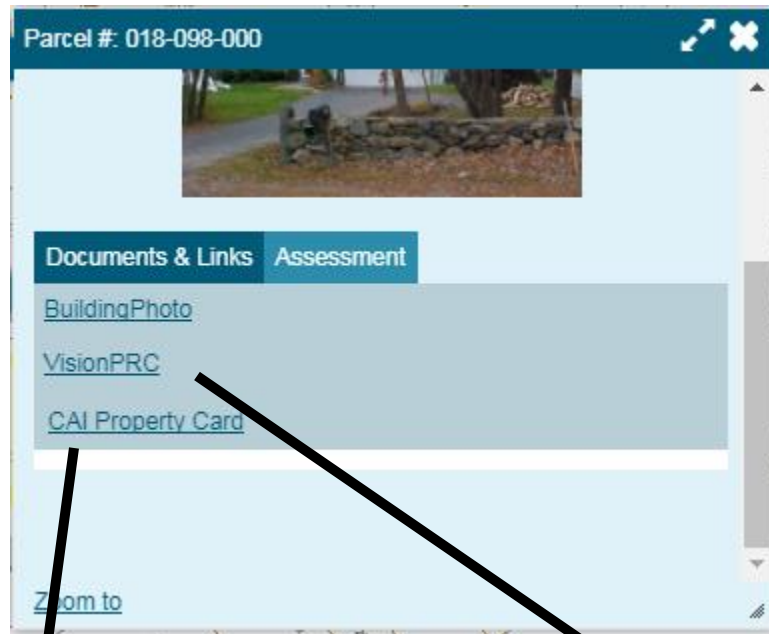


Double clicking with the “i” cursor will zoom in on locations. Click on the “i” with a circle around it in the upper right corner of your screen. Use the “+” and “-” buttons on the right to zoom in or out to locate your property, and use your mouse to re-center the map.

Or enter your address or name after clicking on “Search” to the left of the screen (omit the “Rd.” or “St.,” just enter the number and the street name).

You then need to click on that lot until you get this pop up to appear for the house you want to look at.





The **CAI Property Card** is not “official” until the Assessors finish. So don’t get hung up on them, but if there are mistakes, it may have impacted your past assessment.

The **Vision PRC** is where you need to spend your time. Validate that this information is 100% correct.

You can print these by going to the RPL



431 WALLIS ROAD



Parcel Information	General Information
Owner: BORNE STEVEN Co-Owner: GOLDSTEIN AMY B Mailing Address: 431 WALLIS ROAD RYE, NH 03870	Parcel ID: 018-098 Utility 1: Public Water Utility 2: Septic FEMA 2005 Flood Zone: FEMA 2015 Flood Zone: Zone: SRES Precinct: 4 Use Description: SINGLE FAM MDL-01 Acres: 1.03
Assessed Valuation	Sale History
Land: \$230,300 Bldg: \$445,200	Book/Page: 3810/0136 Date: 7/22/2003

CURRENT OWNER		TOPO	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			VISION				
BORNE STEVEN GOLDSTEIN AMY B 431 WALLIS ROAD		Level	2 Public Water 6 Septic	Paved	2 Suburban	Description	Code	Appraised Value		Assessed Value			
RYE, NH 03870		SUPPLEMENTAL DATA				RESIDENTL	1010	380,500	380,500	2231 RYE, NH			
Additional Owners:		Other ID:	FEMA 05 LN			RES LAND	1010	230,300	230,300				
		REX	FEMA 15 LN			RESIDENTL	1010	300	300				
		ACCT NUM 7277	FEMA 05 IM			RESIDENTL	1011	64,500	64,500				
		COLOR GREEN	FEMA 15 IM			Total			675,600	675,600			
		LAND VA-LAND-RESD	FEMA 15 IM										
		BLDG VA-BLDG-RESD	PRECINCT 4										
		GIS ID:	ASSOC PID#										
RECORD OF OWNERSHIP		BA-VOL/PAGE	SALE DATE	W/U	V/L	SALE PRICE	%	PREVIOUS ASSESSMENTS (HISTORY)					
BORNE STEVEN		38100136	07/20/2003	Q	1	517,700	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
RODRIGUEZ, WILLIAM M.		33861779	04/27/1999	U	1	380,000	10	2015	1010	380,500	2014	1010	353,200
								2015	1010	230,300	2014	1010	230,300
								2015	1010	300	2014	1010	27,200
								2015	1011	64,500	2013	1010	27,200

Deadline is August 4th to schedule a review with the Assessors. You can call 603-279-0352 or go to <https://MRI.acuityscheduling.com> or [Click Here](#)

There are FAQ's and other information available from MRI [Click Here](#)

If you meet and get this corrected now, that will be what your next tax bill will be set at.

Once the Assessing company completes the process, new tax bills will be sent out. After that time, you will need to go through the formal abatement process. [Click Here](#)

Exemptions are available for:

Elderly: [Click Here](#) minimum income and assets below \$199,000

Blind: [Click Here](#)

Solar Energy Heating and Cooling: Town Website link does not work

Veterans Credit: [Click Here](#)

Frequently Asked Questions

Q. What is the town-wide revaluation?

A. Every five years, the state requires that properties be revalued to more accurately reflect their fair market value based on recent data. This ensures that everyone pays their fair share of the town taxes.

Q. My assessment went up significantly. Does this mean that my tax bill is going to go up as well?

A. Not necessarily. What is important is whether your property's value, as a percentage of the total valuation of all properties in Rye, has increased or decreased. Since the average single family home is (preliminarily) up about 14 percent, if your property is up less than that you would actually benefit relative to other taxpayers. The total Town, School, Village District and County spending is also very important, as that gets pro-rated based on property values. Spending, less revenues, may be up as much as 10 percent in 2017.

Frequently Asked Questions

- Q. Won't the Town have a lot more money to spend with the average assessment increasing by so much?**
- A. No, the State requires that the tax rate be computed based on the amount appropriated at Town Meeting (spending) less estimated revenues, divided by the total assessed valuation of properties in Rye. Increased average property values have the effect of lowering the tax rate. Your assessment multiplied by the tax rate equals your tax bill.
- Q. Some of my neighbors' properties seem to be under assessed relative to mine. Can I use this as ammunition to get my assessment reduced?**
- A. Not usually. You should focus on demonstrating that your assessment is higher than fair market value by comparing it to actual recent transactions of comparable properties that have been sold in the past 6-18 months.