

COMMERFORD ❖ NIEDER ❖ PERKINS, LLC
APPRAISAL AND ASSESSMENT SERVICES

News Release

Town of Goshen

2013-2015 Cyclical Revaluation & Update of Values

During November and December of 2014, appraisers from the firm of Commerford Nieder Perkins, LLC will be measuring the second half of the properties in Goshen to complete the cyclical revaluation of properties in the Town. The project consists of the measuring and listing of all properties over a two-year period and then in the third year, 2015, they will be updating the values.

The appraisers will adhere to the following guidelines during the process:

If a property owner is home, the appraiser will ask the homeowner to allow them to perform an interior inspection of the buildings. All appraisers will be wearing identification badges. The appraisers will be looking for information such as 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.

Homeowner's input is welcome. The appraiser will ask to verify the information regarding the sale of the property, such as, sale date, sale price and any special circumstances surrounding the sale. If the homeowner 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 bring that type of information to the appraiser's attention. After the interior inspection is complete, the appraiser will measure all buildings on the property.

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. It is very important that the appraisers be allowed inside to help ensure an accurate assessment.

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 2016, which will inform them of the dates and times in which homeowners can make appointments for an interior inspection.

Completing the Process. When all field work is complete, the Supervisor will set values based on recent sales of properties in town. In the fall of 2015 taxpayers will be notified by letter of their new value(s), and lists of all values will be posted around town. After values have been set taxpayers are encouraged to schedule an appointment with the appraisers 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 a taxpayer, and the taxpayer disagrees with their new value, they may appeal, by an abatement request, to the selectmen, on or before March 1st of the following year.