

2021 REVALUATION – SEABROOK, NH

The Appraisal Firm of Vision Government Solutions has been hired by the Town of Seabrook to begin a State required Town-wide Statistical Revaluation Project, bringing our assessments to 100%. Vision's Appraisal division will be working with the Assessing Department to make the process a successful one. The following is a general outline and explanation of each phase of the project.

There are five major phases to a municipal revaluation: Data Collection, Market Analysis, Valuation, Field Review and Informal Hearings.

PHASE 1: DATA COLLECTION

The first phase, Data Collection or verification of the sales, will begin in Mid March 2021, and will last for approximately 1 month. During this phase data collectors also known as "Listers" go to each sale property and physically verify the measurements of the exterior of each building and may ask to verify verbally the interior if you are home. They will not ask to enter the home, only ask questions to verify the record. These Listers note the buildings location, size, age, quality of construction, improvements, topography, utilities, zoning restrictions, if any, and numerous other characteristics both inside and out. The entire process takes approximately 15 minutes. If a homeowner is not home during the initial visit a letter may be mailed to the property owner asking them to call discuss the interior description of the property.

All Vision Representatives will carry Identification Cards and have their cars listed with both the Assessing Office and Municipal Police.

PHASE 2: MARKET ANALYSIS

A variety of resources are used to analyze the real estate market. While the physical data is being collected by Vision Listers, appraisal personnel will be analyzing recent sales that took place over the last two years to determine which market factors influenced property values. Once all the data is collected and reviewed for accuracy, the appraiser will determine land values and set Neighborhood Site Indexes, that rate the desirability of locations throughout the Town.

PHASE 3: VALUATION

Valuation is done using one of the three recognized methods, Replacement Cost, Income Approach and Market Value. Market Value is the most widely used approach, and most easily explained to the taxpayer. During this phase, individual characteristics of the building are analyzed using information gathered in both phase 1 and 2. Each property is compared to other comparable properties with similar characteristics. Then the market value of the improvements are added to the land value that was previously determined. This value is the final estimate for each parcel of property, building and land.

PHASE 4: FIELD REVIEW

Field Review is the method of checking and re-checking both the values that have been determined and the data that has been collected. During this review, properties are viewed in the field by experienced appraisers who double check uniformity and accuracy of information.

PHASE 5: INFORMAL HEARINGS

Once the Field Review is completed, a Notice of New Values will be mailed to each property owner. At this time, anyone with questions concerning the revaluation process or about the data collected on their property has an opportunity to meet with a member of Vision's staff to discuss their property value. This should occur sometime in late July to mid August 2021.