



2025 Town Property Tax Revaluation FAQs

1. What is a property tax revaluation?

A property tax revaluation is a periodic process where the town reassesses the value of all properties to ensure fair and equitable taxation based on current market values.

2. Why is the town conducting a revaluation?

Revaluations are done to maintain fairness in the tax system by ensuring that properties are assessed based on their true market value. This helps distribute the tax burden more equitably.

3. How often is a revaluation conducted?

By law (RSA 75:8-a), a municipality must perform a valuation every 5-years for all properties in the municipality's boundaries.

4. Will my property taxes go up because of the revaluation?

Not necessarily. While some property assessments may increase, others may decrease or stay the same. The revaluation adjusts property values but does not directly set tax rates.

5. How is my property value determined?

Assessors analyze recent property sales, market trends, and various property characteristics (e.g., size, location, condition, improvements) to determine value.

6. What if I disagree with my new property assessment?

You can request an informal review with the assessor or file a formal appeal if you believe your assessment is incorrect. The town will provide specific instructions on how to appeal.

7. When will I receive my new assessment?

Property owners typically receive a notice by mail with their updated assessment. The town will announce the timeline for mailing notices.

8. Can I see how my property was assessed?

Yes, assessment records are available to the public. You may contact the town assessor's office or check the town's website.

9. Will I be notified of changes in my property assessment?

Yes, property owners receive an official notice with their new assessed value and information on how to appeal.

10. Who conducts the revaluation?

Revaluations are performed by Commerford, Nieder Perkins, LLC, an independent professional appraisal firm who has been contracted by the town.

11. How does a revaluation affect tax rates?

The town adjusts the tax rate based on the total assessed value of all properties. If the total assessment base increases, the tax rate may decrease to maintain the necessary revenue.

12. Does revaluation mean the town is collecting more taxes?

No. The purpose of revaluation is to distribute taxes fairly, not to increase revenue. The total tax levy is determined by the town budget.

13. How can I get more information?

Visit the town's website, contact the assessor's office, or attend public meetings about the revaluation process.