

# NOTICE

## Chesterfield, NH- 2018 Valuation Update

This notice is to inform all property owners in Chesterfield NH of an upcoming Property Re-Valuation for the 2018 tax year.

The Town has contracted the assessing firm of M&N Assessing Services, LLC, of Westmoreland, NH, to do the Re-Valuation work.

M&N Assessing will have employees verifying property information in Chesterfield throughout the 2017 calendar year. This will include exterior measurement of your home and outbuildings. Maintaining the quality of the Town information will help to ensure equitable property assessments for all.

M&N Assessing employees will have proper identification on both their person and marked on their vehicle. If you are not home, they will verify exterior information only and leave a door-hangar informing you of their visit. You will be contacted by letter early 2018 to schedule an interior appointment if we miss you this year.

For tax year 2018, all property values will be updated to market value for tax purposes as of April 1, 2017.

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". Whether property values increase or decrease, the tax rate typically offsets the difference either way.

Your new values will be calculated as of April 1<sup>st</sup> but will not be implemented until the final notice of tax or what is commonly referred to as the December tax bill. Your first tax bill used your prior year's assessment (unless you had altered your property recently. For example: a new addition, new shed, finished basement etc.) and ½ of last year's tax rate, as is required by State Law.

During the update process in 2018, the Assessing Supervisor does drive the entire Town parcel by parcel, comparing Town records to what is seen in the field. This may appear to the taxpayer as a "drive-by appraisal", but it's actually the final phase of our review process. We collected data earlier in the project and entered it into the Town's assessing database.

You will receive a letter containing notice of new value. This letter will include contact instructions should you wish to meet and discuss your new value with an assessing representative.

Thank You in advance for your cooperation on this update.

M&N ASSESSING SERVICES, LLC.  
354 Glebe Road  
Westmoreland, NH 03467