



# **Canaan Economic Development**

*Just imagine –*

*Then do it!*

# Wetlands







Warning: Soil Map may not be valid at this scale.

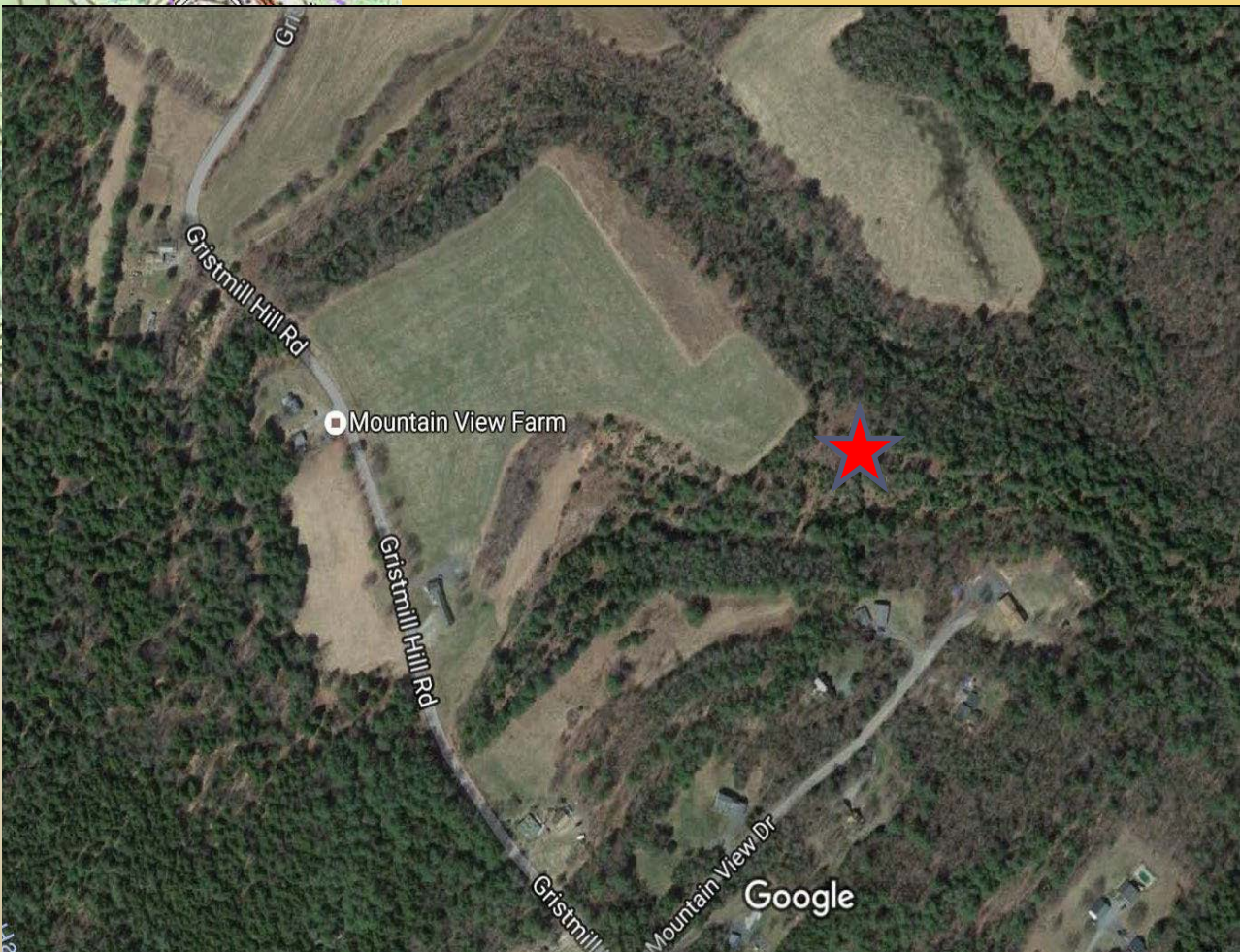


# Hutchinson – Exercise ?





# Cell Tower Town Repeater





# Mascoma Community Healthcare

Karen Wolk, who recently moved to Keene, but who was active in Town affairs for several years, created *The Mascoma Community Health Center Perpetual Fund* through the New Hampshire Charitable Foundation. Her initial endowment was \$100,000! The earnings from the Fund will go to support the operations of the Health Center. Thank you Karen for your support and trust. We would like to extend thanks as well from the future patients who will use the Health Center and can't afford the care but who will get it due to your generosity and hopefully the generosity of others. *Anyone may contribute to this endowment through the New Hampshire Charitable Foundation.*





# CMS Solar Arrays



## EXTRA FEATURES VALUATION

Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED	544	16 x 34	100	11.00	75	4,488	
EQUIPMENT SHED	336	28 x 12	108	10.00	40	1,452	
SHED	100	10 x 10	100	11.00	75	825	
SHED	80	8 x 10	100	11.00	100	880	
GARAGE	1,416	24 x 59	71	22.00	75	16,588	
SOLAR PNLS	372		100	500.00	100	186,000	
						<b>210,200</b>	

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## Solar Valuation Worksheet 1/1/2013

The following worksheet is designed to allow assessors to value solar projects based on project specification inputs as well as market-based default inputs.

Name of Project / Identification (below):		Blue Highlighted Cells with Red Font are INPUTS	
Generic Solar Project Sansoucy Drive			
(A)	Project Size (kW) - AC		3,000
(B)	Estimated Project Cost (\$/kW) - AC		\$3,000
(C)	Annual Project Generation (kWh)		3,942,000
(D)	Calculated Capacity Factor (C÷(Ax8760))		15%
<b>Revenue Assumptions:</b>			
Contract Rate for Electricity (\$/kWh)	\$0.10		\$394,200
SREC Price <span style="color: red;">2013</span>	\$200		\$788,400
			<b>\$1,182,600</b>
<b>Expense Assumptions:</b>			
O&M (\$/kW-year)	\$3.50	x A	\$10,500
Adminstrative and General (\$/kW-year)	\$2.00	x A	\$6,000
Insurance (\$/kW-year)	\$12.00	x A	\$36,000
Land Lease (\$/kW-year)	\$0	x A	\$0
		<b>Total Expenses</b>	<b>\$52,500</b>
<b>Capitalization:</b>			
	<b>(E) Pre-Tax Cash Flow (EBITDA)</b>		<b>\$1,130,100</b>
Property Tax Rate (\$/1000)			\$15.00
Capitalization Rate (results will return a False if less than 20% is used in analysis)			20.00%
	<b>(F) Tax Effectted Cap Rate</b>		<b>21.50%</b>
<b>(G) Estimated Value by Income Approach (result limited to 95% of Cost New) (E ÷ F)</b>			<b>\$5,260,000</b>
<p>Note: If land lease taken as an expense, land must be added to value. If no land lease, value of land included in worksheet results.</p>			
<b>Value Confirmation:</b>	<b>58% of Cost New (G÷(AxB))</b>		
Value confirmation is based on SREC input and is intended to provide general guidelines.			
<ul style="list-style-type: none"> <li>• If SREC &gt;\$300, value should be between 80-100% of cost new.</li> <li>• If SREC at \$200 to \$299, value should be between 58-79% of cost new.</li> <li>• If SREC &lt; \$199, value should be less than 58% of cost new.</li> </ul>			



# *Christmas In Canaan*



**Dec 16<sup>th</sup> 5-8:30**

**Gingerbread House Contest: 523-4352**

**Pictures with Santa**

**Horse & Wagon Rides**

**Craft Fair: 523-7671**

**Pony Rides**

**Bean & Chili Cook Off: 523-4870**

**Fun Activities & Crafts**

**Christmas Parade: 523-4352**

**Table top Tree Decorating Contest: 523-4352**

***Downtown Canaan NH***

*For Information Call*

*Robin at Canaan Hardware: 603-523-4352*



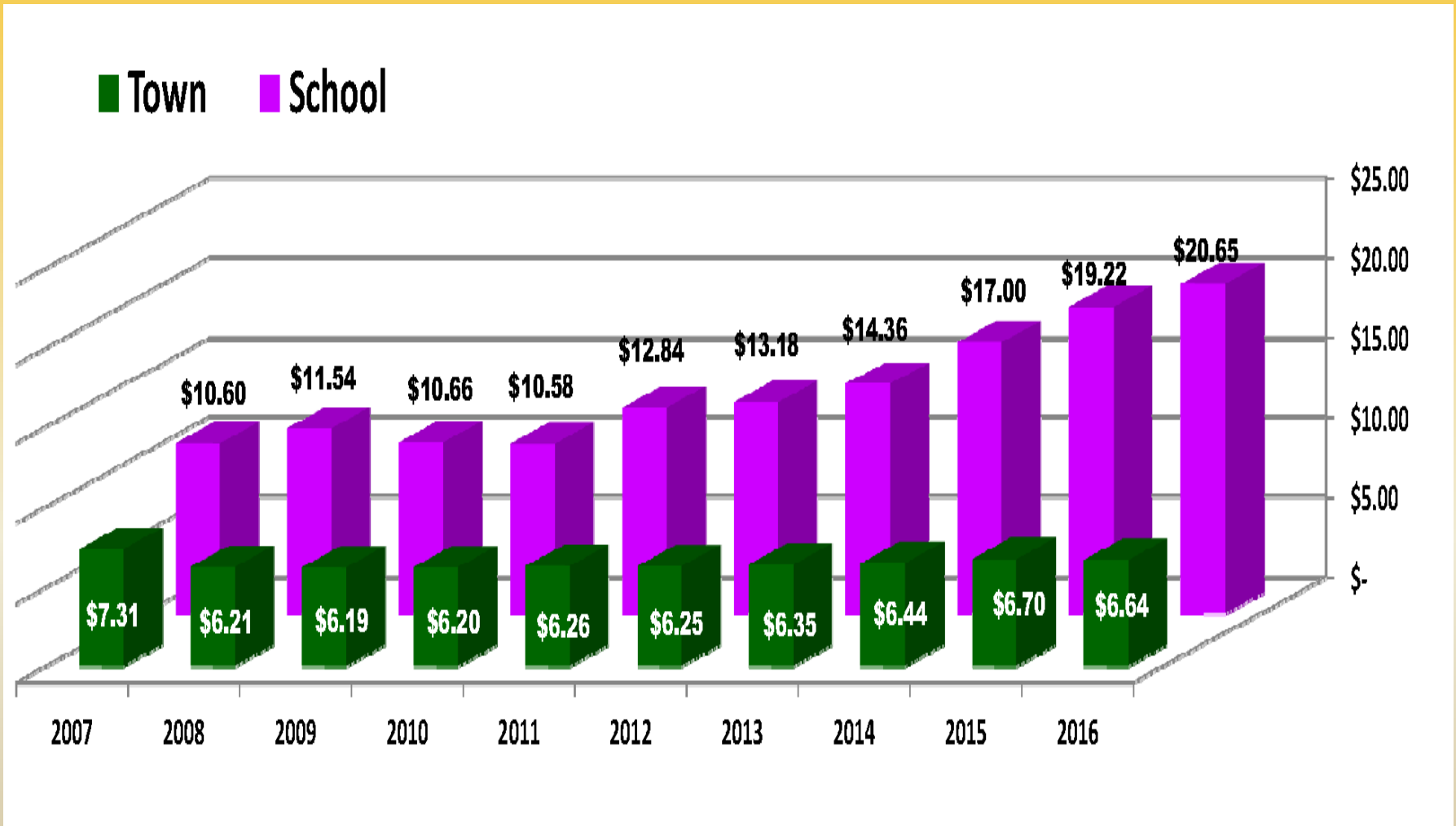


# Canaan Hall





# School Tax Rate





*New Hampshire*  
 Department of  
 Revenue Administration

**Completed Public Tax Rates  
 2016**

Municipality	Date	Valuation	Valuation w/ Utils	Municipal	County	State Ed.	Local Ed.	Total Rate	
(U) Atkinson & Gilmanton Academy Grant	10/04/16	\$695,404.00	\$695,404.00	(\$5.40)	\$5.48	\$2.57	(\$2.65)	\$0.00	
Municipality	Date	Valuation	Valuation w/ Utils	Municipal	County	State Ed.	Local Ed.	Total Rate	
Municipality	Date	Valuation	Valuation w/ Utils	Municipal	County	State Ed.	Local Ed.	Total Rate	
Municipality	Date	Valuation	Valuation w/ Utils	Municipal	County	State Ed.	Local Ed.	Total Rate	
Municipality	Date	Valuation	Valuation w/ Utils	Municipal	County	State Ed.	Local Ed.	Total Rate	
Municipality	Date	Valuation	Valuation w/ Utils	Municipal	County	State Ed.	Local Ed.	Total Rate	
Municipality	Date	Valuation	Valuation w/ Utils	Municipal	County	State Ed.	Local Ed.	Total Rate	
Brookline	10/18/16	\$505,931,449.00	\$514,181,249.00	\$5.16	\$1.34	\$2.47	\$23.59	\$32.56	
Fremont	10/17/16	\$390,851,633.00	\$399,735,833.00	\$3.89	\$1.04	\$2.30	\$22.65	\$29.88	
Charlestown	11/17/16	\$253,603,384.00	\$280,740,584.00	\$8.78	\$2.69	\$2.49	\$21.09	\$35.05	
Hopkinton	10/03/16	\$586,611,121.00	\$613,929,921.00	\$7.09	\$2.87	\$2.52	\$21.07	\$33.55	
Middleton	10/28/16	\$161,445,248.00	\$164,737,148.00	\$10.36	\$2.60	\$2.24	\$20.96	\$36.16	
<b>Canaan</b>	<b>11/07/16</b>	<b>\$329,827,077.00</b>	<b>\$337,820,177.00</b>	<b>\$6.64</b>	<b>\$1.79</b>	<b>\$2.39</b>	<b>\$20.65</b>	<b>\$31.47</b>	
Troy	10/25/16	\$97,786,555.00	\$107,908,455.00	\$10.40	\$3.54	\$2.24	\$20.44	\$36.62	
Sandown	10/25/16	\$513,211,780.00	\$519,561,180.00	\$5.13	\$1.15	\$2.54	\$20.34	\$29.16	
Madbury	10/14/16	\$217,052,800.00	\$232,572,200.00	\$4.07	\$2.66	\$2.34	\$19.52	\$28.59	
Langdon	11/09/16	\$55,423,081.00	\$56,578,881.00	\$5.22	\$2.76	\$2.46	\$19.29	\$29.73	
Newton	10/27/16	\$489,154,798.00	\$504,674,098.00	\$3.65	\$1.01	\$2.23	\$19.27	\$26.16	
Henniker	11/02/16	\$380,977,900.00	\$393,513,800.00	\$8.95	\$2.84	\$2.33	\$19.21	\$33.33	
Danville	10/25/16	\$379,726,251.00	\$388,826,151.00	\$4.45	\$0.97	\$2.18	\$19.05	\$26.65	
Marlborough	11/14/16	\$170,461,945.00	\$173,470,875.00	\$5.67	\$3.31	\$2.20	\$19.00	\$30.18	
Mont Vernon	11/02/16	\$250,907,355.00	\$253,214,795.00	\$6.99	\$1.30	\$2.32	\$18.84	\$29.45	
Rollinsford	11/07/16	\$224,890,171.00	\$227,691,771.00	\$3.73	\$2.93	\$2.60	\$18.72	\$27.98	
Lee	10/26/16	\$431,424,671.00	\$437,828,271.00	\$5.44	\$2.93	\$2.37	\$18.51	\$29.25	
Penacook	11/04/16		\$0.00	\$0.00	\$9.68	\$2.90	\$2.25	\$18.51	\$33.34
Orford	11/10/16	\$132,971,101.00	\$135,236,101.00	\$4.80	\$1.85	\$2.36	\$18.35	\$27.36	
Milford	10/27/16	\$1,307,204,161.00	\$1,329,268,961.00	\$7.12	\$1.28	\$2.31	\$18.25	\$28.96	
Barnstead	10/12/16	\$432,498,786.00	\$441,554,968.00	\$5.88	\$1.27	\$2.28	\$17.82	\$27.25	
Bethlehem	11/04/16	\$222,708,424.00	\$229,150,405.00	\$5.48	\$1.77	\$2.39	\$17.82	\$27.46	
Epping	11/02/16	\$685,664,074.00	\$700,786,974.00	\$4.96	\$1.04	\$2.33	\$17.61	\$25.94	
Rindge	10/11/16	\$511,554,217.00	\$521,007,724.00	\$4.49	\$3.61	\$2.38	\$17.43	\$27.91	
Plainfield	10/06/16	\$259,672,028.00	\$266,655,028.00	\$5.55	\$2.93	\$2.47	\$17.40	\$28.35	
Hampstead	10/25/16	\$1,007,054,646.00	\$1,022,193,546.00	\$3.35	\$1.11	\$2.37	\$17.37	\$24.20	
Somersworth	10/20/16	\$823,974,928.00	\$839,494,228.00	\$9.72	\$2.77	\$2.37	\$17.26	\$32.12	
Orange	11/02/16	\$30,715,006.00	\$31,634,106.00	\$3.71	\$1.73	\$2.15	\$17.16	\$24.75	
Brentwood	10/20/16	\$541,559,863.00	\$564,104,663.00	\$3.87	\$1.01	\$2.24	\$17.13	\$24.25	
Allenstown	10/24/16	\$241,468,083.00	\$249,523,983.00	\$11.36	\$2.99	\$2.44	\$17.07	\$33.86	
Unity	11/01/16	\$122,890,465.00	\$125,926,365.00	\$7.96	\$2.76	\$2.40	\$17.01	\$30.13	
Kingston	10/26/16	\$618,802,225.00	\$658,210,325.00	\$4.99	\$1.04	\$2.50	\$16.97	\$25.50	
New Ipswich	10/26/16	\$369,827,836.00	\$383,205,236.00	\$5.80	\$1.24	\$2.27	\$16.92	\$26.23	
Swanzey	10/27/16	\$519,845,155.00	\$543,725,855.00	\$6.06	\$3.50	\$2.41	\$16.90	\$28.87	
Grafton	10/11/16	\$112,142,135.00	\$115,669,535.00	\$4.79	\$1.78	\$2.69	\$16.88	\$26.14	
Sullivan	11/02/16	\$50,628,358.00	\$52,313,958.00	\$9.01	\$3.42	\$2.32	\$16.83	\$31.58	



Winchester	11/21/16	\$257,318,832.00	\$273,796,232.00	\$8.02	\$3.42	\$2.35	\$16.74	\$30.53
Pembroke	10/26/16	\$571,080,924.00	\$602,027,624.00	\$7.10	\$2.90	\$2.34	\$16.66	\$29.00
Peterborough	10/18/16	\$612,238,495.00	\$621,738,895.00	\$10.34	\$1.36	\$2.49	\$16.65	\$30.84
Amherst	10/20/16	\$1,644,591,437.00	\$1,693,564,637.00	\$5.10	\$1.27	\$2.23	\$16.50	\$25.10
Wilton	10/28/16	\$363,129,347.00	\$368,049,816.00	\$6.39	\$1.27	\$2.26	\$16.42	\$26.34
Barrington	10/18/16	\$902,520,289.00	\$912,980,589.00	\$4.59	\$2.75	\$2.33	\$16.37	\$26.04
Chichester	10/26/16	\$255,567,069.00	\$260,146,069.00	\$5.58	\$3.00	\$2.37	\$16.36	\$27.31
Keene	11/08/16	\$1,715,079,215.00	\$1,788,633,815.00	\$14.02	\$3.58	\$2.43	\$16.36	\$36.39
Pittsfield	11/02/16	\$248,015,325.00	\$263,540,025.00	\$10.95	\$2.75	\$2.23	\$16.32	\$32.25
Deering	11/08/16	\$166,363,952.00	\$176,696,552.00	\$8.84	\$1.23	\$2.31	\$16.17	\$28.55
Durham	10/13/16	\$979,553,392.00	\$1,007,876,992.00	\$8.48	\$2.81	\$2.27	\$16.17	\$29.73
Northumberland	11/03/16	\$81,811,407.00	\$110,782,107.00	\$13.88	\$4.48	\$2.28	\$16.16	\$36.80
Gilmanton	11/18/16	\$442,649,195.00	\$452,120,495.00	\$4.23	\$1.21	\$2.32	\$16.15	\$23.91
Hillsborough	11/09/16	\$473,212,273.00	\$510,681,003.00	\$10.09	\$1.14	\$2.25	\$16.04	\$29.52
Bennington	10/26/16	\$99,784,997.00	\$103,421,397.00	\$12.20	\$1.29	\$2.28	\$16.01	\$31.78
Newfields	11/02/16	\$244,072,896.00	\$245,767,396.00	\$3.83	\$1.04	\$2.38	\$15.97	\$23.22
Northwood	11/04/16	\$455,382,883.00	\$461,751,883.00	\$4.59	\$1.05	\$2.49	\$15.85	\$23.98
Jaffrey	10/12/16	\$397,931,689.00	\$406,056,689.00	\$11.19	\$3.63	\$2.42	\$15.76	\$33.00
Kensington	10/18/16	\$292,287,770.00	\$302,436,616.00	\$4.28	\$1.04	\$2.44	\$15.75	\$23.51
Newmarket	10/14/16	\$727,004,228.00	\$731,700,728.00	\$6.24	\$1.09	\$2.40	\$15.72	\$25.45
Exeter	10/19/16	\$1,657,521,082.00	\$1,696,035,282.00	\$7.09	\$1.07	\$2.41	\$15.67	\$26.24
Fitzwilliam	11/08/16	\$217,655,732.00	\$251,847,832.00	\$6.10	\$3.38	\$2.60	\$15.66	\$27.74
Belmont	10/07/16	\$586,299,099.00	\$595,718,746.00	\$9.55	\$1.41	\$2.33	\$15.54	\$28.83
Derry	11/01/16	\$2,731,003,530.00	\$2,772,484,347.00	\$8.30	\$1.01	\$2.23	\$15.52	\$27.06
Lyndeborough	10/28/16	\$163,574,020.00	\$165,702,320.00	\$8.60	\$1.31	\$2.33	\$15.50	\$27.74
New Boston	10/24/16	\$616,094,567.00	\$629,707,167.00	\$4.56	\$1.19	\$2.14	\$15.46	\$23.35
Temple	10/26/16	\$137,179,667.00	\$140,070,067.00	\$5.81	\$1.28	\$2.47	\$15.46	\$25.02
Greenfield	10/07/16	\$135,045,006.00	\$138,178,706.00	\$8.99	\$1.36	\$2.48	\$15.40	\$28.23
Epsom	10/27/16	\$415,314,300.00	\$424,231,800.00	\$4.67	\$2.79	\$2.19	\$15.38	\$25.03
Alstead	11/02/16	\$158,190,433.00	\$161,654,433.00	\$5.50	\$3.75	\$2.32	\$15.34	\$26.91
Windham	10/26/16	\$2,261,501,140.00	\$2,279,643,640.00	\$3.08	\$1.06	\$2.36	\$15.32	\$21.82
Deerfield	11/01/16	\$490,735,968.00	\$560,578,668.00	\$3.71	\$0.95	\$2.23	\$15.31	\$22.20
Wear	10/25/16	\$814,542,848.00	\$851,543,648.00	\$3.78	\$1.17	\$2.19	\$15.23	\$22.37
Enfield	10/17/16	\$522,727,696.00	\$529,481,096.00	\$7.00	\$1.96	\$2.38	\$15.20	\$26.54
Lisbon	11/15/16	\$103,356,830.00	\$106,869,030.00	\$9.36	\$1.63	\$2.50	\$15.19	\$28.68
Hinsdale	11/02/16	\$243,076,429.00	\$353,422,229.00	\$7.02	\$2.61	\$2.18	\$15.12	\$26.93
Milton	11/02/16	\$351,067,051.00	\$357,013,651.00	\$7.99	\$2.92	\$2.40	\$15.09	\$28.40
East Kingston	10/17/16	\$285,764,322.00	\$311,055,222.00	\$6.29	\$1.06	\$2.39	\$15.05	\$24.79
Westmoreland	11/04/16	\$161,394,882.00	\$163,433,982.00	\$3.86	\$3.55	\$2.41	\$15.01	\$24.83
Bow	11/09/16	\$984,271,506.00	\$1,166,052,306.00	\$6.27	\$2.83	\$2.22	\$14.97	\$26.29
Hill	11/16/16	\$80,716,951.00	\$89,831,251.00	\$5.45	\$2.69	\$2.24	\$14.92	\$25.30
Salisbury	10/17/16	\$118,865,212.00	\$127,710,412.00	\$4.33	\$2.97	\$2.38	\$14.88	\$24.56
Berlin	11/15/16	\$253,158,879.00	\$395,480,779.00	\$17.74	\$4.17	\$2.49	\$14.79	\$39.19
Lyme	10/07/16	\$337,450,500.00	\$343,607,200.00	\$6.69	\$1.73	\$2.36	\$14.68	\$25.46
Richmond	10/25/16	\$91,426,975.00	\$94,567,975.00	\$7.52	\$3.63	\$2.37	\$14.67	\$28.19
Boscawen	10/21/16	\$229,098,963.00	\$235,838,863.00	\$8.82	\$2.83	\$2.36	\$14.60	\$28.61
Sutton	10/25/16	\$250,569,113.00	\$254,414,122.00	\$7.16	\$2.85	\$2.47	\$14.50	\$26.98
Memimack	10/21/16	\$3,187,355,837.00	\$3,303,284,437.00	\$4.91	\$1.20	\$2.19	\$14.49	\$22.79
Stewartstown	10/25/16	\$73,164,486.00	\$90,852,586.00	\$2.66	\$4.48	\$2.28	\$14.46	\$23.88
Candia	10/20/16	\$382,579,727.00	\$389,834,643.00	\$4.28	\$1.09	\$2.40	\$14.34	\$22.11
Dublin	10/20/16	\$226,218,667.00	\$230,227,467.00	\$7.31	\$3.87	\$2.33	\$14.30	\$27.81

Raymond	10/13/16	\$897,756,361.00	\$923,356,261.00	\$6.28	\$0.99	\$2.18	\$14.29	\$23.74
Canterbury	10/19/16	\$252,347,025.00	\$258,505,125.00	\$5.73	\$2.84	\$2.18	\$14.20	\$24.95
Mason	11/04/16	\$150,723,580.00	\$153,204,980.00	\$7.63	\$1.28	\$2.17	\$14.13	\$25.21
Hampton Falls	10/21/16	\$410,387,900.00	\$416,653,775.00	\$3.85	\$1.06	\$2.47	\$14.12	\$21.50
Dunbarton	10/17/16	\$280,707,512.00	\$302,642,712.00	\$4.69	\$2.80	\$2.39	\$14.10	\$23.98
Chester	10/21/16	\$495,896,800.00	\$539,771,700.00	\$6.50	\$1.01	\$2.33	\$14.07	\$23.91
Roxbury	11/15/16	\$22,296,986.00	\$23,090,286.00	\$4.73	\$3.86	\$2.69	\$14.04	\$25.32
Litchfield	10/21/16	\$842,525,284.00	\$881,950,684.00	\$4.04	\$1.23	\$2.35	\$13.98	\$21.60
Grantham	10/28/16	\$460,560,932.00	\$465,657,232.00	\$4.73	\$2.93	\$2.30	\$13.88	\$23.84
Plaistow	11/08/16	\$953,651,077.00	\$981,044,737.00	\$5.43	\$0.98	\$2.22	\$13.87	\$22.50
Rumney	10/20/16	\$160,497,806.00	\$177,168,606.00	\$5.89	\$1.73	\$2.30	\$13.84	\$23.76
Hooksett	11/03/16	\$1,532,449,330.00	\$1,597,977,330.00	\$6.70	\$3.36	\$2.60	\$13.73	\$26.39
Hollis	10/24/16	\$1,185,646,540.00	\$1,203,745,340.00	\$6.04	\$1.33	\$2.36	\$13.70	\$23.43
Northfield	10/24/16	\$263,564,644.00	\$277,969,144.00	\$6.95	\$2.92	\$2.48	\$13.63	\$25.98
Strafford	11/17/16	\$467,716,700.00	\$472,279,300.00	\$2.70	\$2.72	\$2.20	\$13.63	\$21.25
Goffstown	10/05/16	\$1,389,768,100.00	\$1,446,200,800.00	\$9.28	\$1.28	\$2.32	\$13.55	\$26.43
Londonderry	10/06/16	\$3,072,582,175.00	\$3,763,364,163.00	\$4.77	\$0.98	\$2.21	\$13.54	\$21.50
Wamer	10/21/16	\$275,471,835.00	\$282,748,035.00	\$8.87	\$2.70	\$2.25	\$13.52	\$27.34
Hancock	10/18/16	\$239,925,653.00	\$247,314,753.00	\$5.91	\$1.31	\$2.41	\$13.48	\$23.11
Lebanon	10/19/16	\$1,788,005,458.00	\$1,871,296,258.00	\$10.39	\$1.86	\$2.45	\$13.43	\$28.13
Tamworth	11/02/16	\$326,794,352.00	\$340,593,702.00	\$5.85	\$1.36	\$2.30	\$13.43	\$22.94
Bedford	10/11/16	\$3,224,588,242.00	\$3,266,304,042.00	\$4.97	\$1.47	\$2.57	\$13.36	\$22.37
Francestown	10/10/16	\$187,885,540.00	\$191,641,340.00	\$8.57	\$1.23	\$2.35	\$13.36	\$25.51
Littleton	11/03/16	\$479,555,410.00	\$721,634,410.00	\$8.57	\$1.52	\$2.50	\$13.32	\$25.91
Farmington	11/01/16	\$431,097,946.00	\$444,256,146.00	\$6.47	\$2.82	\$2.43	\$13.31	\$25.03
Rochester	11/21/16	\$1,958,023,523.00	\$2,045,058,623.00	\$9.54	\$3.00	\$2.46	\$13.26	\$28.26
Springfield	10/21/16	\$193,490,824.00	\$202,722,624.00	\$3.95	\$2.92	\$2.31	\$13.11	\$22.29
Nottingham	10/20/16	\$591,183,241.00	\$605,934,041.00	\$4.38	\$0.97	\$2.21	\$13.09	\$20.65
Stratham	10/19/16	\$1,226,455,607.00	\$1,252,202,907.00	\$3.96	\$1.05	\$2.33	\$13.06	\$20.40
Gorham	10/18/16	\$211,692,900.00	\$272,490,200.00	\$12.31	\$4.26	\$2.37	\$12.91	\$31.85
Walpole	11/07/16	\$403,748,108.00	\$423,347,008.00	\$5.88	\$3.37	\$2.15	\$12.91	\$24.31
Loudon	11/16/16	\$531,081,388.00	\$546,048,188.00	\$3.12	\$2.82	\$2.28	\$12.76	\$20.98
Concord	11/04/16	\$3,760,253,601.00	\$3,930,770,801.00	\$9.68	\$2.90	\$2.39	\$12.70	\$27.67
Bradford	11/18/16	\$192,707,435.00	\$197,623,935.00	\$8.52	\$2.80	\$2.43	\$12.65	\$26.40
Lempster	10/20/16	\$102,930,362.00	\$148,199,062.00	\$7.17	\$2.54	\$2.34	\$12.61	\$24.66
Newport	11/10/16	\$412,135,776.00	\$429,384,776.00	\$11.26	\$2.88	\$2.20	\$12.39	\$28.73
Auburn	10/18/16	\$646,343,259.00	\$654,335,959.00	\$4.43	\$1.09	\$2.47	\$12.26	\$20.25
Gilsum	10/21/16	\$58,457,821.00	\$60,762,121.00	\$9.11	\$3.28	\$2.32	\$12.24	\$26.95
Cornish	11/01/16	\$169,996,958.00	\$175,551,958.00	\$3.89	\$2.90	\$2.38	\$12.23	\$21.40
New Durham	11/10/16	\$402,633,680.00	\$405,998,008.00	\$5.07	\$3.03	\$2.44	\$12.22	\$22.76
Atkinson	10/25/16	\$931,089,554.00	\$940,591,454.00	\$2.47	\$1.01	\$2.20	\$12.20	\$17.88
Plymouth	\$405,103,966.00	\$431,781,066.00	\$8.74	\$1.85	\$2.41	\$12.17	\$25.17	
Webster	10/18/16	\$188,313,885.00	\$208,835,885.00	\$5.87	\$2.69	\$2.24	\$12.17	\$22.97
Greenville	10/24/16	\$93,665,138.00	\$97,163,338.00	\$8.40	\$1.33	\$2.51	\$12.04	\$24.28
Colebrook	10/18/16	\$163,011,455.00	\$178,721,355.00	\$9.65	\$4.60	\$2.25	\$12.01	\$28.51
Hudson	10/28/16	\$2,509,777,555.00	\$2,641,720,555.00	\$6.29	\$1.32	\$2.44	\$11.92	\$21.97
Antrim	10/19/16	\$214,499,755.00	\$226,457,195.00	\$12.52	\$1.24	\$2.37	\$11.84	\$27.97
Dalton	11/04/16	\$72,083,263.00	\$76,113,263.00	\$4.75	\$5.51	\$2.40	\$11.83	\$24.49
Alexandria	11/02/16	\$177,819,540.00	\$199,478,140.00	\$5.45	\$1.66	\$2.18	\$11.71	\$21.00
Wentworth	10/26/16	\$85,100,325.00	\$93,525,525.00	\$6.79	\$1.71	\$2.38	\$11.70	\$22.58
Wilnot	10/20/16	\$173,446,584.00	\$177,112,784.00	\$7.14	\$2.95	\$2.51	\$11.69	\$24.29

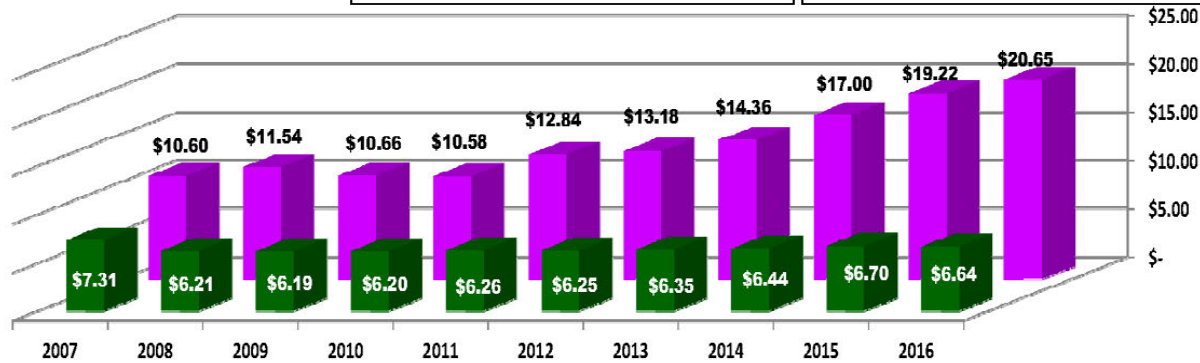


Thornton	10/24/16	\$358,294,677.00	\$365,514,877.00	\$3.91	\$1.65	\$2.17	\$11.66	\$19.39
Pelham	11/04/16	\$1,624,537,642.00	\$1,673,147,442.00	\$6.02	\$1.23	\$2.08	\$11.62	\$20.95
Andover	11/09/16	\$240,631,366.00	\$252,973,666.00	\$4.61	\$2.71	\$2.33	\$11.61	\$21.26
Ashland	10/26/16	\$231,880,519.00	\$236,939,875.00	\$8.59	\$1.77	\$2.42	\$11.59	\$24.37
Danbury	11/03/16	\$104,500,657.00	\$106,738,937.00	\$6.04	\$2.93	\$2.56	\$11.47	\$23.00
Chesterfield	10/27/16	\$488,304,900.00	\$493,407,519.00	\$3.77	\$3.58	\$2.53	\$11.38	\$21.26
Nashua	10/26/16	\$7,832,522,586.00	\$8,110,637,286.00	\$9.75	\$1.42	\$2.54	\$11.36	\$25.07
Milan	10/13/16	\$102,672,673.00	\$125,889,573.00	\$2.89	\$4.24	\$2.17	\$11.35	\$20.65
Effingham	10/17/16	\$164,121,254.00	\$170,205,154.00	\$7.99	\$1.36	\$2.30	\$11.15	\$22.80
Acworth	11/02/16	\$95,042,960.00	\$97,197,718.00	\$9.84	\$2.89	\$2.50	\$11.10	\$26.33
Jefferson	10/28/16	\$117,133,108.00	\$122,133,508.00	\$2.17	\$4.86	\$2.32	\$11.04	\$20.39
Sanbornton	10/27/16	\$389,158,530.00	\$393,052,930.00	\$8.82	\$1.34	\$2.43	\$11.04	\$23.63
Bath	10/24/16	\$103,134,865.00	\$121,052,765.00	\$5.44	\$1.83	\$2.33	\$10.83	\$20.43
Stratford	10/25/16	\$40,807,253.00	\$75,479,753.00	\$6.31	\$3.90	\$2.57	\$10.73	\$23.51
Dover	11/09/16	\$2,867,746,260.00	\$2,927,104,060.00	\$10.40	\$2.91	\$2.39	\$10.59	\$26.29
Salem	10/11/16	\$4,305,930,140.00	\$4,392,820,340.00	\$6.60	\$1.02	\$2.39	\$10.42	\$20.43
Hanover	10/14/16	\$1,991,439,600.00	\$2,003,222,200.00	\$4.69	\$2.01	\$2.62	\$10.40	\$19.72
Tilton	11/04/16	\$478,320,980.00	\$505,602,380.00	\$6.97	\$1.26	\$2.33	\$10.16	\$20.72
South Hampton	10/31/16	\$130,159,944.00	\$133,217,144.00	\$4.65	\$1.08	\$2.35	\$10.15	\$18.23
Lancaster	11/02/16	\$252,999,139.00	\$270,090,939.00	\$9.06	\$4.26	\$2.28	\$10.01	\$25.61
Whitefield	11/16/16	\$177,938,566.00	\$200,298,666.00	\$8.06	\$4.61	\$2.18	\$9.92	\$24.77
Laconia	11/21/16	\$1,882,998,800.00	\$1,914,835,500.00	\$8.75	\$1.30	\$2.37	\$9.78	\$22.20
Greenland	10/18/16	\$681,552,380.00	\$703,370,116.00	\$3.42	\$1.07	\$2.44	\$9.72	\$16.65
Conway	10/26/16	\$1,376,701,743.00	\$1,429,524,843.00	\$5.72	\$1.48	\$2.44	\$9.67	\$19.31
Dorchester	11/15/16	\$38,051,728.00	\$38,787,028.00	\$8.62	\$1.60	\$2.17	\$9.57	\$21.96
Marlow	10/28/16	\$62,743,771.00	\$64,430,921.00	\$6.63	\$3.50	\$2.39	\$9.45	\$21.97
Ossipee	11/09/16	\$627,436,339.00	\$638,616,139.00	\$6.29	\$1.41	\$2.38	\$9.22	\$19.30
Gilford	10/21/16	\$1,650,708,052.00	\$1,659,559,422.00	\$5.34	\$1.33	\$2.30	\$8.98	\$17.95
Madison	10/13/16	\$458,321,933.00	\$470,517,133.00	\$3.76	\$1.35	\$2.47	\$8.98	\$16.56
Lyman	10/25/16	\$57,545,960.00	\$58,832,060.00	\$6.09	\$1.75	\$2.50	\$8.89	\$19.23
Sugar Hill	10/25/16	\$142,048,899.00	\$145,616,599.00	\$8.45	\$1.69	\$2.28	\$8.83	\$21.25
Brookfield	11/08/16	\$93,461,935.00	\$94,822,335.00	\$6.47	\$1.37	\$2.33	\$8.79	\$18.96
Manchester	11/04/16	\$8,652,932,922.00	\$8,946,360,522.00	\$10.96	\$1.29	\$2.31	\$8.58	\$23.14
Surry	10/12/16	\$76,526,627.00	\$78,392,327.00	\$3.55	\$3.61	\$2.44	\$8.58	\$18.18
North Hampton	11/03/16	\$1,005,246,650.00	\$1,019,162,350.00	\$5.69	\$1.11	\$2.51	\$8.48	\$17.79
Bristol	11/14/16	\$446,599,803.00	\$468,238,103.00	\$8.22	\$1.78	\$2.29	\$8.33	\$20.62
New Hampton	11/17/16	\$282,096,865.00	\$315,781,465.00	\$6.65	\$1.15	\$2.20	\$7.99	\$17.99
Columbia	10/06/16	\$60,587,880.00	\$85,556,280.00	\$2.86	\$4.35	\$2.62	\$7.98	\$17.81
Clarksville	10/18/16	\$39,407,826.00	\$40,951,926.00	\$1.09	\$5.59	\$2.36	\$7.92	\$16.96
Washington	11/16/16	\$225,127,495.00	\$228,576,795.00	\$6.96	\$2.71	\$2.30	\$7.38	\$19.35
Croydon	11/18/16	\$86,144,321.00	\$88,554,821.00	\$3.21	\$2.80	\$2.50	\$7.35	\$15.86
Albany	10/14/16	\$108,890,253.00	\$111,634,553.00	\$1.58	\$1.35	\$2.24	\$7.33	\$12.50
Carroll	11/02/16	\$318,949,259.00	\$322,183,520.00	\$4.41	\$5.01	\$2.33	\$7.23	\$18.98
Holderness	10/26/16	\$674,724,737.00	\$688,031,297.00	\$2.66	\$1.80	\$2.54	\$7.18	\$14.18
Goshen	10/25/16	\$70,258,270.00	\$71,998,938.00	\$9.15	\$2.83	\$2.25	\$7.17	\$21.40
Harrisville	11/14/16	\$187,465,079.00	\$189,568,379.00	\$4.59	\$3.60	\$2.30	\$7.11	\$17.60
Newbury	10/07/16	\$719,590,538.00	\$724,274,038.00	\$3.82	\$2.84	\$2.52	\$6.87	\$16.05
Franconia	10/28/16	\$278,781,710.00	\$284,021,710.00	\$6.00	\$1.84	\$2.37	\$6.85	\$17.06
Nelson	10/31/16	\$119,187,221.00	\$121,803,321.00	\$6.87	\$3.58	\$2.41	\$6.83	\$19.69
Woodstock	11/01/16	\$219,913,140.00	\$223,866,612.00	\$8.88	\$1.81	\$2.43	\$6.77	\$19.89
Meredith	10/21/16	\$1,762,537,045.00	\$1,771,154,645.00	\$5.06	\$1.33	\$2.44	\$6.76	\$15.59

■ Town ■ School

*9 Year Change in School tax rate is 95% increase*

*9 Year change in Town tax rate is minus 9%*



*School tax rate change since last year is a 7.4% increase*

*Town tax rate change since last year is a 1% decrease*

**Why is the School Tax Rate increase so high with a default budget?**

**IT LOOKS LIKE THERE WERE THREE PRIMARY REASONS FOR A 12% INCREASE**

There was a school default budget that had **increases in contractual obligations** including costs like wages and bond costs. This was about a **7.2% increase** over last year.

There was **23% less unspent school money** from the prior year applied to keep this year's taxes down which resulted in an **increase in the rate by about 2%**.

The relative number of Canaan **students increased by 1.6%** that gave the Town a bigger part of the School budget.

**This accounts for about 10.8% of the increase.**



## CANAAN'S SHARE

ONCE THE BUDGET IS APPROVED, THE NEXT STEP IS FIGURE OUT CANAAN'S SHARE OF THE TOTAL BUDGET. IT'S ALL BASED ON KIDS FROM EACH TOWN. THE NUMBERS USED ARE FROM THE PRIOR YEAR. THIS YEAR, CANAAN HAD 40.82% OF THE STUDENTS AND COSTS AND ENFIELD HAD 41.02% OF THE COST.

THAT MEANT THAT THE SCHOOL COST TO CANAAN BEFORE OFFSETS IS \$9,937,543. LAST YEAR IT WAS \$9,164,095. THAT'S AN INCREASE OF 8.4%. THE INCREASE IS IN SPITE OF THE VOTERS TURNING DOWN THE PROPOSED BUDGET.

## STATE AID TO EDUCATION

THE NEXT STEP IS TO APPLY STATE AID TO EDUCATION TO OFFSET PART OF THE COSTS.

	<u>2015-2016</u>	<u>2016-2017</u>	Increase/Decrease
State Aid	\$2,962,514	\$2,960,234	Less than 1% decrease
Part not paid by State Aid	\$6,201,581	\$6,979,268	12.5% Increase

### 3. USE OF STUDENT COUNTS TO APPORTION THE TAX BURDEN

All school costs are split up by the number of students.

Overall the student population is dropping, but the share of Canaan kids is increasing. Just because the kids are fewer overall does not mean costs go down. In fact, district wide, the cost went up by 4.9% even when kids dropped 2.8%.

Student Count for 2015	Student Count for 2016	Drop
1,212	1,178	-3%

The share for each town is not equal

	Student Count for 2015	Student Count for 2016	Drop
Canaan	486.91	480.84	-1.2%
Enfield	507.63	483.20	-4.8%

Difference between Enfield and Canaan is 3.6% - This means Canaan pays more!

NOTE: ADM means average daily memberships of students

#### 2015 TAX RATE COMPUTATION

	ADM - 13-14	As Reported	ADM %
		9/10/2014	
Canaan		486.91	0.4016813
Dorchester		30.65	0.0252850
Enfield		507.63	0.4187744
Grafton		152.64	0.1259219
Orange		34.35	0.0283374
Total		1,212.18	1.0000000

Students

#### 2016 TAX RATE COMPUTATION

	ADM - 14-15	As Reported	ADM %
		3/15/2016	
Canaan		480.84	0.408173
Dorchester		36.18	0.030712
Enfield		483.20	0.410176
Grafton		137.51	0.116729
Orange		40.30	0.034210
Total		1,178.03	1.000000

Per Cent of Total Budget by Town



	ADM - 13-14	As Reported	
		9/10/2014	ADM %
Canaan		486.91	✓ 0.4016813
Dorchester		30.65	✓ 0.0252850
Enfield		507.63	✓ 0.4187744
Grafton		152.64	✓ 0.1259219
Orange		34.35	✓ 0.0283374
Total		1,212.18	1.0000000

	ADM - 14-15	As Reported	
		3/15/2016	ADM %
Canaan		480.84	0.408173
Dorchester		36.18	0.030712
Enfield		483.20	0.410176
Grafton		137.51	0.116729
Orange		40.30	0.034210
Total		1,178.03	1.000000

**Apportionment of Local Taxes:**

	Apportioned	Less State Aid	Local Tax Assessment
Canaan	9,164,095	2,962,514	6,201,581
Dorchester	576,861	338,525	238,336
Enfield	9,554,063	2,068,017	7,486,046
Grafton	2,872,825	868,476	2,004,349
<u>Orange</u>	<u>646,499</u>	<u>279,383</u>	<u>367,116</u>
	<b>22,814,343</b>	<b>6,516,915</b>	<b>16,297,428</b>

**Apportionment of Local Taxes:**

	Apportioned	Less State Aid	RSA 195:14 III (b)	Local Tax Assessment
Canaan	9,937,543	2,960,234	1,959	6,979,268
Dorchester	747,727	376,708	-	371,019
Enfield	9,986,309	1,940,070	-	8,046,239
Grafton	2,841,931	889,255	-	1,952,676
<u>Orange</u>	<u>832,889</u>	<u>290,162</u>	<u>-</u>	<u>542,727</u>
	<b>24,346,399</b>	<b>6,456,429</b>	<b>1,959</b>	<b>17,891,929</b>



## OTHER FACTORS

### 1. INCREASE IN CANAAN'S ASSESSED VALUATIONS (TAX BASE)

This year we went through the state required revaluation of the entire Town. Buildings generally stayed the same but land generally went up. This wasn't true for everyone. Overall, the total tax valuation went up 5.2%. That means the total value we tax on went up 5.2%. Normally, if you are raising the same amount every year, when the value goes up 5%, the tax rate drops 5% to raise the same amount in taxes. This year, because of the school increase, the balance between the property value and the rate did not balance. The need was 12.5%. The new tax base was 5.2% This meant an apparent rate increase of 7.4%. It's still 12.5% more out of our collective pockets.

### 2. SURPLUS

AT THE END OF SOME YEARS, THERE IS MONEY LEFT OVER THAT IS UNSPENT. AT THE TOWN LEVEL, THERE MAY ALSO BE EXTRA UNANTICIPATED INCOME. THIS IS CALLED THE SURPLUS OR UNASSIGNED FUND BALANCE. NOT ALL OF THE SCHOOL'S SURPLUS OR UNASSIGNED FUND BALANCE WAS USED AS MONEY TO OFFSET THE NEXT YEAR'S EXPENSES. THE FOLLOWING NUMBERS SHOW HOW MUCH WAS HELD BACK IN THE SCHOOL ACCOUNT FOR USE ON EXPENSES THAT ARE NOT PART OF THE APPROVED BUDGET. THIS OPTION IS NOT AVAILABLE TO THE TOWN WITHOUT SPECIFIC VOTER APPROVAL. IT ONLY BECAME AVAILABLE TO THE SCHOOL IN 2013 AND USED IN 2014.

Available for use by School to reduce taxes but retained for additional expense beyond the budget.

2015-2016  
\$ 85,287

2016-2017  
\$ 300,000

Prior Year amount retained:	\$0,000	Prior Year amount retained:	85,287
Less Emergency Expenditure approved by DOR:	0	Less Emergency Expenditure approved by DOR:	0
Retained amount available for Current Year:	80,000	Retained amount available for Current Year:	85,287
Your District's calculated 2.5% of Net Assessment amount is:	\$426,430	Your District's calculated 2.5% of Net Assessment amount is:	\$570,359
<small>Retention amount is figured on prior year's net assessment (oppositonment) less grant amount.</small>			
Your budgetary unassigned fund balance from the MS-25 is:	\$1,174,608	Your budgetary unassigned fund balance from the MS-25 is:	\$1,164,445
The amount voted from "surplus" is:	\$125,000	The amount voted from "surplus" is:	\$125,000
The amount used for RSA 32:11 emergency appropriation is:	\$0	The amount used for RSA 32:11 emergency appropriation is:	\$0
The amount you wish to use to reduce taxes:	\$964,221	The amount you wish to use to reduce taxes:	\$739,445
The amount you wish to retain is:	\$85,287	The amount you wish to retain is:	\$300,000
<small>Amount retained cannot be greater than the 2.5% of the net assessment amount listed above.</small>		<small>Amount retained cannot be greater than the 2.5% of the net assessment amount listed above.</small>	

Prior Year amount retained:	50,000
Less Emergency Expenditure approved by DOE:	0
Retained amount available for Current Year:	50,000

Your District's calculated 2.5% of Net Assessment amount is: **\$426,430**

Retention amount is figured on prior year's net assessment (apportionment) less grant amount.

Your **budgetary unassigned fund balance** from the MS-25 is: **\$1,174,508**

The amount **voted** from "surplus" is: **\$125,000**

The amount used for RSA 32:11 **emergency** appropriation is: **\$0**

The amount you wish to use to reduce **taxes**: **\$964,221**

The amount you wish to **retain** is: **\$85,287**

Amount retained cannot be greater than the 2.5% of the net assessment amount listed above.

Prior Year amount retained:	85,287
Less Emergency Expenditure approved by DOE:	0
Retained amount available for Current Year:	85,287

Your District's calculated 2.5% of Net Assessment amount is: **\$570,359**

Your **budgetary unassigned fund balance** from the MS-25 is: **\$1,164,445**

The amount **voted** from "surplus" is: **\$125,000**

The amount used for RSA 32:11 **emergency** appropriation is: **\$0**

The amount you wish to use to reduce **taxes**: **\$739,445**

The amount you wish to **retain** is: **\$300,000**

Amount retained cannot be greater than the 2.5% of the net assessment amount listed above.



## Conclusions:

- **Town tax collection is flat for Town expenditures but the amount raised is up 3.6% to cover the cost of elderly and handicapped exemptions and veterans' credits.**
- **School budget is up about 5% although the budget was defeated.**
- **The 5% increase for the school becomes even greater because less school surplus has been applied to keep the taxes down.**
- **Canaan's share of the school is up still more because we have a relatively larger number of kids.**
- **The taxes needed for the school increased by 12.5%. The rate on your bill is 7.4% higher because overall the property value went up. That makes the rate look better but it's still 12.5% out of our pockets. The revaluation is independently done and required by law in 2016.**
- **Canaan's school tax rate is one of the highest in the State of New Hampshire.**

# Strategies

- Get accountability to Canaan for Canaan votes
- Seek flat budgets for 2-3 years
- Seek CPI increases only for 5 years
- Reduce budget by 10%
- Change Voting Structure
- Change Funding Formula

**MEETING DECEMBER 6 – CANAAN HALL 7 PM**



\$ 1,053,391,942 Local Valuation  
 \$ 1,114,685,073 Equalized Valuation  
  
 \$ 17,891,929 To be Raised Locally

2016

	ADM %	Local Valuation	LV %	1/2 adm - 1/2 LV	Delta	Delta %	Blended	Current
Canaan	0.408173	\$ 7,303,002	\$ 0.320698	\$ 5,737,897	\$ 6,520,449.74	\$ (782,553)	-0.14182	\$ 19.30 \$ 21.62
Dorchester	0.030712	\$ 549,497	\$ 0.036821	\$ 658,800	\$ 604,148.53	\$ 54,652	0.096488	\$ 15.58 \$ 14.17
Enfield	0.410176	\$ 7,338,840	\$ 0.502644	\$ 8,993,270	\$ 8,166,054.95	\$ 827,215	0.087641	\$ 15.42 \$ 13.86
Grafton	0.116729	\$ 2,088,507	\$ 0.109807	\$ 1,964,654	\$ 2,026,580.69	\$ (61,926)	-0.03309	\$ 17.52 \$ 18.06
Orange	0.03421	\$ 612,083	\$ 0.030031	\$ 537,307	\$ 574,695.09	\$ (37,388)	-0.07517	\$ 18.17 \$ 19.35
	1	\$ 17,891,929	\$ 1	\$ 17,891,929	\$ 17,891,929.00	\$ -	0	

# 11/2/2016 Community Market Budget

Commission of 20% Artisans		Café	2nd year	3rd year
		Farm Art 1st year	2400 SF	2400 SF
<b>EXPENSE</b>	Rent	\$ 21,600	\$ 21,600	\$ 21,600
	Heat	\$ 2,700	\$ 2,700	\$ 2,700
	Lights	\$ 1,200	\$ 1,200	\$ 1,200
	Phone Internet	\$ 1,000	\$ 1,000	\$ 1,000
	Occupancy	\$ 26,500	\$ 26,500	\$ 26,500
	Electricity Coolers	\$ 1,200	\$ 1,200	\$ 1,200
	Insurance	\$ 900	\$ 900	\$ 900
	Staff			
	Equipment Loan	\$ 5,119	\$ 5,119	\$ 5,119
	Flat Fee Cashier	\$ 10,000	\$ 10,000	\$ 10,000
<b>Gross Expense</b>				
	Flat Fee	\$ 43,719	\$ 43,719	\$ 43,719
<b>INCOME</b>	Farm Fee Annual Per Farm	\$ 100	\$ 100	\$ 100
	Farm Vendors	16	16	20
	Membership Fee	1,600	1,600	2,000
	10% Commissions (based on \$80,000/\$120K/\$140K - Gross saless - Max is 160k)	8,000	12,000	14,000
	Farm Dollars	\$ 9,600	\$ 13,600	\$ 16,000
	Artisan Fee Annual	\$ 75	\$ 75	\$ 75
	Artisan Vendors	14	14	20
	Membership Fee	1,050	1,050	1,500
	Commission is 20% on \$1000/\$1500/\$3000 each	2,800	5,600	12,000
	Artisan Dollars	\$ 3,850	\$ 6,650	\$ 13,500
	Café Rent	\$ 12,000	\$ 12,000	\$ 12,000
	Merchant Advertising			
	Merchant Fee	\$ 250	\$ 250	\$ 250
	Merchants	10	10	10
	Merchant Revenue	\$ 2,500	\$ 2,500	\$ 2,500
Town (Grants)	\$ 12,000	\$ 12,000		
<b>Gross Revenue</b>				
	Total Revenue	\$ 39,950	\$ 46,750	\$ 44,000
	Without Town	\$ 27,950	\$ 34,750	\$ 44,000
<b>NET with Town</b>		\$ (3,769)	\$ 3,031	
<b>NET without Town</b>		\$ (15,769)	\$ (8,969)	\$ 281



# INTERIOR IDEAS

WEATHERED BARN BOARDS, LIVE EDGE COUNTER, CORRUGATED METAL, BASKETS, BARRELS, VINTAGE/HISTORIC CHARM





# CAFÉ THEMES

- Atmosphere: Rustic, Cozy, Clean, Comfortable, Inspiring, Artistic
- Healthy, fresh, seasonal food made with local ingredients
- Sandwiches, soups, quiches, salads. Simple adaptable menu.
- High quality, nitrate/hormone free deli meats
- Menu items featuring farm ingredients
- A gathering space for community
- Eco friendly standards and highly recyclable to-go containers
- Morning fare, lunch and evening take-home options
- Coffee/bowl of soup punch cards, incentivize return customers
- Box lunch catering
- Coffee, Espresso, teas, smoothies, (farmer grown herbal tea?)
- Fast, friendly, professional service
- Pleasant, lively atmosphere
- Chalkboard signs with calligraphy
  
- Hours:
  - Tue-Fri 7am-6pm (7-9 am drive up only)
  - Saturday 9-5

