



State of New Hampshire
 Department of Revenue Administration

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John T. Beardmore
 Commissioner

2/25/2014

MUNICIPAL AND PROPERTY
 DIVISION
 Stephan W. Hamilton
 Director

David M. Cornell
 Assistant Director

TOWN OF WENTWORTH
 OFFICE OF SELECTMEN
 PO BOX 2
 WENTWORTH NH 03282

Dear Selectmen/Assessing Officials:

The Department of Revenue Administration is charged with the responsibility of annually equalizing the local assessed valuation of municipalities and unincorporated places throughout the state. The Department has conducted a sales-assessment ratio study using market sales, which have taken place in your municipality between October 1, 2012 and September 30, 2013. Based on this information, we have determined the average level of buildings and manufactured housing as of April 1, 2013.

The sales values have been determined from revenue stamps and verified whenever possible. When it appears that changes in the assessed values of properties have been made solely because of the sale price, the assessed values prior to the sale have been used.

Based on the enclosed survey, we have determined the overall equalization assessment - sales ratio for the land, buildings and manufactured housing in your municipality for Tax Year 2013 to be **106.2 %**. This ratio will be used to equalize the modified local assessed valuation for all land, buildings and manufactured housing in your municipality. This ratio does not include any public utility property in your municipality, nor will it be used equalize the net local assessed value of public utilities.

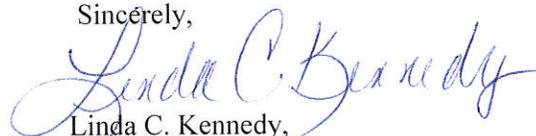
We have also determined a median ratio for the land, buildings and manufactured housing in your municipality for Tax Year 2013 to be **107.5%**. The median ratio is the generally preferred measure of central tendency for assessment equity, monitoring appraisal performance, and determining reappraisal priorities, or evaluating the need for reappraisal. The median ratio, therefore, should be the ratio used to modify the market value of properties under review for abatement to adjust them in accordance with the overall ratio of all properties in your municipality.

In an effort to provide municipalities with more detailed information regarding their level of assessment (i.e. equalization ratio) and dispersion (i.e. coefficient of dispersion and price-related differential), we have prepared separate analysis sheets for various property types (stratum). See attached summary sheet showing your municipality's figures and a further explanation of the D.R.A.'s stratified analysis.

Please review the enclosed list of sales used in determining your assessment-sales ratio. If any incorrect data has been used, or if you would like to meet with me to discuss this ratio or an alternate ratio methodology as outlined in the accompanying information sheet, please contact me immediately.

You will be notified of your municipality's total equalized valuation when the Department has completed its process of calculating the total equalized valuation.

Sincerely,


 Linda C. Kennedy,
 Manager

TDD Access: Relay NH 1-800-735-2964

Individuals who need auxiliary aids for effective communication in programs and services of the Department of Revenue Administration are invited to make their needs and preferences known to the Department.