



**Office of Selectmen**  
Town of Moultonborough  
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**Press Release - For Immediate Release**

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**Moultonborough Inches Toward Final Property Values**

Following up on a SelectBoard Workshop of August 26<sup>th</sup> ([Click Here for Minutes](#)), Vision Appraisals and the Town Assessor have posted a number of updated and requested documents concerning the proposed property values for the tax year effective April 1, 2010 .

At the August 26<sup>th</sup> meeting the Town Assessor presented changes ([Click Here](#)) to the valuation methodology which had been used previously. The primary change is that the valuation is now based upon nearly 200 “qualified” or “arms-length” sales occurring between April 1, 2008 and March 31, 2010. ([Click Here](#)). This has resulted in average changes from the April 1, 2009 values as noted below:

4,225 parcels (57%) went down	Non-waterfront – down 10%
1,588 (21%) parcels had no change (+/- 3%)	Condominiums – down 14%
1,580 parcels (22%) went up	Commercial – down 2%
Town wide properties – down 1%	Waterfront – up 3%

Individual property values may be found on the Town and Vision web site by [clicking here](#). An excel spreadsheet showing a consolidated old to new value comparison may be found by [clicking here](#). The Town has also made available the 2009 version of the so-called Uniform Standards of Professional Assessment Practices (USPAP) manual ([Click Here](#)) that the Town must file with the Department of Revenue Administration after the filing of the bulk valuation data. This manual is reviewed for conformity with state standards and generally accepted professional practices to ensure appropriate practices and standards were followed.

After a review period by the SelectBoard, during which time the Staff and Vision will pursue any questions raised, the values will be presented to the SelectBoard for a vote on or about September 16<sup>th</sup>. Should this action be a positive one, the Town then files a statement of values with the DRA on a form called the MS-1 which forms the basis of the tax rate to be set (assuming this is filed on or about September 20) on or about October 15<sup>th</sup> with Tax bills being mailed within a few weeks thereafter.

Upon receiving the tax bills, taxpayers are obligated to pay the amount due but may file a request for an abatement up until March 1<sup>st</sup> following the mailing of the tax bill.

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