

2015 WILMOT REVALUATION YEAR

Town of Wilmot – 2015 Revaluation Process Steps

Step	Approximate Timing	Explanation
Field Review	Late April and Early May This is a two week step. (the timing and duration depends on weather/mud season)	The Town's Assessing contractor will travel every road and look at every property in Wilmot.
Data Entry	Immediately Following Field Review This is a one week step.	The Assessing contractor will enter all the Field Review Data into the Town's assessing database.
Analysis	Immediately Following Data Entry This is a one to two week step.	The Assessor will analyze the data entered into the system, how it impacts Wilmot's assessments and determine whether any adjustments need to be made.
Notices	This follows the Analysis Step and is typically 3 weeks after the completion of the Field Review. The Assessor tries to mail the notices before the first tax bill goes out in late May.	The Assessing contractor sends out notices for the Town to all property owners in Wilmot. The notice states the revised property assessment resulting from the Field Review, provides a website to review property information and specifies a window of time for residents to call and make an appointment with the Assessor to review their revised property assessment (a special phone number will be provided for making appointments).
Appointment	As outlined in the Notices Step above.	The Assessor will have an informal hearing with any property owner who has made an appointment to review their revised assessment.
Finalize Values	Summer into Fall The final values will be determined before the second property tax bill is issued in November.	The Assessing contractor will finalize property values and make any adjustments that may come out of the appointments.

Important Notes

Throughout the 2015 revaluation process there will be assessors from Avitar & Associates as well as from the State of NH Department of Revenue Administration visiting properties throughout the Town of Wilmot. Every Avitar and State employee will be in a **marked vehicle** and will wear an **ID badge** identifying them. ***If someone comes to your house in an unmarked vehicle and/or does not have an identification badge and says they are there to assess your property, please do not allow them into your home and call the police immediately and then call the Town Offices at 526-4802.***

Residents do not have direct access to the Town's assessor. All questions with regard to property assessments should be directed to the local assessing office (the Board of Selectmen's Office) at 526-4802.

You **MUST** have an appointment in order to meet with the assessor – no walk-ins will be taken. Please watch for the letter as outlined above and follow the instructions for making an appointment.

Revaluation FAQs

What is a revaluation?

A revaluation is an update of all assessments in the town conducted under the direction of the Town's assessor.

Who is the Town's assessor and what do they do?

Avitar & Associates of New England is Wilmot's contracted assessor. It is their duty to discover, list and value all taxable real property in the town, in a uniform and equitable manner. The assessor is not involved in the collection of property taxes.

Why does the Town have a revaluation?

The NH Constitution (Part 2 Article 6) **requires** that each municipality takes value anew every 5 years. Property assessments are closely monitored by the State of New Hampshire Department of Revenue Administration. The state requires that the town's properties be assessed within 10% of market value on the 5th year (the year of the revaluation), which is the purpose of the revaluation

Is the State involved in the process?

Yes. The NH Department of Revenue Administration closely monitors each and every step in the revaluation process and also verifies a cross-section of the data collected and entered by the Town's assessor. The State also verifies credits and exemptions, such as Veteran's, Charitable, Elderly, etc.

The assessor was just at my house last year and now they are back, why?

Wilmot uses a cyclical revaluation process which involves the assessor verifying data for 25% of the properties in Town for each of four years running and in the fifth year a town-wide revaluation. In addition to the normal property data verification visits during the four years leading up to a revaluation year, the Town's assessor will visit any property which has been issued a building permit or was under construction from a prior year until the construction is complete. During a revaluation year, the assessor also visits properties to verify sales data.

Will all property values change?

Most likely, yes. However, not all property values will change at the same percentage. Market value will have changed more for some neighborhoods and property types than for others. Some neighborhoods and property types may have increased in value, while others may have remained the same. One purpose of a revaluation is to make sure that the assessed values reflect the changes that have occurred since the last revaluation.

How can my assessment change when I haven't done anything to my property?

As property values change in the marketplace, those changes must be reflected on the assessment card. Beyond the things an individual property owner does to improve the value of their property, factors such as development in the surrounding neighborhood and re-zoning can affect property values. General economic conditions such as interest rates, inflation rate, and changes in the tax laws may also influence the value of real estate.

How do I know what my new assessment is?

As required by the NH Department of Revenue Administration Administrative Rules, all property owners will be notified of their new assessment (check the 'Notice' section on the schedule above). The Town of Wilmot will be sending out letters, which will include instructions on how to set up an appointment to discuss your new assessment.

What if I don't agree with my assessment?

Schedule an informal hearing appointment as outlined in the notice you receive. During this informal session you can learn how your assessment was made, what factors were considered, and what type records there are on your property.

What if after the informal hearing I still don't agree with the assessment?

If any property owner believes their assessment is incorrect and wishes to file for an abatement, they shall first appeal to the local assessing officials in writing (the Board of Selectmen), by March 1, following the final notice of tax. Abatement forms can be found on the Town website.