



Town of Allenstown
Assessing Office
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Allenstown 2013 Property Revaluation

The State of New Hampshire requires that property subject to a tax based on value be revalued at least every five years. In order to be in compliance with this statute the Board of Selectmen has selected Avitar Associates of N.E. Inc. to conduct a town wide valuation update. Part of this process includes converting your current assessing information to Avitar's NH CAMA (Computer Assisted Mass Appraisal) Assessing software with an integrated Tax Billing & Collection module. This will enable the assessing department and Tax Collector to utilize the same data for consistency and accuracy in the assessing and tax billing process.

The process will be done in three phases:

1. Installation of Tax Collection Software and electronic conversion of assessment owner and value information.
2. Then a manual card by card conversion of the current assessment data into the new Avitar CAMA System, followed by visiting and verifying all qualified sales in town.
3. Once verification of the sales data is done, we begin rebuilding the cost tables to develop assessments for all properties based on the current market information.
 - a. A parcel by parcel field review of each property is done to ensure consistent and equitable assessments.
 - b. Notice of new value will be sent to each property owner with instruction on how to access assessments for your property, as well as others online. The notice also provides instruction on how to set up an appointment to review your assessment with an assessor should you feel the assessment is not fair and equitable.

Once the process is completed and all review appointments completed, the final values will be turned over to the Selectmen in order to be reported to the DRA for tax rate setting.

Because your value may have gone down, stayed the same or increased in market value, does not necessarily mean your tax obligation will do the same. Your assessment could go down, but due to school, town and county spending obligations, your tax bill could still go up. You should be looking at the total assessed value not estimating taxes.

So, during phase 3 above, when you get your notice, go online and review your assessment, as well as others that you feel are comparable and if you feel your assessment is fair and reasonable, that is great and no further action is needed. However, if you feel your assessment is not equitable (too high or too low), call the number provided in the notice to make an appointment to review your assessment and the comparables you found and we will try to explain the differences or correct any problems found. When trying to make an appointment, keep in mind the first few days tend to be very busy and you may have to try again to get through, but don't give up, as we want to address any questions or concerns you may have.