

2025 UPDATE AND CYCLICAL PROCESS

Whitney Consulting Group LLC (WCG) was contracted by the Town in 2021 to measure and list properties. This entails confirming the measurements of buildings and performing interior inspections. If you would like to schedule an interior inspection with WCG, please contact the assessing office.

We are also conducting a Statistical Update of values. Values are effective as of April 1st, per New Hampshire RSA 76:2.

- The update process begins by reviewing all qualified sales that occurred in the last year or two depending on the number of sales. The sale properties are inspected to determine if they are arms-length (qualified): foreclosures, short sales, bank sales, family sales or other forced sales are determined to be unqualified. The qualified sales are analyzed to make sure that the sale information and physical data is accurate. Changes are made to property record cards as determined by the analysis.
- Newly established preliminary values will be mailed to the taxpayers.
- Informal hearings will be scheduled, and taxpayers will have the opportunity to discuss the newly established values with WCG.
- Necessary changes are made based on information acquired during the hearings.
- Letters will be mailed to taxpayers who attend informal hearings.
- Final values are then reviewed, tested and delivered to the Board of Selectmen for approval. Once the final values are approved, a report that complies with Uniform Standards of Appraisal Practice (USPAP) is completed by WCG. The report identifies adjustments used and reasoning for adjustments in order to value properties. The report is reviewed by the New Hampshire Department of Revenue Administration (NH DRA) for compliance with the standards. After the NH DRA approves the report, a copy is submitted to the Town and posted on the website.