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City of Concord Releases Assessments

Concord, NH (November 16, 2021) – On Tuesday, November 16, final 2021 assessments for properties located in Concord were released.

The statistical update has been completed using sales occurring from April 1, 2020 through June 30, 2021. The sale properties and the final 2021 assessments are available for review at the City's libraries and the Assessing Office at City Hall. Updated property assessments are available for review online at concordnh.gov/assessing under the Assessing online Database; assessments by location are also available at the Concord Public Library and Assessing Office.

Since April 2020, there has been a high demand for residential property in the City along with fewer properties available for sale. Supply and demand, coupled with low interest rates, have impacted the current housing market in Concord and across the country. For more information about the market changes from 2019 to 2021 as shown by properties that resold during that time period, please view the presentation on our website at concordnh.gov/assessing under 2019-2021 Market Value Changes as shown by Re-Sale Properties.

The tax rates were recently released and are Concord: \$25.12 and Penacook: \$27.97. To estimate your final 2021 tax bill for your property with the updated 2021 assessment, you can use the Tax Rate Calculator. To estimate your final tax bill amounts due for January 2 and March 31, use the total tax for the year as determined by the Tax Rate Calculator and subtract the July 1 and October 1 bills. The final two bills will be split between the remaining amount.

For example, if the 2021 total tax is \$7,790, the first half bills combined were \$3,250. The final two bills would each be one-half of the remaining balance ($\$7,790 - \$3,250 = \$4,540$). The January 2, 2022 and March 31, 2022 bills would each be \$2,270.

Assessing has more information on understanding your property tax bill at concordnh.gov/assessing under quick links.