

Town of Durham, NH
2023 Preliminary Valuation Update Report

June 1, 2023

The results of the 2023 Valuation update were as follows:

	<u>TOTAL ASSESSMENT</u>	<u>TAXABLE</u>
2023 Total Assessed Value =	\$3,581,126,029	\$1,855,745,334
2022 Total Assessed Value =	\$2,856,590,171	\$1,259,964,261
	\$ 724,535,858	\$ 595,781,073

	<u>Percent Change</u>	<u>Number of Sales</u>
Overall <i>taxable</i> values increased	47%	146
Residential increased	53%	110
Condominium increased	50 %	24
Vacant Land increased	45%	3
Commercial increased	22%	9

	<u>2 Year</u>	<u>1 Year</u>	<u>IAAO Standards</u>
Overall Median Assessment to Sales Ratio	1.00%	97.90%	90% - 110 %
Overall Coefficient of Dispersion (COD)	7.14%	6.44 %	Less Than 15 %
Price Related Differential (PRD)	1.01	1.00	.98 to 1.03

As part of the valuation process, we inspected all sale properties in the town and analyzed qualified sales from 4/1/2021 through 3/31/2023. We did a full field review of all properties.

Preliminary value notices will be mailed the week of June 12, 2023.

Hearings will be held beginning June 24th through June 30th. Taxpayers will have the opportunity to schedule an informal hearing either in person, at the town hall, by phone, or by zoom, and can also send us information by mail. Calls will be taken thru June 27, 2023

Please let me know if you have any questions and or concerns.

Respectfully Submitted,
 Paul McKenney, CMA
 Municipal Resources Inc.