

Assessing, Abatement and Equalization Information Town of Fremont NH – 2012

Fremont underwent a recertification process in 2010, which was the first town-wide update since the complete revaluation done in 2005. Market values have only varied slightly despite the sluggish economy. The slowed building economy and sluggish sales market are recognized in the equalization study, but we have seen a slight increase in sales of late.

For the tax year 2011, the equalized ratio of market value as compared to assessed value was 98.9%. We will not have the 2012 ratio study information back until the spring of 2013. We expect that it will be at or close to 100%. The equalization study is completed by the NH Department of Revenue Administration several months after they set the local tax rate.

Not every property works out exactly to this formula, but we have found the data to be quite accurate. The State of NH Department of Revenue Administration is still reviewing our data, and are ultimately responsible for overseeing valuations in all NH towns.

In 2012 there was again a modest addition to the overall value of the tax base due to construction of a few new homes; work on additions, garages, sheds, porches and other home improvements. The assessed valuation of all properties in Fremont decreased due to a reduction in market values, but was added to by the changes and improvements to homes in Town.

There are two components to your tax bill, the assessed value of your property (land and buildings) and the tax rate. The assessed value, divided by 1,000 is multiplied by the rate to arrive at a tax dollar figure, billed on your annual tax bill. (The tax rate is per \$1,000 of valuation). The tax rate is a function of the amount of money needed by the Local School District, State School portion, the Town and Fremont's share of the Rockingham County appropriation; divided by the total assessed value of all taxable properties in Fremont.

The history of taxes paid on property is irrelevant to a discussion of its value. The case which must be proven to be granted an abatement is that your property is disproportionately assessed as compared to others like it. New Hampshire law requires that property owners apply for an abatement by March 1 following issuance of the final tax bill. In order to present a case for an abatement request, one must fill out an abatement form and provide supporting documentation. Forms are available at the Selectmen's Office and at the State's website at www.nh.gov/btla (Forms Section / Municipal Abatement Form). You can also access it from the Town's website at www.Fremont.nh.gov from the Assessing or Board of Selectmen Page. You can also call or email the Selectmen's Office and we will send one out to you. Abatement forms for the 2012 tax year are DUE no later than 12:00 noon on Friday MARCH 1, 2013 in the Selectmen's Office. Forms dropped in the drop box after the close of business at noon, will not be accepted. Postmarks through March 1, 2013 are acceptable.

The Board of Selectmen utilize the services of an independent appraiser to make determinations on assessment issues. Once an application is filed for an abatement the appraiser will carefully review your submission and revisit your property to investigate your concerns and documentation thereof. This may not be done immediately upon receipt of an abatement application. It could be into the spring before all abatement decisions have been fully completed.

You need to prove disproportionality in order to be granted an abatement. To do that, you need to compare other properties similar to your own with the pertinent Town of Fremont assessing information. The new assessing software has made access to these records more readily available. You can go online at www.visionappraisal.com and get basic information on all properties, and you can access the printed cards at the Selectmen's Office at the Town Hall.

A fee appraisal (which you may have for a recent mortgage, refinance, or sale) is useful information for our Assessor, but does not strictly indicate value. Mass appraisal is a more common term for revaluations done for municipalities, and is quite different from an individual fee appraisal that you might have done on your home. A real estate agent's estimate of market value is not considered an appraisal. Pertinent Fremont sales data is acceptable information to use in support of your value.

For each property that you feel is comparable to your own, you would need to investigate the location and qualities of each home and piece of land. In short, if you feel you are being unfairly and disproportionately assessed as compared to similar properties, you should apply for an abatement as soon as you receive your tax bill, and no later than March 1, 2013. You should also apply if you find listing errors on your assessing card. We will provide your own card to you at no cost, and others can be copied at \$1.00 per card.

Filing an abatement form does not change the fact that the second issue tax bill is due by December 3, 2012. If you are granted an abatement and have already paid your taxes, you will be issued a refund with interest from the date taxes were paid.

If you have questions about your assessment, please feel free to stop by the Selectmen's Office and review the records. All property assessing records are public information. The Selectmen's Office is open Monday and Friday 8:00 am to 12 noon; Tuesday and Wednesday 8:00 am to 4:00 pm; and Thursday 11:00 am to 5:00 pm.

Also, check the Town's website at www.Fremont.nh.gov.

Fremont Selectmen's Office (Town Hall is located at 295 Main Street)
PO Box 120
Fremont NH 03044-0120

Telephone (603) 895 2226
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Email a request to Jeanne to have your property card mailed out:
FremontTownHall@comcast.net