

News Release

Lee 2016 Update of Values

This year the appraisers from the firm of Commerford Nieder Perkins, LLC will begin an Update of Values of the properties for the Town of Lee.

The appraiser will adhere to the following guidelines during the Update process:

Sale Property Review. Over the next few weeks any property in the Town of Lee that has a dwelling and has sold over the past two years will receive a letter from CNP asking to set up an appointment to review the interior of the home and discuss the sale of your home with you. Any property for which they do not receive a response will only be reviewed from the outside and measurements of the dwelling and any outbuildings will be verified. The appraiser will be wearing an identification badge. The appraiser will be looking for information for each building such as year built, functional utility, condition, number of bedrooms, number of bathrooms, type of floors, type of interior walls, and type of heat. They will also be looking for information regarding the sale.

Homeowner's input is welcome. If the homeowner has information about the property that may not be apparent to the appraiser, such as seasonally wet basements, cracks in foundations, and leaking roofs, they are encouraged to bring that type of information to the appraiser's attention. After the interior inspection is complete, the appraiser will measure all buildings on the property.

In most cases, the total time for the interior inspection should not exceed 10 minutes. No property will be entered unless there is someone at least 18 years of age at home at the time of the visit. It is very important that the appraisers be allowed inside to help ensure an accurate assessment. If the homeowner is not home, the appraiser will leave a notice stating that they visited the property and measured the buildings.

Completing the Process. When all inspections are complete, the appraisers will set values based on these recent sales of properties in town. In the fall all taxpayers throughout the Town of Lee will be notified by letter of their new value(s), and lists of all values will be posted at the town office. After values have been set taxpayers are encouraged to schedule an appointment with the appraisers to discuss their values. The dates, times and places of these appointments will be included in the notification letter.

When the informal review process is complete, values will be finalized and given to the town. Subsequent tax bills will be based on these new values and a new tax rate. When the final tax bill is received by a taxpayer, and the taxpayer disagrees with their new value, they may appeal, by an abatement request, to the selectmen, on or before March 1st of the following year. Please note that the new tax rate will be set by the State of NH once the Update is complete.

If you have any questions during the Update process please feel free to contact the staff at Commerford Nieder Perkins at (603) 410-6444 and they will be happy to answer your questions.