



Tentative Outline of Upcoming Work for Townwide Reassessment/Update of Values

(While we will do our best to adhere to the following outline, there may be some fluctuations in the schedule.)

Phase I & Phase II (Spring/Summer)

Involves visiting and verifying property information of all properties that have sold over the last two years. Commerford, Nieder & Perkins (CNP), the Town's contracted assessing firm, will begin the process of analyzing the sales, using all fair market sales to determine and set new property values.

Phase III & Phase IV (Summer/Early Fall)

CNP will do a final review of all preliminary values and once complete, a notice of these preliminary values and informal hearing dates will be mailed to each property owner. During these hearings, property owners will have an opportunity to discuss questions concerning the revaluation process, assessed values, or their property data with an assessor. Upon the completion of all hearings, assessed values will be finalized and the MS-1 Report of Value completed and submitted to the State after the Board of Selectmen sign s for the tax setting.

Phase V (late Fall)

Tax rate set, warrant to the Tax Collector submitted and tax bills mailed on newly established values.

Other important dates:

March 2, 2026 Deadline to file with the Town for abatement on the 2025 established values. Submitted to Town in person or via mail so long as postmarked by March 2, 2026, (March 1st is a Sunday)

September 1, 2026 Deadline to file with the Board of Tax and Land Appeals OR Superior Court if aggrieved of value following properly filed local level abatement request. Taxpayers can file to either venue, **but not both** even if they received an abatement but are still not satisfied or if they were denied abatement.