

Town of Effingham
Board of Selectmen
68 School Street
Effingham, NH 03882

SAMPLE LETTER

YOUR NAME
MAILING ADDRESS
TOWN, STATE ZIP CODE

Map Lot Sub: YOUR PARCEL ID

NOTICE OF PRELIMINARY ASSESSMENT VALUES - September 11, 2020

Dear Property Owner:

The **Town of Effingham** has contracted with Avitar Associates to perform a town wide update of values . Sales prior to the April 1 st assessment date are relied upon to establish new base land and building rates with the goal of bringing all assessments to 100% of fair market value. The new assessed values established for your property during the recent update are listed below.

To view your property record card online, go to **www.avitarassociates.com** and select **Online Data**.

Log in using the **Subscriber** option with **Username: effingham** and **Password: effinghamtwn**.

The website also provides links to resources designed to help you understand the codes, notes , abbreviations, and other information on your property record card. Data will be available for 30 days on this website, **but informal review appointments are not necessarily available for 30 days.**

If you feel an error exists and would like to schedule a phone appointment to review your assessment or to contact us with specific questions, please go to **www.avitarassociates.com/appointments** for details. Appointments are only available for a limited time (not necessarily for 30 days), therefore we urge you to logon as soon as possible and schedule an appointment to ensure you are afforded the opportunity for review. If you do not have access to the internet, and no one else is available to assist you, contact the Town Hall and they can make an appointment for you. Unlike in previous years, we will not be holding face to face meetings this year. Rather, we will contact you at the phone number you provide for your scheduled appointment.

We know many of you are also concerned about the impact that this pandemic will have on property values. As assessments are as of April 1, we have been monitoring the market closely and have not seen any impacts up to that point. That does not mean it will not have an impact, only that perhaps due to the historically low interest rates and a shortage of housing stock we have not yet seen evidence to indicate a market change.

The value of solar energy systems are now being included in your assessment. If your Town has adopted a solar exemption and you have applied for it and been approved , the solar exemption will appear on your tax bill but not on your assessment.

Please note that you should not try to estimate your next tax bill by multiplying your new assessment and the old tax rate as it will produce an erroneous tax amount. If the total value of the Town increases, then the tax rate will drop proportionally, barring any significant changes in spending voted in at Town & School district meetings. **The newly established values will not be implemented until the December bill.**

This pandemic has changed our normal appointment and review process. We appreciate your patience and thank you for your cooperation.

Land Value: \$

Buildings/Features: \$

Total Parcel Value: \$