



TOWN OF WINDHAM, NEW HAMPSHIRE

OFFICE OF THE BOARD OF SELECTMEN/TOWN ADMINISTRATOR
3 NORTH LOWELL ROAD, WINDHAM, NEW HAMPSHIRE 03087

Press Release - For Immediate Release

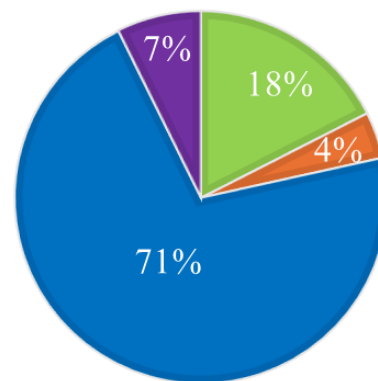
For Additional Information Contact:
Michael Branley, Town Administrator
603-432-7732
townadmin@windhamnh.gov
November 20, 2025

Town of Windham 2025 Tax Rate Set at \$14.15 / \$1,000

At their regular meeting on November 10th, the Windham Board of Selectmen voted to have the Department of Revenue Administration set the 2025 tax rate at \$14.15 per \$1,000 of assessed value. Tax information is now available on the Town's [online tax kiosk](#), where taxpayers can view tax bills and make payments online (processing fees apply). Tax bills will be mailed on November 21 and due on Monday, December 22.

2025 WINDHAM TAX RATE

■ Town ■ County ■ Local School ■ State School



Windham completed a full reassessment in 2025, which is the process every five years where property assessments are brought to market value. Based on recent sales and improvements, property values increased significantly. The Town's overall property assessment increased 67.3%, with individual properties varying. The increase in assessed values, which results in a decrease in the tax rate, makes comparing the 2024 and 2025 tax rates difficult. It is important to note that a reassessment does not increase the total amount of taxes raised, but determines each property's individual assessment and tax bill.

	2025 value	Increase % from 2024
Current use land	\$80,354	46.3%
Residential land	\$1,752,786,000	68.6%
Residential buildings	\$3,292,598,300	71.0%
Commercial/industrial land	\$122,968,200	31.1%
Commercial/industrial buildings	\$149,478,412	33.2%
Total taxable value	\$5,335,751,566	67.3%

	2025 Rate	Increase %	2025 Tax Effort	Increase %
Town	\$2.48	-35.4%	\$13,230,453.00	8.2%
County	\$0.57	-36.1%	\$3,031,570.00	6.9%
Local School	\$10.07	-37.6%	\$53,720,417.00	4.5%
State School	\$1.03	-42.1%	\$5,461,276.00	-3.1%
Total	\$14.15	-37.5%	\$75,443,716.00	4.6%

The tax rate is broken down into four parts and while the full bill is paid to the Windham Tax Collector, the Town only has an impact on the Town portion:

- Town – Tax effort increase of 8.2%. The Town portion funds the Town of Windham's general operations and capital projects, as recommended by the Board of Selectmen and approved by the voters through the annual Town Meeting process. The Town's total tax effort was projected to increase 14.7% based on the warrant articles approved by the voters at the March Town Meeting, however when setting the tax rate the Board of Selectmen used the undesignated fund balance to lower the Town portion of tax rate to an 8.2% increase. The Board of Selectmen can only impact the Town portion of the rate.
- County – Tax effort increase of 6.9%. This portion funds Windham's share of the County of Rockingham, which operates the nursing home, sheriff, corrections, and other County operations, with the budget recommended by the County Commissioners and approved by the County Delegation.
- Local School – Tax effort increase of 4.5%. This portion funds the Windham School District, with the budget and funding articles recommended by the School Board and approved by the District's voters through the annual District Meeting process.
- State School – Tax effort decrease of 3.1%. This is a portion of education tax rate that goes to fund the school system, but is set by the State of New Hampshire.
- Properties located in the following village districts have an additional precinct tax above the overall tax rate for 2025: Breezy Gale + \$1.04 and Moeckel Pond + \$0.31.

Taxpayers with tax payment questions should contact the Tax Collector's office (rrobertson@windhamnh.gov or 603-432-7731) and taxpayers with property assessment questions should contact Assessing Administrative Assistant Louise Brown (lbrown@windhamnh.gov or 603-434-7530 option #4).