



State of New Hampshire
Department of Revenue Administration

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TOWN OF WEBSTER
 OFFICE OF SELECTMEN
 945 BATTLE STREET
 WEBSTER, NH 03303

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 Webster between October 1, 2021 and September 30, 2022. Based on this information, we have determined the average level of assessment for real property in Webster as of April 1, 2022.

Based on the enclosed survey, we have determined a median ratio for real property in Webster for Tax Year 2022 to be **62.0%**. 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 Webster.

We have also determined the overall equalization ratio (weighted mean) for real property in Webster for Tax Year 2022 to be **64.2%**. This ratio will be used to equalize the modified local assessed valuation for all real property and utilities in Webster.

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 Webster's stratified figures and a further explanation of the DRA's stratified analysis.

Please review the 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 us to discuss this ratio or an alternate ratio methodology as outlined in the accompanying information sheet, please contact us immediately.

You will be notified of the total equalized valuation for Webster when the Department has completed its process of calculating the total equalized valuation.

Linda Kennedy
 Supervisor

Sam Greene
 Director