



Assessing News Release – November, 2006  
By Rex Norman, Town Assessor

**\*\* PRESS RELEASE \*\***

Windham's revaluation is complete. 2006 property assessments are available in the Assessing Office, on the Town Web site: [WindhamNewHampshire.com](http://WindhamNewHampshire.com) and at the Library. Residents are encouraged to stop by the Assessing office or the Library to obtain a copy of their Property Record Card. This card contains the data collected during the site inspection and used in the valuation of your property. The new assessments are based on Market Value of each property as of April 1st 2006. Any improvements made to properties after that date will be valued as completed next year.

Over the past month we have conducted informal hearings to discuss specific issues with residents. Some information resulted in changes to entire neighborhoods. Value adjustments made as a result of the hearings will be noted on the December tax bills. Residents who have identified errors after this preliminary review period will have the abatement process to address their concerns. Re-inspections may be arranged to verify and correct the data. Under NH law, abatements can only be accepted after the tax bills are mailed and must be received before March 1, 2007.

As of press time, we do not have the new tax rate from the Department of Revenue. However, based on the approved budget, we are estimating the 2006 rate to be approximately \$16.00 per \$1,000. While this rate is lower than 2005's \$19.46, individuals should anticipate an increase on their December bill. The average increase is estimated at \$800-\$1,000 for a \$400,000 home.

I would like to thank the residents of Windham for their support and cooperation in this project. Valuable input has been given by residents, local realtors, and appraisers. Your assistance made it possible to correct errors, update records, and insure fair and proportionate assessed values across the town. Our office is also indebted to the Library for providing space and equipment for additional public access to the assessing database. Residents can now review assessment info and print property record cards at the Library.

We invite residents to contact our office at 434-7530 with questions, concerns or to review the data collected. Assessing Office hours are Monday-Friday, 8AM to 4PM.