

Whitney Consulting Group, LLC
Town of Moultonborough, NH
2020 VALUATION UPDATE SUMMARY REPORT

November 30, 2020

A total of 273 sales that occurred between April 1, 2018 and March 31, 2020 were measured, listed, and analyzed to derive market value factors to be applied to all properties. These included:

Residential Improved	178 sales
Residential Condominium	13 sales
Commercial/Industrial (including Vacant Land)	12 sales
Vacant Land	38 sales
Camping Trailers/Park Models	7 sales
Boatslips/Docks	25 sales
Of the 273 sales, 83 were Waterfront properties, vacant or improved.	

The results of the 2020 Valuation Update are as follows:

All Waterfront (improved and vacant)	increased	5.1%
All Water Access (improved and vacant)	increased	5.6%
Residential (improved and vacant)	increased	6.1%
Commercial/Industrial	increased	3.4%

* Overall, the non-utility taxable value of town increased by 7.1%. This includes new construction that occurred during the year.

** Tax year 2020 saw the implementation of a new Computer Assisted Mass Appraisal System. The reporting format is different and makes comparison to prior year categories difficult. Categories as show are accurate but unfortunately do not provide as much detail as the prior year.

The property record cards with the 2020 newly established values can be found on the town's website.

Notices of values were mailed 8/15/2020 to all property owners.

Calls for scheduling a hearing were taken from 8/20/2020 – 8/26/2020.

Hearings were scheduled at the Town Hall or by phone from 8/27/2020 – 9/3/2020.

A total of 144 taxpayer Hearings were scheduled.