

From: [Martin,Brent](#)
To: [Morelli,Scott](#); [Selberg,Philip](#); [Skelton,Barbara](#); [Rosenbach,Julie](#); [Coughlin,Karl](#); [Dee,Shara](#); [Ertzner,Kristina](#)
Cc: [Sanborn,Ellen](#); [Weeks,Brad](#); [Nevajda,Milan](#)
Subject: RE: Prep for Feb 13 Coastal Resiliency Workshop/Fishing Shacks, Etc.
Date: Tuesday, January 30, 2024 3:05:19 PM

Public and Private Property Repair

4. One thing I think people on the waterfront are going to be interested in knowing is how the flooding and future sea level rise will impact their valuation by the city. We'll want you to be prepared for that question.

When flooding occurs, sea levels rise, or other similar influences impact overall market values of similarly situated properties, we will be looking to make adjustments where supported by the market as it becomes apparent it is influencing the market values.

If inflation and market values continue to increase along with buyers while inventory stays tight, however, the extent of the adverse impacts may seem less pronounced unless immediate impacts happen, such as permanent flooding of a site, the inability to repair or rebuild in whole or in part, etc. If a property has been severely impacted as of April 1st, then please let the Assessing Office know about this contemporaneously to April 1st.

As I was visiting family in Hampton Beach, NH, after the most recent storm, it made me wonder whether (or when) perpetually superior premium waterfront properties may someday become inferior to the equivalent water [view](#) properties that have less exposure to the elements. The now-retreated waterline damage to the garage doors, masonry work, and balcony supports showed what just two days of exposure can do to a property directly impacted, whereas, across the street, they simply weathered the view.

When is the next time? Will it be next month or a decade from now? In either case, does the water subside in a couple days or does it not retreat so quickly?

These influences and concerns may impact a valuation either immediately with damage, destruction, or devastation, or over time as site orientation, the environment, regulations, sales and the market dictate. The demand has currently not hesitated where properties are occasionally impacted, even when severe. Based on sale prices and the low numbers of days on market for fairly priced listings, demand remains high for waterfront or water-influenced locations.

As, if, or when it becomes fair and equitable to reduce valuations of water-influenced properties, due to either off- or on-site impacts, like any type of property, the Assessing Office would consider making adjustments where supported by market data.

Thanks,

Brent