

## **2020 Department Report – Assessing Office**

The Assessing Department is responsible for discovering, listing and valuing all property in the Town of Peterborough. This responsibility involves the recording of deeds and transfers, maintaining the sales book, processing abatements and various exemptions and credits, as well as the processing of intents to cut and excavate, and organization of approved building permits and properties that need to be inspected. Other duties include the oversight of current use properties and land use changes.

Our goal is to make sure the taxpayers of Peterborough receive fair and equitable assessments each year. Personnel from the Assessor's Office are continually collecting data on properties in the Town. Each property is inspected, by law, at least once in every five years. This is an important part of the assessment process, as incorrect data can lead to incorrect assessments.

Detailed property information can be found on the Town's Website-Enhanced Online Parcel Viewer. We encourage all taxpayers to regularly review the data on file for their property. If any questions or discrepancies are noted, please bring them to the attention of Assessing Office personnel.

The 2020 equalized value ratio is 86.8%. This compares to 92.4% in 2019. A statistical update was not done in the 2020 calendar year as it was unclear how long the impact the COVID-19 pandemic had on the market would last. Currently, fair market valid sales continue to exceed our present assessed values. Ideally the equalization ratio will sit at 96% or higher, so the current ratio of 86.8% illustrates the growing need for a statistical update of assessed values. Research will begin in the spring of 2021 and continue through the summer, so that the update can be completed prior to the mailing of the fall tax bill.

The Board of Selectmen retains Corcoran Consulting Associates, Inc. of Wolfeboro, NH to perform the duties and functions of Assessor's Agent and Town Appraiser. Corcoran staff works closely with the in-house Assessing Clerk, who is based in Town Administration. Please feel free to contact our Administrative Office with any questions or concerns you may have. We remain open to all observations as to how we may better serve you.

Respectfully Submitted,

Alison Kreutz, Assessing Clerk