



Town of Boscawen

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TO: Property Owner of Boscawen
FROM: Board of Selectmen
DATE: April 9, 2018
SUBJECT: 2018 Assessing Information Update

For tax year 2018, all property values will be updated to market value as of April 1, 2018. With the real estate market fluctuating over the past few years, many property owners may see values increase; however, some may see them decrease. Just because some values increase or decrease, DOES NOT NECESSARILY mean that your taxes will increase or decrease.

Taxes are based on the combined budgets for the Town, school and county. The tax rate is determined by taking those budgets divided by the overall value of the Town to arrive at a tax rate to “pay the bills”. Unfortunately, there is no way to determine the impact of the update until after the values are finalized and until after the NH Department of Revenue Administration (DRA) calculates the total amount of money needed to “pay the bills”. That process takes place in the fall, usually in October, with the Town’s tax rate the end result.

Enough about taxes, let’s get back to the update. As part of this process, Avitar assessing staff members have visited every property to verify that the physical data is accurate. This is especially important for the sale properties as they become the basis for the new values. Notices with the new preliminary values have now gone into the mail to every property owner. That notice includes a phone number that you can call to arrange to meet with an Avitar representative to discuss your assessment, should you have any questions. Also include in the notice are instructions to access the on-line database and review the information about your property and every other property in Boscawen, including the sale properties that were used to help establish the new values.

As part of this process, the DRA has some oversight responsibilities, which includes visiting a sampling of those properties to verify data accuracy, and monitoring the hearing process. Once the update has been completed, Avitar will deliver to the Town a manual which describes the process in detail. The DRA will also review that manual for compliance with applicable state law.

If, at the end of the process, you have any further questions or concerns, they should be addressed through the abatement process once you have received your tax bill in the fall.