

# Rye Town-wide Property 2022

## Revaluation

Understanding and reviewing your new  
assessment

Provided by the Rye Civic League

## What do you need to do!

- 1) Make an appointment as soon as you can, cancel it if you don't need [Click Here](#) you have in-person, phone and zoom options
- 1) Make sure the information the accessor has on your home is correct. See slides 7 & 8
- 2) Figure out if your assessment went up more than comparable properties
- 3) Be prepared for your hearing and bring the information you are looking at and what you want the next steps to be.  
[Click Here](#) and download the RCL Merged data. This has the 2021 vs. 2022 comparison and adds in the breakout of land and building you need to look at.

## Five Year Town Wide Assessment

By RSA the town needs to update the assessment at least every five years.

Theoretically if every home value increases by the same percentage, then the tax rate would drop so you pay the same amount of taxes.

In 2022 Rye's assessed value has come up by over \$1.2B, so our total assessed value is over \$3.6B

In 2017 the increases was between 12% and 14%

In 2022 Residential properties have increased by 49%

It has not been a straight-line increase. Prices on the lower and middle tier of the market have had a higher percentage increase, so they will carry a larger share of the tax burden moving forward.

The RCL strongly suggests that everyone takes the time to review the information the town is using to create your assessed values.

This information is online and hard copies at the Town Hall and RPL. The books have the pages on the 193 sales MRI used to determine market pricing. That information is not online.

[2021 -2022 Old to New Values](#): This PDF is the most useful. You should make your own table to calculate the percentage increase. MRI provided the RCL all three [.xls version](#)

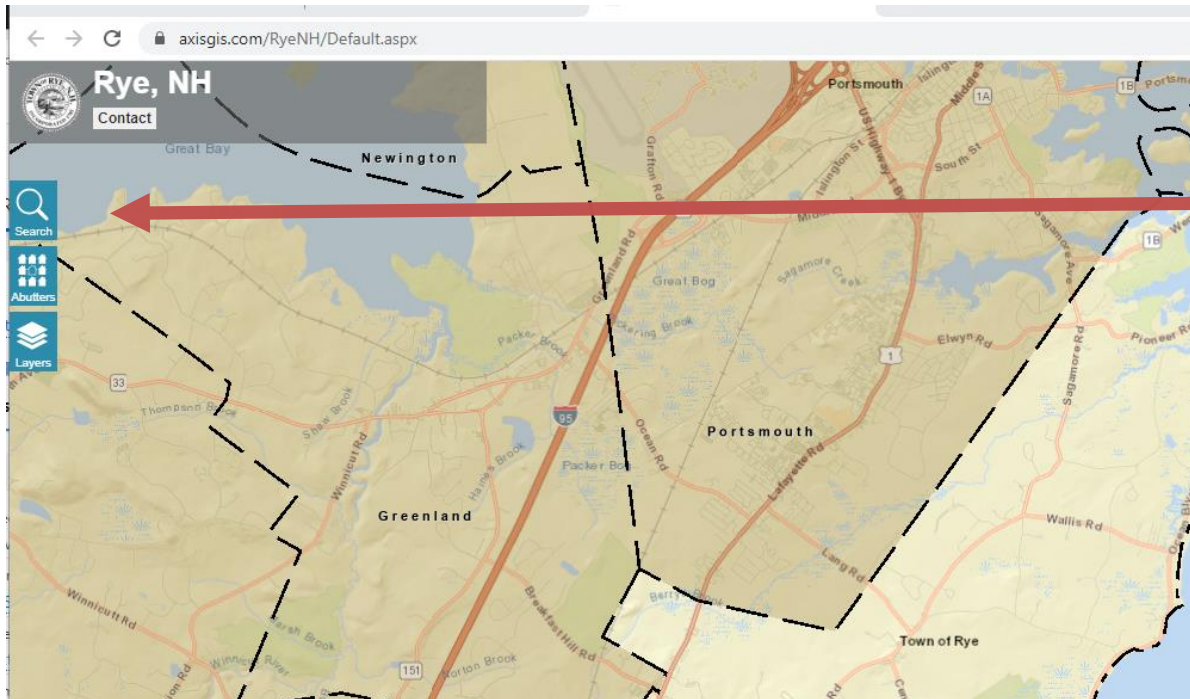
[Assessed by Location](#): This PDF is helpful as it has the Land and building

[By Owner](#): Not sure how this PDF is sorted but it has the same information as above.

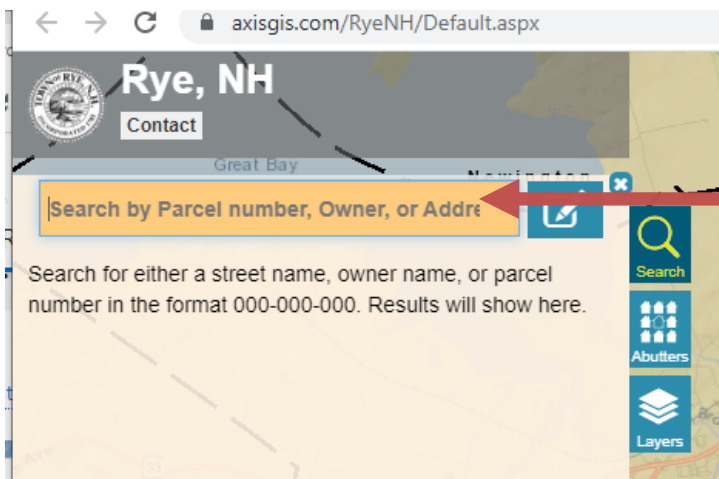
Note: The “by location” and “by owner” show the value of the land and the building. [Click Here](#) to download the spreadsheet from the RCL. As this information was added to the 2021-2022 information.

If you have problems downloading the xls file e-mail [civicnews@ryecivicleague.org](mailto:civicnews@ryecivicleague.org) and we will send it to you.

Now go to the [GIS Rye](#) tool to look at property information.



Click on the Magnifying lens to search



Enter property address or the parcel information

Prd

3

3R

rst

ils

003-013-000  
**324 WEST ROAD**  
EPPERSON CATHERINE J TRUST & EPPERS...

Click on the selection

1.01 Ac

290.47

183.00

13

1.22 A

180.81

296.73

(A)

42.92

8.73

83

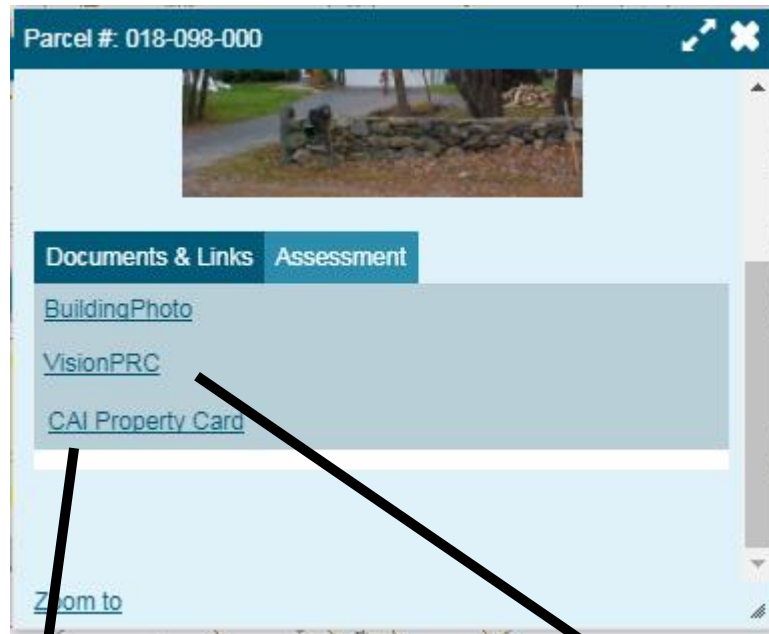
74

Parcel #: 003-013-000

324 WEST ROAD

Documents & Links Assessment BuildingData

You may have to click on the property to get this image to pop up



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.

[Click Here](#) to see a full example



**431 WALLIS ROAD**



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

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT			VISION				
						Description	Code	Appraised Value		Assessed Value			
BORNE STEVEN GOLDSTEIN AMY B 431 WALLIS ROAD		Level	2 Public Water	Paved	2 Suburban	RESIDNTL	1010	380,500	380,500	2231 RYE, NH			
			6 Septic			RES LAND	1010	230,300	230,300				
RYE, NH 03870		<b>SUPPLEMENTAL DATA</b>				RESIDNTL	1010	300	300				
Additional Owners:		Other ID:		FEMA 05 LN		RESIDNTL	1011	64,500	64,500				
		REX		FEMA 15 LN									
		ACCT NUM	7277	FEMA 05 IM									
		COLOR	GREEN	FEMA 15 IM									
		LAND	VA-LAND-RESD	PRECINCT 4									
		BLDG	VA-BLDG-RESD										
		GIS ID:		ASSOC PID#									
						<b>Total</b>		675,000	675,000				
RECORD OF OWNERSHIP		BA-VOL/PAGE	SALE DATE	W/U	V/U	SALE PRICE	% C.	PREVIOUS ASSESSMENTS (HISTORY)					
BORNE STEVEN		3810/136	07/20/2003	Q	1	517,700	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
RODRIGUEZ, WILLIAM M.		3386/1779	04/27/1999	U	1	380,000	10	2015	1010	380,500	2014	1010	353,200
								2015	1010	230,300	2014	1010	230,500
								2015	1010	300	2014	1010	27,200
								2015	1011	64,500	2013	1010	27,200

# Spend your time making sure the information is correct on your home!

Similar to 2017 MRI is not providing educational information to residents about what these codes and scores mean. How are they set, what are the guidelines

Property Location 324 WEST ROAD      Map ID 003/ 013/ //      Bldg Name      State Use 1010  
 Vision ID 516      Account # 000516      Bldg # 1      Sec # 1 of 1      Card # 1 of 1      Print Date 7/13/2022 9:53:55 AM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				2231  RYE, NH  <b>VISION</b>						
EPPERSON CATHERINE J TRUST EPPERSON CATHERINE J TRUSTEE 324 WEST ROAD		1 Level	2 Public Water 6 Septic	1 Paved	2 Suburban	Description	Code	Assessed	Assessed							
RYE NH 03870		<b>SUPPLEMENTAL DATA</b>				RESIDENTL	1010	357,700	357,700							
Alt Prcl ID REX ACCT NU 5229 COLOR GRAY LAND VA-LAND-RESD BLDG VA-BLDG-RESD GIS ID		FEMA 05 L FEMA 15 L FEMA 05 I FEMA 15 I PRECINC 4: Assoc Pid#				RES LAND	1010	465,000	465,000							
						RESIDENTL	1010	5,200	5,200							
						Total		827,900	827,900							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
EPPERSON CATHERINE J TRUST		4369 0709	09-20-2004	Q	I	320,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
COMACK TRUSTEE, MARJORIE L.		3154 1700	05-13-1996	U	I	0	38	2022	1010	357,700	2021	1010	250,500	2020	1010	250,500
									1010	465,000		1010	287,500		1010	287,500
									1010	5,200		1010	5,400		1010	5,400
						Total		827,900	Total		543,400	Total		543,400		
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount									
		Total	0.00													
ASSESSING NEIGHBORHOOD										<b>APPRAISED VALUE SUMMARY</b>						
Nbhd	Nbhd Name		B	Tracing		Batch				Appraised Bldg. Value (Card)			355,300			
0001										Appraised Xf (B) Value (Bldg)			2,400			
										Appraised Ob (B) Value (Bldg)			5,200			
NOTES										Appraised Land Value (Bldg)			465,000			
2012- 4 YR CYCLE 08-15 BP COMPLETE - LIST NEW HOME  **CEMETRY ON LOT**										Special Land Value			0			
										Total Appraised Parcel Value			827,900			
										Valuation Method			C			
										Total Appraised Parcel Value			827,900			
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result	
P-000060	09-08-2014	PLMB	PLMB	7,500	08-28-2015	100	04-01-2015			02-01-2022	PM			25	Revaluation Field Review	
E-000090	07-01-2014	ELEC	ELEC	10,000	08-28-2015	100	04-01-2015	Complete electrical for addition		07-19-2021	PGM			62	Quarterly Review- At Door	
B-000125	06-18-2014	BLDG	Building Permit	240,000	08-28-2015	100	04-01-2015	Remodel existing house w/ ne		05-26-2017	MO			25	Revaluation Field Review	
SE-000007	06-04-2014	SEPT	SEPT		08-28-2015	100	04-01-2015			04-18-2016	SM	01	1	10	Permit Follow Up	



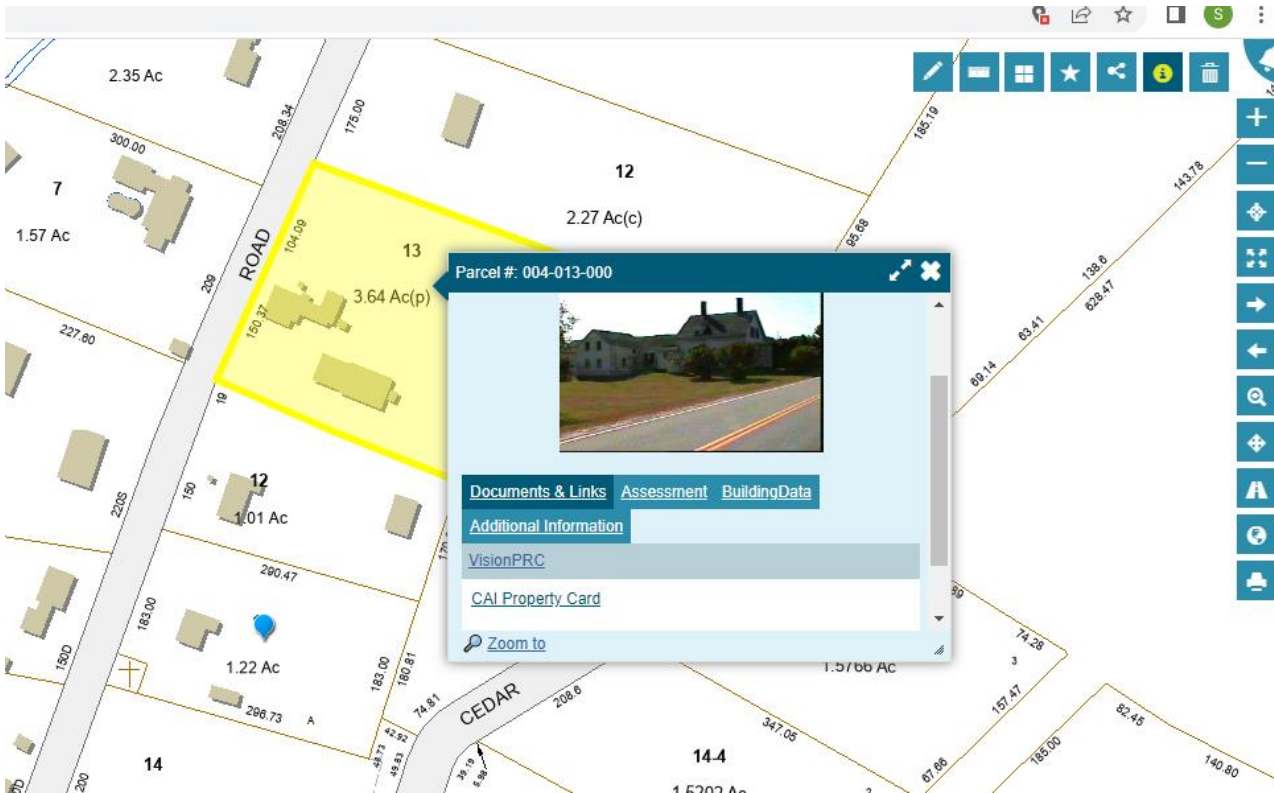
Double clicking with the “i” cursor will zoom in on locations. Click on the “i” with a circle around it in the upper right corner of your screen. Use the “+” and “-” buttons on the right to zoom in or out to locate your property, and use your mouse to re-center the map.

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



Looking at other nearby properties  
You know your neighborhood, but look for similar size  
lots and house sizes

Use the Plus and Minus  
buttons and by putting  
the cursor over the map,  
you can move the point  
of view



## Preparing your data:

Create a table of similar homes, close to you that had a similar 2021 value to get a comparison of the increases

[RCL created an Excel file](#) that makes it easy to copy lines and build this table. Living space you will have pull of the property cards, MRI did provide the RCL .xls versions of the PDFs you can also use.

	Preliminary	Assessed	% Change			Building	Living
Address	2022	2021		Lot Size	Lot Value	Value	Space
41 Liberty Common	\$ 970,200	\$ 667,200	45%				
42 Liberty Common	\$ 1,092,400	\$ 699,600	56%				
47 Liberty Common	\$ 1,166,700	\$ 804,100	45%				
7 Liberty Common	\$ 1,056,200	\$ 753,400	40%				
7 Patriots Way	\$ 964,100	\$ 746,100	29%				
16 Patriots Way	\$ 872,200	\$ 566,600	54%				
440 Wallis Rd	\$ 1,195,700	\$ 834,800	43%				
312 Wallis	\$ 862,600	\$ 811,500	6%				
431 Wallis Rd	\$ 1,013,300	\$ 710,700	43%				
453 Wallis Rd	\$ 824,200	\$ 554,500	49%				
496 Wallis	\$ 919,700	\$ 671,100	37%				

If you have questions or feel the preliminary assessed value does not reflect market value, you may schedule an informal assessment review hearing with an MRI staff member. Informal review hearings may be scheduled:

- Online at [www.mrischedule.as.me](http://www.mrischedule.as.me)

- By phone at 603-279-0352, ext. 404 or 300 Monday - Friday from 9:00 AM and 4:00 PM

**The deadline to request an informal hearing is August 3, 2022.**

Please note that staff will not be able to discuss your valuation or answer questions regarding your value if you call to schedule an appointment.

Those unable to schedule an informal review hearing may submit information regarding their property in writing to the Assessor, prior to August 3, 2022, by sending materials to [assessing@mrigov.com](mailto:assessing@mrigov.com) or to Town of Rye 10 Central Road Rye, NH 03870

**Exemptions are available for:**

Elderly: [Click Here](#) minimum income and assets

Blind: ????

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 49 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 is also based on property values.

## 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.