

ASSESSING

Map: 000110		Lot: 00003		Sub: 00000		Card: 1 of 1		799 FOURTH AVENUE		BERLIN		Printed: 03/22/2012	
OWNER INFORMATION													
PROPERTY BOOK ID		Date		Book		Page		Type		Owner			
A PAUL PROUTY		04-13-2007		112		177		Q 1		63,000 CRODA, KORO			
940 MEADOW STREET		09/15/1998		87		78		S 1 B		CRODA, ALTON ETAL			
SALES HISTORY													
LITTLETON NH 03046													
NOTES													
06/28/06 DWYEN													
07/27/11													
REASONING HISTORY													
NEW WINDOWS. RM-DAMP													
EXTRA FEATURES VALUATION													
Feature Type		Units	Length	Width	Area	Rate	Cond	Market Value	Notes	MUNICIPAL SOFTWARE BY AVITAR			
GARAGE 4 BTY		100	20.4	10	204	25.00	80	5,100		BERLIN ASSESSING OFFICE			
VALUE SUMMARY (BASE YEAR 2010)													
2010													
2011													
Building:		5,83,700		55,700		55,700		55,700					
Features:		5,6,400		5,6,400		5,6,400		5,6,400					
Land:		5,6,400		5,6,400		5,6,400		5,6,400					
PAGES TOTAL		5,66,200		5,66,200		5,66,200		5,66,200					
LAND VALUATION													
Zone: RT RES-TWO FAMILY		Minimum Area Sq Ft: 6,333		Minimum Frontage: 100									
Land Type		Open	Area	Rate	Area	Rate	Area	Rate	Area	Rate	Area	Rate	Area
IF RES		2,112 sq	9,300	2	100	80	100	100	97	MED	80	6,400	5.75
		6,188 sq									4,000	RETAIN WALLS POOR	6,000

The Board of Assessors is comprised of three members. Each serves for a three year term and is appointed by the Mayor with City Council approval. This year Paul Croteau resigned. He has served as a faithful Board member since 1999. His willingness to serve, knowledge and understanding of assessing and taxpayer issues will be missed. The Mayor appointed Mrs. Kem Rozek to replace Mr. Croteau. Her term commenced in April 2011.

The Board of Assessors holds meetings on an as needed basis. All meetings are posted and the public is welcome to attend the open sessions. Some of the Board of Assessors duties include maintaining property records, assuring that all taxable property is being accurately reported and properly assessed, issuing warrants for the collection of taxes and abatements for adjustment to value that the Board determines needs to be made, reviewing applications for current use, yield tax, elderly and blind exemptions and veteran tax credit, reviewing and approving the sales study. The Board makes every attempt to stay informed of changes to the RSA laws that govern this office. We, the Berlin Board of Assessors, will continue to maintain our open door policy for taxpayers with questions or problems regarding assessments and assessment procedures.

Avitar's contract was renewed until June 30, 2015. They carry out the general assessing duties. Over the next four years, they are conducting the data verification process, as

well as a full update in 2015. Avitar reviewed approximately 800 to 900 parcels this year. All corrections that Avitar employees noted on the cards are done in-house. The 2010-2011 equalized ratio is 101.8%.

Every five years municipalities undergo an assessment review by the State of New Hampshire, Department of Revenue Administration. The City of Berlin, which was scheduled for our review in 2010, received notification that they passed all criteria set by the State of New Hampshire Equalization Board and Assessing Standard Board. The next review will take place in 2015.

All deeds received from the Registry of Deeds in Lancaster, as well as subdivisions and lot mergers approved by the Planning Board, notices of demolitions and new construction, were sent to CGIS Mapping of Marion, MA, for updating of the City tax maps for changes that occurred prior to April 1, 2011. This is the third year CGIS has served the City in this capacity. Final maps will be printed and sent to us. These maps are used by this office, with copies given to various Departments. The maps are also available for public use and for all City Departments. These maps and assessment information can be found on the City web site at www.berlinnh.gov and are, at this time, updated on an annual basis.

The Board of Assessors is committed to quality and excellence in government and will continue to respond to requests for changes that occur due to budgetary constraints, public need, and new legislation.

Sincerely,
 BOARD OF ASSESSORS
 JONATHAN EDWARDS, CHAIRPERSON
 KEM ROZEK, MEMBER
 ROBERT PELCHAT, MEMBER

SUMMARY INVENTORY OF VALUATION - APRIL 1, 2010 & APRIL 1, 2011

	APRIL 1, 2010	APRIL 1, 2011
Land	52,468,824.	51,077,927.
Building	286,069,493.	280,652,893.
Public Utilities	* 114,391,800.	* 111,080,000.
GROSS VALUATION	452,930,117.	442,810,820.
Blind Exemptions	120,000.	120,000.
Elderly Exemptions	3,049,800.	2,966,000.
Imp. To Assist Persons w/Disabilities	40,260.	40,680.
Water/Air Poll. Cont. Exem.	3,458,600.	3,458,600.
TOTAL EXEMPTIONS	6,668,660.	6,585,280.
NET VALUATION W/UTILITIES	446,261,457.	436,225,540.

EXEMPTIONS GRANTED

	APRIL 1, 2010		APRIL 1, 2011	
TYPE	#	Tax Amount	#	Tax Amount
Elderly	101	96,679.	97	94,022.
Blind	8	3,804.	8	3,804.
Physically Handicap	4	1,276.	4	1,290.
Water/Air Poll. Cont.	1	109,638.	1	109,638.
Veterans	600	98,100	581	95,325.

OTHER ACTIVITIES

TYPE	4-1-2009 to 3-31-2010		4-1-2010 to 3-31-2011	
Yield Tax	7	21,875.18	6	7,470.69
Excavation Tax	5	901.12	4	** 135.36
Property Transfers Processed	344		295	

TAX RATE COMPUTATION

*The State Education Tax rate for tax year 2011 per thousand is \$ 2.20 the town rate is \$17.22, the school rate is \$8.50, and the county rate is \$3.78 for a total tax rate of \$ 31.70 per thousand. Utilities valuations are **not** taxed locally for the State Education portion.

** There is presently one Excavation Report outstanding. The monies to be collected from that work area are not yet determined.

NOTICE REGARDING INVOLUNTARILY MERGED LOTS IN THE CITY OF BERLIN, NH

To any property owner in the City of Berlin who feels their property has been merged as the result of an involuntary merger which mean lots being merged by municipal action for zoning, assessing, or taxation purposes without the consent of the owner.

If your lots or parcels were involuntarily merged prior to September 18, 2010 by the City of Berlin, the City shall at the request of the owner, restore your lots to their premerger status and all zoning and tax maps shall be updated to identify the premerger boundaries of said lots or parcels as recorded at the Coos County Registry of Deeds, provided that your request is submitted to the governing body prior to December 31, 2016. Also no owner in the chain of title can have voluntarily merged his or her lots. If any owner in the chain of title voluntarily merged his or her lots, then all subsequent owners shall be prevented from requesting restoration. The municipality shall have the burden of proof to show that any previous owner voluntarily merged his or her lots. All decisions of the governing body may be appealed in accordance with the provisions of NH RSA 676. The restoration of the lots to their premerger status shall not be deemed to cure any non-conformity with existing local land use ordinances.

If you have questions about the status of your property and whether it has been merged involuntarily please call Susan Warren, Assessing Supervisor at 752-5245 or Pamela Laflamme, City Planner at 752-8587. [RSA 674:39 aa Regulation of Subdivision of Land](#)