

Town of Nottingham
PO Box 114
Nottingham, NH 03290

Map Lot Sub : 0000 000 000

NOTICE OF PRELIMINARY ASSESSMENT VALUES - August 10, 2020

Dear Property Owner:

The **Town of Nottingham** has contracted with Avitar Associates to perform a town wide update of values. Sales prior to the April 1st 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: nottingham** and **Password: nottinghamtwn**. The website also provides links to resources designed to help you understand the codes, notes, abbreviations, and other information on your property record card. Access to the website will be for the next 30 days from the date of this notice.

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 and we would urge you to go online to schedule immediately. 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: \$