

COMMERFORD ♦ NIEDER ♦ PERKINS, LLC  
APPRAISAL AND ASSESSMENT SERVICES

**News Release**  
**Town of Jefferson – 2022-2026 Full Revaluation**

Beginning this year, the Town of Jefferson has contracted with the assessing firm of Commerford Nieder Perkins, LLC to begin a five-year revaluation of property. They will be visiting all of the properties in the town, but will do so in sections. The Maps to be visited are as follows:

2022: Maps 11 thru 14 & 17 & 18      2023: Maps 10, 15, 16 & 19 thru 22  
2024: Maps 2 thru 5A, 8 & 9            2025: Maps 1 & 6 thru 8

The Assessors will adhere to the following guidelines during the revaluation process:

Over the first four years of this revaluation project, the assessing firm will visit every property in Town to measure the exterior of buildings and attempt to obtain interior information, if applicable. The firm's Assessor will be wearing identification and have a current property record card with them. Because of the continuing issues regarding COVID19, the physical interior inspection part of this process is on hold, however, they will do the inspection if both parties are comfortable with doing so. A mask can be worn by the Assessor if needed. In most cases, the total time for the interior inspection should not exceed 10 minutes. No property will be entered unless there is someone at least 18 years of age at home at the time of the visit.

If a physical inspection is not performed, the Assessor may collect the information by asking questions of the property owner. They will be looking for information such as, but not limited to, the following: 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, etc. If the property owner has information about the property that may not be apparent to the appraiser, such as seasonally wet basements, cracks in foundations, and leaking roofs, they are encouraged to provide that type of information.

If the property owner is not home, the Assessor will leave a notice stating that they visited the property and measured the buildings. The notice will also indicate that the property owner will receive a letter in the future informing them of the dates and times in which property owners can make appointments for an interior inspection, or in this current situation make an appointment to review the information over the phone.

All information collected that needs to be corrected will be entered into the Town's CAMA software each year. If a property is posted as no trespassing or gated the Assessors will attempt to contact the property owner for permission to enter onto the property.

Completing the Revaluation Process

When all inspections are completed by the end of 2025, the Assessor Supervisor will, in 2026, set values based on recent sales of properties in town. In late September of 2026, property owners will be notified by letter of their new value(s), and lists of all values will be posted at the town. After values have been set, property owners are encouraged to schedule an appointment with the Assessors to discuss their values. The dates, times and places of these appointments will be included in the notification letter.

When the informal review process is complete, values will be finalized and given to the town. Subsequent tax bills will be based on these new values and a new tax rate. When the final tax bill is received by the property owner, if the property owner disagrees with their new value, they may file an abatement request, to the Board of Selectmen, on or before March 1<sup>st</sup> of the following year.

## CNP STAFF VEHICLE DESCRIPTIONS 2022

Name	PLATE #	YEAR	MAKE	MODEL	COLOR
Cindy Perkins	CNP-3	2021	GMC	1500 PICKUP	SILVER
Kurt Colby	3747196	2014	TOYOTA	FJ CRUISER	WHITE
Jack Ebbighausen	4136428	2015	JEEP	RENEGADE	BLACK
Anne Fournier	4298296	2018	SUBARU	FORESTER	WHITE
John Hatfield	HAT	2011	HONDA	PILOT	GRAY
Mandy Irving	48099	2008	JEEP	PATRIOT	SILVER
Joe Jenkins	2346648	2021	SUBARU	OUTBACK	BLACK