



New Hampshire Property Tax Appeal Checklist

Deadlines, process, and what to gather — 2026

If your home's assessed value is higher than what it would realistically sell for, you may be overpaying — and New Hampshire lets you appeal. Use this checklist to file correctly and on time.

New Hampshire at a glance

Appeal deadline	March 1 following the FINAL tax bill (abatement to the municipality); BTLA or Superior Court — not both — by September 1
Effective tax rate	1.5% (about \$6,667/yr on a \$402,500 home)
Assessment basis	100% of full and true value
Appeals heard by	Local Assessor !' Board of Tax and Land Appeals (BTLA) !' Superior Court

The March 1 clock runs from the final tax bill, which in semiannual towns is the second bill, not the first. The municipality must act by July 1; silence counts as a denial. You then choose the BTLA or Superior Court by September 1 — they are mutually exclusive, so picking one forecloses the other. If notice of the tax is issued after December 31, RSA 76:16-d substitutes a 2-month abatement window and 6- and 8-month appeal windows instead. Deadlines and forms vary by county — always confirm with your local local assessor before filing.

Step-by-step checklist

- ☐ **Find your assessment notice.** Note the assessed value and your parcel / account number.
- ☐ **Estimate your home's real market value.** Pull 3–5 recent comparable sales of similar nearby homes.
- ☐ **Check if you're over-assessed.** If assessed value is higher than market value, you likely have a case — use the free calculator at propertytaxedge.com.
- ☐ **Gather your evidence.** Comparable sales, photos of condition issues, repair estimates, and an appraisal if you have one.
- ☐ Receive assessment notice (fall)
- ☐ File abatement application with local assessor by March 1
- ☐ If denied, appeal to Board of Tax and Land Appeals (BTLA) by September 1
- ☐ Attend BTLA hearing
- ☐ Further appeal to Superior Court
- ☐ **After the decision.** Accept the reduction, or pursue the next level of appeal if warranted. A win can lower your bill for years.

Exemptions that may lower your bill

- **Homestead:** Varies by municipality; no statewide homestead
- **Senior / other relief:** Elderly Exemption: varies by municipality; typically \$50,000–\$150,000 reduction for 65+

Evidence that wins appeals

- 3–5 comparable sales lower than your assessed value
- Photos of needed repairs, damage, or condition problems
- Contractor repair estimates
- Independent appraisal (the strongest single piece of evidence)

Free tools at propertytaxedge.com

Over-assessment calculator · appeal letter templates · county deadlines · find a licensed consultant

This checklist is general information, not legal advice. Deadlines, forms, and fees vary by county/jurisdiction and can change — always confirm with your local assessor or appeal board before filing. © 2026 Exitus Strategies LLC, operating as Property Tax Edge.