



TOWN OF CAMPTON

Board of Selectmen's Office

Information on the revaluation:

State law requires that all cities and towns conduct a revaluation of properties at least every five years. The last revaluation for the Town of Campton was in 2018, which means the Town is due for a revaluation of values in 2024. This is done to ensure that the value of all properties is close to market value so that the amount taxed to each is fair and equitable. The Town's contract assessor, Commerford Nieder Perkins, LLC [CNP], is currently working on the revaluation.

The revaluation spans over five years. Over the first four years, CNP has visited and measured 25% of the Town each year, verifying the data accuracy of the property record cards. Any property that was posted was not visited without permission from the owner. Once the measuring was complete, letters were sent to owners not home at the visit requesting in person or verification by phone of the interior information. In the coming months, interior letters will be going out on the final maps that were visited in 2023 where owners were not home.

During March, April, and May, the assessors are out working on reviewing sales that have taken place over the last two years, which are used as part of the process to set the new values. They are also out looking at any new building permits or ongoing unfinished construction which is part of an annual process.

Once the Spring tax bills have gone out, CNP will begin updating the land and building tables in the assessing software for the new values. Once they have set the values, they will be in the final review process in which they will print a complete set of tax cards and, over several weeks, be in Town driving by each property again to review the data collected in the first four years and review the values.

In the fall, owners will receive a letter with their new assessed value, and owners with questions or concerns can call the phone number on the letter to set up an appointment to speak with the assessor.

Please keep in mind the extreme changes in the housing market over the last five years. Your current assessed value is based on the market in 2018 and will be brought to current market conditions as of April 1, 2024. Currently, the Town of Campton assessment ratio is at 43.5%, which means that assessed values are at 43.5% of the sale prices, meaning most property values will likely double. In 2018, the median home sales price was \$179,000; in 2024, it is \$415,000.

Tax rates are set later in the fall at the NH Department of Revenue after the values have been finalized and are based on the combined budgets for the Town, school, and county. That total amount is divided by the overall property value of the Town to determine the tax rate. With the overall value of properties increasing, the tax rate is expected to decrease.