

Subdivision from page 5

in Andover by replacing it with two-acre tract housing.

The current total value of assessed property in Andover in 2018 was about \$240 million, so a traditional “suburban” development of 40 acres would increase Town revenue by only about 1.5%, but at a cost of losing 40 acres to natural and recreational use, plus requiring an additional mile of Town road to be built and maintained.

high-density housing can look like, the reader might examine Great Pines near Little Lake Sunapee on Newport Road, or River Grant across from the high school in Contoocook, both of which use much higher densities than those described here. Of course other creative designs are possible; some might be more suitable for Andover than those developments.

The proposed Conservation Subdivision ordinance does not replace the current two-acre subdivision rule; such “suburban” developments are still possible but potentially less lucrative to developers than the proposed alternative. The Planning Board will continue to review every subdivision proposal as it always does, of course, to be sure that all requirements are met and that misinterpretations do not go unchecked.

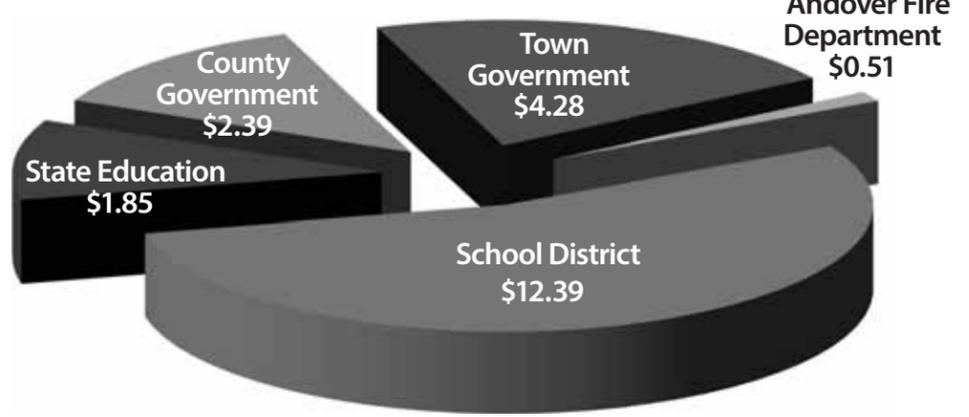
Public Hearings

The new proposed Conservation Subdivision ordinance will be presented at two public meetings in January. Advance copies of the proposal will be available at the Town Office. Following public hearings and discussion, the final version of the ordinance will be presented as a warrant article to be voted by ballot on election day in March.

The Planning Board hopes that the new Conservation Subdivision provision will preserve the appearance and character of our beloved town, while also providing positive outcomes for Andover families, landowners, and taxpayers.

BREAKDOWN OF TOTAL TAX RATE FOR 2021

per \$1,000 of assessed property value



The total tax rate for 2021 is down 2.1% compared to last year.

2021 Property Tax Rate Decreases From 2020 by 2.1%

Calculated based on approved budget

Marjorie Roy, Town Administrator

This article is a basic overview of the Town’s tax rate and is intended to help explain the components of the Town’s tax rate and how it is set each year. At the end we’ll also look at the total tax rate, or how much we pay for every \$1,000 of property valuation, that appears on your semi-annual tax bills.

The Town tax rate is determined by the New Hampshire Department of Revenue Administration (DRA) and considers three main components:

Total appropriation: This is the total Town budget, including warrant articles. Once approved at Town Meeting in the spring, it becomes the appropriation for the year. For 2021, the total appropriation was \$2,332,271.

Total expected revenues: The Town receives revenue from many different sources during the year, ranging from the Town portion of your motor vehicle registration to the Town’s portion of the State’s Rooms and Meals Tax. For 2021, we expect total revenue of \$979,571.

Adjustments: There are two main adjustments added to our appropriation when setting the tax rate. The first are Veterans Credits – \$55,000 for

2021. The second adjustment is called the Overlay, which is an allowance for abatement of taxes: \$12,838 for 2021.

Money Raised from Taxation

The first step in calculating the tax rate is to determine how much money the Town will need to raise in taxes. This is done by taking the total appropriations voted at Town Meeting (budget plus warrant articles), subtracting total expected revenues and use of the Fund Balance (\$51,000 in 2021), adding Veterans Credits, and finally adding the overlay to arrive at the total amount of money to be raised in taxes.

Once the DRA knows the amount of money to be raised through taxation, which for 2021 is \$1,359,538, the next step is to determine the tax rate per thousand dollars of the town’s valuation.

Tax Rate Calculation

The tax rate is calculated using a simple formula. This formula is:

$$\text{Tax Rate} = \frac{\text{Total Amount to be Raised by Taxes}}{\text{Total Assessed Value of all taxable property times 1,000}}$$

(“Times 1,000” because we always present the tax rate in “dollars per thousand dollars of valuation.”)

Or, using actual figures for 2021:

$$\text{2021 Tax Rate of } \$4.28 \text{ per thousand dollars of valuation} = \frac{\$1,359,538}{\$317,595,538 \text{ times } 1,000}$$

But keep in mind that \$4.28 per thousand is just the Town tax rate. The School District and the Fire Department also have budgets, plus the State collects a State Education tax and Merrimack County collects a county tax; each entity uses a tax rate. Together, those five tax rates create the total tax rate that you see on your property tax bills.

For 2021, the total tax rate is \$21.42 per thousand, a decrease from 2020 of 2.1%. The breakdown of the total rate is:

- Town of Andover: \$4.28
- Andover School District: \$12.39
- Andover Fire Department: \$0.51
- State Education: \$1.85
- Merrimack County: \$2.39

Andover Planning Board Notice of Public Hearings

Andover’s Planning Board will hold public hearings on

Tuesday, January 4, 2022

Tuesday, January 18, 2022

at 7:30 PM at the Andover Town Hall to review and accept comments from the public on the proposed draft of the 2022 warrant article regarding **Conservation Subdivisions**.

Copies of the draft article will be available at the Town Offices and on the Andover Town website at Andover-NH.gov.

In comparison, the maximized 30 home Conservation Subdivision development could achieve a 2.8% reduction of our current tax bills, require no new Town road building or maintenance expenses, while it also preserves 28 acres for natural and recreational use in perpetuity.

To visualize what attractive, mixed

TOWN MATTERS!

The Beacon needs help with reporting about town news. 605 735-6099

ALL & AWL REPAIR

Outdoor Power Equipment Sales & Service

Ariens Lawnmowers and Snowblowers
Hustler Turf Equipment
Husqvarna Chainsaws

603 927-4973 • Fax 603 927-4407
1719 Route 114 • North Sutton, NH



ty morris
YOUR HOMETOWN REALTOR®
COMMITTED TO THE BETTERMENT OF OUR COMMUNITIES AND ENVIRONMENT.

COLDWELL BANKER LIFESTYLES
Each Office Is Independently Owned and Operated.

c: 603.237.2060 ty@theclublife.com o: 603.526.4020

THIS PAGE IS SPONSORED BY:

RAGGED MOUNTAIN FISH AND GAME CLUB