



TOWN OF NEW LONDON, NEW HAMPSHIRE

375 MAIN STREET • NEW LONDON, NH 03257 • 603-526-4821 • WWW.NL-NH.COM

MANY MOVING PARTS IN THE ASSESSOR'S OFFICE THIS YEAR

The purpose of this notice is to keep taxpayer's informed and up to date on current happenings in the Assessor's Office this year.

As most of you hopefully know we have completed a tax mapping project which lasted over 2 ½ years. Anyone who had an assessment change over \$1,000 was notified by mail in February with the opportunity to discuss those changes. All pertinent information concerning the map updates was published on the Town's website prominently placed on the front page. We encourage you to review the information if you have any questions as to how it might have affected you.

As part of the tax map update, your map number is most likely changing. An index is published showing both the new and old numbers for you to cross reference. This does not require anyone to update or change their deed in any way. We will record the new and old numbers at the registry for reference. We also send a copy of the tax maps to the Registry for recording and reference.

Next, we have new construction and permitting which we always complete in the spring in time for the May billing due July 1. Any work that was done to your property which we are required to inventory by law will be reflected on that bill. This is the normal course of business on an annual basis.

Continuing on, we are required by law to "value anew" once in every five years. Our last cycle was in 2014 so, 2019 is the year for all new values based on current market conditions. We generally perform a 2-year look back of sales to establish the parameters or benchmarks for the new values. In some cases, we might look a little further back where there is lack of ample sampling of certain types of property. These new values will be established in August and all property owners will be notified of their new value and will have the opportunity to discuss these new values with our office before the final values are submitted to the Selectboard for final approval and tax rate setting.

Lastly, these new values will be established using a new software system called "Avitar". Avitar is a New Hampshire based software company with installs in some 150 communities in New Hampshire. What this means is the property assessment cards or tax cards will look different but will still have all the pertinent information about your property. As always, our door is always open so feel free to ask if you have questions.