

Town of Franconia
Board of Selectmen
P.O. Box 900
Franconia, NH 03580

DUBIEL, JANET A.
DAVID J. DUBIEL
447 FRANCONIA MTNS RD
FRANCONIA, NH 03580

Map Lot Sub : 000022 0011.1 000010

NOTICE OF PRELIMINARY ASSESSMENT VALUES - June 1, 2021

Dear Property Owner:

The **Town of Franconia** has contracted with Avitar Associates to perform a town wide update of values. Sales prior to the April 1st assessment date are relied upon to establish new base land and building rates with the goal of bringing all assessments to 100% of fair market value. The new assessed values established for your property during the recent update are listed below.

To view your property record card online, go to www.avitarassociates.com and select **Online Data**.

Log in using the **Subscriber** option with **Username: franconia** and **Password: franconiatwn**.

The website also provides links to resources designed to help you understand the codes, notes, abbreviations, and other information on your property record card. Data will be available for 30 days on this website, **but informal review appointments are not necessarily available for 30 days.**

If you feel an error exists and would like to schedule a phone appointment to review your assessment or to contact us with specific questions, please go to www.avitarassociates.com/appointments for details. Appointments are only available for a limited time (not necessarily for 30 days), therefore we urge you to logon as soon as possible and schedule an appointment to ensure you are afforded the opportunity for review. If you do not have access to the internet, and no one else is available to assist you, contact the Town Hall and they can make an appointment for you. Unlike in previous years, we will not be holding face to face meetings. But rather, we will contact you at the phone number you provide for your scheduled appointment.

The value of solar energy systems are now being included in your assessment. If your Town has adopted a solar exemption and you have applied for it and been approved, the solar exemption will appear on your tax bill but not on your assessment.

Please note that you should not try to estimate your next tax bill by multiplying your new assessment and the old tax rate as it will produce an erroneous tax amount. If the total value of the Town increases, then the tax rate will drop proportionally, barring any significant changes in spending voted in at Town & School district meetings. **The newly established values will not be implemented until the December bill.**

The pandemic has changed our normal appointment and review process. We appreciate your patience and thank you for your cooperation.

Land Value: \$ 301,648

Buildings/Features: \$ 729,600

Total Parcel Value: \$ 1,031,248