

Cyclical Data Collection – Assessing – FAQ's

As part of our effort to maintain fair and equitable assessments for all properties, the firm of KRT Appraisal, LLC has been hired by the Board of Selectmen to perform a cyclical review of properties in the Town. They will check for accurate measurements and will verify all pertinent data for each structure.

All assessing staff from KRT Appraisal, LLC are certified assessing personnel by the New Hampshire Department of Revenue, including a criminal background check, and will adhere to the following guidelines:

- Staff will be wearing identification badges, will have signs on their vehicles and will have introduction letters from the Town. Their information is on file with the Hudson Police Department, the Selectmen's Office as well as the Assessing Department.
- A typical review takes approximately 10-15 minutes. If no one is home, exterior measurements of all structures will be taken and a callback card will be left requesting that the homeowner set up an appointment for an interior review. Homeowners are not required to let the data collectors onto their property or into their homes, but allowing the data collectors to do so helps to ensure accurate assessing data.
- Only if an adult 18 years of age or older is present will an interior review to confirm data be requested. Interior review and exterior measurements are very important to ensure accurate, fair and equitable assessments for all properties.
- The homeowner is encouraged to provide information that may not be apparent to the appraiser at the time of inspection such as, wet basements, cracked foundations, leaking roofs, unusable fireplaces, etc.

Frequently Asked Questions:

What is a Cyclical Data Collection? A Cyclical data collection is a systematic house by house, neighborhood by neighborhood review of each property to verify that the information listed on the Town's assessment record matches the property.

How often is Cyclical Data Collection done? The Cyclical data collection process is a revolving program and your property will typically be viewed once every 4-6 years, dependent upon funding and governing body decisions.

Cyclical Data Collection – Assessing – FAQ’s, cont’d

I received a callback card at my property saying the data collectors were there, what should I do now? The callback card is left when no one is at the property, or, it was not an opportune for the property owner to allow an interior review. The goal of the process is to ensure accurate assessing data, the property owner can decide to contact the number on the card and request an appointment to conduct an interior review, thus helping to achieve better assessment data accuracy. The property owner may also decide to not call to schedule an interior review, that is each property owner’s decision.

Will this change my properties Assessed Value? Only if the information in the assessing record is found to be inaccurate. Such as: the property record card has no listing of a deck but the property does have a deck; or the property record card indicates the property has three baths but there are only two, or the property is in a state of disrepair or has been recently updated , etc.

What if the data collectors are not allowed to review the interior and/or not allowed to measure the exterior? The goal is to have accurate assessing data on properties. If they are not allowed to measure and/or conduct an interior review, then there is less assurance that the assessment data will be accurate. A property’s assessed value helps to determine how much property tax a homeowner will pay. Having accurate assessment data on the property helps lead to a fair and equitable assessment.

Isn’t this just a way to raise more tax revenue? No, this process raises NO additional revenue. The town can only collect the revenue (property taxes) that voters approved in the budget and voting process from the prior February/March voting process.

Do other communities in New Hampshire also conduct Cyclical Data Collection programs? Yes. According to the State of NH – Department of Revenue, the majority of NH municipalities maintain accurate assessing data by engaging in cyclical data collection programs. Hudson has been accomplishing this on a rotating basis since the year 2000.

Thank you in advance for your cooperation. If you have any questions please call the Town Assessing Department at 886-6009