
Town Of Milford
ASSESSING DEPARTMENT

~ 2011 REPORT ~

2011 is notable for the town wide property Revaluation. KRT Appraisal firm was hired for their expertise, and the implementation was smooth and successful.

The final values were given to the Department of Revenue Administration on October 7, 2011, after the Selectmen accepted our community's appraisal. The tax rate was set on October 25, and the tax bills were sent out on October 31. The equalization ratio will not be set by the Department of Revenue until after this report is published.

Local and national trends indicated another challenging year in 2011 for the real estate markets; recent economic reports have indicated that while there was still some decline observed in general, the rate of decline has slowed considerably. There are still many global, national and economic challenges ahead and forecasts show the real estate markets are still negatively impacted by the uncertainty. We hope that 2012 will see the anticipated bottom and turn around to these trends.

Within the Assessing office, it has been business as usual. We are on track with the task of visiting properties within the town, wasting no time to begin reviewing properties where there are building permits as well as verifying sales information. I wish to extend a Thank You for the cooperation of those property owners visited this year. As always the Assessing staff encourages all property owners to take a proactive role by viewing their property record cards and notifying the department of any changes to their properties.

For 2011, Milford has a total of 5,674 parcels with a total land area of 15,000 acres+/-.

Marti Noel, CNHA, Milford Assessor

PUBLIC NOTICE
**Restoration Opportunity if your
property has undergone an
involuntary lot merger**

If you own real estate lots that were involuntarily merged by municipal action, you may be able to have those lots restored to their pre-merger status your property may qualify if two or more lots were merged for zoning, assessing, or taxation purposes and the merger occurred:

- During your ownership, without your consent; or
- Prior to your ownership, if no previous owner consented to the merger.

To restore your property to pre-merger status, you must:

- Make a request to the local governing body
- No later than December 31, 2016.

Once restored:

- Your properties will once again become separate lots; however, they must still conform to applicable land use ordinances. Restoration does not cure non-conformity.

Read the full statute at:

<http://www.gencourt.state.nh.us/rsa/html/LXIV/674/674-39-aa.htm>.

The following is the Summary of the 2011 Inventory of Valuation.

Land	
Current Use	\$ 753,803
Discretionary Preservation Easement	6,500
Farm Structures & Land under RSA 79-D	7,800
Residential	256,926,765
Commercial/Industrial	66,404,335
Total Land	\$ 324,099,203
Buildings	
Residential	\$ 745,281,895
Manufactured Housing	14,483,050
Discretionary Preservation Easement	28,200
Farm Structures & Land under RSA 79-D	274,400
Commercial/Industrial	177,756,255
Total Building	\$ 937,823,800
Total Utilities	\$ 16,272,879
Valuation Before Exemptions	\$ 1,278,195,882
Certain Disabled Veterans Improvements to Assist Persons with Disabilities	519,066 <u>83,390</u>
Modified Assessed Value of all Properties	\$ 1,277,593,426
Exemptions	
Blind	\$ 105,000
Elderly	5,785,900
Solar/Wind	26,400
Total Exemptions	\$ 5,917,300
Net Valuation on which the tax rate for Municipal, county and Local Education is computed	\$ 1,271,676,126
Less Utilities	<u>16,272,879</u>
Net Valuation without Utilities on which the tax rate for State Education Tax is computed	<u><u>\$ 1,255,403,247</u></u>

(unaudited)