

COMMERFORD ♦ NIEDER ♦ PERKINS, LLC
APPRAISAL AND ASSESSMENT SERVICES

News Release

Town of Rumney– 2021-2024 Cyclical Revaluation

The Town of Rumney has contracted with our assessing firm (Commerford Nieder Perkins, LLC) to begin a four-year revaluation of all properties in town. The assessors will be wearing identification, have the current property record card with them, and over the next three years will be visiting properties in the following order:

2021: Maps 7, 11 & 12

2022: Maps 2, 3, & 13

2023: Maps 1, 4-6, 8-10 & 14-16

If the homeowner is not home, the appraiser will leave a notice stating that they visited the property and measured the buildings, and also indicate that the homeowner will receive a letter in the future, which will provide information regarding the interior inspection process.

Due to the continued issues with COVID19, the interior inspection part of this process is on hold. The data collector may however, do the inspection if both parties are comfortable with doing so and a mask will be worn by both parties. An interior inspection typically should not take more than 10 minutes. No property will be entered unless there is someone 18 years of age or older at home at the time of the visit. They will be looking for information such as: quality of construction, year built, functional utility, condition, number of bedrooms, number of bathrooms, type of floors, type of interior walls, and type of heat.

The data collector may also collect or verify the information at the door by asking questions of the homeowner. As the homeowner, if you have information about the property that may not be apparent from the outside, such as seasonally wet basements, cracks in foundations, leaking roof etc. please bring that type of information to the appraiser's attention. After the interior portion is complete, the appraiser will measure all buildings on the property. Any information collected that needs to be adjusted will be entered into the Town's CAMA software each year.

Completing the Revaluation Process

In 2024 the final values will be set for all properties based on the current market conditions at that time. Each property owner will receive a letter with their new assessed value and detailed information regarding taxpayer hearings if there are questions or concerns regarding the value. Once these hearings have been completed the new valuations will be used in conjunction with the Spring 2024 budget to generate the new tax rate and tax bills. If a property owner is still aggrieved by their value, they may then file an abatement with the town by March 1st, 2025.