

## Meredith 2023 Valuation Update

The Meredith Assessing Department has completed an update of values for 2023. Meredith's overall taxable value **increased 63% from \$2,359,682,530 to \$3,856,195,384.** Over 500 sales over the past 2 years were analyzed in determining the new values. The town has seen unprecedented growth since the last update in 2020. These new assessments will be reflected in the next tax bill due in December. **Do not apply the 2022 tax rate as the new tax rate will be set in October and will be different from last year.** Letters notifying property owners of their new assessment will be mailed out in late August. Any property owner with questions can call the Assessing Office at 603-677-4213 to set up an appointment to review their assessment or email [jcommerford@meredithnh.org](mailto:jcommerford@meredithnh.org). A list of the updated values will be available on the town's website. The on-line database hosted by Vision Appraisal will be updated when the letters go out.

### Breakdown by Property Type:

Single Family	+55.46%
All Waterfront	+70.05%
Mobile Homes (in parks)	+64.31%
Condominiums	+66.73%
Vacant Land	+86.20%
Commercial/Industrial	+33.05%
Multi-Family	+38.59%
All Boatslips	+71.730%
Bayshore Boat Slips	+96.71%

### Breakdown of Waterfront:

Lake Winnepesaukee	+70.39%
Winnepesaukee Islands	+59.95%
Lake Winnisquam	+74.09%
Lake Waukegan	+79.09%
Lake Wicwas	+82.99%

### Condominium Breakdown

Waukegan Village	+46.05%
MBV-Townhouse	+37.81%
MBV-Great House	+56.29%

## **Avg Sale Price Breakdown**

### All Sales

Avg Sales Price in Analysis	\$669,240
Avg Prev Assmnt of Sales	\$374,500
Avg New Assmnt of Sales	\$671,958

### Single Family Sales

Avg Sales Price in Analysis	\$533,680
Avg Prev Assmnt of Sales	\$328,540
Avg New Assmnt of Sales	\$533,777

### All Waterfront Sales

Avg Sales Price in Analysis	\$1,826,190
Avg Prev Assmnt of Sales	\$963,730
Avg New Assmnt of Sales	\$1,805,460

### Winnepesaukee Sales

Avg Sales Price in Analysis	\$2,514,050
Avg Prev Assmnt of Sales	\$1,338,825
Avg New Assmnt of Sales	\$2,490,938

### Land Sales

Avg Sales Price in Analysis	\$214,340
Avg Prev Assmnt of Sales	\$107,180
Avg New Assmnt of Sales	\$219,747