

PRESS RELEASE

2020 TAX RATE, SEABROOK

November 19, 2020: The Seabrook Board of Selectmen announced today that the State of New Hampshire Department of Revenue Administration has set the 2020 Property Tax Rate for the Town of Seabrook at \$15.97. This rate is an increase of 22¢ over last year's rate of \$15.75. The Town portion of the tax rate remained constant, at \$6.57. The different categories of homeowners and the tax impacts on them are contained in the tables below. Please note that the values contained in those tables are averages. Those averages will have homeowners both above and below them, depending on individual values.

The increase in the tax rate is driven by an increase in the School portion of the rate (see below table) of 19¢. The Board of Selectmen adopted, for FY 2019, a change in water and sewer rates that was designed to eliminate the subsidy going from taxpayers to water and sewer ratepayers. That change in policy produced approximately \$1.5 million in additional local revenue in both 2019 and 2020 (over the 2018 baseline), allowing the fiscal burden to be shifted away from Seabrook taxpayers, helping to stabilize the Town tax rate.

NextEra, Seabrook's largest taxpayer, continues to have a large impact on the relative tax burden in the Town. This year Seabrook Station was valued at approximately \$863,309,400, a slight decline from last year's valuation. The overall tax bill for Seabrook Station stayed constant at \$12,000,000 as a result of the three-year agreement reached covering 2018, 2019, and 2020. NextEra, as a percentage of the overall tax levy, has declined from 42% in 2014 to 29% in 2020. That 13% has "shifted" the relative burden of taxation from NextEra to the other classes of taxpayers in Seabrook, primarily residential. (The NextEra shift)

The total fund balance used in setting this rate is \$900,000. The total dollars raised through taxation (tax levy) in 2020 will be \$41,125,097, as compared to \$40,665,476 in 2019, \$41,383,867 in 2018 and \$39,582,296 in 2017. That means that the total dollars raised by taxation will increase in 2020 by \$459,621, or 1.1%.

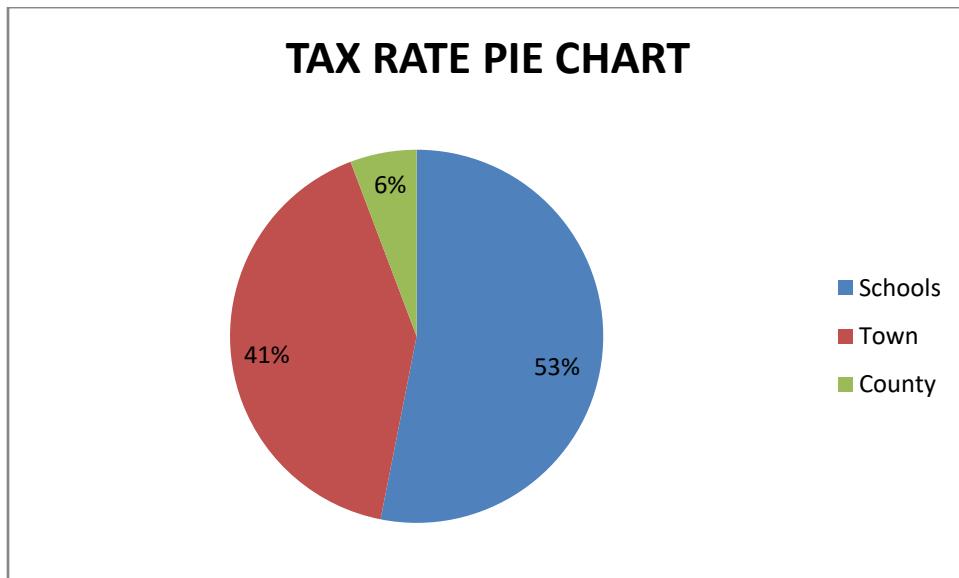
Annually in Seabrook, we strive to maintain equitable assessments among the different neighborhoods and property types, as well as an average ratio within the town in the 90-100% range. The assessment/sales ratio is used to determine the average assessment level of the town and the average level within the different neighborhoods and property types. The actual changes were based on sales that have occurred within each neighborhood over the past year to 2 years. For this year approximately 10% of properties had to be reassessed to maintain the ratio of 90-100% and to maintain equity amongst neighborhoods and property types. At the end of this report is a list of the average tax bill for some residential property types.

The tax bills are expected to be mailed by November 25th, with payments due by December 30, 2020.

The components making up the rate are as follows:

Year	Town	Local School	State School	County	Total Rate
2019	\$6.57	\$6.21	\$2.08	\$0.89	\$15.75
2020	\$6.57	\$6.41	\$2.07	\$0.92	\$15.97
Difference	0.00	0.20	-0.01	0.03	0.22

The following chart shows the percentage of the Tax Rate received by the Town, School and County.



The table below shows the average home taxes for 2020. Individual homeowner values may vary due to remodeling, new construction, or market forces.

2020

Average Single-Family Home Assessment	\$310,000
Non-Beach	
Tax Rate	\$ 15.97
Tax Bill	\$4,951.00 (increase of \$68.00)

Average Mobile Home Only Assessment	\$85,000
Tax Rate	\$15.97
Tax Bill	\$ 1,357.00 (increase of \$19.00)

Average Single-Family Beach Assessment (not including ocean front)	\$ 630,000
Tax Rate	\$15.97
Tax Bill	\$10,061.00 (increase of \$140.00)

For further information please contact the Town Manager, at (603)474-3252.