

Revaluation in Enfield

The Town of Enfield is undergoing the 5-year constitutionally mandated revaluation. The last time this was done was in 2014. Norm Bernaiche, our assessor for the past 32 years will once again be tasked with completing this project. Norm has successfully completed all revaluations in the Town of Enfield since 1987. With that said, it is always a large undertaking.

The process looks at all sales over the last few years and an assessment model is built to replicate what has taken place in the market such as changes in neighborhoods or locations, popularity of style of home, size of homes and other criteria the market assigns value to. The last two years of sales are the backbone for placing values on all non-sale property within a community. A revaluation is market driven and has nothing at all to do with local or school budgets. It is simply a means to distribute the burden as fairly as possible across the taxpayers of a community based on property value.

The Town of Enfield has long used the Vision Appraisal software which will be discontinued after the first billing this spring and will be replaced with Avitar software which is a NH based company with over 150 installs statewide. The new values will be generated on this platform so you will notice a new look assessment card. Please be assured that, although the card looks different, the values are still being generated by an experienced assessment professional who is intimately familiar with the Enfield community.

You will see both Norm Bernaiche and his assistant, Kristen McAllister, driving around through your neighborhood to make sure things are fair. They are in the process of completing the building permit work and will move on to sales verification and analysis. Once that phase is complete, we will generate new values for all properties and provide notice to all taxpayers of their new values. Along with this notice, there will be many reports and back-up data to support the analysis which will be posted on the Town's website on the Assessing Department 2019 Revaluation page (<https://www.enfield.nh.us/assessing-department/pages/2019-revaluation>). The Selectboard will have an opportunity to review and approve the methodology prior to notices going out to taxpayers.

Upon request, the taxpayers will have the opportunity to meet with the Assessors to discuss the new values during an informal process. Each taxpayer will be given approximately 20 minutes to discuss their concerns. It is expected the new values will be available no later than early August so we can hold the informal hearings, process the changes and allow for ample time to submit the information to the State of New Hampshire for approval and setting of the 2019 tax rate.

If you have any questions, please feel free to reach out to Julie Huntley in the Assessor's Office for help.