

Appealing your Fiscal Year 2023 Property Assessment

The assessor's function is to determine fair market value of all properties in town as of January 1st of any given year. The valuation date for your FY 2023 assessment is January 1, 2022. **Your assessment is not based on current market value.** Your assessment was established using sales that occurred during calendar year. If you believe your assessment is not accurate here are a few steps you should take to file an appeal.

1. Review your property card for accuracy. The data on your property record card is the primary determinant of value. Some building attributes and/or features are factors in calculating the value, others are descriptive only and do not impact value. Building dimensions are an important factor in valuing property. We use exterior dimensions for calculating square footage. Once you have completed reviewing your property record card and you believe an error has been made, please identify it on your abatement application and review it with the staff member who visits your property
2. In Section C, please provide detailed info supporting your Opinion of Value such as comparable sales, their property record cards, MLS information, etc. Bank sales, foreclosures and family sales are not considered "valid sales" and are not considered in determining values. Please do not submit a recent bank appraisal as most likely it will contain comparable sales sold after January 1, 2022. The effective date of any appraisal submitted must be no later than January 1, 2022 and be appraised for assessing valuation purposes.
3. The law states your abatement must be filed with your local board of assessors by the payment date of your first actual bill, February 1, 2023. Therefore, **your abatement application for Fiscal Year 2023 must be received in the Assessor's office by Wednesday February 1, 2023 at 6:00pm or it must be postmarked by the U.S. Post Office by February 1st, 2023.**
4. The Board of Assessors, per DOR guidelines, requires all abatement applicants have an internal data review of their property prior to consideration of an abatement application. You are responsible to schedule the appointment for this visit. Applicants are encouraged to schedule this at the time the abatement application is filed. The Board of Assessors will DENY an application if the property has not been visited by a member of the Assessing staff.