



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

**\*\* REVALUATION NEWS \*\***

The inspection and revaluation has been completed. Preliminary 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 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. Errors noted on this record should be brought to our attention as soon as possible. Re-inspections may be arranged to verify and correct the data.

Over the past two weeks we have conducted informal hearings to discuss specific issues with residents. Value adjustments made as a result of the hearings will be noted on the December tax bills. Residents who identify errors after this preliminary review period is over will have the abatement process to address their concerns. Under NH law, abatements can be accepted up to March 1, 2007.

Residents are naturally concerned with the impact the new assessment will have on their tax bill. The new tax rate will be computed the end of October. However, based on the approved budget, we are estimating a rate approximately \$16.00 per \$1,000. While this rate is lower than 2005's \$19.46, individuals should anticipate an increase on their December bills. The average increase is estimated at \$800-\$1,000 for a \$400,000 home.

The elderly and other residents receiving exemptions will see a lower benefit this year. With the revaluation, the tax rate goes down; however the amount saved through exemptions goes down as well. We addressed this scenario in 2005 and the town voted to increase the exemption levels but did not support the revaluation that year. Those receiving exemptions benefited, but will suffer this year. Anyone concerned about their ability to pay taxes may contact our office.

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.

***Procedure and Questionnaire for the Assessment Hearing***

- I. Obtain a copy of your Property Record Card. This record contains all data collected and used in your valuation. You may get a copy of this card at the Assessing Office. We are unable to Fax or email property cards. Review the information carefully and list specific questions or corrections you have.
- II. Review and answer the following questions: 1. Is your lot size (acreage) correct? \_\_\_\_\_ (yes/ if no – bring evidence) 2. Is the total living area correct? (Identify any discrepancy, unfinished areas?) 3. Is the interior layout described correctly? (i.e. room count, # of bedrooms, bathrooms, finished attic or unfinished basement?) 4. Are the extra features/outbuildings counted correctly? (i.e. fireplaces, wet bars, accessory kitchens, garages, sheds, in-ground pools, etc...)
- III. Call for appointment: Office 434-7530 - Monday-Friday, 8AM to 4PM.
- IV. Please bring all supporting documentation to the hearing.