

# News Release

## Town of Lee Property Values Update

Beginning in April 2021, appraisers from the firm of Cross Country Appraisal Group, LLC will begin an update of properties for the Town of Lee. This process will be completed over the next few months resulting in new values for the fall tax bill. All properties that have sold within the past two years (4-1-2019 to 4-1-2021) will be re-measured and listed. The appraisers will adhere to the following guidelines during the update process:

If a sale property owner is home, the appraiser will ask the homeowner to allow them to perform an interior inspection of the buildings, however this is not mandatory. All appraisers will be wearing identification badges, have signs on their cars, and will be wearing a face covering. The appraisers will be looking for the following information for each building: year built, functional utility, condition, number of bedrooms, number of bathrooms, type of floors, type of interior walls, type of heat, was the property purchased through a realtor, what was the asking price for the property, has anything changed after the sale, and so forth.

### **All Covid-19 protocols will be followed.**

Homeowner's input is welcome. If the homeowner has information about the property that may not be apparent to the appraiser, such as seasonally wet basements, cracks in foundations, easements and leaking roofs, they are encouraged to bring that type of information to the appraiser's attention. After the interior inspection is complete, the appraiser will measure all buildings on the property.

In most cases, the total time for the interior inspection should not exceed 10 minutes. No property will be entered unless there is someone at least 18 years of age at home at the time of the visit.

If the homeowner is not home, the appraiser will leave a notice stating that they visited the property and measured the buildings and indicate that the homeowner will receive a letter which will inform them of the dates and times during which the homeowner can make an appointment for an interior inspection.

If the appraisers are not able to obtain access inside the home, information regarding the property will be gathered by verification through NNEREN MLS.

Completing the Process: When all inspections are complete, the appraisers will set values based on recent sales of properties in town. All Taxpayers will be notified by letter of their new value(s) and lists of all values will be posted. After values have been set, taxpayers are encouraged to schedule an appointment with the appraisers to discuss their values. The dates, times and places of these appointments will be included in the notification letter.

When the informal review process is complete, values will be finalized and given to the town. Subsequent tax bills will be based on these new values and a new tax rate. If a taxpayer receives the final tax bill and the taxpayer disagrees with their new value, they may appeal, in the form of an abatement request, to the Lee Select Board, on or before March 1<sup>st</sup> 2022.