
DEERFIELD NEWSLETTER

Forty Ninth Edition

January 21, 2010

The Deerfield Town Newsletter is published for the sole purpose of better informing the citizens of Deerfield by containing information about Boards, Committees, Departments, laws or fee changes, as well as dates of importance.

The Town of Deerfield Board of Selectmen welcomes your comments or suggestions.

Please feel free to contact us at Board of Selectmen: dfldbos@townofdeerfieldnh.com.

You can also visit our website at www.townofdeerfieldnh.com.

This Special Edition of the DEERFIELD NEWSLETTER is devoted to the Deerfield 2010 Revaluation

The revaluation process for Deerfield is expected to begin on January 26, 2010. This Newsletter contains some basic information about the revaluation. Additional Newsletters will update you as the process unfolds. This is the first Newsletter concerning the Deerfield 2010 revaluation.

On January 25th, the Deerfield Board of Selectmen is planning to sign the revaluation and general assessing contracts with Avitar Associates. Avitar will begin their revaluation field work the next day on January 26th. The Board of Selectmen would like to use this opportunity to provide you with some important information about this year's revaluation.

In New Hampshire, our Constitution requires that "there shall be a valuation of the estates within the state taken anew once in every five years" [Part Second, Article 6]. Revaluations are based on a property's status as of April 1st. Our last revaluation was completed in 2005 and it is time again to complete another. The goal is to have all new values given to the Board of Selectmen by September 1st. There is much work to be done to get to that point. The schedule below reflects past and planned activity. As you can see, behind the scenes work has already been ongoing for a few months.

October	Preliminary revaluation work and draft RFP
November	RFP reviews by DRA
November 12	Informal discussions with DRA
November 20	Request for Proposals (RFPs) issued
December 14	Proposals (5) received
December	Proposals reviewed, reference checks, etc.
January 4	Contract awarded
January 13	DRA contract review letter received
January 13	Informal discussions with Avitar
January 25	Contract signed
January 26	Field work begins
February 1	Revaluation Informational Meeting (See note on next page.)
April 1	Effective date of values
June 1	Completion of Market Sales and Analysis
July 26	Completion of values

July	Temporary, on-line, data available for review
August	Informal Reviews to correct data
September 1	Final values to Board of Selectmen

When the field work begins, Avitar will be working in one or more parts of Town. All cars are conspicuously identified (shown below) with the Avitar logo and the description



"Municipal Assessor", all personnel have Avitar picture identification cards, and all vehicles and staff will be listed with the Deerfield Police Department (PD). If you have any questions about the authenticity of the vehicle or assessing

staff, feel free to contact the Deerfield PD at 463-7432 for verification. All work is initially scheduled for normal business hours. For efficiency, Avitar will incrementally work the Town section by section and follow-up as needed. The Deerfield PD will be made aware of what area Avitar is working in case there's any question on your part about who may be or have been on your property. Entry will be requested to fully measure and list your structures to provide an accurate exterior and interior assessment. Exterior photos will be taken and included on your updated property record card. If no one is home, a follow-up letter will be sent requesting you to call and set up a specific day and time for entry; door hangers will not be left. If entry is denied, interior information will be estimated.

After the field work has been completed, the sales data will be analyzed and a market analysis completed. The analysis and other factors will be used to determine assessed valuations. Avitar will then send letters to all taxpayers with their preliminary assessment value. Data will be available on-line as well as printed information at the Town Offices for you to review. Computers at the Philbrick-James Library may also be used to access the on-line data. If you agree with the assessed value, nothing more needs be done. If you have

questions about your preliminary value, Informal Reviews will be conducted in August to address your questions. Time will be allotted to schedule these reviews directly with Avitar and will be conducted in the G.B. White Building, Town Office conference rooms.

After final adjustments have been made, the final values will be given to the Board of Selectmen. The data is used to determine the Town's value and by the DRA to set tax rates. Your June, or first, tax bill will use current assessment values

while the December, or second bill, will use the new values. At this time there is no way to estimate how the revaluation will affect your second tax bill.

The Selectmen look forward to a smooth process and a lot of communication with residents. If you have questions about the revaluation or recommendations for future Newsletter topics, feel free to contact the Selectmen at dfldbos@townofdeerfieldnh.com and 463-8811 x 303 or 309.

**WHAT IS A REVALUATION? INFORMATIONAL MEETING SPONSORED BY THE DEERFIELD BOARD OF SELECTMEN, AVITAR ASSOCIATES OF N.E., INC. AND THE DEPARTMENT OF REVENUE ADMINISTRATION
THE WEEK OF FEBRUARY 1, 2010. THE TIME WILL BE 7PM TO BE ANNOUNCED
G. B. WHITE BUILDING, SELECTMEN'S CONFERENCE ROOM, 8 RAYMOND ROAD, DEERFIELD NH 03037**

Important Dates (all locations in Deerfield NH):

Filing Period for Town and School Offices

January 20, 2010 to Friday, January 29, 2010 5 P.M. – Town Clerk's Office, G. B. White Building, 8 Raymond Road

Town Meeting, First Session, SB-2 Town Deliberative Session

Saturday, January 30, 2010, 9 A.M., Town Hall, 10 Church Street

School Meeting, First Session, SB-2 School Deliberative Session

Saturday, February 6, 2010, 9 A.M., Town Hall, 10 Church Street

Town and School Meeting, Second Session, SB-2 Voting

Tuesday, March 9, 2010, 7 A.M. to 7 P.M., Town Hall, 10 Church Street

**TOWN OF DEERFIELD
PO Box 159
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