

## **2019 Property Revaluation Coming Soon**

The Assessor's office has been very busy working on the property revaluation which is constitutionally required every five years. We expect to have results closer to the end of August and will notify all property owners of their new values, where to find information supporting the new assessments and how to meet with town staff to discuss your concerns and get questions answered.

We generally use sales that have occurred in the last two years as a basis for establishing the new assessments. Trends and factors are developed from those sales and then applied to non-sale property. So yes, sales in your neighborhood or like properties have a bearing on what your new assessment might be. Sales of different types of property do not always track at the same rate so assessments may change (up or down) at a different rate. Where there is limited data on certain types of property, we may extend the two-year timeframe to include more data to ascertain appropriate adjustments.

The Staff consists of myself who has over 35 years of experience performing revaluations, Kris McAllister who has 20 years and Cary Lagace with 15 years. We have preformed the last 3 mandated revaluations in New London so we are very familiar with the Real Estate market here.

As has been written about before, we will be using a new assessment software platform this time called Avitar. This is a New Hampshire based company with over 100 installs around the state. We are confident the combination of our experience and skills and this software package, the values will be credible. As with anything, there will be some mistakes with such a large undertaking, so we encourage folks to review their assessment card(s) along with the on-line information.

As previously mentioned in earlier Municipal Matters articles was the fact that we have new map numbers for tax parcels. The old and new numbers will be listed on the property card along with an index to cross reference old to new map numbers.

Thank You for Reading!

Normand G. Bernaiche CNHA  
Chief Assessor, New London