

Important Information for all Windham Taxpayers and Property Owners!

The Town of Windham is going through a legally required update of property values in 2025, known as a revaluation or reassessment, pursuant to RSA 75:8-a. The State of New Hampshire requires that cities and towns perform a revaluation every five years to make sure that all properties are brought to current market value and contribute an equitable portion of the total tax burden.

Market value is defined as the amount a typical, well-informed purchaser would be willing to pay for a property. Market value is calculated by the contracted assessing firm hired by the Town based on sales of similar properties over the two years prior to the revaluation. Properties are assessed based on their physical condition as of April 1st each year.

Based on increases in property sales since the last revaluation in 2020, property values are generally increasing, in many cases significantly. The new assessment value is not related to the 2024 tax rate because as values increase, the tax rate decreases. The School District, Town, and County expenditures that determine the amount of money to be raised by taxes have been adopted by the voters at the March elections or by the County. The amount of money to be raised by taxes is not impacted by the revaluation and higher assessed values do not mean the Town is collecting more money.

Notices of preliminary assessed values were mailed to all property owners, and outline information about how to schedule a hearing with the Town's contracted assessor for any questions or concerns. Appointments can be made online at www.mrischedule.as.me or by phone at 603-279-0352, ext. 404. Property owners may provide information, documentation, or information regarding comparable properties if they feel the preliminary assessment is not accurate. Those unable to schedule an informal review hearing may submit information regarding their property in writing to the Assessor, prior to August 22, 2025, by sending materials to assessing@mrigo.gov or to: Assessor's Office (Town Hall Building) 3 No. Lowell Road, Windham, NH 03087. Property values may be changed based on the informal hearings.

After the informal hearings, 2025 values will be finalized and then will be reflected on the December tax bill, which may be more or less than the July tax bill based on the tax rate and finalized value. Property owners who still dispute their assessed value may file an abatement request with the assessing department by March 1, 2026.

Below are some definitions and examples of how a different changes to assessments for a sample property compared to an overall value change impact tax payments. The amount to be raised by taxes is \$10 million in each example.

SCHEDULE: Town and School budgets are approved in March and assessed values are finalized around September 1. The tax rate is set by the State around October and 2nd tax bills are usually due in December.

EXPENSES – REVENUES OTHER THAN PROPERTY TAXES = AMOUNT TO BE RAISED BY TAXES

(AMOUNT TO BE RAISED BY TAXES / TOTAL TOWN VALUE) X 1000 = TAX RATE (per thousand of assessed value)

(PROPERTY VALUE X TAX RATE) / 1000 = TAX BILL

BASELINE – a town that has a \$10 million amount to be raised by taxes and 1,000,000,000 Town value

(\$10,000,000 amount to be raised by taxes / \$1,000,000,000 Town value) X 1,000 = \$10 tax rate (per thousand)

(\$300,000 sample property X \$10) / 1,000 = \$3,000 tax bill

SCENARIO 1 – If all properties evenly increase 25%

\$10,000,000 amount to be raised by taxes / \$1,250,000,000 Town value [25% increase]) X 1,000 = \$8 tax rate (per thousand)

(\$375,000 sample property [25% increase from \$300,000] X \$8 tax rate) / 1000 = \$3,000 tax bill

SCENARIO 2 – If the Town's overall value increases 25%, but the sample property's value increases 50%

\$10,000,000 amount to be raised by taxes / \$1,250,000,000 Town value [25% increase]) X 1,000 = \$8 tax rate (per thousand)

(\$450,000 sample property [50% increase from \$300,000] X \$8 tax rate) / 1000 = \$3,600

	Baseline	Scenario 1	Scenario 2
Amount to be raised by taxes	\$10,000,000	\$10,000,000	\$10,000,000
Total Town Value	\$1,000,000,000	\$1,250,000,000	\$1,250,000,000
Tax Rate	\$10.00	\$8.00	\$8.00
Property Value	\$300,000	\$375,000	\$450,000
Tax Bill	\$3,000	\$3,000	\$3,600

2025 Windham Revaluation

August 1, 2025: NH RSA 75:8-a requires that all municipalities complete a town-wide revaluation of all properties every five years. In 2025, the Board of Selectmen contracted with Municipal Resources, Inc. (MRI) to complete this task, the purpose of which is to re-assess all properties in order to equalize those assessments to fair market values as of April 1, 2025.

On July 28, 2025, representatives of MRI presented their preliminary numbers to the Board of Selectmen, and with the Board's approval, individual taxpayer notifications were then sent out which, by now, most property owners have received. If you do not receive a notice from MRI, please contact the Assessing Department for a copy of your letter. Valuation reports by MLBU, property owner name and by location are available at the Assessor's Office in Town Hall and on the Town's website, <https://www.windhamnh.gov/561/2025-Revaluation>

Some of the most frequent questions the Town has been receiving regarding the revaluation are:

- **What is a revaluation?**

A revaluation is the process of conducting the data collection and market analysis necessary to equalize the values of all properties within the town, bringing all to at or near 100% as of April 1, 2025. This ensures that all contribute an equitable portion of the total tax burden.

- **What is market value and who determines my property value?**

Market value is determined by people, by the activity in the real estate market, and the general economy. In the context of the 2025 revaluation, market value is based on an analysis of the sales in Windham from 4/1/2023 to 3/31/2025, which consisted of 402 validated sales of all property types. A review of the sale properties was conducted and family, bank, and similar type sales were excluded from analysis.

- **How do I know if my assessment is equitable?**

There are two good methods of determining this. First, compare your property to similar ones that have recently sold; your assessment should be in line with these sale prices. Second, if no recent sales are available, compare your assessment to similar properties in your area; your assessment should be in line with those similar properties.

Remember, however, that very few properties are exactly alike. Your assessment should be comparable, but it will seldom be exactly the same as a similar property.

- **Will a revaluation increase my property taxes?**

Although a revaluation may result in increases to nearly all individual property assessments, that does not mean that all property owners' taxes will increase. This is because the assessments, collectively known as the total valuation, serve only as a basis used to determine the annual tax rate necessary to satisfy the total tax burden; the tax burden being the amount we must raise to operate the local government and support the many services we have come to expect such as

schools, police, etc. Simply put, if a revaluation were to double the Town's total valuation and the tax burden remained the same, the tax rate would be cut in half.

That said, it is important to remember that, for any number of reasons, not all properties will increase the same percentage. For some, the percentage may be higher and, in turn, the amount of property taxes higher, as well. Using the new total valuation and the budgets approved by voters this past March, the Town's 2025 tax rate will be set in October. Your December tax bill will reflect the impact, if any, of your new assessment on your property taxes.

- **What if I disagree with my new assessment?**

If you have questions or feel the preliminary assessed value does not reflect market value, you may schedule an appointment to meet with an MRI staff member for an informal review of your assessment. At the hearing, you can voice concerns and discuss inaccuracies or discrepancies with staff, who will review your property record card, explain the value, and determine if any changes are appropriate.

Appointments will be available on a first come-first served basis, and hearings will be held August 13, 2025 through August 22, 2025. Please schedule your appointment no later than August 18, 2025, in order to meet with staff prior to August 22, 2025.

- Schedule online at www.mrischedule.as.me anytime, or
- Contact MRI at (603)-279-0352 ext. 404 Monday through Friday, between the hours of 9:00 am and 4:00 pm.

Hearings can be conducted by telephone or through Zoom, and in person hearings will also be available. For all in-person meetings, which will be held at the Town Hall, 2nd Floor, 3 North Lowell Road.

All appointments will be limited to 20 minutes, and we encourage you to bring along any evidence or supporting documentation regarding your property value. For those scheduling their hearings by phone or electronically, supporting documentation can be emailed in advance to assessing@mrigov.com.

If you are unable to schedule a time to speak with us, you may submit any information regarding your property in writing to the Assessing Office prior to August 22, 2025, to request a review of your value. Mail information to 3 No Lowell Rd, Windham, NH 03087 or by email to assessing@mrigov.com.

- **What if I still disagree with my assessment after the hearing?**

Any property owner who believes their assessment is unfair can apply for an abatement after receiving their December 2025 property tax bill and prior to March 1, 2026. Abatement forms can be obtained at the Assessing Office or on our website

at <https://www.windhamnh.gov/166/Miscellaneous-Forms> under "Miscellaneous Forms".