



Town of New Castle, NH
Settled 1623
Incorporated 1693

November 18, 2021

The Town of New Castle contracted with Avitar Associates to perform a town wide update of values mandated by the state to be completed every five years. The letters regarding the new assessments to property owners went out in early August. The letter asked property owners to go online to review their tax assessment card for any errors.

Avitar's letter indicated dates by which the property owner could schedule an appointment to review errors, concerns or questions about their property. The on- line access was available for 30 days for review of properties.

In September, the Select Board held a meeting with Avitar and it was agreed the access to assessment data would remain open to the property owners until October 15. All announcements were posted on the town website and available also for those who signed up for alerts.

Those who scheduled an appointment and had their assessment readjusted were sent a letter in October with a new assessment if it was warranted.

In early November, the Select Board set the tax rate (\$4.78) and property tax bills went out on Wednesday, November 10 with a due date of December 13, 2021.

Does this mean that the tax payer has no recourse to appeal their assessment now that the bills have been were mailed? No, there is still an opportunity to challenge your assessment. The Select Board is now your first step in the appeal process. **Please do not call Avitar Associates directly. That time has passed.**

Property owners can appeal their assessment though the abatement process. Please note that the property owner has the burden to show the assessment was disproportionate. There are forms available at the town hall and the Select Board will make those forms readily available. In addition, the Select Board has worked with Avitar Associates to extend access to the assessment database until December 31.

Please go the town website at <https://www.newcastlenh.org> to log on to Avitar's property data base.

New Castle Select Board