

Town Article 19 – Revaluation Capital Reserve Fund

This article puts \$100,000 from the UFB into the Revaluation CRF, which was established in 2002 to save for the state-required revaluation of all properties in the Town which is mandated “as often as” every five years and last completed in 2021. The Revaluation CRF has a balance of \$3,538.55 in the most recent Trustees of the Trust Fund report. (1) Revaluation alone doesn’t mean that taxes will go up. The next year’s tax rate is calculated based on the net valuation of all properties. The property tax burden is proportioned according to the valuation of each property. Simply put, if all properties change at the same proportion, then at the same tax rate, the tax burden of each would remain unchanged. If a property is substantially improved, it is likely to increase the value of the property. During the revaluation process, if a property has dropped in value proportionally compared to other properties, it would therefore be taxed at a smaller share, using the same tax rate. (2) There is no tax impact because funds are to come from the UFB.

A YES vote would add \$100,000 to the Revaluation CRF.

A NO vote would not add funds to the Revaluation CRF.

Reasons why some voters might vote yes:

- Recognize the need to save for the state-mandated revaluation that is required in 2026

Reasons why some voters might vote no:

- Prefer that the town fund the revaluation some other way
- Disagree with the State’s unfunded mandate to revalue properties at least every five years

References:

1. See Trustees of the Trust Funds page on the town website for monthly reports of principal, income and value of all town and school CRFs. Amount cited above for the Revaluation CRF is from the MS-9 report dated 11/30/2024 on p.11, <https://tinyurl.com/c2v5vsxn>
2. For more information about revaluations in New Hampshire, see “Legal Q&A: Revaluation: What is it? And how does it work?” on the NH Municipal Association webpage, <https://tinyurl.com/454bupv2>