

**WEBSTER APPRAISER INFORMATION FACT SHEET (12/5/16)**

**The Current Base Year is 2013.**

**The next anticipated revaluation year is 2018.**

**25% of the Town is being reassessed annually.**

**CURRENT TAX RATE:**

|   |                |
|---|----------------|
| <b>Town Tax Rate (County &amp; School included)</b> | <b>\$22.97</b> |
| <b>Pillsbury Lake District Tax (Map 10)</b>         | <b>\$ 4.78</b> |
| <b>TOTAL TAX RATE IF ON MAP 10</b>                  | <b>\$27.75</b> |

**2016 EQUALIZATION RATIO: 92.3%**

**ZONING ORDINANCE: adopted in 1974, last amended March, 2014.**

**ZONING: Residential for all lots located on Map 10**

**Agricultural/Residential for all other remaining lots on Maps  
1-9 & 11-13.**

**ZONING REQUIREMENTS: 5 acres, 250 foot frontage for newly created lots:**

All lots in the Rural/Agricultural District shall be at least five (5) acres in size, provided however, that lots of record within this District as of the effective date of this Amendment that (a) are in size equal to or greater than four (4) acres but less than ten (10) acres and (b) satisfy all other requirements of this Ordinance, the Town's Subdivision Regulations, and all other Town ordinances and regulations (hereinafter "Qualifying Lots") shall be permitted to be subdivided once into a total of two lots each of a minimum size of two (2) acres. No further subdivision of Qualifying Lots shall be permitted.

**SETBACK REQUIREMENTS:**

- **Map 10(Pillsbury Lake) is 20 feet from the front and rear and 12 feet from the sides.**
- **All other Tax Maps are 100 feet from the road frontage that are five or more acres in size, and 50 feet for all other lots.**
- **The minimum distance between a building and a lot sideline or lot rear line shall be 50 feet.**

**REBUILD TIME FRAME: homes destroyed can be rebuilt within two (2) years.**

**Copies from this office are 50 cents per side (\$1.00 for each assessment card for front and back)**

**COPIES OF TAX BILLS: Copies of any tax bills may be requested from the Tax Collector, Karen King, Telephone (603)648-2756, or downloaded from the Town of Webster's website; [webster-nh.gov](http://webster-nh.gov). On the left hand side of the site, click on 'Property Tax Information' which will link you to the Tax Kiosk.**