New Ashford Tax Classification Hearing
New Ashford Town Hall
September 8, 2026

Select Board Present: Jason Jayko (Chair), Ken McInerney, Mark Phelps
Others Present: Lori Jayko, Robert Lyons, Richard George, Ed Grosso, Cindy Grosso, Diane George, Pete Haig, Keith Lacasse, Susan Supranowicz, Chris Lamarre, Terese Nishimura, Mary Rojo

Hearing opened at 6:30

The Assessor, Chris Lamarre, explained that the Tax Classification Hearing is held for the Select Board to determine how to distribute the tax levy. The options are open space discount, residential exemption, small commercial exemption, or single or split tax rate. A residential factor of less than 1.00 splits the tax rate and shifts the tax burden from residential to commercial, industrial, and personal property. A factor of 1.00 affirms a single tax rate for all property owners. The tax levy remains the same regardless of the option chosen. The tax levy for FY27 is $397,485, representing a 3.5% increase from last year. $30,000 is being used from Free Cash to lower the levy. The tax levy is expected to increase in future years due to school tuition and snow removal costs. The total taxable value is $69,979,849, up 3.3 % from last year. The tax rate, determined by dividing the tax levy by the taxable value and multiplying by 1,000, will be $5.68, a two cent increase over last year. The excess levy capacity, which is the difference between the maximum allowable levy and the amount levied, is $357,943 a 3.5% increase from last year. New growth is $1,463,996, generating $8,286 in new tax dollars. The median single family home value is $442,500 and can expect a tax bill of $2,513, an increase of $57 over the prior year's bill. The median commercial value is $1,324,600 and can expect a tax bill of $7,524.
Mark made a motion to deny an open space discount, seconded by Ken. The motion passed unanimously.
Mark made a motion to deny a residential exemption, seconded by Ken. The motion passed unanimously.
Mark made a motion to deny a small commercial exemption, seconded by Ken. The motion passed unanimously.
Mark made a motion to maintain a residential factor of 1.00 thereby affirming a single tax rate for all classes of property for FY2027, seconded by Ken. The motion passed unanimously.

Hearing closed at 6:51 on a motion by Mark, seconded by Ken.