

Introduction

Economic development is a critical component of Wilton’s vision for the future. This chapter begins by outlining key findings gathered through both local and regional data analysis as well as public outreach efforts. Wilton residents offered their visions for Wilton’s economy at public forums, (including a town hall-hosted economic development forum) as well as through a web-based survey.

“This was the town I wanted to raise my family in. It was small and friendly with the stores that I needed at the time.”

- Wilton resident (Master Plan Survey)

The chapter highlights desired economic development in Wilton as well as a summary of strengths, opportunities, challenges, and threats related to economic growth in Wilton. The chapter concludes with economic development goals, strategies, and recommendations consistent with the Town of Wilton’s Economic Vision outlined below.

Vision

The Town of Wilton supports a vibrant and diverse small business environment. Downtown Wilton will remain the cultural heart of the community, as well as its chief destination and gathering place, with opportunities for additional development located along the Route 101 corridor. Wilton will welcome new development consistent with the community’s small town and rural character and job opportunities will be available at a diversity of skill levels. Wilton will encourage growth that supports broad community objectives including those in retail, agriculture, education, and hospitality, and projects that preserve historic structures or foster the arts.



Key Findings

- Wilton's population and labor force has remained relatively stable since 2002. However, the population has aged over that time and private jobs located within the community have declined by 12 percent.
- Wilton's employment base has shifted significantly from a primarily goods-producing economy to one that is much more service-oriented over the last 10 years.
- Median incomes closely track the regional averages.
- Approximately one-in-five town residents work in Wilton, however townspeople are much more likely to commute to jobs in communities to the east, including those in Milford, Nashua, Merrimack and Manchester.
- Wilton's historic downtown is widely recognized as a significant economic asset for the community, however there is widespread concern about the vacancy rates of storefronts, and the downtown could benefit from an improved appearance, activity, and marketing effort.
- Although Wilton's pastoral character is prized by residents, the town faces economic headwinds common to many rural communities in the state, including; an aging citizenry, stagnant population growth, out-migration of young adults, and challenges in attracting new industries.
- Wilton residents identified several economic advantages unique to the community, including; destinations like Andy's Playhouse and the Town Hall Theater, the town's private schools, strong local agriculture and rural character, a quaint downtown, absence of fast food restaurants and traffic lights, attractive natural environment and conservation lands, a strategic location on State Route 101, and the town's concentration of artists.
- Wilton residents identified a number of economic challenges unique to the community including a lack of marketing or messaging, a downtown that is bypassed by major state routes, concern that communities to the east siphon away businesses, perception that public schools are substandard, perception of high property taxes, onerous planning/zoning regulations, limited housing options, and a lack of community gathering venues and events.

Population

Over the last several years, Wilton's population has declined slightly, falling by 2 percent (a loss of 76 residents) between 2000 and 2010. The Census 2013 population estimate for Wilton is virtually unchanged from 2010. This is a significant departure from the 1980s and 1990s, when Wilton enjoyed brisk population growth, including increases of 17.2 percent between 1980 and 1990 and of 20 percent between 1990 and 2000.

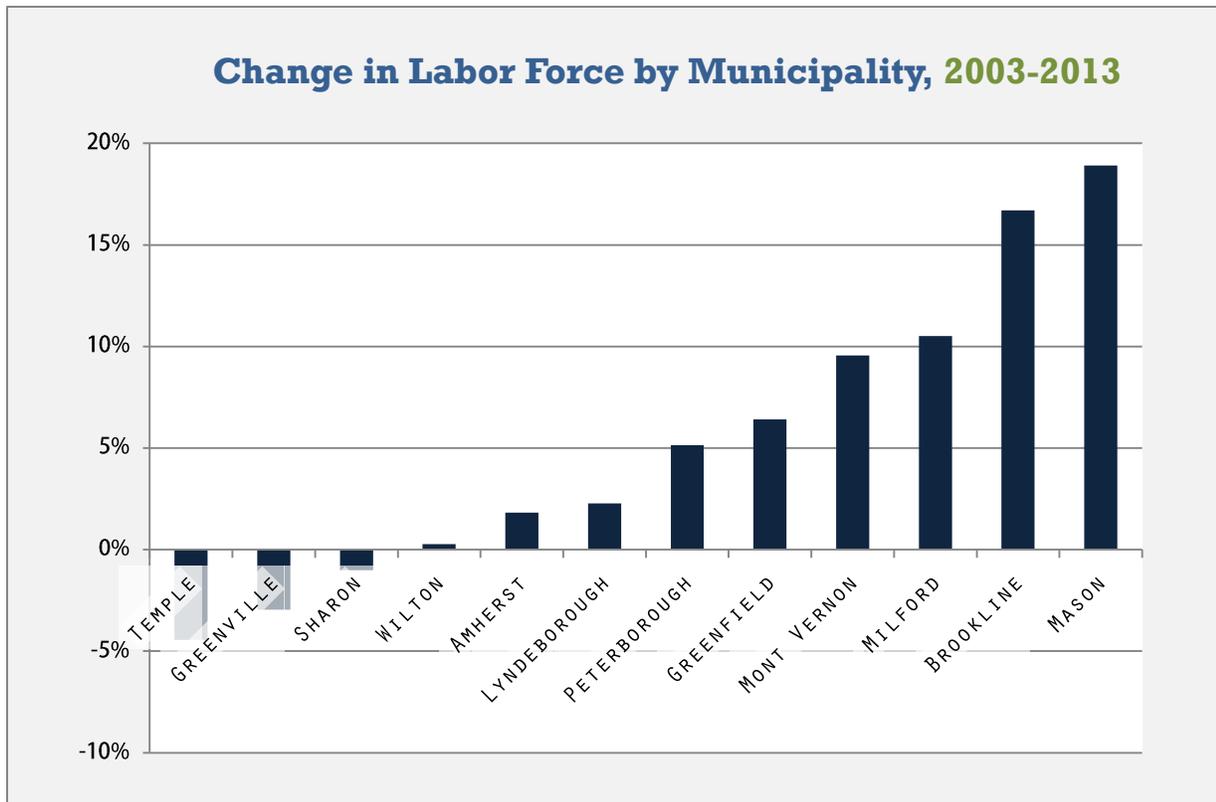
“Our town is a little weird, different, off the level... This character is what is attractive. Wilton is a destination for a special kind of resident, one who is connected to and cares about the small community and its place in the world. This is our advantage if we choose to embrace it.”

- Wilton resident (Master Plan Survey)

A stagnant or declining population imparts clear economic impacts, in part because it translates to fewer customers for town-based small businesses and forces a higher reliance on consumers from surrounding communities. Greenville and Sharon were the only other towns in the surrounding area to record a population decline over the same period.

Additionally, Wilton's population, like much of New Hampshire's, has aged over time. According to the U.S. Census 2009-2013 American Community Survey, Wilton's median age is 44.4. This reflects a statewide trend. Some of Wilton's neighbors are older, including Sharon, with a median age of 52.5, and Peterborough at 49.1. The youngest communities in the surrounding area, though slightly older than the nationwide median age, include New Ipswich at 37.6, Milford at 39.9, and Brookline at 41.9.





Source: Economic and Labor Market Information Bureau, NH Employment Security, 2015

Employment / Labor Force

Wilton’s economy has transitioned from a primarily manufacturing-based employment center to one that is more service-based in nature. This transition has been particularly pronounced over the last 10 years. Between 2004 and 2014, the town lost approximately 314 goods-producing jobs, but gained 168 service-providing jobs. This trend is likely to continue, as several factors have created significant headwinds related to manufacturing employment in New England. These factors include increasing automation in manufacturing processes, the region’s comparatively high electricity costs, and continued offshoring of manufacturing employment to low-cost nations.

Overall, the number of private jobs in Wilton declined by approximately 12 percent falling from 1,220 in 2004 to 1,074 in 2014. This likely reflects the trend of Wilton transitioning into more of a bedroom community, with most residents commuting to other areas for work. It also reflects the increasing geographic concentration or clustering of jobs in the region along the F.E. Everett Turnpike corridor in Nashua and Manchester. Neighboring Milford lost an even higher 15 percent of all private jobs over the same period.

Over the last several years Wilton’s labor force has remained remarkably stable, growing by only six workers between 2003 and 2013 from 2,173 to 2,179. According to NH Employment Security, the labor force includes all persons 16 years of age and over who are employed, or unemployed and actively seeking employment. Those involved in a labor-management dispute are also included. The "civilian labor force" excludes members of the armed forces and the institutionalized population.

“Send middle and high school kids to a larger town for education --A town where they could be offered more opportunities. These two small towns cannot afford to continue to support the HS. It costs too much for too few kids. People cannot afford to live here.”

- Wilton resident (Master Plan Survey)

Wilton’s labor force has remained virtually unchanged even as the town’s population has declined slightly, between 2000 and 2010.

The unemployment rate in May 2015 in Wilton was 3 percent, according to the NH Economic Labor Market Information Bureau, a rate that compares favorably to surrounding communities and the state rate. It also marks a decline from 2013 when the town rate was pegged at 4.7 percent. Among surrounding towns, Greenfield claimed the lowest rate at 2.7 percent and Greenville claimed the highest rate at 5.2 percent. The state rate for the same period was 3.8 percent. Over the last 10 years, Wilton’s unemployment rate has consistently trended below the state average. Approximately 27 percent of Wilton residents work in town. Among those workers, a slight majority (or about 15 percent of all residents), work from home. This marks the highest share of residents who work from home of any community in the Nashua Region (across the entire region, approximately 5 percent of all workers work from home). Most residents commute to towns or cities located to the east of Wilton. Approximately 11 percent of residents commute to workplaces in Massachusetts.

Top Seven Commuting Destinations of Wilton Residents

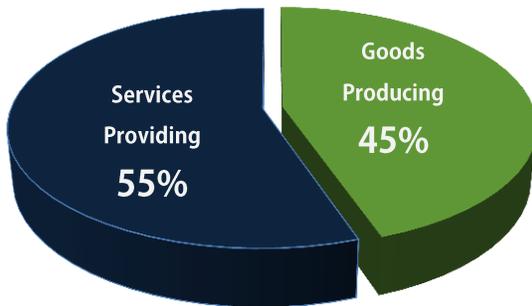
(American Community Survey, 2008-2012)

- 1.) *Wilton (in town commute trips)*
- 2.) *Milford*
- 3.) *Nashua*
- 4.) *Merrimack*
- 5.) *Manchester*
- 6.) *Peterborough*
- 7.) *Bedford*

Wilton Private Employment, 2004



Wilton Private Employment, 2014



The nature of jobs in Wilton has changed markedly in over the last 10 years. Services oriented jobs have jumped from 35 percent of the town’s private employment in 2004 to 55 percent in 2014.

Source: NH Employment Security



Wages/Income

Wilton's median household income of \$68,693 closely tracks the rate in neighboring Milford (at \$68,451). It ranks well above rates in neighboring Temple and Greenville (at \$51,875 and \$53,508), but below the rates in the neighboring communities of Lyndeborough and Mason (at \$85,457 and \$88,750 respectively). The town's median household income is higher than the rate for New Hampshire (at \$64,925), but slightly lower than the median rate for all of Hillsborough County (at \$70,472).

Household incomes are well distributed across all brackets in Wilton. Approximately 28 percent of households earn less than \$35,000, while the same share of households in town earns \$100,000 or more. Household incomes track higher in outlying areas of Wilton relative to the Downtown area. A review of 2010 Census Block data indicates that median household incomes were 24 percent lower in Central Wilton than in outlying rural and residential areas.

Among jobs based within the Town of Wilton, average weekly wages are \$760. Accounting for inflation, that's an increase of approximately 5.5 percent over 2003 levels. Government jobs pay slightly higher than private sector jobs (\$766 vs. \$759), though goods-producing private jobs earned the highest weekly wages at \$860.

Education

According to the 2009-2013 American Community Survey, approximately 28 percent of Wilton residents over the age of 25 have earned at least a bachelor's degree (11 percent have earned a professional or graduate degree). Though that share closely tracks the national average of 28.8 percent, it is below most surrounding communities as well as the New Hampshire share of residents who have earned at least a bachelor's degree at 33.7 percent. Only Greenville exhibits a smaller share of residents with at least a bachelor's degree in the surrounding area (and much lower, at 11.4 percent).

Public input on local education showed many residents were concerned regarding perceptions of the quality of the town's public school system.

Standardized test scores are only one component of educational quality, and according to many experts they are too often overemphasized. However, they do allow for a relatively quick comparison to performance in surrounding communities. In the 2013-2014 school year, 11th graders in Wilton-Lyndeborough Cooperative School scored above the state mean in mathematics, but below in reading and writing. Grade 8 students in the district performed below the state mean in all subjects (see comparisons to neighboring school districts in the appendix of this chapter).

Wilton-Lyndeborough Cooperative School's graduation rate does track below the state average and that of surrounding communities.

Graduation Rate, 2013-2014

		State Rank*
Souhegan Coop.	96.70%	7
Milford	95%	17
Mascenic	94.10%	21
Hollis-Brookline	93.50%	24
Contoocook Valley	93.10%	27
State Average	88.70%	
Wilton-Lyndeborough	82.80%	63

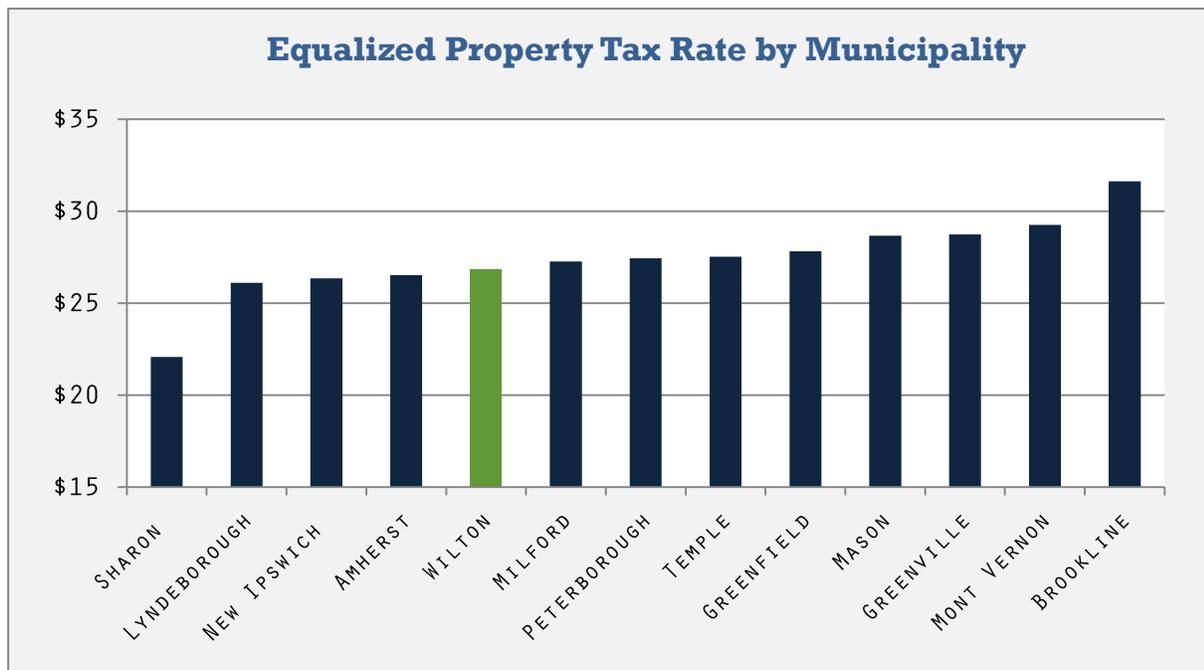
*- There are 77 public high schools in New Hampshire

Source: NH Department of Education

Property Taxes

Wilton property owners paid \$25.80 per \$1,000 of assessed value in 2014. Approximately 86 percent of property taxes go toward town government and school district functions, while 14 percent are allocated to the county and state. In the surrounding region, Wilton’s property tax rate falls toward the lower end. Compared with twelve neighboring communities, Wilton residents have a higher tax rate than four communities and lower than eight communities. When an equalization ratio is applied, Wilton’s standing relative to neighboring communities remains consistent (see related graphs).

As a share of property taxes in Wilton, 69.6 percent of funds are dedicated toward the school district while the remaining 30.4 percent of funds support all other town government functions. This funding

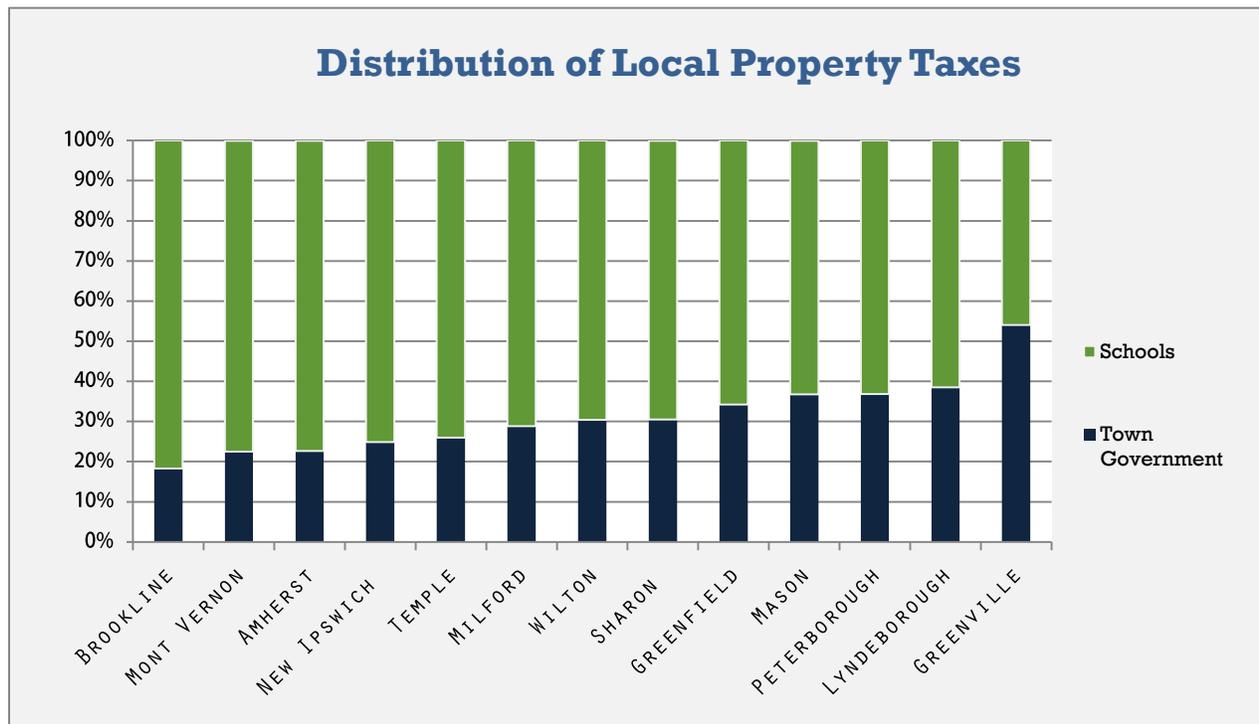


Source: NH Department of Revenue Administration, 2014 Tax Rates

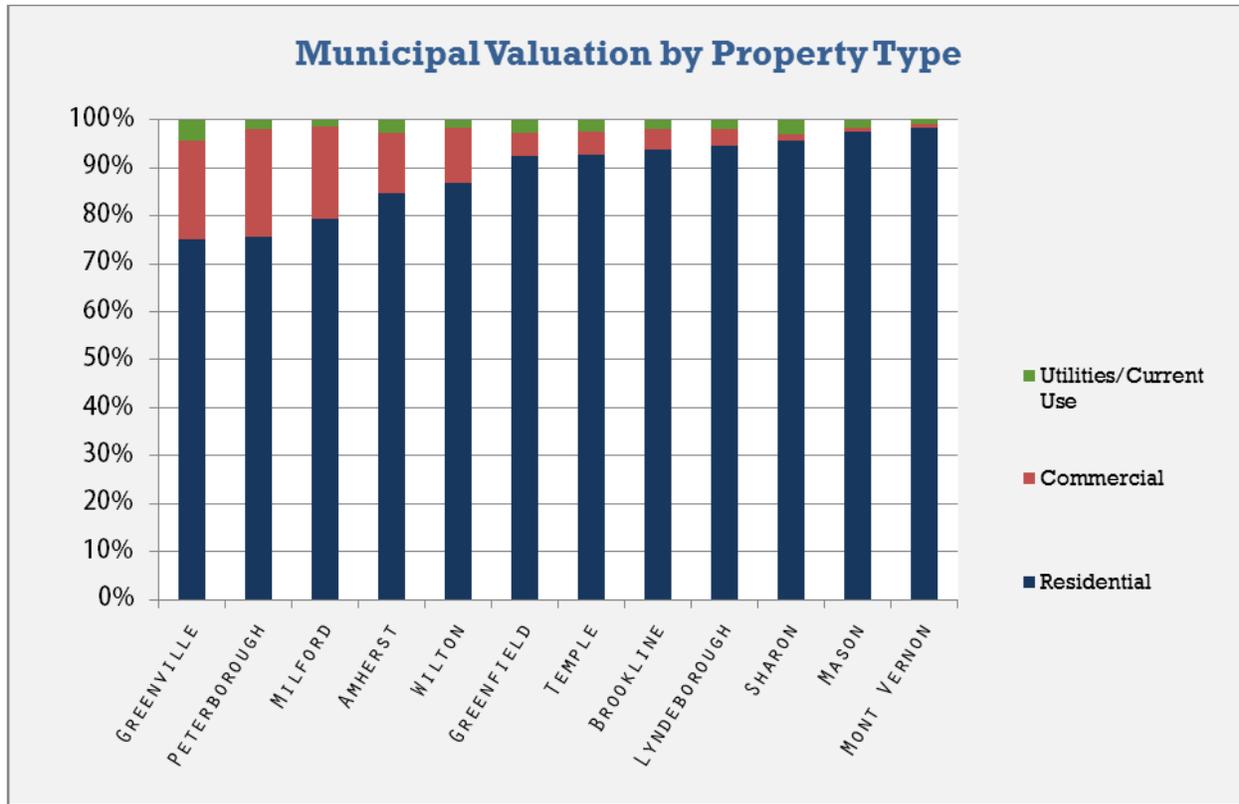
allocation is fairly typical among 12 neighboring communities. In fact, six towns in the area dedicate a greater share of tax revenues to town government than Wilton while six towns contribute a greater share to local school districts. Among nearby communities, the towns of Brookline and Mont Vernon allocate the highest shares of property tax revenues to school district funding, while the towns of Lyndeborough and Greenville spend the most toward town government functions (Greenville is the only town in the area where local town government spending surpasses school district funding).

Wilton relies on residential taxpayers for 87 percent of its property tax receipts; however that share is not unusual among surrounding towns (see Municipal Valuation by Property Type graph on following page). Only Greenville, Peterborough, Milford and Amherst garner a higher share of property taxes from commercial, industrial and utilities/current use sources. Wilton’s equalized valuation (the total value of taxable property in the town) has remained steady since 2010, rising by 0.8 percent over the five-year period, a rate generally consistent with surrounding communities.

During public engagement efforts for this plan, many residents protested that tax rates in Wilton were burdensome. Increased commercial and industrial investment in Wilton, if well planned, would reduce tax burdens on homeowners over time. Absent renewed commercial investment, other strategies exist to help moderate property tax pressures over time, including cost-sharing agreements or shared services with surrounding communities.



Source: NH Department of Revenue Administration, 2014 Tax Rates



Wilton’s downtown features a number of historic mill buildings, many of which might be good candidates for adaptive re-use projects.

Source: NH Department of Revenue Administration, 2014 Tax Rates

Business Centers

Downtown Wilton

Downtown Wilton represents the heart of the town's small business community as well as its largest population center and its most walkable area. Settled around several textile mills powered by the Souhegan River, the downtown area includes several small and independent shops and restaurants located in historic structures dating back to the late nineteenth and early twentieth centuries. The historic Wilton Town Hall Theater and the Riverview Artists Mill, which serve as regional destinations, help anchor the district. Approximately 40 percent of Wilton's households are located within ½ mile of the downtown area.

“We need a vibrant Main Street with access to basic needs so we can keep our dollars local... I would like to see a food coop and/or other opportunities for fresh, local and organic food.”

- Wilton resident (Master Plan Survey)

There is broad agreement that Downtown Wilton, with its historic building stock, riverside location and walkable atmosphere, represents a key economic asset for the community. Many residents describe the area as quaint and eclectic with a classic small town Main Street appearance. However, there is also significant concern that the district has declined, and currently lacks the street activity and amenities of a vibrant town center. Vacancies are conspicuous in certain areas and some structures, lacking investment, have deteriorated in condition over time. Several potential causes for the district's economic decline have been identified by residents, including; a lack of coordinated marketing or branding, a lack of infrastructure investment, the need for a higher population center of gravity, a location bisected by major state routes, and a need for more anchor destinations.

Route 101 Corridor

State Route 101, one of New Hampshire's busiest east-west highways, bisects Wilton and includes many of the town's commercial and industrial lands, largely centered around the Route 101 and Route 31 junction and the stretch of the highway that runs parallel to Intervale Road. There is sufficient vacant land to expand these uses over time.

Route 31 Corridor

Route 31 in Wilton includes some industrial uses, including some mining operations, scattered among the corridor. However, as a whole the route remains largely rural in nature. There is some undeveloped industrial land near in the northern stretch of the corridor near the Lyndeborough border. Additionally there are several tracts that fall within the Office and Research Park Overlay District near the Greenville town line.

Opportunities

As noted earlier in this chapter, Wilton is unique for its number of destinations, including the Riverview Mill Artists, Andy's Summer Theater, the Town Hall Theater, and the High Mowing and Pine Hill Waldorf Schools. Additionally, several unique small businesses, farms and eateries located in Wilton represent destinations in themselves. A large percentage of Wilton's land area remains undeveloped and the town maintains a very strong rural and agricultural character. There are several opportunities to promote tourism surrounding the Downtown and Wilton Center districts as well as the town's agriculture lands and pristine natural areas.

Although Wilton is slightly challenged in attracting large businesses due to the larger communities directly to its east, it does have the advantage of attracting niche businesses and a more robust tourism economy due to existing destinations and unique landscapes.

Wilton already includes a significant number of residents who work from home and recent broadband investments in the community should continue to make those opportunities more attractive.

Challenges

Wilton faces several challenges outlined earlier in this chapter that are shared with many rural communities across the state, including the out-migration of young people, and difficulty in expanding industries and broadening the town tax base.

Wilton borders the Town of Milford to the east, and much of Wilton's population lives near the Milford border (Downtown Wilton is located only ½ mile from the town line). With a population approximately four-times the size of Wilton's and extensive commercial and industrial zoning, many businesses choose to locate in Milford, or municipalities to the east on the Route 101A corridor. Traffic counts and population densities are higher in communities to the east. While this has helped the town avoid sprawl patterns of development noted in areas to the east, it has also deprived the town of a key source of tax revenue.

Goals

I. A Multi-Generational Community

Promote Wilton as an attractive community for all age groups, including young adults and young families, and ensure the town maintains a sustainable labor force. Ensure adequate opportunities for seniors to fully participate in economic opportunities.

- *Continue Wilton's involvement with the Souhegan Valley Rides dial-a-ride bus service.*
- *Consult with surrounding communities to consider feasibility of a regional start-up business incubator or 'makers space' to promote local collaboration and innovation.*
- *Consider hosting more community-wide events to bring residents of all demographic groups together.*



II. A Diverse Tax Base

Broaden Wilton's tax base to reduce burdens on residential property owners. Review cost-savings opportunities related to existing town government and school district practices.

- *Consult surrounding communities regarding cost-sharing opportunities, research feasibility and benefit of providing shared services for certain town government and school district functions.*
- *Form a town economic development advisory committee to make recommendations relating to economic development to the Planning Board and Board of Selectmen.*
- *Continue to address the lengthy development review phase with a streamlined process, improved marketing, and a Guide to Opening a Business in the community.*
- *Invest financial resources in professional economic development services.*

III. A Vibrant, Livable Downtown

Support growth and investment in Downtown Wilton and promote it as the hub of civic, business and social activities in the community. Take steps to improve its appearance and broaden marketing efforts.

- *Undertake a parking study of Downtown Wilton to determine if additional parking may be necessary or where lots are currently under-utilized.*
- *Consider adoption of design guidelines for new construction or redevelopment in Downtown Wilton to ensure a walkable and attractive streetscape.*
- *Consider adoption of provisions of NH RSA 79-E relating to property tax relief incentives to encourage redevelopment of underutilized downtown buildings.*
- *Improve wayfinding signage directing motorists on Route 101 to Downtown Wilton.*
- *Establish a Façade Improvements Program.*
- *Establish a program for street beautification in the downtown and surrounding area.*
- *Partner with the Wilton Main Street Association to better market downtown and Wilton as a destination.*
- *Pursue grant funding to improve downtown.*

IV. A Destination

Market Wilton's existing destinations, promote tourism-based cross partnerships, and review existing regulations, to ensure they support Wilton's rural and agricultural character as well as town goals related to economic development and livability.

- *Consider feasibility of adopting an agri-tourism ordinance to promote rural character and increased economic use of Wilton's farms.*
- *Determine which town department or organization could take the lead on updating the new website to prominently advertise local destinations, events, artists, and businesses.*
- *Collaborate with the Wilton Main Street Association to improve tourism.*
- *Partner with local and regional organizations to draft literature and online content relating to day-trip activities in Wilton and surrounding communities.*
- *Support local efforts to promote a commuter rail connection in Nashua.*
- *Work with the regional planning commission, and snow mobile club to map town trail systems and market the town's recreational opportunities.*

V. An Excellent Home Base

Recognizing that a majority of Wilton residents commute to other communities, Wilton will ensure that the town remains an attractive place to live and commute or telecommute from, and maintain strong ties with surrounding communities and regional partners.

- *Participate in regional transportation discussions to ensure Wilton's voice is represented and that major east-west commuting routes for Wilton residents are free of congestion.*
- *Promote more home-based businesses by creating and marketing a brochure outlining the steps necessary to do so in Wilton.*

- *Foster the rural character and support existing farms. Review land use regulations to ensure that agriculture and associated farm stands are supported.*
- *Continue to promote and market Wilton's access to high speed internet.*

APPENDIX

Employment and Wage Data

INFLATION ADJUSTED ANNUAL INCOME, 2012

- Per capita income = \$36,840
- Median 4-person family income = \$82,721
- Median household income = \$68,693
- Median male earnings (full time, year round workers) = \$51,741
- Median female earnings (full time, year round workers) = \$40,612

Source: American Community Survey 2008-2012

- Percentage of working residents working in community of residence = 27.4%
- Percentage of working residents commuting to another NH community = 61.3%
- Percentage of working residents commuting out-of-state = 11.3%

Source: American Community Survey 2008-2012

LABOR FORCE

Annual Average	2003	2013
Civilian Labor Force	2,173	2,179
Employed	2,088	2,076
Unemployed	85	103
Unemployment Rate	3.9%	4.7%

Source: NH Employment Security, Economic and Labor Market Information Bureau, Community Profiles

EMPLOYMENT AND WAGES -

Annual Average Covered Employment	2003	2013
<i>Goods Producing Industries</i>		
Average Employment	799	532
Average Weekly Wage	\$677	\$866
<i>Services Providing Industries</i>		
Average Employment	440	563
Average Weekly Wage	\$506	\$659
<i>Total Private Industry</i>		
Average Employment	1,240	1,095
Average Weekly Wage	\$616	\$759
<i>Government (Federal, State, and Local)</i>		
Average Employment	502	199
Average Weekly Wage	\$448	\$766
<i>Total, Private plus Government</i>		
Average Employment	1,742	1,294
Average Weekly Wage	\$568	\$760

*Source: NH Employment Security, Economic and
Labor Market Information Bureau, Community Profiles*

<http://www.nhes.nh.gov/elmi/products/cp/profiles-htm/wilton.htm>

Tax Data

PROPERTY TAXES

- 2014 Town Valuation = \$369,750,689
- 2014 Town Tax Rate = 6.79
- 2014 Local School Tax Rate = 15.53
- 2014 State Education Tax Rate = 2.28
- 2014 County Tax Rate = 1.20
- Total Tax Rate = 25.80
- Tax Commitment = \$9,489,302

Source: NH Dept. of Revenue Administration

Largest Businesses in Wilton

LARGEST EMPLOYERS IN WILTON

Business Name	Product/Service	Employees	Established
Label Art, Inc.	Pressure sensitive labels	160	1963
Bur-Bak Machine Corporation	Injection molding	85	1970
Kimball Physics, Inc.	UHV electron	50	1973
General Machine & Foundry	Aluminum castings	30	1969
Souhegan Wood Products	Core plugs, winding cores	20	1940

Source: NH Employment Security, Economic and Labor Market Information Bureau, Community Profiles

Employment and Wage Data*INFLATION ADJUSTED ANNUAL INCOME, 2012*

Municipality	Per Capita Income	Median 4-person Family Income	Median Household Income
Amherst	\$49,086	\$121,858	\$113,260
Brookline	\$37,653	\$112,581	\$102,785
Greenville	\$23,917	\$63,250	\$53,508
Greenfield	\$32,002	\$82,614	\$72,321
Lyndeborough	\$35,637	\$93,611	\$85,457
Mason	\$35,928	\$91,042	\$88,750
Milford	\$32,855	\$82,383	\$68,451
Mont Vernon	\$37,148	\$94,492	\$93,828
New Ipswich	\$34,041	\$93,688	\$85,056
Peterborough	\$38,554	\$88,911	\$59,609
Sharon	\$39,657	\$79,286	\$79,643
Temple	\$28,802	\$61,964	\$51,875
Wilton	\$36,840	\$82,721	\$68,693

Source: American Community Survey 2008-2012

According to the US Census, 2013 per capita income was \$34,390 for Hillsborough County and \$33,134 for the State of NH.

LOCATION OF EMPLOYMENT

Municipality	% of working residents working in community of residence	% of working residents commuting to another NH community	% of working residents commuting out-of-state
Amherst	21%	62.7%	16.3%
Brookline	17.5%	57.8%	24.7%
Greenville	11.9%	70.4%	17.7%
Greenfield	29%	62.6%	8.4%
Lyndeborough	9.3%	79.6%	11.1%
Mason	13.9%	52.9%	33.2%
Milford	26.4%	61.6%	12%
Mont Vernon	14.9%	74.2%	10.9%
New Ipswich	29.1%	46.8%	24.1%
Peterborough	54.2%	40.8%	5%
Sharon	21.6%	68.1%	10.3%
Temple	29.9%	66.5%	3.6%
Wilton	27.4%	61.3%	11.3%

Source: American Community Survey, 2008-2012

ANNUAL AVERAGE LABOR FORCE, 2013

Municipality	Civilian Labor Force	Employed	Unemployed	Unemployment Rate
Amherst	6,109	5,823	286	4.7%
Brookline	2,816	2,665	151	5.4%
Greenville	1,148	1,061	87	7.6%
Greenfield	1,012	968	44	4.3%
Lyndeborough	1,036	985	51	4.9%
Mason	855	811	44	5.1%
Milford	9,332	8,856	476	5.1%
Mont Vernon	1,387	1,327	60	4.3%
New Ipswich	2,467	2,307	160	6.5%
Peterborough	2,942	2,797	145	4.9%
Sharon	194	187	7	3.6%
Temple	730	686	44	6%
Wilton	2,179	2,076	103	4.7%

Source: NH Employment Security, Economic and Labor Market Information Bureau, Community Profiles

EMPLOYMENT AND WAGES, 2013

Municipality	Goods Producing Industries		Service Providing Industries		Government (Local, State, Federal)	
	Average Employment	Average Weekly Wage	Average Employment	Average Weekly Wage	Average Employment	Average Weekly Wage
Amherst	812	\$1,069	2,824	\$757	588	\$951
Brookline	147	\$1,097	239	\$919	194	\$650
Greenville	n/a	n/a	n/a	n/a	42	\$559
Greenfield	n/a	n/a	n/a	n/a	37	\$582
Lyndeborough	25	\$1,552	53	\$1,072	27	\$437
Mason	21	\$670	105	\$444	43	\$589
Milford	1,853	\$1,054	3,522	\$641	735	\$817
Mont Vernon	19	\$496	46	\$1,431	69	\$615
New Ipswich	579	\$970	225	\$712	224	\$755
Peterborough	895	\$977	3,187	\$788	603	\$864
Sharon	6	\$1,458	12	\$592	0	\$0
Temple	25	\$746	79	\$476	14	\$634
Wilton	532	\$866	563	\$659	199	\$766

Source: NH Employment Security, Economic and Labor Market Information Bureau, Community Profiles

Property Tax Data*PROPERTY TAXES, 2014*

Municipality	Town Valuation	Town Tax Rate	Local School Tax Rate	State Education Tax Rate	County Tax Rate	Total Tax Rate	Tax Commitment
Amherst	\$1,572,808,150	5.20	17.74	2.49	1.23	26.66	\$41,536,403
Brookline	\$499,992,287	5.32	23.75	2.53	1.25	32.85	\$16,319,374
Greenville	\$97,723,710	12.20	10.39	2.29	1.23	26.11	\$2,491,334
Greenfield	\$136,117,692	7.73	14.87	2.77	1.26	26.63	\$3,596,834
Lyndeborough	\$168,664,550	8.45	13.48	2.27	1.13	25.33	\$4,247,520
Mason	\$162,581,917	7.55	12.99	2.21	1.06	23.81	\$3,828,539
Milford	\$1,283,934,378	6.83	16.85	2.40	1.22	27.30	\$34,838,790
Mont Vernon	\$247,400,246	5.37	18.53	2.34	1.21	27.45	\$6,735,102
New Ipswich	\$371,409,433	6.00	18.15	2.38	1.19	27.72	\$10,161,271
Peterborough	\$590,394,096	9.80	16.80	2.62	1.34	30.56	\$17,874,912
Sharon	\$50,059,629	4.99	11.38	2.57	1.21	20.15	\$1,005,036
Temple	\$139,749,959	5.70	16.27	2.44	1.20	25.61	\$3,565,344
Wilton	\$369,750,689	6.79	15.53	2.28	1.20	25.80	\$9,489,302

Source: NH Dept. of Revenue Administration

**New England Common Assessment
Program (NECAP) Mean Scaled
Score by Grade/District**
2012-2013 School Year

Grade 11

Reading

1	Hollis-Brookline Milford Souhegan Coop.	1150
2	Mascenic	1149
	<i>State Mean</i>	1148
3	Wilton/Lyndeborough	1147
4	Contoocook Valley	1146

Mathematics

1	Hollis-Brookline	1139
	Milford	1137
2	Souhegan Coop. Wilton-Lyndeborough	
3	<i>State Mean</i>	1136
	Mascenic	1136
4	Contoocook Valley	1135

Writing

1	Hollis-Brookline	7.5
2	Souhegan Coop.	7.2
3	<i>State Mean</i>	6.8
	Milford	6.8
	Contoocook Valley	6.7
4	Mascenic	
5	Wilton-Lyndeborough	6.5

**New England Common Assessment
Program (NECAP) Mean Scaled
Score by Grade/District**
2012-2013 School Year

Grade 8

Reading

1	Amherst Boynton	854
2	Hollis-Brookline	853
3	South Meadow	852
4	Milford	851
	<i>State Mean</i>	850
5	Wilton-Lyndeborough	844

Mathematics

1	Hollis-Brookline	848
2	Amherst Milford South Meadow	845
	<i>State Mean</i>	843
3	Boynton	843
4	Wilton-Lyndeborough	841

Writing

1	Boynton	845
2	Hollis-Brookline	844
3	Amherst	842
	<i>State Mean</i>	841
4	Milford South Meadow	841
5	Wilton-Lyndeborough	838

Source: NH Dept. of Education