

Update on Abatements and Next Steps

We would like to provide a brief update regarding the revaluation and status of pending abatement applications.

First, I want residents to know that if the assessing company is unable to act on all abatement applications by July 1st, taxpayers do not lose their right to seek relief. Property owners can still appeal to the Board of Tax and Land Appeals (BTLA) or Superior Court. Both of these avenues exist for situations just like this to ensure property owners are treated fairly and information is reviewed accurately.

I also think it is important to explain why the process has taken longer than many of us expected.

As work progressed on the revaluation, it became clear that there were a number of issues with property records and assessment data that had accumulated over the years and needed to be corrected. For example, at least 10% of properties required additional measurement and verification work, which is a heavy lift. Other records required review and reconciliation before values could even be finalized. In addition, the large number of assessment changes generated a significant amount of public outreach, follow-up reviews, and additional work for the assessing company and for town staff that work on them.

To be clear, these are not issues that developed overnight. Many of these issues being worked through today are the result of records and valuation issues that existed long prior to the 2025 revaluation, and also pre-dated this group of Selectmen as well as our current Assessing Clerk. In short, because of the need to correct some past errors, find accurate data, and handle a large volume of public questions, there is a delay, but it will not impact the taxpayer's ability to appeal abatements through the two options of the BTLA or Superior Court.

Our Assessing Clerk, along with the Town employees, has spent a great deal of time working through these issues to ensure that assessments are as accurate as possible. And it is important for us to have accurate information and correct mistakes so that everyone is treated fairly rather than to rush through the process and let errors accumulate and some people end up with valuations that are not fair to them or reflective of actual property values.