

From: Derek M. Horne, Town Administrator
 Scott Gross, SAU #19 Business Administrator

Re: 2023 Property Tax Rate

Date: 10/27/2023

GOFFSTOWN – The New Hampshire Department of Revenue Administration has approved the 2023 Property Tax Rate for the Town of Goffstown at \$18.86 per \$1,000 of valuation.

2023 TAX RATE				2022 TAX RATE			
	2023 Tax Effort	2023 Valuation	Tax Rate	2022 Tax Effort	2023 Valuation	Tax Rate	
Town	\$17,588,409	\$2,706,202,200	\$6.50	\$16,200,604	\$1,759,819,500	\$9.21	
County	\$2,390,086	\$2,706,202,200	\$0.88	\$2,148,842	\$1,759,819,500	\$1.22	
Local Education	\$27,520,664	\$2,706,202,200	\$10.17	\$25,393,716	\$1,759,819,500	\$14.43	
State Education	\$3,394,811	\$2,595,512,800	\$1.31	\$2,443,973	\$1,681,394,300	\$1.45	
	\$50,893,970		\$18.86	\$46,187,135		\$26.31	

The Town’s voters approved increased appropriations for both the Town and the School at the Annual Meeting this year. The Hillsborough County portion of the taxes also increased. Additionally, in 2022 there was a **one-time decrease** in the State Education tax (SWEPT) based on legislative action in 2022. SWEPT revenues are taxes collected and retained locally as part of the State of New Hampshire’s funding of public education. In 2023, the SWEPT taxes increased to \$3.4M, similar to prior years. The total taxes to be collected are increasing for the 2023 tax year.

In 2023 the Town performed a scheduled update of all assessed land and building values for the 2023 tax year. The purpose of the assessment update is to adjust individual assessed values to market value as of April 1, 2023. As a result of the assessment update, the total taxable assessed value of the Town increased by 54%. As a result, the corresponding tax rate was reduced.

If you wish to estimate your property tax bill before you receive it, then you need to use the 2023 property assessment and the 2023 property tax rate. The formula to calculate your next tax bill is:

$$\left(\text{Tax Rate } (\$18.86) \times \frac{\text{2023 Assessed Value}}{\$1,000} \right) - \text{first half tax bill}$$

Tax bills will be going out shortly.



2023
\$18.86

Tax Rate Breakdown Goffstown

Municipal Tax Rate Calculation			
Jurisdiction	Tax Effort	Valuation	Tax Rate
Municipal	\$17,588,409	\$2,706,202,200	\$6.50
County	\$2,390,086	\$2,706,202,200	\$0.88
Local Education	\$27,520,664	\$2,706,202,200	\$10.17
State Education	\$3,394,811	\$2,595,512,800	\$1.31
Total	\$50,893,970		\$18.86

Village Tax Rate Calculation			
Jurisdiction	Tax Effort	Valuation	Tax Rate
Goffstown Village	\$0	\$510,311,650	\$0.00
Grasmere Village Water	\$0	\$101,375,800	\$0.00
Total	\$0		\$0.00

Tax Commitment Calculation	
Total Municipal Tax Effort	\$50,893,970
War Service Credits	(\$445,000)
Village District Tax Effort	\$0
Total Property Tax Commitment	\$50,448,970


 Sam Greene
 Director of Municipal and Property Division
 New Hampshire Department of Revenue Administration
10/24/2023

Appropriations and Revenues

Municipal Accounting Overview

Description	Appropriation	Revenue
Total Appropriation	\$27,219,893	
Net Revenues (Not Including Fund Balance)		(\$9,873,679)
Fund Balance Voted Surplus		(\$250,000)
Fund Balance to Reduce Taxes		\$0
War Service Credits	\$445,000	
Special Adjustment	\$0	
Actual Overlay Used	\$47,195	
Net Required Local Tax Effort	\$17,588,409	

County Apportionment

Description	Appropriation	Revenue
Net County Apportionment	\$2,390,086	
Net Required County Tax Effort	\$2,390,086	

Education

Description	Appropriation	Revenue
Net Local School Appropriations	\$38,756,497	
Net Cooperative School Appropriations	\$0	
Net Education Grant		(\$7,841,022)
Locally Retained State Education Tax		(\$3,394,811)
Net Required Local Education Tax Effort	\$27,520,664	
State Education Tax	\$3,394,811	
State Education Tax Not Retained	\$0	
Net Required State Education Tax Effort	\$3,394,811	

Valuation

Municipal (MS-1)

Description	Current Year	Prior Year
Total Assessment Valuation with Utilities	\$2,706,202,200	\$1,759,819,500
Total Assessment Valuation without Utilities	\$2,595,512,800	\$1,681,394,300
Commercial/Industrial Construction Exemption	\$0	\$0
Total Assessment Valuation with Utilities, Less Commercial/Industrial Construction Exemption	\$2,706,202,200	\$1,759,819,500

Village (MS-1V)

Description	Current Year
Goffstown Village	\$510,311,650
Grasmere Village Water	\$101,375,800

Goffstown

Tax Commitment Verification

2023 Tax Commitment Verification - RSA 76:10 II

Description	Amount
Total Property Tax Commitment	\$50,448,970
1/2% Amount	\$252,245
Acceptable High	\$50,701,215
Acceptable Low	\$50,196,725

If the amount of your total warrant varies by more than 1/2%, the MS-1 form used to calculate the tax rate might not be correct. The tax rate will need to be recalculated. Contact your assessors immediately and call us at 603.230.5090 before you issue the bills. See RSA 76:10, II

Commitment Amount	
Less amount for any applicable Tax Increment Financing Districts (TIF)	
Net amount after TIF adjustment	

Under penalties of perjury, I verify the amount above was the 2023 commitment amount on the property tax warrant.

Tax Collector/Deputy Signature:

Date:

Requirements for Semi-Annual Billing

Pursuant to RSA 76:15-a

76:15-a Semi-Annual Collection of Taxes in Certain Towns and Cities - I. Taxes shall be collected in the following manner in towns and cities which adopt the provisions of this section in the manner set out in RSA 76:15-b. A partial payment of the taxes assessed on April 1 in any tax year shall be computed by taking the prior year's assessed valuation times 1/2 of the previous year's tax rate; provided, however, that whenever it shall appear to the selectmen or assessors that certain individual properties have physically changed in valuation, they may use the current year's appraisal times 1/2 the previous year's tax rate to compute the partial payment.

Goffstown	Total Tax Rate	Semi-Annual Tax Rate
Total 2023 Tax Rate	\$18.86	\$9.43

Associated Villages

Goffstown Village	\$0.00	\$0.00
Grasmere Village Water	\$0.00	\$0.00

Fund Balance Retention

Enterprise Funds and Current Year Bonds	\$1,732,517
General Fund Operating Expenses	\$58,792,937
Final Overlay	\$47,195

DRA has provided a reference range of fund balance retention amounts below. Please utilize these ranges in the determination of the adequacy of your municipality's unrestricted fund balance, as currently defined in GASB Statement 54. Retention amounts, as part of the municipality's stabilization fund policy [1], should be assessed dependent upon your governments own long-term forecasts and special circumstances. Please note that current best practices published by GFOA recommend, at a minimum, that "...general purpose governments, regardless of size, maintain unrestricted fund balance in their general fund of no less than two months of regular general fund operating revenues or regular general fund operating expenditures." [2],[3]

[1] The National Advisory Council on State and Local Budgeting (NACSLB), (1998), *Framework for Improved State and Local Government Budgeting: Recommended Budget Practices (4.1)*, pg. 17.
 [2] Government Finance Officers Association (GFOA), (2009), *Best Practice: Determining the Appropriate Level of Unrestricted Fund Balance in the General Fund*.
 [3] Government Finance Officers Association (GFOA), (2011), *Best Practice: Replenishing General Fund Balance*.

2023 Fund Balance Retention Guidelines: Goffstown	
Description	Amount
Current Amount Retained (12.28%)	\$7,221,352
17% Retained <i>(Maximum Recommended)</i>	\$9,994,799
10% Retained	\$5,879,294
8% Retained	\$4,703,435
5% Retained <i>(Minimum Recommended)</i>	\$2,939,647