

Frequently Asked Questions About the Town-wide Reevaluation

April 2016

What does this mean?

The Town is required to do complete a full town wide reevaluation every 5 years, and Wentworth last had one done in 2011. You may see an assessor from Avitar, the Town's assessing firm (their cars are marked with the company logo) from time to time driving around the town, or coming to knock on your door to ask permission to view the inside/outside of your property for an updated assessment.

Do I have to allow them in my home?

No. The decision is up to you. However, if the assessor is unable to view the interior of the home, he will have to do an estimation of value.

It seems I see assessors around doing this every year, why are we doing this again?

You may have seen them from time to time working on what's referred to as pickups, wherein they check on a property that was previously noted to be in the process of building a new structure, or the property owner reported a change on his Property Inventory Forms, or the Town or property owner requested they come to update the assessing information due to a change.

How is the assessment of property calculated?

Contact the Selectmen's office to review and/or request a copy of your property card. Requests can be done by phone or email (the office encourages property owners to do so once a year).

What if I disagree with the assessed value of my property?

Normally the recourse would be to obtain an abatement application and submit it the Selectmen's office no later than March 1st. However, this year as we are doing the town wide reevaluation, you will receive a notice in the mail (sometime in June) notifying you of your updated property assessment, and giving you an opportunity to schedule an appointment with Avitar to discuss the assessment concerns. Avitar will be available for a one week time frame and appointments will be held at the Town Offices for your convenience. Assessment adjustments, if needed, can be made prior to the 2016 1st billing period.