



# State of New Hampshire Department of Revenue Administration

109 Pleasant Street  
PO Box 487, Concord, NH 03302-0487  
Telephone (603) 230-5950  
[www.nh.gov/revenue](http://www.nh.gov/revenue)



Kevin A. Clougherty  
Commissioner

Margaret L. Fulton  
Assistant Commissioner

PROPERTY APPRAISAL DIVISION  
Stephan W. Hamilton  
Director

August 10, 2012

David M. Cornell  
Assistant Director

Town of Danbury  
Board of Selectmen  
23 High St  
Danbury, NH 03230

RE: 2011 Assessment Review

Honorable Members of the Board of Selectmen:

The New Hampshire Department of Revenue Administration has completed its review based on the six assessment areas specifically identified in RSA 21-J:11-a and RSA 21-J:14-b I. (c).

They are:

- A. Level of assessments and uniformity of assessments are within acceptable ranges as recommended by the Assessing Standards Board by considering, where appropriate, an assessment-to-sales-ratio study conducted by the Department for the municipality;
- B. Assessment practices substantially comply with applicable statutes and rules;
- C. Exemption and credit procedures substantially comply with applicable statutes and rules;
- D. Assessments are based on reasonably accurate data;
- E. Assessments of various types of properties are reasonably proportional to other types of properties within the municipality; and,
- F. For all revaluations including full revaluations, partial revaluations, cyclical revaluations and statistical updates conducted on or after the April 1, 2006 assessment year by either an independent contractor or an in-house assessor, a report based on the most recent edition of the Uniform Standards of Professional Appraisal Practice (USPAP) Standard 6 shall be produced.

In accordance with RSA 21-J:11-a, II, the Department shall report its findings to the Assessing Standards Board and the municipality.

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.*

We are pleased to report that you have met most of the above guidelines as recommended by the Assessing Standards Board (ASB), with the exception of the following:

*Item C. Exemption and credit procedures still need some work in order to comply with applicable statutes and rules. Attached, please find the Department's worksheets indicating areas that should be addressed.*

The Department has assisted many communities in areas that needed attention. Please feel free to call us anytime and we would be more than willing to assist in any way we can.

Prior to release of this report to the ASB you have an opportunity to respond to any DRA recommendations made. Your response should be made within 30 days of the date of this letter. Shortly, we will be in contact to schedule a meeting to review this report and help with any questions you may have.

A special thanks to those staff members assisting with information retrieval, as well as working in an understanding and cooperative manner.

I would like to take this opportunity to remind you that pursuant to RSA75: 8-a Five-Year Valuation as well as Part 2 [Art.] 6. [Valuation and Taxation.] of the State Constitution your next town-wide reappraisal must be completed no later than 2016.

If you have any questions, feel free to contact me.

Sincerely,



Stephan W. Hamilton, Director  
Property Appraisal Division

cc: File





NH DEPARTMENT OF REVENUE ADMINISTRATION  
PROPERTY APPRAISAL DIVISION

EXEMPTIONS COVER SHEET as of APRIL 1, 2011

ASB III, C. 1.b

Name of Municipality:	Danbury
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Total Number of Parcels in Sample	16
Total of Parcels Sampled	16
Percent of Total Parcels Sampled	100.00%
Unacceptable Samples	3
Acceptable Samples	13
Percent of Acceptable Samples (minimum 95%)	81.25%

Municipality of **Danbury** in the category of **Exemptions**

Falls Within Guidelines  
Does Not Fall Within Guidelines

x

COMMENTS:

201-088-000 Disabled Exemption was removed after taxpayer did not refile paperwork requested w/town. Returned (note): Documentation was reviewed, then returned to taxpayer afterwards.

412-043-000 Elderly and Disabled Exemptions removed after Aug'11 sale, but before the Dec'11 billing. Should have remained for the Dec'11 billing. Exemptions remain with property until April 1st.

412-010-000 Blind exemption was granted years ago, but the documentation (letter from Blind Services program, bureau of vocational rehabilitation, Dept of Education) is not in file (RSA 72:37), nor is there a note regarding such letter.

DRA Monitor Signature: Diane Frechette	Date: 03/27/12
DRA Supervisor Initials: GAH	Date: 4/2/12

