

ASSESSING DEPARTMENT REPORT 2010

In 2010 approximately 400 properties were visited and photos were taken as part of an ongoing five-year cyclical database maintenance program.

Data Verification of all properties will continue this year. We expect to visit another 400 properties. Our goal is to verify the physical data to ensure the assessments are accurate. If no-one is at home we will take the opportunity to verify the exterior measurements of all primary improvements (buildings etc.).

If an adult is home at the time of the visit, the representative from the Assessor's Office will ask to verify the interior information via tour provided by the adult. At no time will a representative enter a property where a minor is the only person home. In the event a property is posted "No Trespassing", the representative will knock on the door to seek permission to verify the physical data. In the event no-one is home, there will be no attempt to verify the exterior data. The Assessing Official will make another attempt at a later date. If the property is "Posted" and gated the Assessor's Office will not enter the premises. However, there will be a letter sent requesting an appointment to verify the physical data. If the property owner doesn't respond to the request, it will be considered a refusal and treated as such resulting in an estimate of data.

It is of the utmost importance to have accurate data to ensure all property owners in Wilton are assessed equitably.

The Assessments in Wilton proved to be somewhat above "Market Value" in 2010. Currently the assessments are based on the 2006 market value. Wilton will be required to "value a new" as stated in the N.H. Constitution and NH RSA 75:8a in 2011. This means that all property in Wilton will have to be re-valued as of April 1, 2011. You will see your new values in the fall of 2011 when the revaluation project has been completed. Taxpayers will have a chance to respond to the new assessments before they are finalized and sent to the NH Dept. of Revenue Administration for tax rate setting.

I would like to thank you for your continued cooperation.

Sincerely,
Todd Haywood, CNHA
WILTON Assessing Agent