

## 2016 STATISTICAL UPDATE NEWS

### YOU HAVE RECEIVED AN ASSESSMENT LETTER IN THE MAIL – WHAT DOES THAT MEAN?

The valuation letter you recently received in the mail includes the preliminary 2016 value of each property as established by KRT Appraisal for the Town of Amherst which includes the 5-year market adjustment since the last revaluation update in 2011. Amherst property sale data from April 1, 2014 through April 1, 2016 was used to develop a pricing schedule that reflects the current market value of each property. Preliminary figures indicate the average property value increased by approximately 7.8% during this period. If the increase in the valuation of your property falls in the average range of 7.8%, the change in the amount of your property tax would be minimal. If the increase in valuation falls below the average range, the amount of the tax would be lower and if above the average range, the amount of the tax would be higher. To determine the percentage of increase in your property value, take the difference of the "OLD ASSESSMENT" and the "NEW ASSESSMENT" shown at the bottom of your letter and divide it by the "OLD ASSESSMENT". Please keep in mind these calculations do not take into account an increase in the tax rate due to the budgetary expenditures approved by the voters in March of 2016.

As stated in the letter, if you wish to meet with a representative from the town's revaluation company, you may call KRT Appraisal at 1-855-228-4033 between July 21st and August 2nd to set up an appointment. Appointment dates are available from July 26th thru August 5th. Instructions for the full appeal process are available on the Amherst Website at [www.amherstnh.gov](http://www.amherstnh.gov). If you have questions regarding this process, please contact the Assessor's Office at 673-6041 Ext. 202 or the Tax Office at Ext. 201.